## Class "A" Permit

**Job Location:** 603 E 4TH ST  
**Contact:** NELSON  
**Contact Phone:** 310-922-6609  
**Permittee:** MIGUEL  
**Permittee Address:** 5419 HOLLYWOOD BLVD SUITE C 201 LOS ANGELES, CA 90027  
**Permit Phone:** 310-922-6609  
**Description of Work:** New  
**APN:** 5147-002-012

**Permit No.:** A2017-002952 C  
**Reference No.:** 66354  
**Date Issued:** 11/28/2017  
**Expiration Date:** 05/27/2018  
**Engineering District:** Central  
**Thomas Guide (Page/Grid):** 634 G5  
**Issued by:** Jacob Bigler  
**Issuing District:** Central  
**For questions regarding this permit call:** (213) 482-7030

CALL BUREAU OF CONTRACT ADMINISTRATION FOR INSPECTION PRIOR TO COMMENCING WORK: (213) 485-5080

I hereby agree to observe all requirements of the Los Angeles Municipal Code, the Standard Specifications, and any special requirements made part of this permit.

**Field Notes:**

**Date:** 11/28/17  
**Inspector:**_____________________  
**Date:**_____________________


**Frontage**  
**Intersection**  
**Width of Sidewalk:**  
**Curb Face to Property Line:**

### Driveways:

<table>
<thead>
<tr>
<th>Driveway No.</th>
<th>Case No.</th>
<th>(A) Qty</th>
<th>Unit</th>
<th>Rate</th>
<th>Subtotal</th>
<th>Discount</th>
<th>Net Amt</th>
<th>(W) 3.00% Sur.(1)</th>
<th>(T) 7.00% Sur.(2)</th>
<th>Total</th>
<th>(GW) Inspection Results</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
</tr>
<tr>
<td>A - Permit Basic Fee</td>
<td></td>
<td>1</td>
<td>each</td>
<td>$273.00</td>
<td>$273.00</td>
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<td>$273.00</td>
<td>$8.19</td>
<td>$19.11</td>
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<tr>
<td>Concrete Pvcnt Sidewalk 1 (new)</td>
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<td>64.00</td>
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<td>$102.00</td>
<td>$0.00</td>
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<td>$2,394.20</td>
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</table>

Printed on: 11/28/2017 at: 2:41 PM  
Page: 1 of 4
General Notes:

1. A copy of this permit must be at the job site at all times.
2. All changes in sketches and permit limits must have prior approval.
3. Call for inspection before noon on the workday prior to doing any work.
5. Job site conditions must comply with the latest edition of the "Work Area Traffic Control Handbook" (WATCCH).
6. Pedestrian and vehicular access must be maintained at all times. Barricades and lights must be in use at the job site from the start of removals to the completion of the work.
7. If the contractor does not furnish barricades and traffic control devices, as required, the City of Los Angeles may, at its option, provide them for a fee to the contractor.
8. All traffic lanes (including: Through, Turning, and Peak Hour lanes) shall be unobstructed from 3:30 PM to 7:00 PM and 6:00 AM to 9:00 AM. One traffic lane may be closed at all other times.
9. The job site, including temporary resurfacing, must be maintained by the permittee until all permanent resurfacing is completed.
10. No driveway apron shall be permitted for front yard parking per LAMC Sec 12.21 C (g).
11. Sawcut all removals. No backfill or concrete shall be placed without approval of the inspector.
12. Slurry cement backfill is required in all public streets and alleys. Laterals require inspection before the backfill is placed.
13. Only Bonded Sewer Contractors are permitted to make sewer connections in the public right of way.
14. Property line connections must be completed prior to calling for inspection.
15. All permanent resurfacing must be completed within 3 weeks of the temporary resurfacing or the completion of the job.
16. Permanent resurfacing must be identified by an approved marker/tag identifying the permittee and the year the work was completed. Tags are to be placed as close to the curb as possible. For excavations less than 50 feet long, only one tag should be placed in the middle. For longer excavations, tags should be placed at 50 feet intervals and at both ends.
17. The permittee is required to contact any other agencies impacted by their work.
18. PERMITTEE SHALL STOP WORK AND CONTACT THE PERMITTING AGENCY PRIOR TO CUTTING OR EXCAVATING ANY DECORATIVE SIDEWALK, PAVEMENT, OR CROSSWALK.
19. ANY DAMAGE TO DECORATIVE SIDEWALK, PAVEMENT, OR CROSSWALK MUST BE REPAIRED IN KIND OR RECONSTRUCTED IN KIND BY THE PERMITTEE, AS DIRECTED BY THE PERMITTING AGENCY, IN A MANNER SATISFACTORY TO THE CITY ENGINEER AND THE INSPECTOR OF PUBLIC WORKS.
20. NO CONSTRUCTION IS ALLOWED ALONG STREETS SUBJECT TO HOLIDAY SEASON STREET CLOSURE RESTRICTIONS. THE HOLIDAY SEASON STREET CLOSURE MORATORIUM IS IN EFFECT FROM MONDAY NOVEMBER 20, 2017 UP TILL TUESDAY JAN 2, 2018.

(1) The 3% surcharge funds improvements for the Development Services Trust Fund (LAMC 57.118.4 and 51.17).
(2) The 7% surcharge funds the Public Works Engineering Equipment and Training Trust Fund (LAMC 61.03).

Minimum Inspection Charges: a 10 sq. ft. applies to driveways, sidewalks, access ramps, alley intersections, street resurfacing, and gutters. A 3 ln. ft. applies to curbs and curb cuts.

Underground Service Alert
Bureau of Street Lighting
Dept. of Transportation
Traffic Signal Relocation
Parking Meter Removal/Relocation
Department of Water and Power
Water Meter Removal/Relocation
Bureau of Street Services
Street Tree Removal/Trimming
Barricades/Street Closure

Call 48 hours prior to work
Call 48 hours prior to work
Call 48 hours prior to work

(800) 422-4133 (213) 847-1551 (213) 485-2261 (213) 485-2273 (800) 342-5397 (213) 847-3077 (213) 485-5691

Printed on: 11/28/2017 at 2:41 PM
### CLASS "A" PERMIT
(SUPPLEMENTAL TO PERMIT NO. A2017-002952)

**Job Location:**
603 E 4TH ST
NELSON
310-922-6609

**Permittee:**
MIGUEL
5419 HOLLYWOOD BLVD SUITE C 201
LOS ANGELES, CA 90027
310-922-6609

**Description of Work:**
New
5147-002-012

**Permit No.**
A2017-002952 C

**Reference No.**
69421

**Date issued:**
05/21/2018

**Expiration Date:**
11/17/2018

**Engineering District:**
Central

**Thomas Guide (Page/Grid):**
634-G5

**Issuing District:**
Central

**Fatima Guerra**

**For questions regarding this permit call:** (213) 482-7930

---

**CALL BUREAU OF CONTRACT ADMINISTRATION**
FOR INSPECTION PRIOR TO COMMENCING WORK: (213) 485-5080

---

I hereby agree to observe all requirements of the Los Angeles Municipal Code, the Standard Specifications, and any special requirements made part of this permit.

**X**

**Date:** 5-2-18

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**FIELD NOTES:**

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**REMARKS:**

CALL FOR INSPECTION.

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### Driveways:

<table>
<thead>
<tr>
<th>Driveway No.</th>
<th>Case No.</th>
<th>(A) Qty.</th>
<th>(X) Unit Rate</th>
<th>(Y) Subtotal</th>
<th>(W) Discount</th>
<th>(T) Net Amt.</th>
<th>3.00% Sur.</th>
<th>7.00% Sur.</th>
<th>(GW) Total</th>
</tr>
</thead>
<tbody>
<tr>
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**Fees:**

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<th>Subtotal</th>
<th>Discount</th>
<th>Net Amt.</th>
<th>3.00% Sur.</th>
<th>7.00% Sur.</th>
<th>(GW) Total</th>
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<tbody>
<tr>
<td>A-Permit Basic Fee</td>
<td>1</td>
<td>each</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
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**Totals:**

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<th>Initial</th>
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<tr>
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</tbody>
</table>

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**Printed on:** 05/21/2018 **at:** 1:58 PM
General Notes

1. A copy of this permit must be at the job site at all times.
2. All changes in sketches and permit limits must have prior approval.
3. Call for inspection before noon on the workday prior to doing any work.
4. All work shall comply with the latest edition of the "Greenbook": Standard Specifications for Public Works Construction.
5. Job site conditions must comply with the latest edition of the "Work Area Traffic Control Handbook" (W.A.T.C.H.)
6. Pedestrian and vehicular access must be maintained at all times. Barricades and lights must be in use at the job site from the start of removals to the completion of the work.
7. If the contractor does not furnish barricades and protective devices, as required, the City of Los Angeles may, at its option, provide them for a fee to the contractor.
8. All traffic lanes (including: Through, Turning, and Peak Hour lanes) shall be unobstructed from 5:30PM to 7:00PM and 6:00 AM to 9:00 AM. One traffic lane may be closed at all other times.
9. The job site, including temporary resurfacing, must be maintained by the permittee until all permanent resurfacing is completed.
10. No driveway apron shall be permitted for front yard parking per LAMC Sec 12.21 C (g).
11. Sawcut all removals. No backfill or concrete shall be placed without approval of the inspector.
12. Slurry cement backfill is required in all public streets and alleys. Laterals require inspection before the backfill is placed.
13. Only Bonded Sewer Contractors are permitted to make sewer connections in the public right of way.
14. Property line connections must be completed prior to calling for inspection.
15. All permanent resurfacing must be completed within 3 weeks of the temporary resurfacing or the completion of the job.
16. All permanent resurfacing must be identified by an approved marker/tag identifying the permittee and the year the work was completed. Tags are to be placed as close to the curb as possible. For excavations less than 50 feet long, only one tag should be placed in the middle. For longer excavations, tags should be placed at 50 feet intervals and at both ends.
17. The permittee is required to contact any other agencies impacted by their work.
18. PERMITTEE SHALL STOP WORK AND CONTACT THE PERMITTING AGENCY PRIOR TO CUTTING OR EXCAVATING ANY DECORATIVE SIDEWALK, PAVEMENT, OR CROSSWALK.
19. ANY DAMAGE TO DECORATIVE SIDEWALK, PAVEMENT, OR CROSSWALK MUST BE REPAIRED IN KIND OR RECONSTRUCTED IN KIND BY THE PERMITTEE, AS DIRECTED BY THE PERMITTING AGENCY, IN A MANNER SATISFACTORY TO THE CITY ENGINEER AND THE INSPECTOR OF PUBLIC WORKS.
20. NO CONSTRUCTION IS ALLOWED ALONG STREETS SUBJECT TO HOLIDAY SEASON STREET CLOSURE RESTRICTIONS. THE HOLIDAY SEASON STREET CLOSURE MORATORIUM IS IN EFFECT FROM MONDAY NOVEMBER 20, 2017 UNTIL TUESDAY JAN 2, 2018.
21. See LAMC Sec 62.115 regarding refunds of this permit
22. This permit does not allow occupying/fencing-off/separating and utilizing the public right-of-way permitted work area prior to the start of work or after the work is completed. Furthermore, the work area shall not be used for storage, parking, or staging of the construction activities on the private property.
23. The drain shall be 3" diameter pipe for a 6" curb face and a 4" diameter pipe for an 8" curb face or greater. The invert of the drain shall be located ½" above the gutter flowline. The drainpipe shall have a minimum 2" clearance from top of curb and be laid on a straight grade with a minimum slope of 1/8" per foot and terminate 1" back of the curb face.

(1) The 3% surcharge funds improvements for the Development Services Trust Fund (LAMC 57.118.4 and 61.17).
(2) The 7% surcharge funds the Public Works Engineering Equipment and Training Trust Fund (LAMC 61.03).

Minimum Inspection Charges: a 10 sq. ft. applies to driveways, sidewalks, access ramps, alley intersections, street resurfacing, and gutters. A 3 sq. ft. applies to curbs and curb cuts.

Underground Service Alert
Bureau of Street Lighting (800) 422-4133 Call 48 hours prior to work
Street Light Relocation (213) 847-1551 Call 48 hours prior to work
Dept. of Transportation
Traffic Signal Relocation (213) 485-2261 Call 48 hours prior to work
Parking Meter Removal/Relocation (213) 485-2273 Call 48 hours prior to work
Department of Water and Power
Water Meter Removal/Relocation (800) 342-5397 Call 48 hours prior to work
Bureau of Street Services
Street Tree Removal/Trimming (213) 847-3077 Call 48 hours prior to work

Printed on: 05/21/2018 at: 1:58 PM
## Inspection Records

**Inspection Records for Permit Number A2017-002952**

**Job Address:** 603 E 4TH ST  
**APN:** 5147002012

### Inspection Record Number 1
- **Inspection Date:** 11/30/2017  
- **Inspector:** ERROL QUIMPO  
- **Inspection Type:** PRELIMINARY  
- **Inspection Hours:** 1.0  
- **Record Date:** 05/23/2018  
- **Record Entered by:** ERROL QUIMPO

**Inspection Comments:**  
MADE A PRECON WALK-THRU WITH PERMITTEE MIGUEL NELSON AT VARIOUS LOCATIONS.

### Inspection Record Number 2
- **Inspection Date:** 02/13/2018  
- **Inspector:** ERROL QUIMPO  
- **Inspection Type:** PRELIMINARY  
- **Inspection Hours:** 1.0  
- **Record Date:** 05/23/2018  
- **Record Entered by:** ERROL QUIMPO

**Inspection Comments:**  
CHECKED FORMS FOR NEW C&G FOR CLOSURE OF 2 DWYS AT NEC 4TH/TOWNE.

### Inspection Record Number 3
- **Inspection Date:** 02/14/2018  
- **Inspector:** ERROL QUIMPO  
- **Inspection Type:** PRELIMINARY  
- **Inspection Hours:** 1.0  
- **Record Date:** 05/23/2018  
- **Record Entered by:** ERROL QUIMPO

**Inspection Comments:**  
CHECKED CONCRETE PLACEMENT FOR C&G AT NEC 4TH/TOWNE.

### Inspection Record Number 4
- **Inspection Date:** 02/15/2018  
- **Inspector:** ERROL QUIMPO  
- **Inspection Type:** PRELIMINARY  
- **Inspection Hours:** 0.0  
- **Record Date:** 05/23/2018  
- **Record Entered by:** ERROL QUIMPO

**Inspection Comments:**  
CHECKED GRADE FOR SW SECT AT NEC 4TH/TOWNE.

### Inspection Record Number 5
- **Inspection Date:** 02/23/2018  
- **Inspector:** ERROL QUIMPO  
- **Inspection Type:** PRELIMINARY  
- **Inspection Hours:** 0.0  
- **Record Date:** 05/23/2018  
- **Record Entered by:** ERROL QUIMPO

**Inspection Comments:**  
CHECKED NEW SW SECT AT NEC 4TH/TOWNE.

### Inspection Record Number 6
- **Inspection Date:** 04/18/2018  
- **Inspector:** ERROL QUIMPO
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<td>Record Date</td>
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<tr>
<td>Record Entered by</td>
<td>EROL QUIMPO</td>
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<td>Inspection Comments</td>
<td>CHECKED FORMS FOR NEW C&amp;G FOR THE DWY CLOSURE AT W/S CENTRAL JUST S/O 4TH ST.</td>
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**Inspection Record Number 7**

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<tr>
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<tr>
<td>Inspection Comments</td>
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**Inspection Record Number 8**

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<tr>
<td>Record Date</td>
<td>05/23/2018</td>
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<tr>
<td>Record Entered by</td>
<td>EROL QUIMPO</td>
</tr>
<tr>
<td>Inspection Comments</td>
<td>AS REQUESTED, MET &amp; CONFERRED WITH PERMITTEE, MIGUEL NELSON AT JOBSITE.</td>
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**Inspection Record Number 9**

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<td>Inspection Type</td>
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<td>Inspection Hours</td>
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<td>EROL QUIMPO</td>
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<tr>
<td>Inspection Comments</td>
<td>WAS TASKED BY PCI TO CHECK STATUS OF A-PERMIT WORK. VISITED ALL JOB LOCATIONS, TOOK PICTURES AND E-MAILED IT TO HIM.</td>
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**Inspection Record Number 10**

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<td>Inspection Type</td>
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<tr>
<td>Inspection Hours</td>
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<td>Record Date</td>
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<td>Record Entered by</td>
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<td>Inspection Comments</td>
<td>MADE A FINAL WALK THROUGHOUT THE PROJECT. MET &amp; CONFERRED WITH TONY BROWN.</td>
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**Inspection Record Number 11**

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<td>Record Entered by</td>
<td>EROL QUIMPO</td>
</tr>
<tr>
<td>Inspection Comments</td>
<td>WORK COMPLETED.</td>
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</tbody>
</table>
Creative Industrial, LLC
5621 W. Jefferson Blvd.
Los Angeles, CA 90016

Grant Deed

01/04/2016
RECORDING REQUESTED BY:
Provident Title Company

AND WHEN RECORDED MAIL TO:
Creative Industrial, LLC
5221 W. Jefferson Blvd.
Los Angeles, CA 90016

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $2,035.00

[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area  [X] City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ruby Trading, Inc., a California Corporation

hereby GRANT(s) to:

Creative Industrial, LLC, a California Limited Liability Company

the real property in the County of Los Angeles, State of California, described as: SEE EXHIBIT A'

LOTS 15 AND 16 IN BLOCK 4 OF WOLFSKILL ORCHARD TRACT, IN THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 300 PAGES 9 TO 13, INCLUSIVE OF
MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Also Known as: 603 - 605 W. 4th St., Los Angeles, CA 90013

Dated December 23, 2015

Ruby Trading, Inc., a California Corporation

By:
Ahmad Abbas Khan, President

By:
Rubina Khan, Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On December 23, 2015 before me, Catherine Jin McDonald, A Notary Public personally appeared Ahmad Abbas Khan and Rubina Khan who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: [Signature]
(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:
Exhibit "A"

LOTS 15 AND 16 IN BLOCK 4 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 PAGES 9 THROUGH 13 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
**CERTIFICATE OF LIABILITY INSURANCE**

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFRS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

**PRODUCER**
License # 0757776
Los Angeles, CA - Center Drive - HUB International Insurance Services Inc.
6701 Center Drive
#1500
Los Angeles, CA 90045

**CONTACT NAME:** Kristine Le
**PHONE:** (805) 618-3784
**FAX:**
**ADDRESS:** Kristine.Le@hubinternational.com

**INSURER(S) AFFORDING COVERAGE**

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**INSURED**
Creative Industrial, LLC
5021 West Jefferson Blvd.
Los Angeles, CA 90016

**COVERAGES**

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**UMBRELLA LIABILITY**

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**WORKERS COMPENSATION AND EMPLOYER’S LIABILITY**

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**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES**

The Certificate Holder is included as Additional Insured as respects the operations of the Named Insured as their interest may appear.

**CERTIFICATE HOLDER**
City of Los Angeles
700 East Temple Street
Los Angeles, CA 90012

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

**AUTHORIZED REPRESENTATIVE**

© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD
Payment for: Revocable Permit

Reference Number: 2017000024

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<tr>
<td>Last Name:</td>
<td>nelson</td>
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<tr>
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<td>5419 hollywood blvd #201</td>
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<tr>
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<td>LOS ANGELES</td>
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<tr>
<td>Phone:</td>
<td>3109226609</td>
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<tr>
<td>Email:</td>
<td><a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
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May 25, 2017

Creative Industrial, LLC  
5021 W. Jefferson Blvd  
Los Angeles, CA 90016  

Attn: Miguel Nelson

603-605 EAST 4TH STREET — REVOCABLE PERMIT REQUIREMENTS — APPLICATION REFERENCE NO. 2017000024

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to eight (8) feet in the public right-of-way  
Along Towne Ave and up to five (5) feet in the public right-of-way along 4th St.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the irrigation system and landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit
is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

[Signature]

Shahin Behdin, P.E.
District Engineer
Central District
Driveway to be removed, New Curb & Gutter and sidewalk required in order to have the landscape in this area.

If Curb & Gutter not repaired, landscape must be removed from the area.
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Additional Comments:

Approved as noted on Plans.

[Signature]
Re: r permit status

miguel nelson <miguel@marvimon.com>  
To: Shawyue Shay Doong <shawyue.doong@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello shay, so do i need to come in and apply again or can you use my original application?

Miguel Nelson  
Marvimon Productions  
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Fri, Mar 31, 2017 at 2:51 PM, <mgnlsn@gmail.com> wrote:
shay, i already applied 2 months ago. do you want me to come in and apply again?

On Mar 31, 2017, at 12:49 PM, Shawyue Shay Doong <shawyue.doong@lacity.org> wrote:

Thanks Ari!

Miguel, please proceed with applying for an R-permit at the counter.

Regards,
Shay

Shawyue "Shay" Doong, P.E.  
Central District | Civil Engineer | Permit Services Manager  
Bureau of Engineering | Department of Public Works  
201 N Figueroa St 3rd Floor, Los Angeles, CA 90012  
tel: 213.482.7062 | fax: 213.482.7007 | email: shawyue.doong@lacity.org

On Wed, Mar 29, 2017 at 2:29 PM, Ari Simon <ari.simon@lacity.org> wrote:

Hi Shay,

Wanted to let you know that at this time, Council District 14 is in support of moving forward with an application for R-permits to do beautification work around the area of 4th / Towne as requested by Miguel Nelson.

As the project moves forward, we ask that BOE adhere to the requests made by BSS, asking that a full plan of what exactly will be planted where is included, that any areas of planting are contained by concrete, and that plans comply with BOE’s determination of a clear and generally straight path of pedestrian travel.

Let me know if you have any further questions.

Warmly,

Ari

On Tue, Mar 28, 2017 at 5:09 PM miguel nelson <miguel@marvimon.com> wrote:

thanks ari. sorry to be so pesky, but it’s already been over 6 weeks since i first contacted you. we are already finished with half of our buildings and ready to start landscaping. please let us know tomorrow if at all possible.

Miguel Nelson  
Marvimon Productions  
310 922 6609

Flora Chang · Millwick · SmogShoppe
On Tue, Mar 28, 2017 at 3:31 PM, Ari Simon <ari.simon@lacity.org> wrote:

Hi Miguel,

Apologies - we were closed yesterday and last week was extremely busy, especially with Neighborhood Council stuff. I'll get back to you this week.

Thanks,

Ari

On Tue, Mar 28, 2017 at 3:15 PM, miguel nelson <miguel@marvimon.com> wrote:

hello shay, have you heard from CD14. i've been having trouble getting through to ari over the past 7 days. nate, is ari out on vacation?

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe
miguel nelson <miguel@marvimon.com>  Tue, Jun 6, 2017 at 12:48 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

   cultural affairs support letter below...

Miguel Nelson
Marvimon Productions
mobile  310 922 6609

Valentine ・ Grassroom
Flora Chang ・ Millwick ・ SmogShoppe

-------- Forwarded message --------
From: Haroot Avanesian <haroot.avanesian@lacity.org>
Date: Tue, Feb 21, 2017 at 1:49 PM
Subject: Re: Cultural Affairs Approval
To: miguel nelson <miguel@marvimon.com>

Hello Miguel,
I have no problem approving your scheme on behalf of the Cultural Affairs.

Best,

Haroot

On Tue, Feb 21, 2017 at 11:58 AM, miguel nelson <miguel@marvimon.com> wrote:
   nice talking with you. here are the photos and drawings we submitted to BOE. please let us know if you have any concerns.

   best,
   m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang ・ Millwick ・ SmogShoppe

On Tue, Feb 21, 2017 at 11:12 AM, Haroot Avanesian <haroot.avanesian@lacity.org> wrote:
   Hi Miguel,
   Please send project visuals.
   Thanks,

   Haroot
LA DOT support letter below…

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Classroom
Flora Chang · Millwick · SmogShoppe

----- Forwarded message ----- 
From: Wes Pringle <wes.pringle@lacity.org>
Date: Thu, Feb 16, 2017 at 4:53 PM
Subject: Re: R permit sidewalk landscaping via shay doong
To: Shayue Shay Doong <shawyue.doong@lacity.org>
Cc: James Kho <james.kho@lacity.org>, miguel nelson <miguel@marvimon.com>

Shay,

DOT has reviewed the proposed improvements along 4th Street and Towne Avenue and does not see any areas of concern that would prevent the revocable permit being granted.

Wes

On Thu, Feb 16, 2017 at 2:00 PM, miguel nelson <miguel@marvimon.com> wrote:

hello wes, good talking to you. please review the attached and let shay and i know if you have any issues... please note that our path of travel is level and non-meandering for at least 48" wide along each of our proposed landscaped areas.

best, 
miguel

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

----- Wes Pringle. P.E. ----- 
Transportation Engineer
Metro Development Review
100 S, Main Street, 9th Floor
Los Angeles, CA 90012
Cell Phone: 213-718-0713
Confidentiality Notice

This electronic message transmission contains information from the Los Angeles Department of Transportation, which may be confidential. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.
Re: james kho and shawuye shay doong asked me to contact you

2 messages

miguel nelson <miguel@marvimon.com>  Wed, Jun 7, 2017 at 6:32 PM
To: ralph.avila@lacity.org, Shawuye Shay Doong <shawuye.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello ralph, can you please re-send your approval to shay?

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Classroom
Flora Chang · Millwick · SmogShoppe

On Tue, Feb 21, 2017 at 8:33 AM, miguel nelson <miguel@marvimon.com> wrote:
great speaking with you ralph. please let shay doong (copied here) know that you have little or no concern regarding our plan to landscape portions of our sidewalks in our industrial neighborhood between 4th and 5th street between central and crocker ave.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Wed, Feb 15, 2017 at 4:14 PM, miguel nelson <miguel@marvimon.com> wrote:
hello ralph. my neighbors and i are applying for an R permit to landscape portions of our sidewalk in the industrial district just south of little tokyo. james and shawuye in BOE would like to grant our permit, but want your blessing first. apparently landscaping in industrial neighborhoods is rarely requested. anyways, could you please call me to discuss? attached are two of the properties we are discussing. the idea is that landscaping will provide catharsis, beauty, storm water mitigation and deter graffiti. sadly, our neighborhood looks a bit abandoned at the moment. we'd like to breathe some life into it with plants. we love plants.

best,
miguel

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

Ralph Avila <ralph.avila@lacity.org>  Thu, Jun 8, 2017 at 8:54 AM
To: miguel nelson <miguel@marvimon.com>
Cc: Shawuye Shay Doong <shawuye.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>
Sahy,

There is no POD designation within this area, therefore, there are no restrictions for allowing landscaping along the city parkway.

[Quoted text hidden]

—

Ralph Avila,
Senior City Planner
Valley - Development Services Center
Department of City Planning
6262 Van Nuys Blvd., 2nd Floor
Los Angeles, CA 91401
818.374.9915 (P) 818.374.5070
Hi again Shay, James,

Per email string below, be advised that should you (BOE) agree to the applicants proposed layout, I (BSS) will review the plans as any other set, and adjust our comments as we do for any site specific conditions.

Have a good weekend.

thanks robert, will u please let shay know? i he needs a solid green light from u

On Feb 16, 2017, at 4:39 PM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

Hi Miguel,

Yes, I'm open to remove the plant height restriction on your project because the planting will be next to the building and will not create a screen in front of the sidewalk. We can look at trees if you have a wide enough area (but for security reasons you may not want to plant them as people may be able to climb them and possibly access you structure). In the end, we can work out the planting with you. The more critical component will be to have BOE approve your proposed layout, because it's non-standard. If BOE is willing to approve the layout, I'll work with you on the planting to get something that works for you and won't be a liability for the City.

On Thu, Feb 16, 2017 at 11:48 AM, miguel nelson <miguel@marvimon.com> wrote:

thanks robert. i'm taking your thoughts from last month into consideration. our plant list does include trees and bamboo that can grow much taller than 36". these would be planted in areas that are 5 to 7 feet wide running 15 to 100 feet along buildings. please call me to discuss. i want to be sure i understand you correctly as we plan ahead. our goal is dense lush understory with tall magnificent over story. the reason we prefer to landscape along buildings is because it frees up our
curbside commercial/passenger loading, it also allows us to curate a convincing looking landscape versus a tree studded sidewalk look. another issue with curbside landscaping is that they tend to get trampled and trashed by commercial/passenger loading and street cleaning.

we are avoiding a meandering path. the sections that may appear to be meandering are outside of straight 4ft path of travel. i will add the 4ft path of travel guide to our drawings for you to review. we too do not want that to meander. (please see quick sketch showing example yellow 4ft path of travel. see, it doesn't actually meander)

please also know that many of the buildings in our area have very few doors or window, they are massive tilt up concrete structures and landscaping directly in front of them tall helps to visually break up their mass and deter graffiti.

and yes, wherever there is an abandoned driveway we will keep 4 feet back from any cross slope greater than 1:48 per ADA code, right?

anyways, thank you for your support. please let BOE know if any of what i've stated above increases your support for our plan.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang ‘ Millwick ‘ SmogShoppe

On Thu, Feb 16, 2017 at 9:52 AM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:
All,
A few things to be addressed.
1. We always want landscaping in the parkway, regardless of street classification (including industrial zoned areas). If you look at all the sections in Planning Department's recent documents you will always see a green section next to the sidewalk.

2. BSS will not oppose the proposal but does not support it either for the the following reasons:
   a) The proposed plan is not standard in that the landscaping is next to the building not next to the curb; BSS does not like this layout as it prevents trees from being planted, and trees provide a much greater, longer lasting benefit to the city and the environment than shrubs.
   b) The Pedestrian Access Route (PAR) is not a straight path of travel and there are more conflicts between pedestrians and utilities and street elements which can be difficult to navigate by the physically impaired (imagine being blind and trying to navigate the sidewalk).

3. It's very hard to evaluate the plans as both sites are labeled as 4th and Towne, yet they are very different. Also, the proposed landscaping will prevent the use of shown driveways. Keep in mind that you will need a 4'-0" clear path of travel after the driveway. It's hard to tell if the sites can accommodate the planting and a compliant PAR.

In short, if BOE can review and approve the project's ADA compliance, and are willing to approve a non-standard layout, then BSS is willing to review and approve the proposed landscape plans.

As far as plant material goes, we have 4 basic requirements: 1) Plants shall not be thorny or spiny, 2) plants shall not be poisonous, 3) plants shall not be invasive, and 4) plants shall not be taller then 36" in height at maturity.

On Wed, Feb 15, 2017 at 4:27 PM, Miguel Nelson <miguel@marvimon.com> wrote:
hello robert. good talking to you. please reach out to BOE supervisors shay and james (copied above) regarding our proposed R permit application for sidewalk landscaping in our industrial neighborhood. attached are the drawings and photos we have submitted along with our plant list.

please copy me and keep me in the loop.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609
WHEREAS, Creative Industrial, LLC
5021 W. Jefferson Blvd.
Los Angeles, CA 90016

is the owner of real property, located at
603 - 605 E. 4th St.
in the City of Los Angeles, County of Los Angeles, State of California, described as
Lots 15 & 16 of Wolfskill Orchard Tract

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and
WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission
to install, construct, maintain, and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.
2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

___________ day of __________________, 20__________

NAME      ______________________________   ___________________________________
          Print or Type                                            Signature

NAME      ______________________________   ___________________________________
          Print or Type                                            Signature

NAME     ______________________________   ___________________________________
          Print or Type                                            Signature

NAME

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

___________ day of __________________, 20__________

NAME      ______________________________   ___________________________________
          Print or Type                                            Signature

NAME      ______________________________   ___________________________________
          Print or Type                                            Signature

NAME     ______________________________   ___________________________________
          Print or Type                                            Signature
WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this ___________ day of , _____________ 20_____, before me, __________________________,
a Notary Public in and for said County and State, personally appeared

_______________________________________________________________________________________
_______________________________________________________________________________________

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

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

WITNESS my hand and official seal.

_________________________________________        (Notary Seal)

Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on ____________________, 20_____.            Drainage Map. No.    516
BY    __________________________________   District Map No.       127-5A215
_______________________________________    Plans Submitted Yes ___   ___       No _____

Eng. 3.685 (Rev. 01-15) 603 - 605 E. 4th St.
518 - 522 E 4th Street

proposed landscaping area
plant list to be approved by urban forestry

Towne Ave

Alley

existing curbcut

loading

14'10"

exit

2'

sealed up abandoned doorway

7 ft wide unobstructed path

7'

crosswalk stoplight

6'8" clear
This page is part of your document - DO NOT DISCARD

20160775557

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California

07/05/16 AT 10:02AM

FEES: 22.00
TAXES: 0.00
OTHER: 0.00
PAID: 22.00

LEADSHEET

201607053350011

00012305815

007651531

SEQ:
02

DAR - Counter (Upfront Scan)

THIS FORM IS NOT TO BE DUPLICATED
GRANT DEED

Assessor's Parcel Number(s): 5147-009-019

The undersigned grantor(s) declare(s) the documentary transfer tax is: County $0.00  City $0.00

- Computed on the full value of the property conveyed; OR IS
- Computed on the full value less value of liens or encumbrances remaining at the time of sale
- Unincorporated Area
  City of: Los Angeles

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kathy Li, a married woman as to her undivided 50% interest, Jenny Sove, Trustee of The Jenny Sove Trust Dated January 15, 2014, as to her undivided 25% interest, and Tong Lim, Trustee of The Tong Lim Trust Dated January 15, 2014 as to his undivided 25% interest

HEREBY GRANT(S) TO:

Kathy Li, a married woman as her sole and separate property as to her undivided 50% interest, Jenny Sove, Trustee of The Jenny Sove Trust Dated January 15, 2014, as to her undivided 25% interest, and Tong Lim, Trustee of The Tong Lim Trust Dated January 15, 2014 as to his undivided 25% interest, all as Tenant in Common.

the following property located in the City of Los Angeles, County of Los Angeles, State of California, and more particularly described as follows:

Lot 28 and 29 of Block 9 of Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 30, Page 9 et Seq. of Miscellaneous Records, in the Office of the County Recorder of said County.

Property Commonly Known As: 405 Towne Avenue, Los Angeles, CA 90013

DTT EXEMPTION: "This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11911."

Date: June 28, 2016

Kathy Li

The Jenny Sove Trust

Jenny Sove, Trustee

The Tong Lim Trust

Tong Lim, Trustee

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  )
County of Los Angeles  ) S.S.

On June 28, 2016 Before me, Nancy Lim, a Notary Public, personally appeared Kathy Li, Jenny Sove, and Tong Lim who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

[Seal]

MAIL TAX STATEMENT TO SAME AS ABOVE

NANCY LIM
Commission # 2066315
Notary Public - California
Los Angeles County
My Comm. Expires May 25, 2018
<table>
<thead>
<tr>
<th><strong>Online Credit Card Payment</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Transaction Approved</strong></td>
</tr>
<tr>
<td><strong>Payment Amount:</strong> $594.92</td>
</tr>
</tbody>
</table>

| **Transaction ID:** 4629                  |
| **First Name:** miguel                    |
| **Last Name:** nelson                     |
| **Address:** 5419 hollywood blvd #c201    |
| **City:** LOS ANGELES                     |
| **State:** CA                             |
| **Zip:** 90027                            |
| **phone:** 3109226609                      |
| **Email:** miguel@marvimon.com             |

| **Card Number:** XXXX-XXXX-XXXX-1008       |
| **Exp. Month:**                            |
| **Exp. Year:**                             |

**Settlement:**
| **Bill Amount:** $594.92                   |
| **Bill Date/Time:** 04/20/2017             |
| **Bill Request ID:** 200417A14-915E23D1-5B85-4F1B-9061-A5A63CCEDBA9 |
June 6, 2017

Kathy Li, Jenny Sove and Tong Lim
522 E. 4th St
Los Angeles, CA 90013

Attn: Miguel Nelson

405 SOUTH TOWNE AVENUE – REVOCALE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000025

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to eight (8) feet in the public right-of-way along Towne Ave.:  

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An “A”-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder confomred copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recodaration of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit
is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

Shahin Behdin, P.E.
District Engineer
Central District

SB/WT/SD/JB:jb
Towne.Ave.405.S.rpr
Enclosure
CC: miguel@marvimon.com
**REVOCA PIRMET**
**INTER-DEPARTMENTAL ROUTING TRANSMITTAL**
**CITY OF LOS ANGELES - BUREAU OF ENGINEERING**

<table>
<thead>
<tr>
<th>Submittal of:</th>
<th>Review and approval of proposed landscape behind sidewalk at property line</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Miguel Nelson</td>
</tr>
<tr>
<td>Address</td>
<td>5419 Hollywood Bld #C201</td>
</tr>
<tr>
<td></td>
<td>Los Angeles, CA 90027</td>
</tr>
<tr>
<td>Contact</td>
<td><a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
</tr>
<tr>
<td>Phone</td>
<td>310-922-6609</td>
</tr>
<tr>
<td>Fax</td>
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**TO:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Robert Gutierrez</th>
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<tr>
<td>Bureau/Group</td>
<td>Bureau of Street Services, Engineering Division</td>
</tr>
<tr>
<td>Location</td>
<td>1149 S. Broadway, 4th Floor</td>
</tr>
<tr>
<td>Phone</td>
<td>213-847-0881</td>
</tr>
<tr>
<td>Fax</td>
<td>213-847-0975</td>
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**PLEASE REVIEW AND RETURN TO:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Shay Doong</th>
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<tbody>
<tr>
<td>Bureau</td>
<td>Bureau of Engineering - Central Dist.</td>
</tr>
<tr>
<td>Location</td>
<td>201 N. Figueroa St, 3rd Floor</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Shawvyue.Doong@lacity.org">Shawvyue.Doong@lacity.org</a></td>
</tr>
<tr>
<td>Phone</td>
<td>213-482-7062</td>
</tr>
<tr>
<td>Fax</td>
<td>213-482-7007</td>
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**Reviewer's Name:**

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<th>Address</th>
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<th>B</th>
<th>C</th>
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</tbody>
</table>
Additional Comments:

Approved as noted or please.

[Signature]
Re: r permit status

miguel nelson <miguel@marvimon.com>  
To: Shawuye Shay Doong <shawuye.doong@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>  
Mon, Apr 3, 2017 at 5:56 PM

hello shay, so do i need to come in and apply again or can you use my original application?

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Fri, Mar 31, 2017 at 2:51 PM, <mginisn@gmail.com> wrote:
shay, i already applied 2 months ago. do you want me to come in and apply again?

On Mar 31, 2017, at 12:49 PM, Shawuye Shay Doong <shawuye.doong@lacity.org> wrote:

Thanks Ari!

Miguel, please proceed with applying for an R-permit at the counter.

Regards,
Shay

Shawuye "Shay" Doong, P.E.
Central District | Civil Engineer | Permit Services Manager
Bureau of Engineering | Department of Public Works
201 N Figueroa St 3rd Floor, Los Angeles, CA 90012
tel: 213.482.7062 | fax: 213.482.7007 | email: shawuye.doong@lacity.org

On Wed, Mar 29, 2017 at 2:29 PM, Ari Simon <ari.simon@lacity.org> wrote:
Hi Shay,

Wanted to let you know that at this time, Council District 14 is in support of moving forward with an application for R-permits to do beautification work around the area of 4th / Towne as requested by Miguel Nelson.

As the project moves forward, we ask that BOE adhere to the requests made by BSS, asking that a full plan of what exactly will be planted where is included, that any areas of planting are contained by concrete, and that plans comply with BOE’s determination of a clear and generally straight path of pedestrian travel.

Let me know if you have any further questions.

Warmly,
Ari

On Tue, Mar 28, 2017 at 5:09 PM miguel nelson <miguel@marvimon.com> wrote:
thanks ari. sorry to be so pesky, but it’s already been over 6 weeks since i first contacted you. we are already finished with half of our buildings and ready to start landscaping. please let us know tomorrow if at all possible.

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe
On Tue, Mar 28, 2017 at 3:31 PM, Ari Simon <ari.simon@lacity.org> wrote:

Hi Miguel,

Apologies - we were closed yesterday and last week was extremely busy, especially with Neighborhood Council stuff. I'll get back to you this week.

Thanks,

Ari

On Tue, Mar 28, 2017 at 3:15 PM, miguel nelson <miguel@marvimon.com> wrote:

hello shay, have you heard from CD14. i've been having trouble getting through to ari over the past 7 days. nate, is ari out on vacation?

best,

m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang • Millwick • SmogShoppe

--

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org

--

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org
Fwd: Cultural Affairs Approval
1 message

miguel nelson <miguel@marvimon.com>                       Tue, Jun 6, 2017 at 12:48 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

    cultural affairs support letter below...

    Miguel Nelson
    Marvimon Productions
    mobile 310 922 6609

    Valentine · Grassroom
    Flora Chang · Millwick · SmogShoppe

---------- Forwarded message ----------
From: Haroot Avanesian <haroot.avanesian@lacity.org>
Date: Tue, Feb 21, 2017 at 1:49 PM
Subject: Re: Cultural Affairs Approval
To: miguel nelson <miguel@marvimon.com>

Hello Miguel,
I have no problem approving your scheme on behalf of the Cultural Affairs.

Best,

Haroot

On Tue, Feb 21, 2017 at 11:58 AM, miguel nelson <miguel@marvimon.com> wrote:
    nice talking with you. here are the photos and drawings we submitted to BOE. please let us know if you have any concerns.

    best,
    m

    Miguel Nelson
    Marvimon Productions
    310 922 6609

    Flora Chang · Millwick · SmogShoppe

On Tue, Feb 21, 2017 at 11:12 AM, Haroot Avanesian <haroot.avanesian@lacity.org> wrote:
    Hi Miguel,
    Please send project visuals.
    Thanks,

    Haroot
Fwd: R permit sidewalk landscaping via shay doong

miguel nelson <miguel@marvimon.com>  Tue, Jun 6, 2017 at 12:49 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

LA DOT support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Classroom
Flora Chang · Millwick · SmogShoppe

-------- Forwarded message --------
From: Wes Pringle <wes.pringle@lacity.org>
Date: Thu, Feb 16, 2017 at 4:53 PM
Subject: Re: R permit sidewalk landscaping via shay doong
To: Shawyue Shay Doong <shawyue.doong@lacity.org>
Cc: James Kho <james.kho@lacity.org>, miguel nelson <miguel@marvimon.com>

Shay,

DOT has reviewed the proposed improvements along 4th Street and Towne Avenue and does not see any areas of concern that would prevent the revocable permit being granted.

Wes

On Thu, Feb 16, 2017 at 2:00 PM, miguel nelson <miguel@marvimon.com> wrote:

hello wes, good talking to you. please review the attached and let shay and i know if you have any issues... please note that our path of travel is level and non-meandering for at least 48" wide along each of our proposed landscaped areas.

best,  
miguel

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

--

Wes Pringle. P.E.
Transportation Engineer
Metro Development Review
100 S, Main Street, 9th Floor
Los Angeles, CA 90012
Cell Phone: 213-718-0713
CONFIDENTIALITY NOTICE

This electronic message transmission contains information from the Los Angeles Department of Transportation, which may be confidential. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.
Re: james kho and shawyue shay doong asked me to contact you

2 messages

miguel nelson <miguel@marvimon.com>  Wed, Jun 7, 2017 at 6:32 PM
To: ralph.avila@lacity.org, Shawyue Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello ralph, can you please re-send your approval to shay?

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Classroom
Flora Chang · Millwick · SmogShoppe

On Tue, Feb 21, 2017 at 8:33 AM, miguel nelson <miguel@marvimon.com> wrote:
great speaking with you ralph. please let shay doong (copied here) know that you have little or no concern regarding our plan to landscape portions of our sidewalks in our industrial neighborhood between 4th and 5th street between central and crocker ave.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Wed, Feb 15, 2017 at 4:14 PM, miguel nelson <miguel@marvimon.com> wrote:
hello ralph. my neighbors and i are applying for an R permit to landscape portions of our sidewalk in the industrial district just south of little tokyo. james and shawyue in BOE would like to grant our permit, but want your blessing first. apparently landscaping in industrial neighborhoods is rarely requested. anyways, could you please call me to discuss? attached are two of the properties we are discussing. the idea is that landscaping will provide catharsis, beauty, storm water mitigation and deter graffiti. sadly, our neighborhood looks a bit abandoned at the moment. we'd like to breathe some life into it with plants. we love plants.

best,
miguel

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

Ralph Avila <ralph.avila@lacity.org>  Thu, Jun 8, 2017 at 8:54 AM
To: miguel nelson <miguel@marvimon.com>
Cc: Shawyue Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>
Sahy,

There is no POD designation within this area, therefore, there are no restrictions for allowing landscaping along the city parkway.

[Quote text hidden]

—
Ralph Avila,
Senior City Planner
Valley - Development Services Center
Department of City Planning
6262 Van Nuys Blvd., 2nd Floor
Los Angeles, CA 91401
818.374.9915 (F) 818.374.5070
Fwd: shay doong and james kho asked me to contact you
1 message

miguel nelson <miguel@marvimon.com>  
To: Jacob Bigler <jacob.bigler@lacity.org>  
   
   robert gutierrez letter below (urban forestry BSS)

Miguel Nelson
Marvimon Productions
mobile  310 922 6609

Valentine · Classroom
Flora Chang · Millwick · SmogShoppe

------ Forwarded message ------
From: Robert Gutierrez <robert.gutierrez@lacity.org>
Date: Fri, Feb 17, 2017 at 9:41 AM
Subject: Fwd: shay doong and james kho asked me to contact you
To: Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>
Cc: miguel nelson <mginlsn@gmail.com>

Hi again Shay, James,
Per email string below, be advised that should you (BOE) agree to the applicants proposed layout, I (BSS) will review the plans as any other set, and adjust our comments as we do for any site specific conditions.

Have a good weekend.

------ Forwarded message ------
From: mginlsn@gmail.com
Date: Thu, Feb 16, 2017 at 5:44 PM
Subject: Re: shay doong and james kho asked me to contact you
To: Robert Gutierrez <robert.gutierrez@lacity.org>
Cc: miguel nelson <miguel@marvimon.com>

thanks robert, will u please let shay know? i he needs a solid green light from u

mn

On Feb 16, 2017, at 4:39 PM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

Hi Miguel,
Yes, I’m open to remove the plant height restriction on your project because the planting will be next to the building and will not create a screen in front of the sidewalk. We can look at trees if you have a wide enough area (but for security reasons you may not want to plant them as people may be able to climb them and possibly access you structure). In the end, we can work out the planting with you. The more critical component will be to have BOE approve your proposed layout, because it’s non-standard. If BOE is willing to approve the layout, I’ll work with you on the planting to get something that works for you and wont be a liability for the City.

On Thu, Feb 16, 2017 at 11:48 AM, miguel nelson <miguel@marvimon.com> wrote:
thanks robert, i’m taking your thoughts from last month into consideration. our plant list does include trees and bamboo that can grow much taller than 36”. these would be planted in areas that are 5 to 7 feet wide running 15 to 100 feet along buildings. please call me to discuss. i want to be sure i understand you correctly as we plan ahead. our goal is dense lush understory with tall magnificent over story. the reason we prefer to landscape along buildings is because it frees up our
curbside commercial/passenger loading, it also allows us to curate a convincing looking landscape versus a tree studded sidewalk look. another issue with curbside landscaping is that they tend to get trampled and trashed by commercial/passenger loading and street cleaning.

we are avoiding a meandering path, the sections that may appear to be meandering are outside of straight 4ft path of travel, i will add the 4ft path of travel guide to our drawings for you to review, we too do not want that to meander. (please see quick sketch showing example yellow 4ft path of travel. see, it doesn't actually meander)

please also know that many of the buildings in our area have very few doors or window, they are massive tilt up concrete structures and landscaping directly in front of them tall helps to visually break up their mass and deter graffiti,

and yes, wherever there is an abandoned driveway we will keep 4 feet back from any cross slope greater than 1:48 per ADA code, right?

anyways, thank you for your support. please let BOE know if any of what i've stated above increases your support for our plan.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang  ' Millwick  ' SmogShoppe

On Thu, Feb 16, 2017 at 9:52 AM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

All,
A few things to be addressed.
1. We always want landscaping in the parkway, regardless of street classification (including industrial zoned areas). If you look at all the sections in Planning Department's recent documents you will always see a green section next to the sidewalk.

2. BSS will not oppose the proposal but does not support it either for the the following reasons:
   a) The proposed plan is not standard in that the landscaping is next to the building not next to the curb; BSS does not like this layout as it prevents trees from being planted, and trees provide a much greater, longer lasting benefit to the city and the environment than shrubs.
   b) The Pedestrian Access Route (PAR) is not a straight path of travel and there are more conflicts between pedestrians and utilities and street elements which can be difficult to navigate by the physically impaired (imagine being blind and trying to navigate the sidewalk).

3. It's very hard to evaluate the plans as both sites are labeled as 4th and Towne, yet they are very different. Also, the proposed landscaping will prevent the use of shown driveways. Keep in mind that you will need a 4'-0" clear path of travel after the driveway; It's hard to tell if the sites can accommodate the planting and a compliant PAR.

In short, if BOE can review and approve the project's ADA compliance, and are willing to approve a non-standard layout, then BSS is willing to review and approve the proposed landscape plans.

As far as plant material goes, we have 4 basic requirements: 1) Plants shall not be thorny or spiny, 2) plants shall not be poisonous, 3) plants shall not be invasive, and 4) plants shall not be taller then 36" in height at maturity.

On Wed, Feb 15, 2017 at 4:27 PM, miguel nelson <miguel@marvimon.com> wrote:

hello robert. good talking to you. please reach out to BOE supervisors shay and james (copied above) regarding our proposed R permit application for sidewalk landscaping in our industrial neighborhood. attached are the drawings and photos we have submitted along with our plant list.

please copy me and keep me in the loop.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609
WHEREAS, Kathy Li, Jenny Sove and Tong Lim
522 E. 4th Street
Los Angeles, CA 90013

is the owner of real property, located at
405 S. Towne Ave.

in the City of Los Angeles, County of Los Angeles, State of California, described as
Lots 28 & 29 of Block 9 of Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and
WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission
to install, construct, maintain, and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee’s heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.
2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

____________ day of __________________, 20__________

NAME  ______________________________  ___________________________________

Print or Type                                            Signature

NAME  ______________________________  ___________________________________

Print or Type                                            Signature

NAME  ______________________________  ___________________________________

Print or Type                                            Signature

Eng. 3.685 (Rev. 01-15)                                  405 S. Towne Ave.           Page 2 of 3
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES} ss.

On this ___________ day of , _____________ 20_____, before me, __________________________,
a Notary Public in and for said County and State, personally appeared

_______________________________________________________________________________________
_______________________________________________________________________________________

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

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

WITNESS my hand and official seal.

_________________________________________        (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on ____________________, 20_____.

BY __________________________________

(Division and District Office)

Plan No. ________________
Y-Map No. 126A213-A
Drainage Map. No. 516
District Map No. 127-5A213
Plans Submitted Yes ____ No _____
Waiver Number W - ____________
Corporation Grant Deed

The undersigned grantor, a corporation, has named its corporate name and is in full force and effect in accordance with the laws of the State of California.

The undersigned grantor, a corporation, hereby grants to the City of Los Angeles, a California corporation, the following described and parcel of land:

Lot 1, Block 9, Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as described in Book 50, Page 233, of the Official Records, in the office of the County Recorder, as follows:

<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Lot 1, Block 9, Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as described in Book 50, Page 233, of the Official Records, in the office of the County Recorder.</td>
</tr>
</tbody>
</table>

This deed is executed this 6th day of July, 1976.

[Signature]

Secretary

[Stamp]

[Stamp]
Individual Grant Deed

The undersigned grantor(s) declare(s): Documentary transfer tax is $406-12-706-14.

( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: ( ) City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RICHARD M. SLOAN, an unmarried man

hereby GRANT(S) to

HAMASHO INC., a California corporation

the following described real property in the City of Los Angeles:

County of Los Angeles, State of California.

Lots 15 to 31 inclusive and Lots 30 to 35 inclusive, Block 9 of Wolfkill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30 Page 9 of Miscellaneous Records, in the Office of the County Recorder of said County.

Date: June 23, 1976

[Signature]

RICHARD M. SLOAN

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I, JAMES D. ELSSLER, a Notary Public in and for said State, personally appeared before me, the undersigned, a Notary Public in and for said State, and acknowledged the above mentioned instrument to be the free act and deed of the said RICHARD M. SLOAN, the party or parties by whom the same is executed.

WITNESS me hereunto signing my name, notary public.

Notary Public

JAMES D. ELSSLER

[Stamp]

Title Order No.: 72813.2.5

MAIL TAX STATEMENT AS DIRECTED ABOVE
Corporation Grant Deed

The undersigned grantor(s) do declare:

1. That the grantee has been duly incorporated and the instrument of conveyance is in due form of law.

2. That the consideration for the grant is fully paid.

3. That the property conveyed is free from all encumbrances.

The above property is conveyed to:

[Grantee Information]

This instrument is executed on [Date] and is recorded in the office of the County Recorder of Los Angeles County, State of California.

[Signature]

President

[Signature]

Secretary

[Stamp]

[Notary Public]

[Stamp]

[Notary Public]

[Stamp]

[Notary Public]

[Stamp]

[Notary Public]
Individual Grant Deed

The undersigned grantor(s) declare(s) that the

for a valuable consideration, receipt of which is hereby acknowledged,

hereby grants to

the following described real property in the City of Los Angeles,

and county of Los Angeles,

rescinded, neat and in consideration of

the said property is hereby conveyed and assigned to

being the true and lawful grantor(s),

County of Los Angeles

For Recording in the Office of the

R. M. Sloan Co.

Employees Profit-Sharing Plan and Trust

the City of Los Angeles,

R. M. Sloan Co.

Employees Profit-Sharing Plan and Trust

Principal Office: Los Angeles

County of Los Angeles

This is the official record of

All tax statements as directed above

Title: {Title}

Title No.: 7481225

Fees or Taxes: {Fees or Taxes}

Recorded: {Recorded}
Individual Grant Deed

The undersigned grantor(s) declare(s):

Name of transferor is:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ROBERT M. SLOAN, an unmarried man, hereby GRANT(S) to IMAGING, INC., a California corporation, the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

LOTS 22, 23 AND 24, IN BLOCK 9 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated: JULY 1, 1976

[Signature]

[Signature]

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On JULY 1, 1976, before me, the undersigned Notary Public in and for said State, personally appeared ROBERT M. SLOAN

[Notary's Signature]

[Notary's Seal]

MAIL TAX STATEMENTS AS DIRECTED ABOVE
### Online Credit Card Payment

**Transaction Approved**

**Payment Amount:** $594.92

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<td>First Name:</td>
<td>miguel</td>
</tr>
<tr>
<td>Last Name:</td>
<td>nelson</td>
</tr>
<tr>
<td>Address:</td>
<td>5419 hollywood blvd #c201</td>
</tr>
<tr>
<td>City:</td>
<td>LOS ANGELES</td>
</tr>
<tr>
<td>State:</td>
<td>CA</td>
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<td>Zip:</td>
<td>90027</td>
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<tr>
<td>Phone:</td>
<td>3109226609</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
</tr>
</tbody>
</table>

| Card Number:   | XXXX-XXXX-XXXX-1008 |
| Exp. Month:    |                   |
| Exp. Year:     |                   |

**Settlement:**

| Bill Amount:   | $594.92 |
| Bill Date/Time:| 04/20/2017 |
| Bill Request ID:| 200417A14-44A4D994-05D0-48A9-86C0-6559D29D017C |
June 6, 2017

Hamasho, Inc  
414 Crocker St.  
Los Angeles, CA 90013

Attn: Miguel Nelson

500 EAST 4TH STREET – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 201700097

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to five (5) feet in the public right-of-way along 4th St. and encroach up to three (3) feet in the public right-of-way along Crocker Ave.: 

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to [http://track4la.lacity.org](http://track4la.lacity.org)

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder confirmed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit...
is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

[Signature]

Shahin Behdin, P.E.
District Engineer
Central District

SB/WT/SD/JB:jb
4th.St.500.E.rpr
Enclosure
CC: miguel@marvimon.com
**REVOCAABLE PERMIT**
**INTER-DEPARTMENTAL ROUTING TRANSMITTAL**
**CITY OF LOS ANGELES - BUREAU OF ENGINEERING**

<table>
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<th>Submittal of:</th>
<th>Review and approval of proposed landscape behind sidewalk at property line</th>
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<tbody>
<tr>
<td>Applicant</td>
<td>Miguel Nelson</td>
</tr>
<tr>
<td>Contact</td>
<td><a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
</tr>
<tr>
<td>Address</td>
<td>5419 Hollywood Bld #C201</td>
</tr>
<tr>
<td>Los Angeles, CA 90027</td>
<td>Phone: 310-922-6609</td>
</tr>
<tr>
<td>TO:</td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td>Robert Gutierrez</td>
</tr>
<tr>
<td>Date Submitted:</td>
<td>11.9.17</td>
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<tr>
<td>Bureau/Group:</td>
<td>Bureau of Street Services, Engineering Division</td>
</tr>
<tr>
<td>Phone:</td>
<td>213-847-0881</td>
</tr>
<tr>
<td>Fax:</td>
<td>213-847-0975</td>
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<tr>
<td>Location:</td>
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<td>Mail Stop:</td>
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**PLEASE REVIEW AND RETURN TO:**

| Name:         | Shay Doong                                                                      |
| Phone:        | 213-482-7062                                                                   |
| Bureau:       | Bureau of Engineering - Central Dist.                                          |
| Fax:          | 213-482-7007                                                                   |
| Location:     | 201 N. Figueroa St, 3rd Floor                                                  |
| Mail Stop:    | 503                                                                             |
| Email:        | Shayvye.Doong@lacity.org                                                        |

**Reviewer’s Name: [Signature] 11.9.17 Date:**

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<th>Address:</th>
<th>Recommendation:</th>
<th>Comments:</th>
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</tr>
</tbody>
</table>
Additional Comments:

Approved as noted on plans.

[Signature]
Re: r permit status

miguel nelson <miguel@marvimon.com>  
To: Shawyue Shay Doong <shawyue.doong@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello shay, so do i need to come in and apply again or can you use my original application?

Miguel Nelson  
Marvimon Productions  
310 922 6609  

Flora Chang · Millwick · SmogShoppe

---

On Fri, Mar 31, 2017 at 2:51 PM, <mgnlsn@gmail.com> wrote:  
shay, i already applied 2 months ago. do you want me to come in and apply again?

---

On Mar 31, 2017, at 12:49 PM, Shawyue Shay Doong <shawyue.doong@lacity.org> wrote:  
Thanks Ari!  
Miguel, please proceed with applying for an R-permit at the counter.

Regards,  
Shay  
Shawyue "Shay" Doong, P.E.  
Central District | Civil Engineer | Permit Services Manager  
Bureau of Engineering | Department of Public Works  
201 N Figueroa St 3rd Floor, Los Angeles, CA 90012  
tel: 213.482.7062 | fax: 213.482.7007 | email: shawyue.doong@lacity.org

---

On Wed, Mar 29, 2017 at 2:29 PM, Ari Simon <ari.simon@lacity.org> wrote:  
Hi Shay,  
Wanted to let you know that at this time, Council District 14 is in support of moving forward with an application for R-permits to do beautification work around the area of 4th / Towne as requested by Miguel Nelson.

As the project moves forward, we ask that BOE adhere to the requests made by BSS, asking that a full plan of what exactly will be planted where is included, that any areas of planting are contained by concrete, and that plans comply with BOE's determination of a clear and generally straight path of pedestrian travel.

Let me know if you have any further questions.  
Warmly,  
Ari

---

On Tue, Mar 28, 2017 at 5:09 PM miguel nelson <miguel@marvimon.com> wrote:  
thanks ari. sorry to be so pesky, but it's already been over 6 weeks since i first contacted you. we are already finished with half of our buildings and ready to start landscaping. please let us know tomorrow if at all possible.

Miguel Nelson  
Marvimon Productions  
310 922 6609  

Flora Chang · Millwick · SmogShoppe
On Tue, Mar 28, 2017 at 3:31 PM, Ari Simon <ari.simon@lacity.org> wrote:

Hi Miguel,

Apologies - we were closed yesterday and last week was extremely busy, especially with Neighborhood Council stuff. I'll get back to you this week.

Thanks,

Ari

On Tue, Mar 28, 2017 at 3:15 PM, miguel nelson <miguel@marvimon.com> wrote:

hello shay, have you heard from CD14. i've been having trouble getting through to ari over the past 7 days. nate, is ari out on vacation?

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang • Millwick • SmogShoppe

--

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org

--

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org
Fwd: Cultural Affairs Approval
1 message

miguel nelson <miguel@marvimon.com>  Tue, Jun 6, 2017 at 12:48 PM
To: Jacob Bigler <jacob.bigler@lacity.org>
cultural affairs support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

-------- Forwarded message --------
From: Haroot Avanesian <haroot.avanesian@lacity.org>
Date: Tue, Feb 21, 2017 at 1:49 PM
Subject: Re: Cultural Affairs Approval
To: miguel nelson <miguel@marvimon.com>

Hello Miguel,
I have no problem approving your scheme on behalf of the Cultural Affairs.

Best,

Haroot

On Tue, Feb 21, 2017 at 11:58 AM, miguel nelson <miguel@marvimon.com> wrote:
nice talking with you. here are the photos and drawings we submitted to BOE. please let us know if you have any concerns.

best,

m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Tue, Feb 21, 2017 at 11:12 AM, Haroot Avanesian <haroot.avanesian@lacity.org> wrote:
Hi Miguel,
Please send project visuals.
Thanks,

Haroot
Fwd: R permit sidewalk landscaping via shay doong

miguel nelson <miguel@marvimon.com>  
To: Jacob Bigler <jacob.bigler@lacity.org>  

LA DOT support letter below...

Miguel Nelson  
Marvimon Productions  
mobile 310 922 6609

Valentine · Grassroom  
Flora Chang · Millwick · SmogShoppe

-------- Forwarded message --------
From: Wes Pringle <wes.pringe@lacity.org>  
Date: Thu, Feb 16, 2017 at 4:53 PM  
Subject: Re: R permit sidewalk landscaping via shay doong  
To: Shawyue Shay Doong <shawyue.doong@lacity.org>  
Cc: James Kho <james.kho@lacity.org>, miguel nelson <miguel@marvimon.com>

Shay,

DOT has reviewed the proposed improvements along 4th Street and Towne Avenue and does not see any areas of concern that would prevent the revocable permit being granted.

Wes

On Thu, Feb 16, 2017 at 2:00 PM, miguel nelson <miguel@marvimon.com> wrote:

    hello wes, good talking to you. please review the attached and let shay and i know if you have any issues... please note that our path of travel is level and non-meandering for at least 48" wide along each of our proposed landscaped areas.

    best,
    miguel

Miguel Nelson  
Marvimon Productions  
310 922 6609

Flora Chang · Millwick · SmogShoppe

Wes Pringle, P.E.
Transportation Engineer  
Metro Development Review  
100 S, Main Street, 9th Floor  
Los Angeles, CA 90012  
Cell Phone: 213-718-0713
Confidentiality Notice

This electronic message transmission contains information from the Los Angeles Department of Transportation, which may be confidential. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.
Re: james kho and shawuye shay doong asked me to contact you
2 messages

miguel nelson <miguel@marvimon.com> Wed, Jun 7, 2017 at 6:32 PM
To: ralph.avila@lacity.org, Shawuye Shay Doong <shawuye.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello ralph, can you please re-send your approval to shay?

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Classroom
Flora Chang · Millwick · SmogShoppe

On Tue, Feb 21, 2017 at 8:33 AM, miguel nelson <miguel@marvimon.com> wrote:
great speaking with you ralph. please let shay doong (copied here) know that you have little or no concern regarding our plan to landscape portions of our sidewalks in our industrial neighborhood between 4th and 5th street between central and crocker ave.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Wed, Feb 15, 2017 at 4:14 PM, miguel nelson <miguel@marvimon.com> wrote:
hello ralph. my neighbors and i are applying for an r permit to landscape portions of our sidewalk in the industrial district just south of little tokyo. james and shawuye in boe would like to grant our permit, but want your blessing first. apparently landscaping in industrial neighborhoods is rarely requested anyways, could you please call me to discuss? attached are two of the properties we are discussing. the idea is that landscaping will provide catharsis, beauty, storm water mitigation and deter graffiti. sadly, our neighborhood looks a bit abandoned at the moment. we'd like to breathe some life into it with plants. we love plants.

best,
miguel

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

Ralph Avila <ralph.avila@lacity.org> Thu, Jun 8, 2017 at 8:54 AM
To: miguel nelson <miguel@marvimon.com>
Cc: Shawuye Shay Doong <shawuye.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>
Sahy,

There is no POD designation within this area, therefore, there are no restrictions for allowing landscaping along the city parkway.

[Quoted text hidden]

–
Ralph Avila,
Senior City Planner
Valley - Development Services Center
Department of City Planning
6262 Van Nuys Blvd., 2nd Floor
Los Angeles, CA 91401
818.374.9915 (F) 818.374.5070
Fwd: shay doong and james kho asked me to contact you
1 message

miguel nelson <miguel@marvimon.com>  Tue, Jun 6, 2017 at 12:50 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

robert gutierrez letter below (urban forestry BSS)

Miguel Nelson
Marvimon Productions
mobile  310 922 6609
Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

----- Forwarded message ------
From: Robert Gutierrez <robert.gutierrez@lacity.org>
Date: Fri, Feb 17, 2017 at 9:41 AM
Subject: Fwd: shay doong and james kho asked me to contact you
To: Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>
Cc: miguel nelson <mgnlsmn@gmail.com>

Hi again Shay, James,
Per email string below, be advised that should you (BOE) agree to the applicants proposed layout, I (BSS) will review the plans as any other set, and adjust our comments as we do for any site specific conditions.

Have a good weekend.

----- Forwarded message ------
From: mglnsnn@gmail.com
Date: Thu, Feb 16, 2017 at 5:44 PM
Subject: Re: shay doong and james kho asked me to contact you
To: Robert Gutierrez <robert.gutierrez@lacity.org>
Cc: miguel nelson <miguel@marvimon.com>

thanks robert, will u please let shay know? i he needs a solid green light from u

On Feb 16, 2017, at 4:39 PM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

Hi Miguel,
Yes, I'm open to remove the plant height restriction on your project because the planting will be next to the building and will not create a screen in front of the sidewalk. We can look at trees if you have a wide enough area (but for security reasons you may not want to plant them as people may be able to climb them and possibly access you structure). In the end, we can work out the planting with you. The more critical component will be to have BOE approve your proposed layout, because it's non-standard. If BOE is willing to approve the layout, I'll work with you on the planting to get something that works for you and won't be a liability for the City.

On Thu, Feb 16, 2017 at 11:48 AM, miguel nelson <miguel@marvimon.com> wrote:
thanks robert. i'm taking your thoughts from last month into consideration. our plant list does include trees and bamboo that can grow much taller than 36". these would be planted in areas that are 5 to 7 feet wide running 15 to 100 feet along buildings. please call me to discuss. i want to be sure i understand you correctly as we plan ahead. our goal is dense lush understory with tall magnificent over story. the reason we prefer to landscape along buildings is because it frees up our
curbside commercial/passenger loading, it also allows us to curate a convincing looking landscape versus a tree studded sidewalk look. another issue with curbside landscaping is that they tend to get trampled and trashed by commercial/passenger loading and street cleaning.

we are avoiding a meandering path, the sections that may appear to be meandering are outside of straight 4ft path of travel. i will add the 4ft path of travel guide to our drawings for you to review, we too do not want that to meander. (please see quick sketch showing example yellow 4ft path of travel. see, it doesn’t actually meander)

please also know that many of the buildings in our area have very few doors or window, they are massive tilt up concrete structures and landscaping directly in front of them tall helps to visually break up their mass and deter graffiti,

and yes, wherever there is an abandoned driveway we will keep 4 feet back from any cross slope greater than 1:48 per ADA code, right?

anyways, thank you for your support. please let BOE know if any of what i’ve stated above increases your support for our plan.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Thu, Feb 16, 2017 at 9:52 AM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:
All,
A few things to be addressed.
1. We always want landscaping in the parkway, regardless of street classification (including industrial zoned areas). If you look at all the sections in Planning Department's recent documents you will always see a green section next to the sidewalk.

2. BSS will not oppose the proposal but does not support it either for the the following reasons:
   a) The proposed plan is not standard in that the landscaping is next to the building not next to the curb; BSS does not like this layout as it prevents trees from being planted, and trees provide a much greater, longer lasting benefit to the city and the environment than shrubs.
   b) The Pedestrian Access Route (PAR) is not a straight path of travel and there are more conflicts between pedestrians and utilities and street elements which can be difficult to navigate by the physically impaired (imagine being blind and trying to navigate the sidewalk).

3. It's very hard to evaluate the plans as both sites are labeled as 4th and Towne, yet they are very different. Also, the proposed landscaping will prevent the use of shown driveways. Keep in mind that you will need a 4'-0" clear path of travel after the driveway; it's hard to tell if the sites can accommodate the planting and a compliant PAR.

In short, if BOE can review and approve the project’s ADA compliance, and are willing to approve a non-standard layout, then BSS is willing to review and approve the proposed landscape plans.

As far as plant material goes, we have 4 basic requirements: 1) Plants shall not be thorny or spiny, 2) plants shall not be poisonous, 3) plants shall not be invasive, and 4) plants shall not be taller then 36" in height at maturity.

On Wed, Feb 15, 2017 at 4:27 PM, miguel nelson <miguel@marvimon.com> wrote:
hello robert. good talking to you. please reach out to BOE supervisors shay and james (copied above) regarding our proposed R permit application for sidewalk landscaping in our industrial neighborhood. attached are the drawings and photos we have submitted along with our plant list.

please copy me and keep me in the loop.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609
CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # DDT9613
Bowermaster & Associates Insurance Agency, Inc.
10805 Holder Street, Suite 350
Cypress, CA 90630

CONTACT NAME: Leticia Padilla
PHONE: (714) 733-6226
FAX: (714) 733-6226
E-MAIL ADDRESS: lpadilla@bowermaster.com

INSURER(S) AFFORDING COVERAGE

INSURED

NAME:

FAXPHONE

E-MAIL ADDRESS:

INSURER A:

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

POLICY NUMBER POLICY EFF POLICY EXPTYPE OF INSURANCE LIMITS (MM/DD/YYYY) (MM/DD/YYYY)

AUTOMOBILE LIABILITY

UMBRELLA LIABILITY

EXCESS LIABILITY

WORKERS COMPENSATION AND EMPLOYEES' LIABILITY

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of Los Angeles is additional Insured as respects to General Liability per form CG88100413.

CERTIFICATE HOLDER CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL GENERAL LIABILITY EXTENSION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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With respect to coverage afforded by this endorsement, the provisions of the policy apply unless modified by the endorsement.

A. NON-OWNED AIRCRAFT

Under Paragraph 2. Exclusions of Section I – Coverage A - Bodily Injury And Property Damage Liability, exclusion g. Aircraft, Auto Or Watercraft does not apply to an aircraft provided:

1. It is not owned by any insured;
2. It is hired, chartered or loaned with a trained paid crew;
3. The pilot in command holds a currently effective certificate, issued by the duly constituted authority of the United States of America or Canada, designating her or him a commercial or airline pilot; and
4. It is not being used to carry persons or property for a charge.

However, the insurance afforded by this provision does not apply if there is available to the insured other valid and collectible insurance, whether primary, excess (other than insurance written to apply specifically in excess of this policy), contingent or on any other basis, that would also apply to the loss covered under this provision.

B. NON-OWNED WATERCRAFT

Under Paragraph 2. Exclusions of Section I – Coverage A – Bodily Injury And Property Damage Liability, Subparagraph (2) of exclusion g. Aircraft, Auto Or Watercraft is replaced by the following:

This exclusion does not apply to:

(2) A watercraft you do not own that is:

(a) Less than 52 feet long; and
(b) Not being used to carry persons or property for a charge.

C. PROPERTY DAMAGE LIABILITY – ELEVATORS

1. Under Paragraph 2. Exclusions of Section I – Coverage A – Bodily Injury And Property Damage Liability, Subparagraphs (3), (4) and (6) of exclusion j. Damage To Property do not apply if such “property damage” results from the use of elevators. For the purpose of this provision, elevators do not include vehicle lifts. Vehicle lifts are lifts or hoists used in automobile service or repair operations.

2. The following is added to Section IV – Commercial General Liability Conditions, Condition 4. Other Insurance, Paragraph b. Excess Insurance:

The insurance afforded by this provision of this endorsement is excess over any property insurance, whether primary, excess, contingent or on any other basis.

D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant’s Property Damage)

If Damage To Premises Rented To You is not otherwise excluded from this Coverage Part:

1. Under Paragraph 2. Exclusions of Section I - Coverage A - Bodily Injury and Property Damage Liability:

a. The fourth from the last paragraph of exclusion j. Damage To Property is replaced by the following:

Paragraphs (1), (3) and (4) of this exclusion do not apply to "property damage" (other than damage by fire, lightning, explosion, smoke, or leakage from an automatic fire protection system) to:

(i) Premises rented to you for a period of 7 or fewer consecutive days; or
(ii) Contents that you rent or lease as part of a premises rental or lease agreement for a period of more than 7 days.

Paragraphs (1), (3) and (4) of this exclusion do not apply to "property damage" to contents of premises rented to you for a period of 7 or fewer consecutive days.

A separate limit of insurance applies to this coverage as described in Section III – Limits of Insurance.
b. The last paragraph of subsection 2. Exclusions is replaced by the following:

Exclusions c. through n. do not apply to damage by fire, lightning, explosion, smoke or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to Damage To Premises Rented To You as described in Section III – Limits Of Insurance.

2. Paragraph 6. under Section III – Limits Of Insurance is replaced by the following:

6. Subject to Paragraph 5. above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage A for damages because of "property damage" to:

a. Any one premise:

(1) While rented to you; or

(2) While rented to you or temporarily occupied by you with permission of the owner for damage by fire, lightning, explosion, smoke or leakage from automatic protection systems; or

b. Contents that you rent or lease as part of a premises rental or lease agreement.

3. As regards coverage provided by this provision D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage) - Paragraph 9.a. of Definitions is replaced with the following:

9.a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning, explosion, smoke, or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with the permission of the owner, or for damage to contents of such premises that are included in your premises rental or lease agreement, is not an "insured contract".

E. MEDICAL PAYMENTS EXTENSION

If Coverage C Medical Payments is not otherwise excluded, the Medical Payments provided by this policy are amended as follows:

Under Paragraph 1. Insuring Agreement of Section I – Coverage C – Medical Payments, Subparagraph (b) of Paragraph a. is replaced by the following:

(b) The expenses are incurred and reported within three years of the date of the accident; and

F. EXTENSION OF SUPPLEMENTARY PAYMENTS – COVERAGES A AND B

1. Under Supplementary Payments – Coverages A and B, Paragraph 1.b. is replaced by the following:

b. Up to $3,000 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

2. Paragraph 1.d. is replaced by the following:

d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to $500 a day because of time off from work.

G. ADDITIONAL INSURED - BY CONTRACT, AGREEMENT OR PERMIT

1. Paragraph 2. under Section II – Who Is An Insured is amended to include as an insured any person or organization whom you have agreed to add as an additional insured in a written contract, written agreement or permit. Such person or organization is an additional insured but only with respect to liability for “bodily injury”, “property damage” or “personal and advertising injury” caused in whole or in part by:

a. Your acts or omissions, or the acts or omissions of those acting on your behalf, in the performance of your on going operations for the additional insured that are the subject of the written contract or written agreement provided that the “bodily injury” or “property damage” occurs, or the “personal and advertising injury” is committed, subsequent to the signing of such written contract or written agreement; or
b. Premises or facilities rented by you or used by you; or

c. The maintenance, operation or use by you of equipment rented or leased to you by such person
   or organization; or

d. Operations performed by you or on your behalf for which the state or political subdivision has
   issued a permit subject to the following additional provisions:

   (1) This insurance does not apply to “bodily injury”, “property damage”, or “personal and
       advertising injury” arising out of the operations performed for the state or political
       subdivision;

   (2) This insurance does not apply to “bodily injury” or “property damage” included within the
       “completed operations hazard”.

   (3) Insurance applies to premises you own, rent, or control but only with respect to the
       following hazards:

       a) The existence, maintenance, repair, construction, erection, or removal of
          advertising signs, awnings, canopies, cellar entrances, coal holes, driveways,
          manholes, marquees, hoist away openings, sidewalk vaults, street banners, or
          decorations and similar exposures; or

       (b) The construction, erection, or removal of elevators; or

       (c) The ownership, maintenance, or use of any elevators covered by this insurance.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance
   afforded to such additional insured will not be broader than that which you are required by the contract or
   agreement to provide for such additional insured.

With respect to Paragraph 1.a. above, a person’s or organization’s status as an additional insured under this
endorsement ends when:

   (1) All work, including materials, parts or equipment furnished in connection with such work,
       on the project (other than service, maintenance or repairs) to be performed by or on
       behalf of the additional insured(s) at the location of the covered operations has been
       completed; or

   (2) That portion of "your work" out of which the injury or damage arises has been put to its
       intended use by any person or organization other than another contractor or subcontractor
       engaged in performing operations for a principal as a part of the same project.

With respect to Paragraph 1.b. above, a person’s or organization’s status as an additional insured under this
endorsement ends when their written contract or written agreement with you for such premises or facilities ends.

With respects to Paragraph 1.c. above, this insurance does not apply to any “occurrence” which takes place after
the equipment rental or lease agreement has expired or you have returned such equipment to the lessor.

The insurance provided by this endorsement applies only if the written contract or written agreement is signed
prior to the “bodily injury” or "property damage".

We have no duty to defend an additional insured under this endorsement until we receive written notice of a “suit”
by the additional insured as required in Paragraph b. of Condition 2. Duties In the Event Of Occurrence,
Offense, Claim Or Suit under Section IV – Commercial General Liability Conditions.
2. With respect to the insurance provided by this endorsement, the following are added to Paragraph 2. Exclusions under Section I - Coverage A - Bodily Injury And Property Damage Liability:

This insurance does not apply to:

a. “Bodily injury” or “property damage” arising from the sole negligence of the additional insured.

b. “Bodily injury” or “property damage” that occurs prior to you commencing operations at the location where such “bodily injury” or “property damage” occurs.

c. “Bodily injury”, “property damage” or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

   (1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

   (2) Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the “occurrence” which caused the “bodily injury” or “property damage”, or the offense which caused the “personal and advertising injury”, involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

d. “Bodily injury” or "property damage" occurring after:

   (1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

   (2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

e. Any person or organization specifically designated as an additional insured for ongoing operations by a separate ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS endorsement issued by us and made a part of this policy.

3. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

a. Required by the contract or agreement; or

b. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

H. PRIMARY AND NON-CONTRIBUTORY ADDITIONAL INSURED EXTENSION

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

Condition 4. Other Insurance of SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS is amended as follows:

a. The following is added to Paragraph a. Primary Insurance:

If an additional insured's policy has an Other Insurance provision making its policy excess, and you have agreed in a written contract or written agreement to provide the additional insured coverage on a primary and noncontributory basis, this policy shall be primary and we will not seek contribution from the additional insured's policy for damages we cover.
b. The following is added to Paragraph **b. Excess Insurance:**

When a written contract or written agreement, other than a premises lease, facilities rental contract or agreement, an equipment rental or lease contract or agreement, or permit issued by a state or political subdivision between you and an additional insured does not require this insurance to be primary or primary and non-contributory, this insurance is excess over any other insurance for which the additional insured is designated as a Named Insured.

Regardless of the written agreement between you and an additional insured, this insurance is excess over any other insurance whether primary, excess, contingent or on any other basis for which the additional insured has been added as an additional insured on other policies.

I. **ADDITIONAL INSURED - EXTENDED PROTECTION OF YOUR “LIMITS OF INSURANCE”**

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

1. The following is added to Condition **2. Duties In The Event Of Occurrence, Offense, Claim or Suit:**

   An additional insured under this endorsement will as soon as practicable:

   a. Give written notice of an “occurrence” or an offense that may result in a claim or “suit” under this insurance to us;

   b. Tender the defense and indemnity of any claim or “suit” to all insurers whom also have insurance available to the additional insured; and

   c. Agree to make available any other insurance which the additional insured has for a loss we cover under this Coverage Part.

   d. We have no duty to defend or indemnify an additional insured under this endorsement until we receive written notice of a “suit” by the additional insured.

2. The limits of insurance applicable to the additional insured are those specified in a written contract or written agreement or the limits of insurance as stated in the Declarations of this policy and defined in Section III – **Limits of Insurance** of this policy, whichever are less. These limits are inclusive of and not in addition to the limits of insurance available under this policy.

J. **WHO IS AN INSURED - INCIDENTAL MEDICAL ERRORS / MALPRACTICE**

WHO IS AN INSURED - FELLOW EMPLOYEE EXTENSION - MANAGEMENT EMPLOYEES

Paragraph **2.a.(1) of Section II - Who Is An Insured** is replaced with the following:

(1) "Bodily injury" or "personal and advertising injury":

   (a) To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), to a co-"employee" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;

   (b) To the spouse, child, parent, brother or sister of that co-"employee" or "volunteer worker" as a consequence of Paragraph (1) (a) above;

   (c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraphs (1) (a) or (b) above; or

   (d) Arising out of his or her providing or failing to provide professional health care services. However, if you are not in the business of providing professional health care services or providing professional health care personnel to others, or if coverage for providing professional health care services is not otherwise excluded by separate endorsement, this provision (Paragraph (d)) does not apply.
Paragraphs (a) and (b) above do not apply to “bodily injury” or “personal and advertising injury” caused by an “employee” who is acting in a supervisory capacity for you. Supervisory capacity as used herein means the “employee’s” job responsibilities assigned by you, includes the direct supervision of other “employees” of yours. However, none of these “employees” are insureds for “bodily injury” or “personal and advertising injury” arising out of their willful conduct, which is defined as the purposeful or willful intent to cause “bodily injury” or “personal and advertising injury”, or caused in whole or in part by their intoxication by liquor or controlled substances.

The coverage provided by provision J. is excess over any other valid and collectable insurance available to your “employee”.

K. NEWLY FORMED OR ADDITIONALLY ACQUIRED ENTITIES

Paragraph 3. of Section II - Who Is An Insured is replaced by the following:

3. Any organization you newly acquire or form and over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:
   a. Coverage under this provision is afforded only until the expiration of the policy period in which the entity was acquired or formed by you;
   b. Coverage A does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and
   c. Coverage B does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.
   d. Records and descriptions of operations must be maintained by the first Named Insured.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations or qualifies as an insured under this provision.

L. FAILURE TO DISCLOSE HAZARDS AND PRIOR OCCURRENCES

Under Section IV – Commercial General Liability Conditions, the following is added to Condition 6. Representations:

Your failure to disclose all hazards or prior “occurrences” existing as of the inception date of the policy shall not prejudice the coverage afforded by this policy provided such failure to disclose all hazards or prior “occurrences” is not intentional.

M. KNOWLEDGE OF OCCURRENCE, OFFENSE, CLAIM OR SUIT

Under Section IV – Commercial General Liability Conditions, the following is added to Condition 2. Duties In The Event of Occurrence, Offense, Claim Or Suit:

Knowledge of an “occurrence”, offense, claim or “suit” by an agent, servant or “employee” of any insured shall not in itself constitute knowledge of the insured unless an insured listed under Paragraph 1. of Section II – Who Is An Insured or a person who has been designated by them to receive reports of “occurrences”, offenses, claims or “suits” shall have received such notice from the agent, servant or “employee”.

N. LIBERALIZATION CLAUSE

If we revise this Commercial General Liability Extension Endorsement to provide more coverage without additional premium charge, your policy will automatically provide the coverage as of the day the revision is effective in your state.

O. BODILY INJURY REDEFINED

Under Section V – Definitions, Definition 3. is replaced by the following:

3. “Bodily Injury” means physical injury, sickness or disease sustained by a person. This includes mental anguish, mental injury, shock, fright or death that results from such physical injury, sickness or disease.
P. EXTENDED PROPERTY DAMAGE

Exclusion a. of COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY is replaced by the following:

a. Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

Q. WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US – WHEN REQUIRED IN A CONTRACT OR AGREEMENT WITH YOU

Under Section IV – Commercial General Liability Conditions, the following is added to Condition 8. Transfer Of Rights Of Recovery Against Others To Us:

We waive any right of recovery we may have against a person or organization because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard" provided:

1. You and that person or organization have agreed in writing in a contract or agreement that you waive such rights against that person or organization; and

2. The injury or damage occurs subsequent to the execution of the written contract or written agreement.
WHEREAS, Hamasho, Inc.
414 Crocker St.
Los Angeles, CA 90013

is the owner of real property, located at
500 E 4th Street

in the City of Los Angeles, County of Los Angeles, State of California, described as
Lots 22 of Block 9 of Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30, Pages 9/13 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and
WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission
to install, construct, maintain, and/or use as temporary improvements
New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.
2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

___________ day of __________________, 20__________

NAME      ______________________________   ___________________________________
Print or Type                                            Signature

NAME      ______________________________   ___________________________________
Print or Type                                            Signature

NAME     ______________________________   ___________________________________
Print or Type                                            Signature
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this ___________ day of , _____________ 20_____, before me, __________________________,
a Notary Public in and for said County and State, personally appeared
_______________________________________________________________________________________
_______________________________________________________________________________________

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

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

WITNESS my hand and official seal.

_________________________________________        (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los

Angeles on ____________________, 20_____.

BY ________________________________________

(Division and District Office)

Plan No.  ____________
Y-Map No.  126A213-A
Drainage Map. No.  516
District Map No.  127-5A213
Plans Submitted Yes ____   No _____
Waiver Number W - ____________

Eng. 3.685 (Rev. 01-15)  500 E 4th Street  Page 3 of 3
RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Mr. and Mrs. Ahdoost
1495 CARLA RIDGE
BEVERLY HILLS, CA. 90210
MAIL TAX STATEMENTS TO
SAME AS ABOVE

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

APN: 5147-010-003, 5147-010-030, 5147-010-005, 5147-010-006,
5147-010-007, 5147-010-008, 5147-010-027

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX: IS NOT OF PUBLIC RECORD

( ) UNINCORPORATED AREA: (X) CITY OF LOS ANGELES, AND

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TENGU COMPANY, INC., A CALIFORNIA CORPORATION

HEREBY GRANT(S) TO:

ROOHOLAH AHDOOT AND APSANEH AHDOOT, HUSBAND AND WIFE AS JOINT TENANTS

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA: AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

DATE: DECEMBER 17, 2002

SEE PAGE TWO FOR SIGNATURE(S)
TENGU COMPANY, INC.,
A CALIFORNIA CORPORATION:

BY: 

STATE OF CALIFORNIA )
COUNTY OF Los Angeles ) SS

ON December 19, 2002 BEFORE ME, Masayuki Kuwahara, a notary public in and for said state, personally appeared

Masayuki Kuwahara

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 acknowledges to me that he/she/they executed the same in his/hers/or 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.

Masayuki Kuwahara

02 3173561
EXHIBIT 'A'

(LEGAL DESCRIPTION)

PARCEL 1:
LOTS 9, 10, 11, 12, 13, 14, 40, 41 AND 42 IN BLOCK 10 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOT 5, BLOCK 10 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
LOTS 6, 7 AND 8 IN BLOCK 10 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
STATEMENT OF TAX DUE AND REQUEST THAT TAX DECLARATION NOT BE MADE A PART OF THE PERMANENT RECORD IN THE OFFICE OF THE COUNTY RECORDER

TO: REGISTRAR - RECORDER
COUNTY OF LOS ANGELES

REQUEST IS HEREBY MADE IN ACCORDANCE WITH THE PROVISIONS OF THE DOCUMENTARY TRANSFER TAX ACT THAT THE AMOUNT OF TAX DUE NOT BE SHOWN ON THE ORIGINAL DOCUMENT WHICH NAMES:

TENGU COMPANY, INC., A CALIFORNIA CORPORATION
(NAME OF ONE GRANTOR OR LESSOR)

AND

ROOHOLLA AHDOOT AND AFSAEEH AHDOOT,
HUSBAND AND WIFE AS JOINT TENANTS
(NAME OF ONE GRANTEE OR LESSEE)

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
(SHOW NAME, CITY OR UNINCORPORATED)

THE AMOUNT OF TAX DUE ON THE ACCOMPANYING DOCUMENT IS

$1,925.00 COUNTY
$7,875.00 CITY

X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED;

COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

[signature]
(SIGNATURE OF DECLARANT OR AGENT)
SHIRLEY BODENHEIMER

(FIRM NAME)
COMMERCE ESCROW COMPANY

NOTE: AFTER THE PERMANENT RECORD IS MADE, THIS FORM WILL BE AFFIXED TO THE CONVEYING DOCUMENT AND RETURNED WITH IT.

02 3173561
EXHIBIT "A"

5147-010-003
5147-010-030
5147-010-005
5147-010-006
5147-010-007
5147-010-008
5147-010-027

02 3173561
TITLE(S) : DEED

FEE $33
A.F.N.F. 94

CODE 20

CODE 19

CODE 9 SURVEY MONUMENT FEE $10. CODE 9.5

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.
Number of AIN's Shown

5147-010-030 001

THIS FORM NOT TO BE DUPLICATED
GRANT DEED
Title of Document

THIS AREA FOR RECORDER'S USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($1.00 Additional Recording Fee Applies)
GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), ROOHOLLAH AHDOUT & APSANEH AHDOUT, HUSBAND & WIFE AS JOINT TENANTS grant to ROOHOLLAH & APSANEH AHDOUT AS TRUSTEES OF THE 2005 Family Trust all that real property situated in the City of LOS ANGELES, County, CALIFORNIA described as follows (insert legal description):

The following described Real Property in the city of Los Angeles, County of Los Angeles, State of California...as per Exhibit A, consisting of 3 parcels, attached hereto and made part hereof.

Also known as: 446 Towne Avenue, Los Angeles, CA 90013

"This conveyance transfers the Grantor's interest into their Revocable Living Trust..."

Executed on MARCH 14, 2005 at LOS ANGELES, CALIFORNIA

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On MARCH 14, 2005, before me, MICHAEL HARRIS, a NOTARY PUBLIC, personally appeared ROOHOLLAH & APSANEH AHDOUT, 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.

MICHAEL HARRIS
Notary Public - California
Los Angeles County
Commission # 1522186

MAIL TAX STATEMENTS TO: Mr. & Mrs. Roohollah Ahdoot
1495 Carla Ridge, Beverly Hills, CA 90210

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Wolcotts makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.

WOLCOTTS FORM 776 - Rev. 3-94b (price class 3A)
GRANT DEED ©1994 WOLCOTTS FORMS, INC.

05 0772384
EXHIBIT 'A'

(LEGAL DESCRIPTION)

PARCEL 1:

LOTS 9, 10, 11, 12, 13, 14, 40, 41 AND 42 IN BLOCK 10 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAPRecorded in Book 30, Page 9, of Miscellaneous Records, in the Office of the County Recorder of Said County.

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Payment for: Revocable Permit
Reference Number: 2017000100

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<tr>
<th>Transaction ID:</th>
<th>4627</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Name:</td>
<td>miguel</td>
</tr>
<tr>
<td>Last Name:</td>
<td>nelson</td>
</tr>
<tr>
<td>Address:</td>
<td>5419 hollywood blvd #c201</td>
</tr>
<tr>
<td>City:</td>
<td>LOS ANGELES</td>
</tr>
<tr>
<td>State:</td>
<td>CA</td>
</tr>
<tr>
<td>Zip:</td>
<td>90027</td>
</tr>
<tr>
<td>phone:</td>
<td>3109226609</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
</tr>
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</table>

Card Number: XXXX-XXXX-XXXX-1008
Exp. Month: 
Exp. Year: 

Settlement:
Bill Amount: $594.92
Bill Date/Time: 04/20/2017
# Certificate of Liability Insurance

**Certificate Holder:** Certificate holder and Additional Insured  
City Of Los Angeles  
700 East temple Street  
LOS ANGELES  
CA  
90012

**Producer:** Ava Ardalan  
20000 Ventura Blvd Ste C  
Woodland Hills  
CA  
91364-2635

**Insured:** The Rooollah & Afsaneh  
446 Towne Ave  
LOS ANGELES  
CA  
90013

**Insurers:**  
- **Insurer A:** Truck Insurance Exchange  
  21709  
- **Insurer B:** Farmers Insurance Exchange  
  21652  
- **Insurer C:** Mid Century Insurance Company  
  21687

**Coverages:**

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<thead>
<tr>
<th>INSURANCE TYPE</th>
<th>TYPE OF INSURANCE</th>
<th>ADDITIONAL INSURANCE</th>
<th>SUBV. W/VD</th>
<th>POLICY NUMBER</th>
<th>POLICY EFFECT (MM/DD/YYYY)</th>
<th>POLICY EXP (MM/DD/YYYY)</th>
<th>LIMITS</th>
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</thead>
<tbody>
<tr>
<td>Commercial General Liability</td>
<td>CLAIMS-MADE</td>
<td>OCCUR</td>
<td>Y N</td>
<td>094219032</td>
<td>12/23/2016</td>
<td>12/23/2017</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Umbrella Liability</td>
<td>OCCUR</td>
<td>CLAIMS-MADE</td>
<td>N/A</td>
<td></td>
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<td></td>
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</tr>
</tbody>
</table>

- **Limits:**  
  - Each Occurrence: $1,000,000  
  - Damage to Rented Premises (Ex Occurrence): $100,000  
  - Med Exp (Any one person): $6,000  
  - Personnel & Adv Injury: $1,000,000  
  - General Aggregate: $2,000,000  
  - Products - Commerc Agg: $1,000,000

- **Auto/Other Liability:**  
  - Combined Single Limit (Per Accident): $1,000,000  
  - Bodily Injury (Per Person): $0  
  - Bodily Injury (Per Accident): $0  
  - Property Damage (Per Accident): $0

- **Workers Compensation and Employers' Liability:**  
  - E.L. Each Accident: $0  
  - E.L. Disease - Empl Employee: $0  
  - E.L. Disease - Policy Limit: $0

**Description of Operations/Locations/Vehicles:**  
441 Stanford Ave, Los Angeles, CA 90013

**Cancellation Notice:**  
Thirty day cancellation notice  
Ten day notice of cancellation for non-payment

**ACORD 25 (2016/03)  
©1998-2015 ACORD CORPORATION. All Rights Reserved  
The ACORD name and logo are registered marks of ACORD
Roohollah Ahdoot & Afsaneh Ahdoot
446 Towne Ave.
Los Angeles, CA 90013

Attn: Miguel Nelson

440 SOUTH TOWNE AVENUE & 441 SOUTH STANFORD AVENUE – REVOCABLE PERMIT
REQUIREMENTS – APPLICATION REFERENCE NO. 2017000100

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for
the placement of the following items encroaching up to eight (8) feet in the public right-of-way
Along Towne Ave. and up to three (3) feet in the public right-of-way Stanford Ave.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the
City Attorney. The City Risk Manager recommends coverage in the amount of at least
$1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to
http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services,
Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures
including any necessary special inspection. Provisions for improvements satisfactory to the City
Engineer such as drainage, erosion control, or any other necessary requirements shall be a part
of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District,
201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los
Angeles County Recorder confirmed copy or certified copy and submit the recorded copy to the
Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the
recordation of this waiver, the property owner(s) agrees to remove all the encroachments and
restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit
is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob Bigler@lacity.org

Sincerely,

[Signature]

Shahin Behdin, P.E.
District Engineer
Central District

SB/WT/SD/JB:jb
Stanford.Ave.441.S.rpr
Enclosure
CC: miguel@marvimon.com
## REVOCALE PERMIT
### INTER-DEPARTMENTAL ROUTING TRANSMITTAL
CITY OF LOS ANGELES - BUREAU OF ENGINEERING

<table>
<thead>
<tr>
<th>Submittal of:</th>
<th>Review and approval of proposed landscape behind sidewalk at property line</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Miguel Nelson</td>
</tr>
<tr>
<td>Address:</td>
<td>5419 Hollywood Blvd #C201</td>
</tr>
<tr>
<td></td>
<td>Los Angeles, CA 90027</td>
</tr>
<tr>
<td>Contact:</td>
<td><a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
</tr>
<tr>
<td>Phone:</td>
<td>310-922-6609</td>
</tr>
<tr>
<td>Fax:</td>
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**TO:**

<table>
<thead>
<tr>
<th>Name:</th>
<th>Robert Gutierrez</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone:</td>
<td>213-847-0881</td>
</tr>
<tr>
<td>Fax:</td>
<td>213-847-0975</td>
</tr>
<tr>
<td>Bureau/Group:</td>
<td>Bureau of Street Services, Engineering Division</td>
</tr>
<tr>
<td>Location:</td>
<td>1149 S. Broadway, 4th Floor</td>
</tr>
<tr>
<td>Mail Stop:</td>
<td>550</td>
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### PLEASE REVIEW AND RETURN TO:

<table>
<thead>
<tr>
<th>Name:</th>
<th>Shay Doong</th>
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<tbody>
<tr>
<td>Phone:</td>
<td>213-482-7062</td>
</tr>
<tr>
<td>Fax:</td>
<td>213-482-7007</td>
</tr>
<tr>
<td>Bureau:</td>
<td>Bureau of Engineering - Central Dist.</td>
</tr>
<tr>
<td>Location:</td>
<td>201 N. Figueroa St, 3rd Floor</td>
</tr>
<tr>
<td>Mail Stop:</td>
<td>503</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:Shawayue.Doong@lacity.org">Shawayue.Doong@lacity.org</a></td>
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**Reviewer's Name:**

**Review Date:**

### R-Permit Ref. No.

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<th>B</th>
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REVOCABLE PERMIT
INTER-DEPARTMENTAL ROUTING TRANSMITTAL
CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

Approved as noted or per.

[Signature]
Re: r permit status

miguel nelson <miguel@marvimon.com> Mon, Apr 3, 2017 at 5:56 PM
To: Shawuye Shay Doong <shawuye.doong@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello shay, so do i need to come in and apply again or can you use my original application?

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang • Millwick • SmogShoppe

On Fri, Mar 31, 2017 at 2:51 PM, <mginlsn@gmail.com> wrote:
shay, i already applied 2 months ago. do you want me to come in and apply again?

On Mar 31, 2017, at 12:49 PM, Shawuye Shay Doong <shawuye.doong@lacity.org> wrote:
Thanks Ari!
Miguel, please proceed with applying for an R-permit at the counter.

Regards,
Shay

Shawuye "Shay" Doong, P.E.
Central District | Civil Engineer | Permit Services Manager
Bureau of Engineering | Department of Public Works
201 N Figueroa St 3rd Floor, Los Angeles, CA 90012
tel: 213.482.7062 | fax: 213.482.7007 | email: shawuye.doong@lacity.org

On Wed, Mar 29, 2017 at 2:29 PM, Ari Simon <ari.simon@lacity.org> wrote:
Hi Shay,

Wanted to let you know that at this time, Council District 14 is in support of moving forward with an application for R-permits to do beautification work around the area of 4th / Towne as requested by Miguel Nelson.

As the project moves forward, we ask that BOE adhere to the requests made by BSS, asking that a full plan of what exactly will be planted where is included, that any areas of planting are contained by concrete, and that plans comply with BOE’s determination of a clear and generally straight path of pedestrian travel.

Let me know if you have any further questions.

Warmly,
Ari

On Tue, Mar 28, 2017 at 5:09 PM miguel nelson <miguel@marvimon.com> wrote:
thanks ari. sorry to be so pesky, but it's already been over 6 weeks since i first contacted you. we are already finished with half of our buildings and ready to start landscaping. please let us know tomorrow if at all possible.

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang • Millwick • SmogShoppe
On Tue, Mar 28, 2017 at 3:31 PM, Ari Simon <ari.simon@lacity.org> wrote:
Hi Miguel,

Apologies - we were closed yesterday and last week was extremely busy, especially with Neighborhood Council stuff. I'll get back to you this week.

Thanks,

Ari

On Tue, Mar 28, 2017 at 3:15 PM, miguell@marvimon.com wrote:
hello shay, have you heard from CD14. i've been having trouble getting through to ari over the past 7 days. nate, is ari out on vacation?

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

--

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org

--

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org
Fwd: Cultural Affairs Approval
1 message

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:48 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

cultural affairs support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

-------- Forwarded message --------
From: Haroot Avanesian <haroot.avanesian@lacity.org>
Date: Tue, Feb 21, 2017 at 1:49 PM
Subject: Re: Cultural Affairs Approval
To: miguel nelson <miguel@marvimon.com>

Hello Miguel,
I have no problem approving your scheme on behalf of the Cultural Affairs.

Best,

Haroot

On Tue, Feb 21, 2017 at 11:58 AM, miguel nelson <miguel@marvimon.com> wrote:
   nice talking with you. here are the photos and drawings we submitted to BOE. please let us know if you have any concerns.

   best,
   m

   Miguel Nelson
   Marvimon Productions
   310 922 6609

   Flora Chang · Millwick · SmogShoppe

On Tue, Feb 21, 2017 at 11:12 AM, Haroot Avanesian <haroot.avanesian@lacity.org> wrote:
   Hi Miguel,
   Please send project visuals.
   Thanks,

   Haroot
Fwd: R permit sidewalk landscaping via shay doong

miguel nelson <miguel@marvimon.com>  
To: Jacob Bigler <jacob.bigler@lacity.org>  

LA DOT support letter below...

Miguel Nelson  
Marvimon Productions  
mobile 310 922 6609

Valentine · Grassroom  
Flora Chang · Millwick · SmogShoppe

------ Forwarded message ------
From: Wes Pringle <wes.pringe@lacity.org>  
Date: Thu, Feb 16, 2017 at 4:53 PM  
Subject: Re: R permit sidewalk landscaping via shay doong  
To: Shawayue Shay Doong <shawayue.doong@lacity.org>  
Cc: James Kho <james.kho@lacity.org>, miguel nelson <miguel@marvimon.com>

Shay,

DOT has reviewed the proposed improvements along 4th Street and Towne Avenue and does not see any areas of concern that would prevent the revocable permit being granted.

Wes

On Thu, Feb 16, 2017 at 2:00 PM, miguel nelson <miguel@marvimon.com> wrote:
hello wes, good talking to you. please review the attached and let shay and i know if you have any issues... please note that our path of travel is level and non-meandering for at least 48" wide along each of our proposed landscaped areas.

best,
miguel

Miguel Nelson  
Marvimon Productions  
310 922 6609

Flora Chang · Millwick · SmogShoppe

---

Wes Pringle. P.E.  
Transportation Engineer  
Metro Development Review  
100 S. Main Street, 9th Floor  
Los Angeles, CA 90012  
Cell Phone: 213-718-0713
CONFIDENTIALITY NOTICE

This electronic message transmission contains information from the Los Angeles Department of Transportation, which may be confidential. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.
Re: james kho and shawuye shay doong asked me to contact you

2 messages

miguel nelson <miguel@marvimon.com> Wed, Jun 7, 2017 at 6:32 PM
To: ralph.avila@lacity.org, Shawuye Shay Doong <shawuye.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello ralph, can you please re-send your approval to shay?

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Classroom
Flora Chang · Millwick · SmogShoppe

On Tue, Feb 21, 2017 at 8:33 AM, miguel nelson <miguel@marvimon.com> wrote:
great speaking with you ralph. please let shaw ye doong (copied here) know that you have little or no concern regarding our plan to landscape portions of our sidewalks in our industrial neighborhood between 4th and 5th street between central and crocker ave.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Wed, Feb 15, 2017 at 4:14 PM, miguel nelson <miguel@marvimon.com> wrote:
hello ralph. my neighbors and i are applying for an R permit to landscape portions of our sidewalk in the industrial district just south of little tokyo. james and shaw ye in boe would like to grant our permit, but want your blessing first. apparently landscaping in industrial neighborhoods is rarely requested. anyways, could you please call me to discuss? attached are two of the properties we are discussing. the idea is that landscaping will provide catharsis, beauty, storm water mitigation and deter graffiti. sadly, our neighborhood looks a bit abandoned at the moment. we'd like to breathe some life into it with plants. we love plants.

best,
miguel

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

Ralph Avila <ralph.avila@lacity.org> Thu, Jun 8, 2017 at 8:54 AM
To: miguel nelson <miguel@marvimon.com>
Cc: Shawuye Shay Doong <shawuye.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>
Sahy,

There is no POD designation within this area, therefore, there are no restrictions for allowing landscaping along the city parkway.

[Quoted text hidden]

--
Ralph Avila,
Senior City Planner
Valley - Development Services Center
Department of City Planning
6262 Van Nuys Blvd., 2nd Floor
Los Angeles, CA 91401
818.374.9915 (F) 818.374.5070
Fwd: shay doong and james kho asked me to contact you

1 message

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:50 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

robert gutierrez letter below (urban forestry BSS)

Miguel Nelson
Marvimon Productions
mobile 310 922 6609
Valentine • Classroom
Flora Chang • Millwick • SmogShoppe

From: Robert Gutierrez <robert.gutierrez@lacity.org>
Date: Fri, Feb 17, 2017 at 9:41 AM
Subject: Fwd: shay doong and james kho asked me to contact you
To: Shay Doong <shawyu.doong@lacity.org>, James Kho <james.kho@lacity.org>
Cc: miguel nelson <mgnlsm@gmail.com>

Hi again Shay, James,
Per email string below, be advised that should you (BOE) agree to the applicants proposed layout, I (BSS) will review the plans as any other set, and adjust our comments as we do for any site specific conditions.

Have a good weekend.

From: mgnlsm@gmail.com
Date: Thu, Feb 16, 2017 at 5:44 PM
Subject: Re: shay doong and james kho asked me to contact you
To: Robert Gutierrez <robert.gutierrez@lacity.org>
Cc: miguel nelson <miguel@marvimon.com>

thanks robert, will u please let shay know? i he needs a solid green light from u

On Feb 16, 2017, at 4:39 PM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

Hi Miguel,
Yes, I’m open to remove the plant height restriction on your project because the planting will be next to the building and will not create a screen in front of the sidewalk. We can look at trees if you have a wide enough area (but for security reasons you may not want to plant them as people may be able to climb them and possibly access you structure). In the end, we can work out the planting with you. The more critical component will be to have BOE approve your proposed layout, because it’s non-standard. If BOE is willing to approve the layout, I’ll work with you on the planting to get something that works for you and won’t be a liability for the City.

On Thu, Feb 16, 2017 at 11:48 AM, miguel nelson <miguel@marvimon.com> wrote:

thanks robert. i’m taking your thoughts from last month into consideration. our plant list does include trees and bamboo that can grow much taller than 36”. these would be planted in areas that are 5 to 7 feet wide running 15 to 100 feet along buildings. please call me to discuss. i want to be sure i understand you correctly as we plan ahead. our goal is dense lush understory with tall magnificent over story. the reason we prefer to landscape along buildings is because it frees up our
curbside commercial/passenger loading, it also allows us to curate a convincing looking landscape versus a tree studded sidewalk look. another issue with curbside landscaping is that they tend to get trampled and trashed by commercial/passenger loading and street cleaning.

we are avoiding a meandering path, the sections that may appear to be meandering are outside of straight 4ft path of travel. i will add the 4ft path of travel guide to our drawings for you to review, we too do not want that to meander. (please see quick sketch showing example yellow 4ft path of travel. see, it doesn't actually meander)

please also know that many of the buildings in our area have very few doors or window, they are massive tilt up concrete structures and landscaping directly in front of them fail to help visually break up their mass and deter graffiti.

and yes, wherever there is an abandoned driveway we will keep 4 feet back from any cross slope greater than 1.48 per ADA code, right?

anyways, thank you for your support. please let BOE know if any of what i've stated above increases your support for our plan.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang ' Millwick ' SmogShoppe

On Thu, Feb 16, 2017 at 9:52 AM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:
All,
A few things to be addressed.
1. We always want landscaping in the parkway, regardless of street classification (including industrial zoned areas). If you look at all the sections in Planning Department's recent documents you will always see a green section next to the sidewalk.

2. BSS will not oppose the proposal but does not support it either for the following reasons:
   a) The proposed plan is not standard in that the landscaping is next to the building not next to the curb; BSS does not like this layout as it prevents trees from being planted, and trees provide a much greater, longer lasting benefit to the city and the environment than shrubs.
   b) The Pedestrian Access Route (PAR) is not a straight path of travel and there are more conflicts between pedestrians and utilities and street elements which can be difficult to navigate by the physically impaired (imagine being blind and trying to navigate the sidewalk).

3. It's very hard to evaluate the plans as both sites are labeled as 4th and Towne, yet they are very different. Also, the proposed landscaping will prevent the use of shown driveways. Keep in mind that you will need a 4'-0" clear path of travel after the driveway; It's hard to tell if the sites can accommodate the planting and a compliant PAR.

In short, if BOE can review and approve the project's ADA compliance, and are willing to approve a non-standard layout, then BSS is willing to review and approve the proposed landscape plans.

As far as plant material goes, we have 4 basic requirements: 1) Plants shall not be thorny or spiny, 2) plants shall not be poisonous, 3) plants shall not be invasive, and 4) plants shall not be taller then 36" in height at maturity.

On Wed, Feb 15, 2017 at 4:27 PM, miguel nelson <miguel@marvimon.com> wrote:
hello robert. good talking to you. please reach out to BOE supervisors shay and james (copied above) regarding our proposed R permit application for sidewalk landscaping in our industrial neighborhood. attached are the drawings and photos we have submitted along with our plant list.

please copy me and keep me in the loop.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609
WHEREAS,  

Roohollah Ahdoot & Afsaneh Ahdoot

446 Towne Avenue

Los Angeles, CA 90013

is the owner of real property, located at

440 Towne Ave & 441 Stanford Ave

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 9-14, 40-42 in Block 10 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30, Pages 9 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and

WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission
to install, construct, maintain, and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to
install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned
lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost,
liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other
person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by
the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way
of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid
losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and
thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy
limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles
as an additional insured.
Continuation Sheet For:

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

___________ day of __________________, 20__________

NAME ______________________________  ___________________________________
Print or Type                                            Signature

NAME ______________________________  ___________________________________
Print or Type                                            Signature

NAME ______________________________  ___________________________________
Print or Type                                            Signature
Continuation Sheet For:

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES) ss.

On this ___________ day of , _____________ 20_____, before me, __________________________,
a Notary Public in and for said County and State, personally appeared

_______________________________________________________________________________________
_______________________________________________________________________________________

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

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

WITNESS my hand and official seal.

_________________________________________        (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on ____________________, 20_____.

BY    __________________________________

District Map No.       127-5A213
Plans Submitted Yes ____    No _____
Waiver Number W - ____________

Eng. 3.685 (Rev. 01-15)  440 Towne Ave & 441 Stanford
Page 3 of 3
Corporation Grant Deed

The undersigned grantor, Marshall & Company, Inc., a corporation organized under the laws of the State of Nevada, hereby grants to

FAMAS, INC., a California corporation

the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

Lots 8 to 21 inclusive and Lots 30 to 35 inclusive, Block 9 of Walter H. Reid's Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30 Page 5 of Miscellaneous Records, in the Office of the County Recorder of said County.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary therein duly authorized.

Date:

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On ___________ before me, the undersigned, a Notary Public in and for said State, personally appeared R. M. WILLIAMS

 declare under the penalties of perjury that the within instrument is his/her free, voluntary act and that the corporate seal and the signature of the corporation, if any, are those of the corporation and are genuine.

Sworn to and subscribed before me this ___________ day of __________, 1976, by the said R. M. WILLIAMS, who is President of the corporation.

This instrument has been recorded in the Office of the County Recorder of the State of California, in the County of Los Angeles in a file of Miscellaneous Records, Book 30, Page 5, Page 5 of said records.

WITNESS my hand and official seal.

[Signature]

JAMES B. ELSNER

NOTARY PUBLIC

This area for official notary seal.

MAIL TAX STATEMENTS AS DIRECTED ABOVE
Individual Grant Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is $1,866.70.

( ) computed on full value of property conveyed, or
( ) computed on full value less value of time and services remaining at time of sale.

( ) Unincorporated area: ( ) City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ROBERT M. SLOAN, an unmarried man

hereby GRANT(S) to HAMASHO INC., a California corporation

the following described real property in the County of Los Angeles, State of California:

Lots 15 to 21 inclusive and Lots 30 to 35 inclusive, Block 9 of Wolfkill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30, Page 9 of Miscellaneous Records, in the Office of the County Recorder of said County.

Date: June 23, 1976

ROBERT M. SLOAN

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I, JAMES D. ELSNER, 201

 Weird, in the year of Our Lord, 1976, before me, the undersigned, Judge of Probate for and on behalf of said State, personally appeared

ROBERT M. SLOAN

known to me to be the person hereinbefore named, and acknowledged that

( ) received the same.

WITNESS my hand and official seal.


MAIL TAX STATEMENTS AS DIRECTED ABOVE
Payment for: Revocable Permit
Reference Number: 2017000125

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<td>miguel</td>
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<tr>
<td>Last Name:</td>
<td>nelson</td>
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<td>5419 hollywood blvd #c201</td>
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<td>phone:</td>
<td>3109226609</td>
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<tr>
<td>Email:</td>
<td><a href="mailto:mf@miguelnelson.com">mf@miguelnelson.com</a></td>
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Card Number: XXXX-XXXX-XXXX-1008
Exp. Month:
Exp. Year:

Settlement:
Bill Amount: $594.92
Bill Date/Time: 04/25/2017
Bill Request ID: 250417B39-524EDC26-3A6A-445C-8428-64E64819726F
**CERTIFICATE OF LIABILITY INSURANCE**

**Date (MM/DD/YYYY):** 03/08/2017

**Certificate Number:** UMEYRIC-01

**Producer:**

Bowermaster & Associates Insurance Agency, Inc.
10805 Holder Street, Suite 350
Cypress, CA 90630

**Contact:** Leticia Padilla

**Phone:** (714) 733-6226

**Fax:** (714) 733-6226

**E-mail:** lpadilla@bowermaster.com

**Insured:**

Umeya Rice Cake Co.
Hamasho Inc.
414 S. Crocker Street
Los Angeles, CA 90013

**Insurer A:** American Fire & Casualty Company

**Insurer B:** Sentinel Insurance Company

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<tr>
<th>COVERAGES</th>
<th>CERTIFICATE NUMBER:</th>
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<tbody>
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<td>A</td>
<td>X COMMERCIAL GENERAL LIABILITY</td>
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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL GENERAL LIABILITY EXTENSION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

<table>
<thead>
<tr>
<th>SUBJECT</th>
<th>PAGE</th>
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<tbody>
<tr>
<td>NON-OWNED AIRCRAFT</td>
<td>2</td>
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<tr>
<td>NON-OWNED WATERCRAFT</td>
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<tr>
<td>PROPERTY DAMAGE LIABILITY – ELEVATORS</td>
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<tr>
<td>EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant’s Property Damage)</td>
<td>2</td>
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<tr>
<td>MEDICAL PAYMENTS EXTENSION</td>
<td>3</td>
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<tr>
<td>EXTENSION OF SUPPLEMENTARY PAYMENTS – COVERAGES A AND B</td>
<td>3</td>
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<tr>
<td>ADDITIONAL INSUREDS – BY CONTRACT, AGREEMENT OR PERMIT</td>
<td>3</td>
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<tr>
<td>PRIMARY AND NON-CONTRIBUTORY – ADDITIONAL INSURED EXTENSION</td>
<td>5</td>
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<tr>
<td>ADDITIONAL INSUREDs – EXTENDED PROTECTION OF YOUR “LIMITS OF INSURANCE”</td>
<td>6</td>
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<tr>
<td>WHO IS AN INSURED – INCIDENTAL MEDICAL ERRORS/MALPRACTICE AND WHO IS AN INSURED – FELLOW EMPLOYEE EXTENSION – MANAGEMENT EMPLOYEES</td>
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<tr>
<td>NEWLY FORMED OR ADDITIONALLY ACQUIRED ENTITIES</td>
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<td>FAILURE TO DISCLOSE HAZARDS AND PRIOR OCCURRENCES</td>
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<td>KNOWLEDGE OF OCCURRENCE, OFFENSE, CLAIM OR SUIT</td>
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<td>LIBERALIZATION CLAUSE</td>
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<td>BODILY INJURY REDEFINED</td>
<td>7</td>
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<td>EXTENDED PROPERTY DAMAGE</td>
<td>8</td>
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<tr>
<td>WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US – WHEN REQUIRED IN A CONTRACT OR AGREEMENT WITH YOU</td>
<td>8</td>
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With respect to coverage afforded by this endorsement, the provisions of the policy apply unless modified by the endorsement.

A. NON-OWNED AIRCRAFT

Under Paragraph 2. Exclusions of Section I – Coverage A - Bodily Injury And Property Damage Liability, exclusion g. Aircraft, Auto Or Watercraft does not apply to an aircraft provided:

1. It is not owned by any insured;
2. It is hired, chartered or loaned with a trained paid crew;
3. The pilot in command holds a currently effective certificate, issued by the duly constituted authority of the United States of America or Canada, designating her or him a commercial or airline pilot; and
4. It is not being used to carry persons or property for a charge.

However, the insurance afforded by this provision does not apply if there is available to the insured other valid and collectible insurance, whether primary, excess (other than insurance written to apply specifically in excess of this policy), contingent or on any other basis, that would also apply to the loss covered under this provision.

B. NON-OWNED WATERCRAFT

Under Paragraph 2. Exclusions of Section I – Coverage A – Bodily Injury And Property Damage Liability, Subparagraph (2) of exclusion g. Aircraft, Auto Or Watercraft is replaced by the following:

This exclusion does not apply to:

(2) A watercraft you do not own that is:
   (a) Less than 52 feet long; and
   (b) Not being used to carry persons or property for a charge.

C. PROPERTY DAMAGE LIABILITY – ELEVATORS

1. Under Paragraph 2. Exclusions of Section I – Coverage A – Bodily Injury And Property Damage Liability, Subparagraphs (3), (4) and (6) of exclusion j. Damage To Property do not apply if such “property damage” results from the use of elevators. For the purpose of this provision, elevators do not include vehicle lifts. Vehicle lifts are lifts or hoists used in automobile service or repair operations.

2. The following is added to Section IV – Commercial General Liability Conditions, Condition 4. Other Insurance, Paragraph b. Excess Insurance:

The insurance afforded by this provision of this endorsement is excess over any property insurance, whether primary, excess, contingent or on any other basis.

D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant’s Property Damage)

If Damage To Premises Rented To You is not otherwise excluded from this Coverage Part:

1. Under Paragraph 2. Exclusions of Section I - Coverage A - Bodily Injury and Property Damage Liability:

   a. The fourth from the last paragraph of exclusion j. Damage To Property is replaced by the following:

   Paragraphs (1), (3) and (4) of this exclusion do not apply to "property damage" (other than damage by fire, lightning, explosion, smoke, or leakage from an automatic fire protection system) to:

   (i) Premises rented to you for a period of 7 or fewer consecutive days; or
   (ii) Contents that you rent or lease as part of a premises rental or lease agreement for a period of more than 7 days.

   Paragraphs (1), (3) and (4) of this exclusion do not apply to "property damage" to contents of premises rented to you for a period of 7 or fewer consecutive days.

   A separate limit of insurance applies to this coverage as described in Section III – Limits of Insurance.
b. The last paragraph of subsection 2. Exclusions is replaced by the following:

Exclusions c. through n. do not apply to damage by fire, lightning, explosion, smoke or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to Damage To Premises Rented To You as described in Section III – Limits Of Insurance.

2. Paragraph 6. under Section III – Limits Of Insurance is replaced by the following:

6. Subject to Paragraph 5. above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage A for damages because of “property damage” to:

a. Any one premise:
   (1) While rented to you; or
   (2) While rented to you or temporarily occupied by you with permission of the owner for damage by fire, lightning, explosion, smoke or leakage from automatic protection systems; or

b. Contents that you rent or lease as part of a premises rental or lease agreement.

3. As regards coverage provided by this provision D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage) - Paragraph 9.a. of Definitions is replaced with the following:

9.a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning, explosion, smoke, or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with the permission of the owner, or for damage to contents of such premises that are included in your premises rental or lease agreement, is not an "insured contract".

E. MEDICAL PAYMENTS EXTENSION

If Coverage C Medical Payments is not otherwise excluded, the Medical Payments provided by this policy are amended as follows:

Under Paragraph 1. Insuring Agreement of Section I – Coverage C – Medical Payments, Subparagraph (b) of Paragraph a. is replaced by the following:

(b) The expenses are incurred and reported within three years of the date of the accident; and

F. EXTENSION OF SUPPLEMENTARY PAYMENTS – COVERAGE A AND B

1. Under Supplementary Payments – Coverages A and B, Paragraph 1.b. is replaced by the following:

b. Up to $3,000 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

2. Paragraph 1.d. is replaced by the following:

d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or “suit”, including actual loss of earnings up to $500 a day because of time off from work.

G. ADDITIONAL INSURED - BY CONTRACT, AGREEMENT OR PERMIT

1. Paragraph 2. under Section II – Who Is An Insured is amended to include as an insured any person or organization whom you have agreed to add as an additional insured in a written contract, written agreement or permit. Such person or organization is an additional insured but only with respect to liability for “bodily injury”, “property damage” or “personal and advertising injury” caused in whole or in part by:

a. Your acts or omissions, or the acts or omissions of those acting on your behalf, in the performance of your on going operations for the additional insured that are the subject of the written contract or written agreement provided that the “bodily injury” or “property damage” occurs, or the “personal and advertising injury” is committed, subsequent to the signing of such written contract or written agreement; or
b. Premises or facilities rented by you or used by you; or

c. The maintenance, operation or use by you of equipment rented or leased to you by such person or organization; or

d. Operations performed by you or on your behalf for which the state or political subdivision has issued a permit subject to the following additional provisions:

(1) This insurance does not apply to “bodily injury”, “property damage”, or “personal and advertising injury” arising out of the operations performed for the state or political subdivision;

(2) This insurance does not apply to “bodily injury” or “property damage” included within the “completed operations hazard”.

(3) Insurance applies to premises you own, rent, or control but only with respect to the following hazards:

a) The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners, or decorations and similar exposures; or

b) The construction, erection, or removal of elevators; or

c) The ownership, maintenance, or use of any elevators covered by this insurance.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

With respect to Paragraph 1.a. above, a person’s or organization’s status as an additional insured under this endorsement ends when:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

With respect to Paragraph 1.b. above, a person’s or organization’s status as an additional insured under this endorsement ends when their written contract or written agreement with you for such premises or facilities ends.

With respects to Paragraph 1.c. above, this insurance does not apply to any “occurrence” which takes place after the equipment rental or lease agreement has expired or you have returned such equipment to the lessor.

The insurance provided by this endorsement applies only if the written contract or written agreement is signed prior to the “bodily injury” or “property damage”.

We have no duty to defend an additional insured under this endorsement until we receive written notice of a “suit” by the additional insured as required in Paragraph b. of Condition 2. Duties In the Event Of Occurrence, Offense, Claim Or Suit under Section IV – Commercial General Liability Conditions.
2. With respect to the insurance provided by this endorsement, the following are added to Paragraph 2.

**Exclusions under Section I - Coverage A - Bodily Injury And Property Damage Liability:**

This insurance does not apply to:

a. “Bodily injury” or “property damage” arising from the sole negligence of the additional insured.

b. “Bodily injury” or “property damage” that occurs prior to you commencing operations at the location where such “bodily injury” or “property damage” occurs.

c. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

   (1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

   (2) Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the “occurrence” which caused the “bodily injury” or “property damage”, or the offense which caused the “personal and advertising injury”, involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

d. “Bodily injury” or “property damage” occurring after:

   (1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

   (2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

e. Any person or organization specifically designated as an additional insured for ongoing operations by a separate **ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS** endorsement issued by us and made a part of this policy.

3. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

a. Required by the contract or agreement; or

b. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

H. **PRIMARY AND NON-CONTRIBUTORY ADDITIONAL INSURED EXTENSION**

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

Condition 4. **Other Insurance of SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

a. The following is added to Paragraph a. **Primary Insurance:**

   If an additional insured's policy has an Other Insurance provision making its policy excess, and you have agreed in a written contract or written agreement to provide the additional insured coverage on a primary and noncontributory basis, this policy shall be primary and we will not seek contribution from the additional insured's policy for damages we cover.
b. The following is added to Paragraph b. Excess Insurance:

When a written contract or written agreement, other than a premises lease, facilities rental contract or agreement, an equipment rental or lease contract or agreement, or permit issued by a state or political subdivision between you and an additional insured does not require this insurance to be primary or primary and non-contributory, this insurance is excess over any other insurance for which the additional insured is designated as a Named Insured.

Regardless of the written agreement between you and an additional insured, this insurance is excess over any other insurance whether primary, excess, contingent or on any other basis for which the additional insured has been added as an additional insured on other policies.

I. ADDITIONAL INSUREDS - EXTENDED PROTECTION OF YOUR “LIMITS OF INSURANCE”

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

1. The following is added to Condition 2. Duties In The Event Of Occurrence, Offense, Claim or Suit:

An additional insured under this endorsement will as soon as practicable:

a. Give written notice of an "occurrence" or an offense that may result in a claim or "suit" under this insurance to us;

b. Tender the defense and indemnity of any claim or "suit" to all insurers whom also have insurance available to the additional insured; and

c. Agree to make available any other insurance which the additional insured has for a loss we cover under this Coverage Part.

d. We have no duty to defend or indemnify an additional insured under this endorsement until we receive written notice of a "suit" by the additional insured.

2. The limits of insurance applicable to the additional insured are those specified in a written contract or written agreement or the limits of insurance as stated in the Declarations of this policy and defined in Section III – Limits of Insurance of this policy, whichever are less. These limits are inclusive of and not in addition to the limits of insurance available under this policy.

J. WHO IS AN INSURED - INCIDENTAL MEDICAL ERRORS / MALPRACTICE

WHO IS AN INSURED - FELLOW EMPLOYEE EXTENSION - MANAGEMENT EMPLOYEES

Paragraph 2.a.(1) of Section II - Who Is An Insured is replaced with the following:

(1) "Bodily injury" or "personal and advertising injury":

(a) To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), to a co-"employee" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;

(b) To the spouse, child, parent, brother or sister of that co-"employee" or "volunteer worker" as a consequence of Paragraph (1) (a) above;

(c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraphs (1) (a) or (b) above; or

(d) Arising out of his or her providing or failing to provide professional health care services. However, if you are not in the business of providing professional health care services or providing professional health care personnel to others, or if coverage for providing professional health care services is not otherwise excluded by separate endorsement, this provision (Paragraph (d)) does not apply.
Paragraphs (a) and (b) above do not apply to “bodily injury” or “personal and advertising injury” caused by an “employee” who is acting in a supervisory capacity for you. Supervisory capacity as used herein means the “employee’s” job responsibilities assigned by you, includes the direct supervision of other “employees” of yours. However, none of these “employees” are insureds for “bodily injury” or “personal and advertising injury” arising out of their willful conduct, which is defined as the purposeful or willful intent to cause “bodily injury” or “personal and advertising injury”, or caused in whole or in part by their intoxication by liquor or controlled substances.

The coverage provided by provision J. is excess over any other valid and collectable insurance available to your “employee”.

K. NEWLY FORMED OR ADDITIONALLY ACQUIRED ENTITIES

Paragraph 3. of Section II - Who Is An Insured is replaced by the following:

3. Any organization you newly acquire or form and over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:

a. Coverage under this provision is afforded only until the expiration of the policy period in which the entity was acquired or formed by you;

b. Coverage A does not apply to “bodily injury” or “property damage” that occurred before you acquired or formed the organization; and

c. Coverage B does not apply to “personal and advertising injury” arising out of an offense committed before you acquired or formed the organization.

d. Records and descriptions of operations must be maintained by the first Named Insured.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations or qualifies as an insured under this provision.

L. FAILURE TO DISCLOSE HAZARDS AND PRIOR OCCURRENCES

Under Section IV – Commercial General Liability Conditions, the following is added to Condition 6. Representations:

Your failure to disclose all hazards or prior “occurrences” existing as of the inception date of the policy shall not prejudice the coverage afforded by this policy provided such failure to disclose all hazards or prior “occurrences” is not intentional.

M. KNOWLEDGE OF OCCURRENCE, OFFENSE, CLAIM OR SUIT

Under Section IV – Commercial General Liability Conditions, the following is added to Condition 2. Duties In The Event of Occurrence, Offense, Claim Or Suit:

Knowledge of an “occurrence”, offense, claim or “suit” by an agent, servant or “employee” of any insured shall not in itself constitute knowledge of the insured unless an insured listed under Paragraph 1. of Section II – Who Is An Insured or a person who has been designated by them to receive reports of “occurrences”, offenses, claims or “suits” shall have received such notice from the agent, servant or “employee”.

N. LIBERALIZATION CLAUSE

If we revise this Commercial General Liability Extension Endorsement to provide more coverage without additional premium charge, your policy will automatically provide the coverage as of the day the revision is effective in your state.

O. BODILY INJURY REDEFINED

Under Section V – Definitions, Definition 3. is replaced by the following:

3. “Bodily Injury” means physical injury, sickness or disease sustained by a person. This includes mental anguish, mental injury, shock, fright or death that results from such physical injury, sickness or disease.
P. EXTENDED PROPERTY DAMAGE

Exclusion a. of COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY is replaced by the following:

a. Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

Q. WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US – WHEN REQUIRED IN A CONTRACT OR AGREEMENT WITH YOU

Under Section IV – Commercial General Liability Conditions, the following is added to Condition 8. Transfer Of Rights Of Recovery Against Others To Us:

We waive any right of recovery we may have against a person or organization because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard" provided:

1. You and that person or organization have agreed in writing in a contract or agreement that you waive such rights against that person or organization; and

2. The injury or damage occurs subsequent to the execution of the written contract or written agreement.
June 6, 2017

Hamisho, Inc
414 Crocker St.
Los Angeles, CA 90013

Attn: Miguel Nelson

417 SOUTH TOWNE AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000125

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to nine (9) feet in the public right-of-way Along Towne Ave.

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit
is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within 180 days from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

[Signature]
Shahin Behdini, P.E.
District Engineer
Central District

SB/WT/SD/DB:jb
Towne Ave.440-446.S.rpr
Enclosure
CC: miguel@marvimon.com
# REVOCABLE PERMIT
## INTER-DEPARTMENTAL ROUTING TRANSMITTAL
City of Los Angeles - Bureau of Engineering

<table>
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<tr>
<th>Submittal of:</th>
<th>Review and approval of proposed landscape behind sidewalk at property line</th>
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<tbody>
<tr>
<td>Applicant</td>
<td>Miguel Nelson</td>
</tr>
<tr>
<td>Address</td>
<td>5419 Hollywood Bld #C201</td>
</tr>
<tr>
<td></td>
<td>Los Angeles, CA 90027</td>
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</table>

<table>
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<th>TO:</th>
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<tbody>
<tr>
<td>Name:</td>
<td>Robert Gutierrez</td>
</tr>
<tr>
<td>Bureau/Group:</td>
<td>Bureau of Street Services, Engineering Division</td>
</tr>
<tr>
<td>Location:</td>
<td>1149 S. Broadway, 4th Floor</td>
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**Date Submitted:** 11.9.17

**Phone:** 310-922-6609

**Fax:**

**Date Submitted:** 213-847-0881

**Phone:** 213-847-0975

**Mail Stop:** 550

---

**PLEASE REVIEW AND RETURN TO:**

<table>
<thead>
<tr>
<th>Name:</th>
<th>Shay Doong</th>
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<tbody>
<tr>
<td>Bureau:</td>
<td>Bureau of Engineering - Central Dist.</td>
</tr>
<tr>
<td>Location:</td>
<td>201 N. Figueroa St, 3rd Floor</td>
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**Date Received:** 11.9.17

**Phone:** 213-482-7062

**Fax:** 213-482-7007

**Mail Stop:** 503

**Email:** Shayvyue.Doong@lacity.org

---

**Reviewer's Name:**

**Date:** 11.9.17

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**R-Permit Ref. No:**

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</tbody>
</table>
Additional Comments:

Approved as noted on plans.

[Signature]
Re: r permit status

miguel nelson <miguel@marvimon.com>  
To: Shawyue Shay Doong <shawyue.doong@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello shay, so do i need to come in and apply again or can you use my original application?

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Fri, Mar 31, 2017 at 2:51 PM, <mglnsn@gmail.com> wrote:
shay, i already applied 2 months ago. do you want me to come in and apply again?

On Mar 31, 2017, at 12:49 PM, Shawyue Shay Doong <shawyue.doong@lacity.org> wrote:

Thanks Ari!

Miguel, please proceed with applying for an R-permit at the counter.

Regards,
Shay

Shawyue "Shay" Doong, P.E.
Central District | Civil Engineer | Permit Services Manager
Bureau of Engineering | Department of Public Works
201 N Figueroa St 3rd Floor, Los Angeles, CA 90012
tel: 213.482.7062 | fax: 213.482.7007 | email: shawyue.doong@lacity.org

On Wed, Mar 29, 2017 at 2:29 PM, Ari Simon <ari.simon@lacity.org> wrote:
Hi Shay,

Wanted to let you know that at this time, Council District 14 is in support of moving forward with an application for R-permits to do beautification work around the area of 4th / Towne as requested by Miguel Nelson.

As the project moves forward, we ask that BOE adhere to the requests made by BSS, asking that a full plan of what exactly will be planted where is included, that any areas of planting are contained by concrete, and that plans comply with BOE's determination of a clear and generally straight path of pedestrian travel.

Let me know if you have any further questions.

Warmly,
Ari

On Tue, Mar 28, 2017 at 5:09 PM miguel nelson <miguel@marvimon.com> wrote:
thanks ari. sorry to be so pesky, but it's already been over 6 weeks since i first contacted you. we are already finished with half of our buildings and ready to start landscaping. please let us know tomorrow if at all possible.

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe
On Tue, Mar 28, 2017 at 3:31 PM, Ari Simon <ari.simon@lacity.org> wrote:
Hi Miguel,

Apologies - we were closed yesterday and last week was extremely busy, especially with Neighborhood Council stuff. I'll get back to you this week.

Thanks,

Ari

On Tue, Mar 28, 2017 at 3:15 PM, miguel nelson <miguel@marvimon.com> wrote:

hello shay, have you heard from CD14. i've been having trouble getting through to ari over the past 7 days. nate, is ari out on vacation?

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

--

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org

--

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org
Fwd: Cultural Affairs Approval
1 message

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:48 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

cultural affairs support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

-------- Forwarded message --------
From: Haroot Avanesian <haroot.avanesian@lacity.org>
Date: Tue, Feb 21, 2017 at 1:49 PM
Subject: Re: Cultural Affairs Approval
To: miguel nelson <miguel@marvimon.com>

Hello Miguel,

I have no problem approving your scheme on behalf of the Cultural Affairs.

Best,

Haroot

On Tue, Feb 21, 2017 at 11:58 AM, miguel nelson <miguel@marvimon.com> wrote:

nice talking with you. here are the photos and drawings we submitted to BOE. please let us know if you have any concerns.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Tue, Feb 21, 2017 at 11:12 AM, Haroot Avanesian <haroot.avanesian@lacity.org> wrote:

Hi Miguel,

Please send project visuals.

Thanks,

Haroot
Fwd: R permit sidewalk landscaping via shay doong

miguel nelson <miguel@marvimon.com>
To: Jacob Bigler <jacob.bigler@lacity.org>

LA DOT support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

-------- Forwarded message --------
From: Wes Pringle <wes.pringle@lacity.org>
Date: Thu, Feb 16, 2017 at 4:53 PM
Subject: Re: R permit sidewalk landscaping via shay doong
To: Shayyue Shay Doong <shawyue.doong@lacity.org>
Cc: James Kho <james.kho@lacity.org>, miguel nelson <miguel@marvimon.com>

Shay,

DOT has reviewed the proposed improvements along 4th Street and Towne Avenue and does not see any areas of concern that would prevent the revocable permit being granted.

Wes

On Thu, Feb 16, 2017 at 2:00 PM, miguel nelson <miguel@marvimon.com> wrote:

hello wes, good talking to you. please review the attached and let shay and i know if you have any issues... please note that our path of travel is level and non-meandering for at least 48" wide along each of our proposed landscaped areas.

best,
miguel

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

--

Wes Pringle, P.E.
Transportation Engineer
Metro Development Review
100 S, Main Street, 9th Floor
Los Angeles, CA 90012
Cell Phone: 213-718-0713
CONFIDENTIALITY NOTICE

This electronic message transmission contains information from the Los Angeles Department of Transportation, which may be confidential. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.
Re: james kho and shawuye shay doong asked me to contact you
2 messages

miguel nelson <miguel@marvimon.com>                      Wed, Jun 7, 2017 at 6:32 PM
To: ralph.avila@lacity.org, Shawuye Shay Doong <shawuye.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

    hello ralph, can you please re-send your approval to shay?

    Miguel Nelson
    Marvimon Productions
    mobile  310 922 6609
    Valentine · Classroom
    Flora Chang · Millwick · SmogShoppe

On Tue, Feb 21, 2017 at 8:33 AM, miguel nelson <miguel@marvimon.com> wrote:
    great speaking with you ralph. please let shawuye doong (copied here) know that you have little or no concern regarding our plan to landscape portions of our sidewalks in our industrial neighborhood between 4th and 5th street between central and crocker ave.
    
    best,
    m

    Miguel Nelson
    Marvimon Productions
    310 922 6609
    Flora Chang · Millwick · SmogShoppe

On Wed, Feb 15, 2017 at 4:14 PM, miguel nelson <miguel@marvimon.com> wrote:
    hello ralph. my neighbors and i are applying for an R permit to landscape portions of our sidewalk in the industrial district just south of little tokyo. james and shawuye in BOE would like to grant our permit, but want your blessing first. apparently landscaping in industrial neighborhoods is rarely requested. anyways, could you please call me to discuss? attached are two of the properties we are discussing. the idea is that landscaping will provide catharsis, beauty, storm water mitigation and deter graffiti. sadly, our neighborhood looks a bit abandoned at the moment. we'd like to breathe some life into it with plants. we love plants.
    
    best,
    miguel

    Miguel Nelson
    Marvimon Productions
    310 922 6609
    Flora Chang · Millwick · SmogShoppe

Ralph Avila <ralph.avila@lacity.org>                      Thu, Jun 8, 2017 at 8:54 AM
To: miguel nelson <miguel@marvimon.com>
Cc: Shawuye Shay Doong <shawuye.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>
Sahy,

There is no POD designation within this area, therefore, there are no restrictions for allowing landscaping along the city parkway.

[Quoted text hidden]

—
Ralph Avila,
Senior City Planner
Valley - Development Services Center
Department of City Planning
6262 Van Nuys Blvd., 2nd Floor
Los Angeles, CA 91401
818.374.9915 (F)818.374.5070
Fwd: shay doong and james kho asked me to contact you
1 message

miguel nelson <miguel@marvimon.com>  Tue, Jun 6, 2017 at 12:50 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

robert gutierrez letter below (urban forestry BSS)

Miguel Nelson
Marvimon Productions
mobile  310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

----- Forwarded message ------
From: Robert Gutierrez <robert.gutierrez@lacity.org>
Date: Fri, Feb 17, 2017 at 9:41 AM
Subject: Fwd: shay doong and james kho asked me to contact you
To: Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>
Cc: miguel nelson <mgnlsn@gmail.com>

Hi again Shay, James,
Per email string below, be advised that should you (BOE) agree to the applicants proposed layout, I (BSS) will review the plans as any other set, and adjust our comments as we do for any site specific conditions.

Have a good weekend.

----- Forwarded message ------
From: <mgnlsn@gmail.com>
Date: Thu, Feb 16, 2017 at 5:44 PM
Subject: Re: shay doong and james kho asked me to contact you
To: Robert Gutierrez <robert.gutierrez@lacity.org>
Cc: miguel nelson <miguel@marvimon.com>

thanks robert, will u please let shay know? i he needs a solid green light from u

mn

On Feb 16, 2017, at 4:39 PM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

Hi Miguel,
Yes, I’m open to remove the plant height restriction on your project because the planting will be next to the building and will not create a screen in front of the sidewalk. We can look at trees if you have a wide enough area (but for security reasons you may not want to plant them as people may be able to climb them and possibly access you structure). In the end, we can work out the planting with you. The more critical component will be to have BOE approve your proposed layout, because it’s non-standard. If BOE is willing to approve the layout, I’ll work with you on the planting to get something that works for you and won’t be a liability for the City.

On Thu, Feb 16, 2017 at 11:48 AM, miguel nelson <miguel@marvimon.com> wrote:

thanks robert. i’m taking your thoughts from last month into consideration. our plant list does include trees and bamboo that can grow much taller than 36”. these would be planted in areas that are 5 to 7 feet wide running 15 to 100 feet along buildings. please call me to discuss. i want to be sure i understand you correctly as we plan ahead. our goal is dense lush understory with tall magnificent over story. the reason we prefer to landscape along buildings is because it frees up our
curbside commercial/passenger loading, it also allows us to curate a convincing looking landscape versus a tree studded sidewalk look. another issue with curbside landscaping is that they tend to get trampled and trashed by commercial/passenger loading and street cleaning.

we are avoiding a meandering path, the sections that may appear to be meandering are outside of straight 4ft path of travel. i will add the 4ft path of travel guide to our drawings for you to review, we too do not want that to meander. (please see quick sketch showing example yellow 4ft path of travel. see, it doesn't actually meander)

please also know that many of the buildings in our area have very few doors or window, they are massive tilt up concrete structures and landsaping directly in front of them tall helps to visually break up their mass and deter graffiti,

and yes, wherever there is an abandoned driveway we will keep 4 feet back from any cross slope greater than 1.48 per ADA code, right?

anyways, thank you for your support. please let BOE know if any of what i've stated above increases your support for our plan.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Thu, Feb 16, 2017 at 9:52 AM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:
All,
A few things to be addressed.
1. We always want landscaping in the parkway, regardless of street classification (including industrial zoned areas). If you look at all the sections in Planning Department's recent documents you will always see a green section next to the sidewalk.

2. BSS will not oppose the proposal but does not support it either for the the following reasons:
   a) The proposed plan is not standard in that the landscaping is next to the building not next to the curb; BSS does not like this layout as it prevents trees from being planted, and trees provide a much greater, longer lasting benefit to the city and the environment than shrubs.
   b) The Pedestrian Access Route (PAR) is not a straight path of travel and there are more conflicts between pedestrians and utilities and street elements which can be difficult to navigate by the physically impaired (imagine being blind and trying to navigate the sidewalk).

3. It's very hard to evaluate the plans as both sites are labeled as 4th and Towne, yet they are very different. Also, the proposed landscaping will prevent the use of shown driveways. Keep in mind that you will need a 4'0" clear path of travel after the driveway; It's hard to tell if the sites can accommodate the planting and a compliant PAR.

In short, if BOE can review and approve the project's ADA compliance, and are willing to approve a non-standard layout, then BSS is willing to review and approve the proposed landscape plans.

As far as plant material goes, we have 4 basic requirements: 1) Plants shall not be thorny or spiny, 2) plants shall not be poisonous, 3) plants shall not be invasive, and 4) plants shall not be taller then 36" in height at maturity.

On Wed, Feb 15, 2017 at 4:27 PM, miguel nelson <miguel@marvimon.com> wrote:
hello robert. good talking to you. please reach out to BOE supervisors shay and james (copied above) regarding our proposed R permit application for sidewalk landscaping in our industrial neighborhood. attached are the drawings and photos we have submitted along with our plant list.

please copy me and keep me in the loop.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609
Robert Gutierrez, Landscape Architect II
(213) 847-0881

Robert Gutierrez, Landscape Architect II
(213) 847-0881

Robert Gutierrez, Landscape Architect II
(213) 847-0881
WHEREAS, Hamasho, Inc.

414 Crocker St

Los Angeles, CA 90013

is the owner of real property, located at

417 S. Towne Ave.

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 22-24 in Block 9 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30, Pages 9 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and

WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.
2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

____________ day of __________________, 20__________

NAME      ______________________________   ___________________________________
Print or Type                                            Signature
NAME      ______________________________   ___________________________________
Print or Type                                            Signature
NAME     ______________________________   ___________________________________
Print or Type                                            Signature
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this ___________ day of , _____________ 20_____, before me, __________________________,
a Notary Public in and for said County and State, personally appeared

_______________________________________________________________________________________
_______________________________________________________________________________________

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

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

WITNESS my hand and official seal.

_________________________________________        (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on ____________________, 20_____.

BY    __________________________________

(Division and District Office)

Plan No.    _____________
Y-Map No. 126A213-A
Drainage Map. No. 516
District Map No. 127-5A213
Plans Submitted Yes ____  No _____
Waiver Number W - ______________
RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Mr. and Mrs. Abdoot
1695 CARLA RIDGE
BEVERLY HILLS, CA. 90210
MAIL TAX STATEMENTS TO
SAME AS ABOVE

(APN: 5147-010-003, 5147-010-030, 5147-010-005, 5147-010-006,
5147-010-007, 5147-010-008, 5147-010-027

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX IS NOT OF PUBLIC RECORD

( ) UNINCORPORATED AREA: (X) CITY OF LOS ANGELES, AND

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TENGU COMPANY, INC., A CALIFORNIA CORPORATION

HEREBY GRANT(S) TO:
ROOHOLL AHDOOT AND APSANEH AHDOOT, HUSBAND AND WIFE AS JOINT TENANTS

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA: AS PER EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF.

DATE: DECEMBER 17, 2002

SEE PAGE TWO FOR SIGNATURE(S)
PAGE TWO - SIGNATURE PAGE OF GRANT DEED

TENGU COMPANY, INC.,
A CALIFORNIA CORPORATION:

BY:

ITS:

STATE OF CALIFORNIA    )
COUNTY OF Los Angeles  )SS

ON December 19, 2002 BEFORE ME, Masayuki Kuwahara, a Notary Public
in and for said State, personally appeared

Masayuki Kuwahara

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 acknowledges to me that he/she executed the same in
His/Her authorized capacity(ies), and that by His/Her
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]

02 3173561
EXHIBIT 'A'

(LEGAL DESCRIPTION)

PARCEL 1:

LOTS 9, 10, 11, 12, 13, 14, 40, 41 AND 42 IN BLOCK 10 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAPRecorded in BOOK 30, PAGE 9, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 5, BLOCK 10 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAPRecorded in BOOK 30, PAGE 9, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOTS 6, 7 AND 8 IN BLOCK 10 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAPRecorded in BOOK 30, PAGE 9, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
STATEMENT OF TAX DUE AND REQUEST THAT TAX DECLARATION NOT BE MADE A PART OF THE PERMANENT RECORD IN THE OFFICE OF THE COUNTY RECORDER

TO: REGISTRAR - RECORDER
CITY OF LOS ANGELES

REQUEST IS HEREBY MADE IN ACCORDANCE WITH THE PROVISIONS OF THE DOCUMENTARY TRANSFER TAX ACT THAT THE AMOUNT OF TAX DUE NOT BE SHOWN ON THE ORIGINAL DOCUMENT WHICH NAMES:

TENGU COMPANY, INC., A CALIFORNIA CORPORATION
(NAME OF ONE GRANTOR OR LESSOR)

AND

ROOHOLLAH AHDOOT AND AFSAEEH AHDOOT,
HUSBAND AND WIFE AS JOINT TENANTS
(NAME OF ONE GRANTEE OR LESSEE)

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
(SHOW NAME, CITY OR UNINCORPORATED)

THE AMOUNT OF TAX DUE ON THE ACCOMPANYING DOCUMENT IS

$1,925.00 COUNTY
$7,875.00 CITY

X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED;

___ COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

(SIGNATURE OF DECLARANT OR AGENT)
SHIRLEY BODENHEDER

(FIRM NAME)
COMMERCE ESCROW COMPANY

NOTE: AFTER THE PERMANENT RECORD IS MADE, THIS FORM WILL BE AFFIXED TO THE CONVEYING DOCUMENT AND RETURNED WITH IT.

02 3173561
EXHIBIT “A”

5147-010-003
5147-010-030
5147-010-005
5147-010-006
5147-010-007
5147-010-008
5147-010-027

02 3173561
This page is part of your document - DO NOT DISCARD

05 0772384

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

8:41 AM APR 04 2005

TITLE(S) : DEED

FEE
FEE $33 LL
A.F.N.F. 94 3

CODE 20

CODE 19

CODE 9 SURVEY MONUMENT FEE $10. CODE 9.5

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink. Number of AIN's Shown

5147-010-030 001

THIS FORM NOT TO BE DUPLICATED
PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:
Michael Harris, Esq.
ROGERS & HARRIS

AND WHEN RECORDED MAIL TO:
Michael Harris, Esq.
ROGERS & HARRIS
3200 Sunset Blvd., Suite 404
Los Angeles, CA 90069-3506

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED
Title of Document

THIS AREA FOR RECORDER'S USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($2.00 Additional Recording Fee Applies)
GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), ROOHOLL AHDOOT & APSANEH AHDOOT, HUSBAND & WIFE AS JOINT TENANTS, grant to ROOHOLL & APSANEH AHDOOT AS TRUSTEES OF THE 2005 Family Trust, all that real property situated in the City of LOS ANGELES, County of CALIFORNIA, described as follows:

The following described Real Property in the city of Los Angeles, County of Los Angeles, State of California: As per Exhibit "A", consisting of 3 parcels, attached hereto and made part hereof.

Also known as: 446 Towne Avenue, Los Angeles, CA 90013

*This conveyance transfers the Grantor's interest into their Revocable Living Trust

Executed on MARCH 14, 2005, at LAS ANGELES, CALIF.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On MARCH 14, 2005, before me, MICHAEL HARRIS, personally appeared Rooholl & Afsaneh Ahdoot, 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(e), 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.

MAIL TAX STATEMENTS TO: 1495 Carla Ridge, Beverly Hills, CA 90210

WOLCOTT'S FORMS 776 - Rev. 3-94b (price class 3A)
EXHIBIT 'A'  
(LEGAL DESCRIPTION)

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CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Ava Ardalan
20000 Ventura Blvd Ste C
Woodland Hills, CA 91364-2635

CONTACT NAME:
E-mail: aardalan@farmersagent.com

INSURED
THE ROOHALLAH & AFSAHEH
446 TOWNE AVE
LOS ANGELES, CA 90013

INSURER A: Truck Insurance Exchange
INSURER B: Farmers Insurance Exchange
INSURER C: Mid Century Insurance Company

COVERAGES

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DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
441 STANFORD AVE, LOS ANGELES, CA 90013

thirty day cancellation notice
ten day notice of cancellation for non-payment

CANCELLATION

Certificate holder and Additional Insured
City of Los Angeles
700 East temple Street
LOS ANGELES, CA 90012

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ACORD 25 (2016/03)
31-1769 11-15

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# REVOCABLE PERMIT

**INTER-DEPARTMENTAL ROUTING TRANSMITTAL**

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

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<td>Applicant</td>
<td>Miguel Nelson</td>
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<tr>
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<td>5419 Hollywood Bld #C201</td>
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<td></td>
<td>Los Angeles, CA 90027</td>
</tr>
<tr>
<td>Contact</td>
<td><a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
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<tr>
<td>Phone</td>
<td>310-922-6609</td>
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**TO:**

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<th>Robert Gutierrez</th>
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<tr>
<td>Phone</td>
<td>213-847-0881</td>
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<tr>
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**PLEASE REVIEW AND RETURN TO:**

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<td>Email</td>
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**Reviewer's Name:**

| Date: | 11.9.17 |

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Additional Comments:

Approved as noted on plans.

[Signature]
**REVOCABLE PERMIT**

**INTER-DEPARTMENTAL ROUTING TRANSMITTAL**

City of Los Angeles – Bureau of Engineering

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<td>Miguel Nelson</td>
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<tr>
<td>Contact:</td>
<td><a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
</tr>
<tr>
<td>Address:</td>
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| TO: | |
| Name: | Robert Gutierrez |
| Bureau/Group: | Bureau of Street Services, Engineering Division |
| Location: | 1149 S. Broadway, 4th Floor |

| Date submitted: | |
| Phone: | 213-847-0881 |
| Fax: | 213-847-0975 |
| Mail Stop: | 550 |

**PLEASE REVIEW AND RETURN TO:**

| Name: | Shay Doong |
| Bureau: | Bureau of Engineering – Central District |
| Location: | 201 N. Figueroa St, 3rd Floor |
| Email: | Shawvyue.Doong@lacity.org |

| Date received: | |
| Phone: | 213-482-7062 |
| Fax: | 213-482-7007 |
| Mail Stop: | 503 |

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**Comments:**
*As Revised by BSS Staff 8/17/2017*

**Recommendation:**

- A – Approved
- B – Approved with Conditions (see Comments)
- C – Not Approved (see Comments)
Re: r permit status

miguel nelson <miguel@marvimon.com>  Mon, Apr 3, 2017 at 5:56 PM
To: Shawyue Shay Doong <shawyue.doong@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello shay, so do i need to come in and apply again or can you use my original application?

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Fri, Mar 31, 2017 at 2:51 PM, <mgnlson@gmail.com> wrote:
shay, i already applied 2 months ago. do you want me to come in and apply again?

On Mar 31, 2017, at 12:49 PM, Shawyue Shay Doong <shawyue.doong@lacity.org> wrote:
Thanks Ari!

Miguel, please proceed with applying for an R-permit at the counter.

Regards,
Shay

Shawyue "Shay" Doong, P.E.
Central District | Civil Engineer | Permit Services Manager
Bureau of Engineering | Department of Public Works
201 N Figueroa St 3rd Floor, Los Angeles, CA 90012
tel: 213.482.7062 | fax: 213.482.7007 | email: shawyue.doong@lacity.org

On Wed, Mar 29, 2017 at 2:29 PM, Ari Simon <ari.simon@lacity.org> wrote: 
Hi Shay,

Wanted to let you know that at this time, Council District 14 is in support of moving forward with an application for R-permits to do beautification work around the area of 4th / Towne as requested by Miguel Nelson.

As the project moves forward, we ask that BOE adhere to the requests made by BSS, asking that a full plan of what exactly will be planted where is included, that any areas of planting are contained by concrete, and that plans comply with BOE’s determination of a clear and generally straight path of pedestrian travel.

Let me know if you have any further questions.

Warmly,
Ari

On Tue, Mar 28, 2017 at 5:09 PM miguel nelson <miguel@marvimon.com> wrote:
thanks ari. sorry to be so pesky, but it's already been over 6 weeks since i first contacted you. we are already finished with half of our buildings and ready to start landscaping. please let us know tomorrow if at all possible.

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe
On Tue, Mar 28, 2017 at 3:31 PM, Ari Simon <ari.simon@lacity.org> wrote:

Hi Miguel,

Apologies - we were closed yesterday and last week was extremely busy, especially with Neighborhood Council stuff. I'll get back to you this week.

Thanks,

Ari

On Tue, Mar 28, 2017 at 3:15 PM, miguel nelson <miguel@marvimon.com> wrote:

hello shay, have you heard from CD14. i've been having trouble getting through to ari over the past 7 days. nate, is ari out on vacation?

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang • Millwick • SmogShoppe

--

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org

--

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org
Fwd: Cultural Affairs Approval

1 message

miguel nelson <miguel@marvimon.com>  Tue, Jun 6, 2017 at 12:48 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

cultural affairs support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

----- Forwarded message -----  
From: Haroot Avanesian <haroot.avanesian@lacity.org>
Date: Tue, Feb 21, 2017 at 1:49 PM
Subject: Re: Cultural Affairs Approval
To: miguel nelson <miguel@marvimon.com>

Hello Miguel,
I have no problem approving your scheme on behalf of the Cultural Affairs.

Best,

Haroot

On Tue, Feb 21, 2017 at 11:58 AM, miguel nelson <miguel@marvimon.com> wrote:

   nice talking with you. here are the photos and drawings we submitted to BOE. please let us know if you have any concerns.

   best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Tue, Feb 21, 2017 at 11:12 AM, Haroot Avanesian <haroot.avanesian@lacity.org> wrote:

Hi Miguel,
Please send project visuals.
Thanks,

Haroot
miguel nelson <miguel@marvimon.com>  
To: Jacob Bigler <jacob.bigler@lacity.org>  

LA DOT support letter below…

Miguel Nelson  
Marvimon Productions  
mobile 310 922 6609

Valentine · Grassroom  
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: Wes Pringle <wes.pringle@lacity.org>  
Date: Thu, Feb 16, 2017 at 4:53 PM  
Subject: Re: R permit sidewalk landscaping via shay doong  
To: Shayuye Shay Doong <shawuye.doong@lacity.org>  
Cc: James Kho <james.kho@lacity.org>, miguel nelson <miguel@marvimon.com>

Shay,

DOT has reviewed the proposed improvements along 4th Street and Towne Avenue and does not see any areas of concern that would prevent the revocable permit being granted.

Wes

On Thu, Feb 16, 2017 at 2:00 PM, miguel nelson <miguel@marvimon.com> wrote:

hello wes, good talking to you. please review the attached and let shay and i know if you have any issues... please note that our path of travel is level and non-meandering for at least 48" wide along each of our proposed landscaped areas.

best,
miguel

Miguel Nelson  
Marvimon Productions  
310 922 6609

Flora Chang · Millwick · SmogShoppe

Wes Pringle. P.E.  
Transportation Engineer  
Metro Development Review  
100 S, Main Street, 9th Floor  
Los Angeles, CA  90012  
Cell Phone: 213-718-0713
CONFIDENTIALITY NOTICE

This electronic message transmission contains information from the Los Angeles Department of Transportation, which may be confidential. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.
Re: james kho and shawuye shay doong asked me to contact you
2 messages

miguel nelson <miguel@marvimon.com> Wed, Jun 7, 2017 at 6:32 PM
To: ralph.avila@lacity.org, Shawuye Shay Doong <shawuye.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello ralph, can you please re-send your approval to shay?

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Classroom
Flora Chang · Millwick · SmogShoppe

On Tue, Feb 21, 2017 at 8:33 AM, miguel nelson <miguel@marvimon.com> wrote:
great speaking with you ralph. please let shay doong (copied here) know that you have little or no concern regarding our plan to landscape portions of our sidewalks in our industrial neighborhood between 4th and 5th street between central and crocker ave.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Wed, Feb 15, 2017 at 4:14 PM, miguel nelson <miguel@marvimon.com> wrote:
hello ralph. my neighbors and i are applying for an R permit to landscape portions of our sidewalk in the industrial district just south of little tokyo. james and shawuye in BOE would like to grant our permit, but want your blessing first. apparently landscaping in industrial neighborhoods is rarely requested. anyways, could you please call me to discuss? attached are two of the properties we are discussing. the idea is that landscaping will provide catharsis, beauty, storm water mitigation and deter graffiti. sadly, our neighborhood looks a bit abandoned at the moment. we'd like to breathe some life into it with plants. we love plants.

best,
miguel

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

Ralph Avila <ralph.avila@lacity.org> Thu, Jun 8, 2017 at 8:54 AM
To: miguel nelson <miguel@marvimon.com>
Cc: Shawuye Shay Doong <shawuye.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>
Sahy,

There is no POD designation within this area, therefore, there are no restrictions for allowing landscaping along the city parkway.

[Quoted text hidden]

Ralph Avila,  
Senior City Planner  
Valley - Development Services Center  
Department of City Planning  
6262 Van Nuys Blvd., 2nd Floor  
Los Angeles, CA 91401  
818.374.9915 (F) 818.374.5070
Fwd: shay doong and james kho asked me to contact you
1 message

miguel nelson <miguel@marvimon.com>
To: Jacob Bigler <jacob.bigler@lacity.org>

robert gutierrez letter below (urban forestry BSS)

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Classroom
Flora Chang · Millwick · SmogShoppe

Tue, Jun 6, 2017 at 12:50 PM

Hi again Shay, James,
Per email string below, be advised that should you (BOE) agree to the applicants proposed layout, I (BSS) will review the plans as any other set, and adjust our comments as we do for any site specific conditions.

Have a good weekend.

——— Forwarded message ————
From: Robert Gutierrez <robert.gutierrez@lacity.org>
Date: Fri, Feb 17, 2017 at 9:41 AM
Subject: Fwd: shay doong and james kho asked me to contact you
To: Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>
Cc: miguel nelson <mgnlsn@gmail.com>

thanks robert, will u please let shay know? i he needs a solid green light from u

——— Forwarded message ————
From: mglnlsn@gmail.com
Date: Thu, Feb 16, 2017 at 5:44 PM
Subject: Re: shay doong and james kho asked me to contact you
To: Robert Gutierrez <robert.gutierrez@lacity.org>
Cc: miguel nelson <miguel@marvimon.com>

On Feb 16, 2017, at 4:39 PM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

Hi Miguel,
Yes, I'm open to remove the plant height restriction on your project because the planting will be next to the building and will not create a screen in front of the sidewalk. We can look at trees if you have a wide enough area (but for security reasons you may not want to plant them as people may be able to climb them and possibly access you structure). In the end, we can work out the planting with you. The more critical component will be to have BOE approve your proposed layout, because it's non-standard. If BOE is willing to approve the layout, I'll work with you on the planting to get something that works for you and won't be a liability for the City.

On Thu, Feb 16, 2017 at 11:48 AM, miguel nelson <miguel@marvimon.com> wrote:

thanks robert. i'm taking your thoughts from last month into consideration. our plant list does include trees and bamboo that can grow much taller than 36". these would be planted in areas that are 5 to 7 feet wide running 15 to 100 feet along buildings. please call me to discuss. i want to be sure i understand you correctly as we plan ahead. our goal is dense lush understory with tall magnificent over story. the reason we prefer to landscape along buildings is because it frees up our
curbside commercial/passenger loading, it also allows us to curate a convincing looking landscape versus a tree studded sidewalk look. another issue with curbside landscaping is that they tend to get trampled and trashed by commercial/passenger loading and street cleaning. 

we are avoiding a meandering path. the sections that may appear to be meandering are outside of straight 4ft path of travel. i will add the 4ft path of travel guide to our drawings for you to review, we too do not want that to meander. (please see quick sketch showing example yellow 4ft path of travel. see, it doesn't actually meander)

please also know that many of the buildings in our area have very few doors or window, they are massive tilt up concrete structures and landscaping directly in front of them tall helps to visually break up their mass and deter graffiti,

and yes, wherever there is an abandoned driveway we will keep 4 feet back from any cross slope greater than 1.48 per ADA code, right?

anyways, thank you for your support. please let BOE know if any of what i've stated above increases your support for our plan.

best,

m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Thu, Feb 16, 2017 at 9:52 AM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

All,
A few things to be addressed.
1. We always want landscaping in the parkway, regardless of street classification (including industrial zoned areas). If you look at all the sections in Planning Department's recent documents you will always see a green section next to the sidewalk.

2. BSS will not oppose the proposal but does not support it either for the the following reasons:
   a) The proposed plan is not standard in that the landscaping is next to the building not next to the curb; BSS does not like this layout as it prevents trees from being planted, and trees provide a much greater, longer lasting benefit to the city and the environment than shrubs.
   b) The Pedestrian Access Route (PAR) is not a straight path of travel and there are more conflicts between pedestrians and utilities and street elements which can be difficult to navigate by the physically impaired (imagine being blind and trying to navigate the sidewalk).

3. It's very hard to evaluate the plans as both sites are labeled as 4th and Towne, yet they are very different. Also, the proposed landscaping will prevent the use of shown driveways. Keep in mind that you will need a 4’-0” clear path of travel after the driveway; it's hard to tell if the sites can accommodate the planting and a compliant PAR.

In short, if BOE can review and approve the project's ADA compliance, and are willing to approve a non-standard layout, then BSS is willing to review and approve the proposed landscape plans.

As far as plant material goes, we have 4 basic requirements: 1) Plants shall not be thorny or spiny, 2) plants shall not be poisonous, 3) plants shall not be invasive, and 4) plants shall not be taller than 36” in height at maturity.

On Wed, Feb 15, 2017 at 4:27 PM, miguel nelson <miguel@marvimon.com> wrote:

hello robert. good talking to you. please reach out to BOE supervisors shay and james (copied above) regarding our proposed R permit application for sidewalk landscaping in our industrial neighborhood. attached are the drawings and photos we have submitted along with our plant list.

please copy me and keep me in the loop.

best,

m

Miguel Nelson
Marvimon Productions
310 922 6609
Payment for: Revocable Permit

Reference Number: 2017000126

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Roohollah Ahdoot & Afsaneh Ahdoot
446 Towne Ave.
Los Angeles, CA 90013

Attn: Miguel Nelson

446 SOUTH TOWNE AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000126

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to nine (9) feet in the public right-of-way along Towne Ave. and encroach up to nine (9) feet in the public right-of-way along 5th St.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder confirmed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the rec ordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit
Roohollah Ahdoot & Afsaneh Ahdoot
June 6, 2017
Page 2

is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

[Signature]
Shahin Behdin, P.E.
District Engineer
Central District

SB/WT/SD/JB:jb
Towne.Ave.446.S.rpr
Enclosure
CC: miguel@marvimon.com
WHEREAS, Roohollah Ahdoot & Afsaneh Ahdoot
446 Towne Avenue
Los Angeles, CA 90013

is the owner of real property, located at
446 Towne Ave

in the City of Los Angeles, County of Los Angeles, State of California, described as
Lots 5-14, 40-42 in Block 10 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30, Pages 9 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and
WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission
to install, construct, maintain, and/or use as temporary improvements
New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.
2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

____________ day of __________________, 20__________

NAME ______________________________   ___________________________________
Print or Type                                            Signature

NAME ______________________________   ___________________________________
Print or Type                                            Signature

NAME     ______________________________   ___________________________________
Print or Type                                            Signature

Eng. 3.685 (Rev. 01-15)                                   446 towne ave

Page 2 of 3
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

    On this __________ day of , __________, 20____, before me, __________________________,
    a Notary Public in and for said County and State, personally appeared

    __________________________________________________________________________________
    __________________________________________________________________________________

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

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

WITNESS my hand and official seal.

______________________________________________________________________________________________
Signature of Notary Public

______________________________________________________________________________________________
(Notary Seal)

Accepted by the City Engineer of the City of Los Angeles on ________________, 20___.

BY ____________________________

_________________________________________ (Division and District Office)

Plan No. ______________
Y-Map No. 126A213-A
Drainage Map. No. 516
District Map No. 127-5A213
Plans Submitted Yes ____ No ____
Waiver Number W - ____________

Eng. 3.685 (Rev. 01-15)  446 Towne Ave
SURVEY MONUMENT FEE $10. CODE 97

GRANT DEED

This conveyance changes the manner in which title is held, VAT 11911.

The undersigned declares that the documentary transfer tax is $3,180.80 and is computed on full value less value of liens and encumbrances remaining at time of transfer, City of Los Angeles.

"Tax Amount" Los Angeles County $ 624.80
"Tax Amount" Los Angeles City $ 2,556.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

D.F. ASSOCIATES, a general partnership

hereby GRANTS to DOIZAKI & SONS, a general partnership, the following described real property situated in the City of Los Angeles, County of Los Angeles, State of California:

FOR LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF BY THIS REFERENCE

Commonly known as 618-624 E. 4th Street, Los Angeles, CA

DATED: September 30, 1991

D.F. ASSOCIATES, a general partnership

By DFP Properties, general partner

By ____________________________

Ernest Y. Doizaki, general partner

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On September 17, 1991, before me, DANIEL PLUCINSKI, a Notary Public in and for said County and State, personally appeared ERNEST Y. DOIZAKI, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public in and for said County and State

[Seal]
EXHIBIT A

Lots 18 and 29 in Block 10 of the Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, as per map recorded in Book 30 Page 9 et seq., of Miscellaneous Records, in the office of the County Recorder of said County.

SUBJECT TO:

Covenants, conditions, restrictions and easements of record.

Commonly known as 618-624 E. 4th St.

APN 5147-010-014}
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<td>miguel</td>
</tr>
<tr>
<td>Last Name:</td>
<td>nelson</td>
</tr>
<tr>
<td>Address:</td>
<td>5419 hollywood blvd #c201</td>
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<tr>
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<tr>
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<td><a href="mailto:mf@miguellnelse.com">mf@miguellnelse.com</a></td>
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**Settlement:**
- Bill Amount: $594.92
- Bill Date/Time: 07/06/2017
- Bill Request ID: 060717A14-BCBF0E46-F2DC-48DB-B759-78FF696ACAE3
October 10, 2017

Doizaki & Sons
550 Ceres Ave
Los Angeles, CA 90013

Attn: Miguel Nelson

618 – 624 EAST 4TH STREET – REVOCCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000193

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to thirty six (36) inches in the public right-of-way along Stanford Ave.:

• New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4ia.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An “A”-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recodtation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit

AN EQUAL EMPLOYMENT OPPORTUNITY EMPLOYER
is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
4th.St.600-616.E.rpr
Enclosure
CC: miguel@marvimon.com
### Reviewable Permit
**INTER-DEPARTMENTAL ROUTING TRANSMITTAL**
**CITY OF LOS ANGELES - BUREAU OF ENGINEERING**

<table>
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<th>Submittal of:</th>
<th>Review and approval of proposed landscape behind sidewalk at property line</th>
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<tbody>
<tr>
<td>Applicant:</td>
<td>Miguel Nelson</td>
</tr>
<tr>
<td>Contact:</td>
<td><a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
</tr>
<tr>
<td>Address:</td>
<td>5419 Hollywood Bld #C201</td>
</tr>
<tr>
<td>Phone:</td>
<td>310-922-6609</td>
</tr>
<tr>
<td>Los Angeles, CA 90027</td>
<td></td>
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<tr>
<td>Fax:</td>
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**TO:**
- **Name:** Robert Gutierrez
- **Phone:** 213-847-0881
- **Bureau/Group:** Bureau of Street Services, Engineering Division
- **Fax:** 213-847-0975
- **Location:** 1149 S. Broadway, 4th Floor
- **Mail Stop:** 550

### PLEASE REVIEW AND RETURN TO:
- **Name:** Shay Doong
- **Bureau:** Bureau of Engineering - Central Dist.
- **Phone:** 213-482-7062
- **Fax:** 213-482-7007
- **Location:** 201 N. Figueroa St, 3rd Floor
- **Mail Stop:** 503
- **Email:** shawnyue.Doong@lacity.org

**Reviewer's Name:**
- **Date:** 11.9.17

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Additional Comments:

Approved as noted re plans.

[Signature]
WHEREAS,  Doizaki & Sons

550 Ceres Avenue

Los Angeles, CA 90013

is the owner of real property, located at

618-624 E 4th St

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 28-29 in Block 10 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30, Pages 9 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and

WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.
2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

___________ day of __________________, 20__________

NAME      ______________________________   ___________________________________
Print or Type                                            Signature

NAME      ______________________________   ___________________________________
Print or Type                                            Signature

NAME     ______________________________   ___________________________________
Print or Type                                            Signature
Continuation Sheet For:

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES) ss.

On this ___________ day of , _____________ 20_____, before me, __________________________, a Notary Public in and for said County and State, personally appeared

_______________________________________________________________________________________
_______________________________________________________________________________________

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

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

WITNESS my hand and official seal.

_________________________________________        (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on ____________________, 20_____.

BY    __________________________________

(Division and District Office)

Plan No.  _________________
Y-Map No.   126A213-B
Drainage Map. No.   516
District Map No.   127-5A215
Plans Submitted Yes ____   No ____
Waiver Number W - _____________

Eng. 3.685 (Rev. 01-15)  618-624 E 4th St  Page 3 of 3
CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
DP Insurance Agency Inc.
1130 S San Gabriel Blvd
San Gabriel, CA 91776
DP Insurance Agency

INSURED
Jennifer Cheng & Thi Chiang,
Duc & Paula Trinh, Partnership
468 E 4th Street
Los Angeles, CA 90013

INSURER(S) AFFORDING COVERAGE
INSURER A: West American Ins Co
NAIC #: 44393

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 191, Additional Remarks Schedule, if more space is required)
1) All terms and conditions are based upon the actual policy.
2) "City of Los Angeles" is hereby named as Additional Insured when required on contract, agreement, or permit per CG86100413.

CERTIFICATE HOLDER
City of Los Angeles
700 East Temple Street
Los Angeles, CA 90012

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
DP Insurance Agency

© 1988-2010 ACORD CORPORATION. All rights reserved.
Recording requested by
And when recorded mail to
And mail future tax document to:
JENNIFER CHENG
4943 Fiseta Ave.
Temple City, CA 91780

GRANT DEED

The undersigned grantors declare that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER

There is no Documentary transfer tax due. This Is a Trust Transfer under § 62(d) of the Revenue and Taxation Code: Transfer to a revocable trust. This conveyance transfers the Grantor's interest into his or her revocable trust. R&T 11930.

GRANTORS: Jennifer Lan Cheng, an unmarried woman, as joint tenant as to an undivided 50% interest, hereby grant to Jennifer Cheng, trustee of The Jennifer Lan Cheng Revocable Trust Dated Oct. 27, 2010, her undivided 50% interest in the following described real property in the County of Los Angeles, State of California: 462-468 E. 4th St., Los Angeles, CA 90013.

Assessor Parcel Number: 5147-008-012; 013,014

Legal Description: Lot(s) 18, 19, 20 and 21 in Block 8 of the Wolfkill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30 Page(s) 9 to 13 inclusive of Maps, in the Office of the County Recorder of Said County.

NOTWITHSTANDING THE PRIOR TITLE OF RECORD, THE GRANTORS AGREE THAT THE REAL PROPERTY CONVEYED HEREBIN IS THEIR COMMUNITY PROPERTY AND SHALL HENCEFORTH RETAIN ITS COMMUNITY PROPERTY CHARACTER.

Dated: Oct. 27, 2010

Grantees:

Jennifer Lan Cheng

State of California
County of Los Angeles

On 10/27/12 before me, Peng Gao, A Notary Public, personally appeared

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 on behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: [Seal]

PENG GAO
COMM. # 1797803
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. MAY 9, 2012
Recording requested by
And when recorded mail to
And mail future tax document to:
David Hung Chiang and Thi Boi Chiang
2928 Spruce Court.
Arcadia, CA 91006

Space above this line for recorder's use

GRANT DEED

The undersigned grantors declare that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER

There is no Documentary transfer tax due. This is a Trust Transfer under § 62(d) of the Revenue and Taxation Code: Transfer to a revocable trust. This conveyance transfers the Grantor’s interest into his or her revocable trust. R&T 11930.

GRANTORS: Thi Boi Chiang, a married woman as her separate properties to an undivided 25% interest, hereby grants to David Hung Chiang and Thi Boi Chiang, trustees of The Chiang Family Trust Dated June 10, 2013, their undivided 25% interest in the following described real property in the County of Los Angeles, State of California: 462-468 E. 4th St., Los Angeles, CA 90013.

Assessor Parcel Number: 5147-008-012;013;014

Legal Description: Lot(s) 18, 19, 20 and 21 in Block 8 of the Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30 Page(s) 9 to 13 inclusive of Maps, in the Office of the County Recorder of Said County.

NOTWITHSTANDING THE PRIOR TITLE OF RECORD, THE GRANTORS AGREE THAT THE REAL PROPERTY CONVEYED HEREIN IS THEIR COMMUNITY PROPERTY AND SHALL HENCEFORTH RETAIN ITS COMMUNITY PROPERTY CHARACTER.

Dated: 6/18/2013

Grantors:

[Signature]

Thi Boi Chiang

State of California
County of Los Angeles

On 6/18/2013, before me, Peng Gao, a Notary Public, personally appeared Thi Boi Chiang, 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 on behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
Signature

[Seal]

PENG GAO
Commission # 1989337
Notary Public - California
Los Angeles County
**Payment for: Revocable Permit**

**Reference Number: 2017000223**

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<tr>
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<td>5419 hollywood blvd #c201</td>
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October 10, 2017

Jennifer Cheng & Thi Chian, Duc & Paula Trinh, Partnership
468 E 4th Street
Los Angeles 90013

Attn: Miguel Nelson

462 - 472 EAST 4TH STREET – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000223

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to five (5) feet along 4th St. and Crocker St.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An “A”-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit
is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

[Signature]

Bammz Sawaya, P.E.
District Engineer
Central District

RSW/SD/JB:jb
4th.St.462-472.E.rpr
Enclosure
CC: miguel@marvimon.com
REVOCABLE PERMIT
INTER-DEPARTMENTAL ROUTING TRANSMITTAL
CITY OF LOS ANGELES - BUREAU OF ENGINEERING

<table>
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<th>Submittal of:</th>
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<tr>
<td>Applicant</td>
<td>Miguel Nelson</td>
</tr>
<tr>
<td>Address</td>
<td>5419 Hollywood Bld #C201</td>
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<td></td>
<td>Los Angeles, CA 90027</td>
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<tr>
<td>Contact</td>
<td><a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
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<tr>
<td>Phone</td>
<td>310-922-6609</td>
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<tr>
<td>Fax</td>
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TO:                                                                 |
Name: Robert Gutierrez                                                |
Bureau/Group: Bureau of Street Services, Engineering Division         |
Location: 1149 S. Broadway, 4th Floor                                 |
Date Submitted: 11.9.17                                                |
Phone: 213-847-0881                                                    |
Fax: 213-847-0975                                                      |
Mail Stop: 550                                                         |

PLEASE REVIEW AND RETURN TO:                                           |
Name: Shay Doong                                                       |
Bureau: Bureau of Engineering - Central Dist.                          |
Location: 201 N. Figueroa St, 3rd Floor                                |
Email: Shayvye.Doong@lacity.org                                        |
Date Received: 11.9.17                                                  |
Phone: 213-482-7062                                                    |
Fax: 213-482-7007                                                      |
Mail Stop: 503                                                         |

Reviewer's Name:                                                      |
Date: 11.9.17                                                          |

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</table>
Additional Comments: Approved as noted on plans. [Signature]
WHEREAS, Jennifer Cheng & Thi Chian, Duc & Paula Trinh, Partnership
468 E 4th Street
Los Angeles, CA 90013

is the owner of real property, located at
462-472 E 4th

in the City of Los Angeles, County of Los Angeles, State of California, described as
Lots 18-21 in Block 8 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30, Pages 9/13 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and
WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission
to install, construct, maintain, New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.
2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this __________ day of __________________, 20__________

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<tr>
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</table>
WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this ___________ day of , _____________ 20_____, before me, __________________________, a Notary Public in and for said County and State, personally appeared

_______________________________________________________________________________________
_______________________________________________________________________________________

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

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

WITNESS my hand and official seal.

_________________________________________        (Notary Seal)

Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on ____________________, 20_____.          Drainage Map. No.    516
BY    __________________________________ District Map No.       127-5A213

_______________________________________ Plans Submitted Yes _   ___       No _____

BY __________________________________

(Waiver Number W - ____________)

Eng. 3.685 (Rev. 01-15) 462-472 E 4th
Corporation Grant Deed

The undersigned grantee(s) declare(s): $820 82-04

The declaration is made on full value of property conveyed, or

1. The consideration is $820 82-04

2. The consideration is $820 82-04

For a valuable consideration, receipt of which is hereby acknowledged,

R. H. SMITH

a corporation organized under the laws of the State of Nevada hereby GRANTS to

FASHION Inc., a California corporation

the following described real property in the City of Los Angeles, State of California:

Lots 5 to 21 inclusive and Lots 30 to 35 inclusive, Block 9 of

Wilshire Orchard Tract, in the City of Los Angeles, County of Los

Angeles, State of California, as per map recorded in Book 30 Page

2 of Miscellaneous Records, in the Office of the County Recorder

of said County.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereto duly authorized.

Dated: .

R. H. SMITH

President and

Secretary

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On this day, before me, the undersigned Public Officer, personally appeared

R. H. SMITH, to me to be the President of the Corporation, and known to me to be

Secretary of the Corporation that executed the

within instrument, to me to be the person who executed the

within instrument, as well as the Corporation above named, and

acknowledges me to me that such Corporation executed the within instru-

ment pursuant to the laws of the State of California and of the Corporation

entire instrument, in accordance with the laws of the State of California.

WITNESSES...

JAMES B. ELSNER

(Please Supply Full Name)

This instrument is hereby acknowledged to be a true and correct copy of the original instrument executed by the grantor(s) or grantee(s) and delivered to me duly authenticated by the seal of the county recorder of the county in which the property is located.

(Seal)

JAMES B. ELSNER

Public Officer

Notary Public in

State of California

For use of Record Title Only

Title Origin No. 24-21-77

Exhibit or Loan No.

Mail Tax Statements as Directed Above
Individual Grant Deed

The undersigned grantor(s) declare(s):

( ) co-owners on full value of property conveyed,
or
( ) co-owners on full value less value of term and encumbrances remaining at time of sale.
( ) Unincorporated area: ( ) City of [Los Angeles]

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert M. Sloan, an unmarried man

hereby GRANT(s) to [Name of Grantee], a California corporation

the following described real property in the City of Los Angeles:

County of Los Angeles, State of California:

Lots 15 to 21 inclusive and Lots 30 to 35 inclusive, Block 9 of
Wolfskill Orchard Tract, in the City of Los Angeles, County of
Los Angeles, State of California, as per map recorded in Book 30
Page 9 of Miscellaneous Records, in the Office of the County
Recorder of said County.

Date: June 23, 1976

Robert M. Sloan

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

( ) 1976, before me, the undersigned, a Notary Public in and for said County, personally appeared

Robert M. Sloan

knowing to me to be the person(s), whose name(s) is/are subscribed to the within
instrument and acknowledged that the same was executed by them.

WITNESS the hand and official seal

Title Order No.: [Title Order Number]

MAIL TAX STATEMENTS AS DIRECTED ABOVE

[Notary Public Stamp]
CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFER NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. IF SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License #: 0D79613
Bowermaster & Associates Insurance Agency, Inc.
10805 Holder Street, Suite 350
Cypress, CA 90630

CONTACT NAME: Leticia Padilla
PHONE: (714) 733-6226
FAX: (714) 733-6226
E-MAIL ADDRESS: lpadilla@bowermaster.com

INSURER(S) AFFORDING COVERAGE

INSURER A: American Fire & Casualty Company
11000

INSURED

Umeya Rice Cake Co.
Hamasho Inc.
414 S. Crocker Street
Los Angeles, CA 90013

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

AUTHORIZED REPRESENTATIVE

CERTIFICATE NUMBER: REVISION NUMBER:

COVERAGES

A COMMERCIAL GENERAL LIABILITY

B AUTOBONLIABILIT

UMBERLLA LIAB

EXCESS LIAB

WORKERS COMPENSATION AND EMPLOYEERS' LIABILITY

A

A

A

B

NOTE: Limits shown may have been reduced by paid claims.

BWERERS COMPENSATION AND EMOYEERS' LIABILITY

ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N

Mandatory in NH

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Los Angeles is additional Insured as respects to General Liability per form CG88100413.

CERTIFICATE HOLDER

City of Los Angeles
700 East Temple Street
Los Angeles, CA 90012

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD
THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL GENERAL LIABILITY EXTENSION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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<td>MEDICAL PAYMENTS EXTENSION</td>
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<td>EXTENSION OF SUPPLEMENTARY PAYMENTS – COVERAGES A AND B</td>
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<td>PRIMARY AND NON-CONTRIBUTORY – ADDITIONAL INSURED EXTENSION</td>
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<tr>
<td>ADDITIONAL INSURED – EXTENDED PROTECTION OF YOUR “LIMITS OF INSURANCE”</td>
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<td>WHO IS AN INSURED – INCIDENTAL MEDICAL ERRORS/MALPRACTICE AND WHO IS AN INSURED – FELLOW EMPLOYEE EXTENSION – MANAGEMENT EMPLOYEES</td>
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<td>LIBERALIZATION CLAUSE</td>
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<td>BODILY INJURY REDEFINED</td>
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<td>EXTENDED PROPERTY DAMAGE</td>
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<td>WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US – WHEN REQUIRED IN A CONTRACT OR AGREEMENT WITH YOU</td>
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With respect to coverage afforded by this endorsement, the provisions of the policy apply unless modified by the endorsement.

A. NON-OWNED AIRCRAFT

Under Paragraph 2. Exclusions of Section I – Coverage A - Bodily Injury And Property Damage Liability, exclusion g. Aircraft, Auto Or Watercraft does not apply to an aircraft provided:

1. It is not owned by any insured;
2. It is hired, chartered or loaned with a trained paid crew;
3. The pilot in command holds a currently effective certificate, issued by the duly constituted authority of the United States of America or Canada, designating her or him a commercial or airline pilot; and
4. It is not being used to carry persons or property for a charge.

However, the insurance afforded by this provision does not apply if there is available to the insured other valid and collectible insurance, whether primary, excess (other than insurance written to apply specifically in excess of this policy), contingent or on any other basis, that would also apply to the loss covered under this provision.

B. NON-OWNED WATERCRAFT

Under Paragraph 2. Exclusions of Section I – Coverage A – Bodily Injury And Property Damage Liability, Subparagraph (2) of exclusion g. Aircraft, Auto Or Watercraft is replaced by the following:

This exclusion does not apply to:

(2) A watercraft you do not own that is:
   (a) Less than 52 feet long; and
   (b) Not being used to carry persons or property for a charge.

C. PROPERTY DAMAGE LIABILITY – ELEVATORS

1. Under Paragraph 2. Exclusions of Section I – Coverage A – Bodily Injury And Property Damage Liability, Subparagraphs (3), (4) and (6) of exclusion j. Damage To Property do not apply if such “property damage” results from the use of elevators. For the purpose of this provision, elevators do not include vehicle lifts. Vehicle lifts are lifts or hoists used in automobile service or repair operations.

2. The following is added to Section IV – Commercial General Liability Conditions, Condition 4. Other Insurance, Paragraph b. Excess Insurance:

The insurance afforded by this provision of this endorsement is excess over any property insurance, whether primary, excess, contingent or on any other basis.

D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage)

If Damage To Premises Rented To You is not otherwise excluded from this Coverage Part:

1. Under Paragraph 2. Exclusions of Section I - Coverage A - Bodily Injury and Property Damage Liability:

   a. The fourth from the last paragraph of exclusion j. Damage To Property is replaced by the following:

      Paragraphs (1), (3) and (4) of this exclusion do not apply to "property damage" (other than damage by fire, lightning, explosion, smoke, or leakage from an automatic fire protection system) to:

      (i) Premises rented to you for a period of 7 or fewer consecutive days; or
      (ii) Contents that you rent or lease as part of a premises rental or lease agreement for a period of more than 7 days.

      Paragraphs (1), (3) and (4) of this exclusion do not apply to "property damage" to contents of premises rented to you for a period of 7 or fewer consecutive days.

      A separate limit of insurance applies to this coverage as described in Section III – Limits of Insurance.
b. The last paragraph of subsection 2. Exclusions is replaced by the following:

Exclusions c. through n. do not apply to damage by fire, lightning, explosion, smoke or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to Damage To Premises Rented To You as described in Section III – Limits Of Insurance.

2. Paragraph 6. under Section III – Limits Of Insurance is replaced by the following:

6. Subject to Paragraph 5. above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage A for damages because of "property damage" to:

a. Any one premise:

(1) While rented to you; or

(2) While rented to you or temporarily occupied by you with permission of the owner for damage by fire, lightning, explosion, smoke or leakage from automatic protection systems; or

b. Contents that you rent or lease as part of a premises rental or lease agreement.

3. As regards coverage provided by this provision D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage) - Paragraph 9.a. of Definitions is replaced with the following:

9.a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning, explosion, smoke, or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with the permission of the owner, or for damage to contents of such premises that are included in your premises rental or lease agreement, is not an "insured contract".

E. MEDICAL PAYMENTS EXTENSION

If Coverage C Medical Payments is not otherwise excluded, the Medical Payments provided by this policy are amended as follows:

Under Paragraph 1. Insuring Agreement of Section I – Coverage C – Medical Payments, Subparagraph (b) of Paragraph a. is replaced by the following:

(b) The expenses are incurred and reported within three years of the date of the accident; and

F. EXTENSION OF SUPPLEMENTARY PAYMENTS – COVERAGES A AND B

1. Under Supplementary Payments – Coverages A and B, Paragraph 1.b. is replaced by the following:

b. Up to $3,000 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

2. Paragraph 1.d. is replaced by the following:

d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to $500 a day because of time off from work.

G. ADDITIONAL INSUREDS - BY CONTRACT, AGREEMENT OR PERMIT

1. Paragraph 2. under Section II – Who Is An Insured is amended to include as an insured any person or organization whom you have agreed to add as an additional insured in a written contract, written agreement or permit. Such person or organization is an additional insured but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part by:

a. Your acts or omissions, or the acts or omissions of those acting on your behalf, in the performance of your on going operations for the additional insured that are the subject of the written contract or written agreement provided that the “bodily injury” or “property damage” occurs, or the “personal and advertising injury” is committed, subsequent to the signing of such written contract or written agreement; or
b. Premises or facilities rented by you or used by you; or

c. The maintenance, operation or use by you of equipment rented or leased to you by such person or organization; or

d. Operations performed by you or on your behalf for which the state or political subdivision has issued a permit subject to the following additional provisions:

   (1) This insurance does not apply to “bodily injury”, “property damage”, or “personal and advertising injury” arising out of the operations performed for the state or political subdivision;

   (2) This insurance does not apply to “bodily injury” or “property damage” included within the “completed operations hazard”.

   (3) Insurance applies to premises you own, rent, or control but only with respect to the following hazards:

      a) The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners, or decorations and similar exposures; or

      b) The construction, erection, or removal of elevators; or

      c) The ownership, maintenance, or use of any elevators covered by this insurance.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

With respect to Paragraph 1.a. above, a person’s or organization’s status as an additional insured under this endorsement ends when:

   (1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

   (2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

With respect to Paragraph 1.b. above, a person’s or organization’s status as an additional insured under this endorsement ends when their written contract or written agreement with you for such premises or facilities ends.

With respect to Paragraph 1.c. above, this insurance does not apply to any “occurrence” which takes place after the equipment rental or lease agreement has expired or you have returned such equipment to the lessor.

The insurance provided by this endorsement applies only if the written contract or written agreement is signed prior to the “bodily injury” or “property damage”.

We have no duty to defend an additional insured under this endorsement until we receive written notice of a “suit” by the additional insured as required in Paragraph b. of Condition 2. Duties In the Event Of Occurrence, Offense, Claim Or Suit under Section IV – Commercial General Liability Conditions.

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2. With respect to the insurance provided by this endorsement, the following are added to Paragraph 2.

**Exclusions under Section I - Coverage A - Bodily Injury And Property Damage Liability:**

This insurance does not apply to:

a. “Bodily injury” or “property damage” arising from the sole negligence of the additional insured.

b. “Bodily injury” or “property damage” that occurs prior to you commencing operations at the location where such “bodily injury” or “property damage” occurs.

c. “Bodily injury”, "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

   (1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

   (2) Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the “occurrence” which caused the “bodily injury” or “property damage”, or the offense which caused the “personal and advertising injury”, involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

d. “Bodily injury” or “property damage” occurring after:

   (1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

   (2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

e. Any person or organization specifically designated as an additional insured for ongoing operations by a separate ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS endorsement issued by us and made a part of this policy.

3. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

a. Required by the contract or agreement; or

b. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

H. PRIMARY AND NON-CONTRIBUTORY ADDITIONAL INSURED EXTENSION

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

Condition 4. Other Insurance of SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS is amended as follows:

a. The following is added to Paragraph a. Primary Insurance:

   If an additional insured's policy has an Other Insurance provision making its policy excess, and you have agreed in a written contract or written agreement to provide the additional insured coverage on a primary and noncontributory basis, this policy shall be primary and we will not seek contribution from the additional insured's policy for damages we cover.
b. The following is added to Paragraph b. Excess Insurance:

When a written contract or written agreement, other than a premises lease, facilities rental contract or agreement, an equipment rental or lease contract or agreement, or permit issued by a state or political subdivision between you and an additional insured does not require this insurance to be primary or primary and non-contributory, this insurance is excess over any other insurance for which the additional insured is designated as a Named Insured.

Regardless of the written agreement between you and an additional insured, this insurance is excess over any other insurance whether primary, excess, contingent or on any other basis for which the additional insured has been added as an additional insured on other policies.

I. ADDITIONAL INSUREDS - EXTENDED PROTECTION OF YOUR “LIMITS OF INSURANCE”

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

1. The following is added to Condition 2. Duties In The Event Of Occurrence, Offense, Claim or Suit:

An additional insured under this endorsement will as soon as practicable:

a. Give written notice of an "occurrence" or an offense that may result in a claim or “suit” under this insurance to us;

b. Tender the defense and indemnity of any claim or “suit” to all insurers whom also have insurance available to the additional insured; and

c. Agree to make available any other insurance which the additional insured has for a loss we cover under this Coverage Part.

d. We have no duty to defend or indemnify an additional insured under this endorsement until we receive written notice of a "suit" by the additional insured.

2. The limits of insurance applicable to the additional insured are those specified in a written contract or written agreement or the limits of insurance as stated in the Declarations of this policy and defined in Section III – Limits of Insurance of this policy, whichever are less. These limits are inclusive of and not in addition to the limits of insurance available under this policy.

J. WHO IS AN INSURED - INCIDENTAL MEDICAL ERRORS / MALPRACTICE
WHO IS AN INSURED - FELLOW EMPLOYEE EXTENSION - MANAGEMENT EMPLOYEES

Paragraph 2.a.(1) of Section II - Who Is An Insured is replaced with the following:

(1) "Bodily injury" or "personal and advertising injury":

(a) To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), to a co-"employee" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;

(b) To the spouse, child, parent, brother or sister of that co-"employee" or "volunteer worker" as a consequence of Paragraph (1) (a) above;

(c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraphs (1) (a) or (b) above; or

(d) Arising out of his or her providing or failing to provide professional health care services. However, if you are not in the business of providing professional health care services or providing professional health care personnel to others, or if coverage for providing professional health care services is not otherwise excluded by separate endorsement, this provision (Paragraph (d)) does not apply.
Paragraphs (a) and (b) above do not apply to “bodily injury” or “personal and advertising injury” caused by an “employee” who is acting in a supervisory capacity for you. Supervisory capacity as used herein means the “employee’s” job responsibilities assigned by you, includes the direct supervision of other “employees” of yours. However, none of these “employees” are insureds for “bodily injury” or “personal and advertising injury” arising out of their willful conduct, which is defined as the purposeful or willful intent to cause “bodily injury” or “personal and advertising injury”, or caused in whole or in part by their intoxication by liquor or controlled substances.

The coverage provided by provision J. is excess over any other valid and collectable insurance available to your “employee”.

K. NEWLY FORMED OR ADDITIONALLY ACQUIRED ENTITIES

Paragraph 3. of Section II - Who Is An Insured is replaced by the following:

3. Any organization you newly acquire or form and over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:
   a. Coverage under this provision is afforded only until the expiration of the policy period in which the entity was acquired or formed by you;
   b. Coverage A does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and
   c. Coverage B does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.
   d. Records and descriptions of operations must be maintained by the first Named Insured.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations or qualifies as an insured under this provision.

L. FAILURE TO DISCLOSE HAZARDS AND PRIOR OCCURRENCES

Under Section IV – Commercial General Liability Conditions, the following is added to Condition 6. Representations:

Your failure to disclose all hazards or prior “occurrences” existing as of the inception date of the policy shall not prejudice the coverage afforded by this policy provided such failure to disclose all hazards or prior “occurrences” is not intentional.

M. KNOWLEDGE OF OCCURRENCE, OFFENSE, CLAIM OR SUIT

Under Section IV – Commercial General Liability Conditions, the following is added to Condition 2. Duties In The Event of Occurrence, Offense, Claim Or Suit:

Knowledge of an “occurrence”, offense, claim or “suit” by an agent, servant or “employee” of any insured shall not in itself constitute knowledge of the insured unless an insured listed under Paragraph 1. of Section II – Who Is An Insured or a person who has been designated by them to receive reports of "occurrences", offenses, claims or "suits" shall have received such notice from the agent, servant or “employee”.

N. LIBERALIZATION CLAUSE

If we revise this Commercial General Liability Extension Endorsement to provide more coverage without additional premium charge, your policy will automatically provide the coverage as of the day the revision is effective in your state.

O. BODILY INJURY REDEFINED

Under Section V – Definitions, Definition 3. is replaced by the following:

3. “Bodily Injury” means physical injury, sickness or disease sustained by a person. This includes mental anguish, mental injury, shock, fright or death that results from such physical injury, sickness or disease.
P. EXTENDED PROPERTY DAMAGE

Exclusion a. of COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY is replaced by the following:

   a. Expected Or Intended Injury

   "Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

Q. WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US – WHEN REQUIRED IN A CONTRACT OR AGREEMENT WITH YOU

Under Section IV – Commercial General Liability Conditions, the following is added to Condition 8. Transfer Of Rights Of Recovery Against Others To Us:

We waive any right of recovery we may have against a person or organization because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard" provided:

1. You and that person or organization have agreed in writing in a contract or agreement that you waive such rights against that person or organization; and

2. The injury or damage occurs subsequent to the execution of the written contract or written agreement.
October 10, 2017

Hamasho, Inc. a California Corporation
414 Crocker Avenue
Los Angeles 90013

Attn: Miguel Nelson

412 - 426 South Crocker Street - Revocable Permit Requirements - Application Reference No. 2017000240

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to three (3) feet along Crocker St.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A" - Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recording of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit...
is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within 180 days from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
Crocker.St.412-426.S.rpr
Enclosure
CC: miguel@marvimon.com
## Revocable Permit
### Inter-Departmental Routing Transmittal

**CITY OF LOS ANGELES - BUREAU OF ENGINEERING**

<table>
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<tr>
<th><strong>Submittal of:</strong></th>
<th>Review and approval of proposed landscape behind sidewalk at property line</th>
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</thead>
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<tr>
<td><strong>Applicant:</strong></td>
<td>Miguel Nelson</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>5419 Hollywood Bld #C201</td>
</tr>
<tr>
<td></td>
<td>Los Angeles, CA 90027</td>
</tr>
<tr>
<td><strong>Contact:</strong></td>
<td><a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
</tr>
<tr>
<td><strong>Phone:</strong></td>
<td>310-922-6609</td>
</tr>
<tr>
<td><strong>Fax:</strong></td>
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**TO:**

| **Name:**         | Robert Gutierrez                                                        |
| **Phone:**        | 213-847-0881                                                            |
| **Fax:**          | 213-847-0975                                                            |
| **Bureau/Group:** | Bureau of Street Services, Engineering Division                         |
| **Location:**     | 1149 S. Broadway, 4th Floor                                            |
| **Mail Stop:**    | 550                                                                     |

### Please Review and Return To:

| **Name:**         | Shay Doong                                                              |
| **Phone:**        | 213-482-7062                                                            |
| **Fax:**          | 213-482-7007                                                            |
| **Bureau:**       | Bureau of Engineering - Central Dist.                                  |
| **Location:**     | 201 N. Figueroa St, 3rd Floor                                          |
| **Mail Stop:**    | 503                                                                    |
| **Email:**        | Shayvyue.Doong@lacity.org                                               |

**Reviewer's Name:**

**Recommendation:**

**Comments:**

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Additional Comments:

Approved as noted on plans.

[Signature]
# Payment for: Revocable Permit

Reference Number: 2017000240

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<tr>
<td><strong>First Name:</strong></td>
<td>miguel</td>
</tr>
<tr>
<td><strong>Last Name:</strong></td>
<td>nelson</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>5419 hollywood blvd #c201</td>
</tr>
<tr>
<td><strong>City:</strong></td>
<td>Los Angeles</td>
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<tr>
<td><strong>State:</strong></td>
<td>CA</td>
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<tr>
<td><strong>Zip:</strong></td>
<td>90027</td>
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<tr>
<td><strong>phone:</strong></td>
<td>3109226609</td>
</tr>
<tr>
<td><strong>Email:</strong></td>
<td><a href="mailto:mf@miguelnelson.com">mf@miguelnelson.com</a></td>
</tr>
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| **Card Number:** | XXXX-XXXX-XXXX-1008 |
| **Exp. Month:**  |  |
| **Exp. Year:**   |  |

## Settlement:

| **Bill Amount:** | $594.92 |
| **Bill Date/Time:** | 08/01/2017 |
| **Bill Request ID:** | 010817A15-D76D0DE3-493F-4CC0-A641-8A76DD93B13B |
WHEREAS, Hamasho, inc a California corporations
414 Crocker Avenue
Los Angeles, CA 90013

is the owner of real property, located at
412-426 Crocker St.

in the City of Los Angeles, County of Los Angeles, State of California, described as
Lots 21 in Block 9 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30, Pages 9/13 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and
WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission
to install, construct, maintain, and/or use as temporary improvements
New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to
install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned
lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost,
liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other
person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by
the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way
of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid
losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and
thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy
limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles
as an additional insured.
WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

____________ day of __________________, 20__________

NAME  ______________________________   ___________________________________
Print or Type                                            Signature

NAME  ______________________________   ___________________________________
Print or Type                                            Signature

NAME  ______________________________   ___________________________________
Print or Type                                            Signature
Continuation Sheet For:

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES) ss.

On this ___________ day of , _____________ 20_____, before me, __________________________, a Notary Public in and for said County and State, personally appeared

_______________________________________________________________________________________
_______________________________________________________________________________________

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

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

WITNESS my hand and official seal.

_________________________________________        (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on ____________________, 20_____.

BY    __________________________________

Plan No.  ________________
Y-Map No.  126A213-A
Drainage Map. No.  516
District Map No.  127-5A213
Plans Submitted Yes ____    No _____
Waiver Number W - ____________
Corporation Grant Deed

The undersigned grantor(s) declare(s):

[ Rogue text: Documentary transfer tax is $302.50 ]

(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: (X) City of [rogue text: LOS ANGELES], and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CITY TOOL WORKS, INC., a corporation organized under the laws of the State of CALIFORNIA hereby GRANTS to

RANKO IWAII AND KATSUYA IWAII, HUSBAND AND WIFE AS COMMUNITY PROPERTY

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

LOTS 30 AND 31 IN BLOCK 10 OF THE WOLFSKILL ORCHARD TRACT, AS PER MAP RECORDED IN BOOK 36 PAGE(S) 9 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereunto duly authorized.

Dated SEPTEMBER 22, 1987

STATE OF CALIFORNIA
COUNTY OF

On [rogue text: WITNESS ]ME, before me, the undersigned, a Notary Public in and for said State, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the [rogue text: President, and ]

personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the [rogue text: President, and ]

Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature

Title Order No. 1341-2

Mail Tax Statements as Directed Above
State of CA

County of LA

On this the 23 day of Sept 1987 before me, 

WALTER R. DOCTOR

the undersigned Notary Public, personally appeared

WILLIAM N. LUDLOW

I personally known to me
proved to me on the basis of satisfactory evidence
to be the person(s) who executed the within instrument as
SECRETARY or on behalf of the corporation therein
named, and acknowledged to me that the corporation executed it.
WITNESS my hand and official seal.

87-1615782

Notary’s Signature

TICOR TITLE INSURANCE

87-1615782

State of California
COUNTY OF Los Angeles

On October 6, 1987 before me, the undersigned, a Notary Public in and for
said State, personally appeared

WILLIAM N. LUDLOW

personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the
President, and

proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of the board of directors.
WITNESS my hand and official seal.

Signature

(This area for official notarial seal)
model of mikibahmunon
Concept: Architect: Nelson 310 622 6669
411 South Street
Page 1 of 2 - Plan view Diagram
Application Ref: 2017/0024
# Revocable Permit

## Inter-Departmental Routing Transmittal

**CITY OF LOS ANGELES - BUREAU OF ENGINEERING**

<table>
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<th>Submittal of:</th>
<th>Review and approval of proposed landscape behind sidewalk at property line</th>
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<tbody>
<tr>
<td>Applicant:</td>
<td>Miguel Nelson</td>
</tr>
<tr>
<td>Contact:</td>
<td><a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
</tr>
<tr>
<td>Address:</td>
<td>5419 Hollywood Bld #C201</td>
</tr>
<tr>
<td>Phone:</td>
<td>310-922-6609</td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
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<tr>
<td>Los Angeles, CA 90027</td>
<td></td>
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**TO:**

<table>
<thead>
<tr>
<th>Name:</th>
<th>Robert Gutierrez</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone:</td>
<td>213-847-0881</td>
</tr>
<tr>
<td>Fax:</td>
<td>213-847-0975</td>
</tr>
<tr>
<td>Bureau/Group:</td>
<td>Bureau of Street Services, Engineering Division</td>
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<tr>
<td>Location:</td>
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<tr>
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**PLEASE REVIEW AND RETURN TO:**

<table>
<thead>
<tr>
<th>Name:</th>
<th>Shay Doong</th>
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<tbody>
<tr>
<td>Phone:</td>
<td>213-482-7062</td>
</tr>
<tr>
<td>Fax:</td>
<td>213-482-7007</td>
</tr>
<tr>
<td>Bureau:</td>
<td>Bureau of Engineering - Central Dist.</td>
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<tr>
<td>Location:</td>
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<td>Mail Stop:</td>
<td>503</td>
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<tr>
<td>Email:</td>
<td><a href="mailto:Shaywue.Doong@lacity.org">Shaywue.Doong@lacity.org</a></td>
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| Reviewer's Name: |                                                                  |
|------------------|                                                                  |
| Date:            | 11/9/17                                                            |

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Additional Comments:

Approved as noted on plans.

[Signature]
Payment for: Revocable Permit
Reference Number: 2017000241

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<tbody>
<tr>
<td>First Name:</td>
<td>miguel</td>
</tr>
<tr>
<td>Last Name:</td>
<td>nelson</td>
</tr>
<tr>
<td>Address:</td>
<td>5419 hollywood blvd #c201</td>
</tr>
<tr>
<td>City:</td>
<td>Los Angeles</td>
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<tr>
<td>State:</td>
<td>CA</td>
</tr>
<tr>
<td>Zip:</td>
<td>90027</td>
</tr>
<tr>
<td>phone:</td>
<td>3109226609</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:mf@miguelnelson.com">mf@miguelnelson.com</a></td>
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**Settlement:**

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October 10, 2017

Ranko Iwai & Katsuya Iwai
411 Stanford Avenue
Los Angeles CA 90013

Attn: Miguel Nelson

411 SOUTH STANFORD AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000241

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to three (3) feet along Stanford Ave.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An “A”-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder confirmed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recodarion of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit
is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within 180 days from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

[Signature]
Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
Stanford Ave. 411 S. rpr
Enclosure
CC: miguel@marvimon.com
WHEREAS,  Ranko Iwai & Katsuya Iwai
411 Stanford Avenue
Los Angeles, CA 90013

is the owner of real property, located at
411 S. Stanford Avenue

in the City of Los Angeles, County of Los Angeles, State of California, described as
Lots 30-31 in Block 10 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30, Pages 9 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and

WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission
to install, construct, maintain, and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to
install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned
lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost,
liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other
person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by
the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way
of the City. Permitee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid
losses, damages or claims or of any action or actions based thereon. Permitee further agrees to acquire and
thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy
limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles
as an additional insured.
2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this 

____________ day of ________________, 20__________

NAME ______________________________   ___________________________________
Print or Type                                            Signature

NAME ______________________________   ___________________________________
Print or Type                                            Signature

NAME ______________________________   ___________________________________
Print or Type                                            Signature
WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this ___________ day of , _____________ 20_____, before me, __________________________,
a Notary Public in and for said County and State, personally appeared

_______________________________________________________________________________________
_______________________________________________________________________________________

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

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

WITNESS my hand and official seal.

_________________________________________        (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on ____________________, 20_____.          Drainage Map. No.    516
BY    __________________________________ District Map No.       127-5A215
BY

Eng. 3.685 (Rev. 01-15) 411 S. Stanford Avenue
**Certificate of Liability Insurance**

**Client#: 47531**

**BELVE**

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. IF SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

**PRODUCER**

Tegner-Miller Insurance  
License #0K07568  
2001 Wilshire Blvd., #101  
Santa Monica, CA 90403

**INSURED**

Belvedere Industry, LLC  
2000 S. Santa Fe Ave.  
Compton, CA 90221

**CONTACT**

NAME:  
PHONE (A/C No, Ext): 310 828-9662  
FAX (A/C, No, Ext): 310-453-7971

**INSURER(S) AFFORDING COVERAGE**

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**COVERAGES**

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**AUTOMOBILE LIABILITY**

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**OCCUR | CLAIMS-MADE**

**OED RETENTION**

**WORKERS COMPENSATION AND EMPLOYEERS’ LIABILITY**

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<tr>
<td></td>
<td>E / L. DISEASE - EA EMPLOYEE</td>
</tr>
<tr>
<td></td>
<td>E / L. DISEASE - POLICY LIMIT</td>
</tr>
</tbody>
</table>

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES**

Certificate Holder is additional insured when required by contract as respects to General Liability for the following location under the named insureds policy: 424-426 Towne Ave, Los Angeles CA 90013.

**CERTIFICATE HOLDER**

City of Los Angeles  
700 East Temple Street  
Los Angeles CA 90012

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

**AUTHORIZED REPRESENTATIVE**

[Signature]

© 1988-2010 ACORD CORPORATION. All rights reserved.
RECORDED REQUESTED BY:
North American Title

AND WHEN RECORDED MAIL TO:
Belvedere Industry, LLC
527 Ceras Avenue
Los Angeles, CA 90013

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $341.00

[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area  [ ] City of AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

Maura Guita Luzell, a Widow and John W. Mutch, an Unmarried Man,

GILBERT E. ONTIVEROS

hereby GRANT(s) to:

Belvedere Industry, LLC, a California Limited Liability Company

the real property in the County of Los Angeles, State of California, described as:
Lots 15 and 16 of Block 10 of the Wolfskill Orchard Tract, in the County of Los Angeles, State of California, as per Map recorded in Book 30, Pages 9 to 13 inclusive of Maps, in the Office of the County Recorder of said County.
Also Known as: 424-426 Towne Avenue, Los Angeles, CA
AP#: 5147-010-009 & 5147-010-010

DOCUMENT SIGNED IN COUNTERPARTS

DATED July 30, 2008

STATE OF CALIFORNIA
COUNTY OF Orange
On August 5, 2008
before me, C. Shore
A Notary Public in and for said State personally appeared
John W. Mutch

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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 he/she/they, in the person(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature ____________________________
(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:
Grant Deed

The undersigned grantor(s) declare(s)

[ ] computed on full value of property conveyed, or

[ ] computed on full value less value of liens or encumbrances remaining at time of sale.

[X] Unincorporated area  [ ] City of AND

For a valuable consideration, receipt of which is hereby acknowledged,

Gilbert E. Ontiveros, an unmarried man, MAURA GIUATA LUZELL, a widow,

JOHN W. MUTCH, an unmarried man

hereby grant(s) to:

Belvedere Industry, LLC, a California Limited Liability Company

the real property in the County of Los Angeles, State of California, described as:

Lots 15 and 16 of Block 10 of the Wolfskill Orchard Tract, in the County of Los Angeles, State of California, as per Map recorded in Book 30, Pages 9 to 13 inclusive of Maps, in the Office of the County Recorder of said County.

Also Known as: 424-426 Towne Avenue, Los Angeles, CA

AP#: 5147-010-009 & 5147-010-010

Dated February 20, 2009

State of California

County of Los Angeles

On March 30, 2009

before me, Gary R. Leemon

A Notary Public in and for said State personally appeared

Gilbert E. Ontiveros

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 or

executed the same in his/her/their authorized capacity(ies),

and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)

acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Gary R. Leemon

Mail tax statements to party shown below; if no party shown, mail as directed above:
Payment for: Revocable Permit

Reference Number: 2017000242

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<td><strong>First Name:</strong> miguel</td>
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<tr>
<td><strong>Last Name:</strong> nelson</td>
</tr>
<tr>
<td><strong>Address:</strong> 5419 hollywood blvd c201</td>
</tr>
<tr>
<td><strong>City:</strong> Los Angeles</td>
</tr>
<tr>
<td><strong>State:</strong> CA</td>
</tr>
<tr>
<td><strong>Zip:</strong> 90027</td>
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<td><strong>Phone:</strong> 3109226609</td>
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<tr>
<td><strong>Email:</strong> <a href="mailto:mf@miguelfernando.com">mf@miguelfernando.com</a></td>
</tr>
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**Settlement:**

| **Bill Amount:** $594.92    |
| **Bill Date/Time:** 08/01/2017 |
| **Bill Request ID:** 010817A15-F0F33316-58F5-404E-95DB-971321915638 |
August 10, 2017

Belevedere Industry LLC
527 Ceres Ave
Los Angeles, CA 90013

Attn: Miguel Nelson

424 – 426 SOUTH TOWNE AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000242

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to three (3) feet two (2) inches into the public right-of-way Along Towne Ave.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recodaration of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit
is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within 180 days from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

Shahin Bendin, P.E.
District Engineer
Central District

SBWT/SD/JB:jb
Towne Ave. 424-426 S. rpr
Enclosure
CC: miguel@marvimon.com
### Submittal Information

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<td>R-Permit Ref No</td>
<td>2017000242</td>
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<tr>
<td>Project Location</td>
<td>424-426 Towne Ave</td>
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<tr>
<td>Applicant</td>
<td>Miguel Nelson</td>
</tr>
<tr>
<td>Contact</td>
<td><a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
</tr>
<tr>
<td>Address</td>
<td>5419 hollywood blvd #c201</td>
</tr>
<tr>
<td>Thomas Guide</td>
<td>310.922.6609</td>
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### TO Information

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<tr>
<th>Field</th>
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<tbody>
<tr>
<td>Name</td>
<td>Robert Gutierrez</td>
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<tr>
<td>Bureau/Group</td>
<td>Bureau of Street Services, Engineering Division</td>
</tr>
<tr>
<td>Location</td>
<td>1149 S. Broadway, 4th Floor</td>
</tr>
<tr>
<td>Phone</td>
<td>213-847-0975</td>
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### Please Review and Return To Information

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<tr>
<td>Name</td>
<td>Shay Doong</td>
</tr>
<tr>
<td>Bureau</td>
<td>Bureau of Engineering – Central District</td>
</tr>
<tr>
<td>Location</td>
<td>201 N. Figueroa St, 3rd Floor</td>
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<td>Email</td>
<td><a href="mailto:Shawyue.Doong@lacity.org">Shawyue.Doong@lacity.org</a></td>
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<td>Phone</td>
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### Recommendation Table

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### Comments

______________________________

______________________________

______________________________

Recommendation:  
A – Approved  
B – Approved with Conditions (see Comments)  
C – Not Approved (see Comments)
**REVOCAble PERMIT**
**INTER-DEPARTMENTAL ROUTING TRANSMITTAL**
**CITY OF LOS ANGELES - BUREAU OF ENGINEERING**

<table>
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<th>Submittal of:</th>
<th>Review and approval of proposed landscape behind sidewalk at property line</th>
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<tbody>
<tr>
<td>Applicant:</td>
<td>Miguel Nelson</td>
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<tr>
<td>Contact:</td>
<td><a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
</tr>
<tr>
<td>Address:</td>
<td>5419 Hollywood Bld #C201</td>
</tr>
<tr>
<td>Phone:</td>
<td>310-922-6609</td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>Los Angeles, CA 90027</td>
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**TO:**
- **Name:** Robert Gutierrez
- **Phone:** 213-847-0881
- **Fax:** 213-847-0975
- **Bureau/Group:** Bureau of Street Services, Engineering Division
- **Location:** 1149 S. Broadway, 4th Floor
- **Mail Stop:** 550

**PLEASE REVIEW AND RETURN TO:**
- **Name:** Shay Doong
- **Phone:** 213-482-7062
- **Fax:** 213-482-7007
- **Bureau:** Bureau of Engineering - Central Dist.
- **Location:** 201 N. Figueroa St, 3rd Floor
- **Mail Stop:** 503
- **Email:** shawnyue.doong@lacity.org

**Reviewer's Name:** [Signature]
**Date:** Nov 9, 2017

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</table>
Approved as noted or plans.

[Signature]
WHEREAS, Belvedere Industry LLC
527 Ceres Avenue
Los Angeles, CA 90013

is the owner of real property, located at
424-426 S. Towne Avenue

in the City of Los Angeles, County of Los Angeles, State of California, described as
Lots 15-16 in Block 10 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30, Pages 9/13 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and
WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission
to install, construct, maintain, and/or use as temporary improvements
New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to
install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned
lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost,
liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other
person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by
the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way
of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid
losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and
thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy
limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles
as an additional insured.

Eng. 3.685 (Rev. 01-15)  424-426 S. Towne Avenue  Page 1 of 3
2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

____________ day of __________________, 20__________

NAME ________________________________  ____________________________________
Print or Type                                             Signature

NAME ________________________________  ____________________________________
Print or Type                                             Signature

NAME ________________________________  ____________________________________
Print or Type                                             Signature
Continuation Sheet For:

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this ___________ day of , _____________ 20_____, before me, __________________________,
a Notary Public in and for said County and State, personally appeared

_______________________________________________________________________________________
_______________________________________________________________________________________

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

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

WITNESS my hand and official seal.

_________________________________________        (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on ____________________, 20_____.
BY

_______________________________________
(Division and District Office)

Plan No. ________________
Y-Map No.    126A213-A
Drainage Map. No.   516
District Map No.   127-5A213
Plans Submitted Yes ____    No _____
Waiver Number W - ____________

Eng. 3.685 (Rev. 01-15)       424-426 S. Towne Avenue
GRANT DEED

THE UNDESIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $0.00
CITY TAX is $0.00

☐ computed on the full value of the property conveyed or
☐ computed on full value less value of liens or encumbrances remaining at the time of sale
☐ Realty not sold
☐ Unincorporated area ☒ City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mutual Trading Co., Inc., a California Corporation, as to parcels 1 and 2 and Mutual Trading Co., a
Corporation, as to parcel 3

hereby GRANT(S) to

Mutual Trading Co., Inc., a California Corporation

the following described real property in the city of Los Angeles, County of Los Angeles, State of California

As shown in Exhibit "A" attached hereto and made a part hereof.

A P N 5147-009-006/007/009/010/011/028

Dated

"THE GRANTOR AND THE GRANTEE IN THIS
CONVEYANCE ARE COMPRISED OF THE SAME
PARTIES WHO CO-OWN "TO HOLD THE SAME
PROPORTIONATE INTEREST IN THE PROPERTY
RAT 1192.4 (d)"

STATE OF CALIFORNIA
COUNTY OF Los Angeles ) SS

On Nov 10, 1999 before me, the
undersigned, a Notary Public in and for said State, personally
appeared Noritasini Kanin.

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

Noritasini Kanin

MUTUAL TRADING CO., INC.,
a California corporation

By

Notary Stamp or Seal

Tetsujiro Nakamura
Commission # 1227198
Notary Public - California
Los Angeles County
My Comm Expires Jul 20, 2003

Mail Tax Statements as Directed Above
Form provided by OLD REPUBLIC TITLE COMPANY
EXHIBIT "A"

PARCEL 1

LOTS 12, 13 AND 14 IN BLOCK 9 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 PAGE(S) 9 TO 13 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL 2

LOTS 36 TO 42 INCLUSIVE, IN BLOCK 9 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 PAGE(S) 9 TO 13 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL 3

LOTS 9, 10 AND 11 IN BLOCK 9 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 PAGE(S) 9 TO 13 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
Payment for: Revocable Permit

Reference Number: 2017000243

Online Credit Card Payment

Transaction Approved
Payment Amount: $594.92

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<tr>
<td>First Name:</td>
<td>miguel</td>
</tr>
<tr>
<td>Last Name:</td>
<td>nelson</td>
</tr>
<tr>
<td>Address:</td>
<td>5419 hollywood blvd #c201</td>
</tr>
<tr>
<td>City:</td>
<td>Los Angeles</td>
</tr>
<tr>
<td>State:</td>
<td>CA</td>
</tr>
<tr>
<td>Zip:</td>
<td>90027</td>
</tr>
<tr>
<td>phone:</td>
<td>3109226609</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:mf@miguelnelson.com">mf@miguelnelson.com</a></td>
</tr>
</tbody>
</table>

Card Number: XXXX-XXXX-XXXX-1008
Exp. Month: 
Exp. Year: 

Settlement:
Bill Amount: $594.92
Bill Date/Time: 08/01/2017
Bill Request ID: 010817B39-0D025120-29AA-4DC9-B9F7-09ED3F615ACC
Mutual Trading Co.
431 Crocker Street
Los Angeles CA 90013

Attn: Miguel Nelson

429 - 443 SOUTH TOWNE AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000243

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to seven (7) feet ten (10) inches along Towne Ave.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An “A”-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and
restore the public right-of-way satisfactorily to the City Engineer when requested, or if the permit is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

Ramzy Sawaya, P.E.
District Engineer
Central District
**REVOCABLE PERMIT**  
**INTER-DEPARTMENTAL ROUTING TRANSMITTAL**  
**CITY OF LOS ANGELES - BUREAU OF ENGINEERING**

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<th>Review and approval of proposed landscape behind sidewalk at property line</th>
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<td>Miguel Nelson</td>
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<td>Address</td>
<td>5419 Hollywood Bld #C201</td>
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<tr>
<td></td>
<td>Los Angeles, CA 90027</td>
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<tr>
<td>Name:</td>
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<tr>
<td>Name:</td>
<td>Shay Doong</td>
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<td>Phone:</td>
<td>213-482-7062</td>
</tr>
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<td>Fax:</td>
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Approved as noted on plans.

[Signature]
WHEREAS, Mutual Trading Co.

431 Crocker Street

Los Angeles, CA 90013

is the owner of real property, located at

429-443 S. Towne Avenue

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 9-14, 36-42 in Block 9 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30, Pages 9/13 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and

WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission
to install, construct, maintain, and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to
install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.
2) To waive any right to make or prosecute any claims or demands against the City, or any of its
Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement,
or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction,
maintenance or other act with said easement or right of way by or under authority of said City, or for any
damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without
expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or
Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for
expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and
egress over the above described improvement to any or all portions of said street, easement or right of way
including the portions covered by buildings, furnishings, or equipment, for the purpose of construction,
maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs,
successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about
said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works
Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs,
executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded
by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

____________ day of __________________, 20__________

NAME ________________  ____________________________
Print or Type Signature

NAME ________________  ____________________________
Print or Type Signature

NAME ________________  ____________________________
Print or Type Signature
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this ___________ day of , _____________ 20_____, before me, __________________________,
a Notary Public in and for said County and State, personally appeared

_______________________________________________________________________________________
_______________________________________________________________________________________

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

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

WITNESS my hand and official seal.

_________________________________________        (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los

Angeles on _________________, 20____.

BY __________________________________________

(Division and District Office)

Plan No. ______________
Y-Map No. 126A213-A
Drainage Map. No. 516
District Map No. 127-5A213
Plans Submitted Yes ____  No ____
Waiver Number W - ____________

Eng. 3.685 (Rev. 01-15) 429-443 S. Towne Avenue

Page 3 of 3
GRANT DEED

Assessor's Parcel Number(s): 5147-004-001

The undersigned grantor(s) declare(s) the documentary transfer tax is: County $0.00 City $0.00

☐ Computed on the full value of the property conveyed; OR IS
☐ Computed on the full value less value of liens or encumbrances remaining at the time of sale
☐ Unincorporated Area City of: Los Angeles

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Loan Lisa Tran, as Trustee under the Loan Lisa Tran Family Trust dated September 21, 2006, as to an undivided 1/3 interest; Julie Tran, a single woman, as to an undivided 1/3 interest and Kiet Tran and Jennette Huang, as Trustees of the Tran and Huang Family Trust dated October 1, 2012, as to an undivided 1/3 interest, all as tenants in common

HEREBY GRANT(S) TO:
Imperial Assets, LLC, a California Limited Liability Company

the following property located in the City of Los Angeles, County of Los Angeles, State of California, and more particularly described as follows:

Lots 1, 2, 3 and 4 in Block 6 of Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 30, Page 9 et seq., of Miscellaneous Records, in the office of the County Recorder of said County.

Property Commonly Known As: 463 E. 4th St., Los Angeles, CA 90013

D.T.T. Exemption: The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d).

Dated: 2/13/2018

Tran and Huang Family Trust

BY: Kiet Tran, as Trustee

Tran and Huang Family Trust

BY: Jennette Huang, as Trustee

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles ) S.S.

On 2/13/2018 Before me, Joe Lim, a Notary Public, personally appeared Kiet Tran and Jennette Huang who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

MAIL TAX STATEMENT TO SAME AS ABOVE
[SEAL] LD399
Loan Lisa Tran Family Trust

BY: 

Loan Lisa Tran, as Trustee

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of Los Angeles ) S.S.

On 2/14/18 Before me, Joe Lim, a Notary Public, personally appeared Loan Lisa Tran who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal

Julie Tran, in her individual capacity

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of Los Angeles ) S.S.

On 2/13/18 Before me, Joe Lim, a Notary Public, personally appeared Julie Tran who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal
Payment for: Revocable Permit

Reference Number: 2017000244

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October 10, 2017

Kiet Tran, Jennette Huang and Loan Lisa Tran
1829 S. 2nd Ave
Arcadia 91006

Attn: Miguel Nelson

463 – 471 EAST 4TH STREET – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000244

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to five (5) feet along 4th St. and up to eighteen (18) inches along Crocker St.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

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If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
4th.St.463-471.E.rpr
Enclosure
CC: miguel@marvimon.com
# Revocable Permit

## Inter-Departmental Routing Transmittal

**City of Los Angeles - Bureau of Engineering**

### Submittal of:
**Review and approval of proposed landscape behind sidewalk at property line**

<table>
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<th>Applicant</th>
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<th>Address</th>
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<th>Fax</th>
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<td>Miguel Nelson</td>
<td><a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
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</table>
Additional Comments:

Approved as noted on plans.

[Signature]
WHEREAS, Imperial Assets, LLC
3592 Rosemead Blvd., #160
Rosemead, CA 91770

is the owner of real property, located at
463-471 E. 4th St.
in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 1-4 in Block 6 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 , Pages 9/13 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and
WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission
to install, construct, maintain, and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.
Continuation Sheet For:

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this 

___________ day of __________________, 20__________

<table>
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Eng. 3.685 (Rev. 01-15)  463-471 E. 4th St  Page 2 of 3
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this ___________ day of , _____________ 20_____, before me, __________________________,
a Notary Public in and for said County and State, personally appeared

_______________________________________________________________________________________
_______________________________________________________________________________________

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

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

WITNESS my hand and official seal.

_______________________________________________________________________________________
(Notary Seal)

Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on ________________, 20_____.

BY ________________________________

(Division and District Office)

Plan No. ________________
Y-Map No. 126A213-A
Drainage Map. No. 516
District Map No. 127-5A213
Plans Submitted Yes ____ No ____
Waiver Number W - ____________

Eng. 3.685 (Rev. 01-15) 463-471 E. 4th St
QUITCLAIM DEED

The undersigned Grantor(s) Declare(s)

DOCUMENTARY TRANSFER TAX is $ 0.00

THE GRANTORS AND THE GRANTEES IN THIS CONVEYANCE ARE COMPRISED OF THE SAME PARTIES WHO CONTINUE TO HOLD THE SAME

PROPORTIONATE INTEREST IN THE PROPERTY.

R & T 11923(0) N/A 2.4 (c) (c)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michael P. Burke, Trustee of the Michael P. Burke and Kathleen M. Burke Trust No. 1 Dated 10/16/85, as to

an undivided one-sixth (1/6) interest &

Daniel C. Burke, Trustee of the Daniel C. Burke and Michelle A.

Burke Trust No. 1 Dated 10/16/85, as to an undivided one-sixth (1/6) interest

hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to

M & D Burke Properties L.P., a California Limited Partnership as to an undivided one-third (1/3) interest

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

PARCEL 1: Lots 7 & 8 in Block 5 of Wolfskill Orchard Tract, as per map recorded in Book 30 Page 9,

Miscellaneous Records, in the office of the county Recorder of said county.

Commonly known as: 501 E. 4th Street, Los Angeles, CA (APN: 5147-003-032)

Subject to: All Covenants, Conditions, Restrictions, Reservations, Exceptions, Limitations, Uses, Rights, Rights of Way,

Easements, and other matters of record.

Dated: 3-18-2009

Michael P. Burke, Trustee of the Michael P. Burke and Kathleen M.

Burke Trust No. 1 dated 10-16-85

Michael P. Burke, Trustee

Daniel C. Burke, Trustee of the Daniel C. Burke and Michelle A.

Burke Trust No. 1 dated 10-16-85

Daniel C. Burke, Trustee

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA
COUNTY OF ORANGE

S.S.

On March 18, 2009, before me, Stephanie B. Wagner, a notary public, personally appeared

MICHAEL P. BURKE and DANIEL C. BURKE, who proved to me on the basis of satisfactory evidence to be the persons

whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized

capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons, 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.

WHEREAS my hand and official seal.

Stephanie B. Wagner

Notary Signature

FOR NOTARY SEAL.
Payment for: Revocable Permit

Reference Number: 2017000245

Online Credit Card Payment

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| Exp. Month:         |                             |
| Exp. Year:          |                             |

**Settlement:**

| Bill Amount:        | $594.92                     |
| Bill Date/Time:     | 08/01/2017                  |
| Bill Request ID:    | 010817A15-A5AB3EC2-524B-4CAB-A741-88F33EE974C3 |
October 10, 2017

M & D Burke Properties L.P., California corp.
28 Hammond suite F
Irvine, CA 92618

Attn: Miguel Nelson

501 - 505 EAST 4th STREET – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000245

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to five (5) feet along 4th St. and up to four (4) feet four (4) inches along Crocker St.:

• New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An “A”-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and
restore the public right-of-way satisfactorily to the City Engineer when requested, or if the permit is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within 180 days from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

[Signature]

Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
4th St. 501-505 E.rpr
Enclosure
CC: miguel@marvimon.com
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Additional Comments:

Approved as noted on plans.

signature
WHEREAS, M & D Burke Properties L.P., california corp.
28 hammond suite F
Irvine, CA. 92618

is the owner of real property, located at
501-505 East 4th Street

in the City of Los Angeles, County of Los Angeles, State of California, described as
Lots 7 & 8 in Block 5 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30, Pages 9/13 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and

WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission
to install, construct, maintain, and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.
2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____________ day of __________________, 20__________

NAME      ______________________________   ___________________________________
Print or Type                                            Signature

NAME      ______________________________   ___________________________________
Print or Type                                            Signature

NAME     ______________________________   ___________________________________
Print or Type                                            Signature
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this ___________ day of ______________, 20_____, before me, __________________________, a Notary Public in and for said County and State, personally appeared

_______________________________________________________________________________________
_______________________________________________________________________________________

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

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

WITNESS my hand and official seal.

_________________________________________        (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on ____________________, 20_____.
BY ____________________________________________________________________________
(Division and District Office)

Plan No. _____________
Y-Map No. 126A213-A
Drainage Map. No. 516
District Map No. 127-5A213
Plans Submitted Yes ____ No ____
Waiver Number W - ____________
408 - 418 South Stanford &
409 - 415 South Central

property line

4' 6"
5' 6"
6' 6"

4' 5"

4ft path of travel

entry

ATT vault

gas vault

pole

pave

7ft clear at all obstacles

remove existing driveway

Central Avenue
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

"GIBSON, DUNN & CRUTCHER
CHARLES A. LARSON, ESQ.
2000 Century Park East
Suite 4100
Los Angeles, California 90067

MAIL TAX STATEMENTS TO:
Doizaki & Sons
550 Carea Avenue
Los Angeles, California 90013

SURVEY MONUMENT FEE $10. CODE 9.5

Assessor's Parcel No. 5147-012-018

GRANT DEED

"This conveyance changes
the manner in which title
is held, R & T 11011."

The undersigned declares that the documentary transfer tax is
$3,273.20 and is computed on full value less value of liens and
encumbrances remaining at time of transfer. City of Los Angeles.
"Tax Amount" Los Angeles County $ 642.95
"Tax Amount" Los Angeles City $ 2,630.25

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

D.F. ASSOCIATES, a general partnership

hereby GRANTS to DOIZAKI & SONS, a general partnership, the following
described real property situated in the City of Los Angeles, County of Los
Angeles, State of California:

FOR LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF BY THIS REFERENCE

Commonly known as 408 Stamford Avenue, Los Angeles, CA

DATED: September 30, 1991

D.F. ASSOCIATES, a general partnership

By DFP Properties, general partner

By
Ernest Y. Doizaki, general partner

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

On September 30, 1991, before me, DANIEL F. PLUCINSKI,
a Notary Public in and for said County and State, personally
appeared ERNEST Y. DOIZAKI, personally known to me (or proved to
me on the basis of satisfactory evidence) to be the person whose
name is subscribed to the within instrument and acknowledged to me
that he executed the same in his authorized capacity, and that by
his signature on the instrument the person, or the entity upon
behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Seal]

Notary Public in and for
said County and State

1357
EXHIBIT A

PARCEL 1:
lot 1, Charles M. Stimson's Tract, as per map recorded in Book 2 Page 55 of Maps, in the office of the County Recorder of said County.

PARCEL 2:
A triangular piece of ground, being a portion of Lots 3 and 4 of Charles M. Stimson's Subdivision of Lot 15 of Block 11 of the Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2 Page 55 of Maps, in the office of the County Recorder of said County, described as follows:
Commencing at a point in the westerly line of Lot 21 of Block 11 of the Wolfskill Orchard Tract, as shown on map recorded in Book 30 Page 12 of Miscellaneous Records of said County, distant 2 feet southerly from the northwest corner of said Lot; thence southerly along said westerly line of Lot 21 and of Lot 22 of Block 11 of said Wolfskill Orchard Tract, to a point distant 28 feet southerly from said point of beginning, thence westerly at right angles to said westerly line of Lot 22 to a distance of 2 feet to a point; thence northerly in a straight line to the point of beginning.

PARCEL 3:
Lots 2, 3 and 4 of Charles M. Stimson's Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2 Page 55 of Maps, in the office of the County Recorder of said County.
EXCEPT therefrom those portions of said Lots 3 and 4 described as a whole as follows:
Commencing at a point on the west line of Lot 21 in Block 11 of Wolfskill Orchard Tract and distant 2 feet from the northwest corner of said Lot; thence south along said west line of Lots 21 and 22 of Block 11 of Wolfskill Orchard Tract, as per map recorded in Book 30 Page 12 of Miscellaneous Records of said County to a point distant 28 feet; thence west at right angles to said line of Lot 22, a distance of 2 feet to a point; thence a straight line to the point of beginning.

PARCEL 4:
Lots 19 and 20 in Block 11 of the Wolfskill Orchard Tract, in the City of Los Angeles, as per map recorded in Book 30 Page 9 of Miscellaneous Records.
EXCEPT therefrom that portion of said land described as follows:
Beginning at the southwesterly corner of said Lot 20, thence westerly along the southerly line of said Lot 20, South 89 degrees, 58' 13" West 89.48 feet; thence North 33 degrees, 29' 30" East 42.94 feet; thence parallel with the easterly line of said Lot 19, northerly to the north line of said Lot 19; thence easterly along the northerly line of said Lot 19, a distance of 65.79 feet more or less to the easterly line of said Lot; thence southerly along said easterly line of said Lots 19 and 20 to the point of beginning.

PARCEL 5:
Lots 17 and 18 in Block 11 of Wolfskill Orchard Tract, as per map recorded in Book 30 Page 9 et seq., of Miscellaneous Records in the office of the County Recorder of said County.
PARCEL 6:

Lot 16 in Block 11 of the Wolfehill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30, Page 9 et seq., of Miscellaneous Records in the office of the County Recorder of said County.

Commonly known as 408 Stanford Ave.

(APN 5147-012-018)
Payment for: Revocable Permit

Reference Number: 2017000246

Transaction Approved
Payment Amount: $594.92

Transaction ID: 4861
First Name: miguel
Last Name: nelson
Address: 5419 hollywood blvd #c201
City: Los Angeles
State: CA
Zip: 90027
phone: 3109226609
Email: mf@miguelnelson.com

Card Number: XXXX-XXXX-XXXX-1008
Exp. Month:
Exp. Year:

Settlement:
Bill Amount: $594.92
Bill Date/Time: 08/01/2017
Bill Request ID: 010817A15-372FFD92-9AF8-4FC3-A7E9-2C459C09E3BA
October 10, 2017

Doizaki & Sons
550 Ceres Avenue
Los Angeles 90013

Attn: Miguel Nelson

408 SOUTH STANFORD AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000246

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to six and a half (6.5) feet along Central Ave.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An “A”-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordeation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit
is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within 180 days from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
Stanford.Ave.408.S:rpr
Enclosure
CC: miguel@marvimon.com
### Revocable Permit
**Inter-Departmental Routing Transmittal**

**City of Los Angeles - Bureau of Engineering**

<table>
<thead>
<tr>
<th>Submittal of:</th>
<th>Review and approval of proposed landscape behind sidewalk at property line</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant:</strong></td>
<td>Miguel Nelson <strong>Contact:</strong> <a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>5419 Hollywood Bld #C201 Phone: 310-922-6609</td>
</tr>
<tr>
<td></td>
<td>Los Angeles, CA 90027 Fax:</td>
</tr>
</tbody>
</table>

**TO:**

<table>
<thead>
<tr>
<th>Name:</th>
<th>Robert Gutierrez</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Phone:</strong></td>
<td>213-847-0881</td>
</tr>
<tr>
<td><strong>Bureau/Group:</strong></td>
<td>Bureau of Street Services, Engineering Division</td>
</tr>
<tr>
<td><strong>Fax:</strong></td>
<td>213-847-0975</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>1149 S. Broadway, 4th Floor Mail Stop: 550</td>
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**Please Review and Return To:**

<table>
<thead>
<tr>
<th>Name:</th>
<th>Shay Doong</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Phone:</strong></td>
<td>213-482-7062</td>
</tr>
<tr>
<td><strong>Bureau:</strong></td>
<td>Bureau of Engineering - Central Dist.</td>
</tr>
<tr>
<td><strong>Fax:</strong></td>
<td>213-482-7007</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>201 N. Figueroa St, 3rd Floor Mail Stop: 503</td>
</tr>
<tr>
<td><strong>Email:</strong></td>
<td><a href="mailto:Shaway.Doong@lacity.org">Shaway.Doong@lacity.org</a></td>
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**Reviewer's Name:**

<table>
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<td>2017000247</td>
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<td>410-420 S. Towne</td>
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<td></td>
<td></td>
</tr>
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</table>

**Recommendation:**

**Comments:**
Additional Comments:

Approved as noted on plans.

[Signature]
WHEREAS, Doizaki & Sons, a general partnership
550 Ceres Avenue
Los Angeles, CA. 90013

is the owner of real property, located at
408 S. Stanford Ave.

in the City of Los Angeles, County of Los Angeles, State of California, described as
Lots 16-20 in Block 11 of the Wolfskill Orchard Tract, and Lots 2-4 of Charles M. Stimson's Tract

in the official records of the County of Los Angeles in Book 30, Pages 9/13 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and
WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission
to install, construct, maintain, and/or use as temporary improvements
New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.
Continuation Sheet For:
WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this 

____________ day of __________________, 20__________

NAME      ______________________________   ___________________________________
Print or Type                                            Signature

NAME      ______________________________   ___________________________________
Print or Type                                            Signature

NAME     ______________________________   ___________________________________
Print or Type                                            Signature
Continuation Sheet For:

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this ___________ day of , _____________ 20_____, before me, __________________________,
a Notary Public in and for said County and State, personally appeared

_______________________________________________________________________________________
_______________________________________________________________________________________

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

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

WITNESS my hand and official seal.

_________________________________________        (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _______________ , 20____.

BY ____________________________________________

(Division and District Office)

Plan No.   ____________________
Y-Map No.    126A213-B
Drainage Map. No.    516
District Map No.    127-5A215
Plans Submitted Yes ___    No ___
Waiver Number W - ____________
Title Order No.: 17091917
Escrow No.: 13373-JC

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $1,540 00

[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale
[X] Unincorporated area [ ] City of AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JIAN LIN and KAORI SHIBATA, Husband and Wife as Joint Tenants who acquired title as a Single Man and a Single Woman

hereby GRANT(s) to

XI LIN CHEN and XIAN SHAN WENG, Husband and Wife as Joint Tenants

the real property in the County of Los Angeles, State of California, described as

Lots 32, 33, 34, 35 and 36 in Block 10 of the Wolfskill, Orchard Tract, in the County of Los Angeles, State of California, as per Map recorded in Book 30, Pages 9 et seq. of miscellaneous records, in the office of the County Recorder of said County.

Also Known as: 423 S. STANFORD AVENUE, LOS ANGELES AREA, CA 90013

AP#: 5147-010-028

DATED May 18, 2007
STATE OF CALIFORNIA
COUNTY OF
Los Angeles

On [8-07]

Before me, Jacqueline Cheou
A Notary Public in and for said State, personally appeared
"JIAN LIN and KAORI SHIBATA"

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in 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 (This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE.
Payment for: Revocable Permit

Reference Number: 2017000247

<table>
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<tr>
<th>Transaction ID:</th>
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<tbody>
<tr>
<td>First Name:</td>
<td>miguel</td>
</tr>
<tr>
<td>Last Name:</td>
<td>nelson</td>
</tr>
<tr>
<td>Address:</td>
<td>5419 hollywood blvd #c201</td>
</tr>
<tr>
<td>City:</td>
<td>Los Angeles</td>
</tr>
<tr>
<td>State:</td>
<td>CA</td>
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<tr>
<td>Zip:</td>
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<tr>
<td>Phone:</td>
<td>3109226609</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:mf@miguelnelson.com">mf@miguelnelson.com</a></td>
</tr>
</tbody>
</table>

| Card Number:     | XXXX-XXXX-XXXX-1008 |
| Exp. Month:      |                    |
| Exp. Year:       |                    |

**Settlement:**

| Bill Amount:      | $594.92 |
| Bill Date/Time:   | 08/01/2017 |
| Bill Request ID:  | 010817B39-19031CA0-8960-44FD-AA95-A71D6FE200A1 |
Xi Lin Chen and Xian Shan Weng
423 Stanford Avenue
Los Angeles 90013

Attn: Miguel Nelson

417 – 429 SOUTH STANFORD AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000247

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to three (3) feet three (3) inches along Stanford Ave.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and...
restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within 180 days from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

[Signature]
Ramzy Sawaya, P.E.
District Engineer
Central District

RSWT/SD/JB:jb
Stanford.Ave.417-429.S.rpr
Enclosure
CC: miguel@marvimon.com
# Revocable Permit

## Inter-Departmental Routing Transmittal

**City of Los Angeles - Bureau of Engineering**

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<tr>
<td><strong>Address:</strong></td>
<td>5419 Hollywood Bld #C201</td>
</tr>
<tr>
<td></td>
<td>Los Angeles, CA 90027</td>
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<tr>
<td><strong>Contact:</strong></td>
<td><a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
</tr>
<tr>
<td><strong>Phone:</strong></td>
<td>310-922-6609</td>
</tr>
<tr>
<td><strong>Fax:</strong></td>
<td></td>
</tr>
</tbody>
</table>

**TO:**

| **Name:**          | Robert Gutierrez |
| **Bureau/Group:**  | Bureau of Street Services, Engineering Division |
| **Location:**      | 1149 S. Broadway, 4th Floor |
| **Date Submitted:**| 11/9/17 |
| **Phone:**         | 213-847-0881 |
| **Fax:**           | 213-847-0975 |

**PLEASE REVIEW AND RETURN TO:**

| **Name:**          | Shay Doong |
| **Bureau:**        | Bureau of Engineering - Central Dist. |
| **Location:**      | 201 N. Figueroa St, 3rd Floor |
| **Email:**         | Shayyue.Doong@lacity.org |
| **Date Received:** | 11/9/17 |
| **Phone:**         | 213-482-7062 |
| **Fax:**           | 213-482-7007 |
| **Mail Stop:**     | 503 |

**Reviewer's Name:**

| **Reviewer's Date:** | 11/9/17 |

## R-Permit Ref. No.

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<tr>
<td>2017000251</td>
<td>410-420 S. Towne</td>
</tr>
</tbody>
</table>
Additional Comments:

Approved as noted or as per.

[Signature]
WHEREAS, Xi Lin Chen and Xian Shan Weng
423 stanford avenue
Los Angeles, CA. 90013

is the owner of real property, located at
417-429 S. Stanford Ave.

in the City of Los Angeles, County of Los Angeles, State of California, described as
Lots 32-36 in Block 10 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30, Pages 9/13 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and
WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission
to install, construct, maintain, and/or use as temporary improvements
New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.
Continuation Sheet For:

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

____________ day of __________________, 20__________

NAME      ______________________________   ___________________________________  
Print or Type                                            Signature

NAME      ______________________________   ___________________________________  
Print or Type                                            Signature

NAME     ______________________________   ___________________________________  
Print or Type                                            Signature
WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES) ss.

On this ___________ day of , _____________ 20_____, before me, __________________________,
a Notary Public in and for said County and State, personally appeared
_______________________________________________________________________________________
_______________________________________________________________________________________

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

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

WITNESS my hand and official seal.

_________________________________________        (Notary Seal)

Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on ____________________, 20_____.          Drainage Map. No.    516

BY    __________________________________ District Map No.       127-5A215

_______________________________________ Plans Submitted Yes ___       No _____

(Division and District Office)

Plan No. ________________
Y-Map No. 126A213-B

District Map No. 127-5A215

Eng. 3.685 (Rev. 01-15) 417-429 S. Stanford Ave.
06 1947733

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
08/31/06 AT 08:00am

TITLE(S) :

FEE

FEE $395

A.F.N.F. CODE 94

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.

D.T.T.
0

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED
ASSOCIATION PROPERTY GRANT DEED
(Little Tokyo Lofts)

For valuable consideration, receipt of which is hereby acknowledged, HAMMER IRP LTL ASSOCIATES, LLC, a Delaware limited liability company ("Grantor"), hereby grants to LITTLE TOKYO LOFTS COMMUNITY ASSOCIATION, a California nonprofit mutual benefit corporation ("Grantee"), that certain real property situated in the City and County of Los Angeles County, California, described in Exhibit I attached to and incorporated in this Grant Deed.

NOTE: THIS TAX PARCEL HAS NO SEPARATE VALUE AND SHOULD NOT BE ASSESSED A SEPARATE AMOUNT, AS PROVIDED IN SECTION 2188.5 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

THIS GRANT IS SUBJECT TO THE COVENANTS AND AGREEMENTS DESCRIBED IN THE ATTACHED EXHIBIT I.

Dated: __________________________________________

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On JULY 12, 2006, before me, SILVIA BONILLA, NOTARY PUBLIC (here insert name and title of the officer), personally appeared ANDREW J. SCHARF and personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names are subscribed to the within instrument and acknowledged to me that he executed the same in their authorized capacities, and that by their signatures on the instrument the person(s) or the entities upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature ____________________________

MAIL TAX STATEMENTS TO: _____________________________________

HAMMER IRP LTL ASSOCIATES, LLC,
a Delaware limited liability company

By: HRV LITTLE TOKYO, LLC,
a Delaware limited liability company, Member

By: HRV GERMANE HOLDINGS LLC,
a California limited liability company, its Manager

By: HAMMER RESIDENTIAL VENTURES, LLC,
a Delaware limited liability company

By: Jon Hammer, President

By: IRP LTL MEMBER, LLC,
a Delaware limited liability company, its Member

By: Andrew J. Sands, Executive Vice President

Grantor

*The value of the property in this conveyance, exclusive of liens and encumbrances is $100 or less and there is no additional consideration received by the grantor, R & T 11911*
ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego

On July 3, 2006 before me, Elizabeth O. Metcalf, Notary Public.

personally appeared John Hammer

☐ 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 signatures(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.

Elizabeth O. Metcalf
Notary's Signature

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

☐ INDIVIDUAL
☐ CORPORATE OFFICER

☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Association Property Grant Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

DATE OF DOCUMENT

OTHER

RIGHT THUMBPRINT
OF SIGNER 06 1947733
GRANTEE ACCEPTANCE AND AGREEMENT

Grantee, by acceptance and recordation of this Grant Deed, (a) accepts and approves this Grant Deed, and (b) accepts, covenants, and agrees to be bound by all provisions of the Declaration, including the dispute resolution procedure and waiver of jury trial in Section 12.4 of the Declaration, which provisions are acknowledged to be reasonable and incorporated in this Grant Deed by this reference.

LITTLE TOKYO LOFTS COMMUNITY ASSOCIATION, a California nonprofit mutual benefit corporation

By: [Signature]
Print Name: Susan Bramzon
Title: PRESIDENT

By: [Signature]
Print Name: Alan Hammer
Title: VICE PRESIDENT

Grantee

STATE OF CALIFORNIA
COUNTY OF San Diego

On August 24, 2006, before me, ELIZABETH O. METCALF, Notary Public, personally appeared Susan Bramzon, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature: [Signature]

Notary Public
(SEAL)

06 1947733
4934-37690/DEED, 588458.2
7/7/06
EXHIBIT 1
TO
GRANT DEED OF ASSOCIATION PROPERTY

LEGAL DESCRIPTION

PARCEL NO. 1

The portion of Lot 1 of Tract Map No. 53922 (the "Map") filed on July 18, 2006, in Book 1319, Pages 88 through 90, in the Office of the Los Angeles County Recorder, shown on the Residential Condominium Plan for Little Tokyo Lofts (the "Plan"), recorded on August 7, 2006, in the Official Records of Los Angeles County, California (the "Official Records"), except the Units and Common Area shown on the Plan.

RESERVING THEREFROM, for the benefit of Grantor, its successors in interest and assignees, to the extent not previously reserved of record:

A. All oil rights, mineral rights, natural gas rights and rights to all other hydrocarbons by whatsoever name known, to all geothermal heat and to all products derived from any of the foregoing (collectively, "Subsurface Resources"); and

B. The perpetual right to drill, mine, explore and operate for and to produce, store and remove any of the Subsurface Resources on or from the Property, including the right to whipstock or directionally drill and mine from lands other than the Property, wells, tunnels and shafts into, through or across the subsurface of the Property, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts within or beyond the exterior limits of the Property, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, but without the right to drill, mine, explore, operate, produce, store or remove any of the Subsurface Resources through or in the surface or the upper five hundred (500) feet of the subsurface of the Property.

ALSO RESERVING THEREFROM, easements for access, ingress, egress, encroachment, support, maintenance, drainage, repair, and for other purposes, all as may be shown on the Plan and the Map, and as described in the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Little Tokyo Lofts (with any amendments, the "Declaration"), recorded on August 8, 2006, as Instrument No. 06-1756878, in the Official Records.

ALSO RESERVING THEREFROM, for the benefit of Grantor, together with the right to transfer the same, a nonexclusive easement of access, ingress and egress over the Property for purposes of constructing, improving, and marketing of the Community (as such term is defined in the Declaration) owned by Grantor. The rights of Grantor hereunder shall include, without limitation, the right to install and maintain structures, displays, signs and sales offices as may be reasonably necessary for the conduct of its business of completing construction, marketing and sale of the Community.
ALSO RESERVING THEREFROM, the right to enter the Property (1) to complete and repair any Improvements (as defined in the Declaration) as determined necessary or proper by Grantor, in its sole discretion, (2) to comply with the requirements for the recordation of subdivision maps or lot line adjustments, (3) accommodate construction, renovations and other activities, or (4) to comply with requirements of applicable Local Governmental Agencies (as defined in the Declaration). Grantor shall provide reasonable notice to Grantee before such entry. If Grantee does not comply with this right of entry reservation, Grantor may enforce this right of entry in a court of law. Grantee shall be responsible for all damages arising out of such failure to comply, including attorneys’ fees and court costs. The term of this reservation of right of entry shall automatically expire at the end of the Defect Claims Period (as defined in the Declaration).

PARCEL NO. 2

Easements for access, ingress, egress, maintenance, repair, drainage, encroachment, support, and for other purposes, all as described in the Declaration, the Plan and the Map.

SUBJECT TO:

1. Nondelinquent general and special real property taxes, and special assessments;

2. All other covenants, conditions, restrictions, easements, reservations, rights and rights-of-way of record, including without limitation, the Declaration, the Master Declaration, the Master Supplementary Declaration, the Plan and the Map; and

3. All (a) matters discoverable or ascertainable by inspection or survey of the Property, (b) zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting the use, occupancy or enjoyment of the Property, and (c) any other matters already permitted or approved by Grantee.

[Signatures on Next Page]
Payment for: Revocable Permit

Reference Number: 2017000250

Online Credit Card Payment

Transaction ID: 5044
Payment Amount: $594.92

First Name: miguel
Last Name: nelson
Address: 5419 hollywood blvd #c201
City: los angeles
State: CA
Zip: 90027
Phone: 3109226609
Email: miguel@marvimon.com

Card Number: XXXX-XXXX-XXXX-1008
Exp. Month: 
Exp. Year: 

Settlement:
Bill Amount: $594.92
Bill Date/Time: 10/10/2017
Bill Request ID: 101017A14-4A6AC26D-5A23-4A55-A0BD-1DF8616DBB1D
Little Tokyo Lofts Community Association  
426 San Pedro  
Los Angeles 90013  

Attn: Miguel Nelson  

420 – 426 SOUTH SAN PEDRO STREET – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000250  

THIS IS NOT A PERMIT  

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to five (5) feet along Crocker St.:  

- New proposed landscaping behind sidewalk at the property line.  

CONDITIONS  

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org  

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.  

3. The plans must be reviewed and approved by the Planning's Historical Cultural Monument section. Email Lambert Giessinger Lambert.giessinger@lacity.org with plans for approval.  

4. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-3 have been completed.  

5. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the
Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit is revoked. Please contact this office for the waiver form after Condition Nos. 1-3 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within 180 days from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
San.Pedro.St.420-426.S.rpr
Enclosure
CC: miguel@marvimon.com
**REVOCABLE PERMIT**

**INTER-DEPARTMENTAL ROUTING TRANSMITTAL**

**CITY OF LOS ANGELES - BUREAU OF ENGINEERING**

<table>
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<th>Review and approval of proposed landscape behind sidewalk at property line</th>
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<tr>
<td>Applicant:</td>
<td>Miguel Nelson</td>
</tr>
<tr>
<td>Contact:</td>
<td><a href="mailto:miguel@marvimon.com">miguel@marvimon.com</a></td>
</tr>
<tr>
<td>Address:</td>
<td>5419 Hollywood Bld #C201</td>
</tr>
<tr>
<td>Phone:</td>
<td>310-922-6609</td>
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<tr>
<td>Fax:</td>
<td></td>
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<td></td>
<td>Los Angeles, CA 90027</td>
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**TO:**

| Name:          | Robert Gutierrez                                                          |
| Phone:         | 213-847-0881                                                              |
| Fax:           | 213-847-0975                                                              |
| Bureau/Group:  | Bureau of Street Services, Engineering Division                           |
| Location:      | 1149 S. Broadway, 4th Floor                                               |
| Mail Stop:     | 550                                                                        |

**PLEASE REVIEW AND RETURN TO:**

| Name:          | Shay Doong                                                                 |
| Phone:         | 213-482-7062                                                              |
| Fax:           | 213-482-7007                                                              |
| Bureau:        | Bureau of Engineering - Central Dist.                                     |
| Location:      | 201 N. Figueroa St, 3rd Floor                                             |
| Mail Stop:     | 503                                                                        |
| Email:         | Shayvye.Doong@lacity.org                                                  |

**Reviewer's Name:**

| Date:          | 11/9/17          |

**Recommendation:**

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Additional Comments:

Approved as noted on plans.

[Signature]
HCM approval for Revocable Permit application R2017000280

4 messages

Jacob Bigler <jacob.bigler@lacity.org>  
To: Lambert Giessinger <lambert.giessinger@lacity.org>  
Wed, Oct 11, 2017 at 2:49 PM

Attached is a sketch for a proposed landscape in the back of the curb. This property is HCM so I wanted to find out if there is anything that you would require.

Thanks,

--

Jacob Bigler
Central District | Civil Engineering Associate I
Bureau of Engineering | Department of Public Works
201 N. Figueroa St., 3rd Floor
Los Angeles, CA 90015
Phone: 213 482 7055

---

Lambert Giessinger <lambert.giessinger@lacity.org>  
To: Jacob Bigler <jacob.bigler@lacity.org>  
Wed, Oct 11, 2017 at 4:13 PM

The Westinghouse Electric Building does not appear to front Crocker Avenue. Can you please send me some street view shots of where the landscaping strip is proposed? Thanks.

[Quoted text hidden]

--

Lambert Giessinger, Architect  
Department of City Planning  
T: (213) 978-1183 | preservation.lacity.org  
200 N. Spring St., Room 559  
Los Angeles, CA, 90012

---

Jacob Bigler <jacob.bigler@lacity.org>  
To: Lambert Giessinger <lambert.giessinger@lacity.org>  
Thu, Oct 19, 2017 at 1:51 PM

Sorry for the wait, Attached are some photos of the area they will be placing the landscape by the property line.

Sincerely,

[Quoted text hidden]

---

2 attachments

420-426_sanpedro_photo_1.jpg  
106K

420-426_sanpedro_photo_2.jpg
Lambert Giessinger <lambert.giessinger@lacity.org>
To: Jacob Bigler <jacob.bigler@lacity.org>

We are OK with adding landscaping to this side of the property.

[Quoted text hidden]
WHEREAS,  Little Tokyo Lofts Community Association

426 San Pedro St.

Los Angeles, CA.  90013

is the owner of real property, located at

420 - 426 S. San Pedro St.

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lot 1 of Tract Map # 53922

in the official records of the County of Los Angeles in Book 1319, Pages 88/90 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and

WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission
to install, construct, maintain, and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to
install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned
lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost,
liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other
person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by
the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way
of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid
losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and
thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy
limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles
as an additional insured.
2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this  

___________ day of __________________, 20__________

NAME
Print or Type
Signature

NAME
Print or Type
Signature

NAME
Print or Type
Signature
WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this ___________ day of , _____________ 20_____, before me, __________________________,
a Notary Public in and for said County and State, personally appeared

_______________________________________________________________________________________
_______________________________________________________________________________________

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

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

WITNESS my hand and official seal.

_______________________________________________________________________________________
Signature of Notary Public

(Notary Seal)

Accepted by the City Engineer of the City of Los Angeles on _________________, 20_____.

BY ________________________________

(Division and District Office)

Plan No. _________________
Y-Map No. 126A213-A
Drainage Map. No. 516
District Map No. 127-5A213
Plans Submitted Yes ____ No _____
Waiver Number W - ____________

Eng. 3.685 (Rev. 01-15) 420 - 426 S. San Pedro St.
GRANT DEED

NO CONSIDERATION

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS $NONE

☐ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☐ unimproved area: ☑ Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RICHARD ELLERY MERRY and JAMES EDWARD MERRY, as tenants in common, each as to an
undivided 50%

hereby GRANT(S) to Richard Ellery Merry, a Married Man, as his sole and separate property and James
Edward Merry, a Married Man, as his sole and separate property, as tenants in
common, each as to an undivided 50%

the following described real property in the County of Los Angeles, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Date June 26, 2012

RICHARD ELLERY MERRY

JAMES EDWARD MERRY

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } S.S.

On June 27, 2012, before me, Yvonne Arguello, Notary Public, personally appeared Richard Ellery Merry and James Edward Merry who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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 him/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Yvonne Arguello (Seal)

MARIA ARGUELLO
Commission # 1941768
Notary Public - California
Los Angeles County
My Comm. Expires Jul 18, 2015
EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Lots 17, 18, 19, 20 and 21 in Block 10 of the Wolfskill Orchard Tract, in the County of Los Angeles, State of California, as per map recorded in Book 30, Page 9 of Miscellaneous Records, in the Office of the County Recorder of said County.

Assessor's Parcel Number: 5147-010-029

CLTA Preliminary Report Form - Modified (11-17-06)
## Online Credit Card Payment Receipt

**Payment for: Revocable Permit**

**Reference Number: 2017000251**

### Online Credit Card Payment

**Transaction ID:** 5005  
**Payment Amount:** $594.92  
**First Name:** Miguel  
**Last Name:** Nelson  
**Address:** 5419 Hollywood Blvd #C201  
**City:** Los Angeles  
**State:** CA  
**Zip:** 90027  
**Phone:** 3109226609  
**Email:** miguel@marvimon.com

**Card Number:** XXXX-XXXX-XXXX-1008  
**Exp. Month:**  
**Exp. Year:**

### Settlement

**Bill Amount:** $594.92  
**Bill Date/Time:** 09/24/2017  
**Bill Request ID:** 240917B39-27C5736F-B6FE-45A9-BAA0-D8B1114EE7B7
October 10, 2017

Richard Ellery Merry and James Edward Merry
410 S. Towne Avenue
Los Angeles 90013

Attn: Miguel Nelson

410 – 420 SOUTH TOWNE AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000251

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to seven (7) feet ten (10) inches along South Towne Ave.: 

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An “A”-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder confounded copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and
Richard Ellery Merry and James Edward Merry  
October 10, 2017  
Page 2  

restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within 180 days from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

Ramzy Sawaya, P.E.  
District Engineer  
Central District

RS/WT/SD/JB:jb  
Towne Ave.410-422.S.rpr  
Enclosure  
CC: miguel@marvimon.com
REVOCAABLE PERMIT
INTER-DEPARTMENTAL ROUTING TRANSMITTAL
CITY OF LOS ANGELES - BUREAU OF ENGINEERING

<table>
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<th>Submittal of:</th>
<th>Review and approval of proposed landscape behind sidewalk at property line</th>
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<tbody>
<tr>
<td>Applicant</td>
<td>Miguel Nelson</td>
</tr>
<tr>
<td>Address</td>
<td>5419 Hollywood Bld #C201</td>
</tr>
<tr>
<td></td>
<td>Los Angeles, CA 90027</td>
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<tr>
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<tbody>
<tr>
<td>Name:</td>
<td>Robert Gutierrez</td>
</tr>
<tr>
<td>Bureau/Group:</td>
<td>Bureau of Street Services, Engineering Division</td>
</tr>
<tr>
<td>Location:</td>
<td>1149 S. Broadway, 4th Floor</td>
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<tr>
<td>Date Submitted:</td>
<td>11.9.17</td>
</tr>
<tr>
<td>Phone:</td>
<td>213-847-0881</td>
</tr>
<tr>
<td>Fax:</td>
<td>213-847-0975</td>
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PLEASE REVIEW AND RETURN TO:

| Name:         | Shay Doong                                                        |
| Bureau:       | Bureau of Engineering - Central Dist.                            |
| Location:     | 201 N. Figueroa St, 3rd Floor                                    |
| Phone:        | 213-482-7062                                                      |
| Fax:          | 213-482-7007                                                      |
| Mail Stop:    | 503                                                               |
| Email:        | Shayvye.Doong@lacity.org                                          |

Reviewer's Name: [Signature] Date: [Signature]

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</table>
Approved as noted on plans.

[Signature]
WHEREAS, Richard Ellery Merry and James Edward Merry
410 towne avenue
Los Angeles, CA. 90013

is the owner of real property, located at
410 - 422 S. Towne Avenue

in the City of Los Angeles, County of Los Angeles, State of California, described as
Lots 17-21 in Block 10 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30, Pages 9 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and
WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission
to install, construct, maintain, "New proposed landscaping behind sidewalk at the property line with approved BSS landscaping"

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to
install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned
lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost,
liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other
person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by
the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way
of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid
losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and
thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy
limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles
as an additional insured.
2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

___________ day of __________________, 20__________

NAME      ______________________________   ___________________________________
Print or Type                                            Signature
NAME      ______________________________   ___________________________________
Print or Type                                            Signature
NAME     ______________________________   ___________________________________
Print or Type                                            Signature
WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this ___________ day of , _____________ 20_____, before me, __________________________,
a Notary Public in and for said County and State, personally appeared

_______________________________________________________________________________________
_______________________________________________________________________________________

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

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

WITNESS my hand and official seal.

_________________________________________        (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on ____________________, 20_____.

BY    __________________________________

Eng. 3.685 (Rev. 01-15) 410 - 422 S. Towne Avenue

Plan No. _________________
Y-Map No. 126A213-A
Drainage Map. No. 516
District Map No. 127-5A213
Plans Submitted Yes ____ No ____
Waiver Number W - __________