FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries relative to this matter refer to File No.

04-0833

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
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Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

PLACE IN FILES
JUL 11 2005
DEPUTY

CD 10

June 30, 2005

Councilmember Ludlow
Councilmember Reyes
Councilmember Perry
Advisory Agency
Community Planning Section
Bureau of Engineering
Land Development Group
Department of Transportation
Traffic/Planning Sections
Fire Department

Los Angeles County Assessor
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 290
Los Angeles, CA 90012

Department of Building and Safety
c/o Zoning Coordinator
cc: Residential Inspection Unit
Bureau of Street Lighting
"B" Permit Section

ADDITIONAL NOTIFICATIONS ON ATTACHED LIST

RE: RECORDED MAP APPEAL (RM NO. 50346) REGARDING PROPERTY AT 520 SOUTH GRAMERCY PLACE

At the meeting of the Council held JUNE 29, 2005, the following action was taken:

Attached report adopted as amended	X
Attached motion (Reyes - Perry) adopted	X
FORTHWITH	X
Mayor concurred	
Ordinance adopted	
Ordinance number	
Publication date	
Effective date	
Mayor approved	
Findings adopted as amended	X

Frank T. Martinez
City Clerk
vdw

CF 04-0833
TT 50346

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Karns & Karabian Law Offices
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Los Angeles, CA 90017-4706

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Attorneys at Law
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Iasobellis & Associates
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Northridge, CA 91326

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Jeannie Chang
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Los Angeles, CA 90020

Delbert W. George
620 S. Gramercy Pl., #320
Los Angeles, CA 90005-3271

MAILED 6-1-05 P&LUM
AGENDA ON 5-27-05
BY _____

28

6-29

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

FILE NO. 04-0833

Your PLANNING AND LAND USE MANAGEMENT Committee

reports as follows:

	Yes	No
Public Comments	XX	

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to Recorded Map appeal (RM No. 50346) regarding property at 620 South Gramercy Place.

Recommendations for Council action:

1. ADOPT FINDINGS of the Deputy Advisory Agency as the FINDINGS of the City Council.

2. FIND that the records reflect a full accounting of relocation assistance due to the tenant households at 620 South Gramercy Place, Recorded Map No. 50346.

3. GRANT APPEAL IN PART filed by Harvey L. Rochman, Esq., on behalf of GTS Property, Los Angeles, Inc., relative to the determination of the Deputy Advisory Agency on the relocation assistance dispute and the interpretation and application of Recorded Covenant Agreement for Recorded Map No. 50346 for a 164-unit condominium conversion located at 620 South Gramercy Place.

4. REQUEST GTS Property, Los Angeles, Inc., (subdivider), to provide proof of payment of all required relocation assistance to the Deputy Advisory Agency within 120 days of the final Council action on the matter.

5. REQUEST the subdivider to provide the Deputy Advisory Agency with copies of notices to tenants who moved in after the condominium conversion was filed.

6. REQUEST the Deputy Advisory Agency to amend Exhibits A and B, as shown in the attachment to this Committee report as provided by the Deputy Advisory Agency in a report dated May 31, 2005, based upon evidence presented to agency by Mr. David Kim, (Attorney), in a Communication to the City Attorney and relative to the identification of additional units with children, or persons age 62 or older.

Applicant: Sonny Astani, GTS Property, Los Angeles, Inc., Ellen Berkowitz, Representative — RM No. 50346

Fiscal Impact Statement: The Planning Department reports that there is no General Fund impact.

TIME LIMIT FILE - JUNE 29, 2005

(LAST DAY FOR COUNCIL ACTION - JUNE 29, 2005)

Summary:

On June 15, 2005 (continued from May 11, 18 and June 1, 2005 meetings), the Planning and Land Use Management Committee conducted a public hearing regarding an appeal filed by Harvey L. Rochman, Esq., on behalf of GTS Property, Los Angeles, Inc., relative to the determination of the Deputy Advisory Agency regarding a relocation assistance dispute and the interpretation and application of Recorded Covenant Agreement for Recorded Map No. 50346 for a 164-unit condominium conversion located at 620 South Gramercy Place.

Staff from the Deputy Advisory Agency described the project and reported the matter was continued from previous Committee hearings in order to resolve issues on relocation in accordance with Los Angeles Municipal Code (LAMC) Sections 12.95.2 and 47.06.

Staff reported that the project was approved in December 2003. The final Map, RM No. 50346 was recorded in May 2004. Late in December 2004, several individuals visited the Deputy Advisory Agency with complaints related to the relocation. In February 2005, a public hearing was held to try to resolve any disputes related to the relocation issue. A subsequent letter was released by the Deputy Advisory Agency which provided the interpretation of how the Covenant and Agreement required for this conversion case should be applied with respect to relocation assistance. The subdivider appealed the letter of interpretation, and the City Attorney found that the appeal was filed in accordance with the California Subdivision Map Act.

Over the past several weeks, Deputy Advisory Agency staff reported receiving a highly detailed list of the tenants submitted by GTS Property Los Angeles, Inc. (subdivider), and has reviewed what is required under the LAMC. Under the Code, a tenant who is eligible for relocation assistance under Section 12.95.2(G), but not entitled to relocation assistance under Section 47.06, may also be eligible for a rent subsidy. If the eligible tenant moved into a comparable unit for which the rent was higher than the rent for the unit that the tenant occupied in the conversion project, the subdivider shall pay the tenant the difference for a period of one year from the date of relocation. If the tenant is entitled to "special protection," no monetary limit applies to this subsidy. In all other cases, the subdivider is not required to pay more than $200 per month per unit. A tenant is entitled to "special protection" under Section 12.95.2 if the tenant satisfies any of the following criteria: has attained age 62; is handicapped as defined is Section 50072 of the California Health and Safety Code; is disabled as defined in Title 42 United State Code Section 423; is residing with one or more minor children; or is a resident of a low to moderate cost housing unit.

The Deputy Advisory Agency reported that the second type of relocation assistance fee that may be available to tenants is based on LAMC Section 47.06. These payments are available to any tenant who was evicted due to the condominium conversion provided that (1) the tenant does not intend to purchase a unit in the conversion project and (2) the tenant did not receive written notice of the condominium conversion prior to becoming a tenant in the building. If a tenant satisfies those requirements, the relocated household is entitled to a fee of either $8,000 or $3,200. Pursuant to Section 47.06- B, the $8,000 fee applies to "qualified" tenants who met any of the following criteria at the time they received a Notice of Termination: had attained the age of 62; were handicapped as defined in Section 50072 of the California Heath and Safety Code; were disabled as defined in Title 42 United States Code Section 423; or were a person residing with and on whom is legally dependent (as determined for federal income tax purposes) one or more minor children.

The Deputy Advisory Agency concluded in her review that all tenants, with some very specific exceptions, were entitled to relocation assistance under LAMC Section 47.06 (entitled to 3,200 or $8,000 depending on whether tenant was qualified or non-qualified), or under LAMC Section 12.95.2/condominium conversion ordinance (entitled to $1,500 and a $200 rental subsidy for a 12 month period).

Staff from the Deputy Advisory Agency reported that on June 15, 2005, the same date of Planning and Land Use Management Committee hearing, she received further information from attorneys representing number of the tenants at 620 South Gramercy Place. The information submitted provided a different formula for relocation due to the tenants, other than the one provided by the subdivider. Staff reported that she has reviewed each of the names and units identified by the attorney as being entitled to a different formula of relocation assistance. In conclusion, Deputy Advisory Agency recommended that the appeal be granted in part, and that Council find that the records reflect a full accounting of relocation assistance due. In addition, the Deputy Advisory Agency recommended that Council request the following:

a. REQUEST GTS Property, Los Angeles, Inc., (subdivider), to provide proof of payment of all required relocation assistance be provided to the Deputy Advisory Agency within a 120 days of the final Council action on the matter.

b. REQUEST the subdivider to provide the Deputy Advisory Agency with copies of notices to tenants who moved in after the condominium conversion was filed. (Notices and other evidence will be examined by the agency to determine if it is clear that tenants were advised regarding the condominium conversion).

c. REQUEST the Deputy Advisory Agency to amend Exhibits A and B as shown in the attachment to this Committee report and the Deputy Advisory Agency report dated May 31, 2005, based upon evidence presented to agency by Mr. David Kim's, (Attorney), in a Communication to the City Attorney relative to the identification of additional units with children, or persons age 62 or older.

The Deputy Advisory Agency staff also reported that the findings shall be consistent with the amended recommendations.

A representative and Harry Rochman, speaking on behalf of GTS Property, Los Angeles, Inc., the appellants, testified at the hearing. The representative reported the subdivider has worked long and hard to apply the requirements under the ordinances and interpretations relative to relocation assistance. In addition, it was reported that the subdivider is prepared to comply with the recommendations of the Deputy Advisory Agency. The representative reported that the subdivider is anxious to resolve this matter, and to pay the amounts contained in the Deputy Advisory Agency's recommendations. In addition, the representative reported on her attempts to review the detailed schedules on relocation with the attorneys related to payments to other tenants claiming to be qualified. The representative further reported that the subdivider is prepared to provide the additional information as requested by the Deputy Advisory Agency.

Several speakers including attorneys (one attorney representing approximately 122 tenants), provided testimony and documents for the record at the hearing. Some concerns expressed at the hearing were as follows:

- The subdivider failed to give sufficient notice to the tenants relative to the Tentative Tract Map Approval;
- The subdivider reported that they were not obligated to provide 180-day notice of intention to convert to condominiums prior to termination of tenancy;
- Tenants were given insufficient notice prior to request to vacate; or were relocated to other apartments during construction;
- Tenants willing to purchase did not receive the exclusive rights to purchase their units as specified in the Master Covenant and Agreement. Tenants were told that they waived their right to purchase a unit, or were told they did not qualify to purchase the units, or the units were sold to someone else;
- Some tenants moved or were evicted prior to receiving any, or all eligible relocation assistance funds;
- Some tenants were determined not to be eligible for relocation assistance;
- Some tenants moved receiving partial eligible amount of relocation assistance funds;
- The subdivider has failed to acquire the proper City permits for construction for the conversion;
- There was disagreement as to whether the relocation may be paid under the Tentative Tract provisions; and if the appeal filed by the subdivider is permissible; and
- The information submitted by the subdivider had not been verified.

Planning staff from Council District Ten, speaking on behalf of Councilmember Martin Ludlow, representing Council District 10, where the units are located, reported that the Councilmember and staff have been working on this matter a little over six months. The Deputy recommended that Council request the City Attorney to review this matter to determine if all tenants have been compensated under the requirements under the LAMC, and to report back in 120 days.

After careful consideration of the documents on file and the testimony provided at the hearing, the Committee recommended that Council grant the appeal in part, subject to the amended recommendations, as provided by the Deputy Advisory Agency staff, and to adopt the findings consistent with the recommendations.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tony Cárdenas

MEMBER	VOTE
REYES:	ABSENT
CARDENAS:	YES
WEISS:	YES

BG:bg
6-16-05
Enc: RM 50346
CD 10
Attachment: Exhibits A and B of the Deputy Advisory Agency report dated May 31, 2005

#040833

REPT. & FINDINGS
ADOPTED
AS AMENDED
JUN 29 2005

LOS ANGELES CITY COUNCIL
SEE MOTION ATTACHED
FORTHWITH

28A

MOTION

I THEREFORE MOVE that Item 28 (CF 04-0833) on today's Council Agenda, Wednesday, June 29, 2005, a Planning and Land Use Management Committee Report relative to Recorded Map appeal (RM No. 50346) regarding property at 620 South Gramercy Place be AMENDED to modify Recommendation No. 6 to replace Exhibits A and B with amended Exhibits A and B as attached to the communication dated June 22, 2005, from Mannatt, Phelps & Phillips, LLP.

PRESENTED BY: _____
ED P. REYES
Councilmember, 1st District

SECONDED BY: _____

AP

MO.

ADOPTED

JUN 29 2005

LOS ANGELES CITY COUNCIL

FORTHWITH.

JUN 29 2005

COUNCIL VOTE

Jun 29, 2005 12:11:47 PM, #14

ITEM NO. (28)
Adopt as Amended

CARDENAS	Absent
GARCETTI	Yes
GREUEL	Yes
HAHN	Yes
LABONGE	Yes
LUDLOW	Absent
MISCIKOWSKI	Yes
PARKS	Yes
PERRY	Yes
REYES	Yes
SMITH	Yes
VILLARAIGOSA	Absent
WEISS	Yes
ZINE	Yes
*PADILLA	Yes

Present: 12, Yes: 12 No: 0

Exhibit A -- 620 S. Gramercy

Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent*	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Kim, Hyun Sook,	101	1/1/2002	6/30/2004			y			$1,500	n				
Oronce, Grace I & Adala, Joselito D.,	102	4/1/2002	12/8/2004			y		$1,500		y				$1,700
Cho, Yong Kee	103	3/1/2004	1/1/2005	X		n		$1,500		n				
Kim, Sun Jung & Chin, Sun Hee,	103	2/1/2003	1/31/2004			y	C		$1,500	n				
Windemuth, Daniel Scott	104	4/8/2002	12/11/2004			y		$1,500		y				$1,700
Kang, Kenneth Yi Koo &,	105	9/5/2001	8/30/2004			y	C		$1,500	n				
Nam, Jung Eun	106	4/1/2004	1/1/2005			n		$1,500		y			$1,700	
Kang, In Kyung & Park, Sung Nam,	106	9/1/2002	2/29/2004			y	C		$1,500	n				
Lee, Raymond Sangok	109	11/12/2001	3/31/2004			y			$1,500	n				
Song, Frank Woosuk,	110	12/1/2003	1/12/2005	X		n				n				
Hall, William Ramey	111	8/16/2002	1/14/2005			y		$1,500		y		X		
Ahn, Soon Tae	112	4/1/2003	12/20/2004			y		$1,500		y				$1,700
Lee, Seung Jae & Jang, In Ae,	113	7/11/2003	7/31/2004			y			$1,500	n				
Pyun, Thomas	114	1/1/2000	10/31/2004			y		$1,500		y				$1,700
Chong, Myong Hwa & Kim, Ki Baok,	115	11/1/2003	1/15/2005	X		n				n				
Lee, Soon Ok	116	6/1/2003	5/31/2004			y			$1,500	n				
Kang, Young I.	117	1/1/2002	2/7/2005			y	H	$1,500		y	H		$6,500	
Choi, Jeong H.,	118	10/19/1998	4/1/2005			y			$1,500	y				$1,700
Kim, Chong Han & Kim, Debbie,	119	7/15/1999	2/7/2005			y	C**		$1,500	y	C			$6,500
Ryu, David & Patty,	120	5/15/1998	4/30/2004			y			$1,500	n				
Tucker, Chris,	121	2/15/1993	3/22/2005	X		y		$1,500		n				
Chong, Jeannie & Chong, Soon Hee	122	4/1/1996	1/7/2005		X*	n				n				
Christen, Eun Kyong	122	2/1/2004	2/13/2005	X		n		$1,500		n				
Almario, Herminia Bacani,	123	5/22/2000	8/31/2004			y			$1,500	n				
Yi, Grace	124	7/1/2002	7/31/2004			y			$1,500	n				
Kim, Ian S. & Lee, Haung Young,	125	2/7/2002	12/27/2004			y	C	$1,500		y	C		$6,500	
Park, Chang Ung & Park, Kwan Woo,	126	10/1/2002	12/1/2004			y		$1,500		y				$1,700
Choi, Min Kyung & Kim, Ki Chul,	127	8/1/2003	1/30/2004	X		y			$1,500	n				
Kim, Dong Berm,	128	2/15/2001	12/11/2004			y		$1,500		y			$1,700	
Kim, Yong Joon Peter	129	5/1/2003	12/31/2004			y		$1,500		y				$1,700
Bae, William & Kim, Jenny,	130	11/1/2002	12/31/2003			y			$1,500	n				

Revised Exhibit A -- 620 S. Gramercy														
Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent*	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Kim, Hyun Sook,	101	1/1/2002	6/30/2004			y			$1,500	n				
Oronce, Grace I & Adala, Joselito D.,	102	4/1/2002	12/8/2004			y		$1,500		y				$1,700
Cho, Yong Kee	103	3/1/2004	1/1/2005	X		n		$1,500		n	C			
Kim, Sun Jung & Chin, Sun Hee,	103	2/1/2003	1/31/2004			y	C		$1,500	n				
Windemuth, Daniel Scott	104	4/8/2002	12/11/2004			y		$1,500		y				$1,700
Kang, Kenneth Yi Koo &,	105	9/5/2001	8/30/2004			y	C		$1,500	n				
Nam, Jung Eun	106	4/1/2004	1/1/2005			n		$1,500		y			$1,700	
Kang, In Kyung & Park, Sung Nam,	106	9/1/2002	2/29/2004			y	C		$1,500	n				
Lee, Raymond Sangok	109	11/12/2001	3/31/2004			y			$1,500	n	A			
Song, Frank Woosuk,	110	12/1/2003	1/12/2005	X		n				n				
Hall, William Ramey	111	8/16/2002	1/14/2005			y		$1,500		y		X		
Ahn, Soon Tae	112	4/1/2003	12/20/2004			y		$1,500		y				$1,700
Lee, Seung Jae & Jang, In Ae,	113	7/11/2003	7/31/2004			y			$1,500	n				
Pyun, Thomas	114	1/1/2000	10/31/2004			y		$1,500		y				$1,700
Chong, Myong Hwa & Kim, Ki Baok,	115	11/1/2003	1/15/2005	X		n				n	C			
Lee, Soon Ok	116	6/1/2003	5/31/2004			y			$1,500	n				
Kang, Young I.	117	1/1/2002	2/7/2005			y	H	$1,500		y	H		$6,500	
Choi, Jeong H.,	118	10/19/1998	4/1/2005			y			$1,500	y				$1,700
Kim, Chong Han & Kim, Debbie,	119	7/15/1999	2/7/2005			y	C**		$1,500	y	C			$6,500
Ryu, David & Patty,	120	5/15/1998	4/30/2004			y			$1,500	n				
Tucker, Chris,	121	2/15/1993	3/22/2005	X		y		$1,500		n				
Chong, Jeannie & Chong, Soon Hee	122	4/1/1996	1/7/2005		X*	n				n				
Christen, Eun Kyong	122	2/1/2004	2/13/2005	X		n		$1,500		n				
Almario, Herminia Bacani,	123	5/22/2000	8/31/2004			y			$1,500	n				
Yi, Grace	124	7/1/2002	7/31/2004			y			$1,500	n				
Kim, Ian S. & Lee, Haung Young,	125	2/7/2002	12/27/2004			y	C	$1,500		y	C		$6,500	
Park, Chang Ung & Park, Kwan Woo,	126	10/1/2002	12/1/2004			y		$1,500		y				$1,700
Choi, Min Kyung & Kim, Ki Chul,	127	8/1/2003	1/30/2004	X		y			$1,500	n				
Kim, Dong Berm,	128	2/15/2001	12/11/2004			y		$1,500		y			$1,700	
Kim, Yong Joon Peter	129	5/1/2003	12/31/2004			y		$1,500		y				$1,700
Bae, William & Kim, Jenny,	130	11/1/2002	12/31/2003			y			$1,500	n				

Exhibit A -- 620 S. Gramercy

Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Kim, Sang Chin,	131	10/6/1999	12/24/2004			y		$1,500		y			$1,700	
Moon, Joon Woong & Shin, Seong,	132	3/15/1994	1/20/2005			y		$1,500		y				$1,700
Singerman, Robert Anthony	133	10/12/2004	1/13/2005			n				y			$1,500	$1,700
Kim, Min Ho	133	1/15/2002	4/30/2004			y			$1,500	n				
Jones, Diana D.,	135	4/25/1998	1/31/2004			y			$1,500	n				
Loffarelli, Angela,	137	9/1/1994				y	H		$1,500	y	AH			$6,500
Koo, Young Mo	138	2/12/2003	12/31/2003			y			$1,500	n				
Lee, Chung Kun	140	2/1/2003	12/21/2004			y		$1,500		y			$1,700	
Ahn, Hak Joo	201	12/1/2002	11/30/2004			y		$1,500		y				$1,700
Lee, Young Ju & Park, Jeong Mi	202	7/1/2003	12/1/2004			y		$1,500		y				$1,700
Cho, Kwang Ho	203	10/1/2003	1/1/2005			n				y			$1,500	$1,700
Smith, Dereck Richard	204	2/10/2003	12/31/2004			y		$1,500		y				$1,700
Um, Tony Dohun & In, Cheul Sin,	205	2/16/2004	1/11/2005			n				y			$1,500	$1,700
Chong, John & Lee, Craig,	205	2/1/2003	1/31/2004			y			$1,500	n				
Lee, Charles Chang	206	7/1/2003	8/11/2004			y			$1,500	n				
Choi, Byoung Kuk	207	8/6/2002	1/24/2005			y		$1,500		y			$1,700	
Ko, Jung Hee	208	1/22/2002	10/21/2004			y		$1,500		y				$1,700
Park, Hee Jung & Young Woo Ueo	209	5/25/1999	12/18/2004			y	A***	$1,500		y	A			$6,500
Song, Won G. & Kum Yei Kim	210	1/1/2002	1/21/2005			y	A***		$1,500	y	A			$6,500
Kim, Dae Jin	211	11/15/2001	12/20/2004			y		$1,500		y				$1,700
Wi, Chul Yong	212	2/1/2002	8/31/2004			y			$1,500	n				
Berkshire, Greoffrey Eugene	213	12/1/2002	1/8/2005			y		$1,500		y				$1,700
Shin, Ji Yeon	214	10/31/2002	12/10/2004			y		$1,500		y		X		
Yang, Seung O. & Yang, Chan Suk,	215	8/1/2003	1/30/2004			y			$1,500	n				
Kim, Hyun Taek	216	4/1/2003	8/31/2004			y		$1,500		y			$1,700	
Chi, Andrew C. & Choi, Hannah	217	6/15/2000	12/3/2004			y	C		$1,500	y	C			$6,500
Chang, Tracey	218	10/16/2002	8/15/2004			y			$1,500	n				
Lee, Joung Jae	219	8/1/2003	1/1/2005	X		y		$1,500		n				
Sunwoo, Sung Sik,	220	6/1/1999	12/8/2004			y	C	$1,500		y	C		$6,500	
Hur, Mira	221	12/1/2001	5/24/2004			y			$1,500	n				
Moon, Joong Sun	222	4/1/2004	1/1/2005			n				y				$700
Hwang, Ju Run	222	4/5/2002	2/29/2004			y			$1,500	n				
Powell, Mary H.,	223	10/1/1994	8/25/2004			y	A***		$1,500	n				

Exhibit A -- 620 S. Gramercy

Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Lee, Grace K.	224	7/1/2003	9/30/2004			y			$1,500	n				
Kim, Un Jeoung	225	1/1/2002	10/15/2004			y	C		$1,500	n				
Shin, Hyonchun Steven	226	4/11/2003	8/3/2004			y			$1,500	n				
Kim, Jung W.	227	4/1/2004	1/15/2005	X		n				n				
Ahn, Sunny & Choi, Meong Hee,	228	6/1/2004	1/1/2005	X		n				n				
Jeon, Yoo Mi	228	11/1/2001	4/5/2004			y			$1,500	n				
Habtesllassie, Sellas	229	4/16/2004	12/24/2004			n				y			$1,500	$1,700
Enginalev, Ertan	229	2/1/2002	3/31/2004			y			$1,500	n				
Bae, Jung Sun	230	1/1/2003	6/30/2004			y			$1,500	n				
Hwang, Eun Joo	231	5/1/2004	12/27/2004			n				y			$1,500	$1,700
Lee, Jin Wha	231	8/16/2002	3/19/2004			y			$1,500	n				
Cho, Jung Hyung & Soon Jung,	232	7/20/1998	12/31/2004			y	C	$1,500		y	C		$6,500	
Kim, Peter Andrew	233	9/1/2003	2/16/2005	X		n				n				
Ahn, Fredrick	234	12/26/2001	2/1/2005			y		$1,500		y		X		
Lim, Moon Il & Lim, Soo Kyung,	235	1/23/1998	2/11/2005			y		$1,500		y			$1,700	
Kim, Andy,	236	9/1/2001	2/14/2005			y		$1,500		y		X	$1,700	
Choi, Chong Ran,	237	10/1/1996	12/15/2004			y		$1,500		y		X		
Vacant	238													
McFarland, Brenda	239	7/1/2001	12/31/2004			y	A***		$1,500	y	A			$6,500
Tilahun, Yalemzewd &,	240	2/1/2001	12/31/2004			y	C	$1,500		y	C		$6,500	
Han, Howard J.	241	2/1/2003	9/30/2004			y	C		$1,500	n				
Wee, Ho Kyu	301	3/15/2001	8/1/2004			y		$1,500		y		X		
Kim, Woo Min	302	4/11/2003	7/24/2004			y		$1,500		y				$1,700
Kang, Christie Yoonoak	303	2/1/2004	8/12/2004	X		n				n				
Kim, Kye Wol	304	5/1/2003	6/5/2004			y	C		$1,500	n				
Lim, Sam W. & Kim, John M.,	305	9/1/2003	8/20/2004	X		n				n				
Kwon, Young Min, Hee Seon	306	1/15/2003	4/5/2004			y			$1,500	n				
Park, Hyung S.	307	3/20/2001	5/1/2004			y			$1,500	n				
Kim, David,	308	10/1/2000	7/31/2004			y		$1,500		y				$1,700
Kim, Kap S.	309	4/15/1997	1/31/2004			y			$1,500	n				
Bae, Estae	310	7/1/2003	7/31/2004			y	C	$1,500		y	C			$6,500
Phu, Tony	311	6/22/1997	8/17/2004			y		$1,500		y			$1,700	
Moon, Hak J. (Joseph)	312	2/1/2002	2/17/2005			y		$1,500		y		X	$1,700	
Choe, Ji Young & Jun Young,	313	9/1/1994	6/8/2004			y		$1,500		n				
Lim, Young Shin	314	11/1/2001	8/1/2004			y		$1,500		y				$1,700

Exhibit A

Please see page 6 for Notes and Legend

Exhibit A -- 620 S. Gramercy

Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent*	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Choi, Yun Soo & Choi, Hye Sook,	315	8/1/1999	8/14/2004			y			$1,500	y				$1,700
Kim, Min K.,	316	3/7/2001	1/31/2004			y			$1,500	n				
Moon, Alexander J. & Choi, Jina,	317	9/1/2003	7/31/2004	X		n				n				
Kim, Jung H.	318	1/16/2003	8/31/2004			y			$1,500	y				$1,700
Nguyen, Minh & Nguyen, Tram Minh Bao,	318	2/1/2004	8/21/2004	X		n				n				
Woo, Young H. & Sung H.,	319	2/1/2004	8/14/2004	X		n				n				
George, Delbert & George, Miki	320	8/15/1992	4/13/2005	X		y	C		$1,500	n				
Kim, Moon S. & Kim, Sung Sin,	321	1/1/2003	8/5/2004	X		y	C		$1,500	n				
Kim, Chung Myung & Kim, Mun Suk (Lisa),	322	10/6/2001	8/15/2004			y		$1,500		y				$1,700
Vacant	323													
Lee, Sang Ah	324	2/22/2003	8/20/2004			y		$1,500		y			$1,700	
Lee, Kwang Joo	324	9/16/2003	8/14/2004			n				y			$1,500	$1,700
Park, Myong Joo (Ellen)	325	1/1/2003	4/19/2004			y	C		$1,500	n				
Lee, Raymond & Jiang, Zhen Shu,	326	8/1/1997	3/28/2004			y	A***		$1,500	n				
Yi, Yongew & Moon, Yong Sun,	327	11/13/1997	8/13/2004			y		$1,500		y				$1,700
Imam, Mohammad Mehdi	328	11/1/2003	3/1/2005			n				y	H		$8,000	
Strassburger, Mona E.	329	9/9/2002	8/15/2004			y		$1,500		y				$1,700
Kim, Dong Sik	330	8/1/2003	8/6/2004	X		y			$1,500	n				
Ho, Jamie Lee	330	2/12/1999	6/10/2004			y		$1,500		n				
Kim, Jeong Eun	331	8/1/2002	8/15/2004			y		$1,500		y			$1,700	
Kim, Keeho & Kim, Sun Kyoung,	332	3/1/1998	7/31/2004			y	C	$1,500		y	C			$6,500
Lee, Susan S.	333	3/1/2004	8/27/2004	X		n				n				
Lee, Mee Suk	334	7/21/2003	7/31/2004			y		$1,500		y				$1,700
Kim, Karl K., Kim, Sun Cha, Kim, Dwight	335	9/20/1996	8/6/2004			y			$1,500	y	A			$6,500
Lee, Won Young	336	10/1/2003	8/7/2004			n				y				$3,200
Pinky, Yon Sim	337	8/10/1999	8/1/2004			y		$1,500		y		X		
Na, Sae Kyoon & Yang, Mi Kyoung,	338	2/15/2003	7/10/2004			y		$1,500		y	C		$6,500	
Nam, Sujin	339	12/15/1998			X*	n				n				
Kim, Hyun Bok	340	3/1/2003	7/31/2004			y			$1,500	y				$1,700
Ko, Eun Ah	341	3/16/2003	4/10/2004			y			$1,500	n				

Exhibit A -- 620 S. Gramercy

Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent*	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Han, Billy Jong Hon	401	4/11/2004	9/15/2004	X		n				n				
Shin, Ji Won & Shin, Kyung Ho,	402	5/22/2000	1/15/2005			y		$1,500		y	C		$3,500	$3,000
Bradshaw, Darwin D. & Gewendolyn,	403	3/1/2003	9/15/2004			y		$1,500		y				$1,700
Allice Choi	404	2/16/2004	3/5/2005	X		n				n				
Lee, Ko Eun Christine & Lee, Chang Hyun,	404	1/1/2003	12/31/2003			y			$1,500	n				
Yoo, Deok Soon & Yoo, Young,	405	7/1/2002	8/31/2004			y			$1,500	y				$1,700
Kateryna Pryphodko	407	2/1/2004	9/14/2004	X		n				n				
Choi, Charles J. & Choi, Richard,	408	2/1/2001	8/31/2004		X*	n				n				
Yoo, Kil Woong	409	5/6/2004	3/15/2005			n				y			$3,200	
Noh, Woo J.	409	11/16/2002	4/23/2004			y			$1,500	n				
Cho, Kimberly,	410	4/10/1996	8/17/2004			y			$1,500	y				$1,700
Choi, Kyudon	411	5/1/2003	9/30/2004			y			$1,500	n				
Kim, Mina	412	9/14/1998	4/1/2005			y			$1,500	y				$1,700
Kim, Jin Young, Kim, Hyun Joo	413	6/1/2003	5/31/2004			y			$1,500	n				
Lee, Mike J.	414	11/21/2001	5/31/2004			y			$1,500	n				
Snyder, Christopher	415	11/1/2001	5/12/2004			y			$1,500	n				
Lee, Paul H.	416	11/5/2002	9/1/2004			y		$1,500		y			$1,700	
Sung, Myung Ok	417	6/16/2002	6/26/2004			y			$1,500	n				
Choi, Hyon Suk & Bae, Kyung Cha,	418	6/9/2003	6/30/2004			y			$1,500	n				
Yu, Jimmy	419	1/20/2003	7/31/2004			y	C	$1,500		y	C			$6,500
Powell, Clifton & Kimberly Crooms,	420	1/8/1993	1/15/2005	X		y	C	$1,500		n				
Kim, Bok Yun & Kim, Sun Nyo,	421	8/1/2001	3/4/2005			y	A***	$1,500		y	A		$3,500	$3,000
Lee, Myong Hee,	423	9/7/2001	8/24/2004			y		$1,500		y				$1,700
Chang, Jong Soo & Kim, Soon S.,	426	2/22/2003	9/7/2004			y		$1,500		y				$1,700

Please see page 6 for Notes and Legend

Exhibit A -- 620 S. Gramercy

Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent*	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Kim, Young Sik & Kim, Meg J.,	427	4/16/2002	8/31/2004			y		$1,500		y				$1,700
Kwon, Mee Chung & Kwon, Ho,	428	12/22/2003	8/15/2004	X		n				n		X		
Bae, Jun Young	429	11/1/1998	8/31/2004			y		$1,500		y				$1,700
Lee, Eun Y (Sara)	430	10/19/2001	12/18/2004			y		$1,500		y				$1,700
Kim, David	431	9/20/1999	8/30/2004			y			$1,500	y				$1,700
Hong, Gregory K.	432	10/21/2003	8/13/2004			n				y		X		
Chung, Young Ju	433	3/1/2003	8/31/2004			y		$1,500		y				$1,700
Kang, Eun Hee	434	3/1/2002	5/15/2004			y	C		$1,500	n				
Han, Inn Soo & Han, Chang Sook,	435	12/1/2002	8/15/2004			y	C	$1,500		y	C	X		
Lee, Jenny	436	8/1/2002	1/1/2005			y	C	$1,500		y	C		$2,000	$4,500
Park, Stephano Hoon Suh	436	10/16/2003	8/30/2004			n				y			$3,200	
Park, Sung Chul & Park, Kyung Ja,	437	3/15/1998	3/31/2004			y			$1,500	n				
Oh, Hae S.	438	2/1/2004	8/15/2004	X		n				n				
Halili, Fe DeJesus & Halili, Christine,	438	7/21/2003	12/31/2003			y			$1,500	n				
Kang, Kyung Won	439	1/1/2003	8/1/2004			y		$1,500		y				$1,700
Lee, Jedidiah Sook	441	12/5/2001	4/3/2005			y		$1,500		y			$1,700	
Total	**169**			**25**	**3**	**133**	**30**	**$103,500**	**$100,500**	**88**	**21**	**11**	**$95,200**	**$150,800**

Notes

* These tenants have filed a specific performance action stating that they intend to purchase a unit in the conversion project.
As a result, they are not eligible for relocation assistance under Section 12.95.2 or Section 47.06.
If these tenants agree not to purchase a unit in the conversion project or lose their specific performance action, they may be entitled to relocation assistance.

** Incorrectly identifed as handicapped in the information orginally submitted to the Planning Department

*** Inadvertently not identified as entitled to special protection in the original information submitted to the Planning Department

Legend

A = Age
C = Children
H = Handicap

A "y" in the 12.95.2 or 47.06 column indicates that a tenant is entitled to relocation assistance
A "n" in the 12.95.2 or 47.06 column indicates that a tenant is not entitled to relocation assistance

Please see page 6 for Notes and Legend

Exhibit B -- Rent Subsidy -- 620 S. Gramercy

Tenant	Unit #	Transfer to Unit #	Unit Type	Move-In	Move Out	12.95.2	47.06	Special Protection
Kim, Hyun Sook,	101		2bed+2bath	1/1/2002	6/30/2004	y	n	
Kim, Sun Jung & Chin, Sun Hee,	103		1bed+1bath	2/1/2003	1/31/2004	y	n	C
Kang, Kenneth Yi Koo &,	105	406	2bed+loft+2bath	9/5/2001	8/30/2004	y	n	C
Kang, In Kyung & Park, Sung Nam,	106		2bed+2bath	9/1/2002	2/29/2004	y	n	C
Lee, Raymond Sangok	109		1bed+1bath	11/12/2001	3/31/2004	y	n	
Lee, Seung Jae & Jang, In Ae,	113		1bed+1bath	7/11/2003	7/31/2004	y	n	
Lee, Soon Ok	116		1bed+1bath	6/1/2003	5/31/2004	y	n	
Ryu, David & Patty,	120		2bed+2bath	5/15/1998	4/30/2004	y	n	
Tucker, Chris,	121		2bed+2bath	2/15/1993	3/22/2005	y	n	
Almario, Herminia Bacani,	123		Single+1bath	5/22/2000	8/31/2004	y	n	
Yi, Grace	124		Single+1bath	7/1/2002	7/31/2004	y	n	
Choi, Min Kyung & Kim, Ki Chul,	127		1bed+1bath	8/1/2003	1/30/2004	y	n	
Bae, William & Kim, Jenny,	130		Single+1bath	11/1/2002	12/31/2003	y	n	
Kim, Min Ho	133		1bed+1bath	1/15/2002	4/30/2004	y	n	
Jones, Diana D.,	135		2bed+2bath	4/25/1998	1/31/2004	y	n	
Koo, Young Mo	138		2bed+2bath	2/12/2003	12/31/2003	y	n	
Chong, John & Lee, Craig,	205		2bed+2bath	2/1/2003	1/31/2004	y	n	
Lee, Charles Chang	206		2bed+2bath	7/1/2003	8/11/2004	y	n	
Wi, Chul Yong	212		Single+1bath	2/1/2002	8/31/2004	y	n	
Yang, Seung O. & Yang, Chan Suk,	215		2bed+2bath	8/1/2003	1/30/2004	y	n	
Chang, Tracey	218		Single+1bath	10/16/2002	8/15/2004	y	n	
Lee, Joung Jae	219		2bed+2bath	8/1/2003	1/1/2005	y	n	
Hur, Mira	221		2bed+2bath	12/1/2001	5/24/2004	y	n	
Hwang, Ju Run	222		2bed+2bath	4/5/2002	2/29/2004	y	n	
Powell, Mary H.,	223		Single+1bath	10/1/1994	8/25/2004	y	n	A
Lee, Grace K.	224		Single+1bath	7/1/2003	9/30/2004	y	n	
Kim, Un Jeoung	225		2bed+2bath	1/1/2002	10/15/2004	y	n	C
Shin, Hyonchun Steven	226		1bed+1bath	4/11/2003	8/3/2004	y	n	
Jeon, Yoo Mi	228		2bed+2bath	11/1/2001	4/5/2004	y	n	
Enginalev, Ertan	229		Single+1bath	2/1/2002	3/31/2004	y	n	
Bae, Jung Sun	230		Single+1bath	1/1/2003	6/30/2004	y	n	
Lee, Jin Wha	231		Single+1bath	8/16/2002	3/19/2004	y	n	
Han, Howard J.	241		2bed+2bath	2/1/2003	9/30/2004	y	n	C
Kim, Kye Wol	304		2bed+2bath	5/1/2003	6/5/2004	y	n	C
Kwon, Young Min, Hee Seon	306		2bed+2bath	1/15/2003	4/5/2004	y	n	
Park, Hyung S.	307		Single+1bath	3/20/2001	5/1/2004	y	n	
Kim, Kap S.	309		1bed+1bath	4/15/1997	1/31/2004	y	n	

Please see page 3 for Eligibility Information and Legend

Exhibit B -- Rent Subsidy -- 620 S. Gramercy

Tenant	Unit #	Transfer to Unit #	Unit Type	Move-In	Move Out	12.95.2	47.06	Special Protection
Choe, Ji Young & Jun Young,	313		1bed+1bath	9/1/1994	6/8/2004	y	n	
Kim, Min K.,	316		1bed+1bath	3/7/2001	1/31/2004	y	n	
George, Delbert & George, Miki	320		2bed+2bath	8/15/1992	4/13/2005	y	n	C
Kim, Moon S. & Kim, Sung Sin,	321		2bed+2bath	1/1/2003	8/5/2004	y	n	C
Park, Myong Joo (Ellen)	325		2bed+2bath	1/1/2003	4/19/2004	y	n	C
Lee, Raymond & Jiang, Zhen Shu,	326		1bed+1bath	8/1/1997	3/28/2004	y	n	A
Kim, Dong Sik	330		Single+1bath	8/1/2003	8/6/2004	y	n	
Ho, Jamie Lee	330	323	Single+1bath	2/12/1999	6/10/2004	y	n	
Ko, Eun Ah	341		2bed+2bath	3/16/2003	4/10/2004	y	n	
Lee, Ko Eun Christine & Lee, Chang Hyun,	404		2bed+2bath	1/1/2003	12/31/2003	y	n	
Noh, Woo J.	409		1bed+loft+1bath	11/16/2002	4/23/2004	y	n	
Choi, Kyudon	411	109	Single+loft+1bath	5/1/2003	9/30/2004	y	n	
Kim, Jin Young, Kim, Hyun Joo	413		1bed+1bath	6/1/2003	5/31/2004	y	n	
Lee, Mike J.	414		Single+loft+1bath	11/21/2001	5/31/2004	y	n	
Snyder, Christopher	415		2bed+loft+2bath	11/1/2001	5/12/2004	y	n	
Sung, Myung Ok	417		2bed+2bath	6/16/2002	6/26/2004	y	n	
Choi, Hyon Suk & Bae, Kyung Cha,	418		Single+1bath	6/9/2003	6/30/2004	y	n	
Powell, Clifton & Kimberly Crooms,	420	215	2bed+loft+2bath	1/8/1993	1/15/2005	y	n	C

Please see page 3 for Eligibility Information and Legend

Exhibit B -- Rent Subsidy -- 620 S. Gramercy

Tenant	Unit #	Transfer to Unit #	Unit Type	Move-In	Move Out	12.95.2	47.06	Special Protection
Kang, Eun Hee	434		1bed+loft+1bath	3/1/2002	5/15/2004	y	n	C
Park, Sung Chul & Park, Kyung Ja,	437		2bed+loft+2bath	3/15/1998	3/31/2004	y	n	
Halili, Fe DeJesus & Halili, Christine,	438		2bed+2bath	7/21/2003	12/31/2003	y	n	
Total	**58**	**4**				**58**	**0**	**13**

Eligbility

A tenant who is eligible for relocation assistance under Section 12.95.2(G), but not entitled to relocation assistance under Section 47.06, may also be eligible for a rent subsidy. If the eligible tenant moved into a comparable unit for which the rent was higher than the rent for the unit that the tenant occupied in the conversion project, the Subdivider shall pay the tenant the difference for a period of one year from the date of relocation. If the tenant is entitled to "special protection," no monetary limit applies to this subsidy. In all other cases, the Subdivider is not required to pay more than $200 per month per unit.

To obtain a rent subsidy, a tenant identified in Exhibit B must submit written proof to the Subdivider in the form of a lease or similar documentation which establishes that the tenant moved to a comparable unit for which the rent is higher, the amount of the increased rent and the date of the relocation.

Legend

A = Age
C = Children
H = Handicap

A "y" in the 12.95.2 or 47.06 column indicates that a tenant is entitled to relocation assistance
A "n" in the 12.95.2 or 47.06 column indicates that a tenant is not entitled to relocation assistance

Revised Exhibit A -- 620 S. Gramercy														
Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent*	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Kim, Sang Chin,	131	10/6/1999	12/24/2004			y		$1,500		y			$1,700	
Moon, Joon Woong & Shin, Seong,	132	3/15/1994	1/20/2005			y		$1,500		y				$1,700
Singerman, Robert Anthony	133	10/12/2004	1/13/2005			n				y			$1,500	$1,700
Kim, Min Ho	133	1/15/2002	4/30/2004			y			$1,500	n				
Jones, Diana D.,	135	4/25/1998	1/31/2004			y			$1,500	n				
Loffarelli, Angela,	137	9/1/1994				y	H		$1,500	y	AH			$6,500
Koo, Young Mo	138	2/12/2003	12/31/2003			y			$1,500	n	C			
Lee, Chung Kun	140	2/1/2003	12/21/2004			y		$1,500		y			$1,700	
Ahn, Hak Joo	201	12/1/2002	11/30/2004			y		$1,500		y	C			$6,500
Lee, Young Ju & Park, Jeong Mi	202	7/1/2003	12/1/2004			y		$1,500		y				$1,700
Cho, Kwang Ho	203	10/1/2003	1/1/2005			n				y			$1,500	$1,700
Smith, Dereck Richard	204	2/10/2003	12/31/2004			y		$1,500		y				$1,700
Um, Tony Dohun & In, Cheul Sin,	205	2/16/2004	1/11/2005			n				y			$1,500	$1,700
Chong, John & Lee, Craig,	205	2/1/2003	1/31/2004			y			$1,500	n				
Lee, Charles Chang	206	7/1/2003	8/11/2004			y			$1,500	n				
Choi, Byoung Kuk	207	8/6/2002	1/24/2005			y		$1,500		y			$1,700	
Ko, Jung Hee	208	1/22/2002	10/21/2004			y		$1,500		y	C			$6,500
Park, Hee Jung & Young Woo Ueo	209	5/25/1999	12/18/2004			y	A***	$1,500		y	A			$6,500
Song, Won G. & Kum Yei Kim	210	1/1/2002	1/21/2005			y	A***		$1,500	y	A			$6,500
Kim, Dae Jin	211	11/15/2001	12/20/2004			y		$1,500		y				$1,700
Wi, Chul Yong	212	2/1/2002	8/31/2004			y			$1,500	n				
Berkshire, Greoffrey Eugene	213	12/1/2002	1/8/2005			y		$1,500		y				$1,700
Shin, Ji Yeon	214	10/31/2002	12/10/2004			y		$1,500		y		X		
Yang, Seung O. & Yang, Chan Suk,	215	8/1/2003	1/30/2004			y			$1,500	n				
Kim, Hyun Taek	216	4/1/2003	8/31/2004			y		$1,500		y			$1,700	
Chi, Andrew C. & Choi, Hannah	217	6/15/2000	12/3/2004			y	C		$1,500	y	C			$6,500
Chang, Tracey	218	10/16/2002	8/15/2004			y			$1,500	n				
Lee, Joung Jae	219	8/1/2003	1/1/2005	X		y		$1,500		n				
Sunwoo, Sung Sik,	220	6/1/1999	12/8/2004			y	C	$1,500		y	C		$6,500	
Hur, Mira	221	12/1/2001	5/24/2004			y			$1,500	n				
Moon, Joong Sun	222	4/1/2004	1/1/2005			n				y				$700
Hwang, Ju Run	222	4/5/2002	2/29/2004			y			$1,500	n				
Powell, Mary H.,	223	10/1/1994	8/25/2004			y	A***		$1,500	n				

Revised Exhibit A -- 620 S. Gramercy														
Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent*	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Lee, Grace K.	224	7/1/2003	9/30/2004			y			$1,500	n				
Kim, Un Jeoung	225	1/1/2002	10/15/2004			y	C		$1,500	n				
Shin, Hyonchun Steven	226	4/11/2003	8/3/2004			y			$1,500	n				
Kim, Jung W.	227	4/1/2004	1/15/2005	X		n				n				
Ahn, Sunny & Choi, Meong Hee,	228	6/1/2004	1/1/2005	X		n				n				
Jeon, Yoo Mi	228	11/1/2001	4/5/2004			y			$1,500	n				
Habtesllassie, Sellas	229	4/16/2004	12/24/2004			n				y			$1,500	$1,700
Enginalev, Ertan	229	2/1/2002	3/31/2004			y			$1,500	n				
Bae, Jung Sun	230	1/1/2003	6/30/2004			y			$1,500	n				
Hwang, Eun Joo	231	5/1/2004	12/27/2004			n				y			$1,500	$1,700
Lee, Jin Wha	231	8/16/2002	3/19/2004			y			$1,500	n				
Cho, Jung Hyung & Soon Jung,	232	7/20/1998	12/31/2004			y	C	$1,500		y	C		$6,500	
Kim, Peter Andrew	233	9/1/2003	2/16/2005	X		n				n				
Ahn, Fredrick	234	12/26/2001	2/1/2005			y		$1,500		y		X		
Lim, Moon Il & Lim, Soo Kyung,	235	1/23/1998	2/11/2005			y		$1,500		y			$1,700	
Kim, Andy,	236	9/1/2001	2/14/2005			y		$1,500		y		X	$1,700	
Choi, Chong Ran,	237	10/1/1996	12/15/2004			y		$1,500		y	C	X		
Vacant	238													
McFarland, Brenda	239	7/1/2001	12/31/2004			y	A***		$1,500	y	A			$6,500
Tilahun, Yalemzewd &,	240	2/1/2001	12/31/2004			y	C	$1,500		y	C		$6,500	
Han, Howard J.	241	2/1/2003	9/30/2004			y	C		$1,500	n				
Wee, Ho Kyu	301	3/15/2001	8/1/2004			y		$1,500		y	CA	X		
Kim, Woo Min	302	4/11/2003	7/24/2004			y		$1,500		y				$1,700
Kang, Christie Yoonoak	303	2/1/2004	8/12/2004	X		n				n				
Kim, Kye Wol	304	5/1/2003	6/5/2004			y	C		$1,500	n				
Lim, Sam W. & Kim, John M.,	305	9/1/2003	8/20/2004	X		n				n				
Kwon, Young Min, Hee Seon	306	1/15/2003	4/5/2004			y			$1,500	n				
Park, Hyung S.	307	3/20/2001	5/1/2004			y			$1,500	n				
Kim, David,	308	10/1/2000	7/31/2004			y		$1,500		y				$1,700
Kim, Kap S.	309	4/15/1997	1/31/2004			y			$1,500	n				
Bae, Estae	310	7/1/2003	7/31/2004			y	C	$1,500		y	C			$6,500
Phu, Tony	311	6/22/1997	8/17/2004			y		$1,500		y			$1,700	
Moon, Hak J. (Joseph)	312	2/1/2002	2/17/2005			y		$1,500		y		X	$1,700	
Choe, Ji Young & Jun Young,	313	9/1/1994	6/8/2004			y		$1,500		n				
Lim, Young Shin	314	11/1/2001	8/1/2004			y		$1,500		y				$1,700

Revised Exhibit A -- 620 S. Gramercy														
Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent*	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Choi, Yun Soo & Choi, Hye Sook,	315	8/1/1999	8/14/2004			y			$1,500	y				$1,700
Kim, Min K.,	316	3/7/2001	1/31/2004			y			$1,500	n				
Moon, Alexander J. & Choi, Jina,	317	9/1/2003	7/31/2004	X		n				n				
Kim, Jung H.	318	1/16/2003	8/31/2004			y			$1,500	y				$1,700
Nguyen, Minh & Nguyen, Tram Minh Bao,	318	2/1/2004	8/21/2004	X		n				n				
Woo, Young H. & Sung H.,	319	2/1/2004	8/14/2004	X		n				n	C			
George, Delbert & George, Miki	320	8/15/1992	4/13/2005	X		y	C		$1,500	n				
Kim, Moon S. & Kim, Sung Sin,	321	1/1/2003	8/5/2004	X		y	C		$1,500	n				
Kim, Chung Myung & Kim, Mun Suk (Lisa),	322	10/6/2001	8/15/2004			y		$1,500		y				$1,700
Vacant	323													
Lee, Sang Ah	324	2/22/2003	8/20/2004			y		$1,500		y			$1,700	
Lee, Kwang Joo	324	9/16/2003	8/14/2004			n				y			$1,500	$1,700
Park, Myong Joo (Ellen)	325	1/1/2003	4/19/2004			y	C		$1,500	n				
Lee, Raymond & Jiang, Zhen Shu,	326	8/1/1997	3/28/2004			y	A***		$1,500	n				
Yi, Yongew & Moon, Yong Sun,	327	11/13/1997	8/13/2004			y		$1,500		y				$1,700
Imam, Mohammad Mehdi	328	11/1/2003	3/1/2005			n				y	H		$8,000	
Strassburger, Mona E.	329	9/9/2002	8/15/2004			y		$1,500		y				$1,700
Kim, Dong Sik	330	8/1/2003	8/6/2004	X		y			$1,500	n				
Ho, Jamie Lee	330	2/12/1999	6/10/2004			y		$1,500		n				
Kim, Jeong Eun	331	8/1/2002	8/15/2004			y		$1,500		y			$1,700	
Kim, Keeho & Kim, Sun Kyoung,	332	3/1/1998	7/31/2004			y	C	$1,500		y	C			$6,500
Lee, Susan S.	333	3/1/2004	8/27/2004	X		n				n				
Lee, Mee Suk	334	7/21/2003	7/31/2004			y		$1,500		y				$1,700
Kim, Karl K., Kim, Sun Cha, Kim, Dwight	335	9/20/1996	8/6/2004			y			$1,500	y	A			$6,500
Lee, Won Young	336	10/1/2003	8/7/2004			n				y	C			$8,000
Pinky, Yon Sim	337	8/10/1999	8/1/2004			y		$1,500		y		X		
Na, Sae Kyoon & Yang, Mi Kyoung,	338	2/15/2003	7/10/2004			y		$1,500		y	C		$6,500	
Nam, Sujin	339	12/15/1998			X*	n				n				
Kim, Hyun Bok	340	3/1/2003	7/31/2004			y			$1,500	y	C			$6,500
Ko, Eun Ah	341	3/16/2003	4/10/2004			y			$1,500	n				

Revised Exhibit A -- 620 S. Gramercy														
Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent*	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Han, Billy Jong Hon	401	4/11/2004	9/15/2004	X		n				n				
Shin, Ji Won & Shin, Kyung Ho,	402	5/22/2000	1/15/2005			y		$1,500		y	C		$3,500	$3,000
Bradshaw, Darwin D. & Gewendolyn,	403	3/1/2003	9/15/2004			y		$1,500		y	C			$6,500
Allice Choi	404	2/16/2004	3/5/2005	X		n				n				
Lee, Ko Eun Christine & Lee, Chang Hyun,	404	1/1/2003	12/31/2003			y			$1,500	n				
Yoo, Deok Soon & Yoo, Young,	405	7/1/2002	8/31/2004			y			$1,500	y				$1,700
Kateryna Pryphodko	407	2/1/2004	9/14/2004	X		n				n				
Choi, Charles J. & Choi, Richard,	408	2/1/2001	8/31/2004		X*	n				n				
Yoo, Kil Woong	409	5/6/2004	3/15/2005			n				y			$3,200	
Noh, Woo J.	409	11/16/2002	4/23/2004			y			$1,500	n				
Cho, Kimberly,	410	4/10/1996	8/17/2004			y			$1,500	y	C			$6,500
Choi, Kyudon	411	5/1/2003	9/30/2004			y			$1,500	n				
Kim, Mina	412	9/14/1998	4/1/2005			y			$1,500	y				$1,700
Kim, Jin Young, Kim, Hyun Joo	413	6/1/2003	5/31/2004			y			$1,500	n				
Lee, Mike J.	414	11/21/2001	5/31/2004			y			$1,500	n				
Snyder, Christopher	415	11/1/2001	5/12/2004			y			$1,500	n				
Lee, Paul H.	416	11/5/2002	9/1/2004			y		$1,500		y	C		$1,700	$3,800
Sung, Myung Ok	417	6/16/2002	6/26/2004			y			$1,500	n				
Choi, Hyon Suk & Bae, Kyung Cha,	418	6/9/2003	6/30/2004			y			$1,500	n				
Yu, Jimmy	419	1/20/2003	7/31/2004			y	C	$1,500		y	C			$6,500
Powell, Clifton & Kimberly Crooms,	420	1/8/1993	1/15/2005	X		y	C	$1,500		n				
Kim, Bok Yun & Kim, Sun Nyo,	421	8/1/2001	3/4/2005			y	A***	$1,500		y	A		$3,500	$3,000
Lee, Myong Hee,	423	9/7/2001	8/24/2004			y		$1,500		y				$1,700
Chang, Jong Soo & Kim, Soon S.,	426	2/22/2003	9/7/2004			y		$1,500		y				$1,700

Revised Exhibit A -- 620 S. Gramercy														
Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent*	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Kim, Young Sik & Kim, Meg J.,	427	4/16/2002	8/31/2004			y		$1,500		y				$1,700
Kwon, Mee Chung & Kwon, Ho,	428	12/22/2003	8/15/2004	X		n				n		X		
Bae, Jun Young	429	11/1/1998	8/31/2004			y		$1,500		y				$1,700
Lee, Eun Y (Sara)	430	10/19/2001	12/18/2004			y		$1,500		y				$1,700
Kim, David	431	9/20/1999	8/30/2004			y			$1,500	y				$1,700
Hong, Gregory K.	432	10/21/2003	8/13/2004			n				y		X		
Chung, Young Ju	433	3/1/2003	8/31/2004			y		$1,500		y				$1,700
Kang, Eun Hee	434	3/1/2002	5/15/2004			y	C		$1,500	n				
Han, Inn Soo & Han, Chang Sook,	435	12/1/2002	8/15/2004			y	C	$1,500		y	C	X		
Lee, Jenny	436	8/1/2002	1/1/2005			y	C	$1,500		y	C		$2,000	$4,500
Park, Stephano Hoon Suh	436	10/16/2003	8/30/2004			n				y			$3,200	
Park, Sung Chul & Park, Kyung Ja,	437	3/15/1998	3/31/2004			y			$1,500	n				
Oh, Hae S.	438	2/1/2004	8/15/2004	X		n				n				
Halili, Fe DeJesus & Halili, Christine,	438	7/21/2003	12/31/2003			y			$1,500	n				
Kang, Kyung Won	439	1/1/2003	8/1/2004			y		$1,500		y				$1,700
Lee, Jedidiah Sook	441	12/5/2001	4/3/2005			y		$1,500		y			$1,700	
Total	**169**			**25**	**3**	**133**	**30**	**$103,500**	**$100,500**	**88**	**35**	**11**	**$95,200**	**$183,400**

Notes

* These tenants have filed a specific performance action stating that they intend to purchase a unit in the conversion project.
As a result, they are not eligible for relocation assistance under Section 12.95.2 or Section 47.06.
If these tenants agree not to purchase a unit in the conversion project or lose their specific performance action, they may be entitled to relocation assistance.

** Incorrectly identifed as handicapped in the information orginally submitted to the Planning Department

*** Inadvertently not identified as entitled to special protection in the original information submitted to the Planning Department

Legend

A = Age
C = Children
H = Handicap

A "y" in the 12.95.2 or 47.06 column indicates that a tenant is entitled to relocation assistance
A "n" in the 12.95.2 or 47.06 column indicates that a tenant is not entitled to relocation assistance

Revised Exhibit B -- Rent Subsidy -- 620 S. Gramercy								
Tenant	Unit #	Transfer to Unit #	Unit Type	Move-In	Move Out	12.95.2	47.06	Special Protection
Kim, Hyun Sook,	101		2bed+2bath	1/1/2002	6/30/2004	y	n	
Kim, Sun Jung & Chin, Sun Hee,	103		1bed+1bath	2/1/2003	1/31/2004	y	n	C
Kang, Kenneth Yi Koo &,	105	406	2bed+loft+2bath	9/5/2001	8/30/2004	y	n	C
Kang, In Kyung & Park, Sung Nam,	106		2bed+2bath	9/1/2002	2/29/2004	y	n	C
Lee, Raymond Sangok	109		1bed+1bath	11/12/2001	3/31/2004	y	n	A
Lee, Seung Jae & Jang, In Ae,	113		1bed+1bath	7/11/2003	7/31/2004	y	n	
Lee, Soon Ok	116		1bed+1bath	6/1/2003	5/31/2004	y	n	
Ryu, David & Patty,	120		2bed+2bath	5/15/1998	4/30/2004	y	n	
Tucker, Chris,	121		2bed+2bath	2/15/1993	3/22/2005	y	n	
Almario, Herminia Bacani,	123		Single+1bath	5/22/2000	8/31/2004	y	n	
Yi, Grace	124		Single+1bath	7/1/2002	7/31/2004	y	n	
Choi, Min Kyung & Kim, Ki Chul,	127		1bed+1bath	8/1/2003	1/30/2004	y	n	
Bae, William & Kim, Jenny,	130		Single+1bath	11/1/2002	12/31/2003	y	n	
Kim, Min Ho	133		1bed+1bath	1/15/2002	4/30/2004	y	n	
Jones, Diana D.,	135		2bed+2bath	4/25/1998	1/31/2004	y	n	
Koo, Young Mo	138		2bed+2bath	2/12/2003	12/31/2003	y	n	C
Chong, John & Lee, Craig,	205		2bed+2bath	2/1/2003	1/31/2004	y	n	
Lee, Charles Chang	206		2bed+2bath	7/1/2003	8/11/2004	y	n	
Wi, Chul Yong	212		Single+1bath	2/1/2002	8/31/2004	y	n	
Yang, Seung O. & Yang, Chan Suk,	215		2bed+2bath	8/1/2003	1/30/2004	y	n	
Chang, Tracey	218		Single+1bath	10/16/2002	8/15/2004	y	n	
Lee, Joung Jae	219		2bed+2bath	8/1/2003	1/1/2005	y	n	
Hur, Mira	221		2bed+2bath	12/1/2001	5/24/2004	y	n	
Hwang, Ju Run	222		2bed+2bath	4/5/2002	2/29/2004	y	n	
Powell, Mary H.,	223		Single+1bath	10/1/1994	8/25/2004	y	n	A
Lee, Grace K.	224		Single+1bath	7/1/2003	9/30/2004	y	n	
Kim, Un Jeoung	225		2bed+2bath	1/1/2002	10/15/2004	y	n	C
Shin, Hyonchun Steven	226		1bed+1bath	4/11/2003	8/3/2004	y	n	
Jeon, Yoo Mi	228		2bed+2bath	11/1/2001	4/5/2004	y	n	
Enginalev, Ertan	229		Single+1bath	2/1/2002	3/31/2004	y	n	
Bae, Jung Sun	230		Single+1bath	1/1/2003	6/30/2004	y	n	
Lee, Jin Wha	231		Single+1bath	8/16/2002	3/19/2004	y	n	
Han, Howard J.	241		2bed+2bath	2/1/2003	9/30/2004	y	n	C
Kim, Kye Wol	304		2bed+2bath	5/1/2003	6/5/2004	y	n	C
Kwon, Young Min, Hee Seon	306		2bed+2bath	1/15/2003	4/5/2004	y	n	
Park, Hyung S.	307		Single+1bath	3/20/2001	5/1/2004	y	n	
Kim, Kap S.	309		1bed+1bath	4/15/1997	1/31/2004	y	n	

Revised Exhibit B -- Rent Subsidy -- 620 S. Gramercy								
Tenant	Unit #	Transfer to Unit #	Unit Type	Move-In	Move Out	12.95.2	47.06	Special Protection
Choe, Ji Young & Jun Young,	313		1bed+1bath	9/1/1994	6/8/2004	y	n	
Kim, Min K.,	316		1bed+1bath	3/7/2001	1/31/2004	y	n	
George, Delbert & George, Miki	320		2bed+2bath	8/15/1992	4/13/2005	y	n	C
Kim, Moon S. & Kim, Sung Sin,	321		2bed+2bath	1/1/2003	8/5/2004	y	n	C
Park, Myong Joo (Ellen)	325		2bed+2bath	1/1/2003	4/19/2004	y	n	C
Lee, Raymond & Jiang, Zhen Shu,	326		1bed+1bath	8/1/1997	3/28/2004	y	n	A
Kim, Dong Sik	330		Single+1bath	8/1/2003	8/6/2004	y	n	
Ho, Jamie Lee	330	323	Single+1bath	2/12/1999	6/10/2004	y	n	
Ko, Eun Ah	341		2bed+2bath	3/16/2003	4/10/2004	y	n	
Lee, Ko Eun Christine & Lee, Chang Hyun,	404		2bed+2bath	1/1/2003	12/31/2003	y	n	
Noh, Woo J.	409		1bed+loft+1bath	11/16/2002	4/23/2004	y	n	
Choi, Kyudon	411	109	Single+loft+1bath	5/1/2003	9/30/2004	y	n	
Kim, Jin Young, Kim, Hyun Joo	413		1bed+1bath	6/1/2003	5/31/2004	y	n	
Lee, Mike J.	414		Single+loft+1bath	11/21/2001	5/31/2004	y	n	
Snyder, Christopher	415		2bed+loft+2bath	11/1/2001	5/12/2004	y	n	
Sung, Myung Ok	417		2bed+2bath	6/16/2002	6/26/2004	y	n	
Choi, Hyon Suk & Bae, Kyung Cha,	418		Single+1bath	6/9/2003	6/30/2004	y	n	
Powell, Clifton & Kimberly Crooms,	420	215	2bed+loft+2bath	1/8/1993	1/15/2005	y	n	C

Revised Exhibit B -- Rent Subsidy -- 620 S. Gramercy								
Tenant	Unit #	Transfer to Unit #	Unit Type	Move-In	Move Out	12.95.2	47.06	Special Protection
Kang, Eun Hee	434		1bed+loft+1bath	3/1/2002	5/15/2004	y	n	C
Park, Sung Chul & Park, Kyung Ja,	437		2bed+loft+2bath	3/15/1998	3/31/2004	y	n	
Halili, Fe DeJesus & Halili, Christine,	438		2bed+2bath	7/21/2003	12/31/2003	y	n	
Total	58	4				58	0	15

Eligibility

A tenant who is eligible for relocation assistance under Section 12.95.2(G), but not entitled to relocation assistance under Section 47.06, may also be eligible for a rent subsidy. If the eligible tenant moved into a comparable unit for which the rent was higher than the rent for the unit that the tenant occupied in the conversion project, the Subdivider shall pay the tenant the difference for a period of one year from the date of relocation. If the tenant is entitled to "special protection," no monetary limit applies to this subsidy. In all other cases, the Subdivider is not required to pay more than $200 per month per unit.

To obtain a rent subsidy, a tenant identified in Exhibit B must submit written proof to the Subdivider in the form of a lease or similar documentation which establishes that the tenant moved to a comparable unit for which the rent is higher, the amount of the increased rent and the date of the relocation.

Legend

A = Age
C = Children
H = Handicap

A "y" in the 12.95.2 or 47.06 column indicates that a tenant is entitled to relocation assistance
A "n" in the 12.95.2 or 47.06 column indicates that a tenant is not entitled to relocation assistance

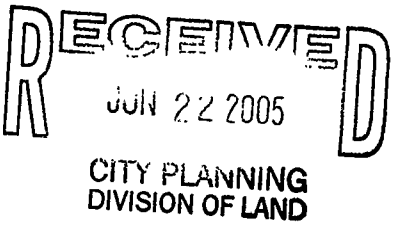
manatt
manatt | phelps | phillips

Harvey L. Rochman
Manatt, Phelps & Phillips, LLP
Direct Dial: (310) 312-4104
E-mail: hrochman@manatt.com

June 22, 2005

Client-Matter: 26516-060

BY HAND DELIVERY



Emily Gabel-Luddy
Deputy Advisory Agency
Department of City Planning
200 North Spring Street, Room 601
Los Angeles, California 90012

Re: 620 S. Gramercy

Dear Ms. Gabel-Luddy:

I am responding to your email to Ellen Berkowitz. Enclosed please find the notice/waiver information regarding the six (6) tenants identified in David Kim's email of June 14, 2005. These include:

103 – Cho, Yong Kee ✓

110 – Song, Frank WooSuk ✓

115 – Chong, Myong Hwa ✓

319 – Woo, Young H. ✓

321 – Kim, Moon S.

404 – Alice Choi ✓

For each former tenant, we have provided the notice, which in several cases was incorporated into a waiver, and the tenant's lease.

I also enclose revised Exhibits A and B reflecting the changes requested in Mr. Kim's email with respect to whether certain identified former tenants resided with minor children or persons over the age of 62.

I am looking into your request for forwarding addresses.

I also enclose a copy of the notice that was provided to Mr. George before he became a tenant in 1992.

Please call me if you have any questions regarding these materials.

Thank you.

Sincerely,

Harvey L. Rochman

40893927.1

Revised Exhibit A -- 620 S. Gramercy

Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Kim, Hyun Sook,	101	1/1/2002	6/30/2004			y			$1,500	n				
Oronce, Grace I & Adala, Joselito D.,	102	4/1/2002	12/8/2004			y		$1,500		y				$1,700
Cho, Yong Kee	103	3/1/2004	1/1/2005	X		n		$1,500		n	C			
Kim, Sun Jung & Chin, Sun Hee,	103	2/1/2003	1/31/2004			y	C		$1,500	n				
Windemuth, Daniel Scott	104	4/8/2002	12/11/2004			y		$1,500		y				$1,700
Kang, Kenneth Yi Koo &,	105	9/5/2001	8/30/2004			y	C		$1,500	n				
Nam, Jung Eun	106	4/1/2004	1/1/2005			n		$1,500		y			$1,700	
Kang, In Kyung & Park, Sung Nam,	106	9/1/2002	2/29/2004			y	C		$1,500	n				
Lee, Raymond Sangok	109	11/12/2001	3/31/2004			y			$1,500	n	A			
Song, Frank Woosuk,	110	12/1/2003	1/12/2005	X		n				n				
Hall, William Ramey	111	8/16/2002	1/14/2005			y		$1,500		y		X		
Ahn, Soon Tae	112	4/1/2003	12/20/2004			y		$1,500		y				$1,700
Lee, Seung Jae & Jang, In Ae,	113	7/11/2003	7/31/2004			y			$1,500	n				
Pyun, Thomas	114	1/1/2000	10/31/2004			y		$1,500		y				$1,700
Chong, Myong Hwa & Kim, Ki Baok,	115	11/1/2003	1/15/2005	X		n				n	C			
Lee, Soon Ok	116	6/1/2003	5/31/2004			y			$1,500	n				
Kang, Young I.	117	1/1/2002	2/7/2005			y	H	$1,500		y	H		$6,500	
Choi, Jeong H.,	118	10/19/1998	4/1/2005			y			$1,500	y				$1,700
Kim, Chong Han & Kim, Debbie,	119	7/15/1999	2/7/2005			y	C**		$1,500	y	C			$6,500
Ryu, David & Patty,	120	5/15/1998	4/30/2004			y			$1,500	n				
Tucker, Chris,	121	2/15/1993	3/22/2005	X		y		$1,500		n				
Chong, Jeannie & Chong, Soon Hee	122	4/1/1996	1/7/2005		X*	n				n				
Christen, Eun Kyong	122	2/1/2004	2/13/2005	X		n		$1,500		n				
Almario, Herminia Bacani,	123	5/22/2000	8/31/2004			y			$1,500	n				
Yi, Grace	124	7/1/2002	7/31/2004			y			$1,500	n				
Kim, Ian S. & Lee, Haung Young,	125	2/7/2002	12/27/2004			y	C	$1,500		y	C		$6,500	
Park, Chang Ung & Park, Kwan Woo,	126	10/1/2002	12/1/2004			y		$1,500		y				$1,700
Choi, Min Kyung & Kim, Ki Chul,	127	8/1/2003	1/30/2004	X		y			$1,500	n				
Kim, Dong Berm,	128	2/15/2001	12/11/2004			y		$1,500		y			$1,700	
Kim, Yong Joon Peter	129	5/1/2003	12/31/2004			y		$1,500		y				$1,700
Bae, William & Kim, Jenny,	130	11/1/2002	12/31/2003			y			$1,500	n				

Revised Exhibit A -- 620 S. Gramercy

Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Lease	Due at Vac
Kim, Sang Chin,	131	10/6/1999	12/24/2004			y		$1,500		y			$1,700	
Moon, Joon Woong & Shin, Seong,	132	3/15/1994	1/20/2005			y		$1,500		y				$1,700
Singerman, Robert Anthony	133	10/12/2004	1/13/2005			n				y			$1,500	$1,700
Kim, Min Ho	133	1/15/2002	4/30/2004			y			$1,500	n				
Jones, Diana D.,	135	4/25/1998	1/31/2004			y			$1,500	n				
Loffarelli, Angela,	137	9/1/1994				y	H		$1,500	y	AH			$6,500
Koo, Young Mo	138	2/12/2003	12/31/2003			y			$1,500	n	C			
Lee, Chung Kun	140	2/1/2003	12/21/2004			y		$1,500		y			$1,700	
Ahn, Hak Joo	201	12/1/2002	11/30/2004			y		$1,500		y	C			$6,500
Lee, Young Ju & Park, Jeong Mi	202	7/1/2003	12/1/2004			y		$1,500		y				$1,700
Cho, Kwang Ho	203	10/1/2003	1/1/2005			n				y			$1,500	$1,700
Smith, Dereck Richard	204	2/10/2003	12/31/2004			y		$1,500		y				$1,700
Um, Tony Dohun & In, Cheul Sin,	205	2/16/2004	1/11/2005			n				y			$1,500	$1,700
Chong, John & Lee, Craig,	205	2/1/2003	1/31/2004			y			$1,500	n				
Lee, Charles Chang	206	7/1/2003	8/11/2004			y			$1,500	n				
Choi, Byoung Kuk	207	8/6/2002	1/24/2005			y		$1,500		y			$1,700	
Ko, Jung Hee	208	1/22/2002	10/21/2004			y		$1,500		y	C			$6,500
Park, Hee Jung & Young Woo Ueo	209	5/25/1999	12/18/2004			y	A***	$1,500		y	A			$6,500
Song, Won G. & Kum Yei Kim	210	1/1/2002	1/21/2005			y	A***		$1,500	y	A			$6,500
Kim, Dae Jin	211	11/15/2001	12/20/2004			y		$1,500		y				$1,700
Wi, Chul Yong	212	2/1/2002	8/31/2004			y			$1,500	n				
Berkshire, Greoffrey Eugene	213	12/1/2002	1/8/2005			y		$1,500		y				$1,700
Shin, Ji Yeon	214	10/31/2002	12/10/2004			y		$1,500		y		X		
Yang, Seung O. & Yang, Chan Suk,	215	8/1/2003	1/30/2004			y			$1,500	n				
Kim, Hyun Taek	216	4/1/2003	8/31/2004			y		$1,500		y			$1,700	
Chi, Andrew C. & Choi, Hannah	217	6/15/2000	12/3/2004			y	C		$1,500	y	C			$6,500
Chang, Tracey	218	10/16/2002	8/15/2004			y			$1,500	n				
Lee, Joung Jae	219	8/1/2003	1/1/2005	X		y		$1,500		n				
Sunwoo, Sung Sik,	220	6/1/1999	12/8/2004			y	C	$1,500		y	C		$6,500	
Hur, Mira	221	12/1/2001	5/24/2004			y			$1,500	n				
Moon, Joong Sun	222	4/1/2004	1/1/2005			n				y				$700
Hwang, Ju Run	222	4/5/2002	2/29/2004			y			$1,500	n				
Powell, Mary H.,	223	10/1/1994	8/25/2004			y	A***		$1,500	n				

Revised Exhibit A -- 620 S. Gramercy

Tenant	Unit	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent	12/95 2	Special Protection	Paid	Due 12/95 2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Depart	Due
Lee, Grace K.	224	7/1/2003	9/30/2004			y			$1,500	n				
Kim, Un Jeoung	225	1/1/2002	10/15/2004			y	C		$1,500	n				
Shin, Hyonchun Steven	226	4/11/2003	8/3/2004			y			$1,500	n				
Kim, Jung W.	227	4/1/2004	1/15/2005	X		n				n				
Ahn, Sunny & Choi, Meong Hee,	228	6/1/2004	1/1/2005	X		n				n				
Jeon, Yoo Mi	228	11/1/2001	4/5/2004			y			$1,500	n				
Habtesllassie, Sellas	229	4/16/2004	12/24/2004			n				y			$1,500	$1,700
Enginalev, Ertan	229	2/1/2002	3/31/2004			y			$1,500	n				
Bae, Jung Sun	230	1/1/2003	6/30/2004			y			$1,500	n				
Hwang, Eun Joo	231	5/1/2004	12/27/2004			n				y			$1,500	$1,700
Lee, Jin Wha	231	8/16/2002	3/19/2004			y			$1,500	n				
Cho, Jung Hyung & Soon Jung,	232	7/20/1998	12/31/2004			y	C	$1,500		y	C		$6,500	
Kim, Peter Andrew	233	9/1/2003	2/16/2005	X		n				n				
Ahn, Fredrick	234	12/26/2001	2/1/2005			y		$1,500		y		X		
Lim, Moon Il & Lim, Soo Kyung,	235	1/23/1998	2/11/2005			y		$1,500		y			$1,700	
Kim, Andy,	236	9/1/2001	2/14/2005			y		$1,500		y		X	$1,700	
Choi, Chong Ran,	237	10/1/1996	12/15/2004			y		$1,500		y	C	X		
Vacant	238													
McFarland, Brenda	239	7/1/2001	12/31/2004			y	A***		$1,500	y	A			$6,500
Tilahun, Yalemzewd &,	240	2/1/2001	12/31/2004			y	C	$1,500		y	C		$6,500	
Han, Howard J.	241	2/1/2003	9/30/2004			y	C		$1,500	n				
Wee, Ho Kyu	301	3/15/2001	8/1/2004			y		$1,500		y	CA	X		
Kim, Woo Min	302	4/11/2003	7/24/2004			y		$1,500		y				$1,700
Kang, Christie Yoonoak	303	2/1/2004	8/12/2004	X		n				n				
Kim, Kye Wol	304	5/1/2003	6/5/2004			y	C		$1,500	n				
Lim, Sam W. & Kim, John M.,	305	9/1/2003	8/20/2004	X		n				n				
Kwon, Young Min, Hee Seon	306	1/15/2003	4/5/2004			y			$1,500	n				
Park, Hyung S.	307	3/20/2001	5/1/2004			y			$1,500	n				
Kim, David,	308	10/1/2000	7/31/2004			y		$1,500		y				$1,700
Kim, Kap S.	309	4/15/1997	1/31/2004			y			$1,500	n				
Bae, Estae	310	7/1/2003	7/31/2004			y	C	$1,500		y	C			$6,500
Phu, Tony	311	6/22/1997	8/17/2004			y		$1,500		y			$1,700	
Moon, Hak J. (Joseph)	312	2/1/2002	2/17/2005			y		$1,500		y		X	$1,700	
Choe, Ji Young & Jun Young,	313	9/1/1994	6/8/2004			y		$1,500		n				
Lim, Young Shin	314	11/1/2001	8/1/2004			y		$1,500		y				$1,700

Revised Exhibit A -- 620 S. Gramercy

Tenant	Unit	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent	2952	Special Protection	Paid	Due $2,952	4706	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due
Choi, Yun Soo & Choi, Hye Sook,	315	8/1/1999	8/14/2004			y			$1,500	y				$1,700
Kim, Min K.,	316	3/7/2001	1/31/2004			y			$1,500	n				
Moon, Alexander J. & Choi, Jina,	317	9/1/2003	7/31/2004	X		n				n				
Kim, Jung H.	318	1/16/2003	8/31/2004			y			$1,500	y				$1,700
Nguyen, Minh & Nguyen, Tram Minh Bao,	318	2/1/2004	8/21/2004	X		n				n				
Woo, Young H. & Sung H.,	319	2/1/2004	8/14/2004	X		n				n	C			
George, Delbert & George, Miki	320	8/15/1992	4/13/2005	X		y	C		$1,500	n				
Kim, Moon S. & Kim, Sung Sin,	321	1/1/2003	8/5/2004	X		y	C		$1,500	n				
Kim, Chung Myung & Kim, Mun Suk (Lisa),	322	10/6/2001	8/15/2004			y		$1,500		y				$1,700
Vacant	323													
Lee, Sang Ah	324	2/22/2003	8/20/2004			y		$1,500		y			$1,700	
Lee, Kwang Joo	324	9/16/2003	8/14/2004			n				y			$1,500	$1,700
Park, Myong Joo (Ellen)	325	1/1/2003	4/19/2004			y	C		$1,500	n				
Lee, Raymond & Jiang, Zhen Shu,	326	8/1/1997	3/28/2004			y	A***		$1,500	n				
Yi, Yongew & Moon, Yong Sun,	327	11/13/1997	8/13/2004			y		$1,500		y				$1,700
Imam, Mohammad Mehdi	328	11/1/2003	3/1/2005			n				y	H		$8,000	
Strassburger, Mona E.	329	9/9/2002	8/15/2004			y		$1,500		y				$1,700
Kim, Dong Sik	330	8/1/2003	8/6/2004	X		y			$1,500	n				
Ho, Jamie Lee	330	2/12/1999	6/10/2004			y		$1,500		n				
Kim, Jeong Eun	331	8/1/2002	8/15/2004			y		$1,500		y			$1,700	
Kim, Keeho & Kim, Sun Kyoung,	332	3/1/1998	7/31/2004			y	C	$1,500		y	C			$6,500
Lee, Susan S.	333	3/1/2004	8/27/2004	X		n				n				
Lee, Mee Suk	334	7/21/2003	7/31/2004			y		$1,500		y				$1,700
Kim, Karl K., Kim, Sun Cha, Kim, Dwight	335	9/20/1996	8/6/2004			y			$1,500	y	A			$6,500
Lee, Won Young	336	10/1/2003	8/7/2004			n				y	C			$8,000
Pinky, Yon Sim	337	8/10/1999	8/1/2004			y		$1,500		y		X		
Na, Sae Kyoon & Yang, Mi Kyoung,	338	2/15/2003	7/10/2004			y		$1,500		y	C		$6,500	
Nam, Sujin	339	12/15/1998			X*	n				n				
Kim, Hyun Bok	340	3/1/2003	7/31/2004			y			$1,500	y	C			$6,500
Ko, Eun Ah	341	3/16/2003	4/10/2004			y			$1,500	n				

Revised Exhibit A -- 620 S. Gramercy

Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent	Eligible 12/95?	Special Protection	Paid	Due 12/95?	Eligible 4/96?	Qual	Relocated and Paid Moving Exp.	Settled/Paid at Vacate	Due at Vacate
Han, Billy Jong Hon	401	4/11/2004	9/15/2004	X		n				n				
Shin, Ji Won & Shin, Kyung Ho,	402	5/22/2000	1/15/2005			y		$1,500		y	C		$3,500	$3,000
Bradshaw, Darwin D. & Gewendolyn,	403	3/1/2003	9/15/2004			y		$1,500		y	C			$6,500
Allice Choi	404	2/16/2004	3/5/2005	X		n				n				
Lee, Ko Eun Christine & Lee, Chang Hyun,	404	1/1/2003	12/31/2003			y			$1,500	n				
Yoo, Deok Soon & Yoo, Young,	405	7/1/2002	8/31/2004			y			$1,500	y				$1,700
Kateryna Pryphodko	407	2/1/2004	9/14/2004	X		n				n				
Choi, Charles J. & Choi, Richard,	408	2/1/2001	8/31/2004		X*	n				n				
Yoo, Kil Woong	409	5/6/2004	3/15/2005			n				y			$3,200	
Noh, Woo J.	409	11/16/2002	4/23/2004			y			$1,500	n				
Cho, Kimberly,	410	4/10/1996	8/17/2004			y			$1,500	y	C			$6,500
Choi, Kyudon	411	5/1/2003	9/30/2004			y			$1,500	n				
Kim, Mina	412	9/14/1998	4/1/2005			y			$1,500	y				$1,700
Kim, Jin Young, Kim, Hyun Joo	413	6/1/2003	5/31/2004			y			$1,500	n				
Lee, Mike J.	414	11/21/2001	5/31/2004			y			$1,500	n				
Snyder, Christopher	415	11/1/2001	5/12/2004			y			$1,500	n				
Lee, Paul H.	416	11/5/2002	9/1/2004			y		$1,500		y	C		$1,700	$3,800
Sung, Myung Ok	417	6/16/2002	6/26/2004			y			$1,500	n				
Choi, Hyon Suk & Bae, Kyung Cha,	418	6/9/2003	6/30/2004			y			$1,500	n				
Yu, Jimmy	419	1/20/2003	7/31/2004			y	C	$1,500		y	C			$6,500
Powell, Clifton & Kimberly Crooms,	420	1/8/1993	1/15/2005	X		y	C	$1,500		n				
Kim, Bok Yun & Kim, Sun Nyo,	421	8/1/2001	3/4/2005			y	A***	$1,500		y	A		$3,500	$3,000
Lee, Myong Hee,	423	9/7/2001	8/24/2004			y		$1,500		y				$1,700
Chang, Jong Soo & Kim, Soon S.,	426	2/22/2003	9/7/2004			y		$1,500		y				$1,700

Revised Exhibit A -- 620 S. Gramercy

Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent*	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Depart	Due at Vacate
Kim, Young Sik & Kim, Meg J.,	427	4/16/2002	8/31/2004			y		$1,500		y				$1,700
Kwon, Mee Chung & Kwon, Ho,	428	12/22/2003	8/15/2004	X		n				n		X		
Bae, Jun Young	429	11/1/1998	8/31/2004			y		$1,500		y				$1,700
Lee, Eun Y (Sara)	430	10/19/2001	12/18/2004			y		$1,500		y				$1,700
Kim, David	431	9/20/1999	8/30/2004			y			$1,500	y				$1,700
Hong, Gregory K.	432	10/21/2003	8/13/2004			n				y		X		
Chung, Young Ju	433	3/1/2003	8/31/2004			y		$1,500		y				$1,700
Kang, Eun Hee	434	3/1/2002	5/15/2004			y	C		$1,500	n				
Han, Inn Soo & Han, Chang Sook,	435	12/1/2002	8/15/2004			y	C	$1,500		y	C	X		
Lee, Jenny	436	8/1/2002	1/1/2005			y	C	$1,500		y	C		$2,000	$4,500
Park, Stephano Hoon Suh	436	10/16/2003	8/30/2004			n				y			$3,200	
Park, Sung Chul & Park, Kyung Ja,	437	3/15/1998	3/31/2004			y			$1,500	n				
Oh, Hae S.	438	2/1/2004	8/15/2004	X		n				n				
Halili, Fe DeJesus & Halili, Christine,	438	7/21/2003	12/31/2003			y			$1,500	n				
Kang, Kyung Won	439	1/1/2003	8/1/2004			y		$1,500		y				$1,700
Lee, Jedidiah Sook	441	12/5/2001	4/3/2005			y		$1,500		y			$1,700	
Total	**169**			**25**	**3**	**133**	**30**	**$103,500**	**$100,500**	**88**	**35**	**11**	**$95,200**	**$183,400**

Notes

* These tenants have filed a specific performance action stating that they intend to purchase a unit in the conversion project.
As a result, they are not eligible for relocation assistance under Section 12.95.2 or Section 47.06.
If these tenants agree not to purchase a unit in the conversion project or lose their specific performance action, they may be entitled to relocation assistance.

** Incorrectly identifed as handicapped in the information orginally submitted to the Planning Department

*** Inadvertently not identified as entitled to special protection in the original information submitted to the Planning Department

Legend

A = Age
C = Children
H = Handicap

A "y" in the 12.95.2 or 47.06 column indicates that a tenant is entitled to relocation assistance
A "n" in the 12.95.2 or 47.06 column indicates that a tenant is not entitled to relocation assistance

Revised Exhibit B -- Rent Subsidy -- 620 S. Gramercy								
[illegible]	Unit #	Transfer to Unit #	Unit Type	Move-In	Move-Out	12952	4706	Special Protection
Kim, Hyun Sook,	101		2bed+2bath	1/1/2002	6/30/2004	y	n	
Kim, Sun Jung & Chin, Sun Hee,	103		1bed+1bath	2/1/2003	1/31/2004	y	n	C
Kang, Kenneth Yi Koo &,	105	406	2bed+loft+2bath	9/5/2001	8/30/2004	y	n	C
Kang, In Kyung & Park, Sung Nam,	106		2bed+2bath	9/1/2002	2/29/2004	y	n	C
Lee, Raymond Sangok	109		1bed+1bath	11/12/2001	3/31/2004	y	n	A
Lee, Seung Jae & Jang, In Ae,	113		1bed+1bath	7/11/2003	7/31/2004	y	n	
Lee, Soon Ok	116		1bed+1bath	6/1/2003	5/31/2004	y	n	
Ryu, David & Patty,	120		2bed+2bath	5/15/1998	4/30/2004	y	n	
Tucker, Chris,	121		2bed+2bath	2/15/1993	3/22/2005	y	n	
Almario, Herminia Bacani,	123		Single+1bath	5/22/2000	8/31/2004	y	n	
Yi, Grace	124		Single+1bath	7/1/2002	7/31/2004	y	n	
Choi, Min Kyung & Kim, Ki Chul,	127		1bed+1bath	8/1/2003	1/30/2004	y	n	
Bae, William & Kim, Jenny,	130		Single+1bath	11/1/2002	12/31/2003	y	n	
Kim, Min Ho	133		1bed+1bath	1/15/2002	4/30/2004	y	n	
Jones, Diana D.,	135		2bed+2bath	4/25/1998	1/31/2004	y	n	
Koo, Young Mo	138		2bed+2bath	2/12/2003	12/31/2003	y	n	C
Chong, John & Lee, Craig,	205		2bed+2bath	2/1/2003	1/31/2004	y	n	
Lee, Charles Chang	206		2bed+2bath	7/1/2003	8/11/2004	y	n	
Wi, Chul Yong	212		Single+1bath	2/1/2002	8/31/2004	y	n	
Yang, Seung O. & Yang, Chan Suk,	215		2bed+2bath	8/1/2003	1/30/2004	y	n	
Chang, Tracey	218		Single+1bath	10/16/2002	8/15/2004	y	n	
Lee, Joung Jae	219		2bed+2bath	8/1/2003	1/1/2005	y	n	
Hur, Mira	221		2bed+2bath	12/1/2001	5/24/2004	y	n	
Hwang, Ju Run	222		2bed+2bath	4/5/2002	2/29/2004	y	n	
Powell, Mary H.,	223		Single+1bath	10/1/1994	8/25/2004	y	n	A
Lee, Grace K.	224		Single+1bath	7/1/2003	9/30/2004	y	n	
Kim, Un Jeoung	225		2bed+2bath	1/1/2002	10/15/2004	y	n	C
Shin, Hyonchun Steven	226		1bed+1bath	4/11/2003	8/3/2004	y	n	
Jeon, Yoo Mi	228		2bed+2bath	11/1/2001	4/5/2004	y	n	
Enginalev, Ertan	229		Single+1bath	2/1/2002	3/31/2004	y	n	
Bae, Jung Sun	230		Single+1bath	1/1/2003	6/30/2004	y	n	
Lee, Jin Wha	231		Single+1bath	8/16/2002	3/19/2004	y	n	
Han, Howard J.	241		2bed+2bath	2/1/2003	9/30/2004	y	n	C
Kim, Kye Wol	304		2bed+2bath	5/1/2003	6/5/2004	y	n	C
Kwon, Young Min, Hee Seon	306		2bed+2bath	1/15/2003	4/5/2004	y	n	
Park, Hyung S.	307		Single+1bath	3/20/2001	5/1/2004	y	n	
Kim, Kap S.	309		1bed+1bath	4/15/1997	1/31/2004	y	n	

Please see page 3 for Eligibility Information and Legend

Revised Exhibit B -- Rent Subsidy -- 620 S. Gramercy								
[illegible]	[illegible]	Prior to 26 Units	Unit Type	Move In	Move Out	12-95-2	4-06	Special Protection
Choe, Ji Young & Jun Young,	313		1bed+1bath	9/1/1994	6/8/2004	y	n	
Kim, Min K.,	316		1bed+1bath	3/7/2001	1/31/2004	y	n	
George, Delbert & George, Miki	320		2bed+2bath	8/15/1992	4/13/2005	y	n	C
Kim, Moon S. & Kim, Sung Sin,	321		2bed+2bath	1/1/2003	8/5/2004	y	n	C
Park, Myong Joo (Ellen)	325		2bed+2bath	1/1/2003	4/19/2004	y	n	C
Lee, Raymond & Jiang, Zhen Shu,	326		1bed+1bath	8/1/1997	3/28/2004	y	n	A
Kim, Dong Sik	330		Single+1bath	8/1/2003	8/6/2004	y	n	
Ho, Jamie Lee	330	323	Single+1bath	2/12/1999	6/10/2004	y	n	
Ko, Eun Ah	341		2bed+2bath	3/16/2003	4/10/2004	y	n	
Lee, Ko Eun Christine & Lee, Chang Hyun,	404		2bed+2bath	1/1/2003	12/31/2003	y	n	
Noh, Woo J.	409		1bed+loft+1bath	11/16/2002	4/23/2004	y	n	
Choi, Kyudon	411	109	Single+loft+1bath	5/1/2003	9/30/2004	y	n	
Kim, Jin Young, Kim, Hyun Joo	413		1bed+1bath	6/1/2003	5/31/2004	y	n	
Lee, Mike J.	414		Single+loft+1bath	11/21/2001	5/31/2004	y	n	
Snyder, Christopher	415		2bed+loft+2bath	11/1/2001	5/12/2004	y	n	
Sung, Myung Ok	417		2bed+2bath	6/16/2002	6/26/2004	y	n	
Choi, Hyon Suk & Bae, Kyung Cha,	418		Single+1bath	6/9/2003	6/30/2004	y	n	
Powell, Clifton & Kimberly Crooms,	420	215	2bed+loft+2bath	1/8/1993	1/15/2005	y	n	C

Revised Exhibit B -- Rent Subsidy -- 620 S. Gramercy								
[redacted]	Unit	Transfer to Unit	Unit Type	Move-In	Move Out	12.95.2	47.06	Special Protection
Kang, Eun Hee	434		1bed+loft+1bath	3/1/2002	5/15/2004	y	n	C
Park, Sung Chul & Park, Kyung Ja,	437		2bed+loft+2bath	3/15/1998	3/31/2004	y	n	
Halili, Fe DeJesus & Halili, Christine,	438		2bed+2bath	7/21/2003	12/31/2003	y	n	
Total	**58**	**4**				**58**	**0**	**15**

Eligbility

A tenant who is eligible for relocation assistance under Section 12.95.2(G), but not entitled to relocation assistance under Section 47.06, may also be eligible for a rent subsidy. If the eligible tenant moved into a comparable unit for which the rent was higher than the rent for the unit that the tenant occupied in the conversion project, the Subdivider shall pay the tenant the difference for a period of one year from the date of relocation. If the tenant is entitled to "special protection," no monetary limit applies to this subsidy. In all other cases, the Subdivider is not required to pay more than $200 per month per unit.

To obtain a rent subsidy, a tenant identified in Exhibit B must submit written proof to the Subdivider in the form of a lease or similar documentation which establishes that the tenant moved to a comparable unit for which the rent is higher, the amount of the increased rent and the date of the relocation.

Legend

A = Age
C = Children
H = Handicap

A "y" in the 12.95.2 or 47.06 column indicates that a tenant is entitled to relocation assistance
A "n" in the 12.95.2 or 47.06 column indicates that a tenant is not entitled to relocation assistance

Yong kee Cho #103

WAVER

The owner of the property located at 620 S. Gramercy Place, Hancock Park Place Apartments have filled for condominium conversion under tract map #50346 City of Los Angeles. The undersigned lessee waves any and all relocation fees in lieu of receiving favorable rent.

103

RESIDENTIAL LEASE/RENTAL AGREEMENT

PARTIES: LANDLORD HPG MANAGEMENT

TENANT(S) YONG KEE CHO

GUARANTOR(S) _____

PROPERTY ADDRESS 620 S. GRAMERCY PL. #103, L.A. CA 90005 APT. #: _____

1. RENTAL AMOUNT: Commencing _____, 20 ___ TENANT agrees to pay LANDLORD the sum of $ 1000 - per month in advance on the first day of each calendar month. Said rental payment shall be delivered by TENANT to LANDLORD or his designated agent to the following location 620 S. GRAMERCY PL. . Rent must be actually received by LANDLORD, or designated agent, in order to be considered in compliance with the terms of this agreement. Rent is considered delinquent if not received by the third of each calendar month.

2. TERM: The premises are leased on the following lease term (please check one item only): _____ month to month: Beginning _____; (or) _____ Fixed Term: Beginning 3/1/04 & Ending 8/31/04

3. SECURITY DEPOSITS: TENANT shall deposit with LANDLORD the sum of $ _____ as a security deposit to secure TENANT'S faithful performance of the terms of this lease. The security deposit shall not exceed two times the monthly rent. After all the TENANTS have vacated leaving the premises vacant, the LANDLORD may use the security deposit for the cleaning of the premises, any unusual wear and tear to the premises or common areas, and any rent or other amounts owed pursuant to the lease agreement or pursuant to Civil Code Section 1950.5. TENANT may not use said deposit for rent owed during the term of the lease. Within 21 days of the TENANT vacating the premises, LANDLORD shall furnish TENANT a written statement indicating any amounts deducted from the security deposit and returning the balance to the TENANT. If TENANT fails to furnish a forwarding address to LANDLORD, then LANDLORD shall send said statement and any security deposit refund to the leased premises.

4. INITIAL PAYMENT: TENANT shall pay the first month rent of $ 1000 - , the last month rent of $ _____ , the security deposit in the amount of $ 1500 - , garage opener deposit in the amount of $ _____ , key deposit in the amount of $ _____ , and pet deposit in the amount of $ _____ , for a total of $ 2530 - . Said payment shall be made in the form of certified funds and is all due prior to occupancy.
$30 CLEO IT.

5. OCCUPANTS: The premises shall not be occupied by any person other than those designated above as TENANT with the exception of the following named persons: _____

If LANDLORD, with written consent, allows for additional persons to occupy the premises, the rent shall be increased by $100 for each such person. Any person staying 10 days cumulative or longer, without the LANDLORD'S written consent, shall be considered as occupying the premises in violation of this agreement. Tenant's death shall immediately end the tenancy. Guarantors do not have any right to possession of the premises. They are financial guarantors only.

6. ADDITIONAL TERMS: _____

7. SUBLETTING OR ASSIGNING/USAGE OF PREMISES: TENANT agrees not to assign or sublet the premises, or any part thereof, without first obtaining written permission from LANDLORD. TENANT agrees that the premises are to be used for residential purposes only.

8. UTILITIES: TENANT shall pay for all utilities and/or services supplied to the premises with the exception of _____

9. PARKING: TENANT is not _____ is ✓ (check one) assigned a parking space. If assigned a parking space it shall be designated as space # 251 . LANDLORD reserves the right to change assigned parking spaces. TENANT may only park a vehicle that is registered in the TENANT'S name. TENANT may not assign, sublet, or allow any other person to use this space. This space is exclusively used for the parking of passenger automobiles by the TENANT. No other type of vehicle or item may be stored in this space without prior written consent of LANDLORD. TENANT may not wash, repair, or paint in this space or at any other common area on the premises. Only vehicles that are operational and currently registered in the State of California may park in this space. Any vehicle that is leaking any substance must not be parked anywhere on the premises.

10. CONDITION/MAINTENANCE OF PREMISES: TENANT acknowledges that the premises have been inspected. Tenant acknowledges that said premises have been cleaned and all items, fixtures, appliances, and appurtenances are in complete working order. TENANT promises to keep the premises in a neat and sanitary condition and to immediately reimburse landlord for any sums necessary to repair any item, fixture or appurtenance that needs service due to TENANT'S, or TENANT'S invitee, misuse or negligence. TENANT shall be responsible for the cleaning or repair to any plumbing fixture where a stoppage has occurred. TENANT shall also be responsible for repair or replacement of the garbage disposal where the cause has been a result of bones, grease, pits, or any other item which normally causes blockage of the mechanism.

11. ALTERATIONS: TENANT shall not make any alterations to the premises, including but not limited to installing aerials, lighting fixtures, dishwashers, washing machines, dryers or other items without first obtaining written permission from LANDLORD: TENANT shall not change or install locks, paint, or wallpaper in said premises without LANDLORD'S prior written consent. TENANT shall not place placards, signs, or other exhibits in a window or any other place where they can be viewed by other residents or by the general public.

12. LATE CHARGE/BAD CHECKS/THIRD PARTY CHECKS: A late charge in the amount of twenty-five dollars shall be incurred if rent is not paid by the third day of each calendar month. If rent is not paid when due and LANDLORD issues a 'Notice To Pay Rent or Quit', TENANT must tender certified funds only. If TENANT tenders a check, which is dishonored by a banking institution, then TENANT shall only tender certified funds for all future payments. This shall continue until such time as written consent is obtained from LANDLORD. In addition, TENANT shall be liable in the sum of $ 25 - for each check that is returned to LANDLORD because the check has been dishonored. Any payment from a party other than the TENANT is done as a courtesy accommodation to the TENANT and shall not create a new tenancy for a third party.

13. NOISE AND DISRUPTIVE ACTIVITIES: TENANT or his/her guests and invitees shall not disturb, annoy, endanger or inconvenience other tenants of the building, neighbors, the LANDLORD or his agents or workmen, nor violate any law, nor commit or permit waste or nuisance in or about the premises. Further, TENANT shall not do or keep anything in or about the premises that will obstruct the public spaces available to other residents. Lounging or unnecessary loitering on the front steps, public balconies or the common hallways that interferes with the convenience of other residents is prohibited. TENANT'S violation of any law, committing of nuisance or waste on the premises shall be grounds for termination of the lease.

14. RULES AND REGULATIONS: TENANT, and all persons in or about the Premises with TENANT'S permission, shall comply with all Rules and Regulations made by LANDLORD, from time to time, and served upon TENANT. Any such Rules and Regulations shall be deemed incorporated herein by reference. LANDLORD shall not be obliged to enforce any such Rules and Regulations, or Agreement, as the case may be, by any other agreement, and LANDLORD shall not be liable to TENANT for any violation of such Rules and Regulations, or Agreement, as the case may be, by any other TENANT or person.

LANDLORD/AGENT: _____ DATE: 2/24/04 Print name: DOMINIC KIM

TENANT: _____ DATE: 2/24/04 Print name: YONG KEE CHO

TENANT: _____ DATE: _____ Print name: _____

TENANT: _____ DATE: _____ Print name: _____

TENANT: _____ DATE: _____ Print name: _____

GUARANTOR: _____ DATE: _____ Print name: _____

GUARANTOR: _____ DATE: _____ Print name: _____

(OVER PLEASE)

15. LANDLORD'S RIGHT OF ENTRY: LANDLORD ( )nter and inspect the premises during normal bu( ) hours and upon reasonable advance notice of at least 24 hours to TENANT. LANDLORD is perm( )to make all alterations, repairs and maintenance( ) in LANDLORD'S judgment are necessary to perform. In addition LANDLORD has all right to enter pursuant to Civil Code Section 1954. If the work performed requires that TENANT temporarily vacate the unit, then TENANT shall vacate for this temporary period upon being served a 7 day notice by LANDLORD. TENANT agrees that in such event TENANT will be solely compensated by a corresponding reduction in rent for those many days that TENANT was temporarily displaced. If the work to be performed requires the cooperation of TENANT to perform certain tasks, then those tasks shall be performed upon serving 24 hours written notice by LANDLORD (EXAMPLE - removing food items from cabinets so that the unit may be sprayed for pests).

16. REPAIRS BY LANDLORD: Where a repair is the responsibility of the LANDLORD, TENANT must notify LANDLORD with a written notice stating what item needs servicing or repair. TENANT must give LANDLORD a reasonable opportunity to service or repair said item. TENANT acknowledges that rent will not be withheld unless a written notice has been served on LANDLORD giving LANDLORD a reasonable time to fix said item within the meaning of Civil Code Section 1942. Under no circumstances may TENANT withhold rent unless said item constitutes a substantial breach of the warrantee of habitability as stated in Code of Civil Procedure Section 1174.2.

17. DAMAGE DESTRUCTION: If the Premises or Structures in which TENANT resides is totally or partially damaged, because of earthquake, fire or other causality beyond the LANDLORD's control, for a period of 20 days or more, then the lease may be cancelled by either party with 30 days notice.

18. PETS: No dog, cat, bird, fish or other domestic pet or animal of any kind may be kept on or about the premises without LANDLORD'S written consent.

19. FURNISHINGS: No liquid filled furniture of any kind may be kept on the premises. If the structure was built in 1973 or later TENANT may possess a waterbed if he maintains waterbed insurance valued at $100,000 or more. TENANT must furnish LANDLORD with proof of said insurance. TENANT must use bedding that complies with the load capacity of the manufacturer. In addition, TENANT must also be in full compliance with Civil Code Section 1940.5. TENANT shall not install or use any washer, dryer, or dishwasher that was not already furnished with the unit.

20. INSURANCE: TENANT may maintain a personal property insurance policy to cover any losses sustained to TENANT'S personal property or vehicle. It is acknowledged that LANDLORD does not maintain this insurance to cover personal property damage or loss caused by fire, theft, rain, water overflow/leakage, acts of GOD, and/or any other causes. It is acknowledged that LANDLORD is not liable for these occurrences. It is acknowledged that TENANT'S insurance policy shall solely indemnify TENANT for any losses sustained. TENANT'S failure to maintain said policy shall be a complete waiver of TENANT'S right to seek damages against LANDLORD for the above stated losses. The parties acknowledge that the premises are not to be considered a security building which would hold LANDLORD to a higher degree of care.

21. ALARM SYSTEM: If an alarm system has been provided in the unit, it is the TENANT'S responsibility to contact the manufacturer of the alarm system for direction, installation, and any questions or comments. The LANDLORD and his Agent accept no responsibility for the operation of the alarm system.

22. EXERCISE ROOM: If an exercise room and equipment have been provided, it is for TENANT'S use only. Any misuse of facilities will forfeit TENANT'S privilege to use them. Use of equipment is limited to adult residents (18 years of age or older). Proper attire is required. Guests are not allowed. TENANT waives and releases any and all claims for damages TENANT may have against LANDLORD for any and all injuries suffered by TENANT while using exercise equipment.

23. TERMINATION OF LEASE/RENTAL AGREEMENT: If this lease is based on a fixed term, pursuant to paragraph 2, then at the expiration of said fixed term this lease shall become a month to month tenancy upon the approval of LANDLORD. Where said term is a month to month tenancy, either party may terminate this tenancy by the serving of a 30 day written notice. If TENANT terminates occupancy prior to end of lease, TENANT shall be liable for $500 administration fee, in addition to all rents due until expiration of lease contract.

24. POSSESSION: If premises cannot be delivered to TENANT on the agreed date due to loss, total or partial destruction of the premises, or failure of previous TENANT to vacate, either party may terminate this agreement upon written notice to the other at their last known address. It is acknowledged that either party shall have no liability to each other except that all sums paid to LANDLORD will be immediately refunded to TENANT.

25. ABANDONMENT: It shall be deemed a reasonable belief by the LANDLORD that an abandonment of the premises has occurred where, within the meaning of Civil Code Section 1951.2, the rent has been unpaid for 14 consecutive days and the TENANT has been absent from the unit for 14 consecutive days. In that event, LANDLORD may serve written notice pursuant to Civil Code Section 1951.2. If TENANT does not comply with the requirements of said notice in 18 days, the premises shall be deemed abandoned.

26. WAIVER: LANDLORD'S failure to require compliance with the conditions of this agreement, or to exercise any right provided herein, shall not be deemed a waiver by LANDLORD of such condition or right. LANDLORD'S acceptance of rent with knowledge of any default under agreement by TENANT shall not be deemed a waiver of such default, nor shall it limit LANDLORD'S rights with respect to that or any subsequent right. It is further agreed between the parties that the payment of rent at any time shall not be a waiver to any UNLAWFUL DETAINER action unless LANDLORD in writing specifically acknowledges that this constitutes a waiver to the UNLAWFUL DETAINER action.

27. VALIDITY/SEVERABILITY: If any provision of this agreement is held to be invalid, such invalidity shall not affect the validity or enforceability of any other provision of this agreement.

28. ATTORNEY FEES: In the event action is brought by any party to enforce any terms of this agreement or to recover possession of the premises, the prevailing party shall recover from the other party reasonable attorney fees, not to exceed $400, including costs. It is acknowledged, between the parties, that jury trials significantly increase the costs of any litigation between the parties. It is also acknowledged that jury trials require a longer length of time to adjudicate the controversy. On this basis, all parties waive their rights to have any matter settled by jury trial.

29. INDEMNIFICATION: TENANT shall indemnify LANDLORD for any damages caused by TENANT to other parties, other parties' property, or to LANDLORD'S property.

30. NOTICES: All notices to the tenant shall be deemed served upon mailing by first class mail, addressed to the tenant, at the subject premises or upon personal delivery to the premises whether or not TENANT is actually present at the time of said delivery. All notices to the landlord shall be served in writing by mailing first class mail or by personal delivery to the manager's office or apartment.

31. PERSONAL PROPERTY OF TENANT: Once TENANT vacates the premises, all personal property left in the unit shall be stored by the LANDLORD for 18 days. If within that time period, TENANT does not claim said property, LANDLORD may dispose of said items in any manner LANDLORD chooses.

32. ADDITIONAL RENT: All items owed under this lease shall be deemed additional rent.

33. APPLICATION AND CREDIT: All statements in TENANT'S application must be true or this will constitute a material breach of this lease. Take NOTICE that pursuant to Civil Code Section 1785.26, you are hereby notified that a negative credit report reflecting on your credit record may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of your rental/credit obligations or if you default in those obligations in any way. This is the only notice that you will receive in this regard.

34. LEAD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, owners must disclose the presence of known lead-based paint and/or lead based paint hazards in the dwelling. Renters must also receive a Federally approved pamphlet on lead poisoning prevention. Tenants hereby acknowledge receipt of the 'Protect Your Family From Lead In Your Home' pamphlet.

35. ENTIRE AGREEMENT: The foregoing agreement including any attachments incorporated by reference, constitute the entire agreement between the parties and supersedes any oral or written representations or agreement that may have been made by either party. Further, TENANT represents that TENANT has relied solely on TENANT'S judgment in entering into this agreement. TENANT acknowledges having been advised to consult with independent legal counsel before entering into this Agreement and has decided to waive such representation and advice. TENANT acknowledges that TENANT has read and understood this agreement and has been furnished a duplicate original.

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS AGREEMENT. IF YOU DESIRE, CONSULT WITH AN ATTORNEY BEFORE ENTERING THIS AGREEMENT.

#110

WAVER

The owner of the property located at 620 S. Gramercy Place, Hancock Park Place Apartments have filled for condominium conversion under tract map #50346 City of Los Angeles. The undersigned lessee waves any and all relocation fees in lieu of receiving favorable rent.

Frank Woo Suk Song

14. RULES AND REGULATIONS: TENANT, and all persons in or about the Premises with TENANT'S permission, shall comply with all Rules and Regulations made by LANDLORD, from time to time, and served upon TENANT. Any such Rules and Regulations shall be deemed incorporated herein by reference. LANDLORD shall not be obliged to enforce any such Rules and Regulations, or Agreement, as the case may be, by any other agreement, and LANDLORD shall not be liable to TENANT for any violation of such Rules and Regulations, or Agreement, as the case may be, by any other TENANT or person.

LANDLORD/AGENT: _____ DATE: 11/25/03 Print name: Dominic Kim

TENANT: _____ DATE: 11/28/07 Print name: Frank Woosuk Song

TENANT: _____ DATE: _____ Print name: _____

TENANT: _____ DATE: _____ Print name: _____

TENANT: _____ DATE: _____ Print name: _____

GUARANTOR: _____ DATE: _____ Print name: _____

GUARANTOR: _____ DATE: _____ Print name: _____

(OVER PLEASE)

15. LANDLORD'S RIGHT OF ENTRY: LANDLORD may enter and inspect the premises during normal business hours and upon reasonable advance notice of at least 24 hours to TENANT. LANDLORD is permitted to make all alterations, repairs and maintenance that in LANDLORD'S judgment are necessary to perform. In addition LANDLORD has all right to enter pursuant to Civil Code Section 1954. If the work performed requires that TENANT temporarily vacate the unit, then TENANT shall vacate for this temporary period upon being served a 7 day notice by LANDLORD. TENANT agrees that in such event TENANT will be solely compensated by a corresponding reduction in rent for those many days that TENANT was temporarily displaced. If the work to be performed requires the cooperation of TENANT to perform certain tasks, then those tasks shall be performed upon serving 24 hours written notice by LANDLORD (EXAMPLE - removing food items from cabinets so that the unit may be sprayed for pests).

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17. DAMAGE DESTRUCTION: If the Premises or Structures in which TENANT resides is totally or partially damaged, because of earthquake, fire or other causality beyond the LANDLORD's control, for a period of 20 days or more, then the lease may be cancelled by either party with 30 days notice.

18. PETS: No dog, cat, bird, fish or other domestic pet or animal of any kind may be kept on or about the premises without LANDLORD'S written consent.

19. FURNISHINGS: No liquid filled furniture of any kind may be kept on the premises. If the structure was built in 1973 or later TENANT may possess a waterbed if he maintains waterbed insurance valued at $100,000 or more. TENANT must furnish LANDLORD with proof of said insurance. TENANT must use bedding that complies with the load capacity of the manufacturer. In addition, TENANT must also be in full compliance with Civil Code Section 1940.5. TENANT shall not install or use any washer, dryer, or dishwasher that was not already furnished with the unit.

20. INSURANCE: TENANT may maintain a personal property insurance policy to cover any losses sustained to TENANT'S personal property or vehicle. It is acknowledged that LANDLORD does not maintain this insurance to cover personal property damage or loss caused by fire, theft, rain, water overflow/leakage, acts of GOD, and/or any other causes. It is acknowledged that LANDLORD is not liable for these occurrences. It is acknowledged that TENANT'S insurance policy shall solely indemnify TENANT for any losses sustained. TENANT'S failure to maintain said policy shall be a complete waiver of TENANT'S right to seek damages against LANDLORD for the above stated losses. The parties acknowledge that the premises are not to be considered a security building which would hold LANDLORD to a higher degree of care.

21. ALARM SYSTEM: If an alarm system has been provided in the unit, it is the TENANT'S responsibility to contact the manufacturer of the alarm system for direction, installation, and any questions or comments. The LANDLORD and his Agent accept no responsibility for the operation of the alarm system.

22. EXERCISE ROOM: If an exercise room and equipment have been provided, it is for TENANT'S use only. Any misuse of facilities will forfeit TENANT'S privilege to use them. Use of equipment is limited to adult residents (18 years of age or older). Proper attire is required. Guests are not allowed. TENANT waives and releases any and all claims for damages TENANT may have against LANDLORD for any and all injuries suffered by TENANT while using exercise equipment.

23. TERMINATION OF LEASE/RENTAL AGREEMENT: If this lease is based on a fixed term, pursuant to paragraph 2, then at the expiration of said fixed term this lease shall become a month to month tenancy upon the approval of LANDLORD. Where said term is a month to month tenancy, either party may terminate this tenancy by the serving of a 30 day written notice. If TENANT terminates occupancy prior to end of lease, TENANT shall be liable for $500 administration fee, in addition to all rents due until expiration of lease contract.

24. POSSESSION: If premises cannot be delivered to TENANT on the agreed date due to loss, total or partial destruction of the premises, or failure of previous TENANT to vacate, either party may terminate this agreement upon written notice to the other at their last known address. It is acknowledged that either party shall have no liability to each other except that all sums paid to LANDLORD will be immediately refunded to TENANT.

25. ABANDONMENT: It shall be deemed a reasonable belief by the LANDLORD that an abandonment of the premises has occurred where, within the meaning of Civil Code Section 1951.2, the rent has been unpaid for 14 consecutive days and the TENANT has been absent from the unit for 14 consecutive days. In that event, LANDLORD may serve written notice pursuant to Civil Code Section 1951.2. If TENANT does not comply with the requirements of said notice in 18 days, the premises shall be deemed abandoned.

26. WAIVER: LANDLORD'S failure to require compliance with the conditions of this agreement, or to exercise any right provided herein, shall not be deemed a waiver by LANDLORD of such condition or right. LANDLORD'S acceptance of rent with knowledge of any default under agreement by TENANT shall not be deemed a waiver of such default, nor shall it limit LANDLORD'S rights with respect to that or any subsequent right. It is further agreed between the parties that the payment of rent at any time shall not be a waiver to any UNLAWFUL DETAINER action unless LANDLORD in writing specifically acknowledges that this constitutes a waiver to the UNLAWFUL DETAINER action.

27. VALIDITY/SEVERABILITY: If any provision of this agreement is held to be invalid, such invalidity shall not affect the validity or enforceability of any other provision of this agreement.

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Heard about us through :
Ad in Magazine_____
Ad on the internet_____
Drive by_____
Referral by a friend

HPG
MANAGEMENT

Property 620 S. Grammercy
Apt # 110
Move in _____
Lease term: (6mo) 12mo

APPLICATION TO RENT OR LEASE

Name : FRANK Song (First, Middle, Last) Date of birth: 9/8/71 Social Security: 554-83-4391

Driver's lic.: A1952059 Current Address: 1414 Greenfield Ave #206 (Number and Street) Home Phone: 213-389-1997

L.A., CA 90025 (City, State Zip) Work phone : 213-434-9800

How long at present address: 14 yrs. Cell phone : 213-434-9800 *

Reason for Leaving: N/A Present Landlord: Sara

How long at previous address: N/A Landlord Phone: 310-477-4336

Previous address: _____ _____ (City, State Zip)

Name(s) of all other proposed occupants and relationship to applicants : _____

Employed by: Infiniti Comm Position: owner Address: 2024. W. Pico Blvd LA CA 90006

Supervisor: _____ Length of employment: _____ Gross Income $ 5000 per month

Other Income $ 2000 per month Source commission

Name of bank Bank of America Branch _____ Acc# 21469-06891 Type of account business

Name of bank Bank of America Branch _____ Acc# 21750-01483 Type of account personal

Auto make BMW *Model* 330i *Year* 2000 *Color* black *License* 4SJH910 *State* CA

In case of emergency, please notify Timmy Song *Relationship* brother

Address 1622 W. 6th St LA, CA 90017 *Phone* 213-484-8884

Personal Reference/Name Greg Park *Relationship* friend *Phone* 213-947-4162 213-241-2441

The Applicant represents that all information on this application is true and correct and hereby authorizes verification of all references and facts, including but not limited to obtaining Unlawful Detainer and Credit Reports. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.

It is mutually agreed between the Landlord and the Applicant that possession of the above described premises can not be given to the Applicant until this application has been approved by the landlord.

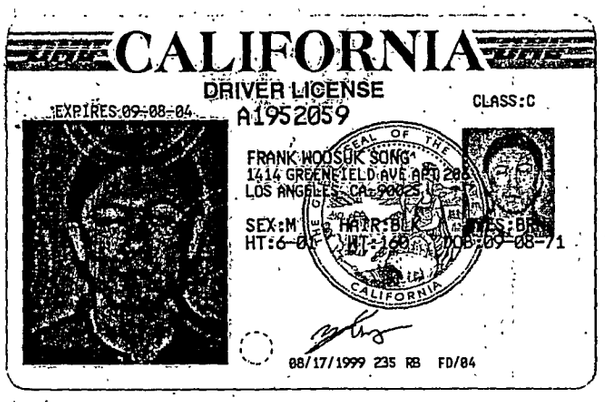
620 S. Grammercy Pl.

The undersigned hereby applies to rent/lease Apartment No. ____ at _____ for $_____ per month and upon Landlord's approval agrees to enter into a Rental Agreement and/or Lease and pay all rent and security deposits required before occupancy. A deposit in the amount of $ _____ is hereby handed to hold the unit for two (2) days.

The Landlord shall either accept or reject this application within (2) days from this date; if accepted, the deposit will not be refundable and will be credited on account of the amounts required for possession; if rejected, the deposit will be returned, the Applicant hereby waiving any claim for damages by reason of non-acceptance of the application, which the Landlord may reject without stating a reason whatsoever for doing so. Tenant must sign lease and pay move-in funds within two (2) days of approval of this application by the Landlord, otherwise will forfeit the deposit and the right to rent/lease the unit. A non-refundable application fee of $30.00 is hereby submitted for the cost of Credit Reports and processing this application.

Signature of Applicant: _____ Date: _____ ID Verified by : DM

$ _____	1st mo rent	
$ _____	Security Deposits (subject to change)	$ _____ Move-in Total
$ _____	Remote Deposit	
$ _____	Application Fees	


CALIFORNIA
DRIVER LICENSE
A1952059
CLASS:C
EXPIRES:09-08-04
FRANK WOOSUK SONG
1414 GREENFIELD AVE APT 208
LOS ANGELES CA 90025
SEX:M HAIR:BLK EYES:BR
HT:6-00 WT:160 DOB:09-08-71
08/17/1999 235 RB FD/04

GTS INVESTMENTS INC.

P.O. Box 2399
Beverly Hills, California 90213

REQUIREMENTS FOR SUBDIVIDER TO GIVE WRITTEN NOTICE TO PROSPECTIVE TENANTS OF INTENT TO CONVERT

(A) Commencing at a date not less than 60 days prior to the filing of a tentative map pursuant to Section 66452, the subdivider or his or her agent shall give notice of such filing, in the form outlined in subdivision (B), to each person applying after such date for rental of a unit of the subject property immediately prior to the acceptance of any rent or deposit from the prospective tenant by the subdivider.

(B) The notice shall be as follows:

To the prospective occupant(s) KI BAOK KIM of

620 S. Gramercy Place, Unit # 115
Los Angeles, California 90005

The owner(s) of this building, at 620 S. Gramercy Pl., Los Angeles, CA 90005, plans to file a tentative map with the City of Los Angeles to convert this building into a condominium complex. No units may be sold in this building unless the conversion is approved by the city and until after a public report is issued by the Department of Real Estate. As a tenant of this building, you shall be given notice of each hearing for which notice is required pursuant to Sections 66451.3 and 66452.5 of the Government Code, and you have the right to appear and the right to be heard at any such hearing.

(signature of owner or agent)

10/17/03
(dated)

I have received this notice on _____
(date)

(prospective tenant's signature)

15. LANDLORD'S RIGHT OF ENTRY: LANDLORD may enter and inspect the premises during normal business hours and upon reasonable advance notice of at least 24 hours to TENANT. LANDLORD is permitted to make all alterations, repairs and maintenance that in LANDLORD'S judgment are necessary to perform. In addition LANDLORD has all right to enter pursuant to Civil Code Section 1954. If the work performed requires that TENANT temporarily vacate the unit, then TENANT shall vacate for this temporary period upon being served a 7 day notice by LANDLORD. TENANT agrees that in such event TENANT will be solely compensated by a corresponding reduction in rent for those many days that TENANT was temporarily displaced. If the work to be performed requires the cooperation of TENANT to perform certain tasks, then those tasks shall be performed upon serving 24 hours written notice by LANDLORD (EXAMPLE - removing food items from cabinets so that the unit may be sprayed for pests).

16. REPAIRS BY LANDLORD: Where a repair is the responsibility of the LANDLORD, TENANT must notify LANDLORD with a written notice stating what item needs servicing or repair. TENANT must give LANDLORD a reasonable opportunity to service or repair said item. TENANT acknowledges that rent will not be withheld unless a written notice has been served on LANDLORD giving LANDLORD a reasonable time to fix said item within the meaning of Civil Code Section 1942. Under no circumstances may TENANT withhold rent unless said item constitutes a substantial breach of the warrantee of habitability as stated in Code of Civil Procedure Section 1174.2.

17. DAMAGE DESTRUCTION: If the Premises or Structures in which TENANT resides is totally or partially damaged, because of earthquake, fire or other causality beyond the LANDLORD's control, for a period of 20 days or more, then the lease may be cancelled by either party with 30 days notice.

18. PETS: No dog, cat, bird, fish or other domestic pet or animal of any kind may be kept on or about the premises without LANDLORD'S written consent.

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20. INSURANCE: TENANT may maintain a personal property insurance policy to cover any losses sustained to TENANT'S personal property or vehicle. It is acknowledged that LANDLORD does not maintain this insurance to cover personal property damage or loss caused by fire, theft, rain, water overflow/leakage, acts of GOD, and/or any other causes. It is acknowledged that LANDLORD is not liable for these occurrences. It is acknowledged that TENANT'S insurance policy shall solely indemnify TENANT for any losses sustained. TENANT'S failure to maintain said policy shall be a complete waiver of TENANT'S right to seek damages against LANDLORD for the above stated losses. The parties acknowledge that the premises are not to be considered a security building which would hold LANDLORD to a higher degree of care.

21. ALARM SYSTEM: If an alarm system has been provided in the unit, it is the TENANT'S responsibility to contact the manufacturer of the alarm system for direction, installation, and any questions or comments. The LANDLORD and his Agent accept no responsibility for the operation of the alarm system.

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23. TERMINATION OF LEASE/RENTAL AGREEMENT: If this lease is based on a fixed term, pursuant to paragraph 2, then at the expiration of said fixed term this lease shall become a month to month tenancy upon the approval of LANDLORD. Where said term is a month to month tenancy, either party may terminate this tenancy by the serving of a 30 day written notice. If TENANT terminates occupancy prior to end of lease, TENANT shall be liable for $500 administration fee, in addition to all rents due until expiration of lease contract.

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25. ABANDONMENT: It shall be deemed a reasonable belief by the LANDLORD that an abandonment of the premises has occurred where, within the meaning of Civil Code Section 1951.2, the rent has been unpaid for 14 consecutive days and the TENANT has been absent from the unit for 14 consecutive days. In that event, LANDLORD may serve written notice pursuant to Civil Code Section 1951.2. If TENANT does not comply with the requirements of said notice in 18 days, the premises shall be deemed abandoned.

26. WAIVER: LANDLORD'S failure to require compliance with the conditions of this agreement, or to exercise any right provided herein, shall not be deemed a waiver by LANDLORD of such condition or right. LANDLORD'S acceptance of rent with knowledge of any default under agreement by TENANT shall not be deemed a waiver of such default, nor shall it limit LANDLORD'S rights with respect to that or any subsequent right. It is further agreed between the parties that the payment of rent at any time shall not be a waiver to any UNLAWFUL DETAINER action unless LANDLORD in writing specifically acknowledges that this constitutes a waiver to the UNLAWFUL DETAINER action.

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3/9

WAVER

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Young H. Sung H. Woo

14. **RULES AND REGULATIONS:** TENANT, and all persons in or about the Premises with TENANT'S permission, shall comply with all Rules and Regulations made by LANDLORD, from time to time, and served upon TENANT. Any such Rules and Regulations shall be deemed incorporated herein by reference. LANDLORD shall not be obliged to enforce any such Rules and Regulations, or Agreement, as the case may be, by any other agreement, and LANDLORD shall not be liable to TENANT for any violation of such Rules and Regulations, or Agreement, as the case may be, by any other TENANT or person.

LANDLORD/AGENT: _____ DATE: 1/26/04 Print name: Dominic Kim

TENANT: _____ DATE: 1/26/04 Print name: Young H. Woo

TENANT: _____ DATE: 1/26/04 Print name: Sung H. Woo

TENANT: _____ DATE: _____ Print name: _____

TENANT: _____ DATE: _____ Print name: _____

GUARANTOR: _____ DATE: _____ Print name: _____

GUARANTOR: _____ DATE: _____ Print name: _____

(OVER PLEASE)

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404

WAVER

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alicec

LANDLORD shall not be liable to TENANT for any violation of such Rules and Regulations, or Agreement, as the case may be, by any other TENANT or person.

LANDLORD/AGENT: _____ DATE: 1/30/04 Print name: Dominic Kim

TENANT: alicec DATE: 1/30/04 Print name: Alice Choi

TENANT: _____ DATE: _____ Print name: _____

TENANT: _____ DATE: _____ Print name: _____

TENANT: _____ DATE: _____ Print name: _____

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19. FURNISHINGS: No liquid filled furniture of any kind may be kept on the premises. If the structure was built in 1973 or later TENANT may possess a waterbed if he maintains waterbed insurance valued at $100,000 or more. TENANT must furnish LANDLORD with proof of said insurance. TENANT must use bedding that complies with the load capacity of the manufacturer. In addition, TENANT must also be in full compliance with Civil Code Section 1940.5. TENANT shall not install or use any washer, dryer, or dishwasher that was not already furnished with the unit.

20. INSURANCE: TENANT may maintain a personal property insurance policy to cover any losses sustained to TENANT'S personal property or vehicle. It is acknowledged that LANDLORD does not maintain this insurance to cover personal property damage or loss caused by fire, theft, rain, water overflow/leakage, acts of GOD, and/or any other causes. It is acknowledged that LANDLORD is not liable for these occurrences. It is acknowledged that TENANT'S insurance policy shall solely indemnify TENANT for any losses sustained. TENANT'S failure to maintain said policy shall be a complete waiver of TENANT'S right to seek damages against LANDLORD for the above stated losses. The parties acknowledge that the premises are not to be considered a security building which would hold LANDLORD to a higher degree of care.

21. ALARM SYSTEM: If an alarm system has been provided in the unit, it is the TENANT'S responsibility to contact the manufacturer of the alarm system for direction, installation, and any questions or comments. The LANDLORD and his Agent accept no responsibility for the operation of the alarm system.

22. EXERCISE ROOM: if an exercise room and equipment have been provided, it is for TENANT'S use only. Any misuse of facilities will forfeit TENANT'S privilege to use them. Use of equipment is limited to adult residents (18 years of age or older). Proper attire is required. Guests are not allowed. TENANT waives and releases any and all claims for damages TENANT may have against LANDLORD for any and all injuries suffered by TENANT while using exercise equipment.

23. TERMINATION OF LEASE/RENTAL AGREEMENT: If this lease is based on a fixed term, pursuant to paragraph 2, then at the expiration of said fixed term this lease shall become a month to month tenancy upon the approval of LANDLORD. Where said term is a month to month tenancy, either party may terminate this tenancy by the serving of a 30 day written notice. If TENANT terminates occupancy prior to end of lease, TENANT shall be liable for $500 administration fee, in addition to all rents due until expiration of lease contract.

24. POSSESSION: If premises cannot be delivered to TENANT on the agreed date due to loss, total or partial destruction of the premises, or failure of previous TENANT to vacate, either party may terminate this agreement upon written notice to the other at their last known address. It is acknowledged that either party shall have no liability to each other except that all sums paid to LANDLORD will be immediately refunded to TENANT.

25. ABANDONMENT: It shall be deemed a reasonable belief by the LANDLORD that an abandonment of the premises has occurred where, within the meaning of Civil Code Section 1951.2, the rent has been unpaid for 14 consecutive days and the TENANT has been absent from the unit for 14 consecutive days. In that event, LANDLORD may serve written notice pursuant to Civil Code Section 1951.2. If TENANT does not comply with the requirements of said notice in 18 days, the premises shall be deemed abandoned.

26. WAIVER: LANDLORD'S failure to require compliance with the conditions of this agreement, or to exercise any right provided herein, shall not be deemed a waiver by LANDLORD of such condition or right. LANDLORD'S acceptance of rent with knowledge of any default under agreement by TENANT shall not be deemed a waiver of such default, nor shall it limit LANDLORD'S rights with respect to that or any subsequent right. It is further agreed between the parties that the payment of rent at any time shall not be a waiver to any UNLAWFUL DETAINER action unless LANDLORD in writing specifically acknowledges that this constitutes a waiver to the UNLAWFUL DETAINER action.

27. VALIDITY/SEVERABILITY: If any provision of this agreement is held to be invalid, such invalidity shall not affect the validity or enforceability of any other provision of this agreement.

28. ATTORNEY FEES: In the event action is brought by any party to enforce any terms of this agreement or to recover possession of the premises, the prevailing party shall recover from the other party reasonable attorney fees, not to exceed $400, including costs. It is acknowledged, between the parties, that jury trials significantly increase the costs of any litigation between the parties. It is also acknowledged that jury trials require a longer length of time to adjudicate the controversy. On this basis, all parties waive their rights to have any matter settled by jury trial.

29. INDEMNIFICATION: TENANT shall indemnify LANDLORD for any damages caused by TENANT to other parties, other parties' property, or to LANDLORD'S property.

30. NOTICES: All notices to the tenant shall be deemed served upon mailing by first class mail, addressed to the tenant, at the subject premises or upon personal delivery to the premises whether or not TENANT is actually present at the time of said delivery. All notices to the landlord shall be served in writing by mailing first class mail or by personal delivery to the manager's office or apartment.

31. PERSONAL PROPERTY OF TENANT: Once TENANT vacates the premises, all personal property left in the unit shall be stored by the LANDLORD for 18 days. If within that time period, TENANT does not claim said property, LANDLORD may dispose of said items in any manner LANDLORD chooses.

32. ADDITIONAL RENT: All items owed under this lease shall be deemed additional rent.

33. APPLICATION AND CREDIT: All statements in TENANT'S application must be true or this will constitute a material breach of this issue. Take NOTICE that pursuant to Civil Code Section 1785.26, you are hereby notified that a negative credit report reflecting on your credit record may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of your rental/credit obligations or if you default in those obligations in any way. This is the only notice that you will receive in this regard.

34. LEAD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, owners must disclose the presence of known lead-based paint and/or lead based paint hazards in the dwelling. Renters must also receive a Federally approved pamphlet on lead poisoning prevention. Tenants hereby acknowledge receipt of the 'Protect Your Family From Lead in Your Home' pamphlet.

35. ENTIRE AGREEMENT: The foregoing agreement including any attachments incorporated by reference, constitute the entire agreement between the parties and supersedes any oral or written representations or agreement that may have been made by either party. Further, TENANT represents that TENANT has relied solely on TENANT'S judgment in entering into this agreement. TENANT acknowledges having been advised to consult with independent legal counsel before entering into this Agreement and has decided to waive such representation and advice. TENANT acknowledges that TENANT has read and understood this agreement and has been furnished a duplicate original.

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS AGREEMENT. IF YOU DESIRE, CONSULT WITH AN ATTORNEY BEFORE ENTERING THIS AGREEMENT.

15. LANDLORD'S RIGHT OF ENTRY: LANDLORD may enter and inspect the premises during normal business hours and upon reasonable advance notice of at least 24 hours to TENANT. LANDLORD is permitted to make all alterations, repairs and maintenance that in LANDLORD'S judgment are necessary to perform. In addition LANDLORD has all right to enter pursuant to Civil Code Section 1954. If the work performed requires that TENANT temporarily vacate the unit, then TENANT shall vacate for this temporary period upon being served a 7 day notice by LANDLORD. TENANT agrees that in such event TENANT will be solely compensated by a corresponding reduction in rent for those many days that TENANT was temporarily displaced. If the work to be performed requires the cooperation of TENANT to perform certain tasks, then those tasks shall be performed upon serving 24 hours written notice by LANDLORD (EXAMPLE - removing food items from cabinets so that the unit may be sprayed for pests).

16. REPAIRS BY LANDLORD: Where a repair is the responsibility of the LANDLORD, TENANT must notify LANDLORD with a written notice stating what item needs servicing or repair. TENANT must give LANDLORD a reasonable opportunity to service or repair said item. TENANT acknowledges that rent will not be withheld unless a written notice has been served on LANDLORD giving LANDLORD a reasonable time to fix said item within the meaning of Civil Code Section 1942. Under no circumstances may TENANT withhold rent unless said item constitutes a substantial breach of the warrantee of habitability as stated in Code of Civil Procedure Section 1174.2.

17. DAMAGE DESTRUCTION: If the Premises or Structures in which TENANT resides is totally or partially damaged, because of earthquake, fire or other causality beyond the LANDLORD's control, for a period of 20 days or more, then the lease may be cancelled by either party with 30 days notice.

18. PETS: No dog, cat, bird, fish or other domestic pet or animal of any kind may be kept on or about the premises without LANDLORD'S written consent.

19. FURNISHINGS: No liquid filled furniture of any kind may be kept on the premises. If the structure was built in 1973 or later TENANT may possess a waterbed if he maintains waterbed insurance valued at $100,000 or more. TENANT must furnish LANDLORD with proof of said insurance. TENANT must use bedding that complies with the load capacity of the manufacturer. In addition, TENANT must also be in full compliance with Civil Code Section 1940.5. TENANT shall not install or use any washer, dryer, or dishwasher that was not already furnished with the unit.

20. INSURANCE: TENANT may maintain a personal property insurance policy to cover any losses sustained to TENANT'S personal property or vehicle. It is acknowledged that LANDLORD does not maintain this insurance to cover personal property damage or loss caused by fire, theft, rain, water overflow/leakage, acts of GOD, and/or any other causes. It is acknowledged that LANDLORD is not liable for these occurrences. It is acknowledged that TENANT'S insurance policy shall solely indemnify TENANT for any losses sustained. TENANT'S failure to maintain said policy shall be a complete waiver of TENANT'S right to seek damages against LANDLORD for the above stated losses. The parties acknowledge that the premises are not to be considered a security building which would hold LANDLORD to a higher degree of care.

21. ALARM SYSTEM: If an alarm system has been provided in the unit, it is the TENANT'S responsibility to contact the manufacturer of the alarm system for direction, installation, and any questions or comments. The LANDLORD and his Agent accept no responsibility for the operation of the alarm system.

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23. TERMINATION OF LEASE/RENTAL AGREEMENT: If this lease is based on a fixed term, pursuant to paragraph 2, then at the expiration of said fixed term this lease shall become a month to month tenancy upon the approval of LANDLORD. Where said term is a month to month tenancy, either party may terminate this tenancy by the serving of a 30 day written notice. If TENANT terminates occupancy prior to end of lease, TENANT shall be liable for $500 administration fee, in addition to all rents due until expiration of lease contract.

24. POSSESSION: If premises cannot be delivered to TENANT on the agreed date due to loss, total or partial destruction of the premises, or failure of previous TENANT to vacate, either party may terminate this agreement upon written notice to the other at their last known address. It is acknowledged that either party shall have no liability to each other except that all sums paid to LANDLORD will be immediately refunded to TENANT.

25. ABANDONMENT: It shall be deemed a reasonable belief by the LANDLORD that an abandonment of the premises has occurred where, within the meaning of Civil Code Section 1951.2, the rent has been unpaid for 14 consecutive days and the TENANT has been absent from the unit for 14 consecutive days. In that event. LANDLORD may serve written notice pursuant to Civil Code Section 1951.2. If TENANT does not comply with the requirements of said notice in 18 days, the premises shall be deemed abandoned.

26. WAIVER: LANDLORD'S failure to require compliance with the conditions of this agreement, or to exercise any right provided herein, shall not be deemed a waiver by LANDLORD of such condition or right. LANDLORD'S acceptance of rent with knowledge of any default under agreement by TENANT shall not be deemed a waiver of such default, nor shall it limit LANDLORD'S rights with respect to that or any subsequent right. It is further agreed between the parties that the payment of rent at any time shall not be a waiver to any UNLAWFUL DETAINER action unless LANDLORD in writing specifically acknowledges that this constitutes a waiver to the UNLAWFUL DETAINER action.

27. VALIDITY/SEVERABILITY: If any provision of this agreement is held to be invalid, such invalidity shall not affect the validity or enforceability of any other provision of this agreement.

28. ATTORNEY FEES: In the event action is brought by any party to enforce any terms of this agreement or to recover possession of the premises, the prevailing party shall recover from the other party reasonable attorney fees, not to exceed $400, including costs. It is acknowledged, between the parties, that jury trials significantly increase the costs of any litigation between the parties. It is also acknowledged that jury trials require a longer length of time to adjudicate the controversy. On this basis, all parties waive their rights to have any matter settled by jury trial.

29. INDEMNIFICATION: TENANT shall indemnify LANDLORD for any damages caused by TENANT to other parties, other parties' property, or to LANDLORD'S property.

30. NOTICES: All notices to the tenant shall be deemed served upon mailing by first class mail, addressed to the tenant, at the subject premises or upon personal delivery to the premises whether or not TENANT is actually present at the time of said delivery. All notices to the landlord shall be served in writing by mailing first class mail or by personal delivery to the manager's office or apartment.

31. PERSONAL PROPERTY OF TENANT: Once TENANT vacates the premises, all personal property left in the unit shall be stored by the LANDLORD for 3 days. If within that time period, TENANT does not claim said property, LANDLORD may dispose of said items in any manner LANDLORD chooses.

32. ADDITIONAL RENT: All items owed under this lease shall be deemed additional rent.

33. APPLICATION AND CREDIT: All statements in TENANT'S application must be true or this will constitute a material breach of this issue. Take NOTICE that pursuant to Civil Code Section 1785.26, you are hereby notified that a negative credit report reflecting on your credit record may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of your rental/credit obligations or if you default in those obligations in any way. This is the only notice that you will receive in this regard.

34. LEAD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, owners must disclose the presence of known lead-based paint and/or lead based paint hazards in the dwelling. Renters must also receive a Federally approved pamphlet on lead poisoning prevention. Tenants hereby acknowledge receipt of the 'Protect Your Family From Lead in Your Home' pamphlet.

35. ENTIRE AGREEMENT: The foregoing agreement including any attachments incorporated by reference, constitute the entire agreement between the parties and supersedes any oral or written representations or agreement that may have been made by either party. Further, TENANT represents that TENANT has relied solely on TENANT'S judgment in entering into this agreement. TENANT acknowledges having been advised to consult with independent legal counsel before entering into this Agreement and has decided to waive such representation and advice. TENANT acknowledges that TENANT has read and understood this agreement and has been furnished a duplicate original.

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS AGREEMENT. IF YOU DESIRE, CONSULT WITH AN ATTORNEY BEFORE ENTERING THIS AGREEMENT.

Homestead Group Associates
A CALIFORNIA CORPORATION
DEVELOPMENT • INVESTMENTS • CONSTRUCTION

10345 WEST OLYMPIC BOULEVARD / SUITE 118
CENTURY CITY, CALIFORNIA 90064-2524
213-282-8875 / FAX 213-282-8876

Moon S. Kim
Sung Sin Kim
#321

NOTICE TO TENANTS/PROSPECTIVE TENANTS

WE UNDERSIGNED. OCCUPYING UNIT 103 LOCATED AT 620 SOUTH GRAMERCY PLACE, LOS ANGELES, CALIFORNIA, UNDERSTAND THAT THE OWNERS OF THIS BUILDING PLAN TO FILE A TENTATIVE TRACT MAP WITH THE CITY TO CONVERT THIS BUILDING TO A CONDOMINIUM. I UNDERSTAND THAT I (WE) WILL BE GIVEN NOTICE OF EACH HEARING FOR WHICH NOTICE IS REQUIRED AND I (WE) HAVE THE RIGHT TO APPEAR AND THE RIGHT TO BE HEARD AT ANY SUCH HEARING.

I UNDERSTAND THAT I (WE) HAVE THE RIGHT OF FIRST REFUSAL TO PURCHASE MY UNIT. I (WE) MAY HAVE RELOCATION RIGHTS UNDER THE ADOPTED CONDOMINIUM CONVERSION ORDINANCE (162,832 (SUBSECTION G), 153,592 AND 155,397) FOR TENANT RELOCATION ASSISTANCE.

NAME (SIGNATURE) _____ DATE 5/8/93

NAME (SIGNATURE) _____ DATE _____

NAME (SIGNATURE OF OWNER'S AGENT) _____ DATE 5-8-93

Apartment No. 103

STANDARD LEASE

(Prepared in accordance with general California Landlord-Tenant Law in effect as of the revision date. Consult with your attorney about local technicalities or subsequent changes in the law.)

OWNER: Hancock Park Place/Homestead Management Inc.

RENTER: Moon S. Kim and Sung Sin Kim Suh

PREMISES: 620 South Gramercy Place #103 Los Angeles, CA 90005

Owner and Renter agree that Renter's performance of and compliance with each of the terms hereof, and of Owner's House or Pool Rules (if any) which are incorporated herein by reference, constitute a condition on Renter's right to occupy the Premises and any failure of compliance or performance by Renter shall allow Owner to forfeit this agreement and terminate Renter's right to possession.

TERM: From and Including May 9, 1993 **To and Including** May 8, 1994

A. Rent Start Date: May 9, 1993

B. Rent Per Month: $ 750.00

C. Day Of Month Rent Due: FIRST

D. Late Rent Charge: $ 20.00 on 4th 5.00 on each add'l day

E. Returned Check Charge: $ 25.00

F. Security Deposit: $ 500.00

G. Deposit Installment Schedule:

$ _____ per _____

H. Owner-Paid Utilities: WATER AND RUBBISH

I. Parking Space: 33

J. Storage Space: NONE

K. Maximum Occupancy: 2 adults

Agreement: 12 month lease

Building Code: 1 bed with bath

L. Named Renter: Kim and Suh

M. Added Occupant Rent: $ 100.00

N. Owner Personal Property: stove, dishwasher, carpet, garbage disposal, vertical blinds, lighting

O. Charitable Organization: Salvation Army

P. Pets: NONE ALLOWED

1. **Rent/Late Rent Charge:** Should the Rent Start Date (Section A) be other than the first day of the month, Owner may prorate the rent to the first day of the succeeding month. Renter shall pay Owner the rent due for each rental month in advance, on the date and in the amount set out in Sections B and C. If Renter fails to pay any rent as and when due, Renter shall pay a (one-time per such unpaid amount, not to exceed 10% thereof) Late Charge as set out in Section D. If Renter's check is returned "NSF," Renter shall pay a Returned Check Charge set out in Section E and Owner may demand that future rent payments be by cashier's check or money order. Such Late Charge and/or Returned Check Charge may be deemed additional rent by inclusion in an eviction notice or may be deducted from Renter's Security Deposit. Any Security Deposit refund claim shall be deemed compensated to the extent of any such deduction.

2. **Security Deposit:** Renter shall pay to Owner the total Security Deposit set out in Section F to secure Renter's compliance with all terms of this Agreement and Owner's Rules and Regulation. In addition to the first month's rent, Owner may demand only a security deposit equal in two times the monthly rent for unfurnished apartments and three times the monthly rent for furnished apartments.) No portion of the Security Deposit shall be deemed rent for any rental month unless Owner so elects nor shall it constitute a measure of Owner's damages. No interest is payable on the Security Deposit unless required by law. Within 14 days after Renter totally vacates the Premises, and the Premises shall not be deemed vacated unless the keys are returned, the Security Deposit shall be itemized (mailed to Renter's last known address) by check made payable to all those designated as "Renter" jointly, whether or not one or more have vacated previously, less the amount necessary to compensate Owner for cleaning, repair of Renter-caused damage to the Premises or common areas, over normal wear and tear, repair or replacement of Owner-provided personal property (if any, shown on an attached inventory) and/or for unpaid rent, along with an itemized statement (on the refund check or otherwise) showing the total amount of the Security Deposit and the deductions. If the Security Deposit is insufficient for any such purpose, Owner may collect the deficiency from Renter. With Owner's consent, Renter may make the Security Deposit by installment payments as set out in Section G or Paragraph 24. Failure to pay any Deposit installment when due shall constitute a default.

3. **Utilities:** Renter shall pay for all utilities supplied to the Premises except those paid for by Owner set out in Section H. If Renter defaults in the payment of any rent, Owner may instruct any utility company to charge any utilities so designated, hereinforth, to Renter and place the same in Renter's name, and Renter is obligated to pay for the same thereafter. Owner is authorized to get notice from any utility company of any default in payment by Renter and, if Owner is charged with any such amount, Owner may re-cover it from Renter or deduct the same from the Security Deposit as unpaid rent or damages. Renter shall not use any common area utilities. To the extent allowed by law, the pro rated amount of any penalty for utility overuse allocable to the Premises shall be payable by Renter as additional rent.

arking/Storage Rules: If Renter is assigned a parking space on Owner's property, set out in Section I, Renter shall use such space only for the parking of operable, licensed and currently registered passenger automobiles and not for the washing, painting or repair of such vehicles. Renter shall not park, nor allow anyone else to park, in any other space on Owner's property or park, or allow the parking of, vehicles thereon in addition to vehicles described in Section I. Renter shall not assign nor sublet any such parking space and Owner may have unapproved vehicles towed away. Upon seven (7) days written notice to Renter, Owner may terminate Renter's parking privilege or change the size and/or location of Renter's parking space or storage space, if any, described in Section J.

5. **Named Renter:** The Premises shall not be occupied by more than the maximum number of "Agreement" occupants set out in Section K, unless required by law, nor by any person other than the Renters set out in Section L without the advance written qualification by Owner and at the additional rent per additional occupant set out in Section M or prescribed by law. Renter's right to possession shall not be assigned nor the Premises sublet. (Where applicable, LAMC Section 91.1207 restricts the maximum occupants to that number set out in Section L.)

6. **Good Condition Receipt:** Renter has examined the Premises including, but not limited to, the furniture, furnishings, fixtures, appliances, equipment, (provided by Owner and set out in Section N) windows, doors, plumbing and electrical facilities, hot and cold water supply, building grounds and appurtenances, accepts the same "AS IS" and acknowledges that the same are in good, clean and sanitary order, condition and repair unless noted to the contrary on Owner's copy of this Agreement. If an inventory is attached hereto it shall be deemed incorporated herein by reference. Except as provided by law, Owner shall not be required to make any improvements, replacements nor repairs to the Premises and, if at all, any such work shall be at Renter's expense. Upon termination of the tenancy, Renter shall return the Premises and Owner's personal property in as good order, condition and repair as when received, ordinary wear and tear excepted, and free of Renter's personal property. Trash and debris, burns, stains, holes or tears, of any size or kind, in the carpeting, draperies, walls, windows or doors, among other conditions, shall not be deemed ordinary wear and tear. Renter acknowledges that no representation as to the condition or repair of the Premises, nor as to Owner's intention with respect to any improvement, alteration, decoration or repair thereof, has been made to Renter unless noted on Owners copy of this Agreement. Renter's "GOOD FAITH" in the assertion of any habitability defense to eviction for nonpayment of rent shall be established before any such defense shall arise. Evidence of Renter's "good faith" shall include, but not be limited to, written proof of Owner's knowledge and opportunity to repair any claimed housing deficiency prior to service of an eviction notice, whether by a copy of a request-for-maintenance-demand delivered to Owner or otherwise, and lack of Renter-causation of the claimed housing deficiency.

7. **Maintenance and Repair/Alterations:** Renter shall: (a) keep the Premises in a clean and sanitary condition; (b) dispose of all rubbish, garbage and waste in a clean and sanitary manner; (c) properly use and operate all electrical, gas and plumbing fixtures and keep the same in a clean condition; (d) not permit any person, in or about the Premises with Renter's consent, to deface, damage or remove any part of the structure in which the Premises are located nor the facilities, equipment or appurtenances thereto or thereon, nor do any such thing himself; (e) occupy and use the Premises in the manner in which they are designated and intended to be occupied and used. Renter shall be liable for the expense of any repair caused by Renter's failure to comply with these conditions. Renter shall not alter the Premises or paint nor wallpaper any portion thereof. Renter shall not install or use any dishwasher, clothes washer, clothes dryer or air conditioner in or about the Premises except those which may be supplied by Owner.

8. **Damage/Destruction:** Should the Premises or structure in which they are located become damaged or destroyed by the elements or otherwise so as to make them partially or totally uninhabitable, rent shall abate and this Agreement terminate if Renter vacates the Premises, but rent shall not abate nor shall there be any offset or reduction in rent whatsoever if Renter elects to remain in occupancy. Owner shall not be liable to Renter for any expenses or damages whatsoever related to Renter's moving, storage or living costs elsewhere, or for compensation for Renter's annoyance or inconvenience during repair of the Premises should Owner elect to repair the Premises, which Owner is not obligated to do.

9. **Inspection/Entry:** Owner may enter and inspect the Premises, during business hours and upon reasonable notice to Renter, without Renter's presence, for any lawful purpose. 24 hours notice shall be deemed "reasonable." Owner may enter the Premises without advance notice to Renter in case of an emergency. Renter shall not add nor change any lock or locking device, bolt or latch on the Premises and shall provide Owner with a key to any such device, forthwith, on demand. Renter acknowledges that Owner is entitled to a key to the Premises and may use the same for entry as provided herein or by law.

10. **Rules and Regulations:** Renter, and all persons in or about the Premises with Renter's consent, shall comply with all Rules and Regulations made by Owner, from time to time, and delivered to Renter, including House and Pool Rules. Owner shall not be obligated to enforce any such Rules and Regulations, or the terms of any other Agreement, and Owner shall not be liable to Renter for any violation of such Rules and Regulations or other Agreements by any other Renter or person. All visitors to the Premises, forthwith on Owner's demand, shall produce picture-identification and sign a visitor log book or be prohibited from entry.

11. **Insurance:** Owner does not insure Renter for any personal injury or property damage including, but not limited to, that caused by the act or omission of any other Renter or third party, or by any criminal act or activity, war, riot, insurrection, fire or act of God. Renter shall obtain and pay for any insurance coverage necessary to protect Renter or Renter's property from any loss or expense that may be caused by such persons or events.

12. **Compliance With Laws:** Renter shall not violate any law or commit or permit any waste or damage to, or nuisance in or about, the Premises, or in any way annoy any other renter, or operate any business in or about the Premises, or do or keep anything in or about the Premises that will obstruct the common areas or usage thereof, or increase Owner's insurance premiums.

13. **Abandonment:** If Renter abandons the Premises prior to expiration of the Term, Renter shall be liable for damages under Civil Code Section 1951.2 or 1951.4.

14. **Waiver Of Default:** Owner's failure to require strict compliance with the terms of this Agreement, or to exercise any right provided for herein, shall not be deemed a waiver of such compliance or right, or waive such compliance or right in the future, and Owner's acceptance of rent with knowledge of any default by Renter shall not be deemed a waiver of such default, nor limit Owner's rights with respect to that or any subsequent default. Owner's acceptance of partial rent after service of an eviction notice shall not be a waiver of Owner's right to pursue Renter's eviction under the Notice.

15. **Surrender Of Premises/Property:** In addition to Renter's liability under Paragraph 13, if Renter is absent from the Premises for thirty (30) consecutive days during which rent is unpaid, and if Owner has a reasonable belief that Renter does not intend to maintain occupancy of the Premises, the Premises and all of Renter's personal property located therein shall be deemed surrendered to Owner and Owner may re-enter and retake possession of the Premises and dispose of Renter's personal property by delivering it to the Charitable Organization set out in Section N, or to any like organization if the named organization refuses the property. If neither method of disposal of the property is effective, Owner may dispose of the property in any other manner Owner chooses, in Owner's absolute discretion.

16. **Non-Curable Breach Of Agreement:** The following, by way of illustration and not limitation, shall constitute a non-curable breach of this Agreement: (a) Police raid upon the Premises; (b) Arrest of Renter for possession/sale/storage of any narcotic/ controlled substance/chemical or herbal contraband in or about the Premises; (c) Failure to permit Owner's entry of the Premises following receipt by Renter of written notice of Owner's intent to enter the Premises, (d) Failure to cooperate with Owner or any pest controller/fumigator/exterminator following receipt by Renter of notice that such services will be performed in or about the Premises; (e) Defaults by Renter causing Owner to serve more than two notices to pay or quit, or perform or quit, in any twelve (12) month period, whether or not Renter subsequently cures such defaults; (f) A misrepresentation on Renter's Rental Application; (g) delivery of any security door/gate key to anyone not a party to this Agreement; or (h) Failure to comply with any demand by Owner concerning Renter's parking privilege.

17. **Pest Control/Fumigation/Extermination:** Upon demand by Owner, Renter shall temporarily vacate the Premises for a reasonable period to allow pest or vermin control work to be done. Renter shall comply with all instructions, forthwith, from the pest controller, fumigator and/or exterminator regarding the preparation of the Premises for the work, including the proper bagging and storage of food, perishables and medicine.

18. **Pets/Water Beds/Musical Instruments:** Renter shall not bring or keep any pet (dog, cat, bird, reptile, etc.), liquid-filled furniture or musical instrument on the Premises, unless noted in Section P of Owner's copy of this Agreement. Liquid-filled furniture shall be accepted only with proof of $100,000 insurance.

19. **Designation Of Parties:** For eviction action purposes, the term "Owner" shall include "manager," or "rental agent," acting as management personnel, and the term "Renter" shall include only those persons set out in Section K. However, Renter is liable for the acts of Renter's minor children and visitors, which acts may cause termination of this Agreement. The terms "he," "him," and/or "himself" shall, where applicable, be deemed to include the terms "she," "her," "herself," "it" and "itself," the singular number shall include the plural and the masculine gender shall include the female gender.

20. **Partial Invalidity:** If any portion of this Agreement is held invalid, it shall not affect the validity of any other portion of this Agreement.

21. **Attorneys Fees/Waiver Of Jury Trial:** If any legal action or proceeding is brought by Owner or Renter related to this Agreement, the prevailing party shall be entitled to recover attorneys fees not to exceed $500.00. Owner and Renter mutually waive any right to a jury trial in any action for unlawful detainer.

22. **Pre-Trial Rent Deposit:** In any action for unlawful detainer, if provided by law, Renter shall deposit unpaid rent with the Court by cashier's check or money order.

23. **Guarantor(s):** On demand by Owner, Renter shall obtain the execution of a Continuing Guarantee Agreement provided by Owner, by an agreed upon Guarantor, and said agreement shall be deemed incorporated herein and subject hereto.

3rd month free with 12 month lease - NO PETS ALLOWED ON PREMISES

24. **OTHER:** Tenant Must pay if lease is broken.

25. **Entire Agreement:** The foregoing constitutes the entire agreement between the parties and supersedes any oral or written representation or agreement contrary hereto. Tenant represents that he has relied solely on his own judgment, experience and expertise in entering into this Agreement.

DATED: [redacted]

OWNER [redacted]

ADDRESS [redacted] CITY [redacted]

ZIP CODE

DATED: [redacted]

RENTER [redacted]

Homestead Group Associates
A CALIFORNIA CORPORATION
DEVELOPMENT • INVESTMENTS • CONSTRUCTION

10345 WEST OLYMPIC BOULEVARD / SUITE 118
CENTURY CITY, CALIFORNIA 90064-2524
213-282-8875 / FAX 213-282-8876

320
Delbert
George

NOTICE TO TENANTS/PROSPECTIVE TENANTS

WE UNDERSIGNED. OCCUPYING UNIT 320 LOCATED AT 620 SOUTH GRAMERCY PLACE, LOS ANGELES, CALIFORNIA, UNDERSTAND THAT THE OWNERS OF THIS BUILDING PLAN TO FILE A TENTATIVE TRACT MAP WITH THE CITY TO CONVERT THIS BUILDING TO A CONDOMINIUM. I UNDERSTAND THAT I (WE) WILL BE GIVEN NOTICE OF EACH HEARING FOR WHICH NOTICE IS REQUIRED AND I (WE) HAVE THE RIGHT TO APPEAR AND THE RIGHT TO BE HEARD AT ANY SUCH HEARING.

I UNDERSTAND THAT I (WE) HAVE THE RIGHT OF FIRST REFUSAL TO PURCHASE MY UNIT. I (WE) MAY HAVE RELOCATION RIGHTS UNDER THE ADOPTED CONDOMINIUM CONVERSION ORDINANCE (162,832 (SUBSECTION G), ~~153,592~~ AND ~~153~~,397) FOR TENANT RELOCATION ASSISTANCE.

Delbert H. George — 7/20/92
NAME (SIGNATURE) DATE

Linda K. George — 7/30/92
NAME (SIGNATURE) DATE

[signature] — 7/30/92
NAME (SIGNATURE OF OWNER'S AGENT) DATE

PLANNIN. .ND LAND USE MANAGEMENT CO....ITTEE
SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 04-0833 **sign**

	Applicant/Appellant/Owner	Representative
		See attached

- ✓ Council Member(s) Ludlow
- ____ Office of the Mayor (w/file) - Section____
- ____ City Attorney (w/blue slip) - Attn:
- ____ City Administrative Officer (CAO)
- ____ Chief Legislative Analyst (CLA)
- ____ City Planning Department - Attn:
- ____ City Planning Commission - Attn: Gabriele Williams (w/copy of Ordinance) (ZC; HD; BL; HE; HPOZ; GPA; SPE; CPU; CPR; CA; ICO; TOD; SP; CDO)
- ____ Director of Planning (same as Commission)
- ____ Office of Zoning Administration - (all ZA cases; CU; ZV)
- ✓ Advisory Agency - (PM; TT; CPU; CPR; CA; ICO; TOD; SP; CDO)
- ✓ Community Planning Section - (DRB; CPU; CPR; CPE; TT; PM; CA; ICO; CDO; HE)
- ____ Geographic Information Section - Attn: Fae Tsukamoto - (same as Commission)
- ____ Information Technology Agency - (large projects)
- ✓ Bureau of Engineering, Land Development & Mapping Division - (generally most cases)
- ✓ Department of Transportation, Traffic/Planning Sections - (generally most cases)
- ✓ Department of Building & Safety c/o Zoning Coordinator - (generally most cases)
- ✓ Residential Inspection Unit - Mail Stop 115 - (SPE; HE; CU; ICO; ZC; generally most cases)
- ✓ Bureau of Street Lighting, "B" Permit Section - (all zoning cases)
- ____ Department of Water and Power - (DB & large projects)
- ✓ Fire Department - (all zoning & hillside cases)
- ____ Police Department - (beer & wine; adult entertainment, revocations)
- ____ Community Development Department
- ✓ Los Angeles County Assessor - (CU appeals & large projects)

7/03

CF 04-0833
TT 50346

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Los Angeles, CA 90017-4706

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Delbert W. George
620 S. Gramercy Pl., #320
Los Angeles, CA 90005-3271

MAILED 6-1-05 P&LUM
AGENDA ON 5-27-05
BY _____

[redacted] Copies Submitted in Item No. 10 Plan Comm on 6-15-05

June 15, 2005

cf No. 04-0833

Honorable Alex Padilla, President
Honorable Members of the City Council
Los Angeles City Council
200 North Spring Street, 3rd Floor
Los Angeles, California 90012
Attn: Frank Martinez, City Clerk

Honorable Mabel Chang, President
Honorable Planning Commissioners
Los Angeles, City Planning Commission
200 North Spring Street, 5th Floor
Los Angeles, California 90012
Attn: Gabrielle Williams, Clerk of the Planning Commission

RE: Recorded Map No. 50346 / 620 S. Gramercy Place

Dear Honorable Council Members and Planning Commissioners:

My name is Sujin Nam, and I am the last tenant who is still residing at 620 Gramercy Place, and my trial for unlawful detainer filed by GTS is set for this month.

I have been educated with a high standard of morality and ethics. I am shocked to be treated by a man with deception, harassment and lies that I have never experienced in my life. Mr. Hassan Astani, the head of HPG management company for GTS mis treated his tenants including myself unethically and illegally. He also lied to the City of Los Angeles by submitting false documents*.

On June 21, 2004 I found a *SIXTY DAY NOTICE TO QUIT* taped on my door.
GTS management told me that I should be transferred to another unit in lower level temporarily during the construction of my unit if I wanted to purchase a condo.
I agreed and moved out of my apartment with no resistance thinking I would be moving back into a condo when the construction was done. No written notice was given by the management company, and they refused to provide a relocation fees and moving expenses saying no tenants were entitled to any relocation fee because our building was not under rent control.

Most tenants moved out of the building and relocated to other apartments with no assistance from GTS. We were all denied relocation fees and moving expenses.
It has now been 8 months since I relocated to another unit waiting to purchase a condominium that I have first exclusive right to purchase. While in my temporary unit I have been dealing with construction noise, dust, stench, water shut off, no working elevator, harassment from HPG to pull me out of the lawsuit, , eviction trial, no heat in

winter, no air conditioning in summer, no working gas oven, and 8 times of water flood into my apartment over the furniture, clothing, electronics, and other belongings of mine. I am a composer, and it has been tough for me to be in this environment as I need to be inspired to create. But I have been dealing with this horrible living situation because I believed that there would be a reward: purchasing my condominium, my first home.

GTS promised to me to sell me another unit in writing (Exhibit A). As an exchange I was told to waive my right to my old unit. But as soon as I gave them my waiver to my old unit, they rejected my offer to the new unit and sold it to someone else. They said that my credit score was not good enough although I had loan approvals from three different banks (Exhibit B&C). GTS's lawyers said to the city and the judge of my eviction case that GTS had no reason to sell me any other unit except my old unit although I have GTS's letter stating that they would give me another unit to buy. At the same time they claimed that I waived the right to purchase my old unit. After arguing over my right to purchase for a few months, now they are saying that my right to purchase has been expired. GTS's attorney stated that his client Sonni Astani would not sell a unit to me and fight till the end against my fight regarding exclusive right to purchase. But ironically GTS submitted a document to the City of Los Angles stating that I am not an eligible tenant for a relocation fee because I want to purchase a unit.

GTS ignored the law and tried to get away with not paying relocation fees to tenants. Later when the lawsuit was filed by tenants, they rushed to send out $1,500 checks. They ignored the law and continued the construction without permits. The housing department gave GTS warnings with 'order to comply' to get proper permits. GTS ignored the orders and continued construction. The Housing department also gave GTS 'stop construction' notice. GTS ignored the order, ripped off the notice off the wall, and continued the construction against the law. The department of building and safety who has the code enforcement gave GTS an order to comply. Only recently GTS started to get permits. And only recently GTS submitted a list of relocation fee that they would pay tenants after the deputy agency of the city planning wrote an interpretation letter regarding relocation fee stating that GTS should pay each tenant $8,000 for relocation fees.
GTS deceived tenants, and lied to tenants and the City in order not to pay money: the relocation fee and rent subsidy. Now GTS submitted new documents with tenants' eligibility and relocation amount they are entitles to. Is every problem getting solved as long as GTS replaces what they were missing before months and years later?

What about us? What about tenants of 164 units who had to go through hardships because GTS did not abide by the law at first place. Tenants moved out of their homes without proper notice given to them. Tenants lived in the building with no running water but with insects and rats instead due to the illegal construction. Although the law says that the city's deputy agency should interpret the master covenant, GTS did not wait on the decision on the public discussion. They evicted tenants. They did not give me right to purchase, or relocation fee. Who is going to pay for it?

L.A.M.C. article 11.00(L)(M)(N) clearly states that any violation to the Municipal code is declared a public nuisance. Any person violating any of the provisions or failing to comply

with any of the mandatory requirements of this code shall be guilty of a misdemeanor and may be charged by the City Attorney.

GTS should sell condominiums to tenants who have exclusive right to purchase regardless the tenants are in the lawsuits against GTS. GTS should pay tenants the full amount of relocation fees and rent subsidy with no conditions attached. Additionally, GTS should pay for tenants' hardships due to the construction, improper notice to move out, and eviction. And lastly GTS and HGP should apologize to tenants and City of Los Angeles for their mistakes.

* GTS submitted city planning "Willing to Purchase" documents supposedly signed by tenants including mine. I have not signed this document.

* GTS also submitted an affidavit to the city planning stating that all existing tenants at 620 S. Gramercy Place received a copy of the recorded covenant. Tenants have not received the full pages of master covenant.

* GTS submitted a letter to the city planning stating that there would be no model units or sales office at 620 S. Gramercy Place. There were three model units built on their and fourth floor. There is a sales office on the first floor.

Prudential
California Realty
JOHN AAROE DIVISION

December 7, 2004

Dear Ms. Nam,
Thank you for your letter concerning 620 S. Gramercy Place. I understand your frustration and I want to work with you to help you realize your desired goal in this matter. Initially, it was brought to my attention you had requested units 433 or 434, but you insist that unit 334 is the unit you want. I want to take care of tenants currently living at 620 S. Gramercy Place, so I would like to offer you the option to reserve unit 334. In order to reserve unit 334 under your name, I must receive the necessary applications required along with a three percent earnest money deposit. Time is of the essence and you will have till 12:00pm December 9, 2004 to turn in the required applications and deposit to reserve unit 334. So there is no misunderstanding, I want to make sure you do not want to reserve your old residence unit 339. Please contact me with any questions or concerns you may have.

Sincerely,

Tamara Kim
Gramercy Place Sales Agent

227 North Larchmont Boulevard
Los Angeles, Ca 90004
Office: 323 . 463 . 6700
Fax: 323 . 463 . 6008
www.prudentialcal.com

AF

(B)

CONGRATULATIONS

LRP CAPITAL
GEORGE HAWATMEH
VICE PRESIDENT
Main: 818.587.2990 Ext 400
Fax: 818.587.2991
E-mail: GTH@NEWAMERICALENDING.COM

THIS IS A CONDITIONAL LOAN APPROVAL FOR **100% FINANCING** FOR **SUJIN NAM** FOR THE LOAN AMOUNT OF UPTO **$399,000** BASED ON ALL THE DICUSSED CONTINGENCIES & CONDITIONS. PLEASE INCLUDE A 3% SELLER CONTRIBUION FOR NON RECURRING CLOSING COSTS.

Welcome to **LRP CAPITAL**, you're WHOLESALE lender for NATIONWIDE Real Estate Residential & Commercial Loans.

We'll help you get the loan you want.
You can count on your LRP Capital Loan Representative to guide you through the home loan process. He or she will answer all your questions, help you fill out the application forms and assist you in every way possible.

We'll rush your loan through.
We want your business, so we'll do everything we can to speed your loan application through the approval system. We'll process your application in the LRP Capital loan office and use our own appraisers to make things happen even faster and more efficiently. Your LRP Capital Loan Representative will keep you up to date on the status of your loan every step of the way, from application through closing.

You can rely on the best lender in the industry.
We are just as proud of our reputation for providing the highest quality products and services to thousands of LRP Capital home loan customers across the country. Because we strongly believe that we are the best at what we do - helping people buy homes and manage their money wisely. And that's our pledge to you.

BEST REGARDS,

GEORGE HAWATMEH DATE: 9/30/04

(C)

Wells Fargo Home Mortgage
1801 Avenue Of The Stars
Century City, CA 90067
Tel 310.477.7300
Fax 310.277-1816

December 23, 2004

Sujin Nam
620 S. Gramercy Pl. Apt. # 116
Los Angeles, CA 90005

Dear Sujin:

It is my pleasure to inform you that you are fully pre-approved to purchase the property at 620 S. Gramercy Place for up to $325,000. This is based on your written application, verification of your income, good credit and Wells Fargo Home Mortgage's current programs and underwriting guidelines.

All we need for final loan approval is an accepted purchase contract, preliminary title report, escrow instruction and a satisfactory appraisal report.

This letter shall also serve as verification of sufficient funds to close as required per the CAR California Residential Purchase Agreement and Joint Escrow Instructions paragraph 2H.

If you have any questions, please feel free to give me a call.

Sincerely,

SK
Sherry Kohan
Home Mortgage Consultant
310-477-7300

[redacted] 7L0[redacted]
submitted in
Cnte on
6-15-05

June 13, 2005

Honorable Ed Reyes, Chair of Planning and Land Use Committee
Honorable Members of the City Council
Los Angeles City Council
200 North Spring Street, 3rd Floor
Los Angeles, California 90012
Attn: Frank Martinez, City Clerk

Honorable Mabel Chang, President
Honorable Planning Commissioners
Los Angeles, City Planning Commission
200 North Spring Street, 5th Floor
Los Angeles, California 90012
Attn: Gabrielle Williams, Clerk of the Planning Commission

RE: Recorded Map No. 50346 / 620 S. Gramercy Place

Dear Honorable Council Members and Planning Commissioners:

I am a grieving citizen who resided at 620 S. Gramercy apartments for more than 13 years. The past 12 months have been tremendously difficult for us, especially for tenants with small children, and the elderly tenants. I want to bring to light the facts concerning this condominium conversion, the subdivider's refusal to provide appropriate relocation fees, refusal to provide rental subsidies, refusal to allow tenants to purchase their units, the concealment of the Master Covenant, and the hardship and struggles of 163 tenants and their families who resided in the building through out the illegal and unapproved construction. The subdivider and his attorneys have created a hideous, tangled web of lies just to avoid paying relocation fees and to avoid selling units to the tenants.

On February 16, 2005, the Advisory Agency held a Public Discussion to take comments from both the subdivider and the tenants regarding the subdividers' refusal to pay relocation fees. Hassan Astani, who represents, GTS and his attorneys, Mr. Harvey Rochman and Ms. Ellen Berlowitz, were present and spoke at this discussion. Both, Mr. Rochman and the tenants were given 30 days to submit evidence to the Advisory Agency, for interpretation of the Master Covenant. GTS and Mr. Rochman submitted a 19-page letter, full of lies stating GTS complied fully with the Master Covenant and also submitted over 100 pages of evidence to the Advisory Agency for interpretation of the Master Covenant.

On April 12, 2005, the Advisory Agency issued an interpretation of the recorded covenant and agreement, stating that the sudivider did not provide tenants with 180-day notice. They concluded the subdivider had to provide the full relocation fees of $8000 to each tenant, submit proof of payment, and to provide current addresses for all the tenants who moved out. The subdivider still refused to provide the appropriate relocation to all the 163 qualified tenants, refused to provide current addresses of all the tenants who have relocated, and is now appealing the Advisory Agency's

interpretation, stating they did not have jurisdiction to enforce the Municipal code. **Pursuant to L.A.M.C. sec. 12.95.2 (G)(1)**, the Master Covenant is absolutely enforceable by any tenant or the City. And pursuant to **sec. (G)(10)**, the Advisory Agency, Area Planning Commissions and the City Planning Commission may impose amounts in excess of those provided in the Master Covenant. The purpose of relocation fees, are at present there is a critically short supply of rental housing in the City of Los Angeles. At the time of tentative map approval, the vacancy rate for the Wilshire Community plan was at 3.3 percent. Since the conversion of rental units to condominium is a substantial cause of rental housing shortage, the City Council declared it proper for the subdividers to assist tenants who are forced to bear burdens caused by displacements.

On January 9, 2004, Hassan Astani, who represents GTS property, signed a binding, written agreement with the City of Los Angeles and City Planning, known as the Master Covenant, **Instrument No. 04 0080755**. The Master Covenant and agreement had an attachment, exhibit "B" which stated all the tenants' rights such as providing tenants with written notices of final map approval, 180-day notice, exclusive rights to purchase our units, relocation fees, listings and assistance in finding comparable units, to drive tenants who do not have cars, to provide rental subsidy for a year, and to provide continued tenancy until each tenant is successfully relocated. For the pass 12 months we were not even aware of the Master Covenant. Mr. Astani never provided us with copies of the Master Covenant with attachment of exhibit "B". Mr. Astani, his management, and his attorney denied the Master Covenant even existed. They all denied they had to provide any relocation fees. We discovered it one year later by going to City Planning, and there we discovered forged signatures on the various documents.

GTS was required to submit 3 documents; Willing to Purchase, Approval of Conversion, and 60 day prior notice to tenants of tentative map filing. Although my name is on the lease, they approached my mother who does not read or speak any English. She asked to wait until I got home from work because she couldn't read it, but they refused stating that if she wanted to continue living there, she was required to sign it. She signed one document, how her signature appeared on all 3 documents are a complete shock to us. They never provided us with any copies of these documents or mailed copies of these documents. When we discovered the forged documents 18 months later, I confronted both GTS/HPG managers, Rosemary Byun and Dominic Kim, both who I have known for 10 years. Mr. Kim told me that 18 months ago, there were not enough signatures collected to submit for tentative map approval. Mr. Astani, instructed Mr. Kim to provide him with a list of all the tenants who did not read or speak English and tenants who may need money. Mr. Kim provided Mr. Astani with a log of tenants who were projected to sign the 3 documents. In August 2003, this log was submitted to the Advisory Agency as tenants who approved this condominium conversion, (exhibit "4").

We were never even aware this conversion was approved. The first tentative map approval was in back in 1991. After numerous extensions, the map expired in 1999. In August 2003, 4 years after the map expired, GTS submitted applications for a tentative map under the same tract number. Second tentative map was approved in December 24, 2003. But we were never notified of this approval, nor were we notified of final map approval. We were never, ever notified the condominium conversion was approved. GTS did not provide us with 180-day written notices. Mr. Astani refused and denied he had to provide any relocation fees or 180-day written notices, stating the building was not under rent control therefore we had to vacate in 60-days. They refused to give me more time to find a new apartment. They told me that if we did not vacate in 60 days, they would proceed with Unlawful Detainers and it would ruin my credit. They never provided any

listings of any comparable units. My mother took cabs to look for apartments. We lived in filthy, deplorable living conditions, with the building infested with bugs and insects. I had over 40 bites all over my body. My mother had bites all over her body. We were treated like we were dogs, living in our units without running water or running toilets because our plumbing was shut off daily from 9am-5pm, Mondays-Fridays, for more than 9 months. They started constructions on the units with tenants still living in the building, without any permits for nearly one year. There are numerous "orders to comply" from both Building and Safety and from Code Enforcement of Housing. GTS has been cited for concealing construction, making false statement to the Dept., denying inspectors right of entry and code violations for failure to have permits for plumbing, electrical, heating and ventilations, maintenance, and sanitation.

In November 2004, GTS opened their sales office to the public without giving us exclusive rights to purchase our units. Tenants of the third and fourth floors already vacated 3 months prior to this, without receiving any assistance in finding a comparable unit, without receiving any relocation fees, without receiving any rental subsidies, and without receiving any notices or offers of rights to purchase their units.

Finally on December 9, 2004, GTS was forced to provide tenants with notices of exclusive rights to purchase after Mr. David Kim recorded lis pendens on all the units. This was the first notice we received. On Christmas Eve, after a lawsuit was already filed, some of us received relocation checks in the mail. The amount was for $1500, with a disclaimer written on the back that stated, "Payment of this check constitutes a full and final settlement and release of any and all claims that I have or may have against GTS, HPG management". A great ploy at such needy time to get us to endorse a check, and waive away our rights. Mr. Astani and his attorney purported the disclaimer on the back of the check released GTS from having to provide the full relocation fees.

Mr. Astani has been vindictive and still continues his efforts in retaliating against the tenants for participating in the lawsuit. He recently met with a L.A.P.D., Police officer from the Rampart division and offered him $10,000 to scare the tenants into dropping out of the lawsuit. I have not been able to sleep, I live my life in constant fear. He concealed the master covenant from the tenants. He has maliciously and willfully violated our rights, our home, and our lives. He's threatened to do back ground checks to use against us, his attorney even asked the tenants what their immigration status were. Exactly 16 days after we relocated to another building owned by Mr. Astani, we were served with a 60-day notice for participating in a lawsuit against GTS. He turned down both my requests for a $200 rental subsidy. He refused to accept my rent, and mailed the rent check back to me. Then proceeded with Unlawful Detainers against us. He tried to sue us in small claims court, only to drop the suit couple days before court. He refused to allow us to purchase our units claiming I have bad credit, although all 3 of my Fico scores are above 700, and I have a pre-approved loan letter from Bank of America. He claimed I was trying to buy the wrong unit, he claimed I was low income, he claimed I didn't have enough money, then he claimed my rights expired, all blatant lies.

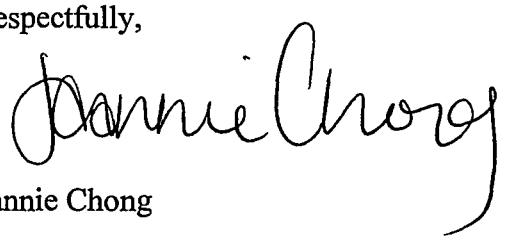
The Government code, L.A.M.C., and the Master Covenant, Mr. Astani signed with the City of Los Angeles, all states we have the exclusive rights to purchase our units on same term or better than what's offered to the general public for at least 90 days. Mr. Astani and his attorney has chopped, diced, and sliced all of the codes and law to avoid their legal obligations to the tenants. They're stating on one hand, they did not provide relocation fees or rental subsidies because we want to purchase. On the other hand, they've declined and refused every attempt to purchase our

units. GTS submitted and claimed 124 tenants signed and were willing to purchase yet once the map was approved, they simply refused to sell to the tenants. There are tenants who never received any relocation fees, there are tenants who never received exclusive rights to purchase their units. We were forced to move out of the building, we haven't unpacked because we thought we would be purchasing our units once completed. When is the appropriate time for the subdivider to provide relocation assistance and moving expenses? It's been 11 months and we're still struggling and fighting for our fundamental and constitutional rights.

GTS, and their representative, Hassan "Sonny" Astani has been grossly negligent. They had no considerations for the 163 tenants and their families. They lied, deceived, and concealed in order to profit and for their monetary gains. He signed a binding written agreement with the City of Los Angeles, and the Advisory Agency, then refused to comply once their condominium conversion was approved. This has been a heinous experience for us, time is long over due for this subdivider to finally meet his legal obligations to the 163 families and to the City.

Honorary City Council members and City Planning Commissioners, you have an ethical and moral obligation to serve and protect the citizens of this county. The City must ensure the landlords and their properties meet all the legal requirements, building codes, to ensure they have all the appropriate permits for the construction, and lastly ensure the tenants and their families are not exploited and violated like this. **Pursuant to L.A.M.C. article 11.00(L)(M)(N); any violation to the Municipal code is declared a public nuisance. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this code shall be guilty of a misdemeanor and may be charged by the City Attorney**. We respectfully request for a full and thorough investigation of this condominium conversion. We respectfully request for an interpretation of each and every condition as stated in the Master Covenant and agreement, including the full relocation and moving expenses for every tenant displaced, and rights to purchase our units.

Respectfully,



Jeannie Chong

Cc: Jeri Burge, Esq.
Barry Cohen, Esq.
David Kim, Esq.
Con Howe, Advisory Agency
Emily Gabel-Luddy, Deputy Advisory Agency

I. **Notices.**

- GTS did not provide *notices* to the tenants prior to moving in the property was in fact already approved for a condominium conversion. We were never notified when we renewed our leases of the first or second condominium conversion, (exhibit "1"). **Gov. Code sec. 66452.51.**

- GTS never provided tenants with a copy of the *notice* of subdividers intent to file for tentative tract map, *Intent to Convert*. **Gov. Code sec. 66427.1(A); 66452.8.(A)**

- GTS never notified the tenants of Tentative Tract Map approval, December 24, 2003. *Notice* was never posted, (exhibit "A").

- GTS never notified tenants with written *notices* of the condominium conversion of Final Map approval, May 6, 2004. **Instrument No. 04 0080757**, (exhibit "B").

- GTS did not give tenants 180-day written *notice*. **Gov. Code sec. 66427.1.(C); L.A.M.C. 12.95.2. (E)(2).**

- GTS did not give tenants 10 days' written *notification* that an application for a Public Report had been submitted to the Dept. of Real Estate. **Gov. Code sec. 66427.1.(A).**

- GTS refused to give tenants a copy of the Public Report and never posted the report. **Business and Professions Code sec. 11018.1(B).**

- GTS did not give all 163 qualified tenants, who was a resident of the property on the date of tentative map application and tentative map approval written *notice* of exclusive right to purchase their units. **Gov. Code sec. 66452.50(3).**

II. **Master Covenant.**

- GTS recorded a binding written agreement with the City of Los Angeles and City Planning known as the *Master Covenant*, January 9, 2004, **Instrument No. 04 0080755**, (exhibit "C").

- GTS did not provide tenants with true and correct copies of the *Master Covenant* and denied it existed.

- Hassan Astani, who represents GTS, signed a sworn affidavit certifying that all tenants received a copy, January 16, 2004. **Instrument No. 04 0080756** (exhibit "D").

- GTS never notified tenants of Tentative Map approval, December 24, 2003 and Final Map approval, May 6, 2004. **Instrument No. 04 0080757**, *Master Covenant.*

- GTS stated they were not obligated to provide 180-day notice or pay any relocation fees because the building was not under rent control.

- GTS refused to provide tenants with rental subsidy, including tenants in "special protection". **L.A.M.C. 12.95.2 (G) (5);** *Master Covenant.* (exhibit "E")

- GTS did not provide any assistance in finding comparable unit to the tenants. Listings of comparable units were never provided. Tenants without cars were never driven. Such assistance should have been provided within 10 days of when the 180-day notice was given. **L.A.M.C. 12.95.2 (G) (4);** *Master Covenant.*

- GTS opened the sales office to the public in November 2004 without first giving tenants exclusive rights to purchase their units. **L.A.M.C. 12.95.2 (E) (3);** *Master Covenant.*

- GTS finally provided 120 tenants letters of right to purchase on December 9, 2004, after a lis pendens was recorded in by Mr. David Kim. (exhibit "G")

- GTS finally provided tenants still residing in the building and to selected tenants who already moved out with $1500 relocation checks with a disclaimer written on the back that stated, "Payment of this check constitutes a full and final settlement and release of any and all claims that I have or may have against GTS, HPG management". (exhibit "H")

- GTS refused to give the full relocation fees of $3200 to all the "eligible" tenants, and $8000 to all the "special protection" tenants. *Master Covenant*; **Ordinance No. 175980.** (exhibit "2")

- GTS refused to provide tenants with continued tenancy pending relocation and proceeded with Unlawful Detainers against the tenants, including tenants in "special protection". **L.A.M.C. 12.95.2 (G)(6)**; Master Covenant.

- Hassan Astani served my mother and I with another 60-day notice for participating in a tenants' lawsuit against GTS, (exhibit "T"). He refused our many attempts to pay rent, (exhibit "U"). He mailed our rent checks right back to us, (exhibit "V"), served us with a 3-day notice to pay rent, (exhibit "3") and then filed Unlawful Detainers against us, (exhibit "W").

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- Mr. Astani submitted a letter to the Advisory Agency certifying the property would not be having any model homes or a sales office. The Advisory Agency cleared GTS of condition CC9. But a total of 3 model homes were constructed in units #307, #316, and #325. A sales office was also constructed in the lobby. All without submitting a plot plan for approval and without obtaining any permits from Building and Safety. (exhibit "I")

- GTS converted all the units on the fourth, third, second, and now the first floor units without obtaining permit from Building and Safety, July 2004-May 2005. (exhibit "L")

- GTS illegally turned off the tenants' plumbing from 9am-5pm, Mondays-Fridays, since May 2004 to now, May 2005. There were no active permits during this time. (exhibit "J")

- GTS did not have any electrical permits to work on or change the air conditioners located on the roof. (exhibit "K")

- GTS has received 2 "Orders to Comply" from Code Enforcement of Housing Dept. for failure to have permits for Plumbing, Electrical, Heating and Ventilation, Sanitation, and Maintenance. (exhibit "M", "N")

- GTS refused to comply with the orders and was issued a "STOP CONSTRUCTION" order by Inspector Duwane Deas, April 1, 2005.

- GTS has received "Orders To Comply" from Building and Safety for code violations for: Making false statements to the department, Concealing and performing construction work without obtaining the required inspections, Construction work being performed contrary to the code, Right of entry, Failure to comply with a valid department order, Failure to secure all permits as required by all laws and ordinances. (exhibit "6")

Mailed
submitted in #6
Plan Comm 6-15-05

ddkim

From: "ddkim" <ddkim@ddkassoc.com>
To: <enunez@council.lacity.org>
Cc: "Jeri Burge" <JBURGE@ATTY.LACITY.ORG>
Sent: Tuesday, June 14, 2005 6:50 PM
Subject: Final Version of Objection to Agency Recommendation

Further to our meeting this morning, our objections to the Advisory Agency Recommendation are as follows:

The Advisory Agency improperly divided the tenants into two classes: one made up of those who qualify under LAMC 47.06, thus entitling them to $ 3,200 to $ 8,000 and another made up of those who do not qualify under MC 47.06, but do qualify under 12.95.2.

It is our contention that every tenant in this case qualifies under LAMC 47.06, as long as each tenant meets the criteria set forth in LAMC 47.06, irrespective of whether he or she is considered "eligible tenant" or "qualified tenant" under the terms of the Master Covenant or LAMC 12.95.2.

The Master Covenant defines "eligible tenant" as a tenant who was residing in the unit both on the date of the tentative map application and the date of approval of such map. The pertinent dates, according to the Advisory Agency determination on April 12, 2005 are August 8, 2003 (date of application) and December 24, 2003 (date of its approval). Qualified tenants, i.e., the tenants entitling "special protection" under the Master Covenant, is defined as "62 and older, handicapped or disabled, residing with minor children," which coincides with the definition of qualified tenant under LAMC 47.06. Those definitions are important in determining whether or not each of the tenant was required to be given the exclusive right to purchase the units, continued tenancy pending relocation, rental subsidy, etc. that are described in LAMC 12.95.2. For purposes of relocation fees and benefits, however, LAMC 47.06 is the controlling code provision.

The Advisory Agency therefore erroneously stated that LAMC 47.06 payments are "available to any tenant who was *evicted* due to the condominium conversion..." (emphasis added) There is no such "eviction" requirement under LAMC 47.06. It does state however that "A landlord's obligation to comply with Subsection D [i.e., the payment of relocation fees] does not exist prior to the time the landlord gives the notice of intention to convert..." According to GTS's representations, it gave such notice of intent to convert in July and Agust of 2003. If so, under LAMC 47.06, GTS was obligated to pay the relocation fees to any and all tenants who satisfied the conditions provided for in 47.06(B), namely, any "qualified tenant" who "has attained age 62; is handicapped ...; is disabled...: or is a person residing with ..one or more minor children," or any "tenant" residing in the unit at the time of the termination of tenancy, except those who 1) intended to purchase the unit he or she resided in or 2) has "received actual written notice"prior to entering into a lease that an application to convert was on file or had already been approved. LAMC 47.06(B) further defines "notice of termination" as "The notice of intention to terminate tenancy, *whether given by a landlord or tenant*..." (emphasis added) Also, "Qualified tenant is defined as any tenant who satisfies the aforementioned criteria on the date said tenant *gives* or *receives* a Notice of Termination..."(emphasis added) In short, the tenancy could be terminated by either the landlord or the tenant. There is no "eviction" requirement as the Advisory Agency stated in its recommendation. Rather, the requirement is that the tenant must have met the qualification criteria on the date of the notice of termination, *by either the tenant or the landlord*, and, if so, he or she is entitled to $ 8,000 if he or she is a "qualified tenant." All other tenants who did not intend to purchase or has not received a notice of conversion before entering into a lease would qualify for $ 3,200. That means all tenants on the GTS list are going to be entitled to the relocation fees either as a qualified tenant or a non-qualified tenant, unless he or she has purchased the units or had moved in after having received the written notice of the planned conversion.

The unconditional offer of $ 1,000, moving cost of $ 500 and the rental subsidy (discussed in LAMC 12.95.2) to which the Advisory Agency alludes, according to LAMC 47.06 (D)(1)(a), "shall operate as a credit against any fee required to be paid to the tenant under this section." In fact that subsection provides that "In no event shall the landlord be liable to pay more than $ 8,000 to all tenants residing in a unit in which at least one qualified tenant lives, or to pay more than $ 3,200 to all tenants residing in a unit in which no tenant is a qualified tenant." *Ibid.* The tenant who qualifies under LAMC 12.95.2 therefore is not precluded from the relocation fees provided for in LAMC 47.06. Rather, if he or she had received any fee under the terms of the Master Covenant or LAMC 12.95.2, LAMC 47.06 only requires that such fee be credited against the fee to which he or she is entitled thereunder.

1. Based on the foregoing, all the tenants to whom GTS claims to owe only $ 1,500 plus rental subsidy must be paid $8,000 per household or $ 3,200 per household, depending on whether or not such household has a qualified tenant. That means everyone on GTS' Exhibit B to whom GTS claims to owe $ 1,500 plus rental subsidy must be paid the relocation fee called for by LAMC 47.06. From the list of 58, we have identified 22 who are our current clients. Of those 22, two tenants are are qualified tenants. They are:

Lee, Raymond Sangok (109) has an elderly age 80
Koo, Young Mo (138) has children ages 9 and 11

2. In checking the information furnished in GTS' Exhibit A against our our client records, we find that the information concerning the following tenants are incorrect. As to those tenants who are currently not our clients, we have no information to verify its accuracy. The following persons have not received the written notice that GTS claims to have given prior to moving into the units and therefore qualify for relocation fees as set forth in LAMC 47.06(D):

Cho Young Kee (103) has a minor age 17,
Song, Frank WooSuk (110)
Chong, Myong Hwa (115) has children ages 1 and 7
Woo, Young H. (319) has two children, ages 6 and 13
Kim, Moon S. (321) has a child age 7
Alice Choi (404) has son age 10 and an elderly age 75.

Also, because the following are our clients about whom we have information, we know for a fact that the information about their status as non-"qualified tenants" as set forth in GTS Exhibit A is inaccurate. The tenants listed below would be "qualified tenants" who would qualify for $ 8,000 each under LAMC 47.06:

Cho, Yong Kee (103) has a minor age 17
Lee, Raymond Sangok (109) has an elderly age 80
Chong, Myong Hwa (115) has children ages 1 and 7
Koo, Young Mo (138) has children ages 9 and 11
Ahn, Hak Joo (201) has a grandchild age 1
Ko, Jung Hee (208) has a child age 7
Choi, Chong Ran (237) has a child age 12
Wee, Ho Kyu (301) has child age 5 and an elderly age 72
Woo, Young H (319) has two children ages 6 and 13
Lee, Wong Young (336) has a child age 8
Kim, Hyun Bok (330) has a child age 4
Bradshaw, Darwin (403) has minor twins ages 17 each
Cho, Kimberly (410) has a child age 10
Lee, Paul (416) has a child age 1

3. Lastly, considering that GTS has not been truthful in complying with the requirements to date, combined with the inaccuracies we have discovered so far, we request that PLUM order GTS to furnish the contact information for all the tenants so that the information furnished by GTS can be verified for its accuracy.

Thank you,
David D. Kim
counsel for former tenants

June 13, 2005

Honorable Ed Reyes, Chair of Planning and Land Use Committee
Honorable Members of the City Council
Los Angeles City Council
200 North Spring Street, 3rd Floor
Los Angeles, California 90012
Attn: Frank Martinez, City Clerk

Honorable Mabel Chang, President
Honorable Planning Commissioners
Los Angeles, City Planning Commission
200 North Spring Street, 5th Floor
Los Angeles, California 90012
Attn: Gabrielle Williams, Clerk of the Planning Commission

RE: Recorded Map No. 50346 / 620 S. Gramercy Place

Dear Honorable Council Members and Planning Commissioners:

I am a grieving citizen who resided at 620 S. Gramercy apartments for more than 13 years. The past 12 months have been tremendously difficult for us, especially for tenants with small children, and the elderly tenants. I want to bring to light the facts concerning this condominium conversion, the subdivider's refusal to provide appropriate relocation fees, refusal to provide rental subsidies, refusal to allow tenants to purchase their units, the concealment of the Master Covenant, and the hardship and struggles of 163 tenants and their families who resided in the building through out the illegal and unapproved construction. The subdivider and his attorneys have created a hideous, tangled web of lies just to avoid paying relocation fees and to avoid selling units to the tenants.

On February 16, 2005, the Advisory Agency held a Public Discussion to take comments from both the subdivider and the tenants regarding the subdividers' refusal to pay relocation fees. Hassan Astani, who represents, GTS and his attorneys, Mr. Harvey Rochman and Ms. Ellen Berlowitz, were present and spoke at this discussion. Both, Mr. Rochman and the tenants were given 30 days to submit evidence to the Advisory Agency, for interpretation of the Master Covenant. GTS and Mr. Rochman submitted a 19-page letter, full of lies stating GTS complied fully with the Master Covenant and also submitted over 100 pages of evidence to the Advisory Agency for interpretation of the Master Covenant.

On April 12, 2005, the Advisory Agency issued an interpretation of the recorded covenant and agreement, stating that the sudivider did not provide tenants with 180-day notice. They concluded the subdivider had to provide the full relocation fees of $8000 to each tenant, submit proof of payment, and to provide current addresses for all the tenants who moved out. The subdivider still refused to provide the appropriate relocation to all the 163 qualified tenants, refused to provide current addresses of all the tenants who have relocated, and is now appealing the Advisory Agency's

interpretation, stating they did not have jurisdiction to enforce the Municipal code. **Pursuant to L.A.M.C. sec. 12.95.2 (G)(1)**, the Master Covenant is absolutely enforceable by any tenant or the City. And pursuant to **sec. (G)(10)**, the Advisory Agency, Area Planning Commissions and the City Planning Commission may impose amounts in excess of those provided in the Master Covenant. The purpose of relocation fees, are at present there is a critically short supply of rental housing in the City of Los Angeles. At the time of tentative map approval, the vacancy rate for the Wilshire Community plan was at 3.3 percent. Since the conversion of rental units to condominium is a substantial cause of rental housing shortage, the City Council declared it proper for the subdividers to assist tenants who are forced to bear burdens caused by displacements.

On January 9, 2004, Hassan Astani, who represents GTS property, signed a binding, written agreement with the City of Los Angeles and City Planning, known as the Master Covenant, **Instrument No. 04 0080755**. The Master Covenant and agreement had an attachment, exhibit "B" which stated all the tenants' rights such as providing tenants with written notices of final map approval, 180-day notice, exclusive rights to purchase our units, relocation fees, listings and assistance in finding comparable units, to drive tenants who do not have cars, to provide rental subsidy for a year, and to provide continued tenancy until each tenant is successfully relocated. For the pass 12 months we were not even aware of the Master Covenant. Mr. Astani never provided us with copies of the Master Covenant with attachment of exhibit "B". Mr. Astani, his management, and his attorney denied the Master Covenant even existed. They all denied they had to provide any relocation fees. We discovered it one year later by going to City Planning, and there we discovered forged signatures on the various documents.

GTS was required to submit 3 documents; Willing to Purchase, Approval of Conversion, and 60 day prior notice to tenants of tentative map filing. Although my name is on the lease, they approached my mother who does not read or speak any English. She asked to wait until I got home from work because she couldn't read it, but they refused stating that if she wanted to continue living there, she was required to sign it. She signed one document, how her signature appeared on all 3 documents are a complete shock to us. They never provided us with any copies of these documents or mailed copies of these documents. When we discovered the forged documents 18 months later, I confronted both GTS/HPG managers, Rosemary Byun and Dominic Kim, both who I have known for 10 years. Mr. Kim told me that 18 months ago, there were not enough signatures collected to submit for tentative map approval. Mr. Astani, instructed Mr. Kim to provide him with a list of all the tenants who did not read or speak English and tenants who may need money. Mr. Kim provided Mr. Astani with a log of tenants who were projected to sign the 3 documents. In August 2003, this log was submitted to the Advisory Agency as tenants who approved this condominium conversion, (exhibit "4").

We were never even aware this conversion was approved. The first tentative map approval was in back in 1991. After numerous extensions, the map expired in 1999. In August 2003, 4 years after the map expired, GTS submitted applications for a tentative map under the same tract number. Second tentative map was approved in December 24, 2003. But we were never notified of this approval, nor were we notified of final map approval. We were never, ever notified the condominium conversion was approved. GTS did not provide us with 180-day written notices. Mr. Astani refused and denied he had to provide any relocation fees or 180-day written notices, stating the building was not under rent control therefore we had to vacate in 60-days. They refused to give me more time to find a new apartment. They told me that if we did not vacate in 60 days, they would proceed with Unlawful Detainers and it would ruin my credit. They never provided any

listings of any comparable units. My mother took cabs to look for apartments. We lived in filthy, deplorable living conditions, with the building infested with bugs and insects. I had over 40 bites all over my body. My mother had bites all over her body. We were treated like we were dogs, living in our units without running water or running toilets because our plumbing was shut off daily from 9am-5pm, Mondays-Fridays, for more than 9 months. They started constructions on the units with tenants still living in the building, without any permits for nearly one year. There are numerous "orders to comply" from both Building and Safety and from Code Enforcement of Housing. GTS has been cited for concealing construction, making false statement to the Dept., denying inspectors right of entry and code violations for failure to have permits for plumbing, electrical, heating and ventilations, maintenance, and sanitation.

In November 2004, GTS opened their sales office to the public without giving us exclusive rights to purchase our units. Tenants of the third and fourth floors already vacated 3 months prior to this, without receiving any assistance in finding a comparable unit, without receiving any relocation fees, without receiving any rental subsidies, and without receiving any notices or offers of rights to purchase their units.

Finally on December 9, 2004, GTS was forced to provide tenants with notices of exclusive rights to purchase after Mr. David Kim recorded lis pendens on all the units. This was the first notice we received. On Christmas Eve, after a lawsuit was already filed, some of us received relocation checks in the mail. The amount was for $1500, with a disclaimer written on the back that stated, "Payment of this check constitutes a full and final settlement and release of any and all claims that I have or may have against GTS, HPG management". A great ploy at such needy time to get us to endorse a check, and waive away our rights. Mr. Astani and his attorney purported the disclaimer on the back of the check released GTS from having to provide the full relocation fees.

Mr. Astani has been vindictive and still continues his efforts in retaliating against the tenants for participating in the lawsuit. He recently met with a L.A.P.D., Police officer from the Rampart division and offered him $10,000 to scare the tenants into dropping out of the lawsuit. I have not been able to sleep, I live my life in constant fear. He concealed the master covenant from the tenants. He has maliciously and willfully violated our rights, our home, and our lives. He's threatened to do back ground checks to use against us, his attorney even asked the tenants what their immigration status were. Exactly 16 days after we relocated to another building owned by Mr. Astani, we were served with a 60-day notice for participating in a lawsuit against GTS. He turned down both my requests for a $200 rental subsidy. He refused to accept my rent, and mailed the rent check back to me. Then proceeded with Unlawful Detainers against us. He tried to sue us in small claims court, only to drop the suit couple days before court. He refused to allow us to purchase our units claiming I have bad credit, although all 3 of my Fico scores are above 700, and I have a pre-approved loan letter from Bank of America. He claimed I was trying to buy the wrong unit, he claimed I was low income, he claimed I didn't have enough money, then he claimed my rights expired, all blatant lies.

The Government code, L.A.M.C., and the Master Covenant, Mr. Astani signed with the City of Los Angeles, all states we have the exclusive rights to purchase our units on same term or better than what's offered to the general public for at least 90 days. Mr. Astani and his attorney has chopped, diced, and sliced all of the codes and law to avoid their legal obligations to the tenants. They're stating on one hand, they did not provide relocation fees or rental subsidies because we want to purchase. On the other hand, they've declined and refused every attempt to purchase our

units. GTS submitted and claimed 124 tenants signed and were willing to purchase yet once the map was approved, they simply refused to sell to the tenants. There are tenants who never received any relocation fees, there are tenants who never received exclusive rights to purchase their units. We were forced to move out of the building, we haven't unpacked because we thought we would be purchasing our units once completed. When is the appropriate time for the subdivider to provide relocation assistance and moving expenses? It's been 11 months and we're still struggling and fighting for our fundamental and constitutional rights.

GTS, and their representative, Hassan "Sonny" Astani has been grossly negligent. They had no considerations for the 163 tenants and their families. They lied, deceived, and concealed in order to profit and for their monetary gains. He signed a binding written agreement with the City of Los Angeles, and the Advisory Agency, then refused to comply once their condominium conversion was approved. This has been a heinous experience for us, time is long over due for this subdivider to finally meet his legal obligations to the 163 families and to the City.

Honorary City Council members and City Planning Commissioners, you have an ethical and moral obligation to serve and protect the citizens of this county. The City must ensure the landlords and their properties meet all the legal requirements, building codes, to ensure they have all the appropriate permits for the construction, and lastly ensure the tenants and their families are not exploited and violated like this. **Pursuant to L.A.M.C. article 11.00(L)(M)(N); any violation to the Municipal code is declared a public nuisance. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this code shall be guilty of a misdemeanor and may be charged by the City Attorney**. We respectfully request for a full and thorough investigation of this condominium conversion. We respectfully request for an interpretation of each and every condition as stated in the Master Covenant and agreement, including the full relocation and moving expenses for every tenant displaced, and rights to purchase our units.

Respectfully,

Jeannie Chong

Jeannie Chong

Cc: Jeri Burge, Esq.
Barry Cohen, Esq.
David Kim, Esq.
Con Howe, Advisory Agency
Emily Gabel-Luddy, Deputy Advisory Agency

I. **Notices.**

- GTS did not provide *notices* to the tenants prior to moving in the property was in fact already approved for a condominium conversion. We were never notified when we renewed our leases of the first or second condominium conversion, (exhibit "1"). **Gov. Code sec. 66452.51.**

- GTS never provided tenants with a copy of the *notice* of subdividers intent to file for tentative tract map, *Intent to Convert*. **Gov. Code sec. 66427.1(A); 66452.8.(A)**

- GTS never notified the tenants of Tentative Tract Map approval, December 24, 2003. *Notice* was never posted, (exhibit "A").

- GTS never notified tenants with written *notices* of the condominium conversion of Final Map approval, May 6, 2004. **Instrument No. 04 0080757**, (exhibit "B").

- GTS did not give tenants 180-day written *notice*. **Gov. Code sec. 66427.1.(C); L.A.M.C. 12.95.2. (E)(2).**

- GTS did not give tenants 10 days' written *notification* that an application for a Public Report had been submitted to the Dept. of Real Estate. **Gov. Code sec. 66427.1.(A).**

- GTS refused to give tenants a copy of the Public Report and never posted the report. **Business and Professions Code sec. 11018.1(B).**

- GTS did not give all 163 qualified tenants, who was a resident of the property on the date of tentative map application and tentative map approval written *notice* of exclusive right to purchase their units. **Gov. Code sec. 66452.50(3).**

II. **Master Covenant.**

- GTS recorded a binding written agreement with the City of Los Angeles and City Planning known as the *Master Covenant*, January 9, 2004, **Instrument No. 04 0080755**, (exhibit "C").

- GTS did not provide tenants with true and correct copies of the *Master Covenant* and denied it existed.

- Hassan Astani, who represents GTS, signed a sworn affidavit certifying that all tenants received a copy, January 16, 2004. **Instrument No. 04 0080756** (exhibit "D").

- GTS never notified tenants of Tentative Map approval, December 24, 2003 and Final Map approval, May 6, 2004. **Instrument No. 04 0080757**, *Master Covenant*.

- GTS stated they were not obligated to provide 180-day notice or pay any relocation fees because the building was not under rent control.

- GTS refused to provide tenants with rental subsidy, including tenants in "special protection". L.**A.M.C. 12.95.2 (G) (5);** *Master Covenant.* (exhibit "E")

- GTS did not provide any assistance in finding comparable unit to the tenants. Listings of comparable units were never provided. Tenants without cars were never driven. Such assistance should have been provided within 10 days of when the 180-day notice was given. **L.A.M.C. 12.95.2 (G) (4);** *Master Covenant.*

- GTS opened the sales office to the public in November 2004 without first giving tenants exclusive rights to purchase their units. **L.A.M.C. 12.95.2 (E) (3);** *Master Covenant.*

- GTS finally provided 120 tenants letters of right to purchase on December 9, 2004, after a lis pendens was recorded in by Mr. David Kim. (exhibit "G")

- GTS finally provided tenants still residing in the building and to selected tenants who already moved out with $1500 relocation checks with a disclaimer written on the back that stated, "Payment of this check constitutes a full and final settlement and release of any and all claims that I have or may have against GTS, HPG management". (exhibit "H")

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- GTS illegally turned off the tenants' plumbing from 9am-5pm, Mondays-Fridays, since May 2004 to now, May 2005. There were no active permits during this time. (exhibit "J")

- GTS did not have any electrical permits to work on or change the air conditioners located on the roof. (exhibit "K")

- GTS has received 2 "Orders to Comply" from Code Enforcement of Housing Dept. for failure to have permits for Plumbing, Electrical, Heating and Ventilation, Sanitation, and Maintenance. (exhibit "M", "N")

- GTS refused to comply with the orders and was issued a "STOP CONSTRUCTION" order by Inspector Duwane Deas, April 1, 2005.

- GTS has received "Orders To Comply" from Building and Safety for code violations for: Making false statements to the department, Concealing and performing construction work without obtaining the required inspections, Construction work being performed contrary to the code, Right of entry, Failure to comply with a valid department order, Failure to secure all permits as required by all laws and ordinances. (exhibit "6")

CITY OF LOS ANGELES SPEAKER CARD

#4

Date	Council File No., Agenda Item. or Case No.

I wish to speak before the _____
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal
( ) Against proposal
( ) General comments

Name: HERBERT L. GEORGE

Business or Organization Affiliation: TENANT "EVICTED"

Address: _____
Street City State Zip

Business phone: (323) 733-8300 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

#6

Date 6/15/05

Council File No., Agenda Item, or Case No.

I wish to speak before the PLUM / City Counsel
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal against appeal from Superior
( ) Against proposal
( ) General comments

Name: Jeanne Chong

Business or Organization Affiliation:

Address: 450 S. St Andrews PL # 314 LA CA 90020
Street City State Zip

Business phone: 310) 864-6926 Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: Phone #:

Client Address:
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

C[illegible] LOS ANGELES SPEAK[illegible]RD

#60

Date	Council File No., Agenda Item, or Case No.
6/15/05	

I wish to speak before the PCUM
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal ( ) Against proposal ( ) General comments

Name: ROY CHOI

Business or Organization Affiliation:

Address: 535 S. Alexandria Ave #125 L.A., CA 90020
Street City State Zip

Business phone: 213-612-9555 Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: Phone #:

Client Address:
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

#6

Date 6/15/05

Council File No., Agenda Item, or Case No.

I wish to speak before the Plum
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal ( ) Against proposal ( ) General comments

Name: Sujin Nam

Business or Organization Affiliation:

Address: 620 S. Gramercy pl. #116 L.A., CA 90005
Street City State Zip

Business phone: 213-384-1046 Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: Phone #:

Client Address:
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

#6

Date	Council File No., Agenda Item, or Case No.
6/15/05	

I wish to speak before the PLUM
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: Barry E. Cohen

Business or Organization Affiliation: Barry E. Cohen, A Prof. Corp.

Address: 9454 Wilshire Blvd. Ste 605 BH, CA. 90212
Street City State Zip

Business phone: 310.247.9744 Representing: Jewish Chong, Sean Chong, Ray Choi, Yasin Nasr

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: See Above Phone #:

Client Address: Units 408, 122 (Chong), 339 (Nasr) (Choi)
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date	Council File No., Agenda Item, or Case No.
6-15-05	6

I wish to speak before the PLUM
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (X) For proposal ( ) Against proposal ( ) General comments

Name: Ellen Berkowitz

Business or Organization Affiliation: Manatt Phelps & Phillips

Address: 11355 W. Olympic Blvd. LA 90064
Street City State Zip

Business phone: 310-312-4181 Representing: GTS Properties

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: [X]

Client Name: GTS Properties Phone #:

Client Address:
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

C[illegible] LOS ANGELES SPEAK[illegible]RD

#6

Date 6/17/05

Appellant

Council File No., Agenda Item, or Case No.

I wish to speak before the PLUM
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (X) For proposal ( ) Against proposal ( ) General comments

Name: Harvey Rochman

Business or Organization Affiliation: Attorney

Address: 11355 West Olympic Blvd LA CA 90064
Street City State Zip

Business phone: 310 312 4104 Representing: GTS Property Los Angeles

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

Submitted in Plan Comte on 6-15-05

June 15, 2005

CF No. 04-0833

Honorable Alex Padilla, President
Honorable Members of the City Council
Los Angeles City Council
200 North Spring Street, 3rd Floor
Los Angeles, California 90012
Attn: Frank Martinez, City Clerk

Honorable Mabel Chang, President
Honorable Planning Commissioners
Los Angeles, City Planning Commission
200 North Spring Street, 5th Floor
Los Angeles, California 90012
Attn: Gabrielle Williams, Clerk of the Planning Commission

RE: Recorded Map No. 50346 / 620 S. Gramercy Place

Dear Honorable Council Members and Planning Commissioners:

My name is Sujin Nam, and I am the last tenant who is still residing at 620 Gramercy Place, and my trial for unlawful detainer filed by GTS is set for this month.

I have been educated with a high standard of morality and ethics. I am shocked to be treated by a man with deception, harassment and lies that I have never experienced in my life. Mr. Hassan Astani, the head of HPG management company for GTS mis treated his tenants including myself unethically and illegally. He also lied to the City of Los Angeles by submitting false documents*.

On June 21, 2004 I found a *SIXTY DAY NOTICE TO QUIT* taped on my door.
GTS management told me that I should be transferred to another unit in lower level temporarily during the construction of my unit if I wanted to purchase a condo.
I agreed and moved out of my apartment with no resistance thinking I would be moving back into a condo when the construction was done. No written notice was given by the management company, and they refused to provide a relocation fees and moving expenses saying no tenants were entitled to any relocation fee because our building was not under rent control.

Most tenants moved out of the building and relocated to other apartments with no assistance from GTS. We were all denied relocation fees and moving expenses.
It has now been 8 months since I relocated to another unit waiting to purchase a condominium that I have first exclusive right to purchase. While in my temporary unit I have been dealing with construction noise, dust, stench, water shut off, no working elevator, harassment from HPG to pull me out of the lawsuit, , eviction trial, no heat in

winter, no air conditioning in summer, no working gas oven, and 8 times of water flood into my apartment over the furniture, clothing, electronics, and other belongings of mine. I am a composer, and it has been tough for me to be in this environment as I need to be inspired to create. But I have been dealing with this horrible living situation because I believed that there would be a reward: purchasing my condominium, my first home.

GTS promised to me to sell me another unit in writing (Exhibit A). As an exchange I was told to waive my right to my old unit. But as soon as I gave them my waiver to my old unit, they rejected my offer to the new unit and sold it to someone else. They said that my credit score was not good enough although I had loan approvals from three different banks (Exhibit B&C). GTS's lawyers said to the city and the judge of my eviction case that GTS had no reason to sell me any other unit except my old unit although I have GTS's letter stating that they would give me another unit to buy. At the same time they claimed that I waived the right to purchase my old unit. After arguing over my right to purchase for a few months, now they are saying that my right to purchase has been expired. GTS's attorney stated that his client Sonni Astani would not sell a unit to me and fight till the end against my fight regarding exclusive right to purchase. But ironically GTS submitted a document to the City of Los Angles stating that I am not an eligible tenant for a relocation fee because I want to purchase a unit.

GTS ignored the law and tried to get away with not paying relocation fees to tenants. Later when the lawsuit was filed by tenants, they rushed to send out $1,500 checks. They ignored the law and continued the construction without permits. The housing department gave GTS warnings with 'order to comply' to get proper permits. GTS ignored the orders and continued construction. The Housing department also gave GTS 'stop construction' notice. GTS ignored the order, ripped off the notice off the wall, and continued the construction against the law. The department of building and safety who has the code enforcement gave GTS an order to comply. Only recently GTS started to get permits. And only recently GTS submitted a list of relocation fee that they would pay tenants after the deputy agency of the city planning wrote an interpretation letter regarding relocation fee stating that GTS should pay each tenant $8,000 for relocation fees.
GTS deceived tenants, and lied to tenants and the City in order not to pay money: the relocation fee and rent subsidy. Now GTS submitted new documents with tenants' eligibility and relocation amount they are entitles to. Is every problem getting solved as long as GTS replaces what they were missing before months and years later?

What about us? What about tenants of 164 units who had to go through hardships because GTS did not abide by the law at first place. Tenants moved out of their homes without proper notice given to them. Tenants lived in the building with no running water but with insects and rats instead due to the illegal construction. Although the law says that the city's deputy agency should interpret the master covenant, GTS did not wait on the decision on the public discussion. They evicted tenants. They did not give me right to purchase, or relocation fee. Who is going to pay for it?

L.A.M.C. article 11.00(L)(M)(N) clearly states that any violation to the Municipal code is declared a public nuisance. Any person violating any of the provisions or failing to comply

with any of the mandatory requirements of this code shall be guilty of a misdemeanor and may be charged by the City Attorney.

GTS should sell condominiums to tenants who have exclusive right to purchase regardless the tenants are in the lawsuits against GTS. GTS should pay tenants the full amount of relocation fees and rent subsidy with no conditions attached. Additionally, GTS should pay for tenants' hardships due to the construction, improper notice to move out, and eviction. And lastly GTS and HGP should apologize to tenants and City of Los Angeles for their mistakes.

* GTS submitted city planning "Willing to Purchase" documents supposedly signed by tenants including mine. I have not signed this document.

* GTS also submitted an affidavit to the city planning stating that all existing tenants at 620 S. Gramercy Place received a copy of the recorded covenant. Tenants have not received the full pages of master covenant.

* GTS submitted a letter to the city planning stating that there would be no model units or sales office at 620 S. Gramercy Place. There were three model units built on their and fourth floor. There is a sales office on the first floor.

Prudential
California Realty
JOHN AAROE DIVISION

December 7, 2004

Dear Ms. Nam,
Thank you for your letter concerning 620 S. Gramercy Place. I understand your frustration and I want to work with you to help you realize your desired goal in this matter. Initially, it was brought to my attention you had requested units 433 or 434, but you insist that unit 334 is the unit you want. I want to take care of tenants currently living at 620 S. Gramercy Place, so I would like to offer you the option to reserve unit 334. In order to reserve unit 334 under your name, I must receive the necessary applications required along with a three percent earnest money deposit. Time is of the essence and you will have till 12:00pm December 9, 2004 to turn in the required applications and deposit to reserve unit 334. So there is no misunderstanding, I want to make sure you do not want to reserve your old residence unit 339. Please contact me with any questions or concerns you may have.

Sincerely,

Tamara Kim
Gramercy Place Sales Agent

227 North Larchmont Boulevard
Los Angeles, Ca 90004
Office: 323 . 463 . 6700
Fax: 323 . 463 . 6008
www.prudentialcal.com

AF

(B)

CONGRATULATIONS

LRP CAPITAL
GEORGE HAWATMEH
VICE PRESIDENT
Main: 818.587.2990 Ext 400
Fax: 818.587.2991
E-mail: GTH@NEWAMERICALENDING.COM

THIS IS A CONDITIONAL LOAN APPROVAL FOR **100% FINANCING** FOR **SUJIN NAM** FOR THE LOAN AMOUNT OF UPTO **$399,000** BASED ON ALL THE DICUSSED CONTINGENCIES & CONDITIONS. PLEASE INCLUDE A 3% SELLER CONTRIBUION FOR NON RECURRING CLOSING COSTS.

Welcome to **LRP CAPITAL**, you're WHOLESALE lender for NATIONWIDE Real Estate Residential & Commercial Loans.

We'll help you get the loan you want.
You can count on your LRP Capital Loan Representative to guide you through the home loan process. He or she will answer all your questions, help you fill out the application forms and assist you in every way possible.

We'll rush your loan through.
We want your business, so we'll do everything we can to speed your loan application through the approval system. We'll process your application in the LRP Capital loan office and use our own appraisers to make things happen even faster and more efficiently. Your LRP Capital Loan Representative will keep you up to date on the status of your loan every step of the way, from application through closing.

You can rely on the best lender in the industry.
We are just as proud of our reputation for providing the highest quality products and services to thousands of LRP Capital home loan customers across the country. Because we strongly believe that we are the best at what we do - helping people buy homes and manage their money wisely. And that's our pledge to you.

BEST REGARDS,

GEORGE HAWATMEH

DATE: 9/30/04

C

Wells Fargo Home Mortgage
1801 Avenue Of The Stars
Century City, CA 90067
Tel 310.477.7300
Fax 310.277-1816

December 23, 2004

Sujin Nam
620 S. Gramercy Pl. Apt. # 116
Los Angeles, CA 90005

Dear Sujin:

It is my pleasure to inform you that you are fully pre-approved to purchase the property at 620 S. Gramercy Place for up to $325,000. This is based on your written application, verification of your income, good credit and Wells Fargo Home Mortgage's current programs and underwriting guidelines.

All we need for final loan approval is an accepted purchase contract, preliminary title report, escrow instruction and a satisfactory appraisal report.

This letter shall also serve as verification of sufficient funds to close as required per the CAR California Residential Purchase Agreement and Joint Escrow Instructions paragraph 2H.

If you have any questions, please feel free to give me a call.

Sincerely,

SK
Sherry Kohan
Home Mortgage Consultant
310-477-7300

submitted in

ddkim

Item Cmte 6-15-05

From: "ddkim" <ddkim@ddkassoc.com>
To: <enunez@council.lacity.org>
Cc: "Jeri Burge" <JBURGE@ATTY.LACITY.ORG>
Sent: Tuesday, June 14, 2005 6:50 PM
Subject: Final Version of Objection to Agency Recommendation

Further to our meeting this morning, our objections to the Advisory Agency Recommendation are as follows:

The Advisory Agency improperly divided the tenants into two classes: one made up of those who qualify under LAMC 47.06, thus entitling them to $ 3,200 to $ 8,000 and another made up of those who do not qualify under MC 47.06, but do qualify under 12.95.2.

It is our contention that every tenant in this case qualifies under LAMC 47.06, as long as each tenant meets the criteria set forth in LAMC 47.06, irrespective of whether he or she is considered "eligible tenant" or "qualified tenant" under the terms of the Master Covenant or LAMC 12.95.2.

The Master Covenant defines "eligible tenant" as a tenant who was residing in the unit both on the date of the tentative map application and the date of approval of such map. The pertinent dates, according to the Advisory Agency determination on April 12, 2005 are August 8, 2003 (date of application) and December 24, 2003 (date of its approval). Qualified tenants, i.e., the tenants entitling "special protection" under the Master Covenant, is defined as "62 and older, handicapped or disabled, residing with minor children," which coincides with the definition of qualified tenant under LAMC 47.06. Those definitions are important in determining whether or not each of the tenant was required to be given the exclusive right to purchase the units, continued tenancy pending relocation, rental subsidy, etc. that are described in LAMC 12.95.2. For purposes of relocation fees and benefits, however, LAMC 47.06 is the controlling code provision.

The Advisory Agency therefore erroneously stated that LAMC 47.06 payments are "available to any tenant who was *evicted* due to the condominium conversion..." (emphasis added) There is no such "eviction" requirement under LAMC 47.06. It does state however that "A landlord's obligation to comply with Subsection D [i.e., the payment of relocation fees] does not exist prior to the time the landlord gives the notice of intention to convert..." According to GTS's representations, it gave such notice of intent to convert in July and Agust of 2003. If so, under LAMC 47.06, GTS was obligated to pay the relocation fees to any and all tenants who satisfied the conditions provided for in 47.06(B), namely, any "qualified tenant" who "has attained age 62; is handicapped ...; is disabled...: or is a person residing with ..one or more minor children," or any "tenant" residing in the unit at the time of the termination of tenancy, except those who 1) intended to purchase the unit he or she resided in or 2) has "received actual written notice"prior to entering into a lease that an application to convert was on file or had already been approved. LAMC 47.06(B) further defines "notice of termination" as "The notice of intention to terminate tenancy, *whether given by a landlord or tenant...*" (emphasis added) Also, "Qualified tenant is defined as any tenant who satisfies the aforementioned criteria on the date said tenant *gives* or *receives* a Notice of Termination..."(emphasis added) In short, the tenancy could be terminated by either the landlord or the tenant. There is no "eviction" requirement as the Advisory Agency stated in its recommendation. Rather, the requirement is that the tenant must have met the qualification criteria on the date of the notice of termination, *by either the tenant or the landlord*, and, if so, he or she is entitled to $ 8,000 if he or she is a "qualified tenant." All other tenants who did not intend to purchase or has not received a notice of conversion before entering into a lease would qualify for $ 3,200. That means all tenants on the GTS list are going to be entitled to the relocation fees either as a qualified tenant or a non-qualified tenant, unless he or she has purchased the units or had moved in after having received the written notice of the planned conversion.

The unconditional offer of $ 1,000, moving cost of $ 500 and the rental subsidy (discussed in LAMC 12.95.2) to which the Advisory Agency alludes, according to LAMC 47.06 (D)(1)(a), "shall operate as a credit against any fee required to be paid to the tenant under this section." In fact that subsection provides that "In no event shall the landlord be liable to pay more than $ 8,000 to all tenants residing in a unit in which at least one qualified tenant lives, or to pay more than $ 3,200 to all tenants residing in a unit in which no tenant is a qualified tenant." *Ibid.* The tenant who qualifies under LAMC 12.95.2 therefore is not precluded from the relocation fees provided for in LAMC 47.06. Rather, if he or she had received any fee under the terms of the Master Covenant or LAMC 12.95.2, LAMC 47.06 only requires that such fee be credited against the fee to which he or she is entitled thereunder.

1. Based on the foregoing, all the tenants to whom GTS claims to owe only $ 1,500 plus rental subsidy must be paid $8,000 per household or $ 3,200 per household, depending on whether or not such household has a qualified tenant. That means everyone on GTS' Exhibit B to whom GTS claims to owe $ 1,500 plus rental subsidy must be paid the relocation fee called for by LAMC 47.06. From the list of 58, we have identified 22 who are our current clients. Of those 22, two tenants are are qualified tenants. They are:

Lee, Raymond Sangok (109) has an elderly age 80
Koo, Young Mo (138) has children ages 9 and 11

2. In checking the information furnished in GTS' Exhibit A against our our client records, we find that the information concerning the following tenants are incorrect. As to those tenants who are currently not our clients, we have no information to verify its accuracy. The following persons have not received the written notice that GTS claims to have given prior to moving into the units and therefore qualify for relocation fees as set forth in LAMC 47.06(D):

Cho Young Kee (103) has a minor age 17,
Song, Frank WooSuk (110)
Chong, Myong Hwa (115) has children ages 1 and 7
Woo, Young H. (319) has two children, ages 6 and 13
Kim, Moon S. (321) has a child age 7
Alice Choi (404) has son age 10 and an elderly age 75.

Also, because the following are our clients about whom we have information, we know for a fact that the information about their status as non-"qualified tenants" as set forth in GTS Exhibit A is inaccurate. The tenants listed below would be "qualified tenants" who would qualify for $ 8,000 each under LAMC 47.06:

Cho, Yong Kee (103) has a minor age 17
Lee, Raymond Sangok (109) has an elderly age 80
Chong, Myong Hwa (115) has children ages 1 and 7
Koo, Young Mo (138) has children ages 9 and 11
Ahn, Hak Joo (201) has a grandchild age 1
Ko, Jung Hee (208) has a child age 7
Choi, Chong Ran (237) has a child age 12
Wee, Ho Kyu (301) has child age 5 and an elderly age 72
Woo, Young H (319) has two children ages 6 and 13
Lee, Wong Young (336) has a child age 8
Kim, Hyun Bok (330) has a child age 4
Bradshaw, Darwin (403) has minor twins ages 17 each
Cho, Kimberly (410) has a child age 10
Lee, Paul (416) has a child age 1

3. Lastly, considering that GTS has not been truthful in complying with the requirements to date, combined with the inaccuracies we have discovered so far, we request that PLUM order GTS to furnish the contact information for all the tenants so that the information furnished by GTS can be verified for its accuracy.

Thank you,
David D. Kim
counsel for former tenants

213-978-8115

(4)

03-0353
CD 4

Report from the City Attorney and proposed Ordinance relative to amending the North Hollywood Interim Control Ordinance (ICO) to include spray painting/coating operations, as initiated by Resolution (LaBonge - Greuel). **(On January 12, 2005, the Planning and Land Use Management Committee approved the Planning Department report and proposed Ordinance and requested the City Attorney to prepared the final draft.)**

Fiscal Impact Statement Submitted: No

DISPOSITION

(5)

04-0833
RM No. 50346
CD 10

CONTINUED FROM 5-11-05 and 5-18-05 MEETINGS

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 6-14-05; IN COUNCIL 6-14-05

Appeal filed by Harvey L. Rochman, Esq., on behalf of GTS Property, Los Angeles, Inc., to the City Council relative to the determination of the Advisory Agency regarding a relocation assistance dispute and the interpretation and application of Recorded Covenant Agreement for Recorded Map No. 50346 for a 164-unit condominium conversion located at 620 South Gramercy Place.

Applicant: Sonny Astani,
GTS Property, Los Angeles, Inc., Ellen Berkowitz, Representative

CE

Fiscal Impact Statement Submitted: No

DISPOSITION cont to 6-15-05 PLUM; 6-29-05 Cal

COMMENTS FROM PUBLIC ON ITEMS OF PUBLIC INTEREST WITHIN COMMITTEE'S SUBJECT MATTER JURISDICTION

IF YOU CHALLENGE THIS COMMITTEE'S ACTION(S) IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY CLERK AT OR PRIOR TO, THE PUBLIC HEARING. ANY WRITTEN CORRESPONDENCE DELIVERED TO THE CITY CLERK BEFORE THE CITY COUNCIL'S FINAL ACTION ON A MATTER WILL BECOME A PART OF THE ADMINISTRATIVE RECORD.

010601

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

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submitted in Cmte PLUM 6-1-05

May 31, 2005

TO: City Council
Attention: Honorable Ed Reyes
Chair, Planning and Land Use Management Committee
Los Angeles City Council District No. 1

FROM: Emily Gabel-Luddy
Deputy Advisory Agency
Los Angeles Department of City Planning

SUBJECT: Recorded Map No. 50346, 620 S. Gramercy Place, Los Angeles, California 90005 Appeal by Harvey Rochman, Esq. on behalf of GTS Property Los Angeles, Inc., of Advisory Agency Interpretation Dated April 12, 2005. Council File No. 04-0833

RECOMMENDATION

That the Planning and Land Use Management Committee grant the appeal in part and find that the records upon which their determination is based reflect a full accounting of relocation assistance due to the tenant households at 620 South Gramercy Place, Recorded Map No. 50346.

Exhibits A and B were prepared at the request of the Advisory Agency by the Subdivider.

Tenants identified in Exhibit A are eligible for relocation assistance payments under Section 12.95.2 and/or 47.06. Exhibit "A" identifies name, unit number, move-in and move-out dates, notification, purchase intent, eligibility for 12.95.2, special protection ("qualified"), amount paid, amount due, 47.06 eligibility, "qualified, " amount paid, amount due.

The Subdivider shall provide proof satisfactory to the Advisory Agency of the payments set forth in Exhibit A.

Tenants identified in Exhibit B may also be eligible for a rent subsidy. To obtain a rent subsidy, a tenant identified in Exhibit B must submit written proof to the Subdivider in the form of a lease or similar documentation which establishes that the tenant moved to a

PLAN & LAND USE MGT
JUN - 7 2005

comparable unit for which the rent is higher, the amount of the increased rent and the date of the relocation.

The Subdivider shall provide proof satisfactory to the Advisory Agency of the payments set forth in Exhibit B, including any rent subsidy.

Under this proposal, all tenant households displaced as a result of the condominium conversion will receive either 1) a total of $8,000 or $3,200; or 2) a total of $1,500 and a rental subsidy.

It is the conclusion of the Advisory Agency that the Subdivider has clearly identified and is prepared to complete his responsibilities to tenants who resided at 620 South Gramercy Place from the City's point of view. Tenants can seek civil remedies if they wish. If the landlord fails to comply with the terms of this letter, then any tenant can seek civil remedies pursuant to Municipal Code Section 47.06-E -- Civil Remedies for the landlord's failure to comply with Subsection D, 47.06-D (Relocation Assistance).

BASIS FOR APPEAL/BACKGROUND

On February 16, 2005, pursuant to Municipal Code Section 12.95.2-G.9., the Advisory Agency held a public meeting to take comments on a relocation dispute and the interpretation and application of a Recorded Covenant and Agreement (Recorded January 13, 2004, Instrument Nos. 04-0080755 and 04-0080756) for Recorded Map No. 50346 for a 164-Unit condominium conversion located at 620 South Gramercy Place, in the Wilshire Community Plan.

After the meeting, the matter was held open until March 16, 2005 to provide an opportunity for GTS Property Los Angeles, Inc. (the "Subdivider"), and the tenants to submit written materials to the Deputy Advisory Agency. Both the Subdivider and various tenants submitted additional written materials.

On April 12, 2005, the Advisory Agency issued an Interpretation requiring the Subdivider to remit additional relocation payments to the tenants and making other findings relative to notice deficiencies.

THE APPEAL

On April 22, 2005, the Subdivider timely filed an appeal of the Interpretation to the City Council pursuant to California Government Code § 66452.5(d). On May 3, 2005, the Planning and Land Use Management Committee notified all interested parties that it would hold a hearing on Wednesday, May 11, 2005 regarding the appeal and that the City Council would also consider the appeal on May 20, 2005. Subsequently, these hearing dates were continued.

Subsequent to the appeal, the Subdivider submitted detailed new information related to the occupancy of each unit at 620 South Gramercy, including information related to age, minor children in the household and disability. Further, at the request of the Advisory Agency, the Subdivider provided detailed information on the amount of relocation assistance previously offered and distinguished the households as either eligible for relocation assistance pursuant to LAMC 12.95.2 or relocation assistance pursuant to Municipal Code 47.06.

The Advisory Agency considered this new information in arriving at her recommendation.

ISSUES

180-Day Written Notice of Intention to Convert Prior to Termination of Tenancy

Condition No. CC-1 of the tract map approval letter states that:

CC-1 That prior to final map recordation, the applicant shall execute and record a covenant and agreement stating that each tenant shall be given at least a 180-day written notice of intention to convert, prior to termination of tenancy, due to the conversion or proposed conversion.

The Planning Department cleared this condition based upon the Covenant and Agreement (Instrument Nos. Nos. 04-0080755 and 04-0080756) recorded by the Subdivider agreeing to comply with the condition.

Relocation Assistance

Condition No. CC-6 of the tract map approval letter states that:

CC-6. That within 10 days after expiration of the appeal period, the applicant shall execute and record a covenant and agreement, on a form satisfactory to the Deputy Advisory Agency, binding the applicant and any successor in interest to provide relocation assistance in a manner consistent with Subsection G or Ordinance No. 153,204. Proof (certified mail or signed affidavit) shall be submitted that a copy of the Recorded Covenant was provided to each tenant within five days of recordation of the covenant and agreement (200 North Spring Street, Room 763).

The Planning Department cleared this condition based upon a notarized affidavit signed by the Subdivider.

DISCUSSION

In its Interpretation, the Advisory Agency determined that the Covenant and Agreement for Relocation Assistance requires the Subdivider to pay the relocation amounts specified in

Municipal Code Section 47.06-D as amended. Section 47.06 provides for a maximum payment of $8,000 to "qualified" tenants ("qualified" refers to over age 62, with minor children or disabled) and $3,200 to all other tenants.

As discussed below, a tenant who is evicted due to the conversion is "qualified" if the tenant meets the definition of "qualified tenant" in Section 47.06-B, including having attained the age of 62 at the time his or her tenancy was terminated. The Advisory Agency determined that the Subdivider did not submit information regarding the age of the tenants. Therefore, the Advisory Agency concluded that the Subdivider should pay each household $8,000.

The Subdivider appealed the Advisory Agency's decision on the grounds that the Advisory Agency does not have jurisdiction to apply Municipal Code Section 47.06 and that the Advisory Agency did not provide sufficient notice to the Subdivider of the issues that would be decided. In addition, the Subdivider contends that the Advisory Agency ordered the Subdivider to pay benefits to tenants who are not entitled to relocation assistance under Section 47.06 and that the Advisory Agency has ordered the Subdivider to pay the $8,000 to tenants who are not qualified to receive those payments under Section 47.06 but are eligible for relocation assistance under Section 12.95.2.

Two Types of Relocation Assistance

There are two types of relocation fees that may be available to the tenants. The first type of fee is based on Municipal Code Section 12.95.2(G). Pursuant to Section 12.95.2(G)(2) and the Covenant and Agreement, a tenant is "eligible" for relocation assistance payments if (1) he or she was a tenant both on the date that the application for the tentative map was submitted and on the date when the tentative map was approved and (2) the tenant does not intend to purchase a unit in the conversion project. If a tenant satisfies those requirements, the relocated household isentitled to a relocation fee of $1,000 and payment of moving expenses up to $500 per household.

Relocation Assistance Under 12.95.2

A tenant who is eligible for relocation assistance under Section 12.95.2(G), but not entitled to relocation assistance under Section 47.06 (see discussion below), may also be eligible for a rent subsidy. If the eligible tenant moved into a comparable unit for which the rent was higher than the rent for the unit that the tenant occupied in the conversion project, the Subdivider shall pay the tenant the difference for a period of one year from the date of relocation. If the tenant is entitled to "special protection," no monetary limit applies to this subsidy. In all other cases, the Subdivider is not required to pay more than $200 per month per unit. A tenant is entitled to "special protection" under Section 12.95.2 if the tenant satisfies any of the following criteria: has attained age 62; is handicapped as defined is Section 50072 of the California Health and Safety Code; is disabled as defined in Title 42 United State Code Section 423; is residing with one or more minor children; or is a resident of a low to moderate cost housing unit.

Relocation Assistance Under Section 47.06

The second type of relocation assistance fee that may be available to tenants is based on Municipal Code Section 47.06. These payments are available to any tenant who was evicted due to the condominium conversion provided that (1) the tenant does not intend to purchase a unit in the conversion project and (2) the tenant did not receive written notice of the condominium conversion prior to becoming a tenant in the building.

If a tenant satisfies those requirements, the relocated household is entitled to a fee of either $8,000 or $3,200. Pursuant to Section 47.06- B, the $8,000 fee applies to "qualified" tenants who met any of the following criteria at the time they received a Notice of Termination: had attained the age of 62; were handicapped as defined in Section 50072 of the California Heath and Safety Code; were disabled as defined in Title 42 United States Code Section 423; or were a person residing with and on whom is legally dependent (as determined for federal income tax purposes) one or more minor children.

All other tenant households who meet the requirements of Section 47.06 are entitled to a relocation assistance fee of $3,200.

In the alternative, the Subdivider may satisfy its responsibilities under Section 47.06 by relocating a tenant into a comparable replacement unit satisfactory to the tenant and paying all actual relocation costs up to a maximum of $8,000 per household. Pursuant to Section 47.06-D, the amounts payable under Section 47.06 are the maximum amount of relocation assistance that must be paid to any tenant. Any monetary relocation benefits required under any other local, state or federal law, including Section 12.95.2 and the Covenant and Agreement, act as a credit against those benefits.

This report supersedes the Advisory Agency's Interpretation dated April 12, 2005.

EGL:jh

Attachments: Exhibit A
Exhibit B

Exhibit A -- 620 S. Gramercy														
Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent*	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Kim, Hyun Sook,	101	1/1/2002	6/30/2004			y			$1,500	n				
Oronce, Grace I & Adala, Joselito D.,	102	4/1/2002	12/8/2004			y		$1,500		y				$1,700
Cho, Yong Kee	103	3/1/2004	1/1/2005	X		n		$1,500		n				
Kim, Sun Jung & Chin, Sun Hee,	103	2/1/2003	1/31/2004			y	C		$1,500	n				
Windemuth, Daniel Scott	104	4/8/2002	12/11/2004			y		$1,500		y				$1,700
Kang, Kenneth Yi Koo &,	105	9/5/2001	8/30/2004			y	C		$1,500	n				
Nam, Jung Eun	106	4/1/2004	1/1/2005			n		$1,500		y			$1,700	
Kang, In Kyung & Park, Sung Nam,	106	9/1/2002	2/29/2004			y	C		$1,500	n				
Lee, Raymond Sangok	109	11/12/2001	3/31/2004			y			$1,500	n				
Song, Frank Woosuk,	110	12/1/2003	1/12/2005	X		n				n				
Hall, William Ramey	111	8/16/2002	1/14/2005			y		$1,500		y		X		
Ahn, Soon Tae	112	4/1/2003	12/20/2004			y		$1,500		y				$1,700
Lee, Seung Jae & Jang, In Ae,	113	7/11/2003	7/31/2004			y			$1,500	n				
Pyun, Thomas	114	1/1/2000	10/31/2004			y		$1,500		y				$1,700
Chong, Myong Hwa & Kim, Ki Baok,	115	11/1/2003	1/15/2005	X		n				n				
Lee, Soon Ok	116	6/1/2003	5/31/2004			y			$1,500	n				
Kang, Young I.	117	1/1/2002	2/7/2005			y	H	$1,500		y	H		$6,500	
Choi, Jeong H.,	118	10/19/1998	4/1/2005			y			$1,500	y				$1,700
Kim, Chong Han & Kim, Debbie,	119	7/15/1999	2/7/2005			y	C**		$1,500	y	C			$6,500
Ryu, David & Patty,	120	5/15/1998	4/30/2004			y			$1,500	n				
Tucker, Chris,	121	2/15/1993	3/22/2005	X		y		$1,500		n				
Chong, Jeannie & Chong, Soon Hee	122	4/1/1996	1/7/2005		X*	n				n				
Christen, Eun Kyong	122	2/1/2004	2/13/2005	X		n		$1,500		n				
Almario, Herminia Bacani,	123	5/22/2000	8/31/2004			y			$1,500	n				
Yi, Grace	124	7/1/2002	7/31/2004			y			$1,500	n				
Kim, Ian S. & Lee, Haung Young,	125	2/7/2002	12/27/2004			y	C	$1,500		y	C		$6,500	
Park, Chang Ung & Park, Kwan Woo,	126	10/1/2002	12/1/2004			y		$1,500		y				$1,700
Choi, Min Kyung & Kim, Ki Chul,	127	8/1/2003	1/30/2004	X		y			$1,500	n				
Kim, Dong Berm,	128	2/15/2001	12/11/2004			y		$1,500		y			$1,700	
Kim, Yong Joon Peter	129	5/1/2003	12/31/2004			y		$1,500		y				$1,700
Bae, William & Kim, Jenny,	130	11/1/2002	12/31/2003			y			$1,500	n				

Exhibit A -- 620 S. Gramercy														
Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent*	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Kim, Sang Chin,	131	10/6/1999	12/24/2004			y		$1,500		y			$1,700	
Moon, Joon Woong & Shin, Seong,	132	3/15/1994	1/20/2005			y		$1,500		y				$1,700
Singerman, Robert Anthony	133	10/12/2004	1/13/2005			n				y			$1,500	$1,700
Kim, Min Ho	133	1/15/2002	4/30/2004			y			$1,500	n				
Jones, Diana D.,	135	4/25/1998	1/31/2004			y			$1,500	n				
Loffarelli, Angela,	137	9/1/1994				y	H		$1,500	y	AH			$6,500
Koo, Young Mo	138	2/12/2003	12/31/2003			y			$1,500	n				
Lee, Chung Kun	140	2/1/2003	12/21/2004			y		$1,500		y			$1,700	
Ahn, Hak Joo	201	12/1/2002	11/30/2004			y		$1,500		y				$1,700
Lee, Young Ju & Park, Jeong Mi	202	7/1/2003	12/1/2004			y		$1,500		y				$1,700
Cho, Kwang Ho	203	10/1/2003	1/1/2005			n				y			$1,500	$1,700
Smith, Dereck Richard	204	2/10/2003	12/31/2004			y		$1,500		y				$1,700
Um, Tony Dohun & In, Cheul Sin,	205	2/16/2004	1/11/2005			n				y			$1,500	$1,700
Chong, John & Lee, Craig,	205	2/1/2003	1/31/2004			y			$1,500	n				
Lee, Charles Chang	206	7/1/2003	8/11/2004			y			$1,500	n				
Choi, Byoung Kuk	207	8/6/2002	1/24/2005			y		$1,500		y			$1,700	
Ko, Jung Hee	208	1/22/2002	10/21/2004			y		$1,500		y				$1,700
Park, Hee Jung & Young Woo Ueo	209	5/25/1999	12/18/2004			y	A***	$1,500		y	A			$6,500
Song, Won G. & Kum Yei Kim	210	1/1/2002	1/21/2005			y	A***		$1,500	y	A			$6,500
Kim, Dae Jin	211	11/15/2001	12/20/2004			y		$1,500		y				$1,700
Wi, Chul Yong	212	2/1/2002	8/31/2004			y			$1,500	n				
Berkshire, Greoffrey Eugene	213	12/1/2002	1/8/2005			y		$1,500		y				$1,700
Shin, Ji Yeon	214	10/31/2002	12/10/2004			y		$1,500		y		X		
Yang, Seung O. & Yang, Chan Suk,	215	8/1/2003	1/30/2004			y			$1,500	n				
Kim, Hyun Taek	216	4/1/2003	8/31/2004			y		$1,500		y			$1,700	
Chi, Andrew C. & Choi, Hannah	217	6/15/2000	12/3/2004			y	C		$1,500	y	C			$6,500
Chang, Tracey	218	10/16/2002	8/15/2004			y			$1,500	n				
Lee, Joung Jae	219	8/1/2003	1/1/2005	X		y		$1,500		n				
Sunwoo, Sung Sik,	220	6/1/1999	12/8/2004			y	C	$1,500		y	C		$6,500	
Hur, Mira	221	12/1/2001	5/24/2004			y			$1,500	n				
Moon, Joong Sun	222	4/1/2004	1/1/2005			n				y				$700
Hwang, Ju Run	222	4/5/2002	2/29/2004			y			$1,500	n				
Powell, Mary H.,	223	10/1/1994	8/25/2004			y	A***		$1,500	n				

Exhibit A -- 620 S. Gramercy

Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent*	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Lee, Grace K.	224	7/1/2003	9/30/2004			y			$1,500	n				
Kim, Un Jeoung	225	1/1/2002	10/15/2004			y	C		$1,500	n				
Shin, Hyonchun Steven	226	4/11/2003	8/3/2004			y			$1,500	n				
Kim, Jung W.	227	4/1/2004	1/15/2005	X		n				n				
Ahn, Sunny & Choi, Meong Hee,	228	6/1/2004	1/1/2005	X		n				n				
Jeon, Yoo Mi	228	11/1/2001	4/5/2004			y			$1,500	n				
Habtesllassie, Sellas	229	4/16/2004	12/24/2004			n				y			$1,500	$1,700
Enginalev, Ertan	229	2/1/2002	3/31/2004			y			$1,500	n				
Bae, Jung Sun	230	1/1/2003	6/30/2004			y			$1,500	n				
Hwang, Eun Joo	231	5/1/2004	12/27/2004			n				y			$1,500	$1,700
Lee, Jin Wha	231	8/16/2002	3/19/2004			y			$1,500	n				
Cho, Jung Hyung & Soon Jung,	232	7/20/1998	12/31/2004			y	C	$1,500		y	C		$6,500	
Kim, Peter Andrew	233	9/1/2003	2/16/2005	X		n				n				
Ahn, Fredrick	234	12/26/2001	2/1/2005			y		$1,500		y		X		
Lim, Moon Il & Lim, Soo Kyung,	235	1/23/1998	2/11/2005			y		$1,500		y			$1,700	
Kim, Andy,	236	9/1/2001	2/14/2005			y		$1,500		y		X	$1,700	
Choi, Chong Ran,	237	10/1/1996	12/15/2004			y		$1,500		y		X		
Vacant	238													
McFarland, Brenda	239	7/1/2001	12/31/2004			y	A***		$1,500	y	A			$6,500
Tilahun, Yalemzewd &,	240	2/1/2001	12/31/2004			y	C	$1,500		y	C		$6,500	
Han, Howard J.	241	2/1/2003	9/30/2004			y	C		$1,500	n				
Wee, Ho Kyu	301	3/15/2001	8/1/2004			y		$1,500		y		X		
Kim, Woo Min	302	4/11/2003	7/24/2004			y		$1,500		y				$1,700
Kang, Christie Yoonoak	303	2/1/2004	8/12/2004	X		n				n				
Kim, Kye Wol	304	5/1/2003	6/5/2004			y	C		$1,500	n				
Lim, Sam W. & Kim, John M.,	305	9/1/2003	8/20/2004	X		n				n				
Kwon, Young Min, Hee Seon	306	1/15/2003	4/5/2004			y			$1,500	n				
Park, Hyung S.	307	3/20/2001	5/1/2004			y			$1,500	n				
Kim, David,	308	10/1/2000	7/31/2004			y		$1,500		y				$1,700
Kim, Kap S,	309	4/15/1997	1/31/2004			y			$1,500	n				
Bae, Estae	310	7/1/2003	7/31/2004			y	C	$1,500		y	C			$6,500
Phu, Tony	311	6/22/1997	8/17/2004			y		$1,500		y			$1,700	
Moon, Hak J. (Joseph)	312	2/1/2002	2/17/2005			y		$1,500		y		X	$1,700	
Choe, Ji Young & Jun Young,	313	9/1/1994	6/8/2004			y		$1,500		n				
Lim, Young Shin	314	11/1/2001	8/1/2004			y		$1,500		y				$1,700

Exhibit A -- 620 S. Gramercy															
Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent*	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Choi, Yun Soo & Choi, Hye Sook,	315	8/1/1999	8/14/2004			y			$1,500	y				$1,700
Kim, Min K.,	316	3/7/2001	1/31/2004			y			$1,500	n				
Moon, Alexander J. & Choi, Jina,	317	9/1/2003	7/31/2004	X		n				n				
Kim, Jung H.	318	1/16/2003	8/31/2004			y			$1,500	y				$1,700
Nguyen, Minh & Nguyen, Tram Minh Bao,	318	2/1/2004	8/21/2004	X		n				n				
Woo, Young H. & Sung H.,	319	2/1/2004	8/14/2004	X		n				n				
George, Delbert & George, Miki	320	8/15/1992	4/13/2005	X		y	C		$1,500	n				
Kim, Moon S. & Kim, Sung Sin,	321	1/1/2003	8/5/2004	X		y	C		$1,500	n				
Kim, Chung Myung & Kim, Mun Suk (Lisa),	322	10/6/2001	8/15/2004			y		$1,500		y				$1,700
Vacant	323													
Lee, Sang Ah	324	2/22/2003	8/20/2004			y		$1,500		y			$1,700	
Lee, Kwang Joo	324	9/16/2003	8/14/2004			n				y			$1,500	$1,700
Park, Myong Joo (Ellen)	325	1/1/2003	4/19/2004			y	C		$1,500	n				
Lee, Raymond & Jiang, Zhen Shu,	326	8/1/1997	3/28/2004			y	A***		$1,500	n				
Yi, Yongew & Moon, Yong Sun,	327	11/13/1997	8/13/2004			y		$1,500		y				$1,700
Imam, Mohammad Mehdi	328	11/1/2003	3/1/2005			n				y	H		$8,000	
Strassburger, Mona E.	329	9/9/2002	8/15/2004			y		$1,500		y				$1,700
Kim, Dong Sik	330	8/1/2003	8/6/2004	X		y			$1,500	n				
Ho, Jamie Lee	330	2/12/1999	6/10/2004			y		$1,500		n				
Kim, Jeong Eun	331	8/1/2002	8/15/2004			y		$1,500		y			$1,700	
Kim, Keeho & Kim, Sun Kyoung,	332	3/1/1998	7/31/2004			y	C	$1,500		y	C			$6,500
Lee, Susan S.	333	3/1/2004	8/27/2004	X		n				n				
Lee, Mee Suk	334	7/21/2003	7/31/2004			y		$1,500		y				$1,700
Kim, Karl K., Kim, Sun Cha, Kim, Dwight	335	9/20/1996	8/6/2004			y			$1,500	y	A			$6,500
Lee, Won Young	336	10/1/2003	8/7/2004			n				y				$3,200
Pinky, Yon Sim	337	8/10/1999	8/1/2004			y		$1,500		y		X		
Na, Sae Kyoon & Yang, Mi Kyoung,	338	2/15/2003	7/10/2004			y		$1,500		y	C		$6,500	
Nam, Sujin	339	12/15/1998			X*	n				n				
Kim, Hyun Bok	340	3/1/2003	7/31/2004			y			$1,500	y				$1,700
Ko, Eun Ah	341	3/16/2003	4/10/2004			y			$1,500	n				

Exhibit A -- 620 S. Gramercy

Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent*	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Han, Billy Jong Hon	401	4/11/2004	9/15/2004	X		n				n				
Shin, Ji Won & Shin, Kyung Ho,	402	5/22/2000	1/15/2005			y		$1,500		y	C		$3,500	$3,000
Bradshaw, Darwin D. & Gewendolyn,	403	3/1/2003	9/15/2004			y		$1,500		y				$1,700
Allice Choi	404	2/16/2004	3/5/2005	X		n				n				
Lee, Ko Eun Christine & Lee, Chang Hyun,	404	1/1/2003	12/31/2003			y			$1,500	n				
Yoo, Deok Soon & Yoo, Young,	405	7/1/2002	8/31/2004			y			$1,500	y				$1,700
Kateryna Pryphodko	407	2/1/2004	9/14/2004	X		n				n				
Choi, Charles J. & Choi, Richard,	408	2/1/2001	8/31/2004		X*	n				n				
Yoo, Kil Woong	409	5/6/2004	3/15/2005			n				y			$3,200	
Noh, Woo J.	409	11/16/2002	4/23/2004			y			$1,500	n				
Cho, Kimberly,	410	4/10/1996	8/17/2004			y			$1,500	y				$1,700
Choi, Kyudon	411	5/1/2003	9/30/2004			y			$1,500	n				
Kim, Mina	412	9/14/1998	4/1/2005			y			$1,500	y				$1,700
Kim, Jin Young, Kim, Hyun Joo	413	6/1/2003	5/31/2004			y			$1,500	n				
Lee, Mike J.	414	11/21/2001	5/31/2004			y			$1,500	n				
Snyder, Christopher	415	11/1/2001	5/12/2004			y			$1,500	n				
Lee, Paul H.	416	11/5/2002	9/1/2004			y		$1,500		y			$1,700	
Sung, Myung Ok	417	6/16/2002	6/26/2004			y			$1,500	n				
Choi, Hyon Suk & Bae, Kyung Cha,	418	6/9/2003	6/30/2004			y			$1,500	n				
Yu, Jimmy	419	1/20/2003	7/31/2004			y	C	$1,500		y	C			$6,500
Powell, Clifton & Kimberly Crooms,	420	1/8/1993	1/15/2005	X		y	C	$1,500		n				
Kim, Bok Yun & Kim, Sun Nyo,	421	8/1/2001	3/4/2005			y	A***	$1,500		y	A		$3,500	$3,000
Lee, Myong Hee,	423	9/7/2001	8/24/2004			y		$1,500		y				$1,700
Chang, Jong Soo & Kim, Soon S.,	426	2/22/2003	9/7/2004			y		$1,500		y				$1,700

Exhibit A -- 620 S. Gramercy														
Tenant	Unit #	Move-In	Move Out	Notice b/f Tenancy	Purchase Intent*	12.95.2	Special Protection	Paid	Due 12.95.2	47.06	Qual	Relocated and Paid Moving Exp	Settled/Paid at Least	Due 47.06
Kim, Young Sik & Kim, Meg J.,	427	4/16/2002	8/31/2004			y		$1,500		y				$1,700
Kwon, Mee Chung & Kwon, Ho,	428	12/22/2003	8/15/2004	X		n				n		X		
Bae, Jun Young	429	11/1/1998	8/31/2004			y		$1,500		y				$1,700
Lee, Eun Y (Sara)	430	10/19/2001	12/18/2004			y		$1,500		y				$1,700
Kim, David	431	9/20/1999	8/30/2004			y			$1,500	y				$1,700
Hong, Gregory K.	432	10/21/2003	8/13/2004			n				y		X		
Chung, Young Ju	433	3/1/2003	8/31/2004			y		$1,500		y				$1,700
Kang, Eun Hee	434	3/1/2002	5/15/2004			y	C		$1,500	n				
Han, Inn Soo & Han, Chang Sook,	435	12/1/2002	8/15/2004			y	C	$1,500		y	C	X		
Lee, Jenny	436	8/1/2002	1/1/2005			y	C	$1,500		y	C		$2,000	$4,500
Park, Stephano Hoon Suh	436	10/16/2003	8/30/2004			n				y			$3,200	
Park, Sung Chul & Park, Kyung Ja,	437	3/15/1998	3/31/2004			y			$1,500	n				
Oh, Hae S.	438	2/1/2004	8/15/2004	X		n				n				
Halili, Fe DeJesus & Halili, Christine,	438	7/21/2003	12/31/2003			y			$1,500	n				
Kang, Kyung Won	439	1/1/2003	8/1/2004			y		$1,500		y				$1,700
Lee, Jedidiah Sook	441	12/5/2001	4/3/2005			y		$1,500		y			$1,700	
Total	**169**			**25**	**3**	**133**	**30**	**$103,500**	**$100,500**	**88**	**21**	**11**	**$95,200**	**$150,800**

Notes

* These tenants have filed a specific performance action stating that they intend to purchase a unit in the conversion project.
As a result, they are not eligible for relocation assistance under Section 12.95.2 or Section 47.06.
If these tenants agree not to purchase a unit in the conversion project or lose their specific performance action, they may be entitled to relocation assistance.

** Incorrectly identifed as handicapped in the information orginally submitted to the Planning Department

*** Inadvertently not identified as entitled to special protection in the original information submitted to the Planning Department

Legend

A = Age
C = Children
H = Handicap

A "y" in the 12.95.2 or 47.06 column indicates that a tenant is entitled to relocation assistance
A "n" in the 12.95.2 or 47.06 column indicates that a tenant is not entitled to relocation assistance

Please see page 6 for Notes and Legend

Exhibit B -- Rent Subsidy -- 620 S. Gramercy

Tenant	Unit #	Transfer to Unit #	Unit Type	Move-In	Move Out	12.95.2	47.06	Special Protection
Kim, Hyun Sook,	101		2bed+2bath	1/1/2002	6/30/2004	y	n	
Kim, Sun Jung & Chin, Sun Hee,	103		1bed+1bath	2/1/2003	1/31/2004	y	n	C
Kang, Kenneth Yi Koo &,	105	406	2bed+loft+2bath	9/5/2001	8/30/2004	y	n	C
Kang, In Kyung & Park, Sung Nam,	106		2bed+2bath	9/1/2002	2/29/2004	y	n	C
Lee, Raymond Sangok	109		1bed+1bath	11/12/2001	3/31/2004	y	n	
Lee, Seung Jae & Jang, In Ae,	113		1bed+1bath	7/11/2003	7/31/2004	y	n	
Lee, Soon Ok	116		1bed+1bath	6/1/2003	5/31/2004	y	n	
Ryu, David & Patty,	120		2bed+2bath	5/15/1998	4/30/2004	y	n	
Tucker, Chris,	121		2bed+2bath	2/15/1993	3/22/2005	y	n	
Almario, Herminia Bacani,	123		Single+1bath	5/22/2000	8/31/2004	y	n	
Yi, Grace	124		Single+1bath	7/1/2002	7/31/2004	y	n	
Choi, Min Kyung & Kim, Ki Chul,	127		1bed+1bath	8/1/2003	1/30/2004	y	n	
Bae, William & Kim, Jenny,	130		Single+1bath	11/1/2002	12/31/2003	y	n	
Kim, Min Ho	133		1bed+1bath	1/15/2002	4/30/2004	y	n	
Jones, Diana D.,	135		2bed+2bath	4/25/1998	1/31/2004	y	n	
Koo, Young Mo	138		2bed+2bath	2/12/2003	12/31/2003	y	n	
Chong, John & Lee, Craig,	205		2bed+2bath	2/1/2003	1/31/2004	y	n	
Lee, Charles Chang	206		2bed+2bath	7/1/2003	8/11/2004	y	n	
Wi, Chul Yong	212		Single+1bath	2/1/2002	8/31/2004	y	n	
Yang, Seung O. & Yang, Chan Suk,	215		2bed+2bath	8/1/2003	1/30/2004	y	n	
Chang, Tracey	218		Single+1bath	10/16/2002	8/15/2004	y	n	
Lee, Joung Jae	219		2bed+2bath	8/1/2003	1/1/2005	y	n	
Hur, Mira	221		2bed+2bath	12/1/2001	5/24/2004	y	n	
Hwang, Ju Run	222		2bed+2bath	4/5/2002	2/29/2004	y	n	
Powell, Mary H.,	223		Single+1bath	10/1/1994	8/25/2004	y	n	A
Lee, Grace K.	224		Single+1bath	7/1/2003	9/30/2004	y	n	
Kim, Un Jeoung	225		2bed+2bath	1/1/2002	10/15/2004	y	n	C
Shin, Hyonchun Steven	226		1bed+1bath	4/11/2003	8/3/2004	y	n	
Jeon, Yoo Mi	228		2bed+2bath	11/1/2001	4/5/2004	y	n	
Enginalev, Ertan	229		Single+1bath	2/1/2002	3/31/2004	y	n	
Bae, Jung Sun	230		Single+1bath	1/1/2003	6/30/2004	y	n	
Lee, Jin Wha	231		Single+1bath	8/16/2002	3/19/2004	y	n	
Han, Howard J.	241		2bed+2bath	2/1/2003	9/30/2004	y	n	C
Kim, Kye Wol	304		2bed+2bath	5/1/2003	6/5/2004	y	n	C
Kwon, Young Min, Hee Seon	306		2bed+2bath	1/15/2003	4/5/2004	y	n	
Park, Hyung S.	307		Single+1bath	3/20/2001	5/1/2004	y	n	
Kim, Kap S.	309		1bed+1bath	4/15/1997	1/31/2004	y	n	

Please see page 3 for Eligibility Information and Legend

Exhibit B -- Rent Subsidy -- 620 S. Gramercy								
Tenant	Unit #	Transfer to Unit #	Unit Type	Move-In	Move Out	12.95.2	47.06	Special Protection
Choe, Ji Young & Jun Young,	313		1bed+1bath	9/1/1994	6/8/2004	y	n	
Kim, Min K.,	316		1bed+1bath	3/7/2001	1/31/2004	y	n	
George, Delbert & George, Miki	320		2bed+2bath	8/15/1992	4/13/2005	y	n	C
Kim, Moon S. & Kim, Sung Sin,	321		2bed+2bath	1/1/2003	8/5/2004	y	n	C
Park, Myong Joo (Ellen)	325		2bed+2bath	1/1/2003	4/19/2004	y	n	C
Lee, Raymond & Jiang, Zhen Shu,	326		1bed+1bath	8/1/1997	3/28/2004	y	n	A
Kim, Dong Sik	330		Single+1bath	8/1/2003	8/6/2004	y	n	
Ho, Jamie Lee	330	323	Single+1bath	2/12/1999	6/10/2004	y	n	
Ko, Eun Ah	341		2bed+2bath	3/16/2003	4/10/2004	y	n	
Lee, Ko Eun Christine & Lee, Chang Hyun,	404		2bed+2bath	1/1/2003	12/31/2003	y	n	
Noh, Woo J.	409		1bed+loft+1bath	11/16/2002	4/23/2004	y	n	
Choi, Kyudon	411	109	Single+loft+1bath	5/1/2003	9/30/2004	y	n	
Kim, Jin Young, Kim, Hyun Joo	413		1bed+1bath	6/1/2003	5/31/2004	y	n	
Lee, Mike J.	414		Single+loft+1bath	11/21/2001	5/31/2004	y	n	
Snyder, Christopher	415		2bed+loft+2bath	11/1/2001	5/12/2004	y	n	
Sung, Myung Ok	417		2bed+2bath	6/16/2002	6/26/2004	y	n	
Choi, Hyon Suk & Bae, Kyung Cha,	418		Single+1bath	6/9/2003	6/30/2004	y	n	
Powell, Clifton & Kimberly Crooms,	420	215	2bed+loft+2bath	1/8/1993	1/15/2005	y	n	C

Exhibit B -- Rent Subsidy -- 620 S. Gramercy

Tenant	Unit #	Transfer to Unit #	Unit Type	Move-In	Move Out	12.95.2	47.06	Special Protection
Kang, Eun Hee	434		1bed+loft+1bath	3/1/2002	5/15/2004	y	n	C
Park, Sung Chul & Park, Kyung Ja,	437		2bed+loft+2bath	3/15/1998	3/31/2004	y	n	
Halili, Fe DeJesus & Halili, Christine,	438		2bed+2bath	7/21/2003	12/31/2003	y	n	
Total	**58**	**4**				**58**	**0**	**13**

Eligibility

A tenant who is eligible for relocation assistance under Section 12.95.2(G), but not entitled to relocation assistance under Section 47.06, may also be eligible for a rent subsidy. If the eligible tenant moved into a comparable unit for which the rent was higher than the rent for the unit that the tenant occupied in the conversion project, the Subdivider shall pay the tenant the difference for a period of one year from the date of relocation. If the tenant is entitled to "special protection," no monetary limit applies to this subsidy. In all other cases, the Subdivider is not required to pay more than $200 per month per unit.

To obtain a rent subsidy, a tenant identified in Exhibit B must submit written proof to the Subdivider in the form of a lease or similar documentation which establishes that the tenant moved to a comparable unit for which the rent is higher, the amount of the increased rent and the date of the relocation.

Legend

A = Age
C = Children
H = Handicap

A "y" in the 12.95.2 or 47.06 column indicates that a tenant is entitled to relocation assistance
A "n" in the 12.95.2 or 47.06 column indicates that a tenant is not entitled to relocation assistance

1)

how to transfer funds to Plag.
from other sources
NC - $
UDAG - $

2) Rosenell
draft a motion?
for BOE

manatt
manatt | phelps | phillips

Harvey L. Rochman
Manatt, Phelps & Phillips, LLP
Direct Dial: (310) 312-4104
E-mail: hrochman@manatt.com

May 31, 2005

Client-Matter: 26516-060

BY FACSIMILE AND MAIL

Los Angeles City Council
100 North Spring Street, Room 395
Los Angeles, CA 90012
Attn: Ms. Barbara Greaves, Legislative Assistant

Re: Council File 04-0833

To Whom It May Concern:

This firm represents GTS Property Los Angeles, Inc. ("GTS"). As you know, a public hearing, noticed under Council File 04-0833, was scheduled before the City Council's Planning and Land Use Management Committee ("PLUM") for Wednesday, June 1, 2005 and before the full City Council on Tuesday, June 14, 2005 to consider an appeal filed by GTS (the "Appeal").

By this letter, GTS requests an extension of the PLUM and City Council hearings until June 15, 2005 and June 29, 2005 respectively. We understand that the David Kim, who represents many of the tenants in this matter, has also requested and agrees to the continuance so that the Subdivider and the tenants may exchange relevant information. By this letter GTS waives any time constraints imposed by local or state law relative to action on the Appeal for the purpose of further rescheduling the public hearings to Wednesday, June 15, 2005 before PLUM and Wednesday June 29, 2005 before the City Council.

Thank you for your continuing cooperation in this matter. Please feel free to contact me at the telephone number listed above with any questions.

Sincerely,

Harvey L. Rochman, Esq.
Manatt, Phelps & Phillips, LLP

cc: Hon. Alex Padilla
Hon. Martin Ludlow
Mr. Sonny Astani
Jeri Burge, Esq
David D. Kim, Esq.
Barry Cohen, Esq.
Lisa Specht, Esq.
Ellen Berkowitz, Esq.
Harvey Rochman, Esq.

40877795.2

manatt
manatt | phelps | phillips

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Direct Dial: (310) 312-4104
E-mail: hrochman@manatt.com

May 31, 2005

Client-Matter: 26516-060

BY FACSIMILE AND MAIL

Los Angeles City Council
100 North Spring Street, Room 395
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manatt
manatt | phelps | phillips

Thank you for your continuing cooperation in this matter. Please feel free to contact me at the telephone number listed above with any questions.

Sincerely,

Harvey L. Rochman, Esq.
Manatt, Phelps & Phillips, LLP

cc: Hon. Alex Padilla
Hon. Martin Ludlow
Mr. Sonny Astani
Jeri Burge, Esq
David D. Kim, Esq.
Barry Cohen, Esq.
Lisa Specht, Esq.
Ellen Berkowitz, Esq.
Harvey Rochman, Esq.

40877795.2

Delbert W. George
620 S. Gramercy Place, Suite 320
Los Angeles, CA 90005-3271

May 9, 2005

RECEIVED
MAY 12 2005
CITY PLANNING
DIVISION OF LAND

Ms. Emily Gabel-Luddy
Office of City Planning
200 N. Spring Street, Suite 525
Los Angeles, CA 90012-4801

Dear Ms. Luddy:

On April 12, 2005, your office issued a Letter of Interpretation concerning and regarding the 620 S. Gramercy Place CONDOMINIUM CONVERSION PROJECT. Unfortunately on April 13, 2005, my children and I were **evicted** just hours before the letter was received. The following morning, April 14, 2005, our property was removed and put into storage. I had to call the Police to find out where they were taking our property. The Manager would not allow me in the building and told the officers they had sent me a registered letter telling me where our things would be. I had to call the Police a second time to find the location of the storage facility knowing they had not sent any such letter knowing that my mail would go to that address any way. While my property was being moved, I went to the Post Office to retrieve the registered letter as stated to me by the Manager and to no surprise there was no such letter at the Post Office.

We have lived in Apartment 320 since 1992. I was the tenant of the building that discovered HANCOCK PARK INC., GTS PROPERTIES and Mr. Sonny Astani had breached the "COVENANT AND AGREEMENT" and informed the other tenants of their rights as well.

On March 29, 2005, I was taken to court on an Unlawful Detainer based on the 60 DAY NOTICE where I was ruled against by the Honorable Judge Carol Boas Goodson in Division 75. The day of Friday, April 15, 2005, I filed an EX-PARTE hearing to VACATE THE JUDGEMENT, RESCIND WRIT OF POSSESSION, RESTORE POSSESSION OF PREMISES TO DEFENDANT and RETURN PERSONAL PROPERTY based on the letter issued by your Department which was denied by the Judge saying the letter was "just a Government Agency voicing their opinion". The Judge ordered my property returned, but said I had to pay all storage expenses costing about $550. I was given NO RELOCATION FEES. I also took the letter to Housing Authority which said they could do nothing as well.

Presently, I am staying in the Ramada Hotel at 3900 Wilshire Boulevard, Los Angeles, CA 90005. HANCOCK PARK GARDEN has sent a report to a collection agency for non payment of Judgment filed with a date of April 14th. **I have found no way** to have the "LETTER OF INTREPRETATION" enforced and my funds are quickly diminishing. Everywhere I have gone to look for a home cost at least $4,000 to move in for the type of dwelling I need to take care of my family.

Unfortunately, it seems GTS PROPERTIES, HANCOCK PARK INC. and Mr. Sonny Astani are still prevailing over the law while we remain victims.

Is there some course of justice we can take? Can you please give me any response or feedback, my funds will soon be depleted and soon I will have no place for my family to stay.

Sincerely,

Delbert W. George

(213) 387-4437 5/26/05 not wking #.

PLANNING AND LAND USE MANAGEMENT COMMITTEE
SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 05-0833 **sign**

	Applicant/Appellant/Owner	Representative
____		
		See attached

____ Council Member(s) _____

____ Office of the Mayor (w/file) - Section_____

____ City Attorney (w/blue slip) - Attn:

____ City Administrative Officer (CAO)

____ Chief Legislative Analyst (CLA)

____ City Planning Department - Attn:

____ City Planning Commission - Attn: Gabriele Williams (w/copy of Ordinance)
(ZC; HD; BL; HE; HPOZ; GPA; SPE; CPU; CPR; CA; ICO; TOD; SP; CDO)

____ Director of Planning (same as Commission)

____ Office of Zoning Administration - (all ZA cases; CU; ZV)

____ Advisory Agency - (PM; TT; CPU; CPR; CA; ICO; TOD; SP; CDO)

____ Community Planning Section - (DRB; CPU; CPR; CPE; TT; PM; CA; ICO; CDO; HE)

____ Geographic Information Section - Attn: Fae Tsukamoto - (same as Commission)

____ Information Technology Agency - (large projects)

____ Bureau of Engineering, Land Development & Mapping Division - (generally most cases)

____ Department of Transportation, Traffic/Planning Sections - (generally most cases)

____ Department of Building & Safety c/o Zoning Coordinator - (generally most cases)

____ Residential Inspection Unit - Mail Stop 115 - (SPE; HE; CU; ICO; ZC; generally most cases)

____ Bureau of Street Lighting, "B" Permit Section - (all zoning cases)

____ Department of Water and Power - (DB & large projects)

____ Fire Department - (all zoning & hillside cases)

____ Police Department - (beer & wine; adult entertainment, revocations)

____ Community Development Department

____ Los Angeles County Assessor - (CU appeals & large projects)

____ _____

____ _____

____ _____

____ _____

____ _____

DAVID D. KIM & ASSOCIATES
ATTORNEYS AT LAW
Equitable Plaza, Suite 2530
3435 Wilshire Boulevard
Los Angeles, CA 90010

TELEPHONE: (213) 480-0440
FACSIMILE: (213) 480-0872

RECEIVED
MAY 12 2005
CITY PLANNING
DIVISION OF LAND

May 11, 2005

VIA MESSENGER

Honorable Alex Padilla, President
Honorable Members of the City Council
Los Angeles City Council
200 North Spring Street, 3rd Floor
Los Angeles, California 90012
Attn: Frank Martinez, City Clerk

Planning and Land Use
Management Committee
Office of the City Clerk
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Attn: Barbara Greaves, Legislative Assistant

Re: Recorded Map No. 50346
620 S. Gramercy Place
Council District No. 10

Dear Honorable Council Members and Committee Members:

This firm represents certain former tenants of the above-captioned property who are: Darwin Bradshaw, Gwendolyn Bradshaw, Young Kee Cho, Soon Tae (Scott) Ahn, Ran Yeon Ahn, In Ae Jang, Joon Woong Moon, Song Nyeo Sim, Angela Loffarelli, Tiffany Choi, Sun Ja Kim, Chung Kun Lee, Kye Hung Lee, Kyung Rae Lee, Me Hee Lee, Hak Joo Ahn, Myung Sook Cho, Jee Sun Ahn, Young Je Lee, Jeong Mi Park, Judith Yim, Charles Yim, Charles lee, Jung Hee Ko, Norman Ko, Kum Yei Kim, Ji Yeon Shin, Andrew Chi, Hannah Choi, Yong Shim, Mi Kim, Chong Ran Choi, Howard Han, Jong In Park, Estee Bae, Seung Sin Suh, Moon Soo Kim, Chung Myung Kim, Lisa Kim, Jamie Ho, Raymond Lee, Zhen Shu Jiang, Yong Sun Moon, Yong Ew Yi, Christina Lee, Karl Kim, Yanghum Dwight Kim, Sun Cha Kim, Won Young Lee, Sung Ah Chae, Hyun Bok Kim, Young K. Park, Bok Soon Shin, Kyung Ho Shin, Jiwon Shin, Jihae Shin, Sang Min Shin, Alice Choi, Bok Hee Shin, Young Yoo, Deok Soon Yoo, Shin Yoo, Jeannie Mun,

Kenneth Kang, Kimberly Cho, Paul Lee, Myung Ok Sung, Choon Tak Lim, Jimmy Yu, Yun Yu, Myung Hee Lee, Jong Soo Chang, Eun Hae Kang, Hyun Sook Kim, Min Kyun Kim, Tae Kyun Kim, Sun Hee Chin, Sun Jung Kim, Daniel Windemuth, Mi Sook Lee, Raymond (Sang Ok) Lee, Suk Sil Lee, Frank Song, Timmy Song, Myong Hwa Chong, Ki Back Kim, Heather Chong, Young Mo Koo, Yoon Jee Kim, Chul Yong Wi, Grace Lee, Steven Shin, Jin Ah Kim, Laura Jeon, Jung Sun Bae, Jun Hyung Cho, Soon Jung Cho, Fredrick Ahn, Jin Ahn, Andy Byung Kim, Ho Kyu Wee, Seon Yong Wee, Woo Min Kim, Myung Jin Choi, Jane (Kye Wol) Kim, David E. Kim, Young Hoon Woo, Sung Hui Woo, Kwang Ju Lee, Harry Min, Jeong Eun Kim, Jay Ko, Julie Ko, Woo Jung Noh, Hyo Jung Noh, Kyu Don Choi, Yeon Jung Kang, Hyun Suk Choi, Sarah Lee, Chang Sook Han, In Soo Han, Stephano Park and Kyung Won Kang.

On May 4, 2005, we were served with the Notice to Interested Parties dated May 3, 2005 and issued by the Planning and Land Use Management Committee, informing the former tenants of the subject property that it will consider an appeal taken by GTS Property Los Angeles, Inc. to the City Council concerning the determination of the Advisory Agency made on April 12, 2005. As this was the first time we became aware of the purported appeal, we obtained a copy of the appeal filed by GTS from the Office of the City Clerk. After reviewing the purported appeal we reply as follows on behalf of the former tenants we currently represent.

I. Procedural History

On February 16, 2005, the Deputy Advisory Agency held a public meeting to receive testimonies and written evidence as part of its responsibility pursuant to Municipal Code Section 12.95.2 G,9, to resolve the dispute over relocation fees and the interpretation and application of a Recorded Covenant and Agreement for Recorded Map No. 50346 in the Wilshire Community Plan. The Deputy Advisory Agency invited all parties including the subdivider/ appellant GTS to submit written materials until March 16, 2005. The appellant had, as did the tenants, submitted additional written information for the Deputy Advisory Agency's consideration. The Deputy Advisory Agency issued a ruling on April 12, 2005 and GTS filed the within appeal on April 22, 2005, a copy of which we did not receive, as would be customary in any adversarial proceeding of this nature. The Planning and Land Use Management Committee's public hearing, originally scheduled for May 11, 2005 was continued to 2:00 P.M., May 18, 2005.

II. Legal Argument

A. The City Council must deny the appeal because GTS has no right to appeal the Advisory Agency's ruling to the City Council. The Government Code Section 66452.5 (a) and (d) on which GTS relies as its basis of appeal are intended solely for the purpose

of appealing the Advisory Agency's decision as it relates to a tentative map application. Section 66452.5(a) specifically provides that "The subdivider... may appeal from any action of the advisory agency with respect to a tentative map..."(emphasis added). What the appellant refers to as the "decision" of the Advisory Agency is not an action of the advisory agency "with respect to a tentative map," within the meaning of Section 6642.5. In fact, any right of appeal by any party adversely affected by the Advisory Agency's action with respect to the tentative map in this case had expired ninety days after the date of such decision. Under Government Code Section 66499.37, "[a]ny action to attack, review, set aside void or annul the decision of an advisory agency...or to determine the reasonableness, legality or validity of any conditions attached thereto, shall not be maintained by any person unless such action or proceeding is commenced ...90 days after the date of such decision. Thereafter all person are barred form any such action or proceeding ..." The Advisory Agency had approved the final map with conditions set forth in the Recorded Master Covenant and Agreement on May 4, 2004. Any right to challenge the same expired 90 days from that date, namely, on August 2, 2004.

B. The City Council must deny the appeal because pursuant to Municipal Code Section 12.95.2, the Advisory Agency was vested with the exclusive authority to "to resolve any dispute" concerning the interpretation or application of the covenant and agreement. Section 12.95.2 G-9 expressly provides that "The covenant and agreement provided for herein shall establish an expeditious mechanism to resolve any disputes among tenants, the applicant and the City concerning the interpretation or application of the covenant and agreement." In accordance with said subsection, the Recorded Master Covenant and Agreement had included a provision which stated: "Pursuant to the Los Angeles Municipal Code Section 12.95.2G5, in case of dispute between tenants, the applicant, or the City, the Advisory Agency will interpret the application of this covenant and agreement." It should be noticed that under that subsection, the Advisory Agency was authorized to resolve even disputes that involve the City of Los Angeles. To allow the City Council to override the interpretation of the Advisory Agency in this instance would violate the very purpose of enacting the subsection to "establish an expeditious mechanism to resolve' such disputes.

C. The Advisory Agency properly exercised its authority in applying Section 47.06 as part of its interpretation of the applicability of the Recorded Master Covenant and Agreement. Section 47.06 entitled Tenant Relocation Assistance Where Apartments Are To be Converted was enacted by the City Council "to assist tenants who are displaced by the conversion activity and who otherwise would be forced to bear the burdens of displacement without any assistance." In the Recorded Master Covenant and Agreement, Section 47.06 and its applicability were expressly mentioned in the Note section. It went on to state that the amounts set forth in Section 47.06 was a "minimum amount, "and that "in many cases, the applicant will be required to pay more than these amounts." GTS could have challenged that provision at the time it entered into the covenant or within 90

days of the approval of the Final Map with the conditions under Section 66499.37. It had not done so. GTS is now barred from arguing that the Advisory Agency is without authority to interpret the applicability of Section 47.06 to the Master Covenant and Agreement.

Furthermore, the Advisory Agency is not "enforcing" Section 47.06-D as GTS claims in its appellate brief. The Advisory Agency has merely "interpreted" the applicability of Section 47.06. Despite having one full month to provide the information necessary to assist the Advisory Agency's resolution of the disputes, GTS had chosen to submit only partial information to the Agency. On February 16, the Deputy Advisory Agency opened the meeting expressly stating that the purpose of the meeting was to discuss the tenant relocation assistance dispute. GTS cannot now claim that the Agency's decision based on deficient information is grounds for appealing the interpretation validly rendered that "each rental unit household at 620 South Gramercy Place is entitled to full relocation benefits." Finally, the Advisory Agency was fully aware of the fact that it had no "enforcement" authority. The Agency went out of its way to say that any tenant can use its letter interpreting the applicability of the Recorded Master Covenant and Agreement in a court of law as part of the civil remedies as provided for in Subsection 47.06 E for the landlord's failure to comply with Subsection 47.06 D.

III. Conclusion

We respectfully request that the City Council deny the appeal made by GTS for the foregoing reasons.

Respectfully submitted,

David D. Kim
Attorney for Certain Former Tenants

cc: Hon. Martin Ludlow
Jeri Burge, Esq.
Con Howe, Advisory Agency
Emily Gabel-Luddy, Deputy Advisory Agency

T-503446

LAW OFFICES
KARNS & KARABIAN

FOUNDING PARTNERS
JOHN KARNS
WALTER J. KARABIAN

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TELEPHONE
(213) 680-9522

FAX
(213) 627-3602

April 25, 2005

Sonny Astani
GTS Property, Los Angeles, Inc.
9701 Wilshire Bouelvard, Suite 1200
Beverly Hills, California 90212

Ellen Berkowitz
Manatt Phelps Phillips
11355 West Olympic Boulevard
Los Angeles, California 90064

Tom Iacobellis
Iacobellis and Associates
11145 Tampa Avenue, Suite 10-B
Northridge, California 91326

Barry Cohen
Law Offices of Barry Cohen
9454 Wilshire Boulevard, Suite 600
Beverly Hills, California 90212

Emily Gabel-Luddy
Deputy Advisory Agency
Department of City Planning
200 North Spring Street, Room 525
Los Angeles, California 90012-4801

Re: 620 South Gramercy Place, Los Angeles, California

This office represents Mary H. Powell, who was a resident of 620 South Gramercy Place, Los Angeles, California and who moved out of the building after receiving notice of termination due to the anticipated conversion of the building to condominiums. Please ensure that all communications regarding the relocation fee issue be sent to Ms. Powell, care of the undersigned.

Should you have any questions, or if I may be of any assistance, please do not hesitate to contact me.

Very truly yours,

KARNS & KARABIAN

Jeff A. Harrison

JAH:mmi

RECEIVED
MAY 24 2005
CITY PLANNING
DIVISION OF LAND

LAW OFFICES
KARNS & KARABIAN

FOUNDING PARTNERS
JOHN KARNS
WALTER J. KARABIAN

SUITE 530
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900 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA 90017-4706

TELEPHONE
(213) 680-9522

FAX
(213) 627-3602

May 11, 2005

Barbara Greaves
Legislative Assistant
Planning and Land Use Management Committee
City of Los Angeles
Council and Public Services
Room 395, City Hall
Los Angeles, California 90012

Re: 620 South Gramercy Place, Los Angeles, California

This office represents Mary H. Powell, who was a resident of 620 South Gramercy Place, Los Angeles, California as of the filing of the second condominium conversion application and who relocated after receiving notice of termination due to the anticipated conversion of the building to condominiums. Please ensure that all communications regarding the relocation fee issue be sent to Ms. Powell, care of the undersigned.

Should you have any questions, or if I may be of any assistance, please do not hesitate to contact me.

Very truly yours,

KARNS & KARABIAN

Jeff A. Harrison

JAH:mmi

cc: Sonny Astani, GTS Property, Los Angeles, Inc.
Ellen Berkowitz, Manatt Phelps Phillips

MAY 2 0 2005 – CONTINUED TO ~~May 31 2005~~

CITY OF LOS ANGELES SPEAKER CARD ✓

Date	Council File No., Agenda Item, or Case No.
5-18-05	Agenda # 17

I wish to speak before the PLUM
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal (X) Against proposal ( ) General comments

Name: DAVID D. KIM

Business or Organization Affiliation: DAVID D. KIM & ASSOCIATES.

Address: 3435 Wilshire Blvd., #2530, LA, CA 90010
Street City State Zip

Business phone: 213 480 0440 Representing: Former Tenants

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: [X]

Client Name: 22 Former Tenants @ 620 S. Gramercy Phone #:

Client Address: Will provide upon request.
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date: 5/18/05

Council File No., Agenda Item, or Case No.:

I wish to speak before the: Plum Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda?
( ) For proposal
( ) Against proposal
( ) General comments

Name: Darwin Braodshaw

Business or Organization Affiliation:

Address: 444 S. Kingsley Dr Los Angeles CA 90020
Street City State Zip

Business phone: Representing: SELF

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: Phone #:

Client Address:
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY ( ) LOS ANGELES SPEAKER ( )RD Item Continued

Date 5/18/2004

Council File No., Agenda Item, or Case No. Map 50346

I wish to speak before the Council, City planning
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal ( ) Against proposal ( ) General comments

Name: Jeannie Chang

Business or Organization Affiliation: _____

Address: 450 S. St. Andrews PL # 314 LA Ca 90020.
Street City State Zip

Business phone: 310) 864-6926 Representing: 620 S. Gramercy PL tenants.

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date: 5/18/05

Council File No., Agenda Item, or Case No.:

I wish to speak before the PLUM
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal ( ) Against proposal (X) General comments

Name: BRENDA R. McFARLAND

Business or Organization Affiliation: TENANT AT 620 S. GRAMERCY PL.

Address: 589 S. OGDEN DR. L.A. CA 90036
Street City State Zip

Business phone: 213.346.2353 Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: Phone #:

Client Address:
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

(15)

05-0073
CHC 2004-6760
HCM
CD 11

CONTINUED FROM 2-23-05; 3-30-05; 4-27-05 AND 5-11-05 MEETINGS
Report from the Director of Planning relative to Cultural Heritage Commission action to include the Marquez Filling Station (including the filling station, office, canopy and pump island) on the site at 507 Entrada Drive in the list of Historic-Cultural Monuments.

Applicant: Mike Deasy

Fiscal Impact Statement Submitted: Yes, by Commission

DISPOSITION

(16)

05-0855
BF 050024
CD 14

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 5-31-05; IN COUNCIL: 5-24-05
Appeal filed by Michele Markota from the determination of the Board of Building and Safety Commissioners, in approving a haul route to export 3,500 cubic yards of soil, subject to conditions of approval, for property at 5488 Dahlia Drive.

Applicant: Kevin Polin CE
Commission Vote: 5-0

Fiscal Impact Statement Submitted: No

DISPOSITION

(17)

04-0833
RM No. 50346
CD 10

CONTINUED FROM 5-11-05 MEETING
TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 5-31-05; IN COUNCIL 5-31-05
Appeal filed by Harvey L. Rochman, Esq., on behalf of GTS Property, Los Angeles, Inc., to the City Council relative to the determination of the Advisory Agency regarding a relocation assistance dispute and the interpretation and application of Recorded Covenant Agreement for Recorded Map No. 50346 for a 164-unit condominium conversion located at 620 South Gramercy Place.

Applicant: Sonny Astani,
GTS Property, Los Angeles, Inc., Ellen Berkowitz, Representative CE
Fiscal Impact Statement Submitted: No

DISPOSITION cnt'd 6-1-05 PLUM; 6-14-05 in Cal.

COMMENTS FROM PUBLIC ON ITEMS OF PUBLIC INTEREST
WITHIN COMMITTEE'S SUBJECT MATTER JURISDICTION

IF YOU CHALLENGE THIS COMMITTEE'S ACTION(S) IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY CLERK AT OR PRIOR TO, THE PUBLIC HEARING. ANY WRITTEN CORRESPONDENCE DELIVERED TO THE CITY CLERK BEFORE THE CITY COUNCIL'S FINAL ACTION ON A MATTER WILL BECOME A PART OF THE ADMINISTRATIVE RECORD.

pl0518

(12)

05-0774
APCW 2004-3574
ZC ZAA
CD 11

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 7-20-05

Report from the West Los Angeles Area Planning Commission and proposed Ordinance effecting a zone change from R2-1 to (T)(Q)RD3-1, subject to conditions of approval, for the proposed demolition of six multi-family dwelling units and construction of 12 townhome style condominium units, three-stories, maximum of 40 feet in height, with a subterranean parking garage including 36 parking spaces for the residents and four guest parking spaces for a total of 40 parking spaces, on a 30,046 net square foot lot located at 823 (823-837) South Bundy Drive.

Applicant: 823 South Bundy LLC — MND
Commission Vote: 4-0

Fiscal Impact Statement Submitted: Yes, by Commission

DISPOSITION_____

(13)

05-0861
APCW 2004-7476
BL
CD 10

TIME LIMIT: 8-1-05; LAST DAY FOR COUNCIL ACTION: 7-29-05

Report from the West Los Angeles Area Planning Commission and proposed Ordinance effecting the removal of a 25-foot building line on the northeast side of Jasmine Avenue for the proposed demolition of two duplexes and a single family dwelling and the proposed construction, use and maintenance of a 27 unit condominium project located at 3626-3636 Jasmine Avenue.

Applicant: Jasmine Realty Partners, LLC; James Frost — MND
Commission Vote: 3-0

Fiscal Impact Statement Submitted: Yes, by Commission

DISPOSITION_____

(14)

04-1848-S4
CD 4

Application from Marcellin Simaro and Willard Halm (William Hefner AIA, Representative), requesting a hardship exemption from the Windsor Square Interim Control Ordinance (No. 176,229), for the proposed addition of a master bedroom to the second floor (in place of a deck), totaling 380.25 square feet and 24.5 feet in height, at a single-family dwelling located at 333 South Windsor Boulevard.

Fiscal Impact Statement Submitted: No

DISPOSITION_____

#17

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Daniel T. Gryczman
Manatt, Phelps & Phillips, LLP
Direct Dial: (310) 312-4307
Direct Facsimile: (310) 996-6980
E-mail: dgryczman@manatt.com

May 12, 2005

Client-Matter: 26516-060

BY FACSIMILE AND MAIL

Los Angeles City Council
100 North Spring Street, Room 395
Los Angeles, CA 90012
Attn: Ms. Barbara Greaves, Legislative Assistant

Re: Council File 04-0833

To Whom It May Concern:

This firm represents GTS Property Los Angeles, Inc. ("GTS"). As you know, a public hearing, noticed under Council File 04-0833, was scheduled before the City Council's Planning and Land Use Management Committee ("PLUM") for Wednesday, May 11, 2005 and before the full City Council on Friday, May 20, 2005 to consider an appeal filed by GTS (the "Appeal"). By a letter dated May 6, 2005, GTS requested that the public hearings be rescheduled to Wednesday, May 18, 2005 and Tuesday, May 31, 2005, respectively.

By this letter, GTS waives any time constraints imposed by local or state law relative to action on the Appeal for the purpose of further rescheduling the public hearings to Wednesday, June 1, 2005 before PLUM and Tuesday June 14, 2005 before the City Council.

Thank you for your continuing cooperation in this matter. Please feel free to contact me at the telephone number listed above with any questions.

Sincerely,

Daniel T. Gryczman, Esq.
Manatt, Phelps & Phillips, LLP

cc: Hon. Alex Padilla
Hon. Martin Ludlow
Mr. Sonny Astani
Jeri Burge, Esq.
Lisa Specht, Esq.
Ellen Berkowitz, Esq.
Harvey Rochman, Esq.

40877795.2

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Fax Transmission

Manatt, Phelps & Phillips, LLP
11355 West Olympic Boulevard, Los Angeles, California 90064-1614
Telephone: 310.312.4000 Fax: 310.312.4224

MAY 12 PM 2:47

Client\Matter: 26516-060

Time in:

Fax Number: 545576

Confirmation Number:

To:	Jeri Burge	(213) 978-8090	
	Barbara Greaves	(213) 978-1040	(213) 978-1068
From:	Daniel T. Gryczman	545577	
Date:	May 12, 2005		
Pages including cover:	2		

If you do not receive all of the pages please call (310) 312-4203 as soon as possible. Thank you.

Sender's Comments:

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DAVID D. KIM & ASSOCIATES
ATTORNEYS AT LAW
Equitable Plaza, Suite 2530
3435 Wilshire Boulevard
Los Angeles, CA 90010

TELEPHONE: (213) 480-0440
FACSIMILE: (213) 480-0872

May 11, 2005

VIA MESSENGER

Honorable Alex Padilla, President
Honorable Members of the City Council
Los Angeles City Council
200 North Spring Street, 3rd Floor
Los Angeles, California 90012
Attn: Frank Martinez, City Clerk

Planning and Land Use
Management Committee
Office of the City Clerk
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Attn: Barbara Greaves, Legislative Assistant

Re: Recorded Map No. 50346
620 S. Gramercy Place
Council District No. 10

Dear Honorable Council Members and Committee Members:

This firm represents certain former tenants of the above-captioned property who are: Darwin Bradshaw, Gwendolyn Bradshaw, Young Kee Cho, Soon Tae (Scott) Ahn, Ran Yeon Ahn, In Ae Jang, Joon Woong Moon, Song Nyeo Sim, Angela Loffarelli, Tiffany Choi, Sun Ja Kim, Chung Kun Lee, Kye Hung Lee, Kyung Rae Lee, Me Hee Lee, Hak Joo Ahn, Myung Sook Cho, Jee Sun Ahn, Young Je Lee, Jeong Mi Park, Judith Yim, Charles Yim, Charles lee, Jung Hee Ko, Norman Ko, Kum Yei Kim, Ji Yeon Shin, Andrew Chi, Hannah Choi, Yong Shim, Mi Kim, Chong Ran Choi, Howard Han, Jong In Park, Estee Bae, Seung Sin Suh, Moon Soo Kim, Chung Myung Kim, Lisa Kim, Jamie Ho, Raymond Lee, Zhen Shu Jiang, Yong Sun Moon, Yong Ew Yi, Christina Lee, Karl Kim, Yanghum Dwight Kim, Sun Cha Kim, Won Young Lee, Sung Ah Chae, Hyun Bok Kim, Young K. Park, Bok Soon Shin, Kyung Ho Shin, Jiwon Shin, Jihae Shin, Sang Min Shin, Alice Choi, Bok Hee Shin, Young Yoo, Deok Soon Yoo, Shin Yoo, Jeannie Mun,

Kenneth Kang, Kimberly Cho, Paul Lee, Myung Ok Sung, Choon Tak Lim, Jimmy Yu, Yun Yu, Myung Hee Lee, Jong Soo Chang, Eun Hae Kang, Hyun Sook Kim, Min Kyun Kim, Tae Kyun Kim, Sun Hee Chin, Sun Jung Kim, Daniel Windemuth, Mi Sook Lee, Raymond (Sang Ok) Lee, Suk Sil Lee, Frank Song, Timmy Song, Myong Hwa Chong, Ki Back Kim, Heather Chong, Young Mo Koo, Yoon Jee Kim, Chul Yong Wi, Grace Lee, Steven Shin, Jin Ah Kim, Laura Jeon, Jung Sun Bae, Jun Hyung Cho, Soon Jung Cho, Fredrick Ahn, Jin Ahn, Andy Byung Kim, Ho Kyu Wee, Seon Yong Wee, Woo Min Kim, Myung Jin Choi, Jane (Kye Wol) Kim, David E. Kim, Young Hoon Woo, Sung Hui Woo, Kwang Ju Lee, Harry Min, Jeong Eun Kim, Jay Ko, Julie Ko, Woo Jung Noh, Hyo Jung Noh, Kyu Don Choi, Yeon Jung Kang, Hyun Suk Choi, Sarah Lee, Chang Sook Han, In Soo Han, Stephano Park and Kyung Won Kang.

On May 4, 2005, we were served with the Notice to Interested Parties dated May 3, 2005 and issued by the Planning and Land Use Management Committee, informing the former tenants of the subject property that it will consider an appeal taken by GTS Property Los Angeles, Inc. to the City Council concerning the determination of the Advisory Agency made on April 12, 2005. As this was the first time we became aware of the purported appeal, we obtained a copy of the appeal filed by GTS from the Office of the City Clerk. After reviewing the purported appeal we reply as follows on behalf of the former tenants we currently represent.

I. Procedural History

On February 16, 2005, the Deputy Advisory Agency held a public meeting to receive testimonies and written evidence as part of its responsibility pursuant to Municipal Code Section 12.95.2 G,9, to resolve the dispute over relocation fees and the interpretation and application of a Recorded Covenant and Agreement for Recorded Map No. 50346 in the Wilshire Community Plan. The Deputy Advisory Agency invited all parties including the subdivider/ appellant GTS to submit written materials until March 16, 2005. The appellant had, as did the tenants, submitted additional written information for the Deputy Advisory Agency's consideration. The Deputy Advisory Agency issued a ruling on April 12, 2005 and GTS filed the within appeal on April 22, 2005, a copy of which we did not receive, as would be customary in any adversarial proceeding of this nature. The Planning and Land Use Management Committee's public hearing, originally scheduled for May 11, 2005 was continued to 2:00 P.M., May 18, 2005.

II. Legal Argument

A. The City Council must deny the appeal because GTS has no right to appeal the Advisory Agency's ruling to the City Council. The Government Code Section 66452.5 (a) and (d) on which GTS relies as its basis of appeal are intended solely for the purpose

of appealing the Advisory Agency's decision as it relates to a tentative map application. Section 66452.5(a) specifically provides that "The subdivider... may appeal from any action of the advisory agency with respect to a tentative map..."(emphasis added). What the appellant refers to as the "decision" of the Advisory Agency is not an action of the advisory agency "with respect to a tentative map," within the meaning of Section 6642.5. In fact, any right of appeal by any party adversely affected by the Advisory Agency's action with respect to the tentative map in this case had expired ninety days after the date of such decision. Under Government Code Section 66499.37, "[a]ny action to attack, review, set aside void or annul the decision of an advisory agency...or to determine the reasonableness, legality or validity of any conditions attached thereto, shall not be maintained by any person unless such action or proceeding is commenced ...90 days after the date of such decision. Thereafter all person are barred form any such action or proceeding ..." The Advisory Agency had approved the final map with conditions set forth in the Recorded Master Covenant and Agreement on May 4, 2004. Any right to challenge the same expired 90 days from that date, namely, on August 2, 2004.

B. The City Council must deny the appeal because pursuant to Municipal Code Section 12.95.2, the Advisory Agency was vested with the exclusive authority to "to resolve any dispute" concerning the interpretation or application of the covenant and agreement. Section 12.95.2 G-9 expressly provides that "The covenant and agreement provided for herein shall establish an expeditious mechanism to resolve any disputes among tenants, the applicant and the City concerning the interpretation or application of the covenant and agreement." In accordance with said subsection, the Recorded Master Covenant and Agreement had included a provision which stated: "Pursuant to the Los Angeles Municipal Code Section 12.95.2G5, in case of dispute between tenants, the applicant, or the City, the Advisory Agency will interpret the application of this covenant and agreement." It should be noticed that under that subsection, the Advisory Agency was authorized to resolve even disputes that involve the City of Los Angeles. To allow the City Council to override the interpretation of the Advisory Agency in this instance would violate the very purpose of enacting the subsection to "establish an expeditious mechanism to resolve' such disputes.

C. The Advisory Agency properly exercised its authority in applying Section 47.06 as part of its interpretation of the applicability of the Recorded Master Covenant and Agreement. Section 47.06 entitled Tenant Relocation Assistance Where Apartments Are To be Converted was enacted by the City Council "to assist tenants who are displaced by the conversion activity and who otherwise would be forced to bear the burdens of displacement without any assistance." In the Recorded Master Covenant and Agreement, Section 47.06 and its applicability were expressly mentioned in the Note section. It went on to state that the amounts set forth in Section 47.06 was a "minimum amount, "and that "in many cases, the applicant will be required to pay more than these amounts." GTS could have challenged that provision at the time it entered into the covenant or within 90

days of the approval of the Final Map with the conditions under Section 66499.37. It had not done so. GTS is now barred from arguing that the Advisory Agency is without authority to interpret the applicability of Section 47.06 to the Master Covenant and Agreement.

Furthermore, the Advisory Agency is not "enforcing" Section 47.06-D as GTS claims in its appellate brief. The Advisory Agency has merely "interpreted" the applicability of Section 47.06. Despite having one full month to provide the information necessary to assist the Advisory Agency's resolution of the disputes, GTS had chosen to submit only partial information to the Agency. On February 16, the Deputy Advisory Agency opened the meeting expressly stating that the purpose of the meeting was to discuss the tenant relocation assistance dispute. GTS cannot now claim that the Agency's decision based on deficient information is grounds for appealing the interpretation validly rendered that "each rental unit household at 620 South Gramercy Place is entitled to full relocation benefits." Finally, the Advisory Agency was fully aware of the fact that it had no "enforcement" authority. The Agency went out of its way to say that any tenant can use its letter interpreting the applicability of the Recorded Master Covenant and Agreement in a court of law as part of the civil remedies as provided for in Subsection 47.06 E for the landlord's failure to comply with Subsection 47.06 D.

III. Conclusion

We respectfully request that the City Council deny the appeal made by GTS for the foregoing reasons.

Respectfully submitted,

David D. Kim
Attorney for Certain Former Tenants

cc: Hon. Martin Ludlow
Jeri Burge, Esq.
Con Howe, Advisory Agency
Emily Gabel-Luddy, Deputy Advisory Agency

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Daniel T. Gryczman
Manatt, Phelps & Phillips, LLP
Direct Dial: (310) 312-4307
Direct Facsimile: (310) 996-6980
E-mail: dgryczman@manatt.com

May 12, 2005

Client-Matter: 26516-060

BY FACSIMILE AND MAIL

Los Angeles City Council
100 North Spring Street, Room 395
Los Angeles, CA 90012
Attn: Ms. Barbara Greaves, Legislative Assistant

Re: Council File 04-0833

To Whom It May Concern:

This firm represents GTS Property Los Angeles, Inc. ("GTS"). As you know, a public hearing, noticed under Council File 04-0833, was scheduled before the City Council's Planning and Land Use Management Committee ("PLUM") for Wednesday, May 11, 2005 and before the full City Council on Friday, May 20, 2005 to consider an appeal filed by GTS (the "Appeal"). By a letter dated May 6, 2005, GTS requested that the public hearings be rescheduled to Wednesday, May 18, 2005 and Tuesday, May 31, 2005, respectively.

By this letter, GTS waives any time constraints imposed by local or state law relative to action on the Appeal for the purpose of further rescheduling the public hearings to Wednesday, June 1, 2005 before PLUM and Tuesday June 14, 2005 before the City Council.

Thank you for your continuing cooperation in this matter. Please feel free to contact me at the telephone number listed above with any questions.

Sincerely,

Daniel T. Gryczman, Esq.
Manatt, Phelps & Phillips, LLP

cc: Hon. Alex Padilla
Hon. Martin Ludlow
Mr. Sonny Astani
Jeri Burge, Esq.
Lisa Specht, Esq.
Ellen Berkowitz, Esq.
Harvey Rochman, Esq.

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2005 MAY 16 AM 8:25

CITY CLERK

BY_____
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(7)

04-1848-S3
CD 4

CONTINUED FROM 4-20-05 MEETING

Application filed by Michael Mynatt, (Robert Cramer, Representative), requesting a hardship exemption from the Windsor Square Interim Control Ordinance (176229), for the proposed 514 square feet addition on the second floor of an existing residence to include a master bedroom, bathroom and closet, for property at 157 South Windsor Boulevard (the new roof is proposed to lower the existing roof).

Fiscal Impact Statement Submitted: No

DISPOSITION

(8)

05-0672
VTT 52928
CD 11

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 5-18-05: IN COUNCIL: 5-18-05

Appeals filed by Pacific Palisades Residents Association (Barbara Kohn, Representative); Ms. Beagles, Mr. Congdon, Ms. Heidt, Mr. and Ms. Hirschman, Mr. and Mrs. Knotz, Mr. and Mrs. and Mirkin, and Dr. Todd Sadow (Thomas Stewart, Representative); Castellammare Mesa Homeowners (Andrew F. Martin, Representative); Lou Jacobs and Ken Kahan (Palisades Landmark, LLC) - (Ben Reznik, Representative); and Pacific Palisades Community Council (Norma Kulla, Representative), from the determination of the City Planning Commission in whole and in part, in approving Vesting Tentative Tract Map No. 52928 for the proposed construction, use and maintenance of an 82-unit condominium project at 17331 and 17333 Tramonto Drive.

Applicant: Palisades Landmark, LLC
Commission Vote: 8-0 EIR

Fiscal Impact Statement Submitted: Yes, by Commission

DISPOSITION

(9)

04-0833
RM No. 50346
CD 10

TIME LIMIT: 5-23-05; LAST DAY FOR COUNCIL ACTION: 5-20-05; IN COUNCIL 5-20-05

Appeal filed by Harvey L. Rochman, Esq., on behalf of GTS Property, Los Angeles, Inc., to the City Council relative to the determination of the Advisory Agency regarding a relocation assistance dispute and the interpretation and application of Recorded Covenant Agreement for Recorded Map No. 50346 for a 164-unit condominium conversion located at 620 South Gramercy Place.

Applicant: Sonny Astani,
GTS Property, Los Angeles, Inc., Ellen Berkowitz, Representative CE

Fiscal Impact Statement Submitted: No

DISPOSITION Cont to 5-18-05 & 5-31-05 in Cal.

(10)

05-0862
VTT 61124-2A
CD 10

TIME LIMIT FILE AND LAST DAY FOR COUNCIL ACTION: 5-20-05; IN COUNCIL: 5-18-05
Appeal filed by Jason Hall, from part of the decision of the Advisory Agency in approving Tentative Tract No. 61124 for a proposed 11-unit residential condominium subdivision located at 5826 Olympic Boulevard. **(Commission failed to act on this matter within time limits as specified in Los Angeles Municipal Code Section 17.06 -A3)**

Applicant: Olympic Cilla, LLC (A) (O), Ronald Cargill, Representative MND

Fiscal Impact Statement Submitted: No

DISPOSITION_____

COMMENTS FROM PUBLIC ON ITEMS OF PUBLIC INTEREST
WITHIN COMMITTEE'S SUBJECT MATTER JURISDICTION

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pl0511

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Daniel T. Gryczman
Manatt, Phelps & Phillips, LLP
Direct Dial: (310) 312-4307
Direct Facsimile: (310) 996-6980
E-mail: dgryczman@manatt.com

May 6, 2005

Client-Matter: 26516-060

BY FACSIMILE AND MAIL

Los Angeles City Council
100 North Spring Street
Room 395, City Hall
Los Angeles, CA 90012
Attn: Ms. Barbara Greaves, Legislative Assistant

Re: Council File 04-0833

To Whom It May Concern:

This firm represents GTS Property, Los Angeles Inc. ("GTS"). As you know, a public hearing, noticed under Council File 04-0833, has been scheduled before the City Council's Planning and Land Use Management Committee ("PLUM") for Wednesday, May 11, 2005 and before the full City Council on Friday, May 20, 2005 to consider an appeal filed by GTS. By this letter, GTS hereby requests that the public hearings be rescheduled to Wednesday, May 18, 2005 and Tuesday, May 31, 2005, respectively.

Thank you for your continuing cooperation in this matter. Please feel free to contact me at the telephone number listed above with any questions.

Sincerely,

Daniel T. Gryczman, Esq.
Manatt, Phelps & Phillips, LLP

cc: Hon. Alex Padilla
Hon. Martin Ludlow
Mr. Sonny Astani
Jeri Burge, Esq.
Lisa Specht, Esq.
Ellen Berkowitz, Esq.
Harvey Rochman, Esq.

DAVID D. KIM & ASSOCIATES
ATTORNEYS AT LAW
Equitable Plaza, Suite 2530
3435 Wilshire Boulevard
Los Angeles, CA 90010

TELEPHONE: (213) 480-0440
FACSIMILE: (213) 480-0872

May 11, 2005

VIA MESSENGER

Honorable Alex Padilla, President
Honorable Members of the City Council
Los Angeles City Council
200 North Spring Street, 3rd Floor
Los Angeles, California 90012
Attn: Frank Martinez, City Clerk

Planning and Land Use
Management Committee
Office of the City Clerk
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Attn: Barbara Greaves, Legislative Assistant

Re: Recorded Map No. 50346
620 S. Gramercy Place
Council District No. 10

Dear Honorable Council Members and Committee Members:

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Kenneth Kang, Kimberly Cho, Paul Lee, Myung Ok Sung, Choon Tak Lim, Jimmy Yu, Yun Yu, Myung Hee Lee, Jong Soo Chang, Eun Hae Kang, Hyun Sook Kim, Min Kyun Kim, Tae Kyun Kim, Sun Hee Chin, Sun Jung Kim, Daniel Windemuth, Mi Sook Lee, Raymond (Sang Ok) Lee, Suk Sil Lee, Frank Song, Timmy Song, Myong Hwa Chong, Ki Back Kim, Heather Chong, Young Mo Koo, Yoon Jee Kim, Chul Yong Wi, Grace Lee, Steven Shin, Jin Ah Kim, Laura Jeon, Jung Sun Bae, Jun Hyung Cho, Soon Jung Cho, Fredrick Ahn, Jin Ahn, Andy Byung Kim, Ho Kyu Wee, Seon Yong Wee, Woo Min Kim, Myung Jin Choi, Jane (Kye Wol) Kim, David E. Kim, Young Hoon Woo, Sung Hui Woo, Kwang Ju Lee, Harry Min, Jeong Eun Kim, Jay Ko, Julie Ko, Woo Jung Noh, Hyo Jung Noh, Kyu Don Choi, Yeon Jung Kang, Hyun Suk Choi, Sarah Lee, Chang Sook Han, In Soo Han, Stephano Park and Kyung Won Kang.

On May 4, 2005, we were served with the Notice to Interested Parties dated May 3, 2005 and issued by the Planning and Land Use Management Committee, informing the former tenants of the subject property that it will consider an appeal taken by GTS Property Los Angeles, Inc. to the City Council concerning the determination of the Advisory Agency made on April 12, 2005. As this was the first time we became aware of the purported appeal, we obtained a copy of the appeal filed by GTS from the Office of the City Clerk. After reviewing the purported appeal we reply as follows on behalf of the former tenants we currently represent.

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II. Legal Argument

A. The City Council must deny the appeal because GTS has no right to appeal the Advisory Agency's ruling to the City Council. The Government Code Section 66452.5 (a) and (d) on which GTS relies as its basis of appeal are intended solely for the purpose

of appealing the Advisory Agency's decision as it relates to a tentative map application. Section 66452.5(a) specifically provides that "The subdivider... may appeal from any action of the advisory agency with respect to a tentative map..."(emphasis added). What the appellant refers to as the "decision" of the Advisory Agency is not an action of the advisory agency "with respect to a tentative map," within the meaning of Section 6642.5. In fact, any right of appeal by any party adversely affected by the Advisory Agency's action with respect to the tentative map in this case had expired ninety days after the date of such decision. Under Government Code Section 66499.37, "[a]ny action to attack, review, set aside void or annul the decision of an advisory agency...or to determine the reasonableness, legality or validity of any conditions attached thereto, shall not be maintained by any person unless such action or proceeding is commenced ...90 days after the date of such decision. Thereafter all person are barred form any such action or proceeding ..." The Advisory Agency had approved the final map with conditions set forth in the Recorded Master Covenant and Agreement on May 4, 2004. Any right to challenge the same expired 90 days from that date, namely, on August 2, 2004.

B. The City Council must deny the appeal because pursuant to Municipal Code Section 12.95.2, the Advisory Agency was vested with the exclusive authority to "to resolve any dispute" concerning the interpretation or application of the covenant and agreement. Section 12.95.2 G-9 expressly provides that "The covenant and agreement provided for herein shall establish an expeditious mechanism to resolve any disputes among tenants, the applicant and the City concerning the interpretation or application of the covenant and agreement." In accordance with said subsection, the Recorded Master Covenant and Agreement had included a provision which stated: "Pursuant to the Los Angeles Municipal Code Section 12.95.2G5, in case of dispute between tenants, the applicant, or the City, the Advisory Agency will interpret the application of this covenant and agreement." It should be noticed that under that subsection, the Advisory Agency was authorized to resolve even disputes that involve the City of Los Angeles. To allow the City Council to override the interpretation of the Advisory Agency in this instance would violate the very purpose of enacting the subsection to "establish an expeditious mechanism to resolve' such disputes.

C. The Advisory Agency properly exercised its authority in applying Section 47.06 as part of its interpretation of the applicability of the Recorded Master Covenant and Agreement. Section 47.06 entitled Tenant Relocation Assistance Where Apartments Are To be Converted was enacted by the City Council "to assist tenants who are displaced by the conversion activity and who otherwise would be forced to bear the burdens of displacement without any assistance." In the Recorded Master Covenant and Agreement, Section 47.06 and its applicability were expressly mentioned in the Note section. It went on to state that the amounts set forth in Section 47.06 was a "minimum amount, "and that "in many cases, the applicant will be required to pay more than these amounts." GTS could have challenged that provision at the time it entered into the covenant or within 90

days of the approval of the Final Map with the conditions under Section 66499.37. It had not done so. GTS is now barred from arguing that the Advisory Agency is without authority to interpret the applicability of Section 47.06 to the Master Covenant and Agreement.

Furthermore, the Advisory Agency is not "enforcing" Section 47.06-D as GTS claims in its appellate brief. The Advisory Agency has merely "interpreted" the applicability of Section 47.06. Despite having one full month to provide the information necessary to assist the Advisory Agency's resolution of the disputes, GTS had chosen to submit only partial information to the Agency. On February 16, the Deputy Advisory Agency opened the meeting expressly stating that the purpose of the meeting was to discuss the tenant relocation assistance dispute. GTS cannot now claim that the Agency's decision based on deficient information is grounds for appealing the interpretation validly rendered that "each rental unit household at 620 South Gramercy Place is entitled to full relocation benefits." Finally, the Advisory Agency was fully aware of the fact that it had no "enforcement" authority. The Agency went out of its way to say that any tenant can use its letter interpreting the applicability of the Recorded Master Covenant and Agreement in a court of law as part of the civil remedies as provided for in Subsection 47.06 E for the landlord's failure to comply with Subsection 47.06 D.

III. Conclusion

We respectfully request that the City Council deny the appeal made by GTS for the foregoing reasons.

Respectfully submitted,

David D. Kim
Attorney for Certain Former Tenants

cc: Hon. Martin Ludlow
Jeri Burge, Esq.
Con Howe, Advisory Agency
Emily Gabel-Luddy, Deputy Advisory Agency

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Client\Matter: 26516-060

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CALIFORNIA

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HELEN GINSBURG
Chief, Council and Public Services Division

04-0833
RM No. 50346
CD 10

May 3, 2005

NOTICE TO INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will hold a public hearing, on **Wednesday, May 11, 2005,** at approximately **2:00 p.m.** or soon thereafter in Room 1010, 200 North Spring Street, City Hall, to consider an appeal filed by Harvey L. Rochman, Esq., on behalf of GTS Property, Los Angeles, Inc., to the City Council relative to the determination of the Advisory Agency regarding a relocation assistance dispute and the interpretation and application of Recorded Covenant Agreement for Recorded Map No. 50346 for a 164-unit condominium conversion located at 620 South Gramercy Place.

Applicant: Sonny Astani,
GTS Property, Los Angeles, Inc., Ellen Berkowitz, Representative

The full Los Angeles City Council will also consider this matter on **Friday, May 20, 2005**, at approximately **10:00 a.m.** or soon thereafter in John Ferraro Council Chamber, Room 340, City Hall at 200 North Spring Street.

If you are unable to appear at these meetings, you may submit your comments in writing. The file and appeal referred to above can be reviewed in the Office of the City Clerk. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012.

Please be advised that both the Planning and Land Use Management Committee and City Council reserve the right to continue this matter to a later date, subject to any time limit constraints. Please contact this office if you would like to be notified of any future hearing dates should the Committee or Council not act on this matter on the aforementioned date(s).

Barbara Greaves
Legislative Assistant
Planning and Land Use
Management Committee, 213-978-1068

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

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April 22, 2005

Client-Matter: 26516-060

BY HAND DELIVERY

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Honorable Members of the City Council
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Attn: Frank Martinez, City Clerk

Honorable Mabel Chang, President
Honorable Planning Commissioners
Los Angeles City Planning Commission
200 North Spring Street, 5th Floor
Los Angeles, California 90012
Attn: Gabrielle Williams, Clerk of the Planning Commission

Re: Recorded Map No 50346
620 S. Gramercy
Council District No. 10

Dear Honorable Council Members and Planning Commissioners:

This firm represents GTS Property Los Angeles, Inc., the subdivider of Recorded Map No. 50346 referenced above (the "Subdivider"). On February 16, 2005, the City of Los Angeles Advisory Agency (the "Advisory Agency") held a public meeting to take comments regarding a relocation benefits dispute involving the condominium conversion of the residential building located at 620 South Gramercy Place. On April 12, 2005, the Advisory Agency issued an interpretation applying a Recorded Covenant and Agreement for Recorded Map No. 50346. The Advisory Agency's interpretation imposes several obligations on the Subdivider from which the Subdivider hereby appeals. A copy of the Advisory Agency's April 12, 2005 interpretation is enclosed for your reference. The basis of the Subdivider's appeal includes the following:

PLAN & LAND USE MGT.
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BY _____ DEPUTY

1. The Advisory Agency did not have jurisdiction to enforce Municipal Code Section 47.06-D ("Section 47.06").

2. The Advisory Agency's interpretation applying Section 47.06 exceeded its jurisdiction under Municipal Code Section 12.2.95 to interpret the application of the Master Covenant And Agreement Between GTS Property Los Angeles, Inc. and the City of Los Angeles, Instrument Nos. 04-0080755 and 04-0080756.

3. The Advisory Agency acted contrary to the express terms of Section 47.06 by ordering the Subdivider to pay the maximum amount of relocation benefits to tenants that were not "qualified" to receive those benefits under Section 47.06. In addition, as to tenants who were served with a Notice of Termination prior to July 3, 2004, the benefits ordered by the Advisory Agency exceed the applicable maximum benefits under any provision of the Municipal Code. As a result of these decisions, the Advisory Agency's interpretation imposes a substantial unauthorized and improper monetary penalty on the Subdivider.

4. The Advisory Agency exceeded any jurisdiction that it did have and acted contrary to Section 47.06 by ordering the Subdivider to pay relocation benefits under Section 47.06 to tenants who were not entitled to receive those benefits because they: (a) were not served with a Notice of Termination; (b) they previously settled with and released the Subdivider from claims related to relocation benefits; (c) they were relocated by the Subdivider to comparable replacement rental units; (d) they received actual written notice prior to becoming a tenant that an application for the conversion had been filed with the City; and (e) they intended to purchase a unit in the condominium conversion project.

5. The Subdivider was not given notice and an opportunity to be heard and submit evidence on the issues, including the application of Section 47.06, that would be considered and decided by the Advisory Agency. Accordingly, the Advisory Agency's interpretation violates the right to due process under state and federal laws.

6. The Advisory Agency's decision incorrectly applied Section 47.06 to property that is not subject to the City's Rent Stabilization Ordinance.

7. The Advisory Agency's interpretation requires payment of relocation assistance fees to non-low income households and, therefore, is preempted by the Ellis Act, Government Code Section 7060 *et seq.*

This appeal is filed pursuant to California Government Code Sections 66452.5 (a) and (d) and all other applicable state and local laws which provide for an appeal from the Advisory Agency's decision. Under California Government Code Sections 66452.5 (a) and (d), a hearing shall be held within 30 days after the date of filing the appeal. Accordingly, the Subdivider will submit additional evidence and argument on each of its grounds for appeal within 15 days or earlier, upon request.

Sincerely,

Harvey L. Rochman, Esq.
Manatt, Phelps & Phillips, LLP

Enclosure

cc: GTS Property Los Angeles, Inc.
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Jeri Burge, Esq.
Con Howe, Advisory Agency
Emily Gabel-Luddy, Deputy Advisory Agency
Lisa Specht, Esq.
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April 12, 2005

Sonny Astani (O)(A)
GTS Property, Los Angeles, Inc.
9701 Wilshire Boulevard, Suite 1200
Beverly Hills, CA 90212

Barry Cohen
Law Offices of Barry Cohen
9454 Wilshire Boulevard, Suite 600
Beverly Hills, CA 90212

Tom Iacobellis (E)
Iacobellis and Associates
11145 Tampa Avenue, Suite 10-B
Northridge, CA 91326

Tenants of Record
620 South Gramercy Place
Los Angeles, CA 90005

Ellen Berkowitz (R)
Manatt Phelps Phillips
11355 W. Olympic Boulevard
Los Angeles, CA 90064

RE: Recorded Map No 50346
620 S. Gramercy Place
Council District No. 10

Section 12.95.2-G,9
INTERPRETATION

On February 16, 2005, pursuant to Section 12.95.2-G,9, the Deputy Advisory Agency held a public meeting to take comment on a relocation dispute and the interpretation and application of a Recorded Covenant and Agreement (Recorded January 13, 2004, Instrument Nos.04-0080755 and 04-0080756) for Recorded Map No. 50346 for 164-unit condominium conversion located at 620 South Gramercy Place, in the Wilshire Community Plan.

Approximately thirty people spoke, raising issues relocation, notification of termination of tenancy, lack of rental subsidy, inability to purchase units; and the subdivider's representative spoke about tenant notification, relocation assistance offered, and other matters contained in the Covenant and Agreement; and indicated that the subdivider received inaccurate legal advise from prior counsel on relocation assistance.

The matter was held open until March 16, 2005 in order to provide an opportunity for the subdivider, his representative and the tenants to submit written materials to the Deputy Advisory Agency. The subdivider submitted written information on notices, offers to purchase, relocation assistance offered, etc. Tenants also submitted written materials, notices, copies of relocation assistance checks, offers to purchase, lease agreements, etc.

INTERPRETATION

All of the written material was evaluated and placed in the Recorded Tract Map file.

Following a thorough review of the materials submitted, the Deputy Advisory Agency concludes that each rental unit household in the 164-unit building is entitled to an $8,000.00 relocation fee in accordance with the latest actions of the City Council for relocation assistance, pursuant to Section 12.95.2-G,5 and 8 of the Municipal as applied and interpreted by this Agency.

Two applications to convert from apartments to condominiums were filed at the subject property.

The first condominium conversion application was filed on February 28, 1991 and approved on October 9, 1991. This condominium conversion expired on October 9, 2002. The second condominium conversion application was filed on August 8, 2003, and approved on December 24, 2003. The condominium conversion became final on May 6, 2004. Each application used the same Tract Map Number, No. 50346, which is permissible by the State Subdivision Map Act.

Very few of the tenants of record at the time of the second application are the same as those of record at the time of the first application. During the intervening years, it appears from the records in the file, that most of the tenants residing at the property during the first condominium application/approval moved out; and new tenants moved in.

The subdivider submitted no evidence that any new tenants were advised of the approved condominium conversion. Lease agreements – that were submitted for the record – signed during the active period of the first condominium conversion application (between 1991 and 2002) do not state that an application had been approved for a condominium conversion. Hence, it appears that tenants who moved in after the initial approval were not informed that the first condominium conversion had, in fact, been approved. Therefore, the Advisory Agency concludes they were not noticed of an existing approval.

The list of Tenants of Record from the first condominium conversion application indicate tenant name(s), unit, rent, disabled or not, with minor children or not and age. The list of Tenants of Record for the second condominium application indicate tenants name(s), unit, rent, disabled or not, with minor children or not. The list does not include age. Therefore, the Advisory Agency was unable to determine which households were entitled to Special Protection (or "Qualified") relocation assistance and which households were not.

Further, conditions from the Covenant and Agreement appear to not have been properly implemented:

1. 180 day written notice prior to termination of tenancy

The tract map approval letter Condition No. CC-1 (Covenant and Agreement Condition No. a) states:

CC-1. That prior to final map recordation, the applicant shall execute and record a covenant and agreement stating that each tenant shall be given

at least a 180-day written notice of intention to convert, prior to termination of tenancy (emphasis added), due to the conversion or proposed conversion. (200 North Spring Street, Room 763)

Planning Department cleared this condition properly. There is a covenant and agreement in the file (Instrument Nos. 04-0080755 and 04-0080756) that was properly filed by the subdivider attesting to compliance with this condition. The recorded covenant and agreement was deemed sufficient to clear the condition.

However, following the February 16 public discussion meeting, records submitted include several copies of a 60-day notice to terminate tenancy. And although these notices are dated six months or more following the approval of the tentative condominium conversion, the requirements of the were not followed.

The subdivider should have given the tenants a 180-day notice prior to termination of tenancy. He did not.

2. Relocation Assistance

The tract map approval letter Condition No. CC-6 (Covenant and Agreement Condition No. c) states:

CC-6. That within 10 days after expiration of the appeal period, the applicant shall execute and record a covenant and agreement, on a form satisfactory to the Deputy Advisory Agency, binding the applicant and any successor in interest to provide relocation assistance in a manner consistent with Subsection G of Ordinance No. 153,204. Proof (certified mail or signed affidavit) shall be submitted that a copy of the Recorded Covenant was provided to each tenant within five days of recordation of the covenant and agreement. (200 North Spring Street, Room 763)

Planning Department staff properly cleared this condition. There is on file, a notarized Affidavit signed by the subdivider that all tenants were given a copy of the recorded covenant.

3. Continued Tenancy Pending Relocation

Covenant and Agreement Condition No. e. Provides for continued tenancy for "special protection" tenants. Information submitted to the Deputy Advisory Agency indicates that all tenants have been given a 60 day notice for termination of tenancy. This condition of the Covenant and Agreement appears not to have been complied with.

Discussion

The subdivider submitted no evidence that the tenants were "put on notice" at the beginning of their tenancy they were moving into a building already approved for a condominium conversion. The subdivider did not provide a 180 day notice of termination of tenancy.

Finally, the subdivider failed to provide the ages of the tenants in each unit, for the Tenants of Record which accompanied the second condominium conversion application. On July 3, 2004, the City Council amended Section 47.06-D (Relocation Assistance) to require a payment of $8,000.00 to qualified tenants, and $3,200.00 to all other tenants.

Conclusion

The subdivider shall provide to the Advisory Agency the names and current address of all tenants who 1) currently reside at the 620 South Gramercy Place building and 2) who previously resided at 620 South Gramercy Place (at the time of filing the second condominium conversion application), but have relocated to other addresses.

The subdivider shall provide to the Advisory Agency proof of payment of $8,000.00 for each unit household to those who remain at 620 S. Gramercy and to those who have already moved to other addresses.

The Advisory Agency concludes that each rental unit household at 620 South Gramercy Place is entitled to full relocation benefits of $8,000.00 (Section 47.06-D). The Deputy Advisory Agency further concludes that any tenant can use this letter in an unlawful detainer action pursuant to Municipal Code Section 47.06-E – Civil Remedies for the landlord's failure to comply with Subsection D, 47.06-D (Relocation Assistance).

Advisory Agency
Con Howe

Emily Gabel-Luddy

EMILY GABEL-LUDDY
Deputy Advisory Agency

EGL:jh

cc: Councilmember Martin Ludlow
District 10
Tenants of Record

manatt
manatt | phelps | phillips

Manatt, Phelps & Phillips, LLP
11355 West Olympic Boulevard
Los Angeles, CA 90064-1614

Sender: EB - 0537 File No.: 26516-060

To:

Honorable Alex Padilla, President
Honorable Members of the City Council
Los Angeles City Council
200 North Spring Street, 3rd Floor
Los Angeles, CA 90012
Attn: Frank Martinez, City Clerk

RECEIVED
APR 25 2005
FRANK T. MARTINEZ

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-0833

PLACE IN FILES
MAY - 6 2004
DEPUTY

CD 10

May 5, 2004

GTS Property Los Angeles, Inc.
9701 Wilshire Boulevard #1200
Beverly Hills, CA 90212

Iacobellis & Associates, Inc.
11145 Tampa Avenue, Suite 10-B
Northridge, CA 91326

Building & Safety Department,
Attn: Zoning Coordinator
Office of Zoning Administration
City Planning Department
City Engineer

County of Los Angeles, Mountain &
Rural/Water, Sewage Sub. Programs
5050 Commerce Drive
Baldwin Park, CA 91706-1423
(with copy of Engineer's report)

RE: APPROVING THE FINAL MAP OF TRACT NO. 50346 LYING EASTERLY OF GRAMERCY PLACE AND SOUTHERLY OF SIXTH STREET

At the meeting of the Council held May 4, 2004, the following action was taken:

Tract map approved for filing with the County Recorder.....	X
Parcel map approved for filing with the County Recorder.....	
Bond approved is No. _____ of Contract.....	
Attached City Engineer's report adopted.....	X
Ordinance adopted.....	
FORTHWITH.....	

J. Michael Carey

City Clerk
jr

Recyclable and made from recycled waste.

RECEIVED
CITY CLERK'S OFFICE
2004 APR 28 AM 9:49
CITY CLERK
BY _____ DEPUTY

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

APR 27 2004

Honorable Members:

C.D. No. 10

SUBJECT:

Final Map of Tract No. 50346

RECOMMENDATIONS:

Approve the final map of Tract No. 50346 lying easterly of Gramercy Place and southerly of 6th Street.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of $5,450.00 for the processing of this final map pursuant to Section 19.02(A) (2) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1 Map of Tract No. 50346.

2. Unnumbered file for Tract No. 50346.

DISCUSSION:

The Advisory Agency conditionally approved the tentative map of Tract No. 50346 on December 24, 2003, for a 1-lot, 164-unit condominium conversion project.

The Advisory Agency has determined that this project will not have a significant effect on the environment.

The conditions of approval for the tract map have been fulfilled. Upon approval by the Council the final map will be transmitted to the County Engineer for filing with the County Recorder.

The expiration date of the tentative map approval is December 24, 2006.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider:

GTS Property Los Angeles Inc.
9701 Wilshire Blvd., # 1200
Beverly Hills, Ca 90212

Engineer / Surveyor:

Iacobellis & Associates, Inc.
11145 Tampa Avenue, Ste. 10-B
Northridge, Ca 91326

Report prepared by:

Land Development Group

Joseph Gnade
Civil Engineer
Phone: 213-977-8931

Respectfully submitted,

Edmond Yew

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

GLM/EY/rsc

MAY 0 4 2004 – CITY ENGR'S RPT ADOPTED
MAP APPROVED

COUNCIL VOTE

May 4, 2004 10:32:01 AM, #3

Items for Which Public Hearings Have Not Been Held - Items 21-40
Voting on Item(s): 21-23,25-33,35-40
Roll Call

CARDENAS	Yes
GARCETTI	Yes
GREUEL	Yes
HAHN	Yes
LABONGE	Absent
LUDLOW	Absent
MISCIKOWSKI	Yes
PARKS	Yes
PERRY	Yes
REYES	Absent
SMITH	Yes
VILLARAIGOSA	Absent
WEISS	Yes
ZINE	Yes
*PADILLA	Yes

Present: 11, Yes: 11 No: 0

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

JOSEPH KLEIN
PRESIDENT
MABEL CHANG
VICE-PRESIDENT
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Decision Date: December 24, 2003

Appeal Period Ends: January 5, 2004

GTS Property Los Angeles Inc.
Attent: Sonny Astani
9701 Wilshire Blvd,, # 1200
Beverly Hills, CA 90212

Iacobellis & Associates Inc.
11145 Tampa Avenue, Ste. 10-B
Northridge, CA 91326

Re: Vesting Tract Map No.: 50346
Related Case: None
Council District : 10
Existing Zone: R5-2
Community Plan: Wilshire
CEQA No.: ENV-2003-5492_CE
Fish and Game: Exempt

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Vesting Tentative Tract No. 50346 composed of 1-lot, located at 620 S. Gramercy Place for a maximum **164-unit residential condominium conversion** as shown on map stamp-dated August 8, 2003 in the Wilshire Community Plan. This unit density is based on the R5 Zone. (The subdivider is hereby advised that verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Advisory Agency or a City Planner call (213) 978-1330. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 10-foot wide strip of land for surface sidewalk easement purposes be dedicated along 6th Street adjoining the subdivision to complete a 10-foot wide sidewalk including a 20-foot radius easement line return at the intersection with Gramercy Place all satisfactory to the City Engineer.

2. That a Covenant and Agreement be recorded restricting the subdivision against direct vehicular access to and from 6th Street.

3. That Condition No. S1(a) of the Planning Department's standard conditions regarding payment of the Sewerage Facilities Charge be deemed as satisfied, insofar as the recordation of this tract is concerned.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Pursuant to its memo dated August 27, 2003, the Department of Building and Safety, Zoning Division has determined that no Building or Zoning Code violations exist on the subject site. No condition clearance is required from Building and Safety Zoning Division.

DEPARTMENT OF TRANSPORTATION

4. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

5. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department.

BUREAU OF STREET LIGHTING

6. Street light improvements shall be made to the satisfaction of the Bureau of Street Lighting (This condition shall be deemed cleared at the time the City Engineer clears Condition S-3. (c).)

    a. If street widening the relocation/upgrade of: two (2) street light facilities on Gramercy Place; and two (2) street light facilities on 6th Street.

INFORMATION TECHNOLOGY AGENCY

7. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los

Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 120 S. San Pedro Street, Room 600, Los Angeles, CA 90012, (213) 485-7969.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

8. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

   a. Limit the proposed development to a maximum of 164 dwelling units.

   b. Provide a minimum of 272 covered off-street parking spaces for residents and guests.

      1) Provide a full-time valet parking service for the purpose of parking resident and guest cars in the parking area 24-hours a day, seven days a week, in perpetuity. The valet parking service shall not be permitted to park cars on-street at any time.

      2) Prior to the recordation of the final map, the subdivider shall prepare and execute a separate Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department and binding the subdivider and all successors to Condition 8.b. for the provision of 272 covered off-street parking spaces and the provision a full-time valet parking service for the purpose of parking resident and guest cars in the parking area 24-hours a day, seven days a week, in perpetuity and that the valet parking service shall not be permitted to park cars on-street at any time, all to the satisfaction of the Advisory Agency.

   c. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

9. That prior to recordation of the final map, the subdivider shall apply for a building permit for change of use from apartment to condominium from the Department of Building and Safety.

10. Certified Parking Plan. The subdivider shall submit two copies of a parking plan, certified by a licensed surveyor or registered civil engineer and approved by the Department of Building and Safety, to the satisfaction of the Advisory Agency prior to recordation of the final map, indicating the number of spaces required, driveways, aisle widths, column locations or any other type of obstructions. New parking spaces, if any, are to be constructed in accordance with current codes.

11. That a Housing Inspection Report be submitted prior to recordation of the final map. Said report shall be prepared by a registered civil or structural engineer, licensed general building contractor, licensed general engineering contractor or architect. As necessary, the inspection shall be conducted by a team of experts certified by the International Conference of Building Officials, with specialty in mechanical, electrical, plumbing and structural engineering. Said report shall show substantial compliance with applicable provisions of Chapter IX of the Los Angeles Municipal Code for existing residential buildings, taking into account nonconforming rights. In addition, prior to inspecting the building, the subdivider or owner shall obtain from the tenants a list of defects and necessary repairs which in their opinion exist on the site and the common areas, unit or apartment structure. CP-6711 will not be prepared unless housing list of deficiencies and tenants' list of defects are submitted. The Advisory Agency has guidelines available at 200 N. Spring Street in Room 763 for the preparation of Housing Inspection reports.

    The report shall indicate the condition and estimated remaining useful life of the roof, foundation, plumbing, electrical, heating, air conditioning, other mechanical and structural systems. Prior to recordation of the final map, any deficiencies determined by the inspection shall be corrected and satisfactory evidence shall be submitted to the Advisory Agency that said corrections have been made. A certified parking plan shall be required as a part of this condition and all spaces shall be in place prior to recordation.

12. That an acoustical report prepared by a licensed acoustical engineer be submitted to the Department of City Planning for approval prior to recordation of the final map or concurrently with any required Housing Inspection Report. The acoustical report shall indicate (a) the type of construction between dwelling units and the general sound attenuation. (Note: The acoustical report may be included in the Housing Inspection Report as a separate section.)

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONVERSION CONDITIONS

CC-1. That prior to final map recordation, the applicant shall execute and record a covenant and agreement stating that each tenant shall be given at least a 180-day written notice of intention to convert, prior to termination of tenancy, due to the conversion or proposed conversion. (200 North Spring Street, Room 763)

CC-2. That prior to final map recordation, the applicant execute a covenant and agreement stating that each tenant of the proposed condominium conversion project shall be given written notice of an exclusive right to contract for the purchase of the dwelling unit, occupied by the tenant, upon the same or more favorable terms and conditions than those initially offered to the general public. If a tenant's existing unit is to be combined with an adjacent unit, another unit of comparable size and amenities shall be offered to that tenant. The right shall run for a period of not less than 90 days

from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the California Business and Profession Code, unless the applicant receives prior written notice of the tenant's intention not to exercise the right. (200 North Spring Street, Room 763)

CC-3. Prior to recordation of the final map, the subdivider shall pay a fee of $500 for each unit, prior to the conversion. This fee shall be paid to the Rental Housing Production Account of the Housing Department in accordance with Section 12.95.2 K of the Municipal Code. (Room 101, City Hall)

CC-4. The subdivider shall acknowledge that the City Engineer will certify the map as being correct only with respect to the areas shown on the tentative map. The City Engineer will not certify as to the accuracy or compliance with local ordinances of any division of air space, which may be shown on additional sheets of the final map. (201 North Figueroa Street, 2nd Floor)

CC-5. That prior to recordation of the final map, a Housing Report, prepared by a Licensed Engineer, shall be submitted to the Advisory Agency. Said report shall be prepared by a team of engineers, licensed by the State of California, with specialty in mechanical, electrical, plumbing and structural engineering. Said report shall show substantial compliance with applicable provisions of Chapter IX of the Los Angeles Municipal Code for existing residential buildings, taking into account nonconforming rights. In addition, the subdivider or owner shall obtain from the tenants a list of defects and necessary repairs which in their opinion exists on the site, unit or apartment structure. Prior to the recordation of the final map, any deficiencies determined by the inspection shall be corrected and satisfactory evidence shall be submitted to the Deputy Advisory Agency that said corrections have been made. A certified parking plan shall be required as a part of this condition. All spaces shall be in place prior to recordation. (200 North Spring Street, Room 763)

CC-6. That within 10 days after expiration of the appeal period, the applicant shall execute and record a covenant and agreement, on a form satisfactory to the Deputy Advisory Agency, binding the applicant and any successor in interest to provide relocation assistance in a manner consistent with Subsection G of Ordinance No. 153,204. Proof (certified mail or signed affidavit) shall be submitted that a copy of the Recorded Covenant was provided to each tenant within five days of recordation of the covenant and agreement. (200 North Spring Street, Room 763)

CC-7. That prior to final map recordation, the applicant shall execute a covenant and agreement stating that proof shall be submitted (Certified mail or Affidavit) to the Advisory Agency, indicating that each tenant of the proposed condominium conversion project shall be given written notification of the condominium conversion within 10 days of final map approval.

CC-8. That prior to final map recordation, in connection with this condominium conversion,

the subdivider shall provide a receipt, satisfactory to the Advisory Agency, that either a Park and Recreation fee, (or a $200 per unit Dwelling Unit Construction tax, if a Certificate of Occupancy was issued more than 5 years before final map recordation) and a Residential Development Tax of $300 per dwelling unit has been paid. (Room 101, City Hall)

CC-9. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Municipal Code.

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

(c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

(d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

(e) That drainage matters be taken care of satisfactory to the City Engineer.

(f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

(g) That any required slope easements be dedicated by the final map.

(h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.

(i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

(j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

(k) That no public street grade exceed 15%.

(l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

(a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

(b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.

(c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

(d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

(e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

(a) Construct on-site sewers to serve the tract as determined by the City Engineer.

(b) Construct any necessary drainage facilities.

(c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

(d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division ((213) 485-5675) upon completion of construction to expedite tree planting.

(e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

(f) Construct access ramps for the handicapped as required by the City Engineer.

(g) Close any unused driveways satisfactory to the City Engineer.

(h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05N of the Los Angeles Municipal Code.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low-and moderate-income housing, per Section 12.39-A of the LAMC.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued Categorical Exemption No. ENV-2003-5492-CE on August 8, 2003.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 50346, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) THE PROPOSED MAP WILL IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Wilshire Community Plan designates the subject property for Regional Center Commercial land use with the corresponding zone(s) of C2, C4, P and PB. The property contains approximately 1.2170 net acres (53,011 net square feet after required dedication) and is presently zoned R5-2. The proposed condominium conversion of 164 dwelling units is allowable under the current adopted zone and the land use designation.

The site is not located in the Flood Plain Management Specific Plan area (flood hazard area/hillside area/mud prone area).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The development of this tract is a conversion of use of an existing residential structure in a multiple-family residential neighborhood.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

(e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

This subdivision is part of a class of projects which the City Council has determined will not have a significant effect upon the environment.

(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which is currently being upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

(g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

(h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

This is the conversion of existing residential apartment structure to a residential condominium use and no new construction or modification is proposed in conjunction with this subdivision.

These findings shall apply to both the tentative and final maps for Vesting Tract No. 50346.

Con Howe
Advisory Agency

EMILY GABEL-LUDDY
Deputy Advisory Agency

EGL:DLK:FT

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 N. Figueroa St,. 4th Floor
Los Angeles, CA 90012
213.482.7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Bl., Room 251
Van Nuys, CA 91401
818.374.5050

Forms are also available on-line at www.lacity.org/pln.

If you have any questions, please call Subdivision staff at (213) 978-1330.

n:tract_letters

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

Date: SEP 26 2003

To: Mr. Con Howe, Director
Department of City Planning
Attention: Deputy Advisory Agency

From: Edmond Yew, Manager
Land Development Group
Bureau of Engineering

Subject: Vesting Tentative Tract Map No. 50346 - Transmittal of Map.

Transmitted is a print of vesting Tentative map of Tract Map No. 50346 lying southerly of 6th Street and easterly of Gramercy Place in Council District No. 10.

This map has been filed for a 164-unit condominium conversion purposes over a parcel of land in the existing R5-2 zone. The subdivision layout is satisfactory as submitted, except for the additional public sidewalk easement dedication as stated herein.

The development is connected to an existing sewer available in Gramercy Place adjoining the subdivision. This tract will connect to the public sewer system and will not result in violation of the California Water Code. I therefore recommend that you make the necessary determination.

I recommend that the vesting tentative map of Tract No. 50346 be approved, subject to the standard conditions issued by your department and the following special conditions:

1. That a 10-foot wide strip of land for surface sidewalk easement purposes be dedicated along 6th Street adjoining the subdivision to complete a 10-foot wide sidewalk including a 20-foot radius easement line return at the intersection with Gramercy Place all satisfactory to the City Engineer.

2. That a Covenant and Agreement be recorded restricting the subdivision against direct vehicular access to and from 6th Street.

3. That Condition No. S1(a) of the Planning Department's standard conditions regarding payment of the Sewerage Facilities Charge be deemed as satisfied, insofar as the recordation of this tract is concerned.

4. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

   a. Improve 6th Street being dedicated and adjoining the subdivision by the construction of the following:

(1) A concrete curb, a concrete gutter, and a 10-foot full-width concrete sidewalk.

(2) Suitable surfacing to join the existing pavement and to complete a 35-foot half roadway.

(3) Any necessary removal and reconstruction of existing improvements.

(4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 977-6335.

EY/GA/gt
H:\ldg\gtWP957

Enc.

cc: Central Group Engineering District Office

Tract No. 50346

DATE: 4/21/04 WRITER: rsc

DISK: A DOC: TR 50346 PGS. 2

DO NOT REMOVE FROM DOCUMENT

OK for Signature/Approval _____

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

MITCHELL B. MENZER
PRESIDENT
JOSEPH KLEIN
VICE-PRESIDENT
RICHARD BROWN
MABEL CHANG
DORENE DOMINGUEZ
JAVIER O. LOPEZ
PASTOR GERARD MCCALLUM II
BRADLEY H. MINDLIN
THOMAS E. SCHIFF

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1247

CITY OF LOS ANGELES
CALIFORNIA

RECEIVED
LAND DEVELOPMENT GROUP
03 AUG 18 AM 9:20

JAMES K. HAHN
MAYOR

EXECUTIVE OFFICES

CON HOWE
DIRECTOR
(213) 978-1271

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 978-1273

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.lacity.org/PLN

TT FEE PAID
AUG 11 2003

Filing Notification and Distribution

ADDRESS: 620 S. Gramercy Place

COMMUNITY: Wilshire

DATE OF FILING AND MAP STAMP
DATE: August 8, 2003

TRACT MAP NO: 50346

DEEMED COMPLETE AND DISTRIBUTION
DATE: August 11, 2003

VESTING

Hillside: ( )Yes (X) No

(X) COUNCIL DISTRICT NO: 10
(X) Neighborhood Planning (Check Office below)
- ( ) Valley
- ( ) West Los Angeles
- ( ) Harbor
- (X) Metro E/S

Department of Public Works
- (X) Bureau of Engineering
- (X) Bureau of Sanitation

Department of Building and Safety
- (X) Grading Engineer
- (X) Zoning Engineer

(X) Department of Transportation
Department of Water and Power
- (X) Underground Design
- (X) Real Estate
- (X) Water System
- (X) Fire Department **(mark "Fire")**

( ) Community Plan Revision
(X) Department of Recreation and Parks
(X) Department of Telecommunications
(X) Bureau of Street Lighting (No. P.S.)
( ) Community Redevelopment Agency
(See Counter Map) (No. P.S.)
( ) Animal Regulation (Hillside)
(X) Housing Department
(X) Board of Education (No P.S.)
(X) Los Angeles County Health Department
(No P.S.)
( ) City of Beverly Hills
(See Counter Map) (No P.S.)
( ) Dan O'Connell **(if Mulholland Scenic Corridor)**
(X) Imaging Services
(X) GIS - c/o Fae Tsukamoto

The above tract has been filed with the Advisory Agency.

The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

Con Howe
Director of Planning

EMILY GABEL-LUDDY
Deputy Director of Planning

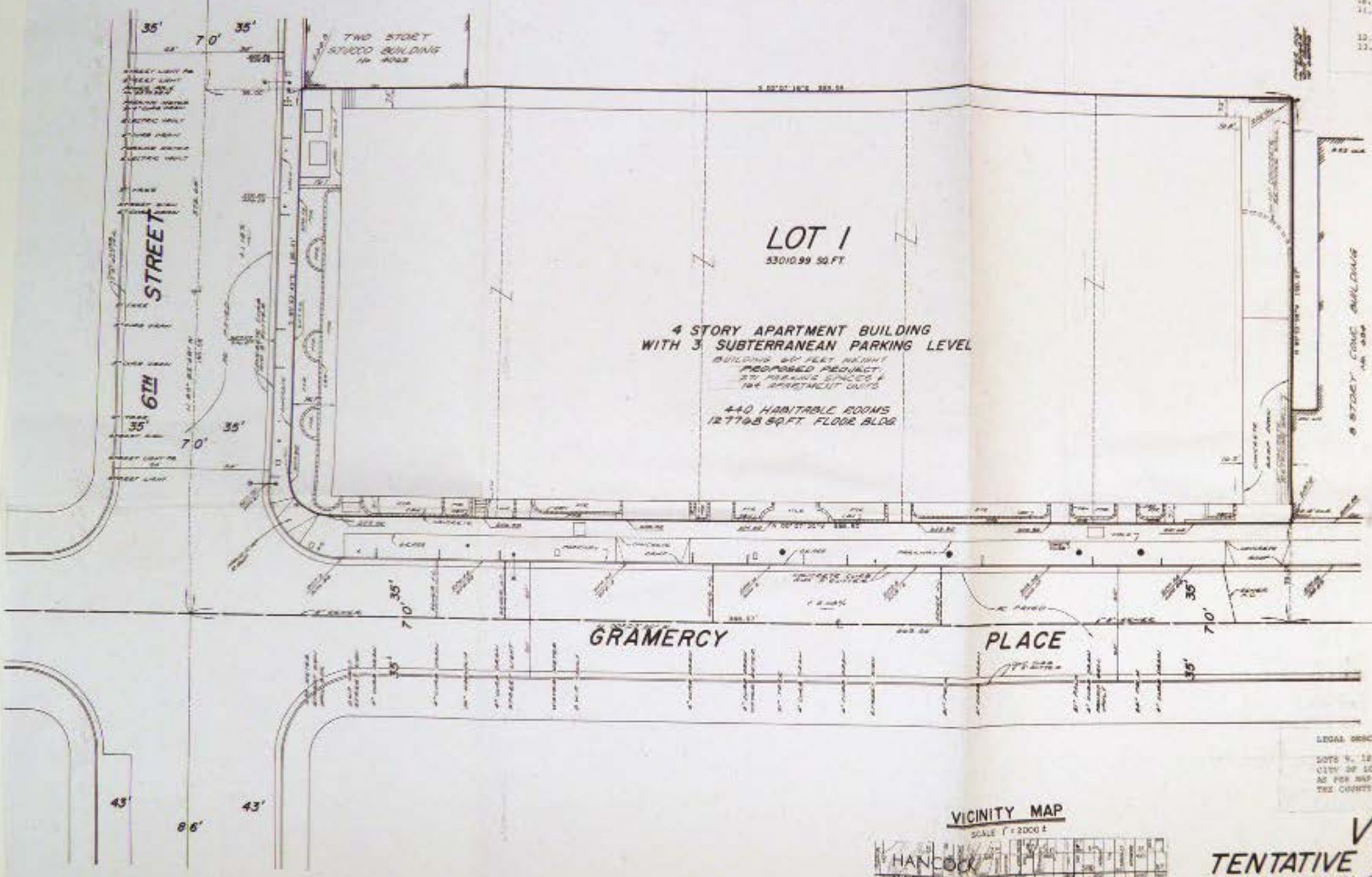
VESTING
REFILE - SAME NO.

CP-6300 (5/23/80)

Recyclable and made from recycled waste.

1. CITY ADDRESS: 438 GRAMERCY PLACE
2. THERE ARE NO OAK TREES ON SUBJECT SITE.
3. AREA: GROSS: 71913.32 SQ. FT. OR 1.6509 ACRES
   NET: 53010.99 SQ. FT. OR 1.2170 ACRES
4. EXISTING ZONING: R-5
5. PROPOSED ZONING: R-5
6. DISTRICT MAP NO. 132-B-193
7. COMMUNITY PLAN: WILSHIRE DISTRICT
8. COMMUNITY PLAN DESIGNATION: HIGH MEDIUM 42 TO 64
9. UTILITIES ARE AVAILABLE AND ARE SHOWN HEREON.
10. THERE ARE NO GEOLOGICAL HAZARDOUS AREAS ON THE PROJECT SITE.
11. PROPOSED PROJECT: CONDOMINIUM CONVERSION - 144 UNITS.
    40 STUDIO-BEDROOM UNITS AND 104 TWO-BEDROOM UNITS WITH 272
    PARKING SPACES. 492 Habitable Rooms 127,168 Sq.Ft. Unit Floor Area
12. TAX ASSESSOR'S # 5504-28-27
13. PREPARED BY IACOBELLIS & ASSOCIATES, INC. UNDER THE DIRECTION OF THOMAS IACOBELLIS, L.S. 4574

DATE 11-18-05
SCALE 1" = 20'



RECORD OWNER:
GATS PROPERTY LOS ANGELES, INC.
c/o Sonny Pishani
9701 Wilshire Blvd #1200
Beverly Hills, CA 90212

LA AREA
9-30-06

5-23-06

LOS ANGELES DEPT. CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP
VESTING
AUG 08 2006
REVISED MAP ☐ FINAL MAP LIST ☐
PARCEL MAP LOT/BLOCK
FILING FEE $ SQ.FEET OF LAND

LEGAL DESCRIPTION:

LOTS 9, 10, 11, 12 & 13, IN BLOCK F OF WESTMINSTER PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

VICINITY MAP
SCALE 1" = 2000 ±

THOMAS BROTHERS MAPS
LOS ANGELES PAGE 43 - D1

VESTING
TENTATIVE TRACT MAP NO. 50346
FOR CONDOMINIUM CONVERSION PURPOSES

IACOBELLIS & ASSOCIATES INC.
Licensed Land Surveyors
11145 Tampa Ave #108, Northridge, CA 91326 (818) 356-1600

JOB NO. 01-157 & 698-112 SCALE 1" = 40'
DATE 8-18-05 SHEET 1 OF 1

50346-V

E. GRAMERCY PL.
S. 6TH ST.

LAND DEVELOPMENT
GROUP - SUITE 200
201 NO. FIGUEROA ST.
LOS ANGELES, CA 90012

Submitted by
Carolina Inn
Chapel Hill
NC 27514

CITY PLANNING COMMISSION
MARNA SCHNABEL
PRESIDENT
LES HAMASAKI
VICE-PRESIDENT
ROBERT L. SCOTT
SHELLY S. SUZUKI
ANTHONY N. R. ZAMORA
RAMONA HARO
SECRETARY
(213) 485-5071

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
CITY PLANNING
ROOM 561, CITY HALL
200 N. SPRING ST.
LOS ANGELES, CA 90012-4801
CON HOWE
DIRECTOR
FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 237-1986
~~MELANIE G. FALLON~~
~~DEPUTY DIRECTOR~~
ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 237-1818
FAX (213) 237-0552

DECISION DATE: SEP 21 1994

Board of Public Works (with file)

Homestead Moorpark Gramercy Assoc. Ltd.
10345 W. Olympic Blvd., No. 118
Century City, CA 90064

Iacobellis & Assoc., Inc.
11260 Wilbur Avenue, No. 301
Northridge, CA 91326

Re: Vesting Tract No. 50346
Council District No. 4
Existing Zone: R4-1, R5-2
Community Plan: Wilshire

EXTENSION OF TIME

On October 9, 1991, the Advisory Agency conditionally approved this tentative tract. In accordance with the provisions of Section 66452.6, Article 2, Chapter 3 of the Government Code, and Section 17.07-A and Ordinance No. 157,612 of the Los Angeles Municipal Code, the Advisory Agency hereby grants a 3-year extension, totalling 6 years, from the decision date for the recording of the final map of Vesting Tract No. 50346, located at 620 South Gramercy Place in the Wilshire community.

Pursuant to Senate Bill 428, which became effective on September 13, 1993, an additional 24 months is hereby added to the Advisory Agency's 3-year extension. Therefore, the new expiration date for the subject tract is October 9, 1999 and no further extension of time to record a final map can be granted.

This tentative tract map, filed for the purposes of converting an existing apartment building into condominium, is categoricaly exempt from the requirements of the California Environmental Quality Act of 1970.

Con Howe
Advisory Agency

Pat Baird Fr

DARRYL L. FISHER
Deputy Advisory Agency

CH:DLF:PB:mjd

cc: Board of Education
MSC0102.SUB/SUBDIV/MISC

NOTE: IF THERE IS A (T) OR (Q) ZONE ASSOCIATED WITH YOUR TRACT, THE TENTATIVE TRACT EXTENSION WILL NOT EXTEND THE ZONE CHANGE APPROVAL. AN EXTENSION OF THE ZONE CHANGE IN THE (T) OR (Q) IS A SEPARATE REQUEST FROM THE PLANNING COMMISSION.

MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone		District Map
APC	Community Plan		Council District
Census Tract	APN	Staff Approval *	Date

** Approval for Filing by Community Planning Staff, When Applicable*

CASE No. VTT 50346 (REFILE)

APPLICATION TYPE Tract Map for Condominium Conversion Purposes

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

I. PROJECT LOCATION AND SIZE

Street Address of Project 620 S. Gramercy Place Zip Code 90005

Legal Description: Lot 9 - 13 Block F Tract Westminster Place

Lot Dimensions 353 x 150 Lot Area (sq. ft.) _____ Total Project Size (sq. ft.) 53,010.99

II. PROJECT DESCRIPTION

Describe what is to be done: Convert 164 existing apartment units into condominiums

Present Use: Apartments Proposed Use: condominiums

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply: ☐ New Construction ☐ Change of Use ☐ Alterations ☐ Demolition

☐ Commercial ☐ Industrial ☒ Residential

Additions to the building: ☐ Rear ☐ Front ☐ Height ☐ Side Yard

III. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions **OR** grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 17.15

Vesting Tentative Tract Map

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

Vesting Tentative Tract No. 50346 approved by AA Oct. 9, 1991.

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

4. OWNER/APPLICANT INFORMATION

Applicant's Name GTS Property Los Angeles Inc. Company Att: Sonny Astani

Address: 9701 Wilshire Blvd. #1200 Telephone: (310) 273-2999 Fax: (310) 550-4564

Beverly Hills, CA Zip: 90212 E-mail:

Property Owner's Name (if different than applicant) SAME AS APPLICANT

Address: Telephone: ( ) Fax: ( )

Zip: E-mail:

Contact Person for project information GLM Associates

Address: 23679 Calabasas Rd. PMB 753 Telephone: (818) 591-9309 Fax: (818) 591-1230

Calabasas, CA Zip: 91302 E-mail:

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).

b. The information presented is true and correct to the best of my knowledge.

X Signature:

X Print: SONNY ASTANI

X Date: 7/28/03

Subscribed and sworn before me this (date): July 28, 2003

In the County of Los Angeles, State of California

Notary Public

Stamp:

ALMA SACHI
Commission # 1266584
Notary Public - California
Los Angeles County
My Comm. Expires Jul 3, 2004

7. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate "Special Instructions" handout. Provide on attached sheet(s) this additional information using the hand-out as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	**Reviewed and Accepted by**	**Date**
Receipt No.	**Deemed Complete by**	**Date**

POOL

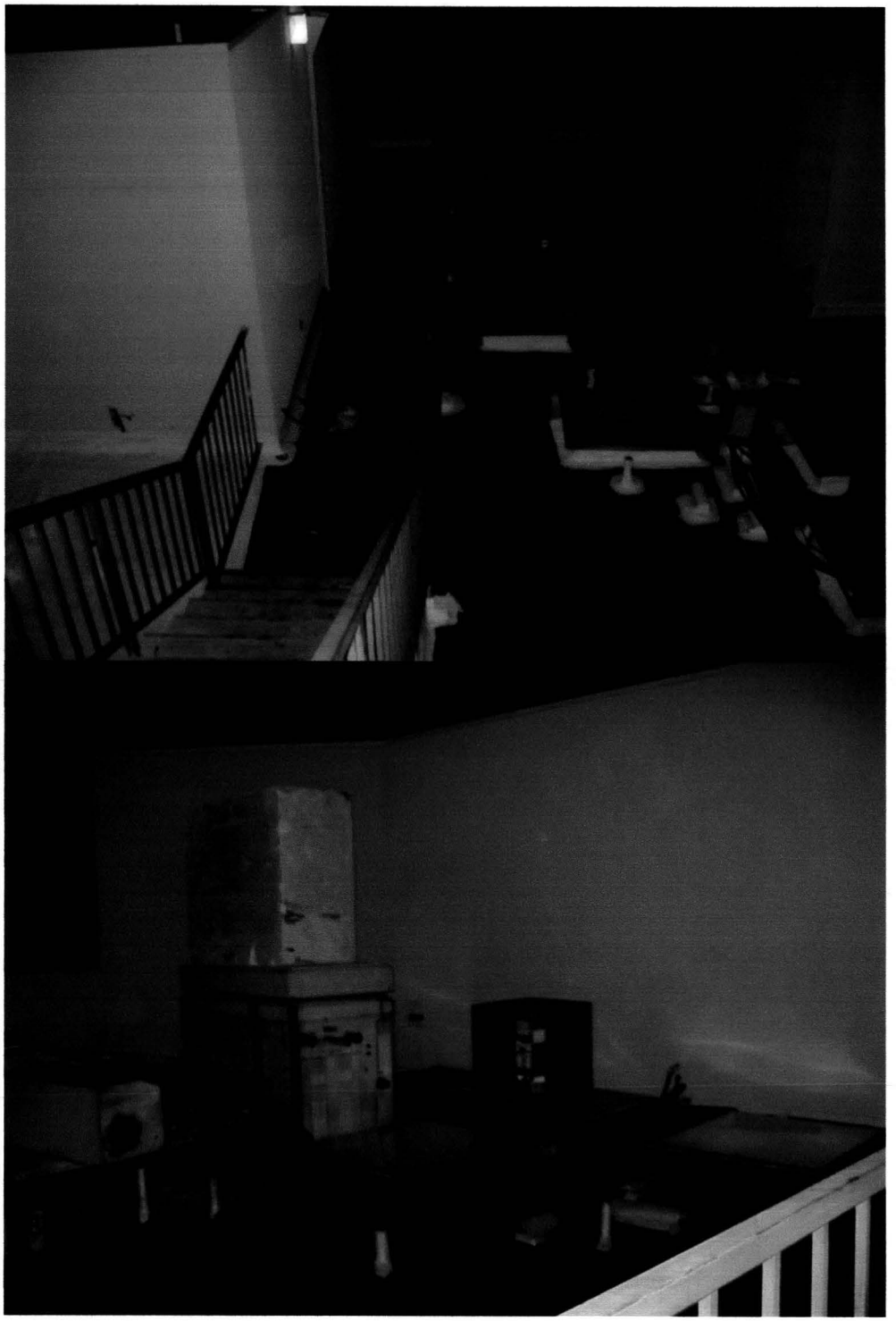
exhibit "K"

Exhibit "K"

UP
UP
10PJB18A01
M0805
ICECO
TRUCK THIS END
UP
10PJB
18A01
M0805
ICECO
TRUCK THIS END
TRUCK THIS END

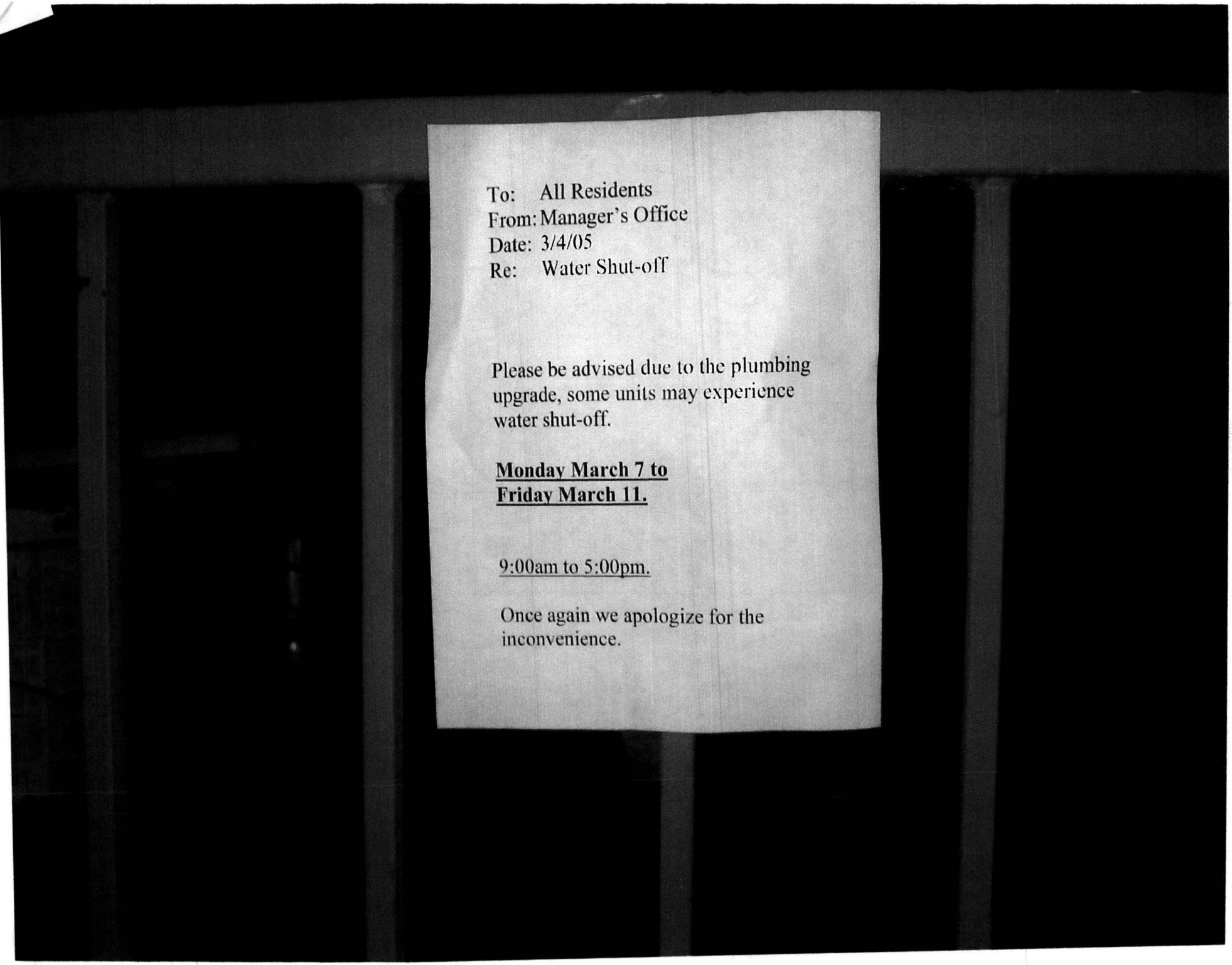
Exhibit "4"

Exhibit "



Electrical work with no permits
3/2005

exhibit "K"



To: All Residents
From: Manager's Office
Date: 3/4/05
Re: Water Shut-off

Please be advised due to the plumbing upgrade, some units may experience water shut-off.

Monday March 7 to Friday March 11.

9:00am to 5:00pm.

Once again we apologize for the inconvenience.

Exhibit "6"

CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

Property Activity Report

Home

Help

Parcel Profile Report

LADBS Home

620 S GRAMERCY PL

Date Received:	05/05/2005
Description:	CONSTRUCTION IN PROGRESS WITHOUT PERMITS OR INSPECTIONS
Inspector:	GREG G. GLOVER
Phone:	(213)252-3957
Status:	UNDER INVESTIGATION

ORDER INFORMATION

Order Number:	Order Type:	Compliance Date:	Issued By:	Phone:
940477	ORDER TO COMPLY	06/04/2005	GREG G. GLOVER	(213)252-3957

CODE VIOLATION

Violation:	Date in Compliance:
Failure to secure all permits as required by all laws and ordinances.	N/A
It shall be unlawful for any person, firm or corporation, including; owner, lessor, sublessor, manager or person in control of the building, to violate the provisions of this chapter .	N/A
Unapproved construction.	N/A
Failure to comply with a valid Department order.	N/A
Construction work was performed and concealed without obtaining the required inspections.	N/A
Right of entry.	N/A
Making false statements to the Department.	N/A
Construction work is being performed contrary to the code.	N/A

BACK NEW SEARCH

CITY LADBS
DEPARTMENT OF BUILDING AND SAFETY

[redacted] Property Activity Report

Home

Help

Parcel Profile Report

LADBS Home

620 S GRAMERCY PL

PLEASE CLICK ON THE DATE FOR FURTHER INFORMATION

DATE RECEIVED	PROBLEM DESCRIPTION	STATUS
05/05/2005	CONSTRUCTION IN PROGRESS WITHOUT PERMITS OR INSPECTIONS	UNDER INVESTIGATION

GTS Property Los Angeles, Inc.

Exhibit "I"

January 30, 2004

To: City Planning
Subdivision Section

Re: Tract # 50346
620 S. Gramercy Place
Los Angeles, CA 90005

To Whom It May Concern:

This letter hereby certifies that the above referenced property will not be having any model units or sales office.

Sincerely,

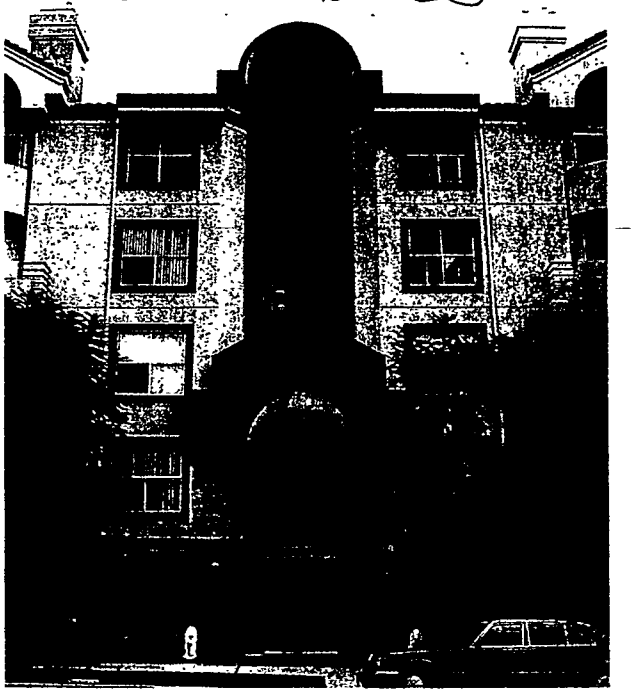
Sonny Astani

P.O. Box 10688
Beverly Hills, California 90213

Building Features:

- Controlled access entrance and garage
- Light filled, spacious lobby
- Spacious high-tech fitness center/recreation room
- Swimming pool with spectacular skyline views of Downtown and Hollywood Hills
- Elevators with 10 foot ceiling*
- Gated subterranean, brightly lit parking garage
- Ample guest parking in the garage
- Extensive professional landscaping areas inside and out
- Men/Women's sauna
- Two laundryrooms on each floor

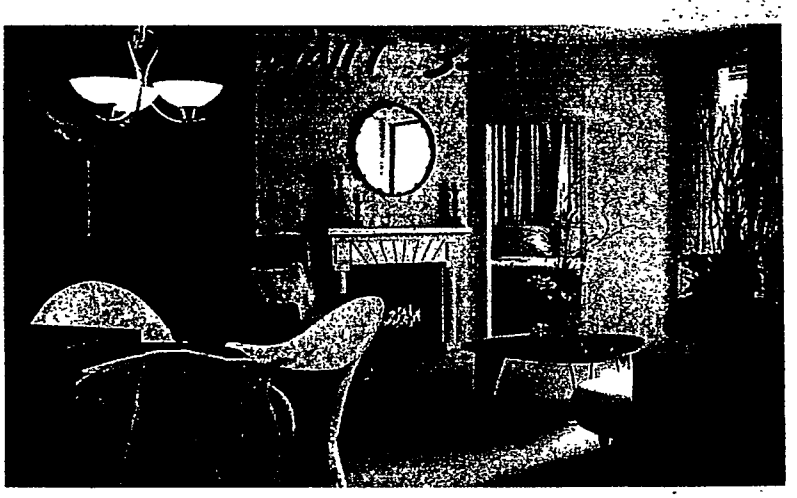
3 Model homes



TAMARA KIM
323.769.3317

620 S. Gramercy • Gramercy Place

316



UNIT 307

Unit Features:

- 9 foot ceiling*
- Large balconies
- Custom design kitchen
- Granite countertops and backsplash
- Dual compartment stainless steel sink with garbage disposal
- High quality wood cabinets with custom finishes
- Refrigerator area plumbed for automatic ice makers
- Stainless steel gas range, dishwasher, built-in oven and microwav
- Walk-in closets
- Dining area
- Broadband ready for high speed internet access
- Cable TV connection ready
- Gas burning fireplaces with mantels
- Central heating and air conditioning
- Large stall showers with stone walls and glass enclosure
- Extensive use of granite, stone, tile and wood in units

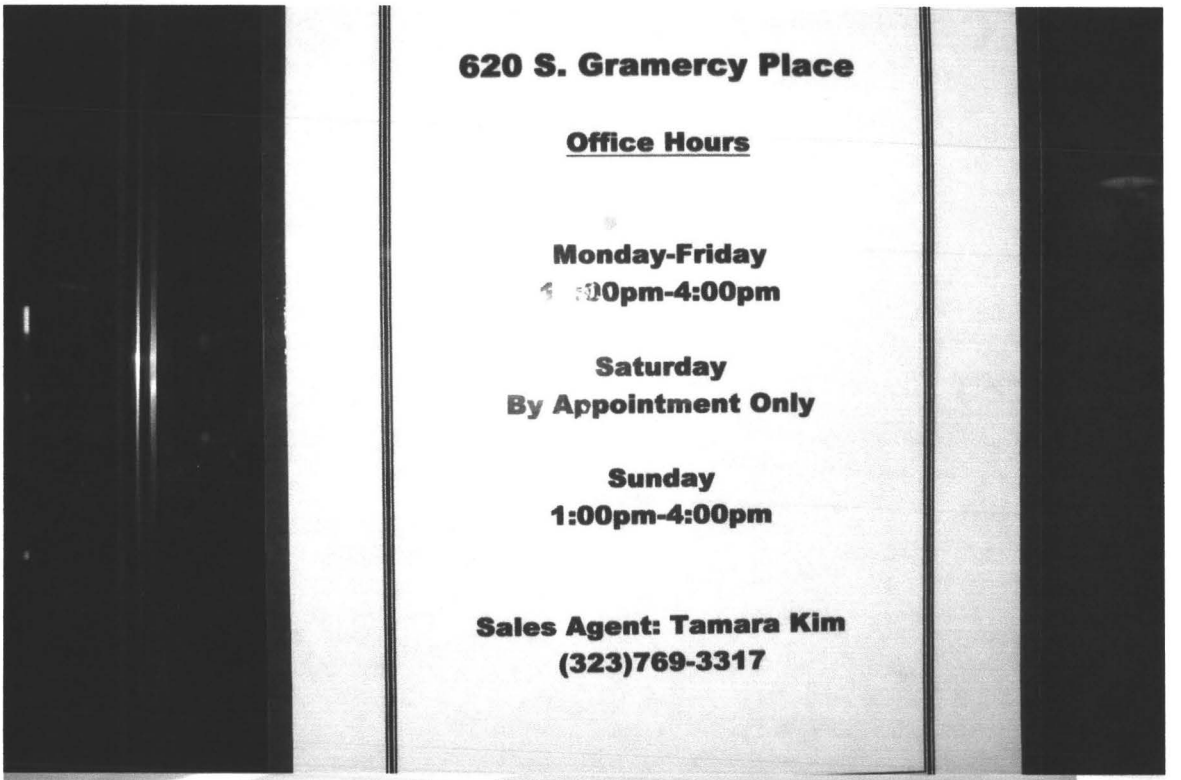
Prudential
California Realty

An independently owned and operated member of the Prudential Real Estate Affiliates, Inc.

Gramercy Place
620 S. Gramercy Place
Unit Price List

Unit No.	Mix	Size (Sq. Ft.)	Price	Availability
301	2 Bed	939	$429,000.00	
302	2 Bed	939	$429,000.00	X
303	1 Bed	644	$275,000.00	X
304	2 Bed	913	$425,000.00	X
305	2 Bed	924	$425,000.00	X
306	2 Bed	913	$425,000.00	
307	Single	535	$250,000.00	MODEL
308	2 Bed	939	$429,000.00	X
309	1 Bed	675	$279,000.00	X
310	1 Bed	675	$279,000.00	X
311	Single	477	$200,000.00	
312	Single	477	$200,000.00	X
313	1 Bed	661	$279,000.00	X
314	Single	477	$200,000.00	X
315	2 Bed	939	$425,000.00	X
316	1 Bed	670	$279,000.00	MODEL
317	2 Bed	920	$425,000.00	X
318	Single	471	$200,000.00	
319	2 Bed	998	$432,000.00	
320	2 Bed	1022	$469,000.00	X
321	2 Bed	1022	$469,000.00	X
322	2 Bed	998	$432,000.00	
323	Single	548	$215,000.00	X
324	Single	471	$200,000.00	
325	2 Bed	920	$425,000.00	MODEL
326	1 Bed	670	$279,000.00	X
327	1 Bed	661	$279,000.00	
328	2 Bed	939	$425,000.00	X
329	Single	477	$200,000.00	
330	Single	477	$200,000.00	
331	Single	477	$200,000.00	
332	2 Bed	924	$425,000.00	X
333	1 Bed	675	$279,000.00	X
334	1 Bed	675	$279,000.00	X
335	2 Bed	939	$425,000.00	
336	Single	535	$215,000.00	
337	2 Bed	913	$425,000.00	X
338	2 Bed	913	$425,000.00	
339	1 Bed	644	$275,000.00	
340	2 Bed	939	$429,000.00	X
341	2 Bed	939	$429,000.00	

X Not Available



Sales office located in the Lobby

the subdivider shall provide a receipt, satisfactory to the Advisory Agency, that either a Park and Recreation fee, (or a $200 per unit Dwelling Unit Construction tax, if a Certificate of Occupancy was issued more than 5 years before final map recordation) and a Residential Development Tax of $300 per dwelling unit has been paid. (Room 101, City Hall)

CC-9. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Municipal Code.

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

(c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

(d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

(e) That drainage matters be taken care of satisfactory to the City Engineer.

Exhibit "i"

INTER-DEPARTMENTAL CORRESPONDENCE

TO: Edmond Yew (Tract and Parcel Maps) Manager
Bureau of Engineering
Mail Stop: 901

VIA: Con Howe, Director of Planning

FROM: Emily Gabel-Luddy, Deputy Advisory Agency
Room 1540-A
Department of City Planning
Mail Stop: 395

SUBJECT: CONDITION COMPLIANCE CASE NO. ***50346***

This is to advise you that Condition No.(s) ***CC9*** of the above-mentioned case has been satisfactorily complied with.

Notes:

By _____
Signature

By Nelson Rodriguez
Print Name

Date 02-04-2004

Exhibit "N"

City of Los Angeles

HOUSING DEPARTMENT

Code Enforcement

MERCEDES MARQUEZ
General Manager

3550 WILSHIRE BLVD.
STE. 1500
LOS ANGELES, CA 90010

Job Address: 4070 W 6TH ST
LOS ANGELES CA 90020-4456

Owner: GTS PROPERTY LOS ANGELES INC C/O BIEN G

Attention: GTS PROPERTY LOS ANGELES INC C/O BIEN GAN OEI

Address: 5800 OCEAN TERRACE DR
RANCHO PALOS VERD CA 90274

# of Units: 164
A.P.N.: 5504028020
C.D.: 10
Census Tract: 2117.02
In Addition Notify:

Attention:

Address:

NOTICE TO COMPLY

Effective Date
Thu, Mar 10, 2005

Compliance Date
Fri, Apr 01, 2005

Pursuant to Los Angeles Municipal Code Section No. 161.101 et seq, and the Health and Safety Code of the State of California, you are hereby notified to eliminate all listed deficiencies, obtain the services of qualified installers, secure all required permits from the Department of Building and Safety, and obtain the required final inspection approvals before any compliance date listed below, or if not specified, within 30 days from the effective date of this notice. Failure to comply may cause the building to be declared a Substandard Building as defined under section 17920.3 of the Health and Safety Code and be subject to the provisions in Sections 17980 through 17992 of the Health and Safety Code. PARA OBTENER TRADUCCION EN ESPANOL FAVOR DE LLAMAR AL NUMERO TELEFONO DEL INSPECTOR INDICADO EN LA ULTIMA PAJINA DE ESTA NOTIFICACION.

All Lead Hazard Control work must be performed by a professional, Certified by the California Department of Health Services (DHS). In order to locate a Lead Certified Professional and obtain additional information, you may phone the California DHS at (800)597-5323 or you may obtain information from the DHS Website at: http://www.dhs.ca.gov/childlead/html/GENclist.html.

NOTICE TO OWNERS REGARDING RELOCATION ASSISTANCE: As per Ordinance No. 175980, Section 151.09.G.3 of the L.A.M.C.: The requirement to pay relocation assistance is applicable to all rental units, regardless of whether the rental unit was created or established in violation of any provision of law.

ANY AND ALL UNITS AT THIS LOCATION ARE SUBJECT TO RE-INSPECTION AND ARE REQUIRED TO BE IN COMPLIANCE WITH ALL REQUIRED CORRECTIONS LISTED HEREIN. ANY ADDITIONAL DEFICIENCIES, SUCH AS THOSE LISTED BELOW, FOUND IN UNITS NOT ACCESSIBLE FOR INSPECTION ON THE INITIALLY SCHEDULED INSPECTION DATE SHALL BECOME PART OF THIS NOTICE. (U.H.C. 303)

NOTIFY ALL TENANTS OF THE SCHEDULED INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTOR IS TO ARRIVE. IF THE SCHEDULED DATE OR TIME IS INCONVENIENT, PLEASE CALL TO MAKE ARRANGEMENTS FOR A NEW DATE OR TIME.

A RE-INSPECTION HAS BEEN SCHEDULED FOR: Fri, Apr 01, 2005 , at: 10:00 AM

- [x] Repairable
- [ ] Demolition Recommended
- [ ] Building Vacant and Uninhabitable
- [x] Plans and Permits Required to Repair Building (Call Building and Safety at 888-LA4-Build)
- [ ] Demolition Ordered
- [ ] Building Ordered Immediately Vacant

ELECTRICAL

Replace oversized/missing over-current devices with proper size. If fuses, replace with correct size type "S" fuses. (91.8104.8 L.A.M.C. and 17920.3.d H.&S.C.)

Building: 620 | SL-A5

Unit: 423	Permit Required: Yes	Owner Violation	Note: Provide permits for work being done in this unit and all units on the third and fourth floors.

HEATING AND VENTILATION

Provide ventilation (mechanical or natural) to all bathrooms. (17920.3.c.7 H.&S.C.)

Building: 620 | SL-A4

Unit: 414	Permit Required: Yes	Owner Violation	Note: Provide permits for work being done in this unit and all other units on the third and fourth floors.

Repair damaged, inoperative or disconnected vent(s), vent connectors and/or vent cap(s) to be reinstalled with required screws (3) at each connection and a minimum rise of 1/4" per foot. Vents to maintain a substantially vertical direction and to terminate at an approved location. (94.805 &94.806 L.A.M.C., 805 & 806 U.M.C. and 1001.6 & 17920.3.c H.&S.C.)

Building: 620 | SL-A4

Unit: 414	Permit Required: Yes	Owner Violation	Note: Provide permits for work being done in this unit and all other units on the third and fourth floors.

MAINTENANCE

Repair damaged or deteriorated plaster/drywall and maintain walls/ceilings in a smooth and sanitary condition. Remove or cover damaged paint in an approved manner. Buildings constructed prior to 1978 may contain lead paint. For more information with regard to your lead hazard responsibilities call the Los Angeles County Health Department at (800) 524-5323. (91.8104.4 L.A.M.C. and 17920.3.a.13 & 17920.10 (a-e) H.&S.C.)

Building: 620

Unit: 116	Owner Violation	Note: Water stains on ceilings in bath and living room area.

PLUMBING

Other Plumbing Violation. Every existing building, structure, premises or portion thereof shall be maintained in conformity with the code regulations and department approvals in effect at the time of construction. Section 91.8104 L.A.M.C. - See Note At Right.

Building: 620

Unit: 423	Permit Required: Yes	Owner Violation	Note: Provide permits for all new plumbing work being done in this unit and all other units on the third and fourth floors.

SANITATION

Eliminate causes of dampness in habitable rooms, and maintain the areas in a dry and sanitary condition. (17920.3.a.11 H.&SC.)

Building: 620 | SL-A1

Unit: 116	Owner Violation	Note: Water coming from upstairs unit into bathroom

UNAPPROVED CONSTRUCTION

The building at the job address listed above (or that portion described herein) was constructed without a building permit or inspection approvals. Demolish and remove the unapproved portion or alteration and restore structure to its originally approved condition, or obtain the required Permits and inspection approvals from the Department of Building and Safety.(91.103.1, 91.106.1.1, 91.109.1, 91.8105, 91.8203, 91.8204 L.A.M.C.) A $400.00 Administrative Investigation Fee is due and payable to the Los Angeles Housing Department for work commenced without the required permits (161.902 L.A.M.C.)

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code is guilty of a misdemeanor which is punishable by a fine of not more that $5,000 and/or six (6) months imprisonment. (Section 11.00(m) L.A.M.C.)

TAX WARNING:

If the "Franchise Tax Board" box on the front of this Order or Notice is Marked "YES," the Housing Department has determined by inspection that this building is substandard per Section 17229 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the Compliance Date of this order marks the beginning of the six (6) months period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

SUBSTANDARD NOTIFICATION:

If a building is declared a "Substandard Building" as defined under Section 17920.3 of the California Health and Safety Code, a Notice of Substandard Conditions is recorded at the Los Angeles County Recorders Office. Within ten (10) days of recordation of said Notice, the owner or designated agent is required to register with the Los Angeles County's Environmental Health Division pursuant to Section 17997 of the California Health and Safety Code. Failure to comply with this registration requirement is a misdemeanor which is punishable by a fine of not more than $5000.00 and/or six (6) months imprisonment. (Section 11.00(m) L.A.M.C.)

RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE:

Failure to correct the deficiencies noted on this order could subject this property and units to inclusion in the City of Los Angeles Rent Escrow Account Program (REAP). Inclusion in REAP entails a rent reduction based on the number and severity of the uncorrected violations, and allows the tenant to pay the reduced rent to the City instead of to the landlord. (Section 162.00 et. seq. L.A.M.C., Added by Ord. No. 173810, Eff. 4/16/01)

INSPECTION FEES AND PENALTIES:

If the violations continue to exist after the Compliance Date the Department will require that any subsequent inspection be charged at a minimum of $189 per additional inspection plus administrative costs. Failure to pay any fees or costs imposed within 30 days of serving notice of the imposition of the fee or cost or, if timely appealed of any decision on the appeal, a penalty shall be imposed. The penalty fees shall be equal to two times the fee or cost and a collection fee of 50 percent of the original fee or cost. Any person who fails to pay the assessed fee or cost, penalty or collection fee shall also pay interest at the rate of one percent per month, or fraction thereof, on the amount of the fee or cost, penalty and collection fee imposed, from the 60th day after the date the billing notice was mailed. (Section 161.901, 902 & 903 L.A.M.C., and Ordinance 175206, effective 6/18/03)

CITATIONS:

A citation requiring your appearance in court may be issued if compliance is not obtained by the Compliance Date. Violation of the Los Angeles Municipal Code may be a misdemeanor or an infraction and is punishable by a fine of not more than $5000.00 and/or 6 months imprisonment. (Section 161.410 and 11.00(m) L.A.M.C.)

APPEAL RIGHTS:

Any person or entity subject to a Notice or Order or an inspection fee without hearing, pursuant to Section 161.901, may appeal the Notice, Order or fee to, or my request an extension of time from, a Senior Inspector. This Appeal shall be made in writing, upon appropriate forms provided by the Department, and shall specify the grounds for appeal. The Appeal shall be filed within ten days of the issuance of the Notice or Order, or within ten days of imposition of the fee. (Section 161.1001 L.A.M.C.)

FOR GENERAL INFORMATION YOU MAY CALL (866) 557-7368 BETWEEN 8:00 A.M. AND 4:30 P.M. PARA OBTENER TRADUCCION EN ESPANOL DE ESTA ORDEN FAVOR DE LLAMAR AL (866) 557-7368 ENTRE LAS 8:00 A.M. Y 4:30 P.M.

On Thursday, 3 March, 2005 the undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment roll.

Lee Imai

Property Address: 4070 W 6TH ST

Building: 620
Unit: COMMON | Permit Required: Yes | Owner Violation | Note: Provide permits for all kitchen remodels on the third and fourth floors.

Inspector Name: LEE SMITH
Inspector Phone #: 213-252-2891
Office Location: 3550 WILSHIRE BLVD.
STE. 1500
LOS ANGELES, CA 90010

RSU
Survey Date: Wed, Mar 02, 2005
Log

WHERE INDICATED ABOVE, PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED TO BE OBTAINED BEFORE REPAIR OR DEMOLITION WORK IS STARTED.

For consultation regarding this Notice, or for information regarding obtaining Permits, the inspector whose name appears on this Notice may be contacted by telephone between the hours of 7:30 and 9:00 a.m., Monday through Friday.

YOU MAY BE SCHEDULED FOR A GENERAL MANAGER'S HEARING, AND A LIEN MAY BE RECORDED AGAINST YOUR PROPERTY FOR ALL ADMINISTRATIVE AND INSPECTION COSTS ASSOCIATED TO YOUR FAILURE TO COMPLY WITH THIS ORDER. CONTACT YOUR INSPECTOR.

Inspector's Signature Lee Smith Date 3/3/05

PROPERTY MANAGEMENT TRAINING PROGRAM: Where a property owner has been issued an Order or Notice to Comply, or Substandard Order by the Los Angeles Housing Department, and is 45 days or more delinquent from the "compliance date", is required to attend the PMTP training sessions. There is a $225.00 registration fee that the property owner must pay directly to the training institute. Failure to comply with the PMTP may result in a criminal infraction being imposed on the property owner, which carries a fine of $250.00 plus penalty assessments. (Ordinance No. 171761)

Exhibit "M"

City of Los Angeles

HOUSING DEPARTMENT

Code Enforcement

MERCEDES MARQUEZ
General Manager

3550 WILSHIRE BLVD.
STE. 1500
LOS ANGELES, CA. 90010

Job Address:	820 S. GRAMERCY PL. LOS ANGELES CA 90020-4458	# of Units:	184
		A.P.N.:	5504028020
		C.D.:	10
Owner:	GTS PROPERTY LOS ANGELES INC C/O BIEN G	Census Tract:	2117.02
		In Addition Notify:	
Attention:	GTS PROPERTY LOS ANGELES INC C/O BIEN GAN OEI	Attention:	
Address:	5800 OCEAN TERRACE DR RANCHO PALOS VERD CA 90274	Address:	

ORDER TO COMPLY

Pursuant to Los Angeles Municipal Code Section No. 161.101 et seq, and the Health and Safety Code of the State of California, you are hereby notified to eliminate all listed deficiencies, obtain the services of qualified installers, secure all required permits from the Department of Building and Safety, and obtain the required final inspection approvals before any compliance date listed below, or if not specified, within 30 days from the effective date of this notice. Failure to comply may cause the building to be declared a Substandard Building as defined under section 17920.3 of the Health and Safety Code and be subject to the provisions in Sections 17980 through 17992 of the Health and Safety Code. PARA OBTENER TRADUCCION EN ESPANOL FAVOR DE LLAMAR AL NUMERO TELEFONO DEL INSPECTOR INDICADO EN LA ULTIMA PAJINA DE ESTA NOTIFICACION.

Effective Date
Thu, Feb 03, 2005

Compliance Date
Wed, Feb 09, 2005

All Lead Hazard Control work must be performed by a professional, Certified by the California Department of Health Services (DHS). In order to locate a Lead Certified Professional and obtain additional information, you may phone the California DHS at (800)597-5323 or you may obtain information from the DHS Website at: http://www.dhs.ca.gov/childlead/html/GENclist.html.

NOTICE TO OWNERS REGARDING RELOCATION ASSISTANCE: As per Ordinance No. 175980, Section 151.09.G.3 of the L.A.M.C.: The requirement to pay relocation assistance is applicable to all rental units, regardless of whether the rental unit was created or established in violation of any provision of law.

ANY AND ALL UNITS AT THIS LOCATION ARE SUBJECT TO RE-INSPECTION AND ARE REQUIRED TO BE IN COMPLIANCE WITH ALL REQUIRED CORRECTIONS LISTED HEREIN. ANY ADDITIONAL DEFICIENCIES, SUCH AS THOSE LISTED BELOW, FOUND IN UNITS NOT ACCESSIBLE FOR INSPECTION ON THE INITIALLY SCHEDULED INSPECTION DATE SHALL BECOME PART OF THIS NOTICE. (U.H.C. 303)

NOTIFY ALL TENANTS OF THE SCHEDULED INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTOR IS TO ARRIVE. IF THE SCHEDULED DATE OR TIME IS INCONVENIENT, PLEASE CALL TO MAKE ARRANGEMENTS FOR A NEW DATE OR TIME.

A RE-INSPECTION HAS BEEN SCHEDULED FOR: Thu, Feb 10, 2005 , at: 2:00 PM

X Repairable

X Plans and Permits Required to Repair Building

___ Demolition Recommended

___ Demolition Ordered

___ Building Vacant and Uninhabitable

___ Building Ordered Immediately Vacant

ELECTRICAL

Obtain an electrical Permit and inspection approval from the Department of Building and Safety for the new electrical work done and/or the new smoke detectors installed. (93.0201 & 93.0304 L.A.M.C.) A $400.00 Administrative Investigation Fee is due and payable to the Los Angeles Housing Department for work commenced without the required permits (161.902 L.A.M.C.)

Building: 620 SL - A5

Unit: COMMON	Permit Required: Yes	Owner Violation	Note: ALL UNITS ON THE 3RD AND 4TH FLOORS

PLUMBING

Obtain Permit and inspection approval for new plumbing work and/or the installation or replacement of new water heater(s). (94.201 L.A.M.C.) A $400.00 Administrative Investigation Fee is due and payable to the Los Angeles Housing Department for work commenced without the required permits (161.902 L.A.M.C.)

Building: 620 SL - A2

Unit: COMMON	Permit Required: Yes	Owner Violation	Note: ALL UNITS ON THE 3RD AND 4TH FLOORS

UNAPPROVED CONSTRUCTION

The building at the job address listed above (or that portion described herein) was constructed without a building permit or inspection approvals. Demolish and remove the unapproved portion or alteration and restore structure to its originally approved condition, or obtain the required Permits and inspection approvals from the Department of Building and Safety.(91.103.1, 91.106.1.1, 91.109.1, 91.8105, 91.8203, 91.8204 L.A.M.C.) A $400.00 Administrative Investigation Fee is due and payable to the Los Angeles Housing Department for work commenced without the required permits (161.902 L.A.M.C.)

Building: 620

Unit: COMMON	Permit Required: Yes	Owner Violation	Note: ALL UNITS ON THE 3RD AND 4TH FLOORS

Inspector Name	BRIAN ENGSTRAND
Inspector Phone #	213 252-2824
Office Location	3550 WILSHIRE BLVD. STE. 1500 LOS ANGELES, CA. 90010
RSU	
Survey Date	Wed, Jan 26, 2005
Log	

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code is guilty of a misdemeanor which is punishable by a fine of not more that $5,000 and/or six (6) months imprisonment. (Section 11.00(m) L.A.M.C.)

TAX WARNING:

If the "Franchise Tax Board" box on the front of this Order or Notice is Marked "YES," the Housing Department has determined by inspection that this building is substandard per Section 17229 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the Compliance Date of this order marks the beginning of the six (6) months period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

SUBSTANDARD NOTIFICATION:

If a building is declared a "Substandard Building" as defined under Section 17920.3 of the California Health and Safety Code, a Notice of Substandard Conditions is recorded at the Los Angeles County Recorders Office. Within ten (10) days of recordation of said Notice, the owner or designated agent is required to register with the Los Angeles County's Environmental Health Division pursuant to Section 17997 of the California Health and Safety Code. Failure to comply with this registration requirement is a misdemeanor which is punishable by a fine of not more than $5000.00 and/or six (6) months imprisonment. (Section 11.00(m) L.A.M.C.)

RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE:

Failure to correct the deficiencies noted on this order could subject this property and units to inclusion in the City of Los Angeles Rent Escrow Account Program (REAP). Inclusion in REAP entails a rent reduction based on the number and severity of the uncorrected violations, and allows the tenant to pay the reduced rent to the City instead of to the landlord. (Section 162.00 et. seq. L.A.M.C., Added by Ord. No. 173810, Eff. 4/16/01)

INSPECTION FEES AND PENALTIES:

The violations continue to exist after the Compliance Date the Department will require that any subsequent inspection be charged at a minimum $189 per additional inspection plus administrative costs. Failure to pay any fees or costs imposed within 30 days of serving notice of the imposition of the fee or cost or, if timely appealed of any decision on the appeal, a penalty shall be imposed. The penalty fees shall be equal to two times the fee or cost and a collection fee of 50 percent of the original fee or cost. Any person who fails to pay the assessed fee or cost, penalty or collection fee shall also pay interest at the rate of one percent per month, or fraction thereof, on the amount of the fee or cost, penalty and collection fee imposed, from the 60th day after the date the billing notice was mailed. (Section 161.901, 902 & 903 L.A.M.C., and Ordinance 175206, effective 6/18/03)

CITATIONS:

A citation requiring your appearance in court may be issued if compliance is not obtained by the Compliance Date. Violation of the Los Angeles Municipal Code may be a misdemeanor or an infraction and is punishable by a fine of not more than $5000.00 and/or 6 months imprisonment. (Section 161.410 and 11.00(m) L.A.M.C.)

APPEAL RIGHTS:

Any person or entity subject to a Notice or Order or an inspection fee without hearing, pursuant to Section 161.901, may appeal the Notice, Order or fee to, or my request an extension of time from, a Senior Inspector. This Appeal shall be made in writing, upon appropriate forms provided by the Department, and shall specify the grounds for appeal. The Appeal shall be filed within ten days of the issuance of the Notice or Order, or within ten days of imposition of the fee. (Section 161.1001 L.A.M.C.)

FOR GENERAL INFORMATION YOU MAY CALL (866) 557-7368 BETWEEN 8:00 A.M. AND 4:30 P.M. PARA OBTENER TRADUCCION EN ESPANOL DE ESTA ORDEN FAVOR DE LLAMAR AL (866) 557-7368 ENTRE LAS 8:00 A.M. Y 4:30 P.M.

Property Address: 620 S. GRAMERCY PL.

On Thursday, 27 January, 2005 the undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment roll.

Brian Englestad

WHERE INDICATED ABOVE, PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED TO BE OBTAINED BEFORE REPAIR OR DEMOLITION WORK IS STARTED.

For consultation regarding this Notice, or for information regarding obtaining Permits, the inspector whose name appears on this Notice may be contacted by telephone between the hours of 7:30 and 9:00 a.m., Monday through Friday.

YOU MAY BE SCHEDULED FOR A GENERAL MANAGER'S HEARING, AND A LIEN MAY BE RECORDED AGAINST YOUR PROPERTY FOR ALL ADMINISTRATIVE AND INSPECTION COSTS ASSOCIATED TO YOUR FAILURE TO COMPLY WITH THIS ORDER. CONTACT YOUR INSPECTOR.

Inspector's Signature Brian Eyestone Date 1/27/2005

PROPERTY MANAGEMENT TRAINING PROGRAM: Where a property owner has been issued an Order or Notice to Comply, or Substandard Order by the Los Angeles Housing Department, and is 45 days or more delinquent from the "compliance date", is required to attend the PMTP training sessions. There is a $225.00 registration fee that the property owner must pay directly to the training institute. Failure to comply with the PMTP may result in a criminal infraction being imposed on the property owner, which carries a fine of $250.00 plus penalty assessments. (Ordinance No. 171761)

City of Los Angeles

HOUSING DEPARTMENT

Code Enforcement

MERCEDES MARQUEZ
General Manager

3550 WILSHIRE BLVD.
STE. 1500
LOS ANGELES, CA. 90010

REAP WARNING

To Owners and Management of:

4070 W 6TH ST
LOS ANGELES CA 90020-4456

RE: NOTICE TO COMPLY DATED: Thu, Feb 03, 2005

THE ATTACHED NOTICE TO COMPLY LISTS DEFICIENCIES WHICH ARE IN VIOLATION OF SECTION 1941.1 OF THE CALIFORNIA CIVIL CODE AND THE LOS ANGELES MUNICIPAL CODE. FAILURE TO CORRECT THESE DEFICIENCIES WILL SUBJECT THIS PROPERTY TO INCLUSION IN THE CITY OF LOS ANGELES RENT REDUCTION PROGRAM (RRP) AND RENT ESCROW ACCOUNT PROGRAM (REAP). IF THESE DEFICIENCIES ARE NOT CORRECTED WITHIN THE PERIOD ALLOWED FOR COMPLIANCE, THIS PROPERTY WILL BE REFERRED FOR INCLUSION IN THE RRP AND REAP.

IMMEDIATE CORRECTION OF THE BELOW LISTED DEFICIENCIES IS NECESSARY TO ENSURE THAT YOUR RENTS ARE NOT REDUCED AND THAT YOU ARE ABLE TO CONTINUE TO RECEIVE RENTAL INCOME FROM THIS PROPERTY.

THE ATTACHED NOTICE TO COMPLY DESCRIBES THE 1941.1 C.C.C. AND VARIOUS OTHER L.A.M.C.

A. HOUSING

___ - 1. Waterproofing [0]
_X_ - 2. Plumbing/Gas [1]
___ - 3. Water Supply [0]
___ - 4. Heating [0]
_X_ - 5. Electrical [1]
___ - 6. Cleanliness [0]
___ - 7. Garbage Removal [0]
___ - 8. Floors, Stairways [0]
___ - 9. Security Bars, Inoperative Windows, Smoke Detectors [0]

B. FIRE SAFETY

___ - 1. Exiting [0]
___ - 2. Fire Protection Equipment [0]
___ - 3. Fire Warning Devices [0]
___ - 4. Hazardous Storage [0]

NOTE: IN ADDITION TO THE ABOVE, IF THE CITED DEFICIENCIES ARE NOT CORRECTED WITHIN 45 DAYS OF THE COMPLIANCE DATE OF THE NOTICE TO COMPLY, THE OWNER WILL BE AUTOMATICALLY INCLUDED IN A MANDATORY PROPERTY MANAGEMENT TRAINING PROGRAM.

Printed on: 01/27/2005 BRIAN ENGSTRAND 213 252-2824

Exhibit "J"

To: All Residents
From: Manager's Office
Date: 2/4/05
Re: Water Shut-off

Please be advised due to the plumbing upgrade, some units may experience water shut-off.

Monday Feb.7 to Friday Feb.11

9:00am to 5:00pm.

Once again we apologize for the inconvenience.

To: All Residents
From: Manager's Office
Date: 2/11/05
Re: Water Shut-off

Please be advised due to the plumbing upgrade, some units may experience water shut-off.

Monday Feb.14 to Friday Feb.18

9:00am to 5:00pm.

Once again we apologize for the inconvenience.

To: All Residents
From: Manager's Office
Date: 2/19/05
Re: Water Shut-off

Please be advised due to the plumbing upgrade, some units may experience water shut-off.

Monday Feb.21 to Friday Feb.25

9:00am to 5:00pm.

Once again we apologize for the inconvenience.

To: All Residents
From: Manager's Office
Date: 2/25/05
Re: Water Shut-off

Please be advised due to the plumbing upgrade, some units may experience water shut-off.

Monday Feb.28 to Friday March 4.

9:00am to 5:00pm.

Once again we apologize for the inconvenience.

To: All Residents
From: Manager's Office
Date: 3/11/05
Re: Water Shut-off

Please be advised due to the plumbing upgrade, some units may experience water shut-off.

Monday March 14 to Friday March 18.

9:00am to 5:00pm.

Once again we apologize for the inconvenience.

To: All Residents
From: Manager's Office
Date: May 13, 2005
Re: Water Shut-off

Please note due to some plumbing upgrade, some units may experience water shut-off.

Monday May 16, 2005 to Friday May 20, 2005

9:00am to 5:00pm.

Once again we apologize for the inconvenience.

To: All Residents
From: Manager's Office
Date: 3/25/05
Re: Water Shut-off

Please be advised due to the plumbing upgrade, some units may experience water shut-off.

Monday March 28 to Friday April 1.

9:00am to 5:00pm.

Once again we apologize for the inconvenience.

To: All Residents
From: Manager's Office
Date: April 8, 2005
Re: Water Shut-off

Please note due to some plumbing upgrade, some units may experience water shut-off.

Monday April 11, 2005 to Friday April 15, 2005

9:00am to 5:00pm.

Once again we apologize fro the inconvenience.

To: All Residents
Fro : Manager's Office
Dat : April 15, 2005
Re: Water Shut-off

Plea e note due to some plumbing upg de, some units may experience wat shut-off.

Mo day April 18, 2005 to Fri y April 22, 2005

9:0 m to 5:00pm.

On again we apologize for the inc venience.

Exhibit "B"

Recording requested by and mail to:

Name: GTS Property Los Angeles, Inc.

Address: 9701 Wilshire Blvd. #1200

Los Angeles, CA 90212

04-0080757

********** Space Above This Line For Recorder's Use **********

MASTER COVENANT AND AGREEMENT

The undersigned hereby certifies I am (we are) the owners of the hereinafter legally described real property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description):

See Exhibit "A";

Site Address 620 Gramercy Place.

That in consideration of the approval of Case No. _____ by the City Planning Department, I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the City Planning Department of said City that to the extent of our interest, I (we):

See Exhibit "B"

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the City Planning Department of the City of Los Angeles approves its termination.

GTS Property Los Angeles, Inc.	
(Print Name of Property Owner)	(Print Name of Property Owner)
(Signature of Property Owner)	(Signature of Property Owner)

Dated this 9 day of January 19 2004

********** Space Below This Line For Notary's Use **********

ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

On January 9, 2004 before me, SETA BARBERENA (name and title of officer), personally appeared HASSAN ASTANI, 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.

SETA BARBERENA
Commission # 1260286
Notary Public - California
Los Angeles County
My Comm. Expires Apr 10, 2004

WITNESS my hand and official seal.

Seta Barberena (SEAL)

Notary Public Signature

****

Case No. TT 50346

Condition No(s). CC-7

Notice of Final Map

Approved for recording by _____ Date: 1/12/2004

(Department of City Planning)

CP-6770 (09/30/98)

EXHIBIT "B"

That proof shall be submitted (Certified Mail or Affidavit) to the Advisory Agency, indicating that each tenant of the proposed condominium conversion project shall be given written notification of the condominium conversion with 10 days of final map approval.

Exhibit "C"

Recording requested by and mail to:

Name: GIS PROPERTY LOS ANGELES INC.
Address: 9701 Wilshire Blvd. #1200
Los Angeles, CA 90212

04 0080755

**********Space Above This Line For Recorder's Use**********

MASTER COVENANT AND AGREEMENT

The undersigned hereby certifies I am (we are) the owners of the hereinafter legally described real property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description):

See Exhibit "A"

Site Address 620 S. Gramercy Place

That in consideration of the approval of Case No. _____ by the City Planning Department, I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the City Planning Department of said City that to the extent of our interest, I (we):

See Exhibit "B"

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the City Planning Department of the City of Los Angeles approves its termination.

GIS Property Los Angeles Inc.
(Print Name of Property Owner)

(Signature of Property Owner)

(Print Name of Property Owner)

(Signature of Property Owner)

Dated this 9 day of January 19 2004

********** Space Below This Line For Notary's Use **********

ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

On January 9, 2004 before me, SETA BARBERENA (name and title of officer), personally appeared HAGAN ASTANI, 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.

Seta Barberena (SEAL)
Notary Public Signature

SETA BARBERENA
Commission # 1260286
Notary Public - California
Los Angeles County
My Comm. Expires Apr 10, 2004

Case No. TT 50346

Condition No(s). CC-1, CC-2 180 Day Notice / Exclusive right to Purchase

Approved for recording by _____ Date: 1/12/2004
(Department of City Planning)

CP-6770 (09/30/98)

GTS Property Los Angeles, Inc.

AFFIDAVIT

The undersigned hereby certifies that all existing tenants residing at 620 S. Gramercy Place, Los Angeles, CA 90005 have received a copy of the recorded covenant (CC-6).

UNDERSIGNED:

Sonny Astani

Date

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th DAY OF January 2004
BY Sonny Astani
Alma Saghi
NOTARY PUBLIC

ALMA SAGHI
Commission # 1266584
Notary Public - California
Los Angeles County
My Comm. Expires Jul 3, 2004

P.O. Box 10688
Beverly Hills, California 90213

Recording requested by and mail to:

Exhibit "d"

Name: GTS Property Los Angeles Inc.
Address: 9701 Wilshire Blvd. #1200
Beverly Hills, CA 90212

04 0080756

********** Space Above This Line For Recorder's Use **********

MASTER COVENANT AND AGREEMENT

The undersigned hereby certifies I am (we are) the owners of the hereinafter legally described real property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description):

SEE ATTACHED EXHIBIT "A"

Site Address 620 S. Gramercy Place

That in consideration of the approval of Case No. _____ by the City Planning Department, I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the City Planning Department of said City that to the extent of our interest, I (we):

SEE ATTACHED EXHIBIT "B"

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the City Planning Department of the City of Los Angeles approves its termination.

GTS PROPERTY LOS ANGELES INC.
(Print Name of Property Owner)

(Signature of Property Owner)

(Print Name of Property Owner)

(Signature of Property Owner)

Dated this 9 day of January 9, ~~19~~ 2004

********** Space Below This Line For Notary's Use **********

ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

On January 9, 2004 before me, SETA BARBERENA. (name and title of officer), personally appeared HASAN ASTANI, ~~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.

SETA BARBERENA
Commission # 1260286
Notary Public - California
Los Angeles County
My Comm. Expires Apr 10, 2004

WITNESS my hand and official seal.

Seta Barberena (SEAL)
Notary Public Signature

Case No. TT 50346
Condition No(s). CC-6 Record Master covenant for tenants.
Approved for recording by _____ Date: 1/12/2004
(Department of City Planning)

CP-6770 (09/30/98)

e. Continued Tenancy Pending Relocation. Until each eligible tenant is successfully relocated, the tenant shall be permitted to reside in the unit presently occupied in the conversion project. There shall be no time limit for such continued tenancy for each tenant qualified for "special protection". In all other cases, the applicant is not required to consent to continued tenancy beyond 12 months from the date of tentative map or preliminary parcel map approval or the date on which the 180-day notice of intent to convert is given to all tenants, whichever date is later.

f. Moving Costs. The applicant shall pay the actual costs of moving for each eligible tenant who employs a moving company recommended by the applicant, including the following specific costs: insurance, boxes, packing, transportation, unpacking. If an eligible tenant employs a moving company other than one recommended by the applicant, the applicant shall pay the actual costs of moving up to a maximum of $500 per household.

g. Relocation Fee. The applicant shall unconditionally offer to pay each relocated household a relocation fee of $1,000.

h. Each of the tenants of the proposed condominium conversion has been, or will be given written notification within ten days of approval of a final map for the proposed conversion.

i. That satisfactory evidence will be submitted to the Advisory Agency that the preceding has been accomplished.

j. Pursuant to the Los Angeles Municipal Code Section 12.95.2G9; in case of dispute between tenants, the applicant, or the City, the Advisory Agency will interpret the application of this covenant and agreement.

k. The property owner shall provide written proof that each eligible and qualified tenant has received a copy of this covenant.

Definitions:

1. Eligible Tenant. The term "eligible tenant" means any tenant who was resident of the property both on the date of tentative or preliminary parcel map application and the date of approval of such map and who does not intend to purchase a unit in the conversion project.

2. Special Protection. An eligible tenant is entitled to "special protection" if the tenant satisfies any of the following criteria: has attained age 62; is handicapped as defined in Section 50072 of the California Health and Safety Code; is disabled as defined in Title 42 United States Code # 423; is residing with one or more minor dependent children; or is a resident of a low to moderate cost housing unit.

NOTE: Pursuant to Los Angeles Municipal Code Section 47.06, when a building is converted to condominiums, relocation assistance of $5,000 is to be paid to qualified tenants (62 and older, handicapped, disabled, residing with minor children) and $2,000 is to be paid to eligible tenants. This is a minimum amount. The above relocation assistance (rental subsidy, moving costs, relocation fee) are credited toward the $5,000 or $2,000 and the applicant must make up any difference up to these amounts. However, in many cases, the applicant will be required to pay more than these amounts.

EXHIBIT: "B"

04 0080755

CONDOMINIUM CONVERSION

TRACT MAPS - PARCEL MAPS

I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the Advisory Agency of said City that pursuant to Section 12.95.2 of the Los Angeles Municipal Code and applicable provisions of the Subdivision Map Act:

a. Each of the tenants of the proposed condominium conversion has been or will be given a 180-day written notice of intention to convert prior to termination of tenancy due to the proposed conversion. Anyone becoming a tenant after the notice is given shall be notified in writing prior to entering into a rental agreement but shall not be entitled to 180 days notice of intent to convert. (Section 66427.1 of the Subdivision Map Act mandates 180 days notice of intention to convert rather than 120 days as is found in the Municipal Code.)
(Note: This is not a notice of termination - see "e" below.)

b. Each of the tenants of the proposed condominium conversion project has been or will be given written notice of an exclusive right to contract for the purchase of the dwelling unit occupied by the tenant upon the same or more favorable terms and conditions than those on which such unit will be initially offered to the general public. In the event a tenant's existing unit is required to be combined with an adjacent unit, another unit of comparable size and amenities shall be offered to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the California Business and Professions Code, unless the applicant receives prior written notice of the tenant's intention not to exercise the right.

c. Each eligible tenant will be given assistance in finding a comparable replacement rental unit. Comparability shall be determined from the following factors: size; price; location; proximity to medical and recreational facilities, parks, community centers, shops, transportation, school, churches and synagogues; amenities. A unit is not comparable if it is located in a building for which an application for conversion purposes has been filed with any governmental agency. Such assistance shall be available to all eligible tenants within 10 days of the date on which the 180-day notice is sent to each tenant or the date of preliminary parcel map or tentative map approval, whichever date is later. Such assistance shall include, at a minimum, the employment of a staff of at least one person (or more, if it is determined by the Advisory Agency that a larger staff is needed to provide these services) to:

1. Obtain at no cost to the tenant the services of persons who prepare rental availability reports;

2. Make available to each tenant an updated report concerning the availability of comparable rental housing in the area of the tenant's present unit;

3. Drive tenants without cars and assist tenants with cars in order to inspect units;

4. Hire an ambulance or similar vehicle (at no cost to the tenant) and assist any handicapped or disabled tenant with relocation-related activities;

5. Provide other personal services related to relocation to each tenant.

d. Rental Subsidy. Where the rent for a unit into which an eligible tenant moves is higher than the rent for the unit the tenant occupied in the conversion project, the applicant shall agree to pay the difference for a period of one year from the date of relocation. In the case of a tenant who qualifies for "special protection", no monetary limit shall apply to this subsidy. In all other cases, the subdivider shall not be required to pay more than $200 per month per unit pursuant to this provision.

Exhibit "1" - 1

1424

Apartment No. 426

STANDARD LEASE

(Prepared in accordance with general California Landlord-Tenant Law in effect as of the revision date. Consult with your attorney about local technicalities or subsequent changes in the law.)

OWNER: Coreland/Donner

RENTER: Jeannie Chong ,Gary Marella

PREMISES: 620 S. Gramercy Pl. #426 Los Angeles, Ca 90005

Owner and Renter agree that Renter's performance of and compliance with each of the terms hereof, and of Owner's House or Pool Rules (if any) which are incorporated herein by reference, constitute a condition on Renter's right to occupy the Premises and any failure of compliance or performance by Renter shall allow Owner to forfeit this agreement and terminate Renter's right to possession.

TERM: From and Including	9/1/94	To and Including	2/28/95
A. Rent Start Date:	9/1/94	**J.** Storage Space:	none
ent Per Month:	$ 895.00	**K.** Maximum Occupancy:	2 adults
C. Day Of Month Rent Due:	First	Agreement:	6 months
D. Late Rent Charge:	$20.00 First day 5.00 each add'l day	Building Code:	1+1 loft
E. Returned Check Charge:	$25.00	**L.** Named Renter:	Chong
F. Security Deposit:	$ 500.00	**M.** Added Occupant Rent:	$ 100.00
G. Deposit Installment Schedule:		**N.** Owner Personal Property:	stove,carpet,garbage disposal,dishwasher, vertical blinds
$ _____ per _____			
H. Owner-Paid Utilities:		**O.** Charitable Organization:	Salvation Army
I. Parking Space:		**P.** Pets:	none

1. **Rent/Late Rent Charge:** Should the Rent Start Date (Section A) be other than the first day of the month, Owner may prorate the rent to the first day of the succeeding month. Renter shall pay Owner the rent due for each rental month in advance, on the date and in the amount set out in Sections B and C. If Renter fails to pay any rent as and when due, Renter shall pay a (one-time per such unpaid amount, not to exceed 10% thereof) Late Charge as set out in Section D. If Renter's check is returned "NSF," Renter shall pay a Returned Check Charge set out in Section E and Owner may demand that future rent payments be by cashier's check or money order. Such Late Charge and/or Returned Check Charge may be deemed additional rent by inclusion in an eviction notice or may be deducted from Renter's Security Deposit. Any Security Deposit refund claim shall be deemed compensated to the extent of any such deduction.

2. **Security Deposit:** Renter shall pay to Owner the total Security Deposit set out in Section F to secure Renter's compliance with all terms of this Agreement and Owner's Rules and Regulation. (In addition to the first month's rent, Owner may demand only a security deposit equal to two times the monthly rent for unfurnished apartments and three times the monthly rent for furnished apartments.) No portion of the Security Deposit shall be deemed rent for any rental month unless Owner so elects nor shall it constitute a measure of Owner's damages. No interest is payable on the Security Deposit unless required by law. Within 14 days after Renter jointly vacates the Premises, and the Premises shall not be deemed vacated unless the keys are returned, the Security Deposit shall be returned (mailed to Renter's last known address) by check made payable to all those designated as "Renter" jointly, whether or not one or more have vacated previously, less the amount necessary to compensate Owner for cleaning, repair of Renter-caused damage to the Premises or common areas, over normal wear and tear, repair or replacement of Owner-provided personal property (if any, shown on an attached inventory) and/or for unpaid rent, along with an itemized statement (on the refund check or otherwise) showing the total amount of the Security Deposit and the deductions. If the Security Deposit is insufficient for any such purpose, Owner may collect the deficiency from Renter. With Owner's consent, Renter may make the Security Deposit by installment payments as set out in Section G or Paragraph 24. Failure to pay any Deposit installment when due shall constitute a default.

3. **Utilities:** Renter shall pay for all utilities supplied to the Premises except those paid for by Owner set out in Section H. If Renter defaults in the payment of any rent, Owner may instruct any utility company to charge any utilities so designated, henceforth, to Renter and place the same in Renter's name, and Renter is obligated to pay for the same thereafter. Owner is authorized to get notice from any utility company of any default in payment by Renter and, if Owner is charged with any such amount, Owner may re-cover it from Renter or deduct the same from the Security Deposit as unpaid rent or damages. Renter shall not use any common area utilities. To the extent allowed by law, the pro-rated amount of any penalty for utility overuse allocable to the Premises shall be payable by Renter as additional rent.

Form provided as a membership service of the APARTMENT ASSOCIATION OF GREATER LOS ANGELES
621 South Westmoreland Avenue, Los Angeles, CA 90005

4. **Parking/Storage Rules:** If Renter is assigned a parking space on Owner's property, set out in Section I, Renter shall use such space only for the parking of operable, licensed and currently registered passenger automobiles and not for the washing, painting or repair of such vehicles. Renter shall not park, nor allow anyone else to park, in any other space on Owner's property or park, or allow the parking of, vehicles thereon in addition to vehicles described in Section I. Renter shall not assign nor sublet any such parking space and Owner may have unapproved vehicles towed away. Upon seven (7) days written notice to Renter, Owner may terminate Renter's parking privilege or change the size and/or location of Renter's parking space or storage space, if any, described in Section J.

5. **Named Renter:** The Premises shall not be occupied by more than the maximum number of "Agreement" occupants set out in Section K, unless required by law, nor by any person other than the Renters set out in Section L without the advance written qualification by Owner and at the additional rent per additional occupant set out in Section M or prescribed by law. Renter's right to possession shall not be ...ned nor the Premises sublet. (Where applicable, LAMC Section 91.1207 restricts the maximum occupants to that number set out in Section L.)

...sed Condition Receipt: Renter has examined the Premises including, but not limited to, the furniture, furnishings, fixtures, appliances, equipment, (provided by Owner and set out in Section N) windows, doors, plumbing and electrical facilities, hot and cold water supply, building grounds and appurtenances, accepts the same "AS IS" and acknowledges that the same are in good, clean and sanitary order, condition and repair unless noted to the contrary on Owner's copy of this Agreement. If an inventory is attached hereto it shall be deemed incorporated herein by reference. Except as provided by law, Owner shall not be required to make any improvements, replacements nor repairs to the Premises and, if at all, any such work shall be at Renter's expense. Upon termination of the tenancy, Renter shall return the Premises and Owner's personal property in as good order, condition and repair as when received, ordinary wear and tear excepted, and free of Renter's personal property. Trash and debris, burns, stains, holes or tears, of any size or kind, in the carpeting, draperies, walls, windows or doors, among other conditions, shall not be deemed ordinary wear and tear. Renter acknowledges that no representation as to the condition or repair of the Premises, nor as to Owner's intention with respect to any improvement, alteration, decoration or repair thereof, has been made to Renter unless noted on Owners copy of this Agreement. Renter's "GOOD FAITH" in the assertion of any habitability defense to eviction for nonpayment of rent shall be established before any such defense shall arise. Evidence of Renter's "good faith" shall include, but not be limited to, written proof of Owner's knowledge and opportunity to repair any claimed housing deficiency prior to service of an eviction notice, whether by a copy of a request-for-maintenance demand delivered to Owner or otherwise, and lack of Renter-causation of the claimed housing deficiency.

7. **Maintenance and Repair/Alterations:** Renter shall: (a) keep the Premises in a clean and sanitary condition; (b) dispose of all rubbish, garbage and waste in a clean and sanitary manner; (c) properly use and operate all electrical, gas and plumbing fixtures and keep the same in a clean condition; (d) not permit any person, in or about the Premises with Renter's consent, to deface, damage or remove any part of the structure in which the Premises are located nor the facilities, equipment or appurtenances thereto or thereon, nor do any such thing himself; (e) occupy and use the Premises in the manner in which they are designated and intended to be occupied and used. Renter shall be liable for the expense of any repair caused by Renter's failure to comply with these conditions. Renter shall not alter the Premises or paint nor wallpaper any portion thereof. Renter shall not install or use any dishwasher, clothes washer, clothes dryer or air conditioner in or about the Premises except those which may be supplied by Owner.

8. **Damage/Destruction:** Should the Premises or structure in which they are located become damaged or destroyed by the elements or otherwise so as to make them partially or totally uninhabitable, rent shall abate and this Agreement terminate if Renter vacates the Premises, but rent shall not abate nor shall there be any offset or reduction in rent whatsoever if Renter elects to remain in occupancy. Owner shall not be liable to Renter for any expenses or damages whatsoever related to Renter's moving, storage or living costs elsewhere, or for compensation for Renter's annoyance or inconvenience during repair of the Premises should Owner elect to repair the Premises, which Owner is not obligated to do.

9. **Inspection/Entry:** Owner may enter and inspect the Premises, during business hours and upon reasonable notice to Renter, without Renter's presence, for any lawful purpose. 24 hours notice shall be deemed "reasonable." Owner may enter the Premises without advance notice to Renter in case of an emergency. Renter shall not add nor change any lock or locking device, bolt or latch on the Premises and shall provide Owner with a key to any such device, forthwith, on demand. Renter acknowledges that Owner is entitled to a key to the Premises and may use the same for entry as provided herein or by law.

10. **Rules and Regulations:** Renter, and all persons in or about the Premises with Renter's consent, shall comply with all Rules and Regulations made by Owner, from time to time, and delivered to Renter, including House and Pool Rules. Owner shall not be obligated to enforce any such Rules and Regulations, or the terms of any other Agreement, and Owner shall not be liable to Renter for any violation of such Rules and Regulations or other Agreements by any other Renter or person. All visitors to the Premises, forthwith on Owner's demand, shall produce picture-identification and sign a visitor log book or be prohibited from entry.

11. **Insurance:** Owner does not insure Renter for any personal injury or property damage including, but not limited to, that caused by the act or omission of any other Renter or third party, or by any criminal act or activity, war, riot, insurrection, fire or act of God. Renter shall obtain and pay for any insurance coverage necessary to protect Renter or Renter's property from any loss or expense that may be caused by such persons or events.

12. **Compliance With Laws:** Renter shall not violate any law or commit or permit any waste or damage to, or nuisance in or about, the Premises, or in any way annoy any other renter, or operate any business in or about the Premises, or do or keep anything in or about the Premises that will obstruct the common areas or usage thereof, or increase Owner's insurance premiums.

13. **Abandonment:** If Renter abandons the Premises prior to expiration of the Term, Renter shall be liable for damages under Civil Code Section 1951.2 or 1951.4.

14. **Waiver Of Default:** Owner's failure to require strict compliance with the terms of this Agreement, or to exercise any right provided for herein, shall not be deemed a waiver of such compliance or right, or ... such compliance or right in the future, and Owner's acceptance of rent with knowledge of any default by Renter shall not be deemed a waiver of such default, nor limit Owner's rights with respect to that ...y subsequent default. Owner's acceptance of partial rent after service of an eviction notice shall not be a waiver of Owner's right to pursue Renter's eviction under the Notice.

15. **Surrender Of Premises/Property:** In addition to Renter's liability under Paragraph 13, if Renter is absent from the Premises for thirty (30) consecutive days during which rent is unpaid, and if Owner has a reasonable belief that Renter does not intend to maintain occupancy of the Premises, the Premises and all of Renter's personal property located therein shall be deemed surrendered to Owner and Owner may re-enter and retake possession of the Premises and dispose of Renter's personal property by delivering it to the Charitable Organization set out in Section N, or to any like organization if the named organization refuses the property. If neither method of disposal of the property is effective, Owner may dispose of the property in any other manner Owner chooses, in Owner's absolute discretion.

16. **Non-Curable Breach Of Agreement:** The following, by way of illustration and not limitation, shall constitute a non-curable breach of this Agreement: (a) Police raid upon the Premises; (b) Arrest of Renter for possession/sale/storage of any narcotic/ controlled substance/chemical or herbal contraband in or about the Premises; (c) Failure to permit Owner's entry of the Premises following receipt by Renter of written notice of Owner's intent to enter the Premises; (d) Failure to cooperate with Owner or any pest controller/fumigator/exterminator following receipt by Renter of notice that such services will be performed in or about the Premises; (e) Defaults by Renter causing Owner to serve more than two notices to pay or quit, or perform or quit, in any twelve (12) month period, whether or not Renter subsequently cures such defaults; (f) A misrepresentation on Renter's Rental Application; (g) delivery of any security door/gate key to anyone not a party to this Agreement; or (h) Failure to comply with any demand by Owner concerning Renter's parking privilege.

17. **Pest Control/Fumigation/Extermination:** Upon demand by Owner, Renter shall temporarily vacate the Premises for a reasonable period to allow pest or vermin control work to be done. Renter shall comply with all instructions, forthwith, from the pest controller, fumigator and/or exterminator regarding the preparation of the Premises for the work, including the proper bagging and storage of food, perishables and medicines.

18. **Pets/Water Beds/Musical Instruments:** Renter shall not bring or keep any pet (dog, cat, bird, reptile, etc.), liquid-filled furniture or musical instrument on the Premises, unless noted in Section P of Owner's copy of this Agreement. Liquid-filled furniture shall be accepted only with proof of $100,000 insurance.

19. **Designation Of Parties:** For eviction action purposes, the term "Owner" shall include "manager," or "rental agent," acting as management personnel, and the term "Renter" shall include only those persons set out in Section K. However, Renter is liable for the acts of Renter's minor children and visitors, which acts may cause termination of this Agreement. The terms "he," "him," and/or "himself" shall, where applicable, be deemed to include the terms "she," "her," "herself," "it" and "itself," the singular number shall include the plural and the masculine gender shall include the female gender.

20. **Partial Invalidity:** If any portion of this Agreement is held invalid, it shall not affect the validity of any other portion of this Agreement.

21. **Attorneys Fees/Waiver Of Jury Trial:** If any legal action or proceeding is brought by Owner or Renter related to this Agreement, the prevailing party shall be entitled to recover attorneys fees not to exceed $500.00. Owner and Renter mutually waive any right to a jury trial in any action for unlawful detainer.

22. **Pre-Trial Rent Deposit:** In any action for unlawful detainer, if provided by law, Renter shall deposit unpaid rent with the Court by cashier's check or money order.

23. **Guarantor(s):** On demand by Owner, Renter shall obtain the execution of a Continuing Guarantee Agreement provided by Owner, by an agreed upon Guarantor, and said agreement shall be deemed incorporated herein and the part hereto.

24. **OTHER:**

25. **Entire Agreement:** The foregoing constitutes the entire agreement between the parties and supersedes any oral or written representation or agreement contrary hereto. Tenant represents that he has relied solely on his own judgment, experience and expertise in entering into this Agreement.

DATED: 6/27/94
OWNER Coreland/Donner

ADDRESS CITY

ZIP CODE

DATED:
RENTER X: Donna Chase

Exhibit 11

Lease Renewals
5/2000 - 4/2001

RENEWAL

RESIDENTIAL LEASE/RENTAL AGREEMENT

PARTIES: LANDLORD HPG Management

TENANT(S) Jeannie Chong & Soon Hee Chong

PROPERTY ADDRESS 620 S. Gramercy Pl #122 Los Angeles, CA 90005 APT. #:

1. RENTAL AMOUNT: Commencing 5/1/00, 20 TENANT agrees to pay LANDLORD the sum of $ 1150- per month in advance on the first day of each calendar month. Said rental payment shall be delivered by TENANT to LANDLORD or his designated agent to the following location 620 S. Gramercy Pl. . Rent must be actually received by LANDLORD, or designated agent, in order to be considered in compliance with the terms of this agreement. Rent is considered delinquent if not received by the third of each calendar month.

2. TERM: The premises are leased on the following lease term (please check one item only):
___ month to month: beginning _____; (or) X Fixed Term: Beginning 5/1/00 & Ending 4/30/01.

3. SECURITY DEPOSITS: TENANT shall deposit with landlord the sum of $ 500- as a security deposit to secure TENANT'S faithful performance of the terms of this lease. The security deposit shall not exceed two times the monthly rent. After all the TENANTS have vacated, leaving the premises vacant, the LANDLORD may use the security deposit for the cleaning of the premises, any unusual wear and tear to the premises or common areas, and any rent or other amounts owed pursuant to the lease agreement or pursuant to Civil Code Section 1950.5. TENANT may not use said deposit for rent owed during the term of the lease. Within 21 days of the TENANT vacating the premises, LANDLORD shall furnish TENANT a written statement indicating any amounts deducted from the security deposit and returning the balance to the TENANT. If TENANT fails to furnish a forwarding address to LANDLORD, then LANDLORD shall send said statement and any security deposit refund to the leased premises.

4. INITIAL PAYMENT: TENANT shall pay the first month rent of $_____, the security deposit in the amount of $_____ and other deposits in the amount of $_____, for a total of $_____. Said payment shall be made in the form of certified funds and is all due prior to occupancy.

5. OCCUPANTS: The premises shall not be occupied by any person other than those designated above as TENANT with the exception of the following named persons:_____

If LANDLORD, with written consent, allows for additional persons to occupy the premises, the rent shall be increased by $100 for each such person. Any person staying 21 days cumulative or longer, without the LANDLORD'S written consent, shall be considered as occupying the premises in violation of this agreement.

6. ADDITIONAL TERMS:_____

7. SUBLETTING OR ASSIGNING: TENANT agrees not to assign or sublet the premises, or any part thereof, without first obtaining written permission from LANDLORD.

8. UTILITIES: TENANT shall pay for all utilities and/or services supplied to the premises with the exception of water & rubbish.

9. PARKING: TENANT is not _____ is _____ (check one) assigned a parking space. If assigned a parking space it shall be designated as space #_____. LANDLORD reserves the right to change assigned parking spaces. TENANT may only park a vehicle that is registered in the TENANT'S name. TENANT may not assign, sublet, or allow any other person to use this space. This space is exclusively used for the parking of passenger automobiles by the TENANT. No other type of vehicle or item may be stored in this space without prior written consent of LANDLORD. TENANT may not wash, repair, or paint in this space or at any other common area on the premises. Only vehicles that are operational and currently registered in the State of California may park in this space. Any vehicle that is leaking any substance must not be parked anywhere on the premises.

10. CONDITION OF PREMISES: TENANT acknowledges that the premises have been inspected. Tenant acknowledges that said premises have been cleaned and all items, fixtures, appliances, and appurtenances are in complete working order. TENANT promises to keep the premises in a neat and sanitary condition and to immediately reimburse landlord for any sums necessary to repair any item, fixture or appurtenance that needed service due to TENANT'S , or TENANT's invitee, misuse or negligence. TENANT shall be responsible for the cleaning or repair to any plumbing fixture where a stoppage has occurred. TENANT shall also be responsible for repair or replacement of the garbage disposal where the cause has been a result of bones, grease, pits, or any other item which normally causes blockage of the mechanism.

11. ALTERATIONS: TENANT shall not make any alterations to the premises, including but not limited to installing aerials, lighting fixtures, dishwashers, washing machines, dryers or other items without first obtaining written permission from LANDLORD. TENANT shall not change or install locks, paint, or wallpaper in said premises without LANDLORD'S prior written consent. TENANT shall not place placards, signs, or other exhibits in a window or any other place where they can be viewed by other residents or by the general public.

12. LATE CHARGE/BAD CHECKS: A late charge of $25.00 shall be incurred if rent is not paid by the third day of each calendar month. If rent is not paid when due and landlord issues a 'Notice To Pay Rent or Quit', TENANT must tender certified funds only. If TENANT tenders a check, which is dishonored by a banking institution, then TENANT shall only tender certified funds for all future payments. This shall continue until such time as written consent is obtained from LANDLORD. In addition, TENANT shall be liable in the sum of $10 for each check that is returned to LANDLORD because the check has been dishonored.

13. NOISE AND DISRUPTIVE ACTIVITIES: TENANT or his/her guests and invitees shall not disturb, annoy, endanger or inconvenience other tenants of the building, neighbors, the LANDLORD or his agents or workmen, nor violate any law, nor commit or permit waste or nuisance in or about the premises. Further, TENANT shall not do or keep anything in or about the premises that will obstruct the public spaces available to other residents. Lounging or unnecessary loitering on the front steps, public balconies or the common hallways that interferes with the convenience of other residents is prohibited.

14. LANDLORD'S RIGHT OF ENTRY: LANDLORD may enter and inspect the premises during normal business hours and upon reasonable advance notice of at least 24 hours to TENANT. LANDLORD is permitted to make all alterations, repairs and maintenance that in LANDLORD's judgment is necessary to perform. In addition LANDLORD has all right to enter pursuant to Civil Code Section 1954. If the work performed requires that TENANT temporarily vacate the unit, then TENANT shall vacate for this temporary period upon being served a 7 days notice by LANDLORD. TENANT agrees that in such event TENANT will be solely compensated by a corresponding reduction in rent for those many days that TENANT was temporarily displaced. If the work to be performed requires the cooperation of TENANT to perform certain tasks, then those tasks shall be performed upon serving 24 hours written notice by LANDLORD (EXAMPLE-removing food items from cabinets so that the unit may be sprayed for pests).

(OVER PLEASE)

LANDLORD/AGENT: [signature]	DATE: 5/3/00	Print Name: Dominic Kim
TENANT: _____	DATE: 5/3/00	Print Name: SOON HEE CHONG
TENANT: [signature]	DATE: 5/3/00	Print Name: JEANNIE CHONG
TENANT: _____	DATE: _____	Print Name: _____
TENANT: _____	DATE: _____	Print Name: _____

15. REPAIRS BY LANDLORD: Where a repair is the responsibility of the LANDLORD, TENANT must notify LANDLORD with a written notice stating what item needs servicing or repair. TENANT must give LANDLORD a reasonable opportunity to service or repair said item. TENANT acknowledges that rent will not be withheld unless a written notice has been served on LANDLORD giving LANDLORD a reasonable time to fix said item within the meaning of Civil Code Section 1942. Under no circumstances may TENANT withhold rent unless said item constitutes a substantial breach of the warrantee of habitability as stated in Code of Civil Procedure Section 1174.2.

16. PETS: No dog, cat, bird, fish or other domestic pet or animal of any kind may be kept on or about the premises without LANDLORD's written consent.

17. FURNISHINGS: No liquid filled furniture of any kind may be kept on the premises. If the structure was built in 1973 or later TENANT may possess a waterbed if he maintains waterbed insurance valued at $100,000 or more. TENANT must furnish LANDLORD with proof of said insurance. TENANT must use bedding that complies with the load capacity of the manufacturer. In addition, TENANT must also be in full compliance with Civil Code Section 1940.5. TENANT shall not install or use any washer, dryer, or dishwasher that was not already furnished with the unit.

18. INSURANCE: TENANT may maintain a personal property insurance policy to cover any losses sustained to TENANT'S personal property or vehicle. It is acknowledged that LANDLORD does not maintain this insurance to cover personal property damage or loss caused by fire, theft, rain, water overflow/leakage, acts of GOD, and/or any other causes. It is acknowledged that LANDLORD is not liable for these occurrences. It is acknowledged that TENANT'S insurance policy shall solely indemnify TENANT for any losses sustained. TENANT'S failure to maintain said policy shall be a complete waiver of TENANT'S right to seek damages against LANDLORD for the above stated losses. The parties acknowledge that the premises are not to be considered a security building which would hold LANDLORD to a higher degree of care.

19. ALARM SYSTEM: If an alarm system has been provided in the unit, it is the TENANT'S responsibility to contact the manufacturer of the alarm system for direction, installation, and any questions or comments. The LANDLORD and his Agent accept no responsibility for the operation of the alarm system.

20. EXERCISE ROOM: If an exercise room and equipment have been provided, it is for TENANT'S use only. Any misuse of facilities will forfeit TENANT'S privilege to use them. Use of equipment is limited to adult residents (18 years of age or older). Proper attire is required. Guests are not allowed. TENANT waives and releases any and all claims for damages TENANT may have against LANDLORD for any and all injuries suffered by TENANT while using exercise equipment.

21. TERMINATION OF LEASE/RENTAL AGREEMENT: If this lease is based on a fixed term, pursuant to paragraph 2, then at the expiration of said fixed term this lease shall become a month to month tenancy upon the approval of LANDLORD. Where said term is a month to month tenancy, either party may terminate this tenancy by the serving of a 30 day written notice.

22. POSSESSION: If premises cannot be delivered to TENANT on the agreed date due to loss, total or partial destruction of the premises, or failure of previous TENANT to vacate, either party may terminate this agreement upon written notice to the other party at their last known address. It is acknowledged that either party shall have no liability to each other except that all sums paid to LANDLORD will be immediately refunded to TENANT.

23. ABANDONMENT: It shall be deemed a reasonable belief by the LANDLORD that an abandonment of the premises has occurred where, within the meaning of Civil Code Section 1951.2, the rent has been unpaid for 14 consecutive days and the TENANT has been absent from the unit for 14 consecutive days. In that event, LANDLORD may serve written notice pursuant to Civil Code Section 1951.2. If TENANT does not comply with the requirements of said notice in 18 days, the premises shall be deemed abandoned.

24. WAIVER: LANDLORD'S failure to require compliance with the conditions of this agreement, or to exercise any right provided herein, shall not be deemed a waiver by LANDLORD of such condition or right. LANDLORD'S acceptance of rent with knowledge of any default under agreement by TENANT shall not be deemed a waiver of such default, nor shall it limit LANDLORD'S rights with respect to that or any subsequent right. It is further agreed between the parties that the payment of rent at any time shall not be a waiver to any UNLAWFUL DETAINER action unless LANDLORD in writing specifically acknowledges that this constitutes a waiver to the UNLAWFUL DETAINER action.

25. VALIDITY/SEVERABILITY: If any provision of this agreement is held to be invalid, such invalidity shall not affect the validity or enforceability of any other provision of this agreement.

26. ATTORNEY FEES: In the event action is brought by any party to enforce any terms of this agreement or to recover possession of the premises, the prevailing party shall recover from the other party reasonable attorney fees. It is acknowledged, between the parties, that jury trials significantly increase the costs of any litigation between the parties. It is also acknowledged that jury trials require a longer length of time to adjudicate the controversy. On this basis, all parties waive their rights to have any matter settled by jury trial.

27. NOTICES: All notices to the tenant shall be deemed served upon mailing by first class mail, addressed to the tenant, at the subject premises or upon personal delivery to the premises whether or not TENANT is actually present at the time of said delivery. All notices to the landlord shall be served by mailing first class mail or by personal delivery to the manager's office or apartment.

28. PERSONAL PROPERTY OF TENANT: Once TENANT vacates the premises, all personal property left in the unit shall be stored by the LANDLORD for 18 days. If within that time period, TENANT does not claim said property, LANDLORD may dispose of said items in any manner LANDLORD chooses.

29. ADDITIONAL RENT: All items owed under this lease shall be deemed additional rent.

30. APPLICATION: All statements in TENANT'S application must be true or this will constitute a material breach of this issue.

31. ENTIRE AGREEMENT: The foregoing agreement including any attachments incorporated by reference, constitute the entire agreement between the parties and supersedes any oral or written representations or agreement that may have been made by either party. Further, TENANT represents that TENANT has relied solely on TENANT'S judgment in entering into this agreement. TENANT acknowledges having been advised to consult with independent legal counsel before entering into this Agreement and has decided to waive such representation and advice. TENANT acknowledges that TENANT has read and understood this agreement and has been furnished a duplicate original.

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS AGREEMENT. IF YOU DESIRE, CONSULT WITH AN ATTORNEY BEFORE ENTERING THIS AGREEMENT.

Exhibit "1"

Lease Renewal
5/02 - 4/03

renewal

RESIDENTIAL LEASE/RENTAL AGREEMENT

PARTIES: LANDLORD HPG Management

TENANT(S) Jeannie Chong & Soon Hee Chong

GUARANTOR(S) _____

PROPERTY ADDRESS 620 S. Gramercy Pl. #122 Los Angeles, CA 90005 APT. #: _____

1. RENTAL AMOUNT: Commencing 5/1, 2002 TENANT agrees to pay LANDLORD the sum of $ 1350- per month in advance on the first day of each calendar month. Said rental payment shall be delivered by TENANT to LANDLORD or his designated agent to the following location 620 S. Gramercy Place. Rent must be actually received by LANDLORD, or designated agent, in order to be considered in compliance with the terms of this agreement. Rent is considered delinquent if not received by the third of each calendar month.

2. TERM: The premises are leased on the following lease term (please check one item only): _____ month to month: Beginning _____;
(or) _____ Fixed Term: Beginning 5/1/02 & Ending 4/30/03

3. SECURITY DEPOSITS: TENANT shall deposit with LANDLORD the sum of $ 500- as a security deposit to secure TENANT'S faithful performance of the terms of this lease. The security deposit shall not exceed two times the monthly rent. After all the TENANTS have vacated leaving the premises vacant, the LANDLORD may use the security deposit for the cleaning of the premises, any unusual wear and tear to the premises or common areas, and any rent or other amounts owed pursuant to the lease agreement or pursuant to Civil Code Section 1950.5. TENANT may not use said deposit for rent owed during the term of the lease. Within 21 days of the TENANT vacating the premises, LANDLORD shall furnish TENANT a written statement indicating any amounts deducted from the security deposit and returning the balance to the TENANT. If TENANT fails to furnish a forwarding address to LANDLORD, then LANDLORD shall send said statement and any security deposit refund to the leased premises.

4. INITIAL PAYMENT: TENANT shall pay the first month rent of $ _____, the last month rent of $ _____, the security deposit in the amount of $ _____, garage opener deposit in the amount of $ _____, key deposit in the amount of $ _____, and pet deposit in the amount of $ _____, for a total of $ _____. Said payment shall be made in the form of certified funds and is all due prior to occupancy.

5. OCCUPANTS: The premises shall not be occupied by any person other than those designated above as TENANT with the exception of the following named persons: _____

If LANDLORD, with written consent, allows for additional persons to occupy the premises, the rent shall be increased by $100 for each such person. Any person staying 10 days cumulative or longer, without the LANDLORD'S written consent, shall be considered as occupying the premises in violation of this agreement. Tenant's death shall immediately end the tenancy. Guarantors do not have any right to possession of the premises. They are financial guarantors only.

6. ADDITIONAL TERMS: _____

7. SUBLETTING OR ASSIGNING/USAGE OF PREMISES: TENANT agrees not to assign or sublet the premises, or any part thereof, without first obtaining written permission from LANDLORD. TENANT agrees that the premises are to be used for residential purposes only.

8. UTILITIES: TENANT shall pay for all utilities and/or services supplied to the premises with the exception of water & rubbish

9. PARKING: TENANT is not _____ is _____ (check one) assigned a parking space. If assigned a parking space it shall be designated as space #_____. LANDLORD reserves the right to change assigned parking spaces. TENANT may only park a vehicle that is registered in the TENANT'S name. TENANT may not assign, sublet, or allow any other person to use this space. This space is exclusively used for the parking of passenger automobiles by the TENANT. No other type of vehicle or item may be stored in this space without prior written consent of LANDLORD. TENANT may not wash, repair, or paint in this space or at any other common area on the premises. Only vehicles that are operational and currently registered in the State of California may park in this space. Any vehicle that is leaking any substance must not be parked anywhere on the premises.

10. CONDITION/MAINTENANCE OF PREMISES: TENANT acknowledges that the premises have been inspected. Tenant acknowledges that said premises have been cleaned and all items, fixtures, appliances, and appurtenances are in complete working order. TENANT promises to keep the premises in a neat and sanitary condition and to immediately reimburse landlord for any sums necessary to repair any item, fixture or appurtenance that needs service due to TENANT'S, or TENANT'S invitee, misuse or negligence. TENANT shall be responsible for the cleaning or repair to any plumbing fixture where a stoppage has occurred. TENANT shall also be responsible for repair or replacement of the garbage disposal where the cause has been a result of bones, grease, pits, or any other item which normally causes blockage of the mechanism.

11. ALTERATIONS: TENANT shall not make any alterations to the premises, including but not limited to installing aerials, lighting fixtures, dishwashers, washing machines, dryers or other items without first obtaining written permission from LANDLORD: TENANT shall not change or install locks, paint, or wallpaper in said premises without LANDLORD'S prior written consent. TENANT shall not place placards, signs, or other exhibits in a window or any other place where they can be viewed by other residents or by the general public.

12. LATE CHARGE/BAD CHECKS/THIRD PARTY CHECKS: A late charge in the amount of twenty-five dollars shall be incurred if rent is not paid by the third day of each calendar month. If rent is not paid when due and LANDLORD issues a 'Notice To Pay Rent or Quit', TENANT must tender certified funds only. If TENANT tenders a check, which is dishonored by a banking institution, then TENANT shall only tender certified funds for all future payments. This shall continue until such time as written consent is obtained from LANDLORD. In addition, TENANT shall be liable in the sum of $ 35- for each check that is returned to LANDLORD because the check has been dishonored. Any payment from a party other than the TENANT is done as a courtesy accommodation to the TENANT and shall not create a new tenancy for a third party.

13. NOISE AND DISRUPTIVE ACTIVITIES: TENANT or his/her guests and invitees shall not disturb, annoy, endanger or inconvenience other tenants of the building, neighbors, the LANDLORD or his agents or workmen, nor violate any law, nor commit or permit waste or nuisance in or about the premises. Further, TENANT shall not do or keep anything in or about the premises that will obstruct the public spaces available to other residents. Lounging or unnecessary loitering on the front steps, public balconies or the common hallways that interferes with the convenience of other residents is prohibited. TENANT'S violation of any law, committing of nuisance or waste on the premises shall be grounds for termination of the lease.

14. RULES AND REGULATIONS: TENANT, and all persons in or about the Premises with TENANT'S permission, shall comply with all Rules and Regulations made by LANDLORD, from time to time, and served upon TENANT. Any such Rules and Regulations shall be deemed incorporated herein by reference. LANDLORD shall not be obliged to enforce any such Rules and Regulations, or Agreement, as the case may be, by any other agreement, and LANDLORD shall not be liable to TENANT for any violation of such Rules and Regulations, or Agreement, as the case may be, by any other TENANT or person.

LANDLORD/AGENT: _____ DATE: 5/1/02 Print name: Dominic Kim

TENANT: _____ DATE: 4.25.02 Print name: Soon Hee Chong

TENANT: _____ DATE: 4.25.02 Print name: Jeannie Chong

TENANT: _____ DATE: _____ Print name: _____

TENANT: _____ DATE: _____ Print name: _____

GUARANTOR: _____ DATE: _____ Print name: _____

GUARANTOR: _____ DATE: _____ Print name: _____

* Need new blinders bedroom #2

Please clean carpet (wear & dirt from years of living here)
Please repaint bedroom #2 & kitchen walls (Damage from water leaks from upstair tenant

(OVER PLEASE)

15. LANDLORD'S RIGHT OF ENTRY: LANDLORD may enter and inspect the premises during normal business hours and upon reasonable advance notice of at least 24 hours to TENANT. LANDLORD is permitted to make all alterations, repairs and maintenance that in LANDLORD'S judgment are necessary to perform. In addition LANDLORD has all right to enter pursuant to Civil Code Section 1954. If the work performed requires that TENANT temporarily vacate the unit, then TENANT shall vacate for this temporary period upon being served a 7 day notice by LANDLORD. TENANT agrees that in such event TENANT will be solely compensated by a corresponding reduction in rent for those many days that TENANT was temporarily displaced. If the work to be performed requires the cooperation of TENANT to perform certain tasks, then those tasks shall be performed upon serving 24 hours written notice by LANDLORD (EXAMPLE - removing food items from cabinets so that the unit may be sprayed for pests).

16. REPAIRS BY LANDLORD: Where a repair is the responsibility of the LANDLORD, TENANT must notify LANDLORD with a written notice stating what item needs servicing or repair. TENANT must give LANDLORD a reasonable opportunity to service or repair said item. TENANT acknowledges that rent will not be withheld unless a written notice has been served on LANDLORD giving LANDLORD a reasonable time to fix said item within the meaning of Civil Code Section 1942. Under no circumstances may TENANT withhold rent unless said item constitutes a substantial breach of the warrantee of habitability as stated in Code of Civil Procedure Section 1174.2.

17. DAMAGE DESTRUCTION: If the Premises or Structures in which TENANT resides is totally or partially damaged, because of earthquake, fire or other causality beyond the LANDLORD'S control, for a period of 20 days or more, then the lease may be cancelled by either party with 30 days notice.

18. PETS: No dog, cat, bird, fish or other domestic pet or animal of any kind may be kept on or about the premises without LANDLORD'S written consent.

19. FURNISHINGS: No liquid filled furniture of any kind may be kept on the premises. If the structure was built in 1973 or later TENANT may possess a waterbed if he maintains waterbed insurance valued at $100,000 or more. TENANT must furnish LANDLORD with proof of said insurance. TENANT must use bedding that complies with the load capacity of the manufacturer. In addition, TENANT must also be in full compliance with Civil Code Section 1940.5. TENANT shall not install or use any washer, dryer, or dishwasher that was not already furnished with the unit.

20. INSURANCE: TENANT may maintain a personal property insurance policy to cover any losses sustained to TENANT'S personal property or vehicle. It is acknowledged that LANDLORD does not maintain this insurance to cover personal property damage or loss caused by fire, theft, rain, water overflowleakage, acts of GOD, and/or any other causes. It is acknowledged that LANDLORD is not liable for these occurrences. It is acknowledged that TENANT'S insurance policy shall solely indemnify TENANT for any losses sustained. TENANT'S failure to maintain said policy shall be a complete waiver of TENANT'S right to seek damages against LANDLORD for the above stated losses. The parties acknowledge that the premises are not to be considered a security building which would hold LANDLORD to a higher degree of care.

21. ALARM SYSTEM: If an alarm system has been provided in the unit, it is the TENANT'S responsibility to contact the manufacturer of the alarm system for direction, installation, and any questions or comments. The LANDLORD and his Agent accept no responsibility for the operation of the alarm system.

22. EXERCISE ROOM: If an exercise room and equipment have been provided, it is for TENANT'S use only. Any misuse of facilities will forfeit TENANT'S privilege to use them. Use of equipment is limited to adult residents (18 years of age or older). Proper attire is required. Guests are not allowed. TENANT waives and releases any and all claims for damages TENANT may have against LANDLORD for any and all injuries suffered by TENANT while using exercise equipment.

23. TERMINATION OF LEASE/RENTAL AGREEMENT: If this lease is based on a fixed term, pursuant to paragraph 2, then at the expiration of said fixed term this lease shall become a month to month tenancy upon the approval of LANDLORD. Where said term is a month to month tenancy, either party may terminate this tenancy by the serving of a 30 day written notice. If TENANT terminates occupancy prior to end of lease, TENANT shall be liable for $500 administration fee, in addition to all rents due until expiration of lease contract.

24. POSSESSION: If premises cannot be delivered to TENANT on the agreed date due to loss, total or partial destruction of the premises, or failure of previous TENANT to vacate, either party may terminate this agreement upon written notice to the other at their last known address. It is acknowledged that either party shall have no liability to each other except that all sums paid to LANDLORD will be immediately refunded to TENANT.

25. ABANDONMENT: It shall be deemed a reasonable belief by the LANDLORD that an abandonment of the premises has occurred where, within the meaning of Civil Code Section 1951.2, the rent has been unpaid for 14 consecutive days and the TENANT has been absent from the unit for 14 consecutive days. In that event, LANDLORD may serve written notice pursuant to Civil Code Section 1951.2. If TENANT does not comply with the requirements of said notice in 18 days, the premises shall be deemed abandoned.

26. WAIVER: LANDLORD'S failure to require compliance with the conditions of this agreement, or to exercise any right provided herein, shall not be deemed a waiver by LANDLORD of such condition or right. LANDLORD'S acceptance of rent with knowledge of any default under agreement by TENANT shall not be deemed a waiver of such default, nor shall it limit LANDLORD'S rights with respect to that or any subsequent right. It is further agreed between the parties that the payment of rent at any time shall not be a waiver to any UNLAWFUL DETAINER action unless LANDLORD in writing specifically acknowledges that this constitutes a waiver to the UNLAWFUL DETAINER action.

27. VALIDITY/SEVERABILITY: If any provision of this agreement is held to be invalid, such invalidity shall not affect the validity or enforceability of any other provision of this agreement.

28. ATTORNEY FEES: In the event action is brought by any party to enforce any terms of this agreement or to recover possession of the premises, the prevailing party shall recover from the other party reasonable attorney fees, not to exceed $400, including costs. It is acknowledged, between the parties, that jury trials significantly increase the costs of any litigation between the parties. It is also acknowledged that jury trials require a longer length of time to adjudicate the controversy. On this basis, all parties waive their rights to have any matter settled by jury trial.

29. INDEMNIFICATION: TENANT shall indemnify LANDLORD for any damages caused by TENANT to other parties, other parties' property, or to LANDLORD'S property.

30. NOTICES: All notices to the tenant shall be deemed served upon mailing by first class mail, addressed to the tenant, at the subject premises or upon personal delivery to the premises whether or not TENANT is actually present at the time of said delivery. All notices to the landlord shall be served in writing by mailing first class mail or by personal delivery to the manager's office or apartment.

31. PERSONAL PROPERTY OF TENANT: Once TENANT vacates the premises, all personal property left in the unit shall be stored by the LANDLORD for 18 days. If within that time period, TENANT does not claim said property, LANDLORD may dispose of said items in any manner LANDLORD chooses.

32. ADDITIONAL RENT: All items owed under this lease shall be deemed additional rent.

33. APPLICATION AND CREDIT: All statements in TENANT'S application must be true or this will constitute a material breach of this issue. Take NOTICE that pursuant to Civil Code Section 1785.26, you are hereby notified that a negative credit report reflecting on your credit record may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of your rental/credit obligations or if you default in those obligations in any way. This is the only notice that you will receive in this regard.

34. LEAD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, owners must disclose the presence of known lead-based paint and/or lead based paint hazards in the dwelling. Renters must also receive a Federally approved pamphlet on lead poisoning prevention. Tenants hereby acknowledge receipt of the 'Protect Your Family From Lead in Your Home' pamphlet.

35. ENTIRE AGREEMENT: The foregoing agreement including any attachments incorporated by reference, constitute the entire agreement between the parties and supersedes any oral or written representations or agreement that may have been made by either party. Further, TENANT represents that TENANT has relied solely on TENANT'S judgment in entering into this agreement. TENANT acknowledges having been advised to consult with independent legal counsel before entering into this Agreement and has decided to waive such representation and advice. TENANT acknowledges that TENANT has read and understood this agreement and has been furnished a duplicate original.

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS AGREEMENT. IF YOU DESIRE, CONSULT WITH AN ATTORNEY BEFORE ENTERING THIS AGREEMENT.

transfer from #122 #105 2004 Exhibit "1"

RESIDENTIAL LEASE/RENTAL AGREEMENT

PARTIES: LANDLORD HPG Management

TENANT(S) Jeannie Chong & Soon Hee Chong

GUARANTOR(S) _____

PROPERTY ADDRESS 620 S. Gramercy Pl. #105 Los Angeles, CA 90005 APT. #: _____

1. RENTAL AMOUNT: Commencing 1/1/04 TENANT agrees to pay LANDLORD the sum of $ 1550- per month in advance on the first day of each calendar month. Said rental payment shall be delivered by TENANT to LANDLORD or his designated agent to the following location 620 S. Gramercy Place. Rent must be actually received by LANDLORD, or designated agent, in order to be considered in compliance with the terms of this agreement. Rent is considered delinquent if not received by the third of each calendar month.

2. TERM: The premises are leased on the following lease term (please check one item only): _____ month to month: Beginning _____;
(or) _____ Fixed Term: Beginning 1/1/04 & Ending 6/30/04

3. SECURITY DEPOSITS: TENANT shall deposit with LANDLORD the sum of $ 500- as a security deposit to secure TENANT'S faithful performance of the terms of this lease. The security deposit shall not exceed two times the monthly rent. After all the TENANTS have vacated leaving the premises vacant, the LANDLORD may use the security deposit for the cleaning of the premises, any unusual wear and tear to the premises or common areas, and any rent or other amounts owed pursuant to the lease agreement or pursuant to Civil Code Section 1950.5. TENANT may not use said deposit for rent owed during the term of the lease. Within 21 days of the TENANT vacating the premises, LANDLORD shall furnish TENANT a written statement indicating any amounts deducted from the security deposit and returning the balance to the TENANT. If TENANT fails to furnish a forwarding address to LANDLORD, then LANDLORD shall send said statement and any security deposit refund to the leased premises.

4. INITIAL PAYMENT: TENANT shall pay the first month rent of $ _____, the last month rent of $ _____, the security deposit in the amount of $ _____, garage opener deposit in the amount of $ _____, key deposit in the amount of $ _____, and pet deposit in the amount of $ _____, for a total of $ _____. Said payment shall be made in the form of certified funds and is all due prior to occupancy.

5. OCCUPANTS: The premises shall not be occupied by any person other than those designated above as TENANT with the exception of the following named persons: _____

If LANDLORD, with written consent, allows for additional persons to occupy the premises, the rent shall be increased by $100 for each such person. Any person staying 10 days cumulative or longer, without the LANDLORD'S written consent, shall be considered as occupying the premises in violation of this agreement. Tenant's death shall immediately end the tenancy. *Guarantors* do not have any right to possession of the premises. They are financial guarantors only.

6. ADDITIONAL TERMS: _____

7. SUBLETTING OR ASSIGNING/USAGE OF PREMISES: TENANT agrees not to assign or sublet the premises, or any part thereof, without first obtaining written permission from LANDLORD. TENANT agrees that the premises are to be used for residential purposes only.

8. UTILITIES: TENANT shall pay for all utilities and/or services supplied to the premises with the exception of water & rubbish

9. PARKING: TENANT is not _____ is _____ (check one) assigned a parking space. If assigned a parking space it shall be designated as space #_____. LANDLORD reserves the right to change assigned parking spaces. TENANT may only park a vehicle that is registered in the TENANT'S name. TENANT may not assign, sublet, or allow any other person to use this space. This space is exclusively used for the parking of passenger automobiles by the TENANT. No other type of vehicle or item may be stored in this space without prior written consent of LANDLORD. TENANT may not wash, repair, or paint in this space or at any other common area on the premises. Only vehicles that are operational and currently registered in the State of California may park in this space. Any vehicle that is leaking any substance must not be parked anywhere on the premises.

10. CONDITION/MAINTENANCE OF PREMISES: TENANT acknowledges that the premises have been inspected. Tenant acknowledges that said premises have been cleaned and all items, fixtures, appliances, and appurtenances are in complete working order. TENANT promises to keep the premises in a neat and sanitary condition and to immediately reimburse landlord for any sums necessary to repair any item, fixture or appurtenance that needs service due to TENANT'S, or TENANT'S invitee, misuse or negligence. TENANT shall be responsible for the cleaning or repair to any plumbing fixture where a stoppage has occurred. TENANT shall also be responsible for repair or replacement of the garbage disposal where the cause has been a result of bones, grease, pits, or any other item which normally causes blockage of the mechanism.

11. ALTERATIONS: TENANT shall not make any alterations to the premises, including but not limited to installing aerials, lighting fixtures, dishwashers, washing machines, dryers or other items without first obtaining written permission from LANDLORD: TENANT shall not change or install locks, paint, or wallpaper in said premises without LANDLORD'S prior written consent. TENANT shall not place placards, signs, or other exhibits in a window or any other place where they can be viewed by other residents or by the general public.

12. LATE CHARGE/BAD CHECKS/THIRD PARTY CHECKS: A late charge in the amount of twenty-five dollars shall be incurred if rent is not paid by the third day of each calendar month. If rent is not paid when due and LANDLORD issues a 'Notice To Pay Rent or Quit', TENANT must tender certified funds only. If TENANT tenders a check, which is dishonored by a banking institution, then TENANT shall only tender certified funds for all future payments. This shall continue until such time as written consent is obtained from LANDLORD. In addition, TENANT shall be liable in the sum of $ 75- for each check that is returned to LANDLORD because the check has been dishonored. Any payment from a party other than the TENANT is done as a courtesy accommodation to the TENANT and shall not create a new tenancy for a third party.

13. NOISE AND DISRUPTIVE ACTIVITIES: TENANT or his/her guests and invitees shall not disturb, annoy, endanger or inconvenience other tenants of the building, neighbors, the LANDLORD or his agents or workmen, nor violate any law, nor commit or permit waste or nuisance in or about the premises. Further, TENANT shall not do or keep anything in or about the premises that will obstruct the public spaces available to other residents. Lounging or unnecessary loitering on the front steps, public balconies or the common hallways that interferes with the convenience of other residents is prohibited. TENANT'S violation of any law, committing of nuisance or waste on the premises shall be grounds for termination of the lease.

14. RULES AND REGULATIONS: TENANT, and all persons in or about the Premises with TENANT'S permission, shall comply with all Rules and Regulations made by LANDLORD, from time to time, and served upon TENANT. Any such Rules and Regulations shall be deemed incorporated herein by reference. LANDLORD shall not be obliged to enforce any such Rules and Regulations, or Agreement, as the case may be, by any other agreement, and LANDLORD shall not be liable to TENANT for any violation of such Rules and Regulations, or Agreement, as the case may be, by any other TENANT or person.

LANDLORD/AGENT: _____ DATE: 1/12/04 Print name: Dominic Kim

TENANT: _____ DATE: 1/12/04 Print name: Soon Hee Chong

TENANT: _____ DATE: 1/12/04 Print name: Jeannie Chong

TENANT: _____ DATE: _____ Print name: _____

TENANT: _____ DATE: _____ Print name: _____

GUARANTOR: _____ DATE: _____ Print name: _____

GUARANTOR: _____ DATE: _____ Print name: _____

(OVER PLEASE)

2004

15 LANDLORD'S RIGHT OF ENTRY: LANDLORD may enter and inspect the premises during normal business hours and upon reasonable advance notice of at least 24 hours to TENANT. LANDLORD is permitted to make all alterations, repairs and maintenance that in LANDLORD'S judgment are necessary to perform. In addition LANDLORD has all right to enter pursuant to Civil Code Section 1954. If the work performed requires that TENANT temporarily vacate the unit, then TENANT shall vacate for this temporary period upon being served a 7 day notice by LANDLORD. TENANT agrees that in such event TENANT will be solely compensated by a corresponding reduction in rent for those many days that TENANT was temporarily displaced. If the work to be performed requires the cooperation of TENANT to perform certain tasks, then those tasks shall be performed upon serving 24 hours written notice by LANDLORD (EXAMPLE - removing food items from cabinets so that the unit may be sprayed for pests).

16. REPAIRS BY LANDLORD: Where a repair is the responsibility of the LANDLORD, TENANT must notify LANDLORD with a written notice stating what item needs servicing or repair. TENANT must give LANDLORD a reasonable opportunity to service or repair said item. TENANT acknowledges that rent will not be withheld unless a written notice has been served on LANDLORD giving LANDLORD a reasonable time to fix said item within the meaning of Civil Code Section 1942. Under no circumstances may TENANT withhold rent unless said item constitutes a substantial breach of the warrantee of habitability as stated in Code of Civil Procedure Section 1174.2.

17. DAMAGE DESTRUCTION: If the Premises or Structures in which TENANT resides is totally or partially damaged, because of earthquake, fire or other causality beyond the LANDLORD's control, for a period of 20 days or more, then the lease may be cancelled by either party with 30 days notice.

18. PETS: No dog, cat, bird, fish or other domestic pet or animal of any kind may be kept on or about the premises without LANDLORD'S written consent.

19. FURNISHINGS: No liquid filled furniture of any kind may be kept on the premises. If the structure was built in 1973 or later TENANT may possess a waterbed if he maintains waterbed insurance valued at $100,000 or more. TENANT must furnish LANDLORD with proof of said insurance. TENANT must use bedding that complies with the load capacity of the manufacturer. In addition, TENANT must also be in full compliance with Civil Code Section 1940.5. TENANT shall not install or use any washer, dryer, or dishwasher that was not already furnished with the unit.

20. INSURANCE: TENANT may maintain a personal property insurance policy to cover any losses sustained to TENANT'S personal property or vehicle. It is acknowledged that LANDLORD does not maintain this insurance to cover personal property damage or loss caused by fire, theft, rain, water overflow/leakage, acts of GOD, and/or any other causes. It is acknowledged that LANDLORD is not liable for these occurrences. It is acknowledged that TENANT'S insurance policy shall solely indemnify TENANT for any losses sustained. TENANT'S failure to maintain said policy shall be a complete waiver of TENANT'S right to seek damages against LANDLORD for the above stated losses. The parties acknowledge that the premises are not to be considered a security building which would hold LANDLORD to a higher degree of care.

21. ALARM SYSTEM: If an alarm system has been provided in the unit, it is the TENANT'S responsibility to contact the manufacturer of the alarm system for direction, installation, and any questions or comments. The LANDLORD and his Agent accept no responsibility for the operation of the alarm system.

22. EXERCISE ROOM: If an exercise room and equipment have been provided, it is for TENANT'S use only. Any misuse of facilities will forfeit TENANT'S privilege to use them. Use of equipment is limited to adult residents (18 years of age or older). Proper attire is required. Guests are not allowed. TENANT waives and releases any and all claims for damages TENANT may have against LANDLORD for any and all injuries suffered by TENANT while using exercise equipment.

23. TERMINATION OF LEASE/RENTAL AGREEMENT: If this lease is based on a fixed term, pursuant to paragraph 2, then at the expiration of said fixed term this lease shall become a month to month tenancy upon the approval of LANDLORD. Where said term is a month to month tenancy, either party may terminate this tenancy by the serving of a 30 day written notice. If TENANT terminates occupancy prior to end of lease, TENANT shall be liable for $500 administration fee, in addition to all rents due until expiration of lease contract.

24. POSSESSION: If premises cannot be delivered to TENANT on the agreed date due to loss, total or partial destruction of the premises, or failure of previous TENANT to vacate, either party may terminate this agreement upon written notice to the other at their last known address. It is acknowledged that either party shall have no liability to each other except that all sums paid to LANDLORD will be immediately refunded to TENANT.

25. ABANDONMENT: It shall be deemed a reasonable belief by the LANDLORD that an abandonment of the premises has occurred where, within the meaning of Civil Code Section 1951.2, the rent has been unpaid for 14 consecutive days and the TENANT has been absent from the unit for 14 consecutive days. In that event, LANDLORD may serve written notice pursuant to Civil Code Section 1951.2. If TENANT does not comply with the requirements of said notice in 18 days, the premises shall be deemed abandoned.

26. WAIVER: LANDLORD'S failure to require compliance with the conditions of this agreement, or to exercise any right provided herein, shall not be deemed a waiver by LANDLORD of such condition or right. LANDLORD'S acceptance of rent with knowledge of any default under agreement by TENANT shall not be deemed a waiver of such default, nor shall it limit LANDLORD'S rights with respect to that or any subsequent right. It is further agreed between the parties that the payment of rent at any time shall not be a waiver to any UNLAWFUL DETAINER action unless LANDLORD in writing specifically acknowledges that this constitutes a waiver to the UNLAWFUL DETAINER action.

27. VALIDITY/SEVERABILITY: If any provision of this agreement is held to be invalid, such invalidity shall not affect the validity or enforceability of any other provision of this agreement.

28. ATTORNEY FEES: In the event action is brought by any party to enforce any terms of this agreement or to recover possession of the premises, the prevailing party shall recover from the other party reasonable attorney fees, not to exceed $400, including costs. It is acknowledged, between the parties, that jury trials significantly increase the costs of any litigation between the parties. It is also acknowledged that jury trials require a longer length of time to adjudicate the controversy. On this basis, all parties waive their rights to have any matter settled by jury trial.

29. INDEMNIFICATION: TENANT shall indemnify LANDLORD for any damages caused by TENANT to other parties, other parties' property, or to LANDLORD'S property.

30. NOTICES: All notices to the tenant shall be deemed served upon mailing by first class mail, addressed to the tenant, at the subject premises or upon personal delivery to the premises whether or not TENANT is actually present at the time of said delivery. All notices to the landlord shall be served in writing by mailing first class mail or by personal delivery to the manager's office or apartment.

31. PERSONAL PROPERTY OF TENANT: Once TENANT vacates the premises, all personal property left in the unit shall be stored by the LANDLORD for 18 days. If within that time period, TENANT does not claim said property, LANDLORD may dispose of said items in any manner LANDLORD chooses.

32. ADDITIONAL RENT: All items owed under this lease shall be deemed additional rent.

33. APPLICATION AND CREDIT: All statements in TENANT'S application must be true or this will constitute a material breach of this issue. Take NOTICE that pursuant to Civil Code Section 1785.26, you are hereby notified that a negative credit report reflecting on your credit record may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of your rental/credit obligations or if you default in those obligations in any way. This is the only notice that you will receive in this regard.

34. LEAD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, owners must disclose the presence of known lead-based paint and/or lead based paint hazards in the dwelling. Renters must also receive a Federally approved pamphlet on lead poisoning prevention. Tenants hereby acknowledge receipt of the 'Protect Your Family From Lead in Your Home' pamphlet.

35. ENTIRE AGREEMENT: The foregoing agreement including any attachments incorporated by reference, constitute the entire agreement between the parties and supersedes any oral or written representations or agreement that may have been made by either party. Further, TENANT represents that TENANT has relied solely on TENANT'S judgment in entering into this agreement. TENANT acknowledges having been advised to consult with independent legal counsel before entering into this Agreement and has decided to waive such representation and advice. TENANT acknowledges that TENANT has read and understood this agreement and has been furnished a duplicate original.

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS AGREEMENT. IF YOU DESIRE, CONSULT WITH AN ATTORNEY BEFORE ENTERING THIS AGREEMENT.

3일 '햄콕 파크 플레이스 아파트 세입자 및 피해자 협의회' 회원들이 콘도전환 관련 권리 침해에 대해 기자 회견을 하고 있다. <임상범 기자>

세입자, 법적대응 지속 '협의회' 구성
임대주 "180일 공고 제외되는 아파트"

'콘도전환' 양측 합의 거부

한인타운내 아파트를 콘도미니엄으로 전환하는 과정에서 한인 세입자와 임대주간의 마찰이 법정소송으로까지 번진 가운데 <본지 1월7일 A-4면> 세입자와 임대주 양측이 서로 합의를 거부하고 있다.

임대주와의 법적대응을 위해 '햄콕 파크 플레이스 세입자 및 피해자 협의회'를 구성한 세입자측은 3일 기자회견을 갖고 "물질적 보상보다 한인들을 우롱하는 임대주의 부도덕한 사태처리로 인해 법적대응을 계속하기로 결정하고 협의회를 구성했다"고 밝혔다.

크리스 유 세입자 협의회장은 "당연히 지급해야할 이주비용을 합의금 조로 지급하고 끝까지 주민들을 기만하는 임대주의 처사를 보고만 있을 수 없다"며 "최초 지급된 이주비용 1500달러를 받은 주민일지라도 자신들의 권리를 충분히 보장받지 못한점을 알아야 한다"고 다른 세입자들도 단체행동에 참여해주길 바랐다.

이와 관련, 임대주인 'GTS 인베스트먼트' 측의 사니 아스타니(작은 사진) 대표 역시 같은 날 기자회견을 갖고 "해당 아파트는 1978년 이후에 지어진 건물로서 현재 세입자들이 주장하는 180일 이주기한 공고와 이주비용에 관한 권리 규정에 해당되지 않는다"고 주장했다.

지난해 11월 36명의 세입자들은 건물주가 2004년 10월 LA시 부동산국으로부터 콘도전환을 위한 최종 공사허가를 받은 후 주민들에게 공사를 거부할 수 있는 권리에 대해 적절히 설명하지 않았으며, 전환에 따른 강제적 이주에 대한 책임을 전혀 이행하지 않았다는 점을 들어 임대주를 상대로 LA 민사법원에 소송을 냈다.

한편 세입자측은 오는 16일 11시 LA시청에서 시 도시개발국과 이 사안과 관련해 공청회를 개최할 예정이다.

김태영 기자

* Mr. Astani stated in a Korean Newspaper that he did not have to give 180-day Notice because building was not rent control

exhibit "F"

SIXTY DAY NOTICE TO QUIT

To: Jeannie Chong & Soon Hee Chong
And all others in possession
Re: Your apartment at:
620 S. Gramercy Place #105
Los Angeles, CA 90005

YOU ARE HEREBY NOTIFIED THAT pursuant to California civil Code Section 1946 and 1946.1, the tenancy from month to month under which you hold the possession of the hereinafter described premises is terminated SIXTY (60) DAYS after service on you of this notice.

YOU ARE FURTHER REQUIRED to quit and deliver up the possession of the hereinafter described premises to the Landlord/Agent who is authorized to receive possession of the same on or before the expiration of said SIXTY (60) DAY period.

YOU ARE FURTHER NOTIFIED that it is the purpose and intent of this Notice terminate said tenancy at the expiration of said SIXTY (60) DAY period and that if at the expiration of said period you fail to quit and deliver up said possession of the same, legal proceedings will be instituted for an UNLAWFUL detain against you to recover possession of said premises, to declare said lease or rental agreement forfeited and to recover damages, costs and attorney fees for the unlawful possession of said premises.

You are responsible to pay the rent during the SIXTY (60) DAYS period.

Date: November 8, 2004

HANCOCK PARK GARDEN INC.
Landlord/Agent

Exhibit "9"

GTS PROPERTY LOS ANGELES, INC.

Date: December 9, 2004

Re: Notice of Exclusive Right to Purchase Unit # ~~105~~ 122

Dear **Jeannie & Soon Hee Chong**:

As you know, the building at 620 S. Gramercy Place has been converted into a condominium project. On October 4, 2004, the California Department of Real Estate issued a Final Subdivision Public Report permitting sales of units in the project. Under state and local laws, you have the exclusive right to purchase Unit # ~~105~~, the unit in which you currently reside/previously resided, on the same terms as the unit is initially offered for sale to the general public. The price of your unit is **$365,000**. To purchase your unit, you must fill out a Lender's Credit Application, sign a Purchase & Sale Agreement and provide a deposit in the amount of **$10,950**.

If you are interested in purchasing your unit, please contact the sales office in the building at (323) 769-3317.

If you are <u>not</u> interested in purchasing your unit, please sign the enclosed "Waiver of Right to Purchase" form and return it to Rosemary or Dominic in the Management Office, or fax it to (310) 276-3665 or you may mail it to:

HPG Management
P.O. Box 2399
Beverly Hills, CA 90213

We look forward to hearing from you.

Sincerely yours,

Name
GTS Property Los Angeles, Inc.

GTS PROPERTY LOS ANGELES, INC.

Date: 12/10/04

Unit #: 105

Re: Relocation Assistance Fee

Dear Tenant:

You may be entitled to receive a relocation assistance fee, if you decide not to purchase the unit that you are currently residing (or previously resided) and sign a Waiver of Right to Purchase.

To receive your relocation fee, please contact Rosemary or Dominic at the Management Office or at (213) 251-9479.

GTS PROPERTY LOS ANGELES, INC.

Waiver of Right to Purchase

I am the tenant who resides or resided in Unit No. _____ at 620 S. Gramercy Place. I expressly waive my exclusive right under state and local laws to purchase my unit. You may now sell my unit to any other interested persons.

ACCEPTED AND UNDERSTOOD:

_____	_____
Tenant Name	Unit No.
_____	_____
Tenant Signature	Date

exhibit "h"

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

HPG Management
620 S. Gramercy
P.O. Box 2399
Beverly Hills, CA 90213

BANK OF AMERICA NT & SA
Beverly Hills Main Branch 0245
460 N. Beverly Drive
Beverly Hills, CA 90210
16-66/1220 - 0245

9131

12/10/04 **$1,500.00*****

PAY **** ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

TO THE ORDER OF

Chong, Jeannie & Chong,Soon Hee
Trsf from #122
620 S. Gramercy, #105
Los Angeles, CA 90005
Relocation Assistance, Release and Waiver of Right to Purchase

CHECK VOID AFTER 120 DAYS

SAFEGUARD SECURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK - TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

⑈009131⑈ ⑆122000661⑆ 02458⑈08206⑈

DATE:12/10/04 CK#:9131 TOTAL:$1,500.00*** BANK:g620 - 620 S. Gramercy
PAYEE:Chong, Jeannie & Chong,Soon Hee(chong105)

Property	Account	(Date)Invoice	Description	Amount
g620	6975	relocation	Relocation Fee	1,500.00
				1,500.00

By endorsing and cashing the attached check, I agree to the following:

1. I am the tenant who resides or resided in Unit No. 105 at 620. S. Gramercy Place. I expressly waive any right that I may have under state and federal laws to purchase my unit. You may now sell my unit to any other interested persons; and

2. Payment of this check by GTS Property Los Angeles, Inc. ("GTS") constitutes a full and final settlement and release of any and all claims of any kind that I have or may have against GTS and its partners, officers, agents, successors, assigns and affiliates, including HPG Management, Inc. and Lambert Smith Hampton, Inc. and their partners, officers, agents, successors, assigns and affiliates.

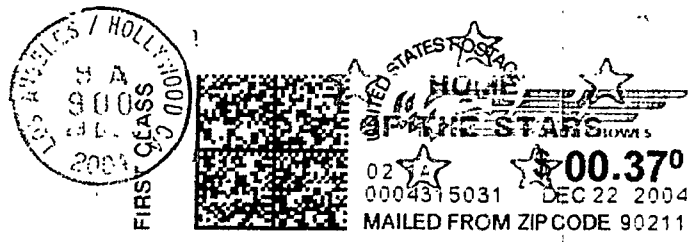
* received on Christmas eve
Postmarked 12.23.04 on envelope

Payment of this check constitutes a full and final settlement and release of any and all claims that I have or may have against GTS Property Los Angeles, Inc., HPG Management, Inc. and Lambert Smith Hampton, Inc. In addition, I expressly waive any right that I may have to purchase the unit in which I resided at 620 S. Gramercy Place.

The security features listed below as well as those not listed exceed industry guidelines

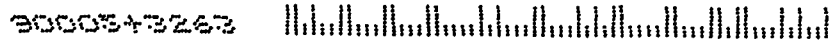
Security Features

HPG
MANAGEMENT
P.O. Box 1067
Beverly Hills CA 90213-1067



Jeannie Chong
620 S. Gramercy Pl., #105
LA, CA 90005

* received on
12.14.04



Mailed again 1/27
No Response

exhibit "E"
2nd Request

JEANNIE CHONG

450 S. St. Andrews Pl. #314 • Los Angeles, CA 90020 • PH 310.864.6926
email: jayjayc@comcast.net

January 17, 2005

HPG Management
P.O. Box 2399
Beverly Hills, CA 90213

To whom it may concern,

I have been a tenant at 620 S. Gramercy Place since 1991, until recently I enjoyed living there very much. After 13 years of residing there I had to move out due to the condo conversion, only with a 60 Day Notice. It was very difficult to move out on such a short notice, especially during the Holidays.

I moved into 450 S. St. Adrews Place on January 8, 2005. I have already paid $1,600. for January rent. I'm asking for rental subsidy in the amount of $200.00 for the next 12 mos. or until I move out, which ever comes first. I also would like to recieve a credit of $200.00 towards next months rent. I have enclosed a copy of the Master Covenant, please see Exhibit: "B", Section "D".

I look forward to hearing from you soon.

Sincerely,

Jeannie Chong

BICENTENNIAL STATION
LOS ANGELES, California
900489998
0545300048-0093
1/27/2005 (800)275-8777 02:

Sales Receipt

Product / Description	Sale Qty	Unit Price	Fi / Pr
EVERLY HILLS CA 90213			$0.
First-Class			
Return Receipt (Green Card)			$1.7
Certified			$2.3
Label Serial #: 70041160000469873			
Issue PVI:			$4.65
Total:			$4.65

Paid by:
Cash $5.65
Change Due: -$1.00

Bill#: 1000701662149
Clerk: 23

— All sales final on stamps and postage. -
Refunds for guaranteed services only.
Thank you for your business.
Customer Copy

7004 1160 0004 6987 7383

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®
BEVERLY HILLS CA 90213 OFFICIAL USE

Postage	$ $0.60
Certified Fee	$2.30
Return Reciept Fee (Endorsement Required)	$1.75
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $4.65

ST 0048 23 Postmark Here JAN 27 2005 01/27/2005 LOS ANGELES CA BICENT USPS 90048

Sent To HPG Management
Street, Apt. No.; or PO Box No. P.O. BOX 7399
City, State, ZIP+4 Beverly Hills, CA 90213

PS Form 3800, June 2002 See Reverse for Instructions

Exhibit "a"

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

IN LIEU OF NOD

DATE: April 2, 2004

TO: Edmond Yew, Civil Engineer
Bureau of Engineering

FROM: David Kuntzman
City Planner

SUBJECT: **NOTICE OF DETERMINATION RELATING TO VESTING TENTATIVE TRACT NO. 50346**

The Notice of Determination for Vesting Tentative Tract No. 50346 approved on December 24, 2003 appears to have never been filed.

Since the posting of such **Notices** must normally be for 30 days, and the proper time for such posting has long passed, this office has inquired of the City Attorney's Office as to the need to file such **Notice** at this time, as a prerequisite to recording the tract map.

The City Attorney's Office responded that failure to file the **Notice** has the effect of extending the statute of limitations from 30 days to 180 days, on court challenges to the approval of the tract map. Since such failure had automatically extended the statute of limitations to 180 days in this case, it cannot be used as a reason to prevent recordation. Therefore, recordation of this tract map should be allowed to proceed, if all other requirements have been met.

DLK:jh

cc: File

[Exhibit "T"]

16 days after we relocated another notice For participating in lawsuit

SIXTY DAY NOTICE TO QUIT

TO: #314
AND ALL OTHERS IN POSSESSION

YOU ARE HEREBY NOTIFIED that pursuant to California Civil Code Section 1946, the tenancy from month to month under which you hold the possession of the premises known as: Jeannie Chong & Soon Hee Chong
450 S. ST. Andrews pl #314 LA, CA 90020
Is terminated SIXTY (60) DAYS after the service on you of this notice.

YOU ARE HEREBY REQUIRED to quit and deliver up the possession of the hereinafter described premises to the Landlord/Agent who is authorized to receive possession of the same on or before the expiration of said Sixty (60) day period.

YOU ARE FURTHER NOTIFIED that it is the purpose and intent of this Notice to terminate said tenancy at the expiration of said Sixty (60) day period. At the expiration of said period should you fail to quit said premises and deliver up possession of the same, legal proceedings will be instituted for unlawful detainer against you to recover possession of the premises, declare said tenancy forfeited and to recover damages for the unlawful holdover of the said premises.

Dated: 01-24-05

Landlord/Agent Park Soon Hee
Hancock park Garden Inc

Exhibit "U"

February 27, 2005

Sonny Astani
HPG Management
9701 Wilshire Blvd. #1200
Beverly Hills, CA 90212

BY CERTIFIED MAIL

Dear Mr. Astani,

My mother and I received your apology note 2 days after the hearing with City Planning.

Enclosed is a check in the amount of $1600 for my rent for the month of March. It was refused on February 21, by your resident manager, Susan Park after she contacted your office. Again on February 23, my mother tried to pay rent, this time to Dominic Kim and he refused, explaining it was due to the 60 day Notice you served us.

On January 8, 2005 we transfered from 620 S. Gramercy Place, after 13 years of residing there, due to your condo conversion. Exactly 16 days after we moved in, and after 2 letters I sent you asking for rental subsidy along with a copy of the Master Covenant, you served another 60 Day Notice.

If you already do not know, retalitory evictions are unlawful. I hope that you reconsider your position. Please find the copy of my lease agreement dated 1/8/05 and the 60 Day Notice dated 1/24/05.

Sincerely,

Jeannie Chong

cc: Ms. Emily Gabel-Luddy, City Planning
Mr. John Choi
Mr. Harvey L. Rochman

Jeannie Chong
(213) 487-1590
620 S. Gramercy Pl. Apt. 122
Los Angeles, CA 90005

16-66/1220

5738

Date 2/17/05

Pay to the Order of HPG

$ 1600.00

Sixteen hundred only

Dollars

Contains Security Features. Details on Back.

Prosperity

BANK OF AMERICA, N.A.
WILSHIRE-WESTWOOD OFFICE #2433
10960 WILSHIRE BLVD. - 310-247-2080
LOS ANGELES, CA 90024

VALUED CUSTOMER SINCE 1989

For March Rent in full

MP

⑈122000661⑈ 5738 ⑈ 24333⑈ 32666⑈

©CHECK GALLERY, 1997 STYLE # P35 1-800-354-3540 www.checkgallery.com

PRINTED ON RECYCLED PAPER USING VEGETABLE-BASED INKS

HPG
MANAGEMENT
P.O. Box 1067
Beverly Hills CA 90213-1067

MONTEREY PARK CA 917
37 USA

Jeannie Chong
Soon Hee Chong
450 S. St. Andrews Pl. #314
LA, CA 90020

90020+4323 18

친애하는 행콕팍 아파트 주민 여러분!

저는 행콕팍 아파트 주민을 대신하여 아파트관리와 콘도변경등을 책임지고있는 쏘니 아스타니(Sonny Astani) 입니다
그동안 여러분께 심려를 끼쳐드리점 대단히 죄송하게 생각합니다.

제 의향은 여러분께 가능한 최고의 편의를 도모하는 것이었습니다.
그리고 지난 수요일에는 데이빗 김 오피스로 여러분께 사과드리기 위해 찾아갔었지만 불행하게도 기회가 주어지지 않았습니다.

저는 한국 여성과 결혼하여 2명의 자녀를 두고 행복하게 살고 있습니다.
또, 한국 문화를 무척이나 사랑하며 한국 문화와 전통에 걸맞게 아이들을 교육하고 있습니다. 제 아내 역시 6명이나 되는 매우 다복한 대가족 환경에서 자란 사람이며 현재도 자주 가족 모임을 갖고 있습니다. 저 또한 한인 가정의 일원이며, 한국 문화를 이해하고 그 정신을 진심으로 받아들이려 노력하는 사람입니다.

모든 불미스러운 일들에 대해 다시 한 번 머리숙여 사과드리며, 우리의 문제점들이 곧 해결되기를 바랍니다. 저는 여러분 전부에게 공평한 결과가 되도록 최선을 다하고 있습니다.
어떠한 문제든지 저와 상의하고 싶으신 분은 주저하지 마시고 연락 주십시오.

신년 새해를 맞이하여 모든 여러분께 만복이 깃드시길 바랍니다.

쏘니 아스타니 Sonny Astani

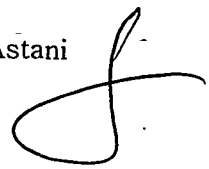


Exhibit "V"

March 8, 2005

Sonny Astani
HPG Management
9701 Wilshire Blvd. #1200
Beverly Hills, CA 90212

BY CERTIFIED MAIL

Dear Mr. Astani,

In response to the **Three-Day Notice To Pay Rent or Quit** that was delivered to my home by your manager, Dominic Kim, **March rent of $1600 was sent to you on February 28, by certified mail, receipt #7004 0750 0001 1747 1468.** It was mailed after 2 attempts to pay rent on February 21 and February 23, both times were refused.

Whether you choose to cash my rent check or threaten me with eviction is up to you, but I will not stop fighting for my fundamental civil rights. I'm prepared to use every and all possible remedy available by law to enforce every and all conditions on the Master Covenant you signed in a Sworn Affadavit on January 9, 2005. Your on going harassment and intimidation tactics will all be brought to light. And the day will come soon when all of your actions will be brought to justice.

I'm very sorry it has come to this, I and so many tenants tried to resolve this so many times. All we wanted was our fundamental rights, a safe place and home for our families.

Sincerely,

Jeannie Chong

cc: U.S. Dept. of Justice, Housing and Civil Enforcement
Barry Cohen
John Choi
Emily Gabel-Luddy, City Planning
Harvey Rochman

7004 0750 0001 1755 9838

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

LOS ANGELES CA 90020

Postage	$ $0.37
Certified Fee	$2.30
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $2.67

0413
08 Postmark Here
03/09/2005

Sent To: Sheralda Apt.% HPG Management
Street, Apt. No.; or PO Box No.: 450 S. ST. ANDREWS PLACE
City, State, ZIP+4: LOS ANGELES, CA 90020

PS Form 3800, June 2002 — See Reverse for Instructions

CRUM LYNNE PA 19022 $0.37
First-Class
Certified $2.30
Label Serial #: 70040750000117559821
Customer Postage -$0.37
Subtotal: $2.30
Issue PVI: $2.30

LOS ANGELES CA 90020 $0.37
First-Class
Certified $2.30
Label Serial #: 70040750000117559838
Issue PVI: $2.67

Total: $19.97

Paid by:
MasterCard $19.97
Account # XXXXXXXXXXXX8402
Exp. 06/07
Approval #: 439522
Transaction #: 249
23 903180867

Bill#: 1000400421516
Clerk: 08

— All sales final on stamps and postage. —
Refunds for guaranteed services only.
Thank you for your business.
Customer Copy

First-Class

Jeannie Chong
(213) 487-1530
620 S. Hamilton Pl., Apt. 122
Los Angeles, CA 90005

16-66/1220

5746

Date 3/9/2005

Pay to the Order of: [illegible] $ 1173.00

Eleven hundred seventy nine Dollars

Contains Security Features. Details on Back.

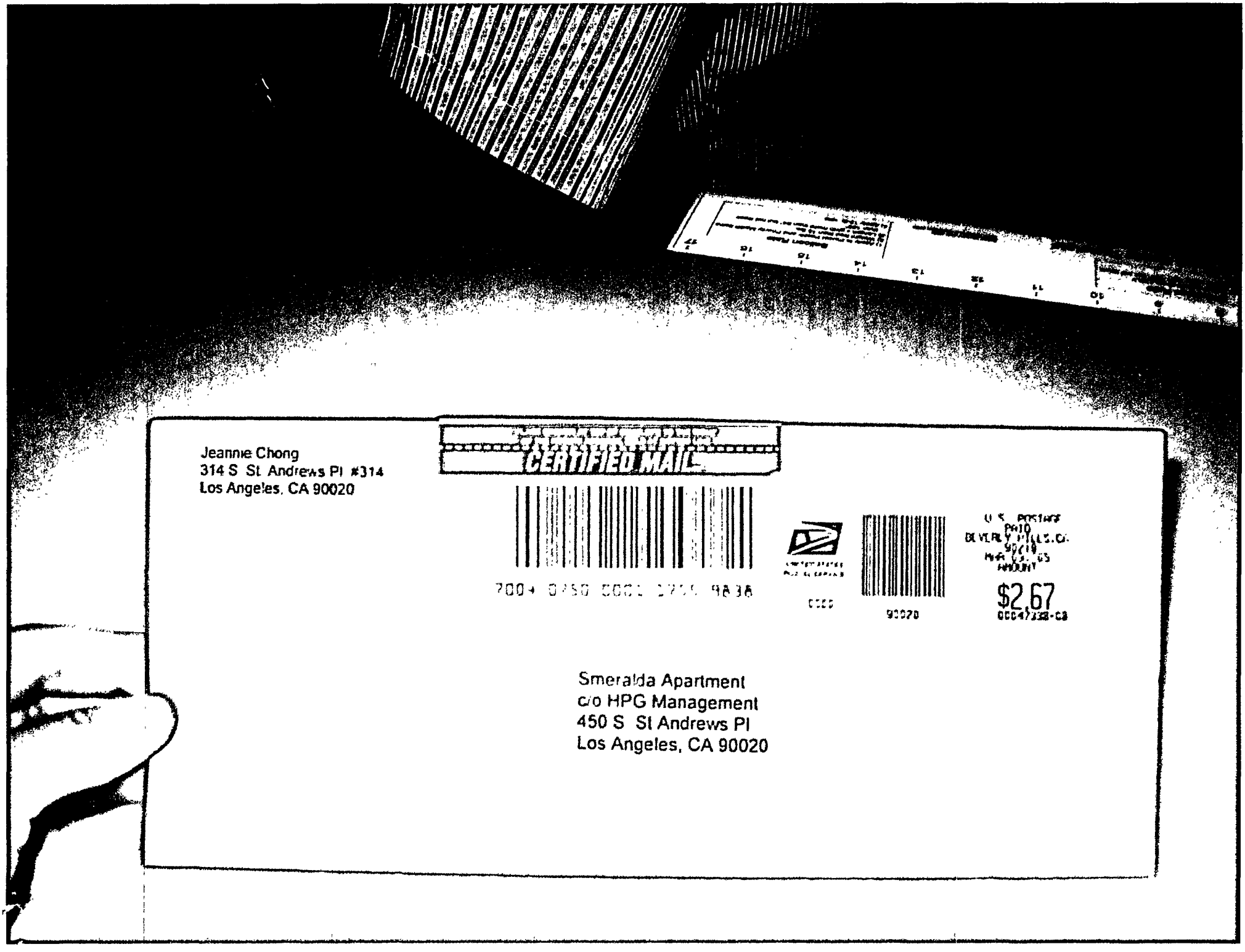
BANK OF AMERICA, N.A.
WILSHIRE-WESTWOOD OFFICE #2433
10960 WILSHIRE BLVD. - 310-247-2060
LOS ANGELES, CA 90024

VALUED CUSTOMER SINCE 1989

For Rent Marchos

Jeannie Chong

122006611: 5746 ⑈ 24333 ⑈ 32666⑈



Jeannie Chong
314 S St Andrews Pl #314
Los Angeles, CA 90020

CERTIFIED MAIL

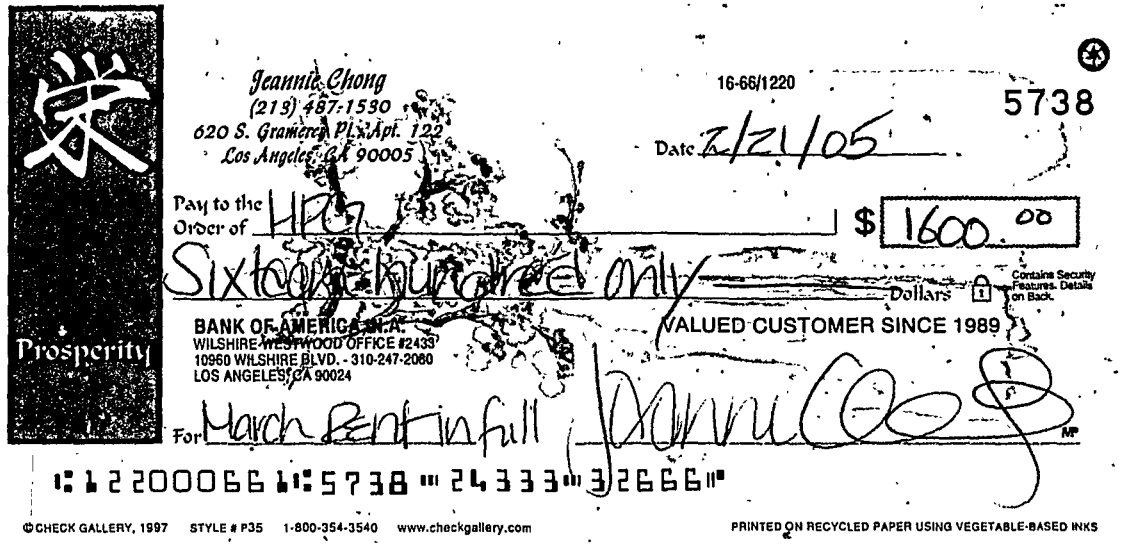
7004 0750 0001 3711 9838

90020

U.S. POSTAGE
PAID
BEVERLY HILLS, CA
90210
JUN 13, 05
AMOUNT
$2.67
00047338-08

Smeralda Apartment
c/o HPG Management
450 S St Andrews Pl
Los Angeles, CA 90020

Hassan Astan/HPG-mailed rent check back
Received 3/8/05 Tuesday



Jeannie Chong
(213) 487-1530
620 S. Gramercy Pl. Apt. 122
Los Angeles, CA 90005

16-66/1220

5738

Date 2/21/05

Pay to the Order of HPG

$ 1600.00

Sixteen hundred only

Dollars

Contains Security Features. Details on Back.

BANK OF AMERICA, N.A.
WILSHIRE-WESTWOOD OFFICE #2433
10960 WILSHIRE BLVD. - 310-247-2080
LOS ANGELES, CA 90024

VALUED CUSTOMER SINCE 1989

For March Rent in full

MP

⑆122000661⑆ 5738 ⑈ 24333 ⑈ 32666 ⑈

©CHECK GALLERY, 1997 STYLE # P35 1-800-354-3540 www.checkgallery.com

PRINTED ON RECYCLED PAPER USING VEGETABLE-BASED INKS

HPG
MANAGEMENT
P.O. Box 1067
Beverly Hills CA 90213-1067

Jeannie Chong
Soon Hee Chong
450 S. St. Andrews Pl. #314
LA, CA 90020

90020+4323 18

Exhibit "3"

THREE-DAY NOTICE TO
PAY RENT OR VACATE PREMISES
[C.C. 1161(2)]

TO: Jeannie Chong & Soon Hee Chong (#314)

And all others in possession

YOU ARE HEREBY NOTIFIED that pursuant to the lease or agreement under which you hold possession of the premises located at: 450 S. St. Andrews Place, #314
Los Angeles, CA 90020

there is now due, unpaid delinquent rent as follows:

Monthly rent $1600.00
Rent is due on the 1st of each month
Amount past due $1173.00

YOU ARE FURTHER NOTIFIED THAT within three (3) days after service of this notice on you, you must pay the amount of rent stated in the notice in full or quit the premises and deliver up possession of the premises to the undersigned who is authorized to received possession of the premises, or the undersigned will institute legal proceedings for Unlawful Detainer against you to recover possession of the premises and to recover all rents and damages due, including but not limited to legal fees and costs.

YOU ARE FURTHER NOTIFIED that by this notice the undersigned elects to and does declare a forfeiture of the lease or rental agreement if the rent stated in this notice in not paid in full within three (3) days.

Your overpayment has been mailed to you.

DATE: March 05, 2005

LANDLORD/AGENT

RENT SHALL BE PAID TO: HPG Management
ADDRESS: 450 S. St. Andrews Place, Leasing Office, Los Angeles, CA 90020
TELEPHONE NO: 213-386-7446
DAYS/HOURS WHEN PAYMENT CAN BE MADE: Office hours are from 10:00 a.m. to 5:00 p.m. However, payment can be slid under the office door during anytime of the 3 day period.

PENAL CODE SECTION 594 STATES: "Any person who maliciously injures or destroys Real or Personal Property not their own is guilty of vandalism."

THIS IS A PRO-RATED AMOUNT BASED ON THE SIXTY DAY NOTICE PREVIOUSLY SERVED TO YOU. THIS THREE DAY NOTICE TO PAY RENT OR QUIT DOES NOT WAIVE THE SIXTY DAY NOTICE TO QUIT.

Superior Court of California, County of Los Angeles
Limited Civil Division, Unlawful Detainer Section
110 N. Grand Ave.,
Los Angeles, CA. 90012

Case Number: 05U03031
Date Filed: 3/15/05

Exhibit "W"

NOTICE OF UNLAWFUL DETAINER (EVICTION)

CHONG, JEANNIE
450 SOUTH ST ANDREWS PLACE #314

LOS ANGELES ,CA 90020

HANCOCK PARK GARDEN INC VS. CHONG, JEANNIE

An Unlawful Detainer complaint (eviction action) has been filed, naming you as a defendant. It is for you to take immediate action. **YOU ARE ALLOWED 5 DAYS AFTER YOU ARE SERVED TO RESPOND TO THE COMPLAINT.**

The following numbers may be called for legal advice:

Los Angeles County Bar Association	(213)243-1525	Legal Aid Foundation of Los Angeles	(213)640-3881
Neighborhood Legal Services of Los Angeles County	(800)433-6251	Legal Aid Foundation of Los Angeles	(800)399-4529
		Los Angeles Housing Law Project	(213)481-0134
Bet Tzedek Legal Services(S.F.Valley)	(818)769-0136	Bet Tzedek Legal Services(L.A.County)	(323)939-0506

All deputy clerks are prohibited by law from giving legal advice to litigants or assisting them in filling out court forms, including forms provided by the court.

During the first 60 days from the date of filing, the case file may only be reviewed by the following persons:

1. Any party listed in the action.
2. An attorney for one of the parties.
3. Any other person who provides the clerk:
   a. Name of at least one plaintiff and one defendant in the action and the address, including any applicable apartment, unit, or space number of the subject premises.
   c. The name of one of the parties in the action or the case number and can establish through proper identification that (s)he lives at the subject premises.

Persons who do not meet the requirements described above cannot access the court index, register of actions, or other court records until 60 days after the complaint is filed, except pursuant to an ex parte order upon a showing of good cause.

WARNING: Only attorneys or registered assistants are permitted to advise or assist you with filling out forms. Assistants must be registered and bonded. The assistant's registration number and county of registration must be listed on the documents they prepare. (Business & Professions Code section 6400) Ask to see proof of registration and bonding. DO NOT USE UNREGISTERED LEGAL ASSISTANTS.

CERTIFICATE OF MAILING

I, the below-named Executive Officer/Clerk of the Los Angeles Superior Court, hereby certify that I am not a party to the cause herein, and that I served a copy of this Notice of Unlawful Detainer (Eviction) on this date upon each party or counsel named and to "All Occupants" at the subject premises by depositing in the United States mail at the Courthouse in _____, California, one copy of the notice in a separate sealed envelope to each address as shown with postage thereon fully prepaid.

Dated: 3/16/05

JOHN A. CLARKE, Executive Officer/Clerk

By: Art Acevedo, Deputy Clerk

Superior Court of California, County of Los Angeles
Limited Civil Division, Unlawful Detainer Section
110 N. Grand Ave.,
Los Angeles, CA. 90012

Case Number: 05U03031
Date Filed: 3/15/05

Exhibit "W"

NOTICE OF UNLAWFUL DETAINER (EVICTION)

CHONG, SOON HEE
450 SOUTH ST ANDREWS PLACE #314

LOS ANGELES ,CA 90020

HANCOCK PARK GARDEN INC VS. CHONG, JEANNIE

An Unlawful Detainer complaint (eviction action) has been filed, naming you as a defendant. It is for you to take immediate action. **YOU ARE ALLOWED 5 DAYS AFTER YOU ARE SERVED TO RESPOND TO THE COMPLAINT.**

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1. Any party listed in the action.
2. An attorney for one of the parties.
3. Any other person who provides the clerk:
   a. Name of at least one plaintiff and one defendant in the action and the address, including any applicable apartment, unit, or space number of the subject premises.
   c. The name of one of the parties in the action or the case number and can establish through proper identification that (s)he lives at the subject premises.

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CERTIFICATE OF MAILING

I, the below-named Executive Officer/Clerk of the Los Angeles Superior Court, hereby certify that I am not a party to the cause herein, and that I served a copy of this Notice of Unlawful Detainer (Eviction) on this date upon each party or counsel named and to "All Occupants" at the subject premises by depositing in the United States mail at the Courthouse in _____, California, one copy of the notice in a separate sealed envelope to each address as shown with postage thereon fully prepaid.

Dated: 3/16/05

JOHN A. CLARKE, Executive Officer/Clerk

By: Art Acevedo, Deputy Clerk

SUM-130

SUMMONS
(CITACION JUDICIAL)
UNLAWFUL DETAINER—EVICTION
(RETENCIÓN ILÍCITA DE UN INMUEBLE—DESALOJO)

NOTICE TO DEFENDANT:
(AVISO AL DEMANDADO):
JEANNIE CHONG
SOON HEE CHONG

YOU ARE BEING SUED BY PLAINTIFF:
(LO ESTÁ DEMANDANDO EL DEMANDANTE):
HANCOCK PARK GARDEN INC A CALIFORNIA CORPORATION

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)

Exhibit "W"
refused to accept
rent and filed
unlawful Detainers

You have 5 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. (To calculate the five days, count Saturday and Sunday, but do not count other court holidays. If the last day falls on a Saturday, Sunday, or a court holiday then you have the next court day to file a written response.) A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association.

Tiene 5 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en *esta corte y hacer que se entregue una copia al demandante. (Para calcular los cinco días, cuente los sábados y los domingos pero no los otros días feriados de la corte. Si el último día cae en sábado o domingo, o en un día en que la corte esté cerrada, tiene hasta el próximo día de corte para presentar una respuesta por escrito). Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.courtinfo.ca.gov/selfhelp/espanol/), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.*

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.courtinfo.ca.gov/selfhelp/espanol/) o poniéndose en contacto con la corte o el colegio de abogados locales.

1. The name and address of the court is:
(El nombre y dirección de la corte es):
LOS ANGELES SUPERIOR COURT-LIMITED JURISDICTION
111 N. HILL STREET
LOS ANGELES, CA 90012

CASE NUMBER:
(Número del Caso):

TELEPHONE: 310-860-1722

2. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
DEBORAH FRIEDMAN SBN 134072
LAW OFFICE OF DEBORAH FRIEDMAN
280 S. BEVERLY DRIVE SUITE 513
BEVERLY HILLS, CA 90212

3. *(Must be answered in all cases)* An **unlawful detainer assistant (Bus. & Prof. Code, §§ 6400–6415)** [X] did **not** [ ] did for compensation give advice or assistance with this form. *(If plaintiff has received **any** help or advice for pay from an unlawful detainer assistant, complete item 6 on the next page.)*

Date: *(Fecha)*
Clerk, by _____, Deputy *(Secretario)* *(Adjunto)*

(For proof of service of this summons, use Proof of Service of Summons *(form POS-010).)*
(Para prueba de entrega de esta citatión use el formulario Proof of Service of Summons, *(POS-010)).*

[SEAL]

4. **NOTICE TO THE PERSON SERVED:** You are served
   a. [ ] as an individual defendant.
   b. [ ] as the person sued under the fictitious name of *(specify):*
   c. [ ] as an occupant
   d. [ ] on behalf of *(specify):*
   under: [ ] CCP 416.10 (corporation) [ ] CCP 416.60 (minor)
   [ ] CCP 416.20 (defunct corporation) [ ] CCP 416.70 (conservatee)
   [ ] CCP 416.40 (association or partnership) [ ] CCP 416.90 (authorized person)
   [ ] CCP 415.46 (occupant) [ ] other *(specify):*

5. [ ] by personal delivery on *(date):*

Form Adopted for Mandatory Use
Judicial Council of California
SUM-130 [Rev. January 1, 2004]

SUMMONS—UNLAWFUL DETAINER—EVICTION

Legal Solutions Plus

Code of Civil Procedure §§ 412.20, 415.456, 1167

PLAINTIFF *(Name)*: HANCOCK PARK GARDEN INC A CALIFORNIA CORPORATION DEFENDANT *(Name)*: JEANNIE CHONG SOON HEE CHONG	CASE NUMBER:

6. **Unlawful detainer assistant** *(complete if plaintiff has received any help or advise for pay from an unlawful detainer assistant):*
   a. Assistant's name:
   b. Telephone no.:
   c. Street address, city, and ZIP:
   d. County of registration:
   e. Registration no.:
   f. Registration expires on *(date)*:

ATTORNEY OR PARTY WITHOUT ATTORNEY *(Name, State Bar number, and address):*
DEBORAH FRIEDMAN SBN 134072
LAW OFFICE OF DEBORAH FRIEDMAN
280 SOUTH BEVERLY DRIVE SUITE 513
BEVERLY HILLS, CA 90212

TELEPHONE NO.: (310)860-1722 FAX NO. *(Optional):*
E-MAIL ADDRESS *(Optional):*
ATTORNEY FOR *(Name):* PLAINTIFF

FOR COURT USE ONLY

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
STREET ADDRESS: 111 N. HILL STREET
MAILING ADDRESS: LOS ANGELES, CA 90012
CITY AND ZIP CODE:
BRANCH NAME: COUNTY COURTHOUSE

PLAINTIFF: HANCOCK PARK GARDEN INC A CALIFORNIA CORPORATION

DEFENDANT: JEANNIE CHONG
SOON HEE CHONG
☐ DOES 1 TO _____

COMPLAINT — UNLAWFUL DETAINER*

CASE NUMBER:

☒ **COMPLAINT** ☐ **AMENDED COMPLAINT** ***(Amendment Number):***

Jurisdiction ***(check all that apply):***

☒ **ACTION IS A LIMITED CIVIL CASE**
Amount demanded ☒ **does not exceed $10,000**
☐ **exceeds $10,000 but does not exceed $25,000**

☐ **ACTION IS AN UNLIMITED CIVIL CASE (amount demanded exceeds $25,000)**

☐ **ACTION IS RECLASSIFIED by this amended complaint or cross-complaint** ***(check all that apply):***
☐ **from unlawful detainer to general unlimited civil (possession not in issue)** ☐ **from limited to unlimited**
☐ **from unlawful detainer to general limited civil (possession not in issue)** ☐ **from unlimited to limited**

1. PLAINTIFF *(name each):* HANCOCK PARK GARDEN INC A CALIFORNIA CORPORATION

alleges causes of action against DEFENDANT *(name each):* JEANNIE CHONG
SOON HEE CHONG

2. a. Plaintiff is (1) ☐ an individual over the age of 18 years. (4) ☐ a partnership.
(2) ☐ a public agency. (5) ☒ a corporation.
(3) ☐ other *(specify):*

b. ☐ Plaintiff has complied with the fictitious business name laws and is doing business under the fictitious name of *(specify):*

3. Defendant named above is in possession of the premises located at *(street address, apt. no., city, zip code, and county):*
450 SOUTH ST. ANDREWS PLACE, #314
LOS ANGELES, CA 90020
4. Plaintiff's interest in the premises is ☐ as owner ☒ other *(specify):* LANDLORD/OWNER
5. The true names and capacities of defendants sued as Does are unknown to plaintiff.
6. a. On or about *(date):* 1/8/05 defendant *(name each):* JEANNIE CHONG
SOON HEE CHONG

(1) agreed to rent the premises as a ☒ month-to-month tenancy ☐ other tenancy *(specify):*
(2) agreed to pay rent of $ 1600.00 payable ☒ monthly ☐ other *(specify frequency):*
(3) agreed to pay rent on the ☒ first of the month ☐ other day *(specify):*

b. This ☒ written ☐ oral agreement was made with
(1) ☒ plaintiff. (3) ☐ plaintiff's predecessor in interest.
(2) ☐ plaintiff's agent. (4) ☐ other *(specify):*

***NOTE:** Do not use this form for evictions after sale (Code Civ. Proc., § 1161a).

Form Approved for Optional Use
Judicial Council of California
UD-100 [Rev. January 1, 2005]

COMPLAINT—UNLAWFUL DETAINER

Legal Solutions Plus

Civil Code, § 1940 et seq.
Code of Civil Procedure, §§ 425.12, 1166

PLAINTIFF *(Name)*: HANCOCK PARK GARDEN INC A CALIFORNIA CORPORATION DEFENDANT *(Name)*: JEANNIE CHONG SOON HEE CHONG	CASE NUMBER:

6. c. [X] The defendants not named in item 6a are
   (1) [ ] subtenants.
   (2) [ ] assignees.
   (3) [X] other *(specify)*: UNNAMED OCCUPANTS PER CCP 415.45

   d. [ ] The agreement was later changed as follows *(specify)*:

   e. [X] A copy of the written agreement, including any addenda or attachments that form the basis of this complaint, is attached and labeled Exhibit 1. *(Required for residential property, unless item 6f is checked. See Code Civ. Proc., § 1166.)*

   f. [ ] *(For residential property)* A copy of the written agreement is **not** attached because *(specify reason)*:
   (1) [ ] the written agreement is not in the possession of the landlord or the landlord's employees or agents.
   (2) [ ] this action is solely for nonpayment of rent (Code Civ. Proc., § 1161(2)).

7. [X] a. Defendant *(name each)*: JEANNIE CHONG
SOON HEE CHONG

was served the following notice on the same date and in the same manner:
   (1) [X] 3-day notice to pay rent or quit
   (2) [ ] 30-day notice to quit
   (3) [ ] 60-day notice to quit
   (4) [ ] 3-day notice to perform covenants or quit
   (5) [ ] 3-day notice to quit
   (6) [ ] Other *(specify)*:

   b. (1) On *(date)*: 3/8/05 the period stated in the notice expired at the end of the day.
   (2) Defendants failed to comply with the requirements of the notice by that date.

   c. All facts stated in the notice are true.

   d. [X] The notice included an election of forfeiture.

   e. [X] A copy of the notice is attached and labeled Exhibit 2. *(Required for residential property. See Code Civ. Proc., § 1166.)*

   f. [ ] One or more defendants were served (1) with a different notice, (2) on a different date, or (3) in a different manner, as stated in Attachment 8c. *(Check item 8c and attach a statement providing the information required by items 7a–e and 8 for each defendant.)*

8. a. [X] The notice in item 7a was served on the defendant named in item 7a as follows:
   (1) [ ] by personally handing a copy to defendant on *(date)*:
   (2) [ ] by leaving a copy with *(name or description)*: , a person of suitable age and discretion, on *(date)*: at defendant's [ ] residence [ ] business AND mailing a copy to defendant at defendant's place of residence on *(date)*: because defendant cannot be found at defendant's residence or usual place of business.
   (3) [X] by posting a copy on the premises on *(date)*: 3/5/05 [ ] AND giving a copy to a person found residing at the premises AND mailing a copy to defendant at the premises on *(date)*: 3/5/05
      (a) [ ] because defendant's residence and usual place of business cannot be ascertained OR
      (b) [X] because no person of suitable age or discretion can be found there.
   (4) [ ] *(Not for 3-day notice; see Civil Code, § 1946 before using)* by sending a copy by certified or registered mail addressed to defendant on *(date)*:
   (5) [ ] *(Not for residential tenancies; see Civil Code, § 1953 before using)* in the manner specified in a written commercial lease between the parties.

   b. [ ] *(Name)*: was served on behalf of all defendants who signed a joint written rental agreement.

   c. [ ] Information about service of notice on the defendants named in item 7f is stated in Attachment 8c.

   d. [X] Proof of service of the notice in item 7a is attached and labeled Exhibit 3.

9. [ ] Plaintiff demands possession from each defendant because of expiration of a fixed-term lease.
10. [X] At the time the 3-day notice to pay rent or quit was served, the amount of **rent due** was $ 1173.00
11. [X] The fair rental value of the premises is $ 53.33 per day.

PLAINTIFF *(Name)*: HANCOCK PARK GARDEN INC A CALIFORNIA CORPORATION DEFENDANT *(Name)*: JEANNIE CHONG SOON HEE CHONG	CASE NUMBER:

12. ☐ Defendant's continued possession is malicious, and plaintiff is entitled to statutory damages under Code of Civil Procedure section 1174(b). *(State specific facts supporting a claim up to $600 in Attachment 12.)*
13. ☒ A written agreement between the parties provides for attorney fees.
14. ☐ Defendant's tenancy is subject to the local rent control or eviction control ordinance of *(city or county, title of ordinance, and date of passage):*

    Plaintiff has met all applicable requirements of the ordinances.
15. ☐ Other allegations are stated in Attachment 15.
16. Plaintiff accepts the jurisdictional limit, if any, of the court.
17. **PLAINTIFF REQUESTS**
    a. possession of the premises.
    b. costs incurred in this proceeding:
    c. ☒ past-due rent of $ 1173.00
    d. ☒ reasonable attorney fees.
    e. ☒ forfeiture of the agreement.
    f. ☒ damages at the rate stated in item 11 from *(date):* 4/1/05 for each day that defendants remain in possession through entry of judgment.
    g. ☐ statutory damages up to $600 for the conduct alleged in item 12.
    h. ☐ other *(specify):*
18. ☐ Number of pages attached *(specify)*:

UNLAWFUL DETAINER ASSISTANT (Bus. & Prof. Code, §§ 6400–6415)

19. *(Complete in all cases.)* An unlawful detainer assistant ☒ did **not** ☐ did for compensation give advice or assistance with this form. *(If plaintiff has received **any** help or advice for pay from an unlawful detainer assistant, state):*

    a. Assistant's name:
    b. Street address, city, and zip code:
    c. Telephone No.:
    d. County of registration:
    e. Registration No.:
    f. Expires on *(date):*

Date: 3/10/05

DEBORAH FRIEDMAN SBN 134072
(TYPE OR PRINT NAME)

D. Friedman
(SIGNATURE OF PLAINTIFF OR ATTORNEY)

VERIFICATION

(Use a different verification form if the verification is by an attorney or for a corporation or partnership.)

I am the plaintiff in this proceeding and have read this complaint. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:

VERIFICATION ATTACHED HERETO
(TYPE OR PRINT NAME)

(SIGNATURE OF PLAINTIFF)

NOTICE: EVERYONE WHO LIVES IN THIS RENTAL UNIT MAY BE EVICTED BY COURT ORDER. READ THIS FORM IF YOU LIVE HERE AND IF YOUR NAME IS NOT ON THE ATTACHED SUMMONS AND COMPLAINT:

1. If you live here and you do not complete and submit this form within 10 days of the date of service shown on this form, you will be evicted without further hearing by the court along with the persons named in the summons and complaint.
2. If you file this form, your claim may be determined in the eviction action against the persons named in the complaint.
3. If you do not file this form, you will be evicted without further hearing.

NAME, ADDRESS, AND TELEPHONE NUMBER OF ATTORNEY OR CLAIMANT WITHOUT ATTORNEY:	STATE BAR NUMBER	*Reserved for Clerk's File Stamp*
ATTORNEY FOR *(Name)*:		

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

JUDICIAL DISTRICT: LOS ANGELES SUPERIOR COURT-LIMITED JURISDICTION
111 N. HILL STREET
LOS ANGELES, CA 90012

PLAINTIFF: HANCOCK PARK GARDEN INC A CALIFORNIA CORPORATION

DEFENDANT: JEANNIE CHONG
SOON HEE CHONG

PREJUDGMENT CLAIM OF RIGHT TO POSSESSION
(Unlawful Detainer)

CASE NUMBER: (LIMITED)

Complete this form only if ALL of these statements are true:
1. **You are NOT named in the accompanying summons and complaint.**
2. **You occupied the premises on or before the date the unlawful detainer (eviction) complaint was filed.**
3. **You still occupy the premises.**

(To be completed by the process server)

DATE OF SERVICE:

(Date that this form is served or delivered, and posted, and mailed by the officer or process server)

1. My name is *(specify)*:

2. I reside at *(street address, unit number, city and ZIP code)*:

3. The address of the premises subject to this claim is *(address)*:

4. On *(insert date)*: _____, the landlord or the landlord's authorized agent filed a complaint to recover possession of the premises. *(This date is the court filing date on the accompanying summons and complaint.)*
5. I occupied the premises on the date the complaint was filed *(the date in item 4)*. I have continued to occupy the premises ever since.
6. I was at least 18 years of age on the date the complaint was filed *(the date in item 4)*.
7. I claim a right to possession of the premises because I occupied the premises on the date the complaint was filed *(the date in item 4)*.
8. I was not named in the summons and complaint.
9. I understand that if I make this claim of right to possession, I will be added as a defendant to the unlawful detainer (eviction) action.

10. *(Filing fee)* I understand that I must go to the court and pay a filing fee of $ _____ or file with the court the form *Application for Waiver of Court Fees and Costs.* I understand that if I do not pay the filing fee or file with the court the form for waiver of court fees within 10 days from the date of service on this form (excluding court holidays), I will not be entitled to make a claim of right to possession.

NOTICE: If you fail to file this claim, you will be evicted without further hearing.

11. *(Response required within five days after you file this form.)* I understand that I will have five days (excluding court holidays) to file a response to the summons and complaint after I file this *Prejudgment Claim of Right to Possession form.*

12. Rental agreement. I have *(check all that apply to you):*
    a. ☐ an oral rental agreement with the landlord.
    b. ☐ a written rental agreement with the landlord.
    c. ☐ an oral rental agreement with a person other than the landlord.
    d. ☐ a written rental agreement with a person other than the landlord.
    e. ☐ other *(explain)*:

13. Did the claimant pay for help from a registered unlawful detainer assistant (Bus. and Prof. Code §§6400-6415) who helped prepare this form? ☐ Yes ☐ No. If yes, complete the following information:

NAME OF UNLAWFUL DETAINER ASSISTANT	TELEPHONE NUMBER ( )
ADDRESS *(Mailing address, city, and ZIP code)*	
REGISTRATION NUMBER	COUNTY OF REGISTRATION

WARNING: Perjury is a felony punishable by imprisonment in the state prison.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

DATE	TYPE OR PRINT CLAIMANT'S NAME	SIGNATURE OF CLAIMANT

NOTICE: If you file this claim of right to possession, the unlawful detainer (eviction) action against you will be determined at trial. At trial, you may be found liable for rent, costs, and, in some cases, treble damages.

- NOTICE TO OCCUPANTS -

YOU MUST ACT AT ONCE if all the following are true:

1. **You are NOT named in the accompanying summons and complaint.**
2. **You occupied the premises on or before the date the unlawful detainer (eviction) complaint was filed.** *(The date is the court filing date on the accompanying summons and complaint.)*
3. **You still occupy the premises.**

(Where to file this form) You can complete and SUBMIT THIS CLAIM FORM WITHIN 10 DAYS from the date of service (on the reverse of this form) at the court where the unlawful detainer (eviction) complaint was filed.

(What will happen if you do not file this form) If you do not complete and submit this form (and pay a filing fee or file the form for proceeding in forma pauperis if you cannot pay the fee), YOU WILL BE EVICTED.

After this form is properly filed, you will be added as a defendant in the unlawful detainer (eviction) action, and your right to occupy the premises will be decided by the court.

VERIFICATION

STATE OF CALIFORNIA, COUNTY OF

I have read the foregoing SUMMONS AND COMPLAINT and know its cont

☐ CHECK APPLICABLE PARAGRAPHS

☐ I am a party to this action. The matters stated in the foregoing document are true of my own knowledge except a those matters which are stated on information and belief, and as to those matters I believe them to be true.

☐ I am ☐ an Officer ☐ a partner ☐ a of

PLAINTIFF

a party to this action, and am authorized to make this verification for and on its behalf, and I make this verification for reason. ☐ I am informed and believe and on that ground allege that the matters stated in the foregoing document true. ☐ I am informed and believe and on that ground allege that the matters stated in the foregoing document stated on information and belief, and as to those matters I believe them to be true.

☐ I am one of the attorneys for

a party to this action. Such party is absent from the county of aforesaid where such attorneys have their offices, and I m this verification for and on behalf of that party for that reason. I am informed and believe and on that ground allege the matters stated in the foregoing document are true.

Executed on 2/10/05 at LOS ANGELES, Californ

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

✓ FRED JHOLY ✓

Type or Print Name Signature

PROOF OF SERVICE

1013A (3) CCP Revised 5/1/88

STATE OF CALIFORNIA, COUNTY OF

I am employed in the county of , State of Califo

I am over the age of 18 and not a party to the within action; my business address is:

On. I served the foregoing document described as

on in this ac

___ by placing the true copies thereof enclosed in sealed envelopes addressed as stated on the attached mailing list:

___ by placing ___ the original ___ a true copy thereof enclosed in sealed envelopes addressed as follows:

___ BY MAIL

___ "I deposited such envelope in the mail at , Califo

The envelope was mailed with postage thereon fully prepaid.

___ As follows: I am "readily familiar" with the firm's practice of collection and processing correspondence for mail Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepa California in the ordinary course of business. I am aware that on motion of party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after dat deposit for mailing in affidavit.

___ Executed on at , California.

___ "(BY PERSONAL SERVICE) I delivered such envelope by hand to the offices of the addressee.

___ Executed on at , California.

___ (State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

___ (Federal) I declare that I am employed in the office of a member of the bar of this court at whose direction the service made.

Type or Print Name

RESIDENTIAL LEASE/RENTAL AGREEMENT

PARTIES: LANDLORD H.P.G. Management

TENANT(S) Jeannie Chong,

GUARANTOR(S) _____

PROPERTY ADDRESS 450 S. ST. Andrews PL. Los Angeles CA. 90020 APT. #314

1. **RENTAL AMOUNT:** Commencing 1/ 8/2005 TENANT agrees to pay LANDLORD the sum of $1,600.00 per month in advance on the first day of each calendar month. Said rental payment shall be delivered by TENANT to LANDLORD or his designated agent to the following location 450 S. ST. Andrews PL. . Rent must be actually received by LANDLORD, or designated agent, in order to be considered in compliance with the terms of this agreement. Rent is considered delinquent if not received by the third of each calendar month.

2. **TERM:** The premises are leased on the following lease term (please check one item only): _____ month to month: Beginning _____; (or) _____ Fixed Term: Beginning 1/8/2005 & Ending Month to month

3. **SECURITY DEPOSITS:** TENANT shall deposit with LANDLORD the sum of $500.00 as a security deposit to secure TENANT'S faithful performance of the terms of this lease. The security deposit shall not exceed two times the monthly rent. After all the TENANTS have vacated leaving the premises vacant, the LANDLORD may use the security deposit for the cleaning of the premises, any unusual wear and tear to the premises or common areas, and any rent or other amounts owed pursuant to the lease agreement or pursuant to Civil Code Section 1950.5. TENANT may not use said deposit for rent owed during the term of the lease. Within 21 days of the TENANT vacating the premises, LANDLORD shall furnish TENANT a written statement indicating any amounts deducted from the security deposit and returning the balance to the TENANT. If TENANT fails to furnish a forwarding address to LANDLORD, then LANDLORD shall send said statement and any security deposit refund to the leased premises.

4. **INITIAL PAYMENT:** TENANT shall pay the first month rent of $ 1,600.00 , the last month rent of $ -0- , the security deposit in the amount of $ 500.00 , garage opener deposit in the amount of $ -0- , key deposit in the amount of $ -0- , and pet deposit in the amount of $ -0- , for a total of $ 2,100.00 . Said payment shall be made in the form of certified funds and is all due prior to occupancy.

5. **OCCUPANTS:** The premises shall not be occupied by any person other than those designated above as TENANT with the exception of the following named persons: Soon Chong,

If LANDLORD, with written consent, allows for additional persons to occupy the premises, the rent shall be increased by $100 for each such person. Any person staying 10 days cumulative or longer, without the LANDLORD'S written consent, shall be considered as occupying the premises in violation of this agreement. Tenant's death shall immediately end the tenancy. Guarantors do not have any right to possession of the premises. They are financial guarantors only.

6. **ADDITIONAL TERMS:** no pet,

7. **SUBLETTING OR ASSIGNING/USAGE OF PREMISES:** TENANT agrees not to assign or sublet the premises, or any part thereof, without first obtaining written permission from LANDLORD. TENANT agrees that the premises are to be used for residential purposes only.

8. **UTILITIES:** TENANT shall pay for all utilities and/or services supplied to the premises with the exception of water & rubbish

9. **PARKING:** TENANT is not _____ is _____ (check one) assigned a parking space. If assigned a parking space it shall be designated as space #_____. LANDLORD reserves the right to change assigned parking spaces. TENANT may only park a vehicle that is registered in the TENANT'S name. TENANT may not assign, sublet, or allow any other person to use this space. This space is exclusively used for the parking of passenger automobiles by the TENANT. No other type of vehicle or item may be stored in this space without prior written consent of LANDLORD. TENANT may not wash, repair, or paint in this space or at any other common area on the premises. Only vehicles that are operational and currently registered in the State of California may park in this space. Any vehicle that is leaking any substance must not be parked anywhere on the premises.

10. **CONDITION/MAINTENANCE OF PREMISES:** TENANT acknowledges that the premises have been inspected. Tenant acknowledges that said premises have been cleaned and all items, fixtures, appliances, and appurtenances are in complete working order. TENANT promises to keep the premises in a neat and sanitary condition and to immediately reimburse landlord for any sums necessary to repair any item, fixture or appurtenance that needs service due to TENANT'S, or TENANT'S invitee, misuse or negligence. TENANT shall be responsible for the cleaning or repair to any plumbing fixture where a stoppage has occurred. TENANT shall also be responsible for repair or replacement of the garbage disposal where the cause has been a result of bones, grease, pits, or any other item which normally causes blockage of the mechanism.

11. **ALTERATIONS:** TENANT shall not make any alterations to the premises, including but not limited to installing aerials, lighting fixtures, dishwashers, washing machines, dryers or other items without first obtaining written permission from LANDLORD; TENANT shall not change or install locks, paint, or wallpaper in said premises without LANDLORD'S prior written consent. TENANT shall not place placards, signs, or other exhibits in a window or any other place where they can be viewed by other residents or by the general public.

12. **LATE CHARGE/BAD CHECKS/THIRD PARTY CHECKS:** A late charge in the amount of $75.00 shall be incurred if rent is not paid by the third day of each calendar month. If rent is not paid when due and LANDLORD issues a 'Notice To Pay Rent or Quit', TENANT must tender certified funds only. If TENANT tenders a check, which is dishonored by a banking institution, then TENANT shall only tender certified funds for all future payments. This shall continue until such time as written consent is obtained from LANDLORD. In addition, TENANT shall be liable in the sum of $25.00 for each check that is returned to LANDLORD because the check has been dishonored. Any payment from a party other than the TENANT is done as a courtesy accommodation to the TENANT and shall not create a new tenancy for a third party.

13. **NOISE AND DISRUPTIVE ACTIVITIES:** TENANT or his/her guests and invitees shall not disturb, annoy, endanger or inconvenience other tenants of the building, neighbors, the LANDLORD or his agents or workmen, nor violate any law, nor commit or permit waste or nuisance in or about the premises. Further, TENANT shall not do or keep anything in or about the premises that will obstruct the public spaces available to other residents. Lounging or unnecessary loitering on the front steps, public balconies or the common hallways that interferes with the convenience of other residents is prohibited. TENANT'S violation of any law, committing of nuisance or waste on the premises shall be grounds for termination of the lease.

14. **RULES AND REGULATIONS:** TENANT, and all persons in or about the Premises with TENANT'S permission, shall comply with all Rules and Regulations made by LANDLORD, from time to time, and served upon TENANT. Any such Rules and Regulations shall be deemed incorporated herein by reference. LANDLORD shall not be obliged to enforce any such Rules and Regulations, or Agreement, as the case may be, by any other agreement, and LANDLORD shall not be liable to TENANT for any violation of such Rules and Regulations, or Agreement, as the case may be, by any other TENANT or person.

LANDLORD/AGENT: _____ DATE: 12/29/04 Print name: Susan Park,

TENANT: _____ DATE: 12/29/2004 Print name: Jeannie Chong,

TENANT: _____ DATE: _____ Print name: _____

TENANT: _____ DATE: _____ Print name: _____

TENANT: _____ DATE: _____ Print name: _____

GUARANTOR: _____ DATE: _____ Print name: _____

GUARANTOR: _____ DATE: _____ Print name: _____

(OVER PLEASE)

EXHIBIT tabbies 1

15. LANDLORD'S RIGHT OF ENTRY: LANDLORD may enter and inspect the premises during normal business hours and upon reasonable advance notice of at least 24 hours to TENANT. LANDLORD is permitted to make all alterations, repairs and maintenance that in LANDLORD'S judgment are necessary to perform. In addition LANDLORD has all right to enter pursuant to Civil Code Section 1954. If the work performed requires that TENANT temporarily vacate the unit, then TENANT shall vacate for this temporary period upon being served a 7 day notice by LANDLORD. TENANT agrees that in such event TENANT will be solely compensated by a corresponding reduction in rent for those many days that TENANT was temporarily displaced. If the work to be performed requires the cooperation of TENANT to perform certain tasks, then those tasks shall be performed upon serving 24 hours written notice by LANDLORD (EXAMPLE - removing food items from cabinets so that the unit may be sprayed for pests).

16. REPAIRS BY LANDLORD: Where a repair is the responsibility of the LANDLORD, TENANT must notify LANDLORD with a written notice stating what item needs servicing or repair. TENANT must give LANDLORD a reasonable opportunity to service or repair said item. TENANT acknowledges that rent will not be withheld unless a written notice has been served on LANDLORD giving LANDLORD a reasonable time to fix said item within the meaning of Civil Code Section 1942. Under no circumstances may TENANT withhold rent unless said item constitutes a substantial breach of the warranties of habitability as stated in Code of Civil Procedure Section 1174.2

17. DAMAGE DESTRUCTION: If the Premises or Structures in which TENANT resides is totally or partially damaged, because of earthquake, fire or other casualty beyond the LANDLORD'S control, for a period of 20 days or more, then the lease may be cancelled by either party with 30 days notice.

18. PETS: No dog, cat, bird, fish or other domestic pet or animal of any kind may be kept on or about the premises without LANDLORD'S written consent.

19. FURNISHINGS: No liquid filled furniture of any kind may be kept on the premises. If the structure was built in 1973 or later TENANT may possess a waterbed if he maintains waterbed insurance valued at $100,000 or more. TENANT must furnish LANDLORD with proof of said insurance. TENANT must use bedding that complies with the load capacity of the manufacturer. In addition, TENANT must also be in full compliance with Civil Code Section 1940.5. TENANT shall not install or use any washer, dryer, or dishwasher that was not already furnished with the unit.

20. INSURANCE: TENANT may maintain a personal property insurance policy to cover any losses sustained to TENANT'S personal property or vehicle. It is acknowledged that LANDLORD does not maintain this insurance to cover personal property damage or loss caused by fire, theft, rain, water overflow/leakage, acts of GOD, and/or any other causes. It is acknowledged that LANDLORD is not liable for these occurrences. It is acknowledged that TENANT'S insurance policy shall solely indemnify TENANT for any losses sustained. TENANT'S failure to maintain said policy shall be a complete waiver of TENANT'S right to seek damages against LANDLORD for the above stated losses. The parties acknowledge that the premises are not to be considered a security building which would hold LANDLORD to a higher degree of care.

21. ALARM SYSTEM: If an alarm system has been provided in the unit, it is the TENANT'S responsibility to contact the manufacturer of the alarm system for direction, installation, and any questions or comments. The LANDLORD and his Agent accept no responsibility for the operation of the alarm system.

22. EXERCISE ROOM: If an exercise room and equipment have been provided, it is for TENANT'S use only. Any misuse of facilities will forfeit TENANT'S privilege to use them. Use of equipment is limited to adult residents (18 years of age or older). Proper attire is required. Guests are not allowed. TENANT waives and releases any and all claims for damages TENANT may have against LANDLORD for any and all injuries suffered by TENANT while using exercise equipment.

23. TERMINATION OF LEASE/RENTAL AGREEMENT: If this lease is based on a fixed term, pursuant to paragraph 2, then at the expiration of said fixed term this lease shall become a month to month tenancy upon the approval of LANDLORD. Where said term is a month to month tenancy, either party may terminate this tenancy by the serving of a 30 day written notice. If TENANT terminates occupancy prior to end of lease, TENANT shall be liable for $500 administration fee, in addition to all rents due until expiration of lease contract.

24. POSSESSION: If premises cannot be delivered to TENANT on the agreed date due to loss, total or partial destruction of the premises, or failure of previous TENANT to vacate, either party may terminate this agreement upon written notice to the other at their last known address. It is acknowledged that either party shall have no liability to each other except that all sums paid to LANDLORD will be immediately refunded to TENANT.

25. ABANDONMENT: It shall be deemed a reasonable belief by the LANDLORD that an abandonment of the premises has occurred where, within the meaning of Civil Code Section 1951.2, the rent has been unpaid for 14 consecutive days and the TENANT has been absent from the unit for 14 consecutive days. In that event, LANDLORD may serve written notice pursuant to Civil Code Section 1951.2. If TENANT does not comply with the requirements of said notice in 18 days, the premises shall be deemed abandoned.

26. WAIVER: LANDLORD'S failure to require compliance with the conditions of this agreement, or to exercise any right provided herein, shall not be deemed a waiver by LANDLORD of such condition or right. LANDLORD'S acceptance of rent with knowledge of any default under agreement by TENANT shall not be deemed a waiver of such default, nor shall it limit LANDLORD'S rights with respect to that or any subsequent right. It is further agreed between the parties that the payment of rent at any time shall not be a waiver to any UNLAWFUL DETAINER action unless LANDLORD in writing specifically acknowledges that this constitutes a waiver to the UNLAWFUL DETAINER action.

27. VALIDITY/SEVERABILITY: If any provision of this agreement is held to be invalid, such invalidity shall not affect the validity or enforceability of any other provision of this agreement.

28. ATTORNEY FEES: In the event action is brought by any party to enforce any terms of this agreement or to recover possession of the premises, the prevailing party shall recover from the other party reasonable attorney fees, not to exceed $400, including costs. It is acknowledged, between the parties, that jury trials significantly increase the costs of any litigation between the parties. It is also acknowledged that jury trials require a longer length of time to adjudicate the controversy. On this basis, all parties waive their rights to have any matter settled by jury trial.

29. INDEMNIFICATION: TENANT shall indemnify LANDLORD for any damages caused by TENANT to other parties, other parties' property, or to LANDLORD'S property.

30. NOTICES: All notices to the tenant shall be deemed served upon mailing by first class mail, addressed to the tenant, at the subject premises or upon personal delivery to the premises whether or not TENANT is actually present at the time of said delivery. All notices to the landlord shall be served in writing by mailing first class mail or by personal delivery to the manager's office or apartment.

31. PERSONAL PROPERTY OF TENANT: Once TENANT vacates the premises, all personal property left in the unit shall be stored by the LANDLORD for 18 days. If within that time period, TENANT does not claim said property, LANDLORD may dispose of said items in any manner LANDLORD chooses.

32. ADDITIONAL RENT: All items owed under this lease shall be deemed additional rent.

33. APPLICATION AND CREDIT: All statements in TENANT'S application must be true or this will constitute a material breach of this issue. Take NOTICE that pursuant to Civil Code Section 1785.26, you are hereby notified that a negative credit report reflecting on your credit record may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of your rental/credit obligations or if you default in those obligations in any way. This is the only notice that you will receive in this regard.

34. LEAD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, owners must disclose the presence of known lead-based paint and/or lead based paint hazards in the dwelling. Renters must also receive a Federally approved pamphlet on lead poisoning prevention. Tenants hereby acknowledge receipt of the 'Protect Your Family From Lead in Your Home' pamphlet.

35. ENTIRE AGREEMENT: The foregoing agreement including any attachments incorporated by reference, constitute the entire agreement between the parties and supersedes any oral or written representations or agreement that may have been made by either party. Further, TENANT represents that TENANT has relied solely on TENANT'S judgment in entering into this agreement. TENANT acknowledges having been advised to consult with independent legal counsel before entering into this Agreement and has decided to waive such representation and advice. TENANT acknowledges that TENANT has read and understood this agreement and has been furnished a duplicate original.

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS AGREEMENT. IF YOU DESIRE, CONSULT WITH AN ATTORNEY BEFORE ENTERING THIS AGREEMENT.

Sep 22 04 10:17a p.1

THREE-DAY NOTICE TO PAY RENT OR VACATE PREMISES [C.C. 1161(2)]

TO: Jeannie Chong & Soon Hee Chong

And all others in possession

YOU ARE HEREBY NOTIFIED that pursuant to the lease or agreement under which you hold possession of the premises located at: 450 S. St. Andrews Pl., #314
Los Angeles, CA 90020

there is now due, unpaid delinquent rent as follows:

Monthly rent $ 1600.00
Rent is due on the 1st of each month
Amount past due $1173.00

YOU ARE FURTHER NOTIFIED THAT within three (3) days after service of this notice on you, you must pay the amount of rent stated in the notice in full or quit the premises and deliver up possession of the premises to the undersigned who is authorized to received possession of the premises, or the undersigned will institute legal proceedings for Unlawful Detainer against you to recover possession of the premises and to recover all rents and damages due, including but not limited to legal fees and costs.

YOU ARE FURTHER NOTIFIED that by this notice the undersigned elects to and does declare a forfeiture of the lease or rental agreement if the rent stated in this notice in not paid in full within three (3) days.

Your overpayment has been mailed to you.

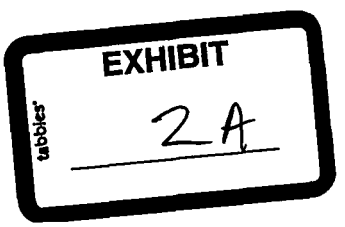
DATE: March 05, 2005

LANDLORD/AGENT

RENT SHALL BE PAID TO: HPG Management
ADDRESS: 450 S. St. Andrews Place, Leasing Office
TELEPHONE NO: 213-386-7446
DAYS/HOURS WHEN PAYMENT CAN BE MADE: Office hours are from 10:00 a.m. to 5:00 p.m. However, payment can be slid under the office door during anytime of the 3 day period.

PENAL CODE SECTION 594 STATES: "Any person who maliciously injures or destroys Real or Personal Property not their own is guilty of vandalism."

THIS IS A PRO-RATED AMOUNT BASED ON THE SIXTY DAY NOTICE PREVIOUSLY SERVED TO YOU. THIS THREE DAY NOTICE TO PAY RENT OR QUIT DOES NOT WAIVE THE SIXTY DAY NOTICE TO QUIT.



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE–POSTMASTER

Received From:

HPG Management
P.O. Box J 2399
Beverly Hills, CA 90213

One piece of ordinary mail addressed to:

Jeannie Chong & Soon He e Chong
450 S. St. Andrews Pl. #314
LA, CA 90020

PS Form 3817, January 2001

MONTEREY PARK, CA 91754 MAR 05 2005

UNITED STATES POSTAL SERVICE

U.S. POSTAGE PAID MONTEREY PARK, CA 91754 MAR 05 '05 AMOUNT $0.90 00014157-09

EXHIBIT tabbies 2B

To: Mina Kim, #226
From: HPG Management
Date: 1/07/05
Re: January Rent

We are returning your rent check because you need to move-out by January 8, 2005. We will apply your prorated rent for January from you security deposit.

1/10/05

Dear GTS property,

Attach is check for $1098.18 for January Rent. I have dropped off attach check to Apt. manager but on 1/8, it was returned to me.

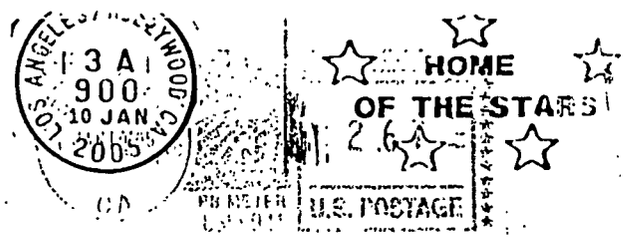
I have requested for additional time since I haven't found a place to relocate.

~~It's~~ ~~to~~ my understanding that I have 180-day to find a place to relocate. * please refer to attach document provided from GTS property.

please accept my rent for the January and I will move as soon as I find a place.

Thank you.

MINA KIM
620 S. GRAMERCY pl. #226
LA CA 90005



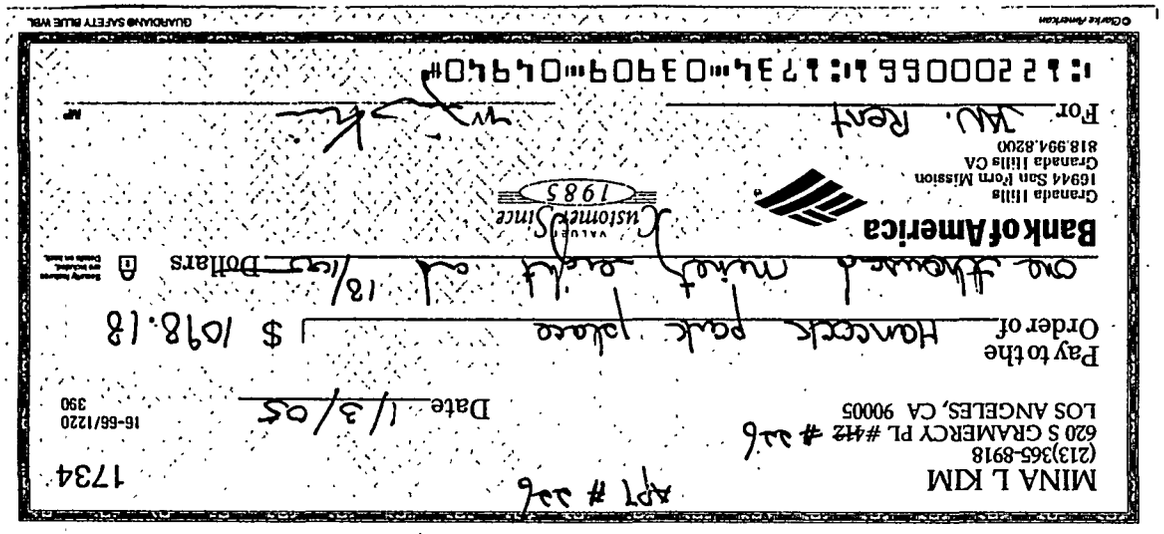
7004 1160 0004 6870 8053

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™

7004 1160 0004 6870 8053

GIS property Los Angeles INC.
9701 Wilshire Blvd. #1200
Los Angeles, CA 90212

30212/2013



SUJIN NAM MUSIC
620 S.GRAMERCY PL. #116
LOS ANGELES, CA 90005
TEL 213.384.1046 SUJINN@SBCGLOBAL.NET

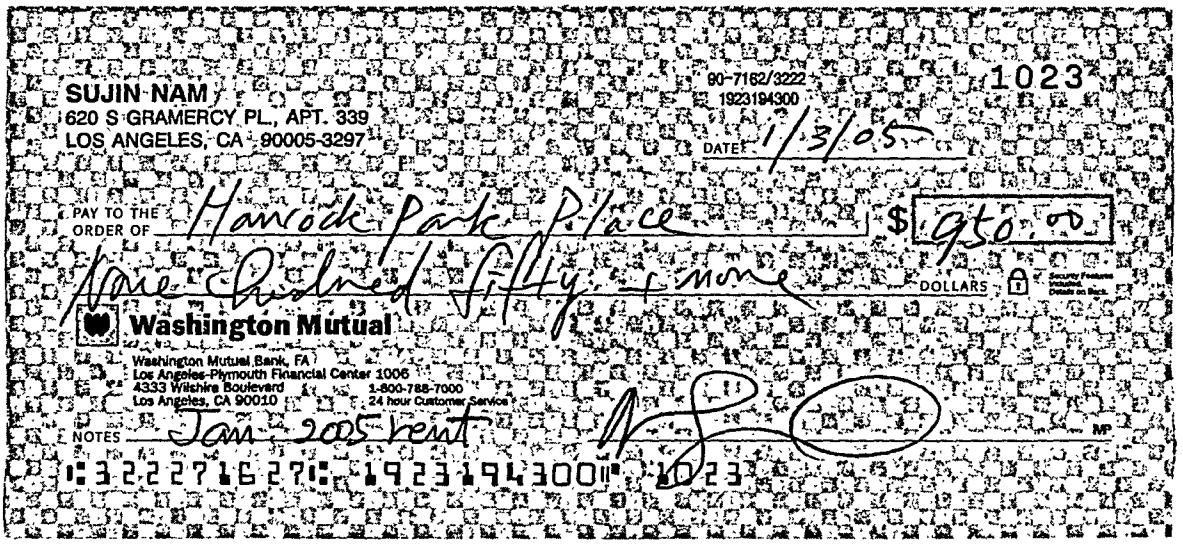
1/5/05

To: HPG
9701 Wilshire Blvd. #1200
Beverly Hills, CA 90212

Re: Hancock Park Place apartment rent

Hello,
The managers are not accepting rents anymore. Here I am sending you the rent for the January 2005 for the amount of $950.
Thank you.

Sujin Nam


SUJIN NAM
620 S GRAMERCY PL., APT. 339
LOS ANGELES, CA 90005-3297

90-7162/3222
1923194300

1023

DATE 1/3/05

PAY TO THE ORDER OF Hancock Park Place $ 950.00

Nine Hundred Fifty & no/100 DOLLARS

Washington Mutual

Washington Mutual Bank, FA
Los Angeles-Plymouth Financial Center 1006
4333 Wilshire Boulevard
Los Angeles, CA 90010
1-800-788-7000
24 hour Customer Service

NOTES Jan. 2005 rent

⑆322271627⑆ 1923194300⑈ 1023

FROM : Sujin Nam
620 S. Gramercy Pl. #116
L.A., CA 90005

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™

7004 2510 0005 8054 8450

UNITED STATES POSTAL SERVICE

0000 90212

LOS ANGELES / HOLLYWOOD CA
U.S. POSTAGE
PAID
LOS ANGELES
90020
JAN 05 '05
AMOUNT
2005
$4.05
00036759-08

OF THE STARS
USA 37

TO: HPT c/o Lambert Smith Hampton
9701 Wilshire Blvd. #1200
Beverly Hills, CA 90212

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED 0212/2013

Unable Annual Rent Checks Returned Daily

PLACE STICKER AT TOP OF ENVELOPE
TO THE RIGHT OF RETURN ADDRESS.

CERTIFIED MAIL

7000 1670 0007 4622 1133

HPG
MANAGEMENT
P.O. Box 1067
Beverly Hills CA 90213-1067

MARINA DEL REY CA 90292
4 PM
11 JAN
2005
FIRST-CLASS

UNITED STATES POSTAGE
PITNEY BOWES
$ 04.42⁰
MAILED FROM ZIPCODE 90211

BEVERLY HILLS, CA
JAN 11
MAIN OFFICE

Sujin Nam
620 S. Gramercy Pl #116
Los Angeles CA 90005

RETURN RECEIPT
REQUESTED

NC 1/12/05

Name
1st Notice
2nd Notice 1-19
Return 1-27

0005+3259

n: CHONG HAN KIM
DEBBIE E. KIM
620 S GRAMERCY PLACE
APT. #119
Los Angeles, CA. 90005

UNITED STATES POSTAL SERVICE
0000
90212
U.S. POSTAGE
PAID
LOS ANGELES.CA
90004
JAN 04, '05
AMOUNT
$2.67
00051599-12

7004 2890 0003 5293 7973

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™

14 2890 0003 5293 7973

DocuPost®

DOCUMENT MAILER

To: BTS PROPERTY Los Angeles I
9701 Wilshire Blvd. #120
Beverly Hills, CA. 90212

CHONG HAN KIM
DEBBIE E. KIM
213-386-3389
620 S. GRAMERCY PL., #119
LOS ANGELES, CA 90005

16-3448/1222
006658342

2666

DATE 1/3/04

PAY TO THE ORDER OF HPG D.C. $ 1498.18

One thousand four hundred ninety eight and 18/ DOLLARS

HANMI BANK
VERMONT OFFICE (VERMONT & SAN MARINO)
933 SOUTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA 90006
(213) 386-5160

MEMO

AP

⑆122234821⑆ 2666 00665834 21⑈

* Mailed tenants rent checks back and filed Unlawful Detainers against them

HPG Management
P.O. Box 2399
Beverly Hills, CA 90213

FIRST CLASS

UNITED STATES POSTAGE
$ 04.42⁰
JAN 07 2005
MAILED FROM ZIP CODE 902

CERTIFIED MA

7000 1670 0007 4622

UNITED STATES POSTAL SERVICE

0000

90005

U.S. POST
PAID
BEVERLY HILL
90210
JAN 07.'0
AMOUNT

$0.2
000426

Chong Han Kim
Debbie E. Kim
620 Gramercy Place
#119
Los Angeles CA 90005

FIRE
1st Name
2nd Name 1-18
Exam 1-29

RETURN RECEIPT
REQUESTED

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

HPG Management
620 S. Gramercy
P.O. Box 2399
Beverly Hills, CA 90213

BANK OF AMERICA NT
Beverly Hills Main Branch J245
460 N. Beverly Drive
Beverly Hills, CA 90210
16-66/1220 - 0245

9291

01/14/05 $3,500.00***

PAY **** THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

TO THE ORDER OF
Mina Kim
Trsf from #412
620 S. Gramercy, #226
Los Angeles, CA 90005

CHECK VOID IF NOT CASHED BY 01/19/2005

Relocation Assistance, Release and Waiver of Right to Purchase

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈009291⑈ ⑆122000661⑆ 02458⑈08206⑈

DATE:01/14/05 CK#:9291 TOTAL:$3,500.00*** BANK:g620 - 620 S. Gramercy
PAYEE:Mina Kim(kim**226)

Property	Account	(Date)Invoice	Description	Amount
g620	6975	addtl relocation #412	Additional Relocation Fee	3,500.00
				3,500.00

By endorsing and cashing the attached check, I agree to the following:

1. I am the tenant who resides or resided in Unit No. 412 at 620. S. Gramercy Place. I expressly waive any right that I may have under state and federal laws to purchase my unit. You may now sell my unit to any other interested persons; and

2. Payment of this check by GTS Property Los Angeles, Inc. ("GTS") constitutes a full and final settlement and release of any and all claims of any kind that I have or may have against GTS and its partners, officers, agents, successors, assigns and affiliates, including HPG Management, Inc. and Lambert Smith Hampton, Inc. and their partners, officers, agents, successors, assigns and affiliates.

LAST CHANCE BEFORE EVICTION!
IF YOU'D LIKE TO BUY YOUR UNIT, PLEASE SEE THE SALES OFFICE. IF NOT, WE GIVE YOU $5,000 ($3,500+$1,500)
YOUR DECLARATION IS NOT TRUE, YOUR SIGNATURES MATCH.

exhibit "4"

GTS PROPERTIES OF LOS ANGELES

Hancock Park Place Apts.
620 S. Gramercy Pl
Los Angeles, Ca 90005

Number of units willing to purchase	124	76%
Number of units approved for conversion	131	80%
Total number of units	164	
Occupied units as of Aug. 15, 2003	163	

TR 50346

7/18 ~ 7/25

8/10 ~ 8/15

Buy – 124 = 76%

Approve – 131 = 8%

101

		intent	buy	approve	
101	HYUN SOOK KIM	✓	✓	✓	
102	GRACE & LITO	✓	✓	✓	
103	SUN JUNG KIM & SUN HEE CHIN	✓	✓	✓	
104	DANIEL WINDEMUTH	✓	✓	✓	
105	JEANNIE KANG MUN	✓	✓	✓	
106	SUNG NAM PARK	✓	✓	✓	
107	JAANA HANNELE JAAKKONEN	✓		✓	
108	CHI SUNG KIM	✓	✓	✓	13
109	RAYMOND SANGOK LEE	✓	✓	✓	
110	SANG HA	✓		✓	13
111	WILLIAM HALL	✓	✓	✓	
112	SCOTT AHN	CERT.			
113	IN AE JANG	✓	✓	✓	13
114	THOMAS PYUN	✓	✓	✓	13
115	EON YE KIM 11	✓	✓	✓	
116	SOON OK LEE	CERT.			
117	KANG	✓	✓	✓	
118	JEONG H. CHOI	✓			
119	CHONG "DON" HAN KIM & DEBBIE KIM	✓	✓	✓	12
120	DAVID & PATTY RYU	✓	✓	✓	
121	CHRIS TUCKER/DARRELL	CERT.			
122	SOON HEE CHONG	✓	✓	✓	
123	HERMINIA ALMARIO	✓	✓	✓	
124	GRACE YI	✓		✓	
125	JIN KIM 12	✓	✓	✓	
126	KWAN PARK	CERT.			
127	SOON HO KIM	✓	✓	✓	
128	DONG BERM KIM	✓	✓	✓	
129	PETER	CERT.			
130	WILLIAM BAE	✓	✓	✓	
131	SANG JIM KIM	✓	✓	✓	
132	JOON W. MOON	✓	✓	✓	
133	MIN KIM 7/28!	✓	✓	✓	
134	H.J. CHOI	CERT.			
135	DIANA JONES	✓	✓	✓	
136	EUI SUN YANG	✓	✓	✓	
137	ANGELA LOFFARELL	✓	✓		
138	YOUNG MO KOO	✓	✓	✓	
139	MOON H. CHOI	✓	✓	✓	
140	CHUNG KUN LEE	✓			
141	KYUNG RAE LEE	✓	✓	✓	
201	HAK JOO AHN	✓	✓	✓	
			71	33	

7/18 ~ 7/23
8/10 ~ 8/15

202		✓	✓	✓	
203	HEE JUNG YOON	✓	✓	✓	
204	DERECK SMITH	✓	✓	✓	
205	JOHN CHONG & CRAIG LEE	✓		✓	
206	CHARLES LEE 11	✓	✓	✓	
207	SEAN CHOI 12	✓	✓	✓	
208	JUNG HEE KO "NORMAN"	✓	✓	✓	
209	YOUNG WOO UEO & HEE JUNG PARK	✓	✓	✓	13
210	KUM YEI KIM 12	✓	✓	✓	
211	DAE-JIN KIM	✓			
212	CHUL YONG WI	Cert.			
213	GEOFFREY BERKSHIRE	✓			
214	JI YEON SHIN 11	✓	✓	✓	
215	SEUNG YANG	✓			
216	HYUN TAEK KIM	Cert.			
217	ANDY CHOI 12	✓	✓	✓	
218	TRACY CHANG	✓	✓		
219	JOUNG JAE LEE	✓	✓	✓	13
220	SUNGSIK SUNGWOO	✓			
221	MIRA HUR	✓	✓	✓	
222	JU RUN HWANG 12	✓	✓	✓	
223	MIMI POWELL	✓			
224	GRACE LEE	✓	✓		
225	JOHN LEE	✓	✓	✓	
226	STEVEN SHIN	✓	✓	✓	
227	NAM LYUL SUNG M/O. 8/15 12	✓	✓	✓	
228	LAURA JEON	✓	✓	✓	
229	ERTAN ENGINALEV	✓	✓	✓	
230	JUNG SUN BAE	✓		✓	
231	JIN WHA LEE	✓	✓	✓	
232	JUN HYUNG CHO	✓		✓	
233	JOEL KIM M/O - 7/27/ 12	✓		✓	
234	FREDRICK AHN	✓	✓	✓	
235	MOON IL&SOO KYUNG LIM	✓	✓	✓	
236	ANDY KIM	✓	✓	✓	
237	CHONG RAN CHOI	✓	✓	✓	
238	YONG JOO HAN M/O 7/31/	✓	✓	✓	
239	MCFARLAND	Cert.			
240	YALEMZEWD TILAHUN & TESFAI ASAMENEW ✓		✓	✓	13
241	HOWARD HAN	✓	✓	✓	
301	HO KYU WEE	✓	✓	✓	
302	WOO MIN KIM	✓		✓	
303	JOANNE LEE	✓	✓	✓	
304	JANE KIM	✓	✓	✓	
305	YOON HYUN JUNG	✓	✓	✓	
306	HEE SEON	Cert.			
307	HYUNG S PARK	✓		✓	
308	DAVID KIM & Susan	✓	✓	✓	
309	REGINA CHONG 13	✓	✓	✓	
310	ESTEE BAE 10	✓	✓	✓	
311	TONY PHU	✓			
			35	39	

7/18 ~ 7/25

8/10 ~ 8/15

312	HAK J. MOON	CERT.		
313	JI Y CHOE 10	✓	✓	✓
314	YOUNG SHIN LIM 11	✓	✓	✓
315	YUN SOO CHOI & HYE SOOK CHOI	✓	✓	✓
316	MIN K KIM	✓	✓	✓
317	~~HYUN JOO KIM~~ - VACANT -			
318	JUNG H KIM	✓	✓	✓
319	MIA KIM 13	✓	✓	✓
320	DELBERT GEORGE	CERT.		
321	MOON S KIM	✓	✓	
322	LISA M KIM	✓	✓	✓
323	JAMIE LEE HO 10	✓	✓	✓
324	SANG AH LEE 11	✓	✓	✓
325	ELLEN PARK 11	✓	✓	✓
326	RAYMOND LEE	✓		
327	YOUNG EW YI	✓	✓	✓
328	JUN HWAN OH & HAN MI CHO 10	✓	✓	✓
329	MONA E STRASSBURGER	✓		
330	DONG SIK KIM 11	✓	✓	✓
331	JEONG EUN KIM	✓	✓	✓
332	KEEHO KIM	✓	✓	✓
333	CHRISTINA LEE 13	✓	✓	✓
334	CHUL KIM	✓	✓	✓
335	KARL K KIM	✓	✓	✓
336	JOHANN KIM	✓	✓	✓
337	YON SIM PINKY 13	✓	✓	✓
338	MIKYOUNG YANG	✓		✓
339	SUJIN NAM	✓	✓	
340	HYUN BOK KIM 13	✓	✓	✓
341	EUN AH KO	✓		
401		CERT.		
402	JI WON SHIN 12	✓	✓	✓
403	DARWIN BRADSHAW 11	✓	✓	✓
404	CHRISTINE 12	✓	✓	✓
405	DEOK SOON YOO	✓	✓	✓
406	JAY & JULIE KO	✓	✓	✓
407	~~HO YOUN JOUNG~~ JENNI KIM 8/15	✓		✓
408	CHARLES CHOI	✓	✓	✓
409	WOO JUNG NOH	✓	✓	✓
410	KIMBERLY CHO	✓	✓	✓
411	KYUDON CHOI	✓	✓	✓
412	MINA KIM 11	✓	✓	✓
413	JIN YOUNG KIM	✓	✓	✓
414	MIKE LEE 11	✓	✓	✓
415	CHRISTOPHER SYNDER	✓	✓	✓
416	PAUL LEE	✓		✓
417	MYUNG OK SUNG 11	✓	✓	✓
418	JIWON SHIN (JANE LEE)	✓	✓	✓
419	JIMMY YU YON 11	✓	✓	✓
420	CLIFFTON POWELL	CERT.		
421	BOK YUN KIM	✓	✓	✓

L/O L/S

422	HUI KI KIM		✓		
423	MYONG HEE LEE		✓	✓	✓
424	JI JU KYUNG	12	✓	✓	✓
425	DOMINIQUE LANELLE MAHR	4/0 8/26	✓	✓	✓
426	JONG SOO CHANG		✓	✓	✓
427	YOUNG SIK KIM & MEG J. KIM	8/13	✓	✓	✓
428	BANK, TONE	12	✓	✓	✓
429	JUN YOUNG BAE		✓	✓	✓
430	SARA LEE		✓	✓	✓
431	DAVID KIM		✓	✓	✓
432	DOMINIC KIM	13	✓	✓	✓
433	YOUNG JOO CHUNG	12	✓		✓
434	EUN KANG		✓	✓	✓ 13
435	INN SOO HAN		✓	✓	✓
436	JENNY LEE		✓	✓	✓ 13
437	MRS. PARK	13	✓	✓	✓
438	ESTHER KANG	12	✓	✓	✓
439	KYUNG WON KANG	11	✓	✓	✓
440	ELAINE NOWAK		✓	✓	✓ 13
441	JUDIDIAH SOOK LEE		✓	✓	✓
UNIT	TENANT			18	19

GOVERNMENT CODE
SECTION 66425-66431

66425. The necessity for tentative, final and parcel maps shall be governed by the provisions of this chapter.

66427.1. The legislative body shall not approve a final map for a subdivision to be created from the conversion of residential real property into a condominium project, a community apartment project, or a stock cooperative project unless it finds all of the following:

(a) Each of the tenants of the proposed condominium, community apartment project or stock cooperative project has received, pursuant to Section 66452.9, written notification of intention to convert atleast 60 days prior to the filing of a tentative map pursuant to Section 66452. There shall be a further finding that each such tenant, and each person applying for the rental of a unit in such residential real property, has, or will have, received all applicable notices and rights now or hereafter required by this chapter or Chapter 3 (commencing with Section 66451). In addition, a finding shall be made that each tenant has received 10 days' written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available on request. The written notices to tenants required by this subdivision shall be deemed satisfied if such notices comply with the legal requirements for service by mail.

(b) Each of the tenants of the proposed condominium, community apartment project, or stock cooperative project has been, or will be, given written notification within 10 days of approval of a final map or the proposed conversion.

(c) Each of the tenants of the proposed condominium, community apartment project, or stock cooperative project has been, or will be, given 180 days' written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion. The provisions of this subdivision shall not alter or abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent or the obligations imposed by Sections 1941, 1941.1, and 1941.2 of the Civil Code.

(d) Each of the tenants of the proposed condominium, community apartment project, or stock cooperative project has been, or will be, **given notice of an exclusive right to contract for the purchase of his or her respective unit** upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

(e) This section shall not diminish, limit or expand, other than as provided herein, the authority of any city, county, or city and

GOVERNMENT CODE
SECTION 66452.50-66452.51

66452.50. (a) Notwithstanding any other provision of this division, a local agency may, upon application by a subdivider, in connection with the approval of a tentative or final map for the proposed construction of a condominium development, which requires the obtaining of a tentative or final map under provisions of this division or local ordinances enacted pursuant thereto, enter into a binding agreement with the subdivider mandating that the units be first made available for rental housing for a period of not less than 10 years from the date a certificate of occupancy has been issued for the units within the development; provided that (1) at the expiration of the 10-year period the units within the development may be sold to individual purchasers, in accordance with the approved final map authorizing the development without further proceedings under the provisions of this division or local ordinances enacted pursuant thereto, and (2), except as otherwise provided in subdivision (b), during the period the units are required to be made available for rental purposes, the units are insured or are to be insured or co-insured pursuant to the provisions of Chapter 4 (commencing with Section 51850) of Part 4 of Division 31 of the Health and Safety Code, and **(3) each tenant of a unit within the development shall be given 180 days' written notice prior to actual conversion. Such notice shall include an offer of an exclusive right to contract for his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or on terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date written notice of actual conversion was sent to the tenant.**

Any such agreement shall be in writing, particularly describe the real property and set forth the name or names of the record title owner of the real property affected thereby, and be executed by the person authorized to act on behalf of the local agency and by the subdivider. From the date of execution of the agreement, it shall be binding upon the local agency, the subdivider, and their successors.

The fact that a condominium development is subject to such an agreement shall be set forth on the face of any tentative or final map approved by the local agency and the agreement shall be recorded in the office of the county recorder in the county in which the real property is located on or before the date of recordation of the final map.

(b) Multifamily rental housing financed on or after January 1, 1983, with the proceeds of sale of tax-exempt bonds sold pursuant to any laws of this state shall not be subject to the requirements of condition (2) prescribed in the first paragraph of subdivision (a), but shall be subject to all the requirements of the law pursuant to which the bonds are being issued, including, but not limited to, any requirement in such law that the housing be maintained as rental housing for a period in excess of 10 years.

66452.51. Prior to the acceptance of any rent or deposit from a prospective tenant, the following notice shall be provided:

To the prospective occupant(s) of :(address)

The owner(s) of this building at (address), have received a tentative map with (city, county, or city and county) to convert this building to a (condominium, community apartment, or stock cooperative), no sooner than (date). You will be notified at least 180 days prior to the actual conversion.' Further, if you still reside in your unit, you will be given an exclusive right to purchase your unit. _____(signature of owner or owner's agent)
_____(dated)

I have received this notice on _____(dated).
_____(prospective tenant's signature)

GOVERNMENT CODE SECTION 66452-66452.13

66452.8. (a) Commencing at a date not less than 60 days prior to the filing of a tentative map pursuant to Section 66452, the subdivider or his or her agent shall give notice of such filing, in the form outlined in subdivision (b), to each person applying after such date for rental of a unit of the subject property immediately prior to the acceptance of any rent or deposit from the prospective tenant by the subdivider.

(b) The notice shall be as follows:

"To the prospective occupant(s) of

_____:
(address)

The owner(s) of this building, at (address), has filed or plans to file a tentative map with the (city, county, or city and county) to convert this building to a (condominium, community apartment, or stock cooperative project). No units may be sold in this building unless the conversion is approved by the (city, county, or city and county) and until after a public report is issued by the Department of Real Estate. If you become a tenant of this building, you shall be given notice of each hearing for which notice is required pursuant to Sections 66451.3 and 66452.5 of the Government Code, and you have the right to appear and the right to be heard at any such hearing.

_____
(signature of owner or owner's agent)

_____
(dated)

have received this notice on

_____.
(date)

_____
(prospective tenant's signature) "

(c) Failure by a subdivider or his or her agent to give the notice required in subdivision (a) shall not be grounds to deny the conversion. However, if the subdivider or his or her agent fails to give notice pursuant to this section, he or she shall pay to each prospective tenant who becomes a tenant and who was entitled to such notice, and who does not purchase his or her unit pursuant to subdivision (d) of Section 66427.1, an amount equal to the sum of the following:

(1) Actual moving expenses incurred when moving from the subject

property, but not to exceed five hundred dollars ($500).

(2) The first month's rent on the tenant's new rental unit, if any, immediately after moving from the subject property, but not to exceed five hundred dollars ($500).

The requirements of this subdivision constitute a minimum state standard. However, nothing in this subdivision shall be construed to prohibit any city, county, or city and county from requiring, by ordinance or charter provision, a subdivider to compensate any tenant, whose tenancy is terminated as the result of a condominium, community apartment project, or stock cooperative conversion, in amounts or by services which exceed those set forth in paragraphs (1) and (2) of this subdivision. In the case of such a requirement by any city, county, or city and county, a subdivider who meets the compensation requirements of the local ordinance or charter provision shall be deemed to satisfy the requirements of this subdivision.

66452.9. (a) Pursuant to the provisions of subdivision (a) of Section 66427.1, the subdivider shall give notice 60 days prior to the filing of a tentative map pursuant to Section 66452 in the form outlined in subdivision (b), to each tenant of the subject property.

(b) The notice shall be as follows:

"To the occupant(s) of

_____:
(address)

The owner(s) of this building, at (address), plans to file a tentative map with the (city, county, or city and county) to convert this building to a (condominium, community apartment, or stock cooperative project). You shall be given notice of each hearing for which notice is required pursuant to Sections 66451.3 and 66452.5 of the Government Code, and you have the right to appear and the right to be heard at any such hearing.

_____
(signature of owner or owner's agent)

_____
(date) "

The written notices to tenants required by this section shall be deemed satisfied if such notices comply with the legal requirements for service by mail.

66452.10. A stock cooperative, as defined in Section 11003.2 of the Business and Professions Code, or a community apartment project, as defined in Section 11004 of the Business and Professions Code, shall not be converted to a condominium, as defined in Section 783 of the

Civil Code, unless the required number of (1) owners and (2) trustees or beneficiaries of each recorded deed of trust and mortgagees of each recorded mortgage in the cooperative or project, as specified in the bylaws, or other organizational documents, have voted in favor of the conversion. If the bylaws or other organizational documents do not expressly specify the number of votes required to approve the conversion, a majority vote of the (1) owners and (2) trustees or beneficiaries of each recorded deed of trust and mortgagees of each recorded mortgage in the cooperative or project shall be required. Upon approval of the conversion as set forth above and in compliance with subdivision (e) of Section 1351 of the Civil Code, all conveyances and other documents necessary to effectuate the conversion shall be executed by the required number of owners in the cooperative or project as specified in the bylaws or other organizational documents. If the bylaws or other organizational documents do not expressly specify the number of owners necessary to execute the conveyances or other documents, a majority of owners in the cooperative or project shall be required to execute the conveyances and other documents. Conveyances and other documents executed under the foregoing provisions shall be binding upon and affect the interests of all parties in the cooperative or project. The provisions of Section 66499.31 shall not apply to a violation of this section.

66452.11. (a) The expiration date of any tentative subdivision map or parcel map for which a tentative map has been approved that has not expired on the date that the act that adds this section becomes effective shall be extended by 24 months.

(b) The extension provided by subdivision (a) shall be in addition to any extension of the expiration date provided for in Section 66452.6 or 66463.5.

(c) Any legislative, administrative, or other approval by any agency of the State of California that pertains to a development project included in a map that is extended pursuant to subdivision (a) shall be extended by 24 months if this approval has not expired on the date that the act that adds this section becomes effective.

Exhibit "S"

April 11, 2005

Tamara Kim
Prudential California Realty
227 N. Larchmont Blvd.
Los Angeles, CA 90004
BY CERTIFIED MAIL

Dear Ms. Kim,

In reference to Unit #122 of 620 S. Gramercy Place, I still intend to purchase my unit for $365,000. I've recently discovered you and your associates ran a credit check on January 31, 2005 with Experian. I was never informed of this transaction. On March 8, 2005 I put in an offer at the "Willing to Purchase" price. The document states, **I have been offered to purchase a unit between $325,00 and $350,000. I am willing and able to purchase one of the units in the building within the above stated price range.** It has my unit #122 in this document and the language very clear of the offer, no where in this document does it state that it's only a survey.

Enclosed is my Exclusive Right to Purchase letter, signed Sales agreement and the 3 percent earnest deposit in the amount of $10,950. The Exclusive Right to Purchase offer letter does not have any expiration dates. Pursuant to both the Master Covenant and agreement recorded on January 2004 and **Gov. Code Sec. 66452.50.(3) Each tenant of a unit within the development shall be given 180 days' written notice prior to actual conversion. Such notice shall include an offer of an exclusive right to contract for his or her respective unit upon the same terms and conditions that such unit upon the same terms and conditions that such unit will be initially offered to the general public or on terms more favorable to the tenant, Gov. Code Sec. 66452.51., Gov. Code Sec. 66427.1. (D)** **The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right** , I intend to purchase my unit. As you already know, I never received my right of refusal with a 180 day notice.

I recently learned there are violations issued by Inspector Lee Smith of the Housing Dept. for unapproved work at 620 S. Gramercy building. I understand there are no current permits for Plumbing, Electrical, and Heating / Ventilation. Please let me know when the actual conversion will be completed, all constructions finished and the estimated time of when buyers can move in to the building.

I have a pre-approved loan letter from Bank of America. As for the Country Wide loan application you gave me, I'd prefer to use another bank. I will only use them if I have to. My estimated down payment will be 20 percent. Please let me know if you have any further questions.

Sincerely,

Jeannie Chong

栄

Prosperity

Jeannie Chong
~~(213) 487-1550~~ (310) 8646926
~~020 S. Gramercy Pl. Apt. 122~~ 450 S. St. Andrews Pl. #4
~~Los Angeles, CA 90005~~ LA, CA 90020

16-66/1220

5761

Date 4.11.2005

Pay to the Order of Stewart Title $ 10,950.00

Ten thousand nine hundred fifty ~~no/100~~ DOLLARS

Contains Security Features. Details on Back.

BANK OF AMERICA
WILSHIRE-WESTWOOD OFFICE #2433
10960 WILSHIRE BLVD. - 310-247-2080
LOS ANGELES, CA 90024

VALUED CUSTOMER SINCE 1989

For 3% earnest deposit #122

Jeannie Chong

MP

⑆122000661⑆ 5761 ⑈ 24333 ⑈ 32666 ⑈

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Requests for your credit history

We make your credit history available to your current and prospective creditors and employers as allowed by law. Personal data about you may be made available to companies whose products may interest you.

Source	*Date of request*	*Comments*

Requests viewed by others

The section below lists all who have requested in the recent past to review your credit history as a result of actions involving you, such as the completion of a credit application, the transfer of an account to a collection agency, mortgage or loan application, etc. Creditors may view these requests when evaluating your creditworthiness.

Source	*Date of request*	*Comments*
BANK OF AMERICA MORTGAGE 26 EXECUTIVE PARK IRVINE CA 92614	3-7-2005	Permissible purpose. This inquiry is scheduled to continue on record until 4-2007.
BANK OF AMERICA MORTGAGE	3-7-2005	Home equity loan. This inquiry is scheduled to continue on record until 4-2007.
FIRST AMERICAN REGISTRY 6800 BIRD RD STE 384 MIAMI FL 33155	1-31-2005	Residential rental on behalf of S GRAMERCY APTS. This inquiry is scheduled to continue on record until 2-2007.
PDI MANAGEMENT SERVICES 3200 PARK CENTER DR STE COSTA MESA CA 92626	3-8-2004	Collection purpose. This inquiry is scheduled to continue on record until 4-2006.

GTS PROPERTY LOS ANGELES, INC.

Date: December 9, 2004

Re: Notice of Exclusive Right to Purchase Unit # **105**

Dear **Jeannie & Soon Hee Chong**:

As you know, the building at 620 S. Gramercy Place has been converted into a condominium project. On October 4, 2004, the California Department of Real Estate issued a Final Subdivision Public Report permitting sales of units in the project. Under state and local laws, you have the exclusive right to purchase Unit # **105**, the unit in which you currently reside/previously resided, on the same terms as the unit is initially offered for sale to the general public. The price of your unit is **$365,000**. To purchase your unit, you must fill out a Lender's Credit Application, sign a Purchase & Sale Agreement and provide a deposit in the amount of **$10,950**.

If you are interested in purchasing your unit, please contact the sales office in the building at (323) 769-3317.

If you are <u>not</u> interested in purchasing your unit, please sign the enclosed "Waiver of Right to Purchase" form and return it to Rosemary or Dominic in the Management Office, or fax it to (310) 276-3665 or you may mail it to:

HPG Management
P.O. Box 2399
Beverly Hills, CA 90213

We look forward to hearing from you.

Sincerely yours,

Name
GTS Property Los Angeles, Inc.

Bank of America

March 9, 2005

Ms. Jeannie Soon Chong
450 s. St. Andrews Pl
LOS ANGELES, CA 90020

Dear Jeannie Chong:

I am pleased to inform you that, based on the verbal information you provided, you have been pre-qualified for a home loan of up to $260.000.00 with a purchase price of $325,000.00

The expiration date of this pre-qualification is Aptil 10, 2005. If we have not heard from you by this date, no further action will be taken by Bank of America.

This is not a loan approval. Loan approval and commitment is subject to completion of a mortgage application and conditions that include, but are not limited to:

- An evaluation and review of the property by and satisfactory to Bank of America, which indicates the home value to be sufficient to support the loan request.
- A satisfactory verification by Bank of America of all pertinent information, including, without limitation, further substantiation of income, credit, property insurance, source of funds and supporting documentation.
- A title policy acceptable to Bank of America.

This pre-qualification letter is limited to the loan amount stated above and the loan program stated below. *

Thank you for selecting Bank of America. We look forward to meeting your home financing needs, now and in the future. Once you have selected a property, please call me to complete the application and begin the final approval process. If you should have any questions regarding this pre-qualification, please call me at (213) 670-5020.

Sincerely,

Arnold Surnow
Consumer Real Estate

*Based on the terms of Bank of America's CEP___PNCN_loan program, a loan term of 360 months, and the current rate of 5.000%, APR 5.771%. This interest rate is not guaranteed and is subject to change without notice.

Bank of America is an Equal Housing Lender

INFORMATIVE RESEARCH, S.W.

Borrowers:
MS JEANNIE SOON CHONG

Loan:
#00P7810021

0092 REQUESTED PRODUCT OPTION NOT ALLOWED (XPN1)
XPN SPMSG: FACS+: CKPT: PERSONAL SERVICE ON FACS+ FILE/SAINT ANDREWS STAR/450
S ST ANDREWS PL/LOS ANGELES CA 90020/213.386.7446 (XPN1)
SPMSG: FACS+: SSN ISSUED BETWEEN 1981-1983 (XPN1)
(01)FACS+: INQUIRY/ONFILE CURRENT ADDRESS CONFLICT (XPN1)
(03)FACS+: INQUIRY CURRENT ADDRESS NOT ONFILE (XPN1)
(17)FACS+: ONFILE ADDRESS:NON-RESIDENTIAL (XPN1)
XPN SPMSG: FACS+: CKPT: TRANSPORTATION SERVICE ON FACS+ FILE/MIN WOO MESSENGER
SERVICE/620 S GRAMERCY PL/LOS ANGELES CA 90005/213.383.8484 (XPN1)
XPN SPMSG: FACS+: CKPT: PUBLIC UTILITY ON FACS+ FILE/SATELLITE INTERNATIONAL
TLCM/936 S MANHATTAN PL/LOS ANGELES CA 90019/213.487.8337 (XPN1)
(H01)HAWK: AVAILABLE AND CLEAR (TU1)
(S)SAFESCAN: CLEAR (EFX1)

Summary:

Open Tradelines:	7	Delinquent Tradelines:	6
# Rev:	7	30 DPD:	0
# Install:	0	60 DPD:	0
# Mortg:	0	90+ DPD:	6
# Other:	0	Closed:	1
		Open:	5
Closed Tradelines:	10	Public Records?	Y
# Rev:	10		
# Install:	0		
# Mortg:	0		
# Other:	0		

Age of Oldest Trade in Months: 210

Processing Recommendation: (X)

Name	Score	Factor	Source
MS JEANNIE SOON CHONG	+0712	00040,00020,00008,01004	EXP
	+0709	00040,00020,00010,00014	TU
	+0701	00040,00020,00014,00010	EQU

Chong
450 S. St. Andrew Pl. #314
Los Angeles, CA 90020

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Sent To: Tamara Kim c/Residential Realty
Street, Apt. No.; or PO Box No. 227 N. Larchmont BLVD.
City, State, ZIP+4 Los Angeles, CA 90004

PS Form 3800, June 2002 — See Reverse for Instructions

Ms. Tamara Kim
ntial California Realty
N. Larchmont Blvd.
Angeles, CA 90004

STATE OF CALIFORNIA
REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION

In the matter of:	)	**Complaint No. R4-2004-0133**
	)	**Mandatory Minimum Penalty**
	)	**for**
HPG Management	)	**Violation of California Water Code § 13376**
P.O. Box 1067	)	**and**
Beverly Hills, California 90213	)	**Order No. 97-045 (NPDES No. CAG994001)**

This Complaint to assess the mandatory minimum penalty pursuant to California Water Code (CWC) § 13385(h) is issued to HPG Management (hereinafter Permittee) based on a finding of violation of waste discharge requirements prescribed in Order No. 97-045 (NPDES No. CAG994001, CI No. 7001).

The Executive Officer (Executive Officer) of the Regional Water Quality Control Board, Los Angeles Region (Regional Board) finds the following:

1. The Permittee operates a groundwater dewatering system serving an apartment complex (hereinafter facility) located at 618 S. Detroit St., Los Angeles, California. The Permittee can discharge up to 14,000 gallons per day (gpd) of wastewater at the facility (Latitude 34° 04' 00", Longitude 118° 20' 38") consisting of extracted groundwater which the Permittee discharges to the area's storm drain system. The wastewater is susceptible of containing pollutants which can degrade water quality and impact beneficial uses of water, and which are defined as wastes under the Porter-Cologne Water Quality Control Act (CWC § 13000 et seq.). The wastewater flows through the storm drain system into Ballona Creek, a navigable water of the United States.

2. On June 30, 1997, the Executive Officer determined that the waste discharges from the Permittee's facility met the conditions to be enrolled under Board Order No. 97-045 adopted by the Regional Board on May 12, 1997, and the facility was so enrolled effective June 30, 1997. Board Order No. 97-045 serves as General NPDES permit No. CAG994001 (General National Pollutant Discharge Elimination System Permit and Waste Discharge Requirements for Groundwater Discharges from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties).

3. Among the provisions in the Permittee's waste discharge requirements are the requirements to implement a discharge monitoring program and to prepare and submit quarterly NPDES self-monitoring reports to the Regional Board pursuant to the authority of CWC § 13383.

4. The Regional Board received the Permittee's self-monitoring report for the 4th Quarter 2003 on February 26, 2004, a total of 42 days after the due date of January 15, 2004.

5. CWC § 13385(h) requires the Regional Board to assess a mandatory minimum penalty of three thousand dollars ($3,000) for each serious violation. CWC § 13385.1(a)(1) identifies a failure to file a discharge monitoring report required pursuant to CWC § 13383 for each complete period of 30 days following the deadline for submitting the report as a "serious violation".

6. A portion of the penalty not to exceed fifteen thousand dollars ($15,000) plus fifty percent (50%) of the penalty amount that exceeds fifteen thousand dollars ($15,000) may be directed to be expended on a Supplemental Environmental Project (SEP) pursuant to CWC § 13385(l).

7. The maximum amount of administrative civil liability assessable pursuant to CWC § 13385 for each day of violation is $10,000 per day of violation plus $10 times the number of gallons by which the volume discharged but not cleaned up exceeds 1,000 gallons.

YOU ARE HEREBY GIVEN NOTICE THAT:

8. The Executive Officer proposes that the Permittee be assessed a mandatory minimum penalty in the amount of $3,000 for the violation which occurred on February 15, 2004.

9. A hearing shall be conducted on this Complaint by the Regional Board or Regional Board Hearing Panel (Hearing Panel) within 90 days after service of this Complaint on the Permittee pursuant to CWC §§ 13228.14 and 13323. The Permittee will be notified of the date, time and location of the hearing. The Permittee may waive the right to a hearing. Should the Permittee choose to waive the right to a hearing, an authorized agent must sign the waiver form attached to this Complaint and return the executed waiver to the Regional Board at 320 West 4th Street, Suite 200, Los Angeles, CA 90013, to be received by the Regional Board by the close of business on October 18, 2004. If the hearing is waived, the following options are available to satisfy the civil liability:

   a. A check in the amount of $3,000 (payable to the State Water Resources Control Board Waste Discharge Permitting Fund) shall accompany the signed waiver; or

   b. The Permittee may propose to pay up to $3,000 of the civil liability by contributing to a SEP on the Regional Board approved SEP List at www.swrcb.ca.gov/rwqcb4/html/programs/enforcement.html. To the greatest degree practicable, there must be a nexus demonstrated with the violations cited in this Complaint and the chosen SEP. A description of the SEP selected shall be submitted to the Regional Board for approval by the Executive Officer by the close of business on October 18, 2004.

      In the event that the Permittee proposes to invest in a SEP, the Permittee's written statement confirming that the Permittee contributed to a SEP on the SEP List will

be submitted along with the executed waiver and received by the Regional Board by the close of business on October 18, 2004.

In the event that the Permittee proposes to invest in a SEP, the Permittee shall pay $3,000 to the chosen SEP on the SEP List by the close of business on October 18, 2004, and notify the Regional Board of the date, amount and method of payment by the close of business on October 18, 2004.

10. Notwithstanding the issuance of this Complaint, the Regional Board shall retain the authority to assess additional penalties for violations of the requirements of the Permittee's waste discharge requirements.

11. This enforcement action is exempt from the provisions of the California Environmental Quality Act, California Public Resources Code § 21000 et seq., in accordance with California Code of Regulations, title 14, § 15321.

12. Regulations of the US Environmental Protection Agency require public notification of any proposed settlement of the civil liability occasioned by violation of the Clean Water Act including NPDES permit violations. Accordingly, interested persons will be given 30 days to comment on any proposed settlement of this Complaint.

September 13, 2004

Jonathan Bishop
Executive Officer
Los Angeles Regional Water Quality Control Board

DECLARATION OF SONNY ASTANI

I, Sonny Astani, declare as follows:

1. I have personal knowledge of the facts set forth herein and, if called to testify as a witness regarding these facts, I could and would competently testify thereto. This declaration is submitted in support of GTS Property Los Angeles, Inc.'s Motion to Expunge Lis Pendens.

2. I am the President of Lambert Smith Hampton, the agent of GTS Property Los Angeles, Inc. ("GTS") for all purposes related to the conversion of the building at 620 South Gramercy Place (the "building") to condominiums, including but not limited to construction, financing, and the sale of condominium units.

3. I am also the President of HPG Management, Inc. ("HPG"), the property management company for the building.

4. The building has recently been converted from rental apartments to condominium units. This process has taken many years. GTS has applied for and obtained all necessary maps and permits for the condominium conversion.

5. During July and August, 2003, I instructed HPG staff to visit all tenants in the building to notify tenants that the building would be converted into condominiums. I instructed HPG staff to present each tenant with three forms for their signature. The first form was entitled "Requirements for Subdivider to Give Written Notice to Tenants of Intent to Convert" ("Notice of Intent"). The second form, entitled "Willing to Purchase," was printed on City of Los Angeles letterhead. The third form, entitled "Approval of Conversion," was also printed on City of Los Angeles letterhead. Tenants who were not available to meet in person were sent the Notice of Intent by certified mail.

6. The Notice of Intent, Willing to Purchase, and Approval of Conversion forms that were signed by tenants are contained in HPG's tenant files for the building, which are within my custody and control. These records reflect that approximately 149 tenants signed the Notice of Intent form, 124 tenants signed the Willing to Purchase form, and 131 tenants signed the Approval of Conversion form.

7. In July and August 2003, David D. Kim was a tenant in unit 431 of the building. Mr. Kim signed the Notice of Intent form on July 21, 2003. He signed the Willing to Purchase form and the Approval of Conversion form on August 12, 2003. True and correct copies of Mr. Kim's signed forms are attached hereto as Exhibit A.

8. In July and August 2003, Darwin Bradshaw was a tenant in unit 403 of the building. Darwin Bradshaw signed the Notice of Intent form on July 19, 2003. He signed the Willing to Purchase form and the Approval of Conversion form on July 29, 2003. True and correct copies of Mr. Kim's signed forms are attached hereto as Exhibit B.

9. Almost a year after these notices were given, HPG began serving tenants with 60-day notices to quit, so that GTS could begin renovating the units prior to sale. 60-day notices to quit were served on tenants of the third floor on June 21, 2004, and on tenants of the fourth floor on July 15, 2004.

10. GTS began exterior renovations of the building in July, 2004, and interior renovations in August, 2004. At present, approximately 100 units are vacant. Renovation of units on the third floor is near completion. Renovation of the fourth floor is underway. Tenants still occupy all but approximately 23 units on the first and second floors.

11. On October 4, 2004, the Department of Real Estate issued the Final Public Report for the project, which authorized GTS to begin selling condominium units. However, at that time construction was not finished and GTS did not have prices for the units. Units were first offered for sale to tenants at the beginning of November, 2004, and were marketed to the public after Thanksgiving.

12. At this time, none of the units have been sold. However, approximately 50 prospective buyers have signed purchase and sale agreements for units in the building, and are awaiting a sales decision from GTS. All purchase and sale agreements for the units contain a provision informing the buyer that sale of the unit is contingent on the termination or waiver of any right a former tenant may have to purchase his or her unit.

13. On December 9, 2004, HPG staff and I mailed a written notice of the exclusive

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right to purchase to each former tenant who had vacated the third and fourth floors pursuant to the notices to quit served to third floor tenants on June 21, 2004, and fourth floor tenants on July 15, 2004, including plaintiffs David D. Kim and Darwin Bradshaw. True and correct copies of the written notices sent to Mr. Kim and Mr. Bradshaw are attached at Exhibits C and D.

14. Also on December 9, 2004 HPG staff provided the written notice of the exclusive right to purchase to each tenant still residing on the first and second floors. True and correct copies of all the notices of the exclusive right to purchase are attached at Exhibit E.

15. Forty-four (44) units were vacant at the time that tenants were relocated due to the condominium conversion; therefore, no notice of the right to purchase was given with respect to these units.

16. Current and former tenants who received the written notice of right to purchase were also asked whether they were interested in purchasing their units. Tenants who were not interested were asked to sign a written waiver. To date, fourteen (14) tenants have waived their rights to purchase their units. True and correct copies of the waivers are attached at Exhibit F.

17. The lis pendens has caused substantial damage to GTS by clouding GTS's title to the 164 condominium units in the project and rendering the units unmarketable. In addition, the existence of the lis pendens constitutes a violation of the terms of GTS's financing agreements, which places GTS at immediate risk of liability for the entire remaining amount of the loan, plus substantial penalties for pre-payment. The remaining balance on the loan is approximately $12.8 million. The pre-payment penalty is approximately $3 million.

17. While GTS is unable to sell units, it must continue to pay carrying costs for the building. These costs include but are not limited to:

a. Interest payments on the loan, at approximately $130,000 per month.

b. Maintenance costs, at approximately $70,800 per month.

c. Insurance costs, at approximately $8,300 per month.

d. Property taxes, at approximately $12,500 per month.

18. The delay in sales caused by the lis pendens also carries the substantial risk that

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prospective buyers, including those who have signed purchase and sale agreements, will abandon their efforts to purchase a unit. This will result in numerous additional costs to GTS, including:

a. Approximately $50,000 in marketing and advertising costs directed at potential buyers for the first phase of unit sales.

b. The cost of re-marketing units to new prospective buyers.

c. The lost profits that will result if the condominium market worsens and GTS is forced to sell units at lower prices than those being offered prior to recordation of the lis pendens.

I declare under penalty of perjury under the laws of the state of California that the foregoing is true and correct. Executed on December 21, 2004 at Los Angeles, California.

Sonny Astani

MANATT, PHELPS & PHILLIPS, LLP
ATTORNEYS AT LAW
LOS ANGELES

SC-100 Plaintiff's Claim and ORDER to Go to Small Claims Court

Clerk stamps date here when form is filed.

FILED
LOS ANGELES SUPERIOR COURT
JAN 25 2005
JOHN A. CLARKE, CLERK
BY JOHN A. CLARKE, DEPUTY
BY DEPUTY

Notice to the person being sued:

- You are the Defendant if your name is listed in ② on page 2 of this form. The person suing you is the Plaintiff.
- You and the Plaintiff must go to court on the trial date listed below. If you do not go to court, you may lose the case.
- If you lose, the court can order that your wages, money, or property be taken to pay this claim.
- Bring witnesses, receipts, and any evidence you need to prove your case.
- Read pages 2 and 3 of this form to understand the Plaintiff's claim against you and page 4 of this form to protect your rights.

Fill out court name and street address:

Superior Court of California, County of
Los Angeles Superior Court
Small Claims Division
[illegible] Grand Avenue, Room 429
[illegible], CA 90012

Clerk fills in case number when form is filed.

Case Number:
05M00732

Aviso al demandando:

- Usted es el Demandado si su nombre figura in ② de la página 2 de este formulario. La persona que lo demanda es el Demandante.
- Usted y el Demandante tienen que presentarse en la corte en la fecha del juicio indicada a continuación. Si no se presenta, puede perder el caso.
- Si pierde el caso la corte podría ordenar que le quiten de su sueldo, dinero u otros bienes para pagar este reclamo.
- Lleve testigos, recibos y cualquier otra prueba que necesite para probar su caso.
- Lea las páginas 2 y 3 de este formulario para entender la demanda en su contra y la página 5 de este formulario para proteger sus derechos.

ENTERED ON LINE
JAN 25 2005
SHERRI R. CARTER, EXECUTIVE OFFICER/CLERK
JAN 25 2005

Order to Go to Court

The people in ① and ② must go to court on: *(Clerk fills out below)*

Trial Date	Date	Time	Department	Name and address of court if different from above
1.	9-25-06	1:30 PM	DIV. 6, RM 543,	110 N. GRAND AVE., L.A., CA.
2.				
3.				

Date: JAN 25 2005 John A. Clarke, by, [signature], Deputy

Instructions for the person suing:

- You are the Plaintiff. The person you are suing is the Defendant.
- *Before* you fill out this form, read Form SC-150, *Information for the Small Claims Plaintiff,* to know your rights. Get SC-150 at any courthouse, county law library, or go to: *www.courtinfo.ca.gov/forms*
- Fill out pages 2 and 3 of this form. Then take or mail it to the courthouse clerk's office and pay your fee. The clerk will write your trial date in the box above.
- You must have someone 18 or over—not you or anyone else involved with this case—give each Defendant a copy of all 5 pages of this form and any pages this form tells you to attach. Keep a copy for your records.
- **Go to court on your trial date listed above.** Bring witnesses, receipts, and any evidence you need to prove your case.

Case Number: 05M00732

Your name: HPG Management Inc.,

Describe your claim:

(1) The Plaintiff (the person who is suing) is:

Name: HPG Management Inc., Phone: (213) 251-9479

Home address: 620 S. Gramercy Pl., #113

City: L.A. State: CA Zip: 90005

Mailing address *(if different)*:

City: State: Zip:

If more than one person is suing, attach Form SC-100A and check here: ☐

Is this Plaintiff doing business under a fictitious name? ☐ Yes ☐ No

If yes, attach Form SC-103 and write Fictitious Business Statement number here:

(2) The Defendant (the person being sued) is:

Name: Soon Hee Chong Phone:

Home address: 450 S. St. Andrews St. #314

City: Los Angeles, State: CA Zip: 90005

Mailing address *(if different)*:

City: State: Zip:

If more than one person is being sued, attach Form SC-100A and check here: ☐

If any Defendant is on active military duty, write his or her name here:

(3) The Plaintiff claims the Defendant owes $ $283.18 *(Explain below):*

a. Why does the Defendant owe the Plaintiff money?
prorated rent for January 05' a/01/05 to 1/07/05

b. When did this happen? *(Date):* 1/05

If no specific date, give the time period: *Date started:* 1/01/05 *Through:* 1/07/05

c. How did you calculate the money owed to you?

☐ *Check here if you need more space. Attach one sheet of paper or Form MC-030 and write "SC-100, Item 3" at the top.*

(4) You must ask the Defendant (in person, in writing, or by phone) to pay you before you sue.

Have you done this? ☒ Yes ☐ No

If no, explain why not:

Case Number: 05M00732

Your name: HPG Management Inc.,

(5) Why are you filing your claim at this courthouse?

This courthouse covers the area *(check all that apply):*

a. ☒ (1) Where a contract (written or spoken) was made, signed, performed, or broken by the Defendant *or* where the Defendant lived when the Defendant made the contract.

(2) Where the Defendant lives or does business.

(3) Where the Plaintiff's property was damaged.

(4) Where the Plaintiff was injured.

b. ☐ Where the Plaintiff signed the contract or lives (or lived) if this claim is about an offer or contract for personal, family, or household goods, services, or loans. *(Code Civ. Proc., § 395(b))*

c. ☐ Where the Plaintiff signed the contract or lives (or lived) if this claim is about a retail installment contract (like a credit card). *(Civil Code, § 1812.19)*

d. ☐ Where the Plaintiff signed the contract or lives (or lived) if this claim is about a vehicle finance sale. *(Civil Code, § 2984.4)*

e. ☐ Other *(specify):*

(6) List the zip code of the place checked in (5) above *(if you know):* 90005

(7) Is your claim about an attorney-client fee dispute? ☐ Yes ☒ No

If yes, and if you have had arbitration, fill out Form SC-101, attach it to this form and check here: ☐

(8) Are you suing a government agency? ☐ Yes ☒ No

If yes, you must file a written claim with the agency first. ☐ A claim was filed on *(date):*

If the government agency denies your claim or does not answer within the time allowed by law, you can file this form.

(9) Have you filed more than 12 other small claims within the last 12 months in California?

☐ Yes ☒ No *If yes, the filing fee for this case will be higher.*

(10) I understand that by filing a claim in small claims court:

- **I have no right to appeal this claim, *and***
- I cannot file, and have not filed, more than one other small claim for more than $2,500 in California during this calendar year.

I declare under penalty of perjury under the laws of the State of California that the information above is true and correct.

Date: 1/25/05

Dominic Kim
Type or print your name

DM
Sign your name

Keep a copy of all your forms.

Requests for Accommodations

Assistive listening systems, computer-assisted real-time captioning, or sign language interpreter services are available if you ask at least 5 days before the trial. Contact the clerk's office for *Request for Accommodations by Persons With Disabilities and Order* (Form MC-410). *(Civil Code, § 54.8)*

Exhibit "Z" 1 of 10

12/30/04
obtained at city clerk office

ORDINANCE NO. 175980

An ordinance amending Sections 47.06, 47.07, 47.08, 151.09, and 163.00 of the Los Angeles Municipal Code relating to the payment of tenant relocation benefits, and repealing Section 163.08 of the Los Angeles Municipal Code.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Subparagraph (4) of Paragraph a of Subdivision 1 of Subsection D of Section 47.06 of the Los Angeles Municipal Code is amended to read:

(4). Pay a relocation fee of $8,000 to qualified tenants and a $3,200 fee to all other tenants in order to assist the tenants in meeting costs of relocation, higher rents for replacement housing, and any related expenses. For the year beginning July 1, 2005 and all subsequent years, the fee amounts shall be adjusted on an annual basis pursuant to the formula set forth in Section 151.06 D. The adjusted amount shall be rounded to the nearest fifty dollar increment.

This payment shall be made as follows:

(a) The entire fee shall be paid to a tenant who is the only tenant in a rental unit;

(b) If a rental unit is occupied by two or more tenants, any one of whom is a qualified tenant, then each tenant of the unit shall be paid a pro-rata share of the $8,000 fee;

(c) If a rental unit is occupied by two or more tenants, none of whom is a qualified tenant, then each tenant of the unit shall be paid a pro-rata share of the $3,200 fee.

In no event shall the landlord be liable to pay more than $8,000 to all tenants residing in a unit in which at least one qualified tenant lives, or to pay more than $3,200 to all tenants residing in a unit in which no tenant is a qualified tenant. If a tenant is entitled to monetary relocation benefits pursuant to City administrative agency action or any provision of local, state or federal law, then those benefits shall operate as a credit against any fee required to be paid to the tenant under this section.

Sec. 2. Paragraph b of Subdivision 1 of Subsection D of Section 47.06 is amended to read:

b. In lieu of the assistance provided for in Paragraph a above, the landlord may elect to relocate any tenant into a comparable replacement rental unit satisfactory to the tenant and pay all actual costs of relocating the tenant up to a maximum of $8,000 per household. A tenant may not unreasonably withhold approval of a replacement rental unit offered by the landlord. For purposes of this provision only, comparability shall be determined from the following factors: size; price; location; proximity to medical and recreational facilities, parks, community centers, shops, transportation, schools, churches, and synagogues; and amenities.

Sec. 3. Subparagraph (4) of Paragraph a of Subdivision 1 of Subsection D of Section 47.07 is amended to read:

(4) Pay a relocation fee of $8,000 to qualified tenants and a $3,200 fee to all other tenants in order to assist the tenants in meeting costs of relocation, higher rents for replacement housing, and any related expenses. For the year beginning July 1, 2005 and all subsequent years, the fee amounts shall be adjusted on an annual basis pursuant to the formula set forth in Section 151.06 D. The adjusted amount shall be rounded to the nearest fifty dollar increment.

This payment shall be made as follows:

(a) The entire fee shall be paid to a tenant who is the only tenant in a rental unit;

(b) If a rental unit is occupied by two or more tenants, any one of whom is a qualified tenant, then each tenant of the unit shall be paid a pro-rata share of the $8,000 fee;

(c) If a rental unit is occupied by two or more tenants, none of whom is a qualified tenant, then each tenant of the unit shall be paid a pro-rata share of the $3,200 fee.

In no event shall the landlord be liable to pay more than $8,000 to all tenants residing in a unit in which at least one qualified tenant lives, or to pay more than $3,200 to all tenants residing in a unit in which no tenant is a qualified tenant. If a tenant is entitled to monetary relocation benefits pursuant to City administrative agency action or any provision of local, state or federal law, then those benefits shall operate as a credit against any fee required to be paid to the tenant under this section.

Sec. 4. Paragraph b of Subdivision 1 of Subsection D of Section 47.07 is amended to read:

b. In lieu of the assistance provided for in Paragraph a above, the landlord may elect to relocate any tenant into a comparable replacement rental unit satisfactory to the tenant and pay all actual costs of relocating the tenant up to a maximum of $8,000 per household. A tenant may not unreasonably withhold approval of a replacement rental unit offered by the landlord. For purposes of this provision only, comparability shall be determined from the following factors: size; price; location; proximity to medical and recreational facilities, parks, community centers, shops, transportation, schools, churches, and synagogues; and amenities.

Sec. 5. Subparagraph (4) of Paragraph a of Subdivision 1 of Subsection D of Section 47.08 is amended to read:

(4) Pay a relocation fee in order to assist the recipient in meeting costs of relocation, higher rents for replacement mobilehome park spaces or mobilehomes, as the case may be, and related expenses. For the year beginning July 1, 2005 and all subsequent years, the fee amounts shall be adjusted on an annual basis pursuant to the formula set forth in Section 151.06 D. The adjusted amount shall be rounded to the nearest fifty dollar increment.

This payment shall be made as follows:

(a) In the case of a tenant residing in the mobilehome subject to the tenancy agreement who has not located a comparable replacement mobilehome park space by the time the fee is due under this section, a fee of $8,000 to qualified tenants and $3,200 to all other tenants;

(b) In the case of a tenant residing in the mobilehome subject to the tenancy agreement who has located a comparable replacement mobilehome park space by the time the fee is due under this section, a fee of $3,200;

(c) In the case of a tenant who does not reside in the mobilehome subject to the tenancy agreement, and who has not located a comparable replacement mobilehome park space by the time the fee is due under this section, a fee of $4,800 to qualified tenants and $3,200 to all other tenants;

(d) In the case of a tenant who does not reside in the mobilehome subject to the tenancy agreement and who has located a comparable replacement mobilehome park space by the time the fee is due under this section, a fee of $3,200;

(e) In the case of a resident who is not also a tenant, a fee of $3,200;

(f) The entire fee shall be paid to a person who is the only tenant or resident in a mobilehome. If a mobilehome is occupied by two or more persons, any one of whom is "qualified," then each person shall be paid a pro-rata share of the fee due. If a mobilehome is occupied by two or more persons, none of whom is "qualified," then each person shall be paid a pro-rata share of the fee due;

Sec. 6. Subsection G of Section 151.09 of the Los Angeles Municipal Code is amended to read:

G. If the termination of tenancy is based on the grounds set forth in Subdivisions 8, 9, 10, 11 or 12 of Subsection A of this section, then the landlord shall pay a relocation fee of $8,000 to qualified tenants and a $3,200 fee to all other tenants. For the year beginning July 1, 2005 and all subsequent years, the fee amounts shall be adjusted on an annual basis pursuant to the formula set forth in Section 151.06 D. The adjusted amount shall be rounded to the nearest fifty dollar increment.

1. This payment shall be made as follows:

a. The entire fee shall be paid to a tenant who is the only tenant in a rental unit;

b. If a rental unit is occupied by two or more tenants, any one of whom is a qualified tenant, then each tenant of the unit shall be paid a pro-rata share of the $8,000 fee;

c. If a rental unit is occupied by two or more tenants, none of whom is a qualified tenant, then each tenant of the unit shall be paid a pro-rata share of the $3,200 fee.

In no event shall the landlord be liable to pay more than $8,000 to all tenants residing in a unit in which at least one qualified tenant lives, or to pay more than $3,200 to all tenants residing in a unit in which no tenant is a qualified tenant.

Nothing in this subsection relieves the landlord from the obligation to provide relocation assistance pursuant to City administrative agency action or any other provision of local, state or federal law. If a tenant is entitled to monetary relocation benefits pursuant to City administrative agency action or any other provision, of local, state or federal law, then those monetary benefits shall operate as a credit against monetary benefits required to be paid to the tenant under this subsection. The monetary relocation benefits paid to a tenant under

this subsection may not be applied as a credit against the monetary requirements of Subdivision 9 of Subsection A of this section or as a credit against the monetary requirements for renovation work under Subdivision 8 of the definition of "Rental Units" in Section 151.02 of this Code.

2. The landlord shall perform the acts described in this subsection within fifteen days of service of a written notice of termination described in California Civil Code Section 1946; provided, however, the landlord may in its sole discretion, elect to pay the monetary relocation benefits to be paid to a tenant pursuant to this subsection to an escrow account to be disbursed to the tenant upon certification of vacation of the rental housing unit. The escrow account shall provide for the payment prior to vacation of all or a portion of the monetary relocation benefits for actual relocation expenses incurred or to be incurred by the tenant prior to vacation, including but not limited to security deposits, moving expense deposits and utility connection charges. Escrow accounts shall provide that, in the event of disputes between the landlord and the tenant as to the release of funds from escrow, the funds in dispute shall be released to the Department for final determination. The Rent Adjustment Commission shall establish guidelines for the establishment of these escrow accounts, the certification of vacation and pre-vacation disbursement requests.

3. The requirement to pay relocation assistance is applicable to all rental units, regardless of whether the rental unit was created or established in violation of any provision of Law.

4. **Exceptions.** This subsection shall not apply in any of the following circumstances:

a. (None);

b. The tenant received actual written notice, prior to entering into a written or oral tenancy agreement, that an application to subdivide the property for condominium, stock cooperative or community apartment purposes was on file with the City or had already been approved, whichever the case may be, and that the existing building would be demolished or relocated in connection with the proposed new subdivision, and the termination of tenancy is based on the grounds set forth in Subdivision 9 or 10 of Subsection A of this section;

c. The tenant received actual written notice, prior to entering into a written or oral agreement to become a tenant, that an application to convert the building to a condominium, stock cooperative or community apartment project was on file with the City or had already been approved, whichever the case may be, and the termination of tenancy is based on the grounds set forth in Subdivision 9 or 10 of Subsection A of this

ORDINANCE 175980

section;

d. The landlord seeks in good faith to recover possession of the rental unit for use and occupancy by a resident manager, provided that the resident manager is replacing the existing resident manager in the same unit. For the purposes of this exception, a resident manager shall not include the landlord, or the landlord's spouse, children or parents;

e. The landlord seeks in good faith to recover possession of the rental unit in order to comply with a governmental agency's order to vacate the building housing the rental unit due to hazardous conditions caused by a natural disaster.

Sec. 7. Section 163.05 of the Los Angeles Municipal Code is amended to read:

SEC. 163.05. AMOUNT OF RELOCATION BENEFITS.

The relocation payment shall be made available by the landlord to the tenant in each residential unit and shall not exceed $8,000 for qualified tenants and $3,200 for all other tenants or the sum equal to two months of the established fair market rent for the Los Angeles/Long Beach area as determined by the Department of Housing and Urban Development pursuant to Section 1437(f) of Title 42 of the United States Code, whichever is greater.

Beginning on July 1, 2005, the relocation amount for qualified and all other tenants shall be adjusted on an annual basis pursuant to the formula set forth in Section 151.06 D. The adjusted amount shall be rounded to the nearest fifty dollar increment. If the relocation payment is based on the established fair market rent for the Los Angeles/Long Beach area as determined by the Department of Housing and Urban Development pursuant to Section 1437(f) of Title 42 of the United States Code, then the relocation payment shall also include an amount, as determined by the Enforcement Agency, sufficient for utility service deposits. The relocation benefits shall be paid by the landlord in addition to the return, as required by law, of any security deposits held by the owner. The relocation payment shall be made on a per residential unit basis.

Sec. 8. Section 163.08 of the Los Angeles Municipal Code is repealed.

Sec. 9. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAY 12 2004.

J. MICHAEL CAREY, City Clerk

By _____
Deputy

Approved MAY 21 2004

_____
Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By _____
SHANNON E.KEARNS
Deputy City Attorney

Date 4/22/04

File No(s). 01-0593

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 175980 - Amending Sections 47.06, 47.07, 47.08, 151.09, & 163.00 of the L.A.M.C. relating to the payment of tenant relocation benefits, and repealing Section 163.08 of the L.A.M.C. - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on May 12, 2004, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on May 24, 2004, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on May 24, 2004 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 24th day of May 2004 at Los Angeles, California.

Maria C. Rico

Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: July 3, 2004 Council File No. 01-0593

(Rev. 3/21/03)

3921 Wilshire garage LEVEL P3

620 S. Gramercy Garage/P1 and P2 271 parking spaces

3921 Wilshire parking garage
P3, 154 parking spaces

3921
Wilshire
Parking
3921
Wilshire
Parking
3921Wilshire Parking

3921
Wilshire
Parking
3921Wilshire Parking
For Space Rent 213-380-1696

CALL CANCEL
HOLD
OFF
ON
FIRE SERVICE
OFF
LIGHT
FAN
OFF
ON
INSPECTION
OFF
ON
INDEPENDENT SERVICE
SHOULD THE ELEVATOR DOOR FAIL TO OPEN, DO
NOT BECOME ALARMED REMAIN IN ELEVATOR UNTIL
ASSISTANCE ARRIVES DO NOT ATTEMPT TO FORCE
OPEN THE DOOR OR THE EMERGENCY ESCAPE HATCH
PLEASE USE BUTTON MARKED TELEPHONE TO
SUMMON AID THE ELEVATOR IS MANNED
24 HOURS A DAY FOR EMERGENCY
R
3
4
1
2
P2
☆P1
RUN
STOP

Exhibit "T"

Exhibit "S"

Parking Requirement

Los Angeles City Planning Department
Case Tracking Information

Search: ZA-1988-506-ZV Go Search Help

Summary | Details

Documents (PDIS)

Case Information Summary Sheet

Case Number:	**ZA-1988-506-ZV**
Address:	620 GRAMERCY PL S
Primary Zone:	R5-4, C4-4
Planning Area:	Wilshire
Council District(s):	10
Certified Neighborhood Council (CNC):	None
Area Planning Commission (APC):	CENTRAL
Historic Preservation Overlay Zone:	Data Not Available
Historic Cultural Monument:	Data Not Available
Project Description:	TO ALLOW THE CONSTRUCTION, USE, AND MAINTENANCE OF A 389 SPACE, MULTI-LEVEL PARKING GARAGE IN THE R5-4 ZONE WITH 264 PARKING SPACES TO SERVE A 164-UNIT APARTMENT IN THE R5-4 ZONE.
Total Project Area:	Data Not Available
Required Action:	ZV-ZONE VARIANCE
Client Contact Name:	Data Not Available
Client Contact Phone:	Data Not Available

LA City Home Page | City Planning Home Page | Case Tracking Information Home

© 2005 Los Angeles City Planning Dept

[Exhibit "O"]

Address of Building 620 S. Gramercy Pl.

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

Note: Any change of use or occupancy must be approved by the Department of Building and Safety.

☐ This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified. (Non-Residential Use)

☑ This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 5, 4, and 5, and with applicable requirements of State Housing Law for following occupancies: (Residential Uses)

Permit No. and Year 88LA11795/89WL86934/89WL86935/90HO09565

Four stories, Type V-1HR/I, 136' x 322', 164-unit apartment building (including 15' x 24' pool and 7'-10" diameter spa on rooftop) over 3 sub levels of parking garage.
R1/B1 occupancy.
*ZA 13298, 14665, 88-0506(Z.V.)/BF 881747.

Total Parking Required 354 ☐ No Change in Parking requirement

Total Parking Provided 412 = Standard 218 + Compact 194

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT

Issued By / Office: (LA) VN - WLA - SP - C.D. #___

Bureau: (BLDG) - SCS

Division: GEN - (EQ) - BMI - COMM

Owner The Homestead Group
Owner's Address 11854 La Grange Ave.
Los Angeles, CA 90025

Issued: 2-20-91 By: [redacted]

888 S. Gramercy Pl. Rear

620 S Gramercy Pl

Application #: **04016 - 10000 - 01044**
Plan Check #: B04LA0103FO Printed: 05/12/05 11:37 AM
Event Code:

Bldg-Alter/Repair
Apartment
Regular Plan Check
Plan Check Submittal

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued On: 05/26/2004
Last Status: Permit Finaled
Status Date: 07/16/2004

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTMINSTER PLACE	BLK	1		M B 9-61	135B193 950	5504 - 028 - 020

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 10
Certified Neighborhood Council - Wilshire Center-Ko
Community Plan Area - Wilshire

Census Tract - 2117.02
District Map - 135B193
Energy Zone - 9
Lot Cut Date - 06/24/1958
Near Source Zone Distance - 5.3

Thomas Brothers Map Grid - 633-H2

ZONE/S: R5-2/

4. DOCUMENTS

ZI - ZI-1940	ZA - ZA-1988-506-ZV	CPC - CPC-1986-834	AFF - AF-90-261004-MB
ZA - ZA-13879	ZA - ZA-21456	CPC - CPC-1986-834-GPC	AFF - AFF-67261
ZA - ZA-16971	ORD - ORD-165302-SA100A	CDBG - BID-Wilshire Center	AFF - AFF-67262
ZA - ZA-1979-416-CUZ	CRA - ZI 1940 KOREATOWN	CDBG - LARZ-Central City	AFF - AFF-67273

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Gts Property Los Angeles Inc — 0 P O Box 10688 — BEVERLY HILLS CA 90212

Tenant:
Applicant: (Relationship: Agent for Owner)
- G L M Assoc. — 23679 Calabasas Rd. — CALABASAS, CA — (818) 591-9309

7. EXISTING USE
(05) Apartment
(07) Garage - Private

PROPOSED USE
(35) Condo-Multi Family
(07) Garage - Private

8. DESCRIPTION OF WORK
CHANGE OF USE FROM APARTMENTS TO CONDOMINIUM. (note: change legal on pcis after tract map has been recorded prior to issuance permit)

9. # Units on Site & Use: APT.

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Bob Quan
DAS PC By:
OK for Cashier: Bob Quan
Coord. OK:
Signature:
Date:

For information and/or inspection requests originating within LA County.
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: 41601044

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $301 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	178.99
Permit Fee Subtotal Bldg-Alter/Re	146.25
Handicapped Access	
Plan Maintenance	10.00
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	0.50
O.S. Surcharge	3.14
Sys. Surcharge	9.41
Planning Surcharge	4.69
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID: Total Bond(s) Due:

Payment Date: 05/26/04
Receipt No: LA06-053648
Amount: $178.99
Method: Check

2004LA58896

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12. ATTACHMENTS
Plot Plan

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **04016 - 10000 - 01044**

(P) Stories: 0 Stories / 4 Stories
(E) Dwelling Unit: 164 Units
(E) NFPA-13 Fire Sprinklers Thru-out
(P) R1 Occ. Group: Soft
(P) S3 Occ. Group: Soft
(P) Parking Req'd for Bldg: +272 Stalls / 354 Stalls
(P) Provided Compact for Bldg: 0 Stalls / 175 Stalls
(P) Provided Standard for Bldg: 0 Stalls / 251 Stalls
(E) Total Parking for Site: 426 Site Total
(E) Type I-F.R. Construction
(E) Type V-1HR Construction

14. APPLICATION COMMENTS

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(O) . Owner-Builder			0	

Exhibit "P"

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

MITCHELL B. MENZER
PRESIDENT
JOSEPH KLEIN
VICE-PRESIDENT
RICHARD BROWN
MABEL CHANG
DORENE DOMINGUEZ
JAVIER O. LOPEZ
PASTOR GERARD MCCALLUM II
BRADLEY H. MINDLIN
THOMAS E. SCHIFF

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1247

CITY OF LOS ANGELES
CALIFORNIA

Please see
Page 2 (parking)
Page 4 (disapproval)
Page 5 (density)
Page 6 (parking)

JAMES K. HAHN
MAYOR

EXECUTIVE OFFICES

CON HOWE
DIRECTOR
(213) 978-1271

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 978-1273

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.lacity.org/PLN

Filing Notification and Distribution

ADDRESS: 620 S. Gramercy Place

COMMUNITY: Wilshire

DATE OF FILING AND MAP STAMP
DATE: August 8, 2003

VESTING

TRACT MAP NO: 50346

DEEMED COMPLETE AND DISTRIBUTION
DATE: August 11, 2003

Hillside: ( )Yes (X) No

(X) COUNCIL DISTRICT NO: 10
(X) Neighborhood Planning (Check Office below)
- ( ) Valley
- ( ) West Los Angeles
- ( ) Harbor
- (X) Metro E/S

Department of Public Works
- (X) Bureau of Engineering
- (X) Bureau of Sanitation

Department of Building and Safety
- (X) Grading Engineer
- (X) Zoning Engineer

(X) Department of Transportation
Department of Water and Power
- (X) Underground Design
- (X) Real Estate
- (X) Water System
- (X) Fire Department **(mark "Fire")**

( ) Community Plan Revision
(X) Department of Recreation and Parks
(X) Department of Telecommunications
(X) Bureau of Street Lighting (No. P.S.)
( ) Community Redevelopment Agency (See Counter Map) (No. P.S.)
( ) Animal Regulation (Hillside)
(X) Housing Department
(X) Board of Education (No P.S.)
(X) Los Angeles County Health Department (No P.S.)
( ) City of Beverly Hills (See Counter Map) (No P.S.)
( ) Dan O'Connell **(if Mulholland Scenic Corridor)**
(X) Imaging Services
(X) GIS - c/o Fae Tsukamoto

The above tract has been filed with the Advisory Agency.

The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

Con Howe
Director of Planning

EMILY GABEL-LUDDY
Deputy Director of Planning

CP-6300 (5/23/80)

Recyclable and made from recycled waste.

VESTING TENTATIVE TRACT NO. 50346 (stamped map dated August 8, 2003)

HEARING DATE: October 15, 2003

PLANNING DEPARTMENT STAFF REPORT

PURSUANT TO ORDINANCE 164,845, IF A CERTIFICATE OF POSTING HAS NOT BEEN SUBMITTED BEFORE THE DATE OF THE PUBLIC HEARING, IT MUST BE PRESENTED AT THE HEARING, OR THE CASE MUST BE CONTINUED.

REQUEST

This is a request for a Vesting Tentative Tract for a 1-lot subdivision for a 164-unit condominium conversion with 271 on-site parking spaces. The subdivision request is on a 1.2 net acres (53,011 net square feet) site, zoned R4-1 and R5-2 and designated for Regional Center Commercial uses in the Wilshire Community Plan. The subject site address is 620 S. Gramercy Place.

RELEVANT CASES

ON-SITE:

On October 9, 1991, the Advisory Agency conditionally approved Vesting Tentative Tract 50346 for a maximum 164-unit condominium conversion. However, the final map of Vesting Tentative Tract 50346 did not record and Vesting Tentative Tract 50346 expired. The map has been re-filed with the same Vesting Tentative Tract No. 50346.

OFF-SITE:

There are no previous or existing cases relevant to this subdivision.

PUBLIC RESPONSES

No letters have been received from the public.

GENERAL COMMENTS

The subject site consists of 5 contiguous record lots at the southeast corner of Gramercy Place and 6th Street. The site contains approximately 53,011 net square feet. The subject property is zoned R4-1 and R5-2 and is designated for Regional Center Commercial uses in the Wilshire Community Plan. The proposed condominium conversion of 164 residential units is consistent with the existing zoning and the planned land use.

Surrounding properties along Gramercy Place, north and south of 6th Street are zoned R4-2 and R5-2 and are improved with a mix of multi-family residential uses, a nursing home,

and a health center. The subject property abuts a private school on the east side of the subject property on St. Andrews Place between Wilshire Boulevard and 6th Street. Properties along Wilshire Boulevard, south of the subject site, are zoned C4-2 and are improved with a mix of commercial uses including retail, office and medical uses.

On October 9, 1991, the Advisory Agency conditionally approved Vesting Tentative Tract 50346 for a maximum 164-unit condominium conversion. The existing building was issued a Certificate of Occupancy by the Department of Building Safety on February 20, 1991 for a 164-unit apartment building over 3 subterranean levels of parking garage. Pursuant to condition 5, the subdivider was allowed three options with respect to maximum density and required parking.

Condition 5a of VTT 50346 required the reduction of the existing development of 164-units to a maximum of 108-units and required a minimum of 2 parking spaces per unit and ½ guest parking space per unit. **Condition 5b** allowed the subdivider to limit the development to a maximum 71 condominium units and 93 rental units and required 2 ½ spaces per condominium unit and 1 parking space per rental dwelling unit. **Condition 5c** limited the development to a maximum 164 dwelling units and required a minimum 271 unassigned off-street parking spaces and required a full-time valet service for parking guests and residents cars, 24 hours a day, seven days a week.

The applicant requests to provide 271 parking spaces for the proposed 164-unit condominium conversion. The proposed 271 parking spaces do not conform to the Advisory Agency's parking requirement of 2 residential parking spaces per unit and 1/4 guest parking spaces per unit. The Advisory Agency should note that while the subject site is not located in an area identified as a parking congested area, the subject property is located in an area known to be parking congested. Also, although the subject property is now more than 5 years old from the issuance of the original Certificate of Occupancy, at the time the original Vesting Tentative Tract 50346 was approved on October 9, 1991, the building was less than one year from the issuance of a Certificate of Occupancy and provided 412 parking spaces.

The parking plan submitted by the applicant shows a total of 420 existing subterranean parking spaces (114 spaces on the first level, 155 spaces on the second level, and 151 spaces on the third level). The existing parking is adequate to conform to the Advisory Agency's parking requirement of 2 ½ spaces per unit (164 x 2.5 = 410).

The subject property is located within the Adaptive Reuse Incentive Areas Specific Plan (Ordinance No. 175038) for the Wilshire Center/Koreatown Community Redevelopment Project Area. However, the subject property is not an "Eligible Building" as defined by Ordinance NO. 175038 and is therefore not eligible for any reduced parking incentives.

The subject property is located in the Wilshire Community Plan. According to the

Department of Water and Power metered apartment vacancy survey, the vacancy rate for the Wilshire Community Plan is 3.3 percent. The applicant has submitted "Willing to Purchase" forms and "Approval of Conversion" forms that, according to the applicant, have been signed by 76% and 80% of the tenants respectively (forms are in file). The applicant also indicates that of the 164 existing units, only one unit was vacant as of August 15, 2003.

REPORTS RECEIVED

BUREAU OF ENGINEERING: Reports that the Tract Map layout is satisfactory as submitted and recommends approval subject to conditions pertaining to dedications and improvements along 6th Street. See recommended conditions in **Draft Tentative Tract Report with Conditions** under department.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION: No comments were available at the writing of the staff report.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION: The Department is satisfied that there are no Building or Zoning Code violations existing on the subject map.

DEPARTMENT OF TRANSPORTATION: No comments were available at the writing of the staff report.

FIRE DEPARTMENT: No recommendations available at the writing of the staff report.

LOS ANGELES UNIFIED SCHOOL DISTRICT: No comments were available at the writing of the staff report.

DEPARTMENT OF WATER AND POWER: Reports that this tract can be supplied with water from the municipal system subject to LADWP's Water Services Organization's rules and requirements.

BUREAU OF SANITATION: Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer lines serving the subject tract and found no potential problems to their structures or potential maintenance problem.

ENVIRONMENTAL CLEARANCE

The Environmental Staff Advisory Committee issued Categorical Exemption No. ENV-2003-5492-CE on August 8, 2003.

FISH AND GAME

The project qualifies for the De Minimis Exemption for Fish and Game fees (AB 3158). See **Draft Tentative Tract Report with Conditions.**

TENANTS

The subdivider provided a list of 163 tenants.

STAFF RECOMMENDATIONS

The Planning Department staff recommends disapproval of Tentative Tract No. 50346 as filed, for the following reason(s):

The proposed conversion does not conform to the Advisory Agency's parking requirements.

However, in the event the Advisory Agency approves the tract, it will be subject to the standard conditions and the additional conditions in the **Draft Tentative Tract Report with Conditions.**

Prepared by:

Fernando Tovar

Fernando Tovar
City Planning Associate

Note: Recommendation does not constitute a decision. Changes may be made by the Advisory Agency at the time of the public hearing.

DRAFT TENTATIVE TRACT REPORT WITH CONDITIONS

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Vesting Tentative Tract No. 50346 composed of 1 lot, located at 620 Gramercy Place for a maximum **164-unit condominium conversion** as shown on map stamp-dated August 8, 2003 in the Wilshire Community Plan. This unit density is based on the R4-1 Zone. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Advisory Agency or a City Planner call (213) 978-1326. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 10-foot wide strip of land for surface sidewalk easement purposes be dedicated along 6th Street adjoining the subdivision to complete a 10-foot wide sidewalk including a 20-foot radius easement line return at the intersection with Gramercy Place all satisfactory to the City Engineer.

2. That a Covenant and Agreement be recorded restricting the subdivision against direct vehicular access to and from 6th Street.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Pursuant to a their memo dated August 27, 2003, the Department of Building and Safety, Zoning Division has determined that no Building or Zoning Code violations exist on the subject site. No condition clearance is required from Building and Safety Zoning Division.

DEPARTMENT OF TRANSPORTATION

3. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

4. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department.

BUREAU OF STREET LIGHTING

5. Street light improvements shall be made to the satisfaction of the Bureau of Street Lighting (This condition shall be deemed cleared at the time the City Engineer clears Condition S-3. (c).)

INFORMATION TECHNOLOGY AGENCY

6. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 120 S. San Pedro Street, Room 600, Los Angeles, CA 90012, (213) 485-7969.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

7. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

   a. Limit the proposed development to a maximum of 164 dwelling units.

   b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus ½ guest parking spaces per dwelling. All guest spaces shall be readily accessible, conveniently located and specifically reserved for guest parking.

      If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

      In addition, prior to issuance of a building permit or certificate of occupancy, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 No. Spring Street, Room 763).

   c. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

8. That prior to recordation of the final map, the subdivider shall apply for a building permit for change of use from apartment to condominium from the Department of Building and Safety.

9. Certified Parking Plan. The subdivider shall submit two copies of a parking plan, certified by a licensed surveyor or registered civil engineer and approved by the Department of Building and Safety, to the satisfaction of the Advisory Agency prior to recordation of the final map, indicating the number of spaces required, driveways, aisle widths, column locations or any other type of obstructions. New parking spaces, if any, are to be constructed in accordance with current codes.

10. That a Housing Inspection Report be submitted prior to recordation of the final map. Said report shall be prepared by a registered civil or structural engineer, licensed general building contractor, licensed general engineering contractor or architect. As necessary, the inspection shall be conducted by a team of experts certified by the International Conference of Building Officials, with specialty in mechanical, electrical, plumbing and structural engineering. Said report shall show substantial compliance with applicable provisions of Chapter IX of the Los Angeles Municipal Code for existing residential buildings, taking into account nonconforming rights. In addition, prior to inspecting the building, the subdivider or owner shall obtain from the tenants a list of defects and necessary repairs which in their opinion exist on the site and the common areas, unit or apartment structure. CP-6711 will not be prepared unless housing list of deficiencies and tenants' list of defects are submitted. The Advisory Agency has guidelines available at 200 N. Spring Street in Room 763 for the preparation of Housing Inspection reports.

    The report shall indicate the condition and estimated remaining useful life of the roof, foundation, plumbing, electrical, heating, air conditioning, other mechanical and structural systems. Prior to recordation of the final map, any deficiencies determined by the inspection shall be corrected and satisfactory evidence shall be submitted to the Advisory Agency that said corrections have been made. A certified parking plan shall be required as a part of this condition and all spaces shall be in place prior to recordation.

11. That an acoustical report prepared by a licensed acoustical engineer be submitted to the Department of City Planning for approval prior to recordation of the final map or concurrently with any required Housing Inspection Report. The acoustical report shall indicate (a) the type of construction between dwelling units and the general sound attenuation. (Note: The acoustical report may be included in the Housing Inspection Report as a separate section.)

12. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6771) in a form satisfactory to the Advisory Agency, binding the applicant and any successor in interest to provide relocation assistance in a manner consistent with Section 12.95.2G of the Los Angeles Municipal Code pertaining to rental subsidies for tenants evicted for condominium conversions and any additional ordinances that may provide greater relocation assistance. The

covenant and agreement shall be executed and recorded within 10 days after expiration of appeal period (and final action thereon) and a copy provided to each tenant within five days of recordation of the covenant and agreement.

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONVERSION CONDITIONS

CC-1. That prior to final map recordation, the applicant shall execute and record a covenant and agreement stating that each tenant shall be given at least a 180-day written notice of intention to convert, prior to termination of tenancy, due to the conversion or proposed conversion. (200 North Spring Street, Room 763)

CC-2. That prior to final map recordation, the applicant execute a covenant and agreement stating that each tenant of the proposed condominium conversion project shall be given written notice of an exclusive right to contract for the purchase of the dwelling unit, occupied by the tenant, upon the same or more favorable terms and conditions than those initially offered to the general public. If a tenant's existing unit is to be combined with an adjacent unit, another unit of comparable size and amenities shall be offered to that tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the California Business and Profession Code, unless the applicant receives prior written notice of the tenant's intention not to exercise the right. (200 North Spring Street, Room 763)

CC-3. Prior to recordation of the final map, the subdivider shall pay a fee of $500 for each unit, prior to the conversion. This fee shall be paid to the Rental Housing Production Account of the Housing Department in accordance with Section 12.95.2 K of the Municipal Code. (Room 101, City Hall)

CC-4. The subdivider shall acknowledge that the City Engineer will certify the map as being correct only with respect to the areas shown on the tentative map. The City Engineer will not certify as to the accuracy or compliance with local ordinances of any division of air space, which may be shown on additional sheets of the final map. (201 North Figueroa Street, 2nd Floor)

CC-5. That prior to recordation of the final map, a Housing Report, prepared by a Licensed Engineer, shall be submitted to the Advisory Agency. Said report shall be prepared by a team of engineers, licensed by the State of California, with specialty in mechanical, electrical, plumbing and structural engineering. Said report shall show substantial compliance with applicable provisions of Chapter IX of the Los Angeles Municipal Code for existing residential buildings, taking into account nonconforming rights. In addition, the subdivider or owner shall obtain from the tenants a list of defects and necessary repairs which in their opinion exists on the site, unit or

apartment structure. Prior to the recordation of the final map, any deficiencies determined by the inspection shall be corrected and satisfactory evidence shall be submitted to the Deputy Advisory Agency that said corrections have been made. A certified parking plan shall be required as a part of this condition. All spaces shall be in place prior to recordation. (200 North Spring Street, Room 763)

CC-6. That within 10 days after expiration of the appeal period, the applicant shall execute and record a covenant and agreement, on a form satisfactory to the Deputy Advisory Agency, binding the applicant and any successor in interest to provide relocation assistance in a manner consistent with Subsection G of Ordinance No. 153,204. Proof (certified mail or signed affidavit) shall be submitted that a copy of the Recorded Covenant was provided to each tenant within five days of recordation of the covenant and agreement. (200 North Spring Street, Room 763)

CC-7. That prior to final map recordation, the applicant shall execute a covenant and agreement stating that proof shall be submitted (Certified mail or Affidavit) to the Advisory Agency, indicating that each tenant of the proposed condominium conversion project shall be given written notification of the condominium conversion within 10 days of final map approval.

CC-8. That prior to final map recordation, in connection with this condominium conversion, the subdivider shall provide a receipt, satisfactory to the Advisory Agency, that either a Park and Recreation fee, (or a $200 per unit Dwelling Unit Construction tax, if a Certificate of Occupancy was issued more than 5 years before final map recordation) and a Residential Development Tax of $300 per dwelling unit has been paid. (Room 101, City Hall)

CC-9. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Municipal Code.

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

(c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

(d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

(e) That drainage matters be taken care of satisfactory to the City Engineer.

(f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

(g) That any required slope easements be dedicated by the final map.

(h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.

(i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

(j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

(k) That no public street grade exceed 15%.

(l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

(a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

(b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.

(c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

(d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

(e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

(a) Construct on-site sewers to serve the tract as determined by the City Engineer.

(b) Construct any necessary drainage facilities.

(c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

(d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree

planting, the subdivider or contractor shall notify the Street Tree Division ((213) 485-5675) upon completion of construction to expedite tree planting.

(e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

(f) Construct access ramps for the handicapped as required by the City Engineer.

(g) Close any unused driveways satisfactory to the City Engineer.

(h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.

(i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

1) Improve 6th Street being dedicated and adjoining the subdivision by the construction of the following:

2) A concrete curb, a concrete gutter, and a 10-foot full-width concrete sidewalk.

3) Suitable surfacing to join the existing pavement and to complete a 35-foot half roadway.

4) Any necessary removal and reconstruction of existing improvements.

5) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05N of the Los Angeles Municipal Code.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low-and moderate-income housing, per Section 12.39-A of the LAMC.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

Further, in the event the Advisory Agency approves the Tentative Tract, the following findings for the California Environmental Quality Act and Subdivision Map Act should be adopted by the Advisory Agency.

FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued Categorical Exemption No. ENV-2003-5492-CE on August 8, 2003.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 50346, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) THE PROPOSED MAP WILL IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Wilshire Community Plan designates the subject property for Regional Center Commercial land use with the corresponding zone(s) of C2, C4, P and PB. The property contains approximately 1.2170 net acres (53,011 net square feet after required dedication) and is presently zoned R4-1 and R5-2. The proposed condominium conversion of 164 dwelling units is allowable under the current adopted zone and the land use designation.

The site is not located in the Flood Plain Management Specific Plan area (flood hazard area/hillside area/mud prone area).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The development of this tract is a conversion of use of an existing residential structure in a multiple-family residential neighborhood.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

(e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

This subdivision is part of a class of projects which the City Council has determined will not have a significant effect upon the environment.

(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which is currently being upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

(g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

(h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

1). In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

2). Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

3). The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

4). The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

5). In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tract No. 50346.

Con Howe
Advisory Agency

EMILY GABEL-LUDDY
Deputy Advisory Agency

EGL:DLK:FT

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning

Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 N. Figueroa St,. 4th Floor
Los Angeles, CA 90012
213.482.7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Bl., Room 251
Van Nuys, CA 91401
818.374.5050

Forms are also available on-line at www.lacity.org/pln.

If you have any questions, please call Subdivision staff at (213) 978-1330.

n:tract_letters (08-21-03)

[Exhibit "R"]

A Aa BUILDING INSPECTION SERVICE, INC.
KNOW WHAT YOU'RE BUYING — USE THE PROFESSIONALS

(310) 839-1389 | Box 2692 | (714) 754-1678
(213) 626-1389 | Culver City, CA 90231 | (805) 641-1389
(818) 997-7827 | © E.D. Prowizor | (909) 351-1389
(619) 754-1678

2002

(162)

SEE Page 2, 3, 5, 14 Parking

JOB ADDRESS: 620 S. GRAMERCY PLACE

This property consists of a multiple unit apartment complex which comprises (1) building that houses a total of (164) individual apartment units, plus (8) laundry rooms, (1) office with a kitchen, (2) equipment rooms, and (1) fitness center with restrooms. The apartment units are divided into (44) single apartments with (1) bathroom, (40) 1-bedroom units with (1) bathroom, and (80) 2-bedroom, 2-bathroom apartments. A pool and spa has been installed on the roof of this structure. This complex is constructed on a corner lot. The property faces Gramercy Place (west) and is situated in a relatively quiet neighborhood, near commercial properties. Parking is provided by subterranean parking.

EXTERIOR GROUNDS:

Landscaping for the front yard consists of trees, shrubs, and groundcover in planters; all foliage appeared to be in generally acceptable condition on the date of inspection. The design of the grounds and landscaping creates an aesthetically pleasant appearance for the property. Irrigation for the front is provided by sprinklers, which appeared to be in proper operating order at the time of inspection, but provided uneven coverage. It is recommended to adjust the sprinkler system for more comprehensive coverage of the planted areas. Drainage for the front is via natural runoff and seepage and was deemed to be adequate. Planter walls at the front of the property are composed of masonry materials with stucco-cover; the materials were observed to be in acceptable condition. Walkways are composed of concrete slab materials and were found to be in lifted and disheveled condition. It is recommended to repair the sidewalks to provide a level walking surface, especially along Gramercy Place. The driveway access is located from the west side and is covered with concrete. On the date of inspection, the driveway surfaces were found to be moderately stained, [illegible] showing evidence of typical cracking. Some parking [illegible] were found to be more heavily soiled by oil than the

(1)

(2)

(3)

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[illegible] prepared solely to impart information as to the present physical condition of the premises inspected. It relates only to those [illegible] the status of the title, the legality of the lot, the zoning

general expanse of the garage parking stalls. The north side yard is landscaped with lawn and trees, while the south side yard is paved with concrete driveway. The south driveway provides access to parking space dedicated to the property at 3921 Wilshire Blvd. There appears to be some dedicated parking space under this building that is also dedicated for use by another property. The side yards were found to be in generally well-maintained order. Irrigation for the north side yard is provided by sprinkler system. Drainage at the north side is via natural runoff and seepage, while drainage for the south is gathered in a sump at the subterranean parking area. This sump discharge piping has been redirected to some chemical drums and interconnected for some purpose. There was leakage noted adjacent to these drums. Fencing at the north side is composed of a small amount of wrought iron with razor wiring topping, which appeared to be in fair condition. The rear portions of the property are paved with concrete slab walks. This area appeared to be in generally settled and disheveled condition at the time of inspection. Work will be required to properly remove settled/disheveled walkways to compact the supporting soil and to re-pour walks with adequate provisions for runoff of water. Fencing at the rear of the property is composed of masonry with some wrought iron, which appeared to be in generally serviceable condition. The courtyards for this property are located at three places on the site; they are landscaped with planters and a fountain. These areas were found to be neat and clean at the time of inspection. Trash control for this complex is provided by trash chutes and dumpsters, located at the ends of the building and in the subterranean parking. One trash chute room (first floor) was found to be stacked with trash; the chute at this level may be clogged and in need of correction. Open areas on the premises were found to be in generally neat condition at the time of inspection, demonstrating that maintenance and watering have been regular. However, some repair is needed to the building that has not been attended to, as noted. For additional information on the exterior grounds, please refer to POOL/SPA section later in this narrative.

drainage. (4)

clean. (5)

(6)

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ECTRIC:

Electricity for the light service is supplied by a 120/240 volt, 3-wire, single-phase, underground system. The main switches are rated at 600 AMPs and are located in the equipment room at the subterranean parking. The main electrical panels for the building are located in the electrical equipment room; they are equipped with 164 apartment double-pole 60 AMP breakers, feeding the sub-panels in each unit. The sub-panels consist of a 20 AMP and 30 AMP double-pole breakers for the heating and air-conditioning, and 15 AMP and 20 AMP single-pole circuit breakers serving the general use and appliance circuits for these units. This electrical system appeared to be adequately designed and sized for the current load demands.

SPECIAL NOTE: Fuse or circuit breaker panels were not disassembled for inspection.

Exterior lighting exists at the front and roof of the building and appeared to be in acceptable condition. Exterior fixtures, receptacles, and conduits appeared to be approved type of outdoor electrical installations. Observable wiring at these locations are composed of copper conductors, which are encased in rigid and flexible conduits. Excessive use of cord wiring could be detected at only a couple of these apartment units. See Sections D. Improper wiring could be observed at the sub-panels. 15 AMP and 20 AMP breakers were tied in tandem (kitchen appliance circuits). Most rooms appeared to have a sufficient number of plug receptacles to supply the current load demand. Not all bathroom electrical outlets were GFI protected and did not trip when tested. Electrical outlets in the laundry rooms appeared to be 15 AMP outlets; they should be 20 AMP dedicated circuits for these appliances. Exposed wiring could be detected at the trash chute rooms, but appeared to be low-voltage wiring. For further details, please refer to Part B, ELECTRIC, as well as ADDITIONAL COMMENTS, or Part D, at the end of the report. Continuity tests made at various locations indicated that

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BUILDING EXTERIOR:

This apartment building is of Type V, wood frame construction, covered with exterior stucco, and metal trims. This structure is built over a subterranean garage, which provides parking spaces for 163 cars. Additional parking, apparently partially dedicated also to another property's use, is accessible from the rear of the property. Although there was some evidence of expansion cracking and minor stabilization checking observed on the exterior stucco surfaces at the time of inspection, the general expanse of the exterior walls was deemed to be fair. There was a general, extensive amount of staining noted. The paint covering on the exterior and the weather protection on the trims appeared to be serviceable, except for some isolated areas of rusted trims and cracked stucco. (1) It is recommended to properly prepare and then repaint the rusted trims. Steps/stairways for this complex are composed of concrete or wood-frame covered by carpet and were noted to be in fair condition. Some gaps were noted in the wood-frame risers; treads of lower stairs were noted to be somewhat noisy. Stairwells were found to be in generally serviceable condition, but the firedoors were propped opened, which should be corrected. (2) Rain gutters, scuppers, and downspouts are composed of painted metal materials and are installed at each side of the roof and at each elevation of the flat roof. They appeared to be in overall fair condition at the time of inspection. One scupper and downspout section was noted as being removed from the building. A downspout section was noted as penetrating a section of balcony. (3) All of these conditions should be corrected. Windows for this building are metal frame installations and are of slider design. On the date of inspection, the windows and screens appeared to be in acceptable condition overall. Please see Sections D of this report. Not all windows were tested for operability; (4) only spot checks were made. The main entry door is composed of metal and glass; the materials appeared to be in satisfactory condition. Other exterior doors are located on each unit. They are composed of glass sliders

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and were observed to be in overall serviceable condition. Temper markings were found on the majority of the glass panels. Balconies are constructed of wood frame and stucco and are covered with deck coatings. These balconies are located on all sides of the building and appeared to be in weathered condition on the date of inspection. Area drains for these balconies should be maintained to be clear and free-flowing at all times. Drainage from the balconies appeared to be adequate, but it is suggested to clear all drains. The main floor lobby appeared to be in generally acceptable condition at the time of inspection. The lobby walls and ceiling are finished with paint; the materials appeared to be in acceptable condition. The floor is composed of carpet and marble; the materials were deemed to be worn, but serviceable. Minor cracking was noted in the marble flooring. The common area rooms for this complex consist of (2) laundry rooms on each floor, and mechanical equipment rooms and storage rooms in the basement. One room in the subterranean parking is used as a plenum for the garage ventilation system. This room is also used for storage; this storage should be cleared out. No storage should be in the room with the squirrel-cage blower. Interior hallway corridors were found to be somewhat deteriorated from wear, overall. Corridor walls and ceilings are finished with paint and spray textured plaster, which appeared to be in fair condition. Past repair was noted on walls and ceilings, with the repair patchwork found to be poorly done. The corridor floors are covered with carpet; the materials were deemed to be soiled, stained, and worn. One section of flooring outside of the third floor stairwell appeared to slope badly. Interior corridor firedoors were in generally acceptable order, except that a majority of the doors did not latch when closed. The concrete flooring under the carpeting was found to be broken-up outside of Unit #318. The wall-to-ceiling intersections in common hallways were noted to be poorly finished, while gaps were apparent at isolated areas throughout the hallways. Please see Sections D of this report. Overall, this complex appeared to be in weathered and worn condition at the time of inspection. Evidence indicated that maintenance has been deferred in some areas.

(5) (6) (7) (8) (9) (10) (11)

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omprehensive program of repair and maintenance on terior features is needed. Stairwell and laundry room oors were found to be propped open. All firedoors without utomatic closures should be kept closed.

PARKING:

There are 163 individual parking spaces provided for the occupants of this complex, located at the subterranean parking levels under the building. The spaces are divided into 62 tandem and 39 single spaces; they are provided with markings and bumper guards. Some of the identified tandem spaces on the P3 level appeared to be possibly undersized. The general expanse of the garage interiors appeared to be in acceptable condition on the date of inspection. The slab flooring at some parking spaces appeared to be heavily stained from oil. The garage walls and ceiling were found to be weathered and sooted. A wrought iron barrier for one of the ventilation ducts was found to be badly damaged. Fire extinguishers and fire sprinklers in the garages or parking areas are situated at all observed locations and were found to be in satisfactory condition. Parking security is provided by an automatically activated wrought iron gate. This gate was not fitted with a safety-reverse interlock system and did not retract when obstructed. This feature should be provided.

HEATING AND AIR CONDITIONING:

Comfort heating inside the apartment units is provided via an electrical heat pump air handler that is located in the ceiling of each unit. These electrical units are manufactured by Goodman. They are thermostatically controlled; the thermostats are situated on the living room walls of each unit. Ducts installed in ceilings convey heated air to all the major rooms, terminating in registers, which are situated in walls or saffits of these units. Common area laundry rooms do not appear to be properly ventilated; no mechanical ventilation was found for these rooms. Fireplaces, located in the living rooms, are decorative appliances and are equipped with gas-log lighters. One section of the fireplaces have not been

No test provided.

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ided with gas supply. It appears that the gas line was run in the chase for these four appliances. Several of appliances were not lit.

NOTE: A Aa BUILDING INSPECTION SERVICES, INC. only cursorily views the external coverings of observable ducts and/or component parts, and does not lift, remove, and/or cut into exterior coverings, if any, and does not guarantee nor identify the composition and/or conditions of unobservable materials therein.

Cooled air for this complex is provided by a central air-conditioning system (connected to the heat pump air handler units), which are manufactured by Goodman. The equipment is installed on the roof. These units appeared to be acceptable, but in need of service. The units are protected by HACR-type circuit breakers, which feed the condensor units from the sub-panels within the units. The equipment was found to be in weathered condition and should be serviced by a professional, licensed air-conditioning equipment technician. All return air filters on these units within the apartments were noted to need replacement.

SPECIAL NOTE: No heating or air conditioning equipment was disassembled as part of this inspection.

At the time of inspection, the heating and air-conditioning equipment for this structure appeared to be in generally serviceable condition; the facilities were deemed to be adequate to serve the needs of the occupants once the necessary servicing, replacements, and repairs have been accomplished. It is suggested that a qualified heating and air-conditioning equipment technician be engaged to repair, replace, clean, and service this equipment, prior to the close of escrow.

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MBING:

ste, vent lines, and drainage piping for this property e composed of cast-iron and ABS (plastic).

SPECIAL NOTE: A Aa BUILDING INSPECTION SERVICES, INC. has become aware of the fact that some ABS (plastic) piping could possibly be subject to breakage. This breakage is the result of physical and/or chemical improprieties in its manufacture from 1986 through 1989, if applicable. Only extensive and expensive, destructive and chemical analyses can determine these properties, and this company has neither the knowledge nor the equipment necessary to perform these tests.

Inspection

From those portions of the plumbing lines that could be observed, no evidence of direct, current leakage could be detected in the piping. However, several areas of water staining on ceilings within units indicate possible on-going problems with the plumbing system. Potable water is conveyed via copper lines. Observations of the exposed fresh water lines revealed moderate corrosion. Inspection of walls or ceilings where pipes may be concealed indicated possible plumbing problems in Units #109, 122, 209, 318, and 304. Evidence of rust or corrosion at the joints or connections in the pipes was deemed to be normal, except for corrosion noted on the standpipe control in the stairwell.

SPECIAL NOTE: Copper and galvanized material in direct connection with each other may lead to excessive corrosion and constrictions in the piping.

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Brass interfaces and/or other specialized separating devices should be used at all interfaces of these two dissimilar metals.

Water is supplied to the property via the meter, located at the street, which provides a 1 ½ - inch domestic service and a 4 - inch fire service. The water pressure regulator and main water shut-off valve are located in the parking garage. Water pressure readings taken on the date of inspection registered 60 PSI at an exterior hose bib, which is deemed an adequate level of pressure. Fiberglass tub/shower installations appeared in overall satisfactory condition. However, some tubs and cultured marble lavatories exhibited unusual staining or wear from use. Please see Sections D. Most water fixtures and appointments tested on the date of inspection inside this complex indicated that this system was functioning in a normal manner. Gas is supplied via galvanized steel piping to the gas meters, which are located on the rear wall of the building. There are 164 gas meters for the individual apartment units and none were provided with an automatic seismic shut-off valve. ? required?

HOT WATER HEATER:

Hot water for the tenants is supplied via two Raypak brand, gas-fired hot water heaters, located on the roof of the building. Both units appeared to be heavily weathered; corrosion was noted at the fireboxes of these units. The hot water appliances are rated at 178,000 BTUs each. This system is equipped with a ½ H.P. recirculating pump for a continuous flow of hot water, which is manufactured by Armstrong, and appeared to be in serviceable condition at the time of inspection. Seismic restraints were not observed on the base of these hot water units. It is recommended to seismically secure these units to their platforms. It is recommended that all plumbing deficiencies be corrected by a professional, licensed plumbing contractor. replace

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system is functioning properly and that there is tinuity to the ground.

SPECIAL NOTE: Emergency alarm systems were not turned on as part of the inspection. Emergency alarm systems have been installed.

Overall, this electrical service appeared to be adequately sized and designed for the current load demands. However, if additional electrical loads are to be required, due to future installations, it is advised that the current service capacity may need to be updated or increased. It is recommended that all electrical deficiencies be corrected by a professional, licensed electrical contractor.

UNDERFLOOR:

Because this structure was constructed over subterranean garages, there is no underfloor area.

ATTIC AND ROOF:

Drop-ceiling panels are composed of metal frame and Plexiglas or acoustic materials, which are held in place by tie wires. Overall, the ceiling panels and support materials were found to be satisfactory. Because the roof design for this building is flat, there is no visible attic space. A small, concealed area was found around the rooftop swimming pool. This space was found to be clean, dry, and well-ventilated. Access to the roof is gained via the stairwell or elevator. The roof covering over the building is composed of roll-roofing material, built-up composition with tar, and clay tile. The roof design is both flat and partially pitched; the general condition of the roof covering materials was deemed to be heavily weathered and in fair-to-poor condition. On the date of inspection, evidence of bare spots, low areas, and sand-bagging to redirect runoff, could be observed at the area adjacent to the pool. Standing water was also noted. It

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recommended to institute a comprehensive program of pair or replacement, re-grading, and resealing of roof faces. Mansards are covered with clay tile; the aterials appeared to be weathered, with some broken tiles. The roof drainage system was noted to be in need of repair. Signs of direct, past leakage could be detected at apartment Units #435, 440, and 441. Flashing repair was also noted to reflect poor workmanship. Metal vent caps were found to be overall intact on the date of inspection. All roofing corrections or replacements should be accomplished by a professional, licensed roofing contractor.

Repair

"As concerns the roof on the subject premises, A Aa Building Inspection Service, Inc. in executing this report, is stating its opinion of the general quality and condition of such roofing; however, said Inspection Service cannot, and does not, offer any opinion or warranty as to whether such roofing presently leaks, or will in the future be subjected to leaking conditions, and this report is issued in consideration of the foregoing disclaimer."

SECURITY:

Security for the tenants of this complex is provided by a locking entry doors, deadbolts, and view ports on the apartment entries. Some access ways are covered by security cameras and monitors. Each apartment entry door is equipped with a deadbolt and view port. Windows are secured with common latches. Security for the grounds is facilitated by fences and gates, topped with barbed wire/razor wire at the sides and rear of this structure. Security for the garages is provided by automatic gates.

SPECIAL NOTE: Security systems are not checked as part of this inspection.

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OR:

tor service for this complex is provided by three tors. The elevators are situated at the entrance y. The last elevator check was February 1999. The vator equipment is located in the subterranean garage; of which appeared to be in serviceable condition at the me of inspection. Regulation seismic restraints have been provided; the equipment was bolted in place.

IRE CONTROL:

Fire prevention for this complex is provided by a system of fire alarms, sprinklers, standpipes, and smoke detectors, which is deemed to be adequate. Extinguishers and fire sprinklers are installed at each level of the building, including the garages, and were all found to be up-to-date. Smoke detectors hardwire or heat sensor devices have been installed in apartment bedrooms and common hallways; they were observed to be in serviceable condition on the date of inspection, but it is recommended to service the system by fire control professionals prior to the close of escrow. Fire prevention inside the garages consists of fire sprinklers, which were found to be in serviceable order.

SPECIAL NOTE: Fire suppression and detection systems were not tested as part of this inspection.

POOL:

The rectangular-shaped pool, installed on the roof, is approximately 12′ x 21′. On the date of inspection, the interior pool surface appeared to be generally discolored and stained, as is normal with fiberglass that is not properly maintained. The pool tiles appeared to be damaged with some grout missing. The pool coping is composed of pre-cast concrete, and appeared to be worn and stained. The pool decking is composed of deck coating over wood frame and sheathing, and was observed to be worn and in need of correction. The pool equipment is uncovered and is

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located adjacent to the pool. The enclosure materials are composed of wrought iron and the building surround, which appeared to be in acceptable condition. At the time of inspection, the pool equipment was in operating order and generally fair condition. The pool motors are manufactured by Franklin and Centurion and are rated at 1 horsepower; the motors were in operable condition. The pool filter is a Purex brand and appeared to be in serviceable condition. The pool is heated via Purex 180,000 & 300,000 BTUs heaters, which were not operating at the time of inspection. Heavy corrosion was noted in the firebox of both these units. The octagon-shaped spa is also fiberglass and was noted to be in somewhat faded condition at the time of inspection. The spa equipment was in operating order on the date of inspection. The spa motor is manufactured by Centurion and is rated at 1 horsepower. The spa filter is a Purex brand and was noted as being in serviceable order. The spa is heated via a Raypak unit, which was not operating and that had heavy corrosion, as noted previously. The pool and spa are not protected by fences and gates that are equipped with the regulation self-closing, self-latching devices, but rely upon their location on the roof of the building for pool enclosure security. This condition should be corrected.

Pool

INTERIOR:

Walls and ceilings inside the apartment units are composed of drywall, which appeared to be in generally only fair condition at the time of inspection. Walls are finished with paint or wallpaper. Ceilings in the bathrooms and kitchens are finished with paint, while remaining ceiling are finished with spray textured plaster. Cabinet finishes were found to be in acceptable condition. Floors are covered with carpet or linoleum (with some wood flooring noted); the materials appeared to be in overall acceptable-to-poor condition. There was a wide latitude of interior maintenance noted. Please see Sections D. Those items of deferred maintenance observed within the interiors on the date of inspection were generally deemed typical of those conditions that result from normal wear by the tenants, and

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which are usually included in the general refurbishment of the property in preparation for resale. Self-closing devices on unit entry doors should be maintained operational. For room-by-room details, please refer to Part D at the end of the report.

SPECIAL NOTE: Gun-applied or sprayed-on walls or ceilings may possibly contain asbestos-type material.

SPECIAL NOTE: It is recommended to check with the local building authority for all permits, Certificates of Occupancy, geological reports, and any and all orders ever issued by the local building authority to insure that all additions, modifications, alterations, gradings, and/or repairs to the original construction and/or grading have been inspected and approved by the local building authority.

(YOU MUST READ THIS)

CAUTION: Virtually all structures built and/or modified prior to 1983 most likely contain asbestos type materials in one form or another, which might not be visible at the time of inspection. A Aa BUILDING INSPECTION SERVICE, INC. does not consider itself as an expert in the areas of asbestos type materials, radon, toxic, reactive, combustible, lead, and/or corrosive materials and/or contaminants. Therefore this company does not conduct tests for these conditions. Should the client be concerned such

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conditions exist, it is strongly urged that the client utilize the services of qualified, licensed experts in these fields.

Concerning any alleged incorrect information contained in this report, owner shall notify A Aa BUILDING INSPECTION, INC. for the purpose of having A Aa BUILDING INSPECTION, INC. attempt to adjust the deficiency, if the adjustment is deemed appropriate by A Aa BUILDING INSPECTION, INC. The owner must give notice in advance before A Aa BUILDING INSPECTION SERVICE, INC. can answer any claim. It is agreed that A Aa BUILDING INSPECTION, INC.'s liability shall not exceed twice the amount of the fee charged for the inspection. This report is prepared solely and exclusively for the client indicated on the invoice. Reproduction and/or use of this document without written permission is strictly prohibited.

CONCLUSION:

Evidence obtained throughout this property on the date of inspection indicated that this complex had been originally well-designed and had been original construction. Indications are that maintenance has been generally spotty, with evidence of leakage and repetitive problems, both inside and outside of the building. Most conditions of deferred maintenance delineated in this narrative and in the body of the report were considered to fall under the category of minor situations which should prove relatively easy to correct. However, the following category of deficiencies listed below is of a more serious nature than that noted above, and comprises items that may prove to be costly and time-consuming to remedy. Situations observed on the site that fall under this major category of

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ficiencies are as follows: Correction of concrete work; roof corrections; exterior building finish rections; provision of gas supply to all fireplaces. In e inspectors' opinions - once the recommendations above ve been followed and with a continued program of good aintenance inside and outside - this property should ontinue to serve as the site of durable and desirable multiple residential units which should easily lend themselves to conversion into quality condominium homesites .

SPECIAL NOTE:

In a condominium conversion, a separate sheet is to be included, enumerating the major deficiencies, and the minor deficiencies, which this company recommends for correction. This section is divided into two parts:

1. Major items of deferred maintenance - items estimated to cost in excess of $1,000 to correct.

2. Minor items of deferred maintenance - items estimated to cost less than $1,000 to correct.

Major items of deferred maintenance - excess of $1,000 to correct:

1. Restore concrete flatwork at the walkways to a smooth, even surface and correct settlement.

2. Reseal exterior stucco surfaces to eliminate discoloration and rust.

3. Repair/replace water-damaged drywall in apartments, reseal and paint or spray texture surfaces.

4. Re-grade and reseal (or replace) roof surfaces in order to forestall continued leakage to the interior of the building and to eliminate ponding of roof runoff.

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an additional gas supply line to the bank of four fireplace appliances not currently provided with a gas supply.

Replace stained and worn carpeting in common areas.

Replace or repair water heaters for pool and spa.

Correct interior common hallway gaps at wall-to-ceiling joints.

Minor items of deferred maintenance - less than $1,000 to correct:

1. Replace worn or defective faucet seals, as needed in lavatories and tubs.

2. Repair separations in stair risers in stairwells.

3. Clean chemical(s) connected to sump discharge line in parking level at south side of building.

4. Clean and repair pool and spa surfaces; provide proper fencing and gates around pool and spa.

*Note: The above lists do not include items of deferred maintenance inside the apartment units. It is recommended to consult with qualified, licensed professionals regarding actual costs.

ESTIMATED REMAINING USEFUL LIFE OF BUILDING COMPONENT SYSTEMS:

1. Foundation: Given normal wear and tear, and that adequate and proper maintenance is followed, and in the absence of any earthquake or tremor, the remaining useful life is estimated to be 40 to 50 years.

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Exterior Walls: Given normal wear and tear after corrections, and that adequate and proper maintenance is followed, and in the absence of any earthquake or tremor, the remaining useful life is estimated to be 35 to 40 years.

Roof: Given that adequate and proper maintenance is performed, and that the recommended remedial corrective measures are taken, the estimated remaining useful life is 10 to 12 years.

4. Plumbing: After corrections are made by a qualified, professional contractor, and given that normal usage and proper maintenance are provided, the estimated remaining useful life is from 12 to 18 years.

5. Electrical: After corrections are made by a qualified, professional contractor, and given that normal usage and proper maintenance are provided, the estimated remaining useful life is from 25 to 30 years.

6. Heating: After corrections are made by a qualified, professional contractor, and given that normal usage and proper maintenance are provided, the estimated remaining useful life is from 15 to 18 years.

7. Air Conditioning: After corrections are made by a qualified, professional contractor, and given that normal usage and proper maintenance are provided, the estimated remaining useful life is from 12 to 15 years.

*Note: A Aa Building Inspection, Inc. in preparing the figures above regarding the remaining useful life, can only state its general opinion based on observations made on the site. A Aa Building Inspection, Inc. in providing those figures, neither guarantees nor warranties the accuracy of these figures.

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Exhibit "Q" (1)

Department of Real Estate
of the
State of California

FINAL SUBDIVISION PUBLIC REPORT
CONDOMINIUM CONVERSION

In the matter of the application of

GTS PROPERTY LOS ANGELES, INC.
a California Corporation

FILE NO.: 116064LA-F00

ISSUED: OCTOBER 4, 2004

EXPIRES: OCTOBER 3, 2009

See Page 5 (331 parking spaces)

for a Final Subdivision Public Report on

TRACT NO. 50346
a.k.a. HANCOCK PLACE

JOHN R. LIBERATOR
Acting Real Estate Commissioner

LOS ANGELES COUNTY, CALIFORNIA

By: _____
Deputy Commissioner

CONSUMER INFORMATION

- **THIS REPORT IS NOT A RECOMMENDATION OR ENDORSEMENT OF THE SUBDIVISION; IT IS INFORMATIVE ONLY.**
- **BUYER OR LESSEE MUST SIGN THAT (S)HE HAS RECEIVED AND READ THIS REPORT.**
- A copy of this subdivision public report along with a statement advising that a copy of the public report may be obtained from the owner, subdivider, or agent at any time, upon oral or written request, *must* be posted in a conspicuous place at any office where sales or leases or offers to sell or lease interests in this subdivision are regularly made. *[Reference Business and Professions (B&P) Code Section 11018.1(b)]*

This report expires on the date shown above. All material changes must be reported to the Department of Real Estate. *(Refer to Section 11012 of the B&P Code; and Chapter 6, Title 10 of the California Administrative Code, Regulation 2800.)* Some material changes may require amendment of the Public Report; which Amendment must be obtained and used in lieu of this report.

Section 12920 of the California Government Code provides that the practice of discrimination in housing accommodations on the basis of race, color, religion, sex, marital status, domestic partnership, national origin, physical handicap or ancestry, is against public policy.

Under Section 125.6 of the B&P Code, California real estate licensees are subject to disciplinary action by the Real Estate Commissioner if they discriminate or make any distinction or restriction in negotiating the sale or lease of real property because of the race, color, sex, religion, ancestry, national origin, or physical handicap of the client. If any prospective buyer or lessee believes that a licensee is guilty of such conduct, (s)he should contact the Department of Real Estate.

READ THE ENTIRE REPORT ON THE FOLLOWING PAGES BEFORE CONTRACTING TO BUY OR LEASE AN INTEREST IN THIS SUBDIVISION.

Common Interest Development

The project described in the attached Subdivision Public Report is known as a common-interest development. Read the Public Report carefully for more information about the type of development. The development includes common areas and facilities which will be owned and/or operated by an owners' association. Purchase of a lot or unit automatically entitles and obligates you as a member of the association and, in most cases, includes a beneficial interest in the areas and facilities. Since membership in the association is mandatory, you should be aware of the following information before you purchase:

Governing Instruments

Your ownership in this development and your rights and remedies as a member of its association will be controlled by governing instruments which generally include a Declaration of Restrictions (also known as CC&R's), Articles of Incorporation (or association) and bylaws. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law. Study these documents carefully before entering into a contract to purchase a subdivision interest.

Assessments

In order to provide funds for operation and maintenance of the common facilities, the association will levy assessments against your lot or unit. If you are delinquent in the payment of assessments, the association may enforce payment through court proceedings or your lot or unit may be liened and sold through the exercise of a power of sale. The anticipated income and expenses of the association, including the amount that you may expect to pay through assessments, are outlined in the proposed budget. Ask to see a copy of the budget if the subdivider has not already made it available for your examination.

Common Facilities

A homeowner association provides a vehicle for the ownership and use of recreational and other common facilities which were designed to attract you to buy in this development. The association also provides a means to accomplish architectural control and to provide a base for homeowner interaction on a variety of issues. The purchaser of an interest in a common-interest development should contemplate active participation in the affairs of the association. He or she should be willing to serve on the board of directors or on committees created by the board. In short, "they" in a common interest development is "you". Unless you serve as a member of the governing board or on a committee appointed by the board, your control of the operation of the common areas and facilities is limited to your vote as a member of the association. There are actions that can be taken by the governing body without a vote of the members of the association which can have a significant impact upon the quality of life for association members.

Subdivider Control

Until there is a sufficient number of purchasers of lots or units in a common interest development to elect a majority of the governing body, it is likely that the subdivider will effectively control the affairs of the association. It is frequently necessary and equitable that the subdivider do so during the early stages of development. It is vitally important to the owners of individual subdivision interests that the transition from subdivider to resident-owner control be accomplished in an orderly manner and in a spirit of cooperation.

Cooperative Living

When contemplating the purchase of a dwelling in a common interest development, you should consider factors beyond the attractiveness of the dwelling units themselves. Study the governing instruments and give careful thought to whether you will be able to exist happily in an atmosphere of cooperative living where the interests of the group must be taken into account as well as the interests of the individual. Remember that managing a common interest development is very much like governing a small community ... the management can serve you well, but you will have to work for its success. [B & P Code Section 11018.1(c)]

Informational Brochure

The Department of Real Estate publishes the Common Interest Development Brochure. the information in this brochure provides a brief overview of the rights, duties and responsibilities of both associations and individual owners in common interest developments. to obtain a free copy of this brochure, please send your request to:

Book Orders
Department of Real Estate
P.O. Box 187006
Sacramento, CA 95818-7006

RE 646 (Rev. 12/99)

SPECIAL NOTES

1. THIS REPORT COVERS ONLY UNITS 101-141, 201-241, 301-341, 401-441 (ALL-INCLUSIVE).

2. ADDENDUM A, PARAGRAPH 4A TO THE PURCHASE AGREEMENT AND ESCROW INSTRUCTIONS INCLUDES THE FOLLOWING:

   A. BUYER'S DELAY IF ESCROW CLOSES AFTER THE AGREED DATE DUE SOLELY TO A FAILURE OF BUYER TO PERFORM, BUYER WILL REIMBURSE SELLER THROUGH ESCROW $76.81 PER DIEM FOR EACH DAY THE ESCROW CLOSING WAS DELAYED BY BUYER.

3. THE SUBDIVIDER HAS BEEN REQUIRED BY THE CITY OF LOS ANGELES TO ENTER INTO AN AGREEMENT WHICH GIVES THE CITY HOUSING DIRECTOR A RIGHT OF FIRST REFUSAL ON FIFTEEN PERCENT (15%) OF THE UNITS IN THIS PROJECT WHICH MAYBE OFFERED FOR SALE IN THE FUTURE. THE PURPOSE OF THE AGREEMENT IS TO MAKE UNITS AVAILABLE TO LOW AND MODERATE INCOME PURCHASERS SELECTED BY THE HOUSING DIRECTOR. THE AGREEMENT HAS BEEN RECORDED IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY AS INSTRUMENT NO. 88-1509986 ON SEPTEMBER 20, 1988. THE AGREEMENT MEANS THAT YOUR RIGHT TO SELL WILL BE SUBJECT TO THE HOUSING DIRECTOR'S RIGHT OF FIRST REFUSAL.

   FOR ADDITIONAL INFORMATION SEE ARTICLE XXIX (RIGHTS OF THE CITY OF LOS ANGELES) OF THE RECORDED RESTICTIONS, AND THE RECORDED AGREEMENT, OR CONTACT THE CITY HOUSING AUTHORITY.

4. YOUR ATTENTION IS ESPECIALLY DIRECTED TO THE PARAGRAPHS BELOW ENTITLED: MAINTENANCE AND OPERATIONAL EXPENSES, CONVERSION, TITLE, AND PURCHASE MONEY HANDLING.

5. THIS PROJECT IS A COMMON INTEREST SUBDIVISION OF THE TYPE REFERRED TO AS A CONDOMINIUM. IT WILL BE OPERATED BY AN INCORPORATED OWNERS ASSOCIATION.

6 THE ASSOCIATION HAS THE RIGHT TO LEVY ASSESSMENTS AGAINST YOU FOR MAINTENANCE OF THE COMMON AREAS, AMENITIES AND FACILITIES, AND OTHER PURPOSES. YOUR CONTROL OF OPERATIONS AND EXPENSES IS LIMITED TO THE RIGHT OF YOUR ELECTED REPRESENTATIVES TO VOTE ON CERTAIN PROVISIONS AT MEETINGS.

7. SINCE THE COMMON AREA IMPROVEMENTS, AMENITIES, AND FACILITIES WILL BE MAINTAINED BY AN ASSOCIATION OF HOMEOWNERS, IT IS ESSENTIAL THAT THIS ASSOCIATION BE FORMED EARLY AND PROPERLY. THE ASSOCIATION MUST HOLD THE FIRST MEMBERSHIP MEETING AND ELECTION OF THE ASSOCIATION'S GOVERNING BODY WITHIN FORTY-FIVE (45) DAYS AFTER 51% SELL OUT OF THE INTERESTS AUTHORIZED FOR SALE UNDER THE FIRST PUBLIC REPORT FOR THE SUBDIVISION. HOWEVER, IN NO EVENT SHALL THE MEETING BE HELD LATER THAN SIX MONTHS AFTER THE CLOSING OF THE SALE OF THE FIRST SUBDIVISION INTEREST. (REGULATIONS 2792.17 AND 2792.19). THE ASSOCIATION MUST ALSO PREPARE AND DISTRIBUTE TO ALL HOMEOWNERS A BALANCE SHEET AND INCOME STATEMENT.

8. THE SUBDIVIDER MUST PAY ASSESSMENTS TO THE HOMEOWNERS ASSOCIATION FOR ALL UNSOLD UNITS. THE PAYMENTS MUST COMMENCE ON THE DATE OF THE FIRST CONVEYANCE BY THE SUBDIVIDER OF THE FIRST SUBDIVISION INTEREST IN THIS PROJECT. (REGULATIONS 2792.9 AND 2792.16).

9. THE SUBDIVIDER MUST MAINTAIN AND DELIVER TO THE HOMEOWNERS ASSOCIATION THE SPECIFIC RECORDS AND MATERIALS LISTED IN REAL ESTATE COMMISSIONER'S REGULATION 2792.23 WITHIN THE STATED TIME PERIOD. THESE RECORDS AND MATERIALS DIRECTLY AFFECT THE ABILITY OF THE HOMEOWNERS ASSOCIATION TO PERFORM ITS DUTIES AND RESPONSIBILITIES. (REFER TO SECTION 11018.5 OF THE BUSINESS AND PROFESSIONS CODE AND SECTION 1363 OF THE CIVIL CODE.)

10. THE SUBDIVIDER MUST PROVIDE YOU WITH A COPY OF THE ARTICLES OF INCORPORATION, BYLAWS, AND COVENANTS, CONDITIONS AND RESTRICTIONS PRIOR TO CLOSE OF ESCROW. THESE DOCUMENTS CONTAIN NUMEROUS MATERIAL PROVISIONS THAT SUBSTANTIALLY AFFECT AND CONTROL YOUR RIGHTS, PRIVILEGES, USE, OBLIGATIONS, AND COSTS OF MAINTENANCE AND OPERATION. YOU SHOULD READ AND UNDERSTAND THESE DOCUMENTS BEFORE YOU OBLIGATE YOURSELF TO PURCHASE A UNIT. (SECTION 11018.6 BUSINESS AND PROFESSIONS CODE.)

11. THE SUBDIVIDER STATED HE WILL FURNISH THE CURRENT BOARD OF OFFICERS OF THE HOMEOWNERS ASSOCIATION AND EACH INDIVIDUAL PURCHASER WITH THE DEPARTMENT OF REAL ESTATE REVIEWED ASSOCIATION BUDGET.

12. THE SUBDIVIDER STATED HE WILL FURNISH EACH INDIVIDUAL PURCHASER WITH THE CONDOMINIUM PLAN.

13. NO ESCROWS WILL CLOSE UNTIL ALL COMMON AREA IMPROVEMENTS, AMENITIES, AND FACILITIES, IMPROVEMENTS, LANDSCAPING AND ALL RESIDENTIAL STRUCTURES HAVE BEEN COMPLETED AND A NOTICE OF COMPLETION HAS BEEN FILED AND ALL CLAIM OF LIENS HAS EXPIRED, OR A TITLE POLICY IS ISSUED TO EACH PURCHASER CONTAINING AN ENDORSEMENT AGAINST ALL CLAIM OF LIENS. (SECTION 11018.5 OF THE BUSINESS AND PROFESSIONS CODE.)

14. THE SUBDIVIDER HAS INDICATED THAT HE INTENDS TO SELL ALL OF THE UNITS IN THIS PROJECT; HOWEVER, ANY OWNER, INCLUDING THE SUBDIVIDER, HAS A LEGAL RIGHT TO RENT OR LEASE THE UNITS.

15. IF YOU PURCHASE FIVE OR MORE SUBDIVISION UNITS FROM THE SUBDIVIDER, THE SUBDIVIDER IS REQUIRED TO NOTIFY THE REAL ESTATE COMMISSIONER OF THE SALE. IF YOU INTEND TO SELL YOUR INTERESTS OR LEASE THEM FOR TERMS LONGER THAN ONE YEAR, YOU ARE REQUIRED TO OBTAIN AN AMENDED SUBDIVISION PUBLIC REPORT BEFORE YOU CAN OFFER THE INTERESTS FOR SALE OR LEASE.

16. <u>WARNING</u>: WHEN YOU SELL YOUR CONDOMINIUM UNIT TO SOMEONE ELSE, YOU MUST GIVE THAT PERSON A COPY OF THE DECLARATION OF RESTRICTIONS, ARTICLES OF INCORPORATION, THE BYLAWS AND A TRUE STATEMENT CONCERNING ANY DELINQUENT ASSESSMENTS, PENALTIES, ATTORNEYS' FEES OR OTHER CHARGES, PROVIDED BY THE RESTRICTIONS OR

OTHER MANAGEMENT DOCUMENTS ON THE UNIT AS OF THE DATE THE STATEMENT WAS ISSUED.

NOTE: IF YOU FORGET TO DO THIS, IT MAY COST YOU A PENALTY OF $500.00 - - PLUS ATTORNEY'S FEES AND DAMAGES (SEE CIVIL CODE SECTION 1368).

THE SUBDIVIDER MUST MAKE AVAILABLE TO YOU, COPIES OF THE ASSOCIATION GOVERNING INSTRUMENTS, A STATEMENT CONCERNING ANY DELINQUENT ASSESSMENTS AND RELATED CHARGES AS PROVIDED BY THE GOVERNING INSTRUMENTS AND, IF AVAILABLE, CURRENT FINANCIAL AND RELATED STATEMENTS (SEE BUSINESS AND PROFESSIONS CODE SECTION 11018.6).

17. NOTWITHSTANDING ANY PROVISION IN THE PURCHASE CONTRACT TO THE CONTRARY, A PROSPECTIVE BUYER HAS THE RIGHT TO NEGOTIATE WITH THE SELLER TO ALLOW AN INSPECTION OF THE PROPERTY BY THE BUYER OR THE BUYER'S DESIGNEE UNDER TERMS MUTUALLY AGREEABLE TO THE PROSPECTIVE BUYER AND SELLER.

INTERESTS TO BE CONVEYED: You will receive fee title to a specified unit, an undivided fractional fee interest as tenant in common in the common area together with a membership in the 620 S. Gramercy Place Homeowner's Association and rights to use the common area.

LOCATION AND SIZE: This subdivision is located at 620 S. Gramercy Place within the city limits of Los Angeles, California. Prospective purchasers should acquaint themselves with the kinds of city services available.

This is a single phase project which consists of approximately 1.22 acre on which 1 buildings containing 164 units and a subterranean garage with 301 parking spaces and 30 guest parking spaces exist.

Common area improvements/common amenities consisting of landscaping, swimming pool, spa, recreation room, 3 elevators, 8 laundry rooms, water heaters, sump pumps, garage ventilation, block wall, wrought iron fencing, lighting, access control, furnishings, signs and gym equipment have been constructed/furnished on the common area.

CONVERSION: This development is a conversion of an existing apartment to condominium use. The structure was completed in 1989.

The subdivider will provide you with a written statement disclaiming knowledge of any substantial defects or malfunctions. Such disclaimer is required by Civil Code Section 1134.

THE SUBDIVIDER HAS NOT FURNISHED INSPECTION REPORTS FROM LICENSED CONTRACTORS OR ENGINEERS CONCERNING THE CURRENT CONDITION OF MAJOR BUILDING COMPONENTS. CONSEQUENTLY, COST ESTIMATES FOR POSSIBLE FUTURE REPAIRS ARE NOT AVAILABLE. THIS MEANS THE ESTIMATES OF REMAINING USEFUL LIFE IN SUCH BUILDING COMPONENTS MAY NOT BE ACCURATE AND THE ASSOCIATION'S BUDGET MAY NOT BE SUFFICIENT TO PAY FOR UNEXPECTED REPAIRS. IT MAY BE NECESSARY TO LEVY SPECIAL ASSESSMENTS AGAINST THE UNIT OWNERS TO PAY FOR SUCH REPAIRS.

MANAGEMENT AND OPERATION: The 620 S. Gramercy Place Homeowner's Association of which you become a member at time of purchase, manages, maintains and operates the common area(s) in accordance with the Covenants, Conditions and Restrictions, Articles of Incorporation, and the Bylaws.

MAINTENANCE AND OPERATIONAL EXPENSES: The subdivider has submitted a budget for the management, maintenance and operation of the common areas and for long-term reserves. This budget was reviewed by the Department of Real Estate in July 2004. You should obtain a copy of this budget from the subdivider. Under this budget, the monthly assessment against each subdivision interest ranges from $250.06 to $286.04 of which $33.98 is a monthly contribution to long-term reserves and is not to pay for current management, maintenance and operating expenses.

Note: The proposed budget includes a revenue offset of $23.43/per unit/per month based on Laundry/Parking/Vending Machine income (per average of 24 months financial statements). Purchasers should realize this credit to the budget is not guaranteed and may fluctuate from year to year.

The utility rates used for the calculations within this budget are based on information available at the time of the budget review date (as shown above). Increases in regular assessments or special assessments may be required as a temporary measure to provide adequate funds to compensate for potential utility rate increases. Purchasers should be aware of the possible affect these increases may have on their homeowner assessments.

IF THE BUDGET FURNISHED TO YOU BY THE DEVELOPER SHOWS A MONTHLY ASSESSMENT FIGURE WHICH IS AT LEAST 20% MORE OR AT LEAST 10% LESS THAN THE ASSESSMENT AMOUNT SHOWN IN THIS REPORT, YOU SHOULD CONTACT THE DEPARTMENT OF REAL ESTATE BEFORE ENTERING INTO AN AGREEMENT TO PURCHASE.

The Covenants, Conditions and Restrictions provide that the subdivider or other owner of a subdivision interest will be allowed to defer from payment, that portion of any assessment which is directly attributable to any structural improvement and/or common facility that is not complete at the time assessments commence. The amount of the deferment may be a fixed amount, or may vary based upon dates of completion or use. Once the established criterion is met and the authority allowing the deferment is eliminated, all owners must pay the full amount of the monthly assessment as outlined herein. The limitations of this allowance are specifically set forth in the Restrictions. (Regulation 2792.16c).

The association may increase or decrease assessments at any time in accordance with the procedure prescribed in the Restrictions or Bylaws. In considering the advisability of a decrease, (or a smaller increase), in assessments, care should be taken not to eliminate amounts attributable to reserves for replacement or major maintenance.

THE BUDGET INFORMATION INCLUDED IN THIS PUBLIC REPORT IS APPLICABLE AS OF THE DATE OF BUDGET REVIEW AS SHOWN ABOVE. EXPENSES OF OPERATION ARE DIFFICULT TO PREDICT AND EVEN IF ACCURATELY ESTIMATED INITIALLY, MOST

EXPENSES INCREASE WITH THE AGE OF FACILITIES AND WITH INCREASES IN THE COST OF LIVING.

Monthly assessments will commence on all units on the date of the first conveyance by the subdivider of the first subdivision interest in this project.

The remedies available to the association against owners who are delinquent in the payment of assessments are set forth in the Restrictions. These remedies are available against the subdivider as well as against other owners.

The subdivider has posted a bond as partial security for the obligation to pay these assessments. The governing body of the association should assure itself that the subdivider has satisfied these obligations to the association with respect to the payment of assessments before agreeing to a release or exoneration of the security.

TITLE: A preliminary (title) report shows title among other things subject to:

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. Covenant and Agreement to Provide Parking Attendant recorded September 28, 1988, Instrument/File No. 88-1563505.

3. Covenants and Agreements Regarding Maintenance of Building recorded September 28, 1988, Instrument/File No. 88-1563506 and recorded February 15, 1990, Instrument/File No. 90-261004

4. Covenants and Agreements recorded September 28, 1988, Instrument/File No. 88-1563507 and 1563509.

5. Declaration of Easements recorded September 30, 1988, Instrument/File No. 88-1576370, amendment recorded February 1, 1989.

6. Covenant and Agreement Regarding Condominium Conversion recorded October 24, 1991, 91-1683756.

7. Laundry Room Lease recorded June 14, 1993, Instrument No. 93-1129329.

8. Unrecorded Commercial Right of Entry Agreement and Cable Agreement dated August 31, 1994, disclosed per Instrument No. 96-415121 recorded March 15, 1996.

9. Right of parties in possession of said land by reason of unrecorded leases and rights of parties in possession of said as tenants only.

10. Master Covenants and Agreement recorded as Instrument No. 04-80756, 0480757, 04-268772, 04-268773 and Covenant and Agreement recorded as Instrument No. 04-153638.

EASEMENTS: Easements for utilities, Exclusive Use Common Area and other purposes are shown on the Title Report and Subdivision Map recorded in Book 1289, Pages 55 and 56 of Maps, in the Office of the Los Angeles County Recorder and Condominium Plan recorded September 3, 2004 as Instrument No. 04-2277399 in the

Office of the Los Angeles County Recorder.

Amendments to the original condominium plan may also be recorded. You may ask the subdivider about such changes. If you purchase a unit, this information will be included in your title policy.

Purchasers should examine the preliminary (title) report and recorded map and condominium plan for further information.

RESTRICTIONS: This project is subject to Restrictions recorded in the Office of the Los Angeles County Recorder on October 1, 2004 as Instrument No. 04-2527793.

Purchasers should review and understand all of the restrictions, and in particular the sections pertaining to property rights, use restrictions, maintenance, association membership and voting, and assessments.

FOR INFORMATION AS TO YOUR OBLIGATIONS AND RIGHTS, YOU SHOULD READ THE RESTRICTIONS. THE SUBDIVIDER MUST MAKE THEM AVAILABLE TO YOU.

USES AND ZONING:
North, south, east and west: Multiple family residence

HAZARDS: The subdivider advises that the following hazards or unusual conditions exist within or near this development:

Wilshire Country Club is approximately 1+1/8th mile north.
Hollywood Memorial is approximately 2 miles north.
Rosedale Cemetary is approximately 1+3/4th mile south.
The 101 freeway is approximately 1+5/8th mile northeast.

TAXES: The maximum amount of any tax on real property that can be collected annually by counties is 1% of the full cash value of the property. With the addition of interest and redemption charges on any indebtedness, approved by voters prior to July 1, 1978, the total property tax rate in most counties is approximately 1.25% of the full cash value. In some counties, the total tax rate could be well above 1.25% of the full cash value. For example, an issue of general obligation bonds previously approved by the voters and sold by a county water district, a sanitation district or other such district could increase the tax rate.

For the purchaser of a unit in this subdivision, the full cash value of the unit will be the valuation, as reflected on the tax roll, determined by the county assessor as of the date of purchase of the unit or as of the date of completion of an improvement on the unit if that occurs after the date of purchase.

CONDITIONS OF SALE: If your purchase involves financing, a form of deed of trust and note will be used. The provisions of these documents may vary depending on the lender selected. These documents may contain the following provisions:

Acceleration Clause: This is a clause in a mortgage or deed of trust which provides that if the borrower (trustor) defaults in repaying the loan, the lender may declare the unpaid

balance of the loan immediately due and payable.

Due-on Sale Clause: If the loan instrument for financing your purchase of an interest in this subdivision includes a due-on-sale clause, the clause will be automatically enforceable by the lender when you sell the property. This means that the loan will not be assumable by a purchaser without the approval of the lender. If the lender does not declare the loan to be all due and payable on transfer of the property by you, the lender is nevertheless likely to insist upon modification of the terms of the instrument as a condition to permitting assumption by the buyer. The lender will almost certainly insist upon an increase in the interest rate if the prevailing interest rate at the time of the proposed sale of the property is higher than the interest rate of your promissory note.

A Balloon Payment: This means that your monthly payments are not large enough to pay off the loan, with interest, during the period for which the loan is written and that at the end of the loan period, you must pay the entire remaining balance in one payment. If you are unable to pay the balance and the remaining balance is a sizeable one, you should be concerned with the possible difficulty in refinancing the balance. If you cannot refinance or sell your property, or pay off the balloon payment, you will lose your property.

A Prepayment Penalty: This means that if you wish to pay off your loan in whole or in part before it is due, you must, in addition, pay a penalty.

A Late Charge: This means that if you fail to make your installment payment on or before the due date, or within a specified number of days after the due date, you, in addition, must pay a penalty.

The subdivider may assist you in arranging financing from a federal or state regulated lender which will make loans that allow the interest rates to change over the life of the loan. An interest rate increase ordinarily causes an increase in the monthly payment that you make to the lender. The lender will provide you with a disclosure form about the financing to assist you in evaluation of your ability to make increased payments during the term of the loan. This disclosure form will be furnished to you at the time you receive your loan application and before you pay a non-refundable fee.

BEFORE SIGNING, YOU SHOULD CAREFULLY READ AND THOROUGHLY UNDERSTAND ALL LOAN DOCUMENTS.

PURCHASE MONEY HANDLING: The subdivider must impound all funds received from you in an escrow depository until legal title is delivered to you. [Refer to Business and Professions Code Sections 11013, 11013.1, and 11013.2(a).]

If the escrow has not closed on your unit within one (1) year of the of your Joint Purchase Agreement and Escrow Instructions, you may request return of your purchase money deposit.

Addendum A, Paragraph 8 to the Purchase Agreement and Escrow Instructions provides as follows:

Possible Concurrent Closing Seller has recorded a blanket monetary encumbrance in favor of an institutional lender; and, Buyers of condominiums in this Project may obtain new financing

to purchase their units. These lender(s) may require the prior sale of a percentile of all Project units before issuance of reconveyances of the existing, or funding of the new loan(s). Therefore, Seller, at his sole election, but without obligation to do so, may instruct Stewart Title of California, Inc. that no project sale escrow, which may include Buyer's escrow herein, shall close until that number of project units being sold by Seller that is equal to the lender(s) required percentile, can close simultaneously. Such instruction from Seller alone will automatically extend the closing date of all open escrows until minimum closing requirement is met.

NOTE: Section 2995 of the Civil Code provides that no real estate subdivider shall require as a condition precedent to the transfer of real property containing a single-family residential dwelling that escrow services effectuating such transfer shall be provided by an escrow entity in which the subdivider has a financial interest of 5% or more.

THE SUBDIVIDER HAS NO FINANCIAL INTEREST IN THE ESCROW COMPANY WHICH IS TO BE USED IN CONNECTION WITH THE SALE OR LEASE OF UNITS IN THIS SUBDIVISION.

SOIL CONDITIONS: Soils, filled ground, and geologic information is available at the City of Los Angeles Dept. of Building and Safety, 201 N. Figueroa Street, Los Angeles, CA 90012

This is a conversion project; a soils report is not required by local government.

GEOLOGIC CONDITIONS: THE UNIFORM BUILDING CODE, APPENDIX CHAPTER 33, PROVIDES FOR LOCAL BUILDING OFFICIALS TO EXERCISE PREVENTIVE MEASURES DURING GRADING TO ELIMINATE OR MINIMIZE DAMAGE FROM GEOLOGIC HAZARDS SUCH AS LANDSLIDES, FAULT MOVEMENTS, EARTHQUAKE SHAKING, RAPID EROSION OR SUBSIDENCE. THIS SUBDIVISION IS LOCATED IN AN AREA WHERE SOME OF THESE HAZARDS MAY EXIST. SOME CALIFORNIA COUNTIES AND CITIES HAVE ADOPTED ORDINANCES THAT MAY OR MAY NOT BE AS EFFECTIVE IN THE CONTROL OF GRADING AND SITE PREPARATION.

PURCHASERS MAY CONTACT THE SUBDIVIDER, THE SUBDIVIDER'S ENGINEER, THE ENGINEERING GEOLOGIST AND THE LOCAL BUILDING OFFICIALS TO DETERMINE IF THE ABOVE-MENTIONED HAZARDS HAVE BEEN CONSIDERED AND IF THERE HAS BEEN ADEQUATE COMPLIANCE WITH APPENDIX CHAPTER 33 OR AN EQUIVALENT OR MORE STRINGENT GRADING ORDINANCE DURING THE CONSTRUCTION OF THIS SUBDIVISION.

WATER: Los Angeles Dept. of Water and Power. Maintenance of water lines and related facilities that are not maintained by the water supplier or unit owners is the responsibility of the 620 S. Gramercy Place Homeowner's Association.

GAS: Southern California Gas Co.

ELECTRICTY: Los Angeles Dept. of Water and Power

STREETS AND ROADS: The private street/driveway within this project will be maintained by the homeowner association. The costs of repair and maintenance of these private streets are included in the budget and are a part of your regular

assessment.

SCHOOLS: This project lies within the Los Angeles County Unified School District. The District advises that the schools initially available to this subdivision are:

Elementary	Wilson Elementary School 8317 Sheffield Avenue San Gabriel, CA	(K-5)
Middle	Jefferson Middle School 1340 Live Oak San Gabriel, CA	(6-8)
High School	Gabrielino High School 1327 San Gabriel Blvd. San Gabriel, CA	(9-12)

This school information was provided prior to the date of issuance of this public report and is subject to change. For the most current information regarding school assignments, facilities and bus service, purchasers are encouraged to contact the above school district.

If you need clarification as to the statements in this Public Report or if you desire to make arrangements to review the documents submitted by the subdivider which the Department of Real estate used in preparing this Public Report, you may contact:

Department of Real Estate
320 W. Fourth Street, Suite 350
Los Angeles, CA 90013-1105
(213) 576-6983

CF 04-0833

return mail

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
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Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-0833
RM No. 50346
CD 10

May 3, 2005

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Legislative Assistant
Planning and Land Use
Management Committee, 213-978-1068

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Planning

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KAREN E. KALFAYAN
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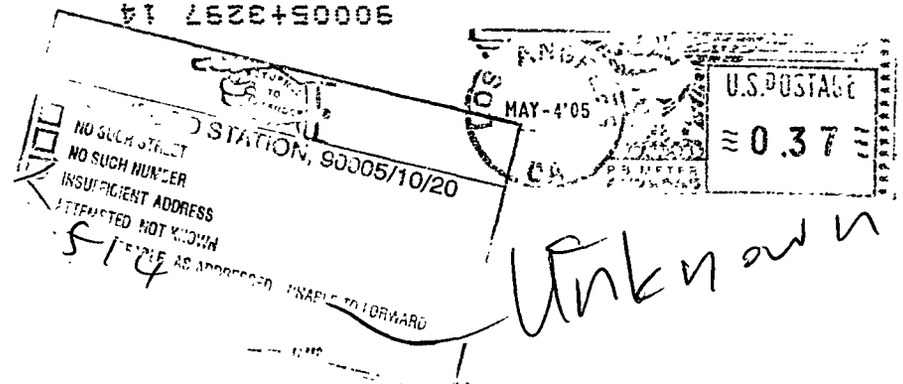

Planning

Unknown

Lee, Christina & Kim, Kyung Ho
~~620 S. Gramercy, #333~~
Los Angeles, CA 90005

90012/3239

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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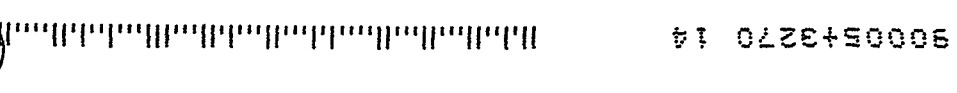

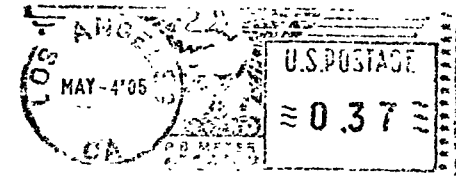

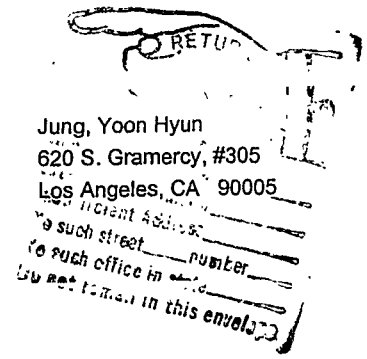

Jung, Yoon Hyun
620 S. Gramercy, #305
Los Angeles, CA 90005

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City Clerk

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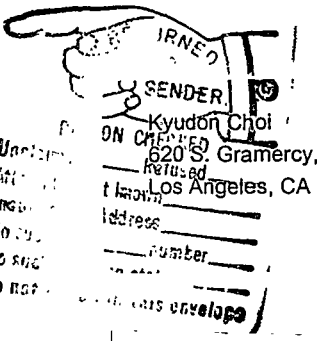

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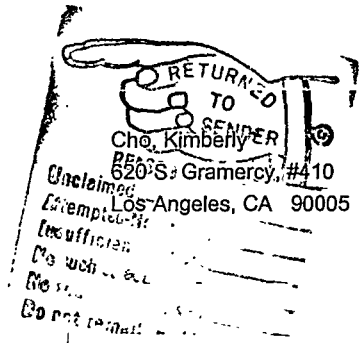

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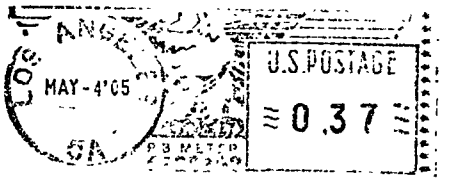

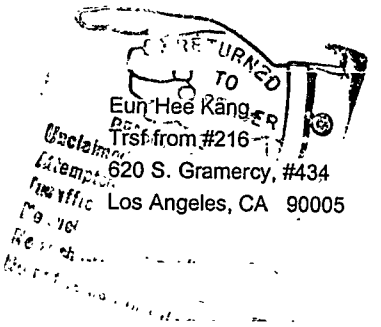

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MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-0833
RM No. 50346
CD 10

May 3, 2005

NOTICE TO INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will hold a public hearing, on Wednesday, May 11, 2005, at approximately 2:00 p.m. or soon thereafter in Room 1010, 200 North Spring Street, City Hall, to consider an appeal filed by Harvey L. Rochman, Esq., on behalf of GTS Property, Los Angeles, Inc., to the City Council relative to the determination of the Advisory Agency regarding a relocation assistance dispute and the interpretation and application of Recorded Covenant Agreement for Recorded Map No. 50346 for a 164-unit condominium conversion located at 620 South Gramercy Place.

Applicant: Sonny Astani,
GTS Property, Los Angeles, Inc., Ellen Berkowitz, Representative

The full Los Angeles City Council will also consider this matter on Friday, May 20, 2005, at approximately 10:00 a.m. or soon thereafter in John Ferraro Council Chamber, Room 340, City Hall at 200 North Spring Street.

If you are unable to appear at these meetings, you may submit your comments in writing. The file and appeal referred to above can be reviewed in the Office of the City Clerk. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012.

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Barbara Greaves
Legislative Assistant
Planning and Land Use
Management Committee, 213-978-1068

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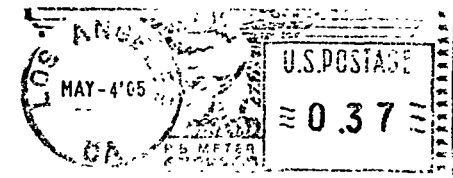

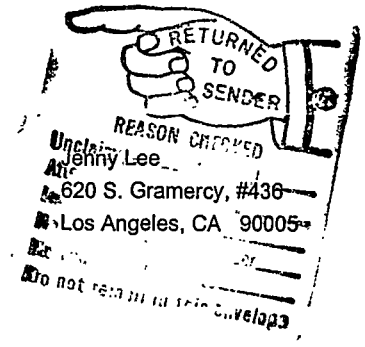

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

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Kim, Ian S. & Lee, Haung Young
620 S. Gramercy #125
Los Angeles, CA. 90005

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Executive Officer

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Tucker, Chris
620 S. Gramercy, #121
Los Angeles, CA 90005

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City Clerk

KAREN E. KALFAYAN
Executive Officer

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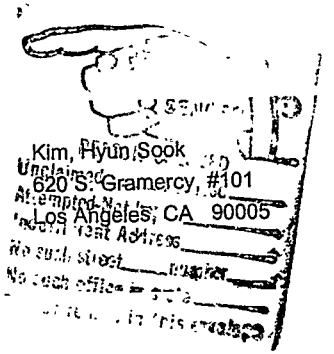

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City Clerk

KAREN E. KALFAYAN
Executive Officer

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RETURN TO SENDER
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620 S. Gramercy, #307
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City Clerk

KAREN E. KALFAYAN
Executive Officer

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Bae, William & Kim, Jennyer
620 S. Gramercy, #130
Los Angeles, CA 90005

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City Clerk

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Executive Officer

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Park, Chan Ung & Park, Kwan Woo
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Los Angeles, CA 90005

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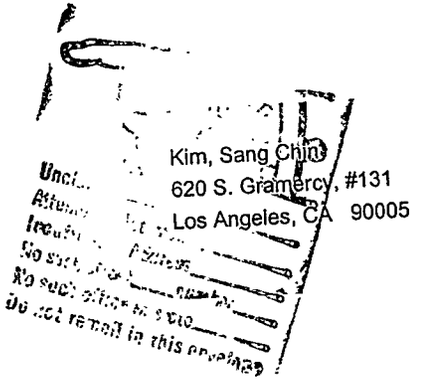

Kim, Sang Chin
620 S. Gramercy, #131
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-0833
RM No. 50346
CD 10

May 3, 2005

NOTICE TO INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will hold a public hearing, on Wednesday, May 11, 2005, at approximately 2:00 p.m. or soon thereafter in Room 1010, 200 North Spring Street, City Hall, to consider an appeal filed by Harvey L. Rochman, Esq., on behalf of GTS Property, Los Angeles, Inc., to the City Council relative to the determination of the Advisory Agency regarding a relocation assistance dispute and the interpretation and application of Recorded Covenant Agreement for Recorded Map No. 50346 for a 164-unit condominium conversion located at 620 South Gramercy Place.

Applicant: Sonny Astani,
GTS Property, Los Angeles, Inc., Ellen Berkowitz, Representative

The full Los Angeles City Council will also consider this matter on Friday, May 20, 2005, at approximately 10:00 a.m. or soon thereafter in John Ferraro Council Chamber, Room 340, City Hall at 200 North Spring Street.

If you are unable to appear at these meetings, you may submit your comments in writing. The file and appeal referred to above can be reviewed in the Office of the City Clerk. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012.

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Barbara Greaves
Legislative Assistant
Planning and Land Use
Management Committee, 213-978-1068

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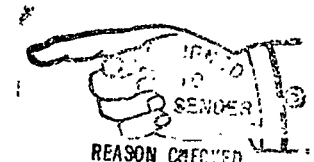

Unclaimed
Attempted
Insufficient Address
No Such Number/Street
Do not remail in this envelope

Hak J. (Joseph) Moon
620 S. Gramercy, #312
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

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Los Angeles, CA 90012
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04-0833
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RETURNED
Unclaimed
Attempted - Not Known
Insufficient Address
No such street
No such office in state
Do not forward

Kim, Andy
620 S. Gramercy, #236
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
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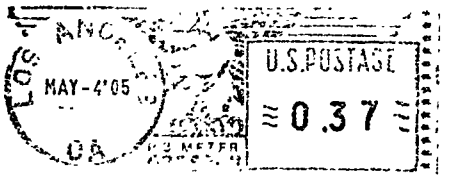

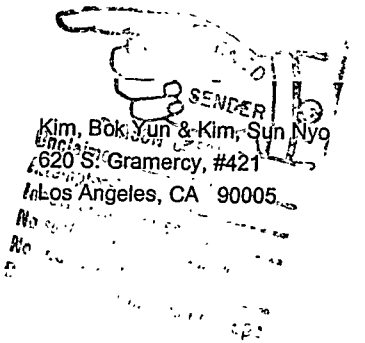

Kim, Bok Yun & Kim, Sun Nyo
620 S. Gramercy, #421
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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CITY OF LOS ANGELES
CALIFORNIA

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MAYOR

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Kap S. Kim
620 S. Gramercy, #309
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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CITY OF LOS ANGELES

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Jung H. Kim
620 S. Gramercy, #318
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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CITY OF LOS ANGELES
CALIFORNIA

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RETURNED TO SENDER

Kim, Chong Han or Kim, Debbie
620 S. Gramercy, #119
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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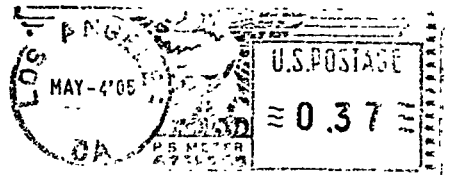

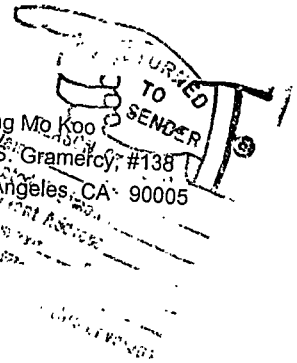

Young Mo Koo
620 S. Gramercy, #138
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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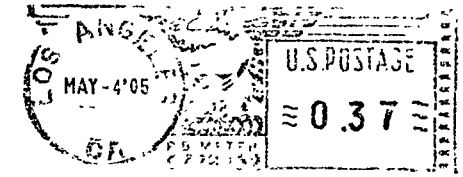

Eui Sun Yang
620 S. Gramercy, #136
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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04-0833
RM No. 50346
CD 10

May 3, 2005

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Applicant: Sonny Astani,
GTS Property, Los Angeles, Inc., Ellen Berkowitz, Representative

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Barbara Greaves
Legislative Assistant
Planning and Land Use
Management Committee, 213-978-1068

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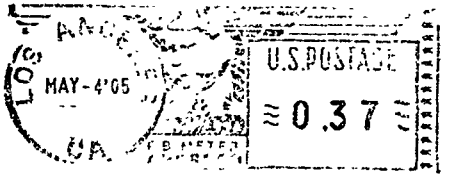

Jones, Diana D.
620 S. Gramercy, #135
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES

CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-0833
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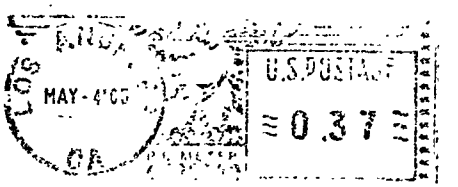

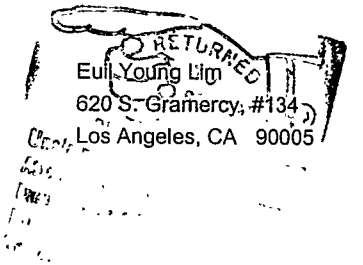

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
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Min Ho Kim
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Los Angeles, CA 90005

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City Clerk

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Moon, Joon Woong & Shin, Seong
Nyeo
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Los Angeles, CA 90005

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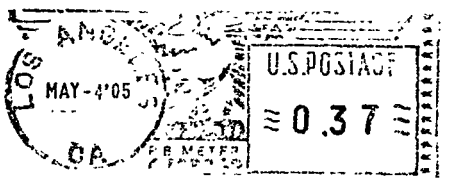

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Los Angeles, CA 90005
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KAREN E. KALFAYAN
Executive Officer

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Young I. Kang
620 S. Gramercy, #117
Los Angeles, CA 90005

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City Clerk

KAREN E. KALFAYAN
Executive Officer

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Los Angeles, CA 90005
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City Clerk

KAREN E. KALFAYAN
Executive Officer

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CALIFORNIA

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Kang, In Kyung & Park, Sung Nam
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Los Angeles, CA 90005

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Kim, Sang Hoon &
Jaakkonen, Jaana Hannele
620 S. Gramercy, #107
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-0833
RM No. 50346
CD 10

May 3, 2005

NOTICE TO INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will hold a public hearing, on Wednesday, May 11, 2005, at approximately 2:00 p.m. or soon thereafter in Room 1010, 200 North Spring Street, City Hall, to consider an appeal filed by Harvey L. Rochman, Esq., on behalf of GTS Property, Los Angeles, Inc., to the City Council relative to the determination of the Advisory Agency regarding a relocation assistance dispute and the interpretation and application of Recorded Covenant Agreement for Recorded Map No. 50346 for a 164-unit condominium conversion located at 620 South Gramercy Place.

Applicant: Sonny Astani,
GTS Property, Los Angeles, Inc., Ellen Berkowitz, Representative

The full Los Angeles City Council will also consider this matter on Friday, May 20, 2005, at approximately 10:00 a.m. or soon thereafter in John Ferraro Council Chamber, Room 340, City Hall at 200 North Spring Street.

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Barbara Greaves
Legislative Assistant
Planning and Land Use
Management Committee, 213-978-1068

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Kim, Chi Sung & Kim, Mi Hyang
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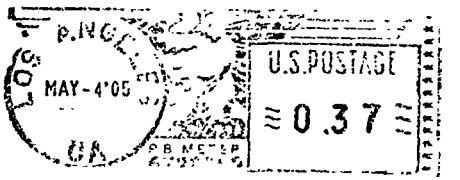

Raymond Sangok Lee
620 S. Gramercy, #109
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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Sang Hee Ha
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Los Angeles, CA 90005

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City Clerk

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Executive Officer

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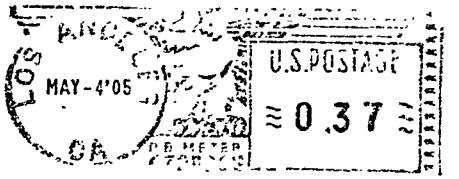

Daniel Scott Windemuth
620 S. Gramercy, #104
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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Kim, Sun Jung & Chin, Sun Hee
620.S. Gramercy, #103
Los Angeles, CA 90005

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Kim, Eon Ye
620 S. Gramercy, #115
Los Angeles, CA 90005

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City Clerk

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Yoo Mi Jeon
620 S. Gramercy, #228
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RETURN TO

Un Jeoung Kim
620 S. Gramercy, #225
Los Angeles, CA 90005

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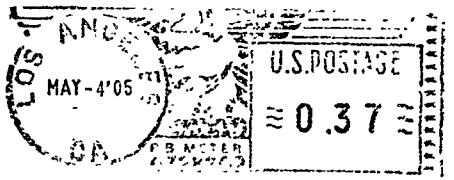

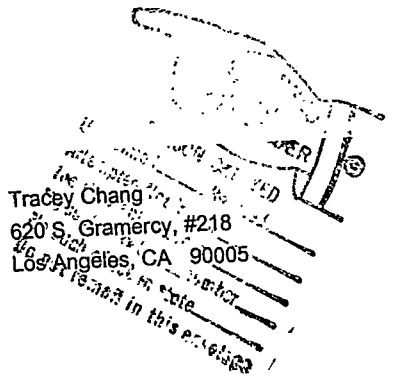

Tracey Chang
620 S. Gramercy, #218
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-0833
RM No. 50346
CD 10

May 3, 2005

NOTICE TO INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will hold a public hearing, on Wednesday, May 11, 2005, at approximately 2:00 p.m. or soon thereafter in Room 1010, 200 North Spring Street, City Hall, to consider an appeal filed by Harvey L. Rochman, Esq., on behalf of GTS Property, Los Angeles, Inc., to the City Council relative to the determination of the Advisory Agency regarding a relocation assistance dispute and the interpretation and application of Recorded Covenant Agreement for Recorded Map No. 50346 for a 164-unit condominium conversion located at 620 South Gramercy Place.

Applicant: Sonny Astani,
GTS Property, Los Angeles, Inc., Ellen Berkowitz, Representative

The full Los Angeles City Council will also consider this matter on Friday, May 20, 2005, at approximately 10:00 a.m. or soon thereafter in John Ferraro Council Chamber, Room 340, City Hall at 200 North Spring Street.

If you are unable to appear at these meetings, you may submit your comments in writing. The file and appeal referred to above can be reviewed in the Office of the City Clerk. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012.

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Barbara Greaves
Legislative Assistant
Planning and Land Use
Management Committee, 213-978-1068

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Los Angeles, CA 90005

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Hyonchun Steven Shin
620 S. Gramercy, #226
Los Angeles, CA 90005

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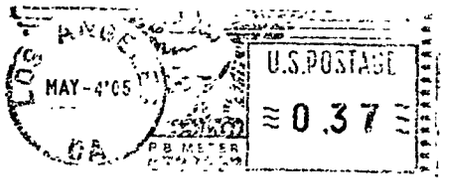

Sung, Naml & Sung, Myung Ok
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KAREN E. KALFAYAN
Executive Officer

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CITY OF LOS ANGELES
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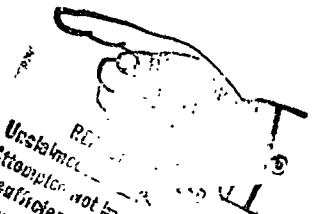

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Los Angeles, CA 90005

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Jung Sun Bae
620 S. Gramercy, #230
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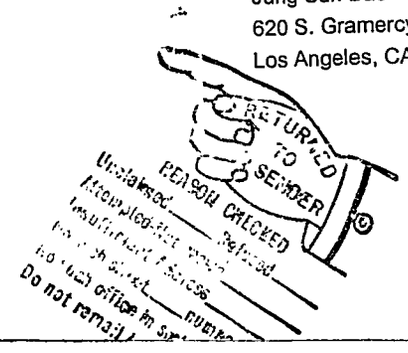

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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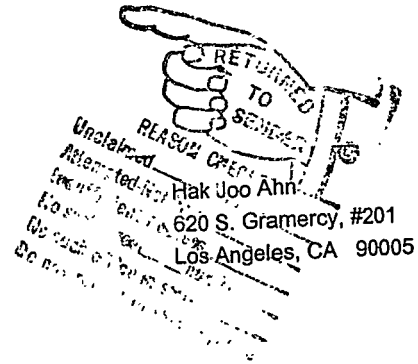

Hak Joo Ahn
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Los Angeles, CA 90005

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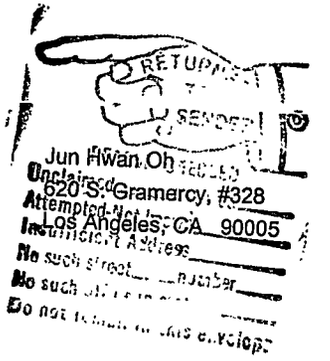

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Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-0833
RM No. 50346
CD 10

May 3, 2005

NOTICE TO INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will hold a public hearing, on Wednesday, May 11, 2005, at approximately 2:00 p.m. or soon thereafter in Room 1010, 200 North Spring Street, City Hall, to consider an appeal filed by Harvey L. Rochman, Esq., on behalf of GTS Property, Los Angeles, Inc., to the City Council relative to the determination of the Advisory Agency regarding a relocation assistance dispute and the interpretation and application of Recorded Covenant Agreement for Recorded Map No. 50346 for a 164-unit condominium conversion located at 620 South Gramercy Place.

Applicant: Sonny Astani,
GTS Property, Los Angeles, Inc., Ellen Berkowitz, Representative

The full Los Angeles City Council will also consider this matter on Friday, May 20, 2005, at approximately 10:00 a.m. or soon thereafter in John Ferraro Council Chamber, Room 340, City Hall at 200 North Spring Street.

If you are unable to appear at these meetings, you may submit your comments in writing. The file and appeal referred to above can be reviewed in the Office of the City Clerk. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012.

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Barbara Greaves
Legislative Assistant
Planning and Land Use
Management Committee, 213-978-1068

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Myong Joo (Ellen) Park
620 S. Gramercy, #325
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
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Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
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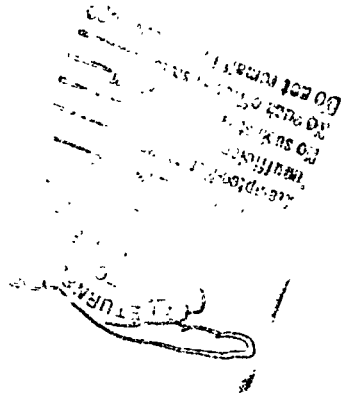

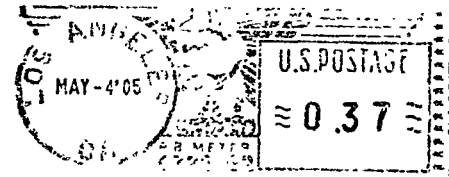

Unclaimed
Moved, Left No Address
Attempted, Not Known
No such street
No such number
Insufficient Address
620 S. Gramercy, #319
Los Angeles, CA 90005
Do not remail in this envelope

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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CALIFORNIA

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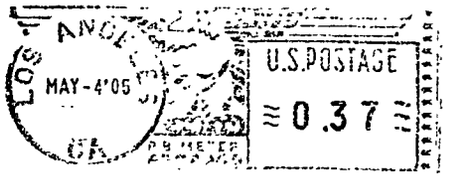

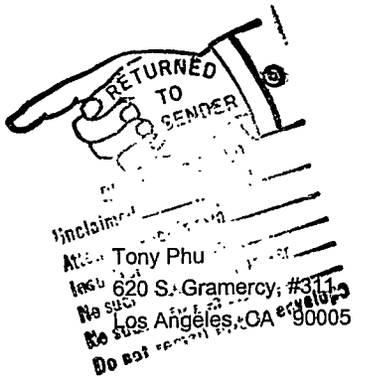

Tony Phu
620 S. Gramercy, #311
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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MAYOR

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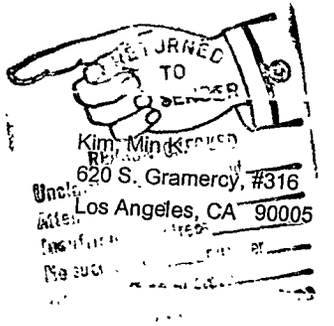

Kim Mindkrsed
620 S. Gramercy, #316
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
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Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
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HELEN GINSBURG
Chief, Council and Public Services Division

04-0833
RM No. 50346
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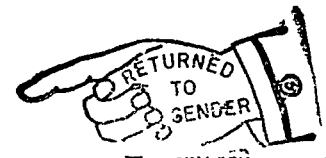

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Refused
Unclaimed
Insufficient
No such
No such
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UShin, Austin & Kim, Hyun-Ju
620 S. Gramercy, #317
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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CITY OF LOS ANGELES
CALIFORNIA

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RETURN TO

Nam, Sujin
620 S. Gramercy, #339
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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Kim, Keeho & Kim, Sun Kyoung
620 S. Gramercy, #332
Los Angeles, CA 90005

FRANK T. MARTINEZ
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KAREN E. KALFAYAN
Executive Officer

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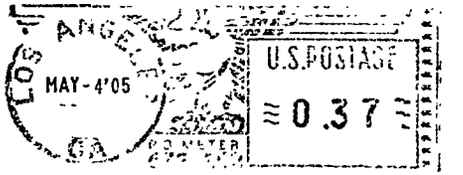

David Kim
620 S. Gramercy, #431
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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May 3, 2005

NOTICE TO INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will hold a public hearing, on Wednesday, May 11, 2005, at approximately 2:00 p.m. or soon thereafter in Room 1010, 200 North Spring Street, City Hall, to consider an appeal filed by Harvey L. Rochman, Esq., on behalf of GTS Property, Los Angeles, Inc., to the City Council relative to the determination of the Advisory Agency regarding a relocation assistance dispute and the interpretation and application of Recorded Covenant Agreement for Recorded Map No. 50346 for a 164-unit condominium conversion located at 620 South Gramercy Place.

Applicant: Sonny Astani,
GTS Property, Los Angeles, Inc., Ellen Berkowitz, Representative

The full Los Angeles City Council will also consider this matter on Friday, May 20, 2005, at approximately 10:00 a.m. or soon thereafter in John Ferraro Council Chamber, Room 340, City Hall at 200 North Spring Street.

If you are unable to appear at these meetings, you may submit your comments in writing. The file and appeal referred to above can be reviewed in the Office of the City Clerk. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012.

Please be advised that both the Planning and Land Use Management Committee and City Council reserve the right to continue this matter to a later date, subject to any time limit constraints. Please contact this office if you would like to be notified of any future hearing dates should the Committee or Council not act on this matter on the aforementioned date(s).

Barbara Greaves
Legislative Assistant
Planning and Land Use
Management Committee, 213-978-1068

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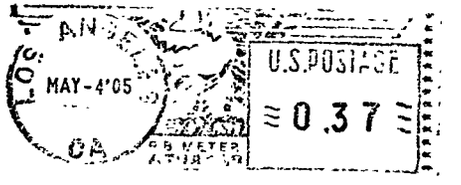

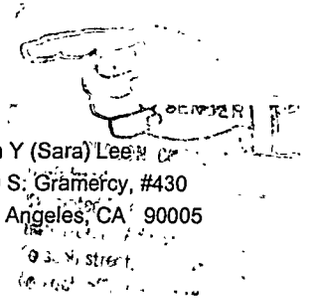

Eun Y (Sara) Lee
620 S. Gramercy, #430
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-0833
RM No. 50346
CD 10

May 3, 2005

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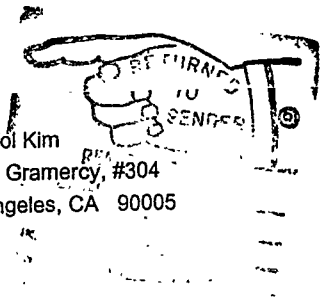

Kye Wol Kim
620 S. Gramercy, #304
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

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Council and Public Services
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HELEN GINSBURG
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04-0833
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Legislative Assistant
Planning and Land Use
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SENDER:
Joanne H. Lee
620 S. Gramercy, #303
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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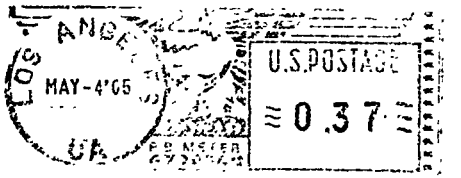

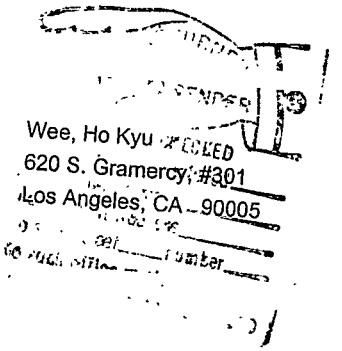

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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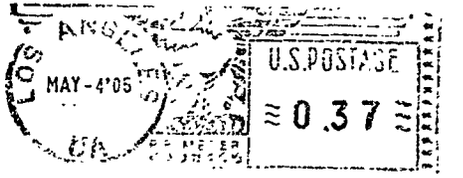

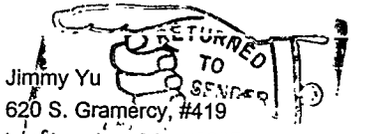

Jimmy Yu
620 S. Gramercy, #419
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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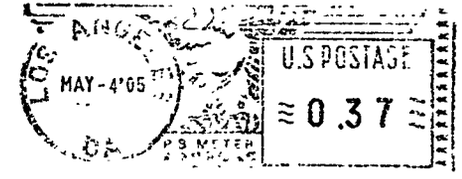

Paul H. Lee
620 S. Gramercy, #416
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
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Room 395, City Hall
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Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-0833
RM No. 50346
CD 10

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RETURNED

Jun Young Bae
620 S. Gramercy, #429
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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☐ NO SUCH STREET
☐ NO SUCH NUMBER
☐ INSUFFICIENT ADDRESS
☐ ATTEMPTED NOT KNOWN
☐ NOT DELIVERABLE AS ADDRESSED - UNABLE TO FORWARD
☐ OTHER
RT.

Vacant
514

U.S.POSTAGE
≈ 0.37

Tilahun, Yalemzewd &
Asamenew, Tesfai
620 S. Gramercy, #240
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

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May 3, 2005

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You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will hold a public hearing, on Wednesday, May 11, 2005, at approximately 2:00 p.m. or soon thereafter in Room 1010, 200 North Spring Street, City Hall, to consider an appeal filed by Harvey L. Rochman, Esq., on behalf of GTS Property, Los Angeles, Inc., to the City Council relative to the determination of the Advisory Agency regarding a relocation assistance dispute and the interpretation and application of Recorded Covenant Agreement for Recorded Map No. 50346 for a 164-unit condominium conversion located at 620 South Gramercy Place.

Applicant: Sonny Astani,
GTS Property, Los Angeles, Inc., Ellen Berkowitz, Representative

The full Los Angeles City Council will also consider this matter on Friday, May 20, 2005, at approximately 10:00 a.m. or soon thereafter in John Ferraro Council Chamber, Room 340, City Hall at 200 North Spring Street.

If you are unable to appear at these meetings, you may submit your comments in writing. The file and appeal referred to above can be reviewed in the Office of the City Clerk. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012.

Please be advised that both the Planning and Land Use Management Committee and City Council reserve the right to continue this matter to a later date, subject to any time limit constraints. Please contact this office if you would like to be notified of any future hearing dates should the Committee or Council not act on this matter on the aforementioned date(s).

Barbara Greaves
Legislative Assistant
Planning and Land Use
Management Committee, 213-978-1068

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Kim, Joel or Kim, Kyung Sun
620 S. Gramercy, #233
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-0833
RM No. 50346
CD 10

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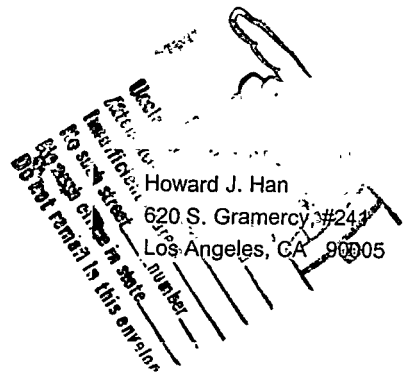

Howard J. Han
620 S. Gramercy, #241
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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CALIFORNIA

JAMES K. HAHN
MAYOR

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Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
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04-0833
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City Clerk

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Lee, Seung Jae & Jang, In Ae
620 S. Gramercy, #313
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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Mira Hur
620 S. Gramercy #221
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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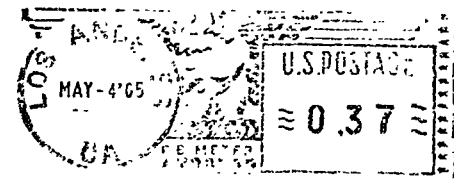

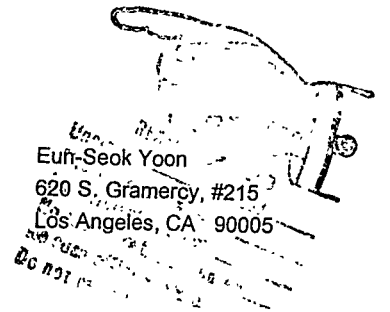

Euh-Seok Yoon
620 S. Gramercy, #215
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
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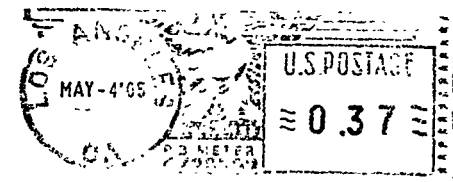

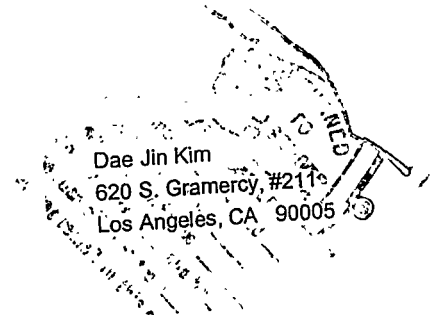

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Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-0833
RM No. 50346
CD 10

May 3, 2005

NOTICE TO INTERESTED PARTIES

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Applicant: Sonny Astani,
GTS Property, Los Angeles, Inc., Ellen Berkowitz, Representative

The full Los Angeles City Council will also consider this matter on Friday, May 20, 2005, at approximately 10:00 a.m. or soon thereafter in John Ferraro Council Chamber, Room 340, City Hall at 200 North Spring Street.

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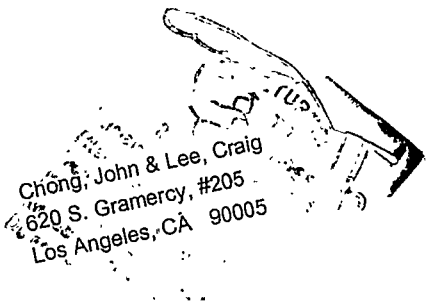

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
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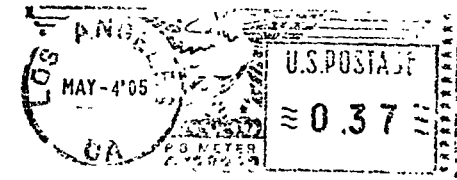

Dereck Richard Smith
620 S. Gramercy, #204
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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CALIFORNIA

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04-0833
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Hee Jung Yoon
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Los Angeles, CA 90005

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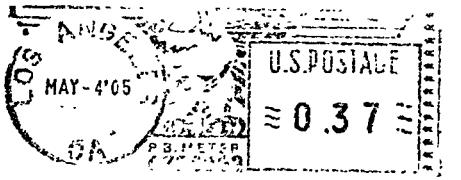

Chung Kun Lee
620 S. Gramercy, #140
Los Angeles, CA 90005

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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CALIFORNIA

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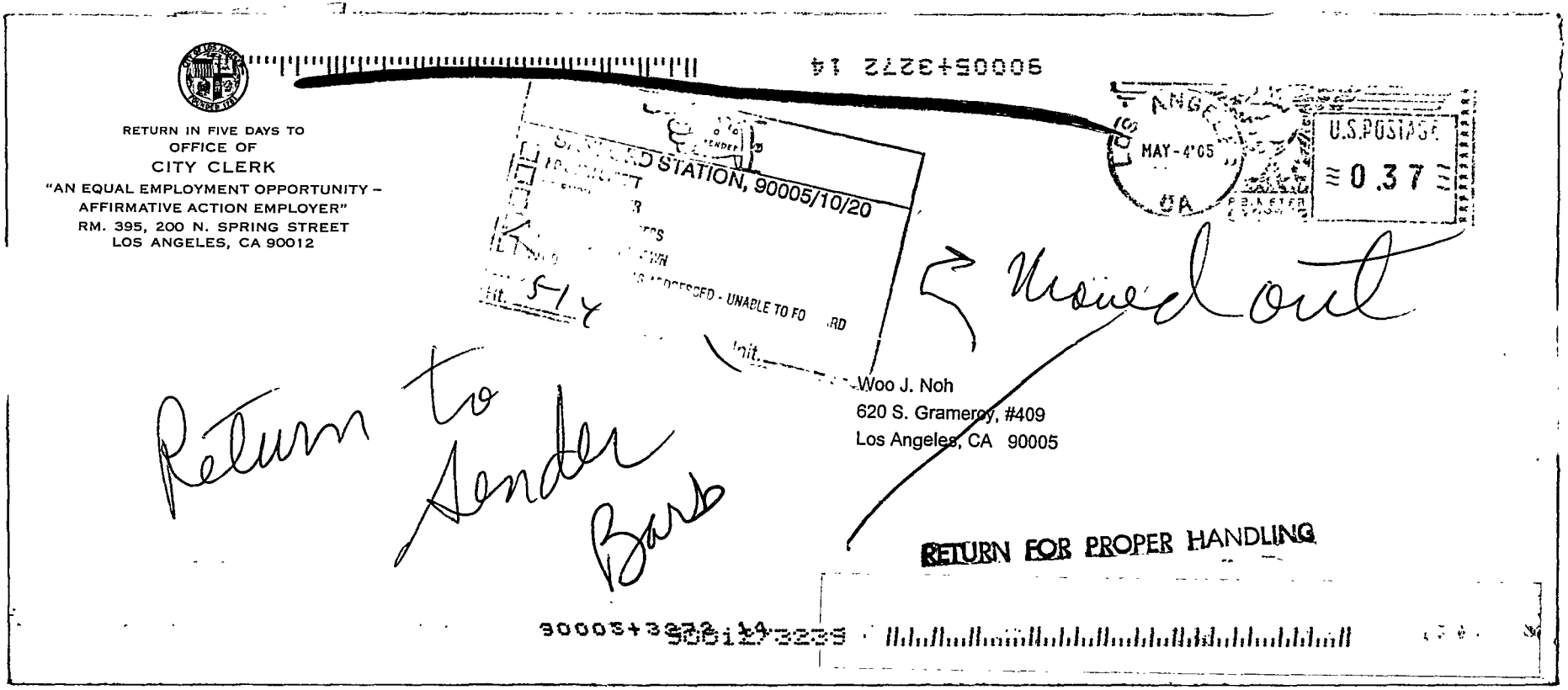

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Executive Officer

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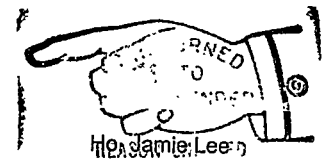

Hon. Jamie Lee
Uncla 620 S. Gramercy, #330
Attem Los Angeles, CA 90005
Insufficient Address
No such street number
No such office in state
No fee required on this envelope

90012/3239

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

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Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-0833
RM No. 50346
CD 10

May 3, 2005

NOTICE TO INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will hold a public hearing, on Wednesday, May 11, 2005, at approximately 2:00 p.m. or soon thereafter in Room 1010, 200 North Spring Street, City Hall, to consider an appeal filed by Harvey L. Rochman, Esq., on behalf of GTS Property, Los Angeles, Inc., to the City Council relative to the determination of the Advisory Agency regarding a relocation assistance dispute and the interpretation and application of Recorded Covenant Agreement for Recorded Map No. 50346 for a 164-unit condominium conversion located at 620 South Gramercy Place.

Applicant: Sonny Astani,
GTS Property, Los Angeles, Inc., Ellen Berkowitz, Representative

The full Los Angeles City Council will also consider this matter on Friday, May 20, 2005, at approximately 10:00 a.m. or soon thereafter in John Ferraro Council Chamber, Room 340, City Hall at 200 North Spring Street.

If you are unable to appear at these meetings, you may submit your comments in writing. The file and appeal referred to above can be reviewed in the Office of the City Clerk. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012.

Please be advised that both the Planning and Land Use Management Committee and City Council reserve the right to continue this matter to a later date, subject to any time limit constraints. Please contact this office if you would like to be notified of any future hearing dates should the Committee or Council not act on this matter on the aforementioned date(s).

Barbara Greaves
Legislative Assistant
Planning and Land Use
Management Committee, 213-978-1068

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

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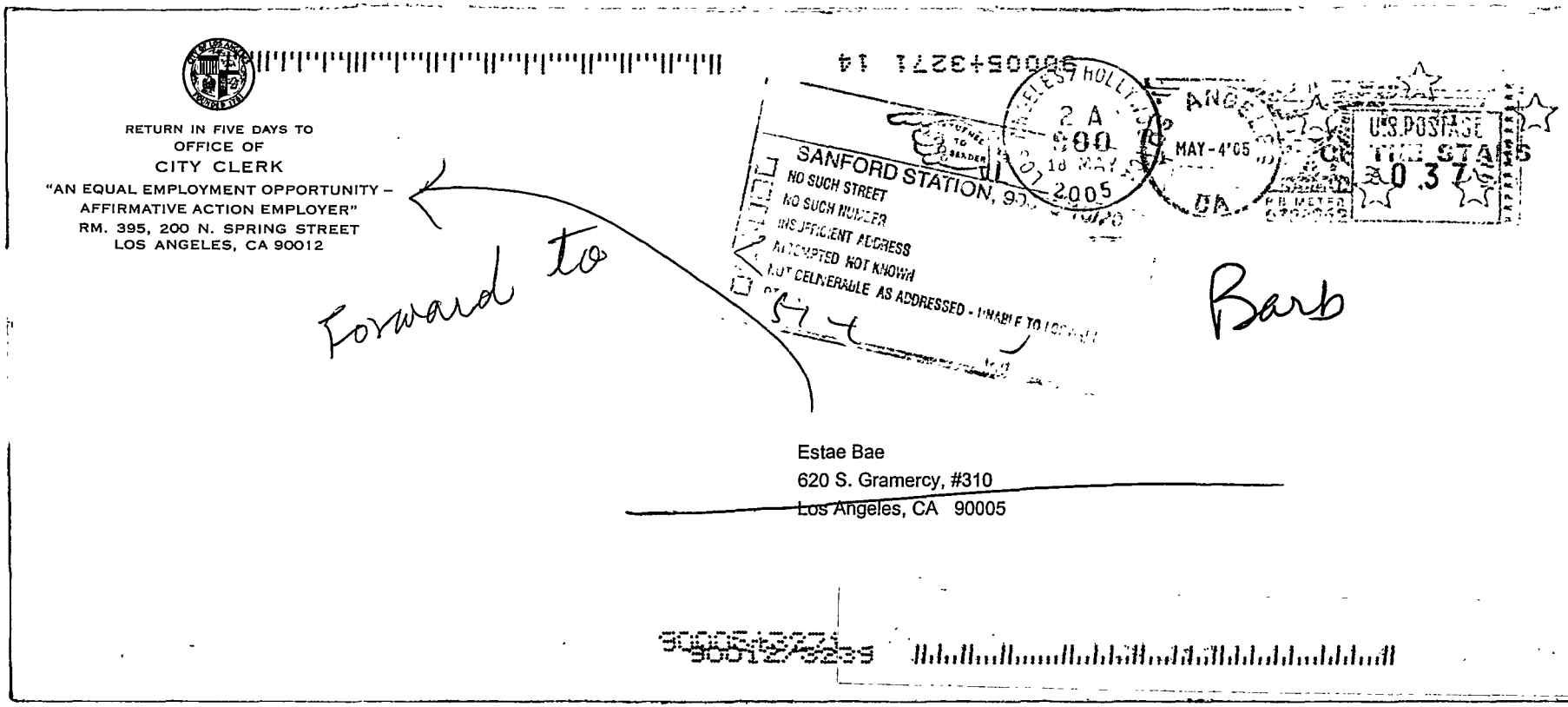

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Barb

Estae Bae
620 S. Gramercy, #310
Los Angeles, CA 90005

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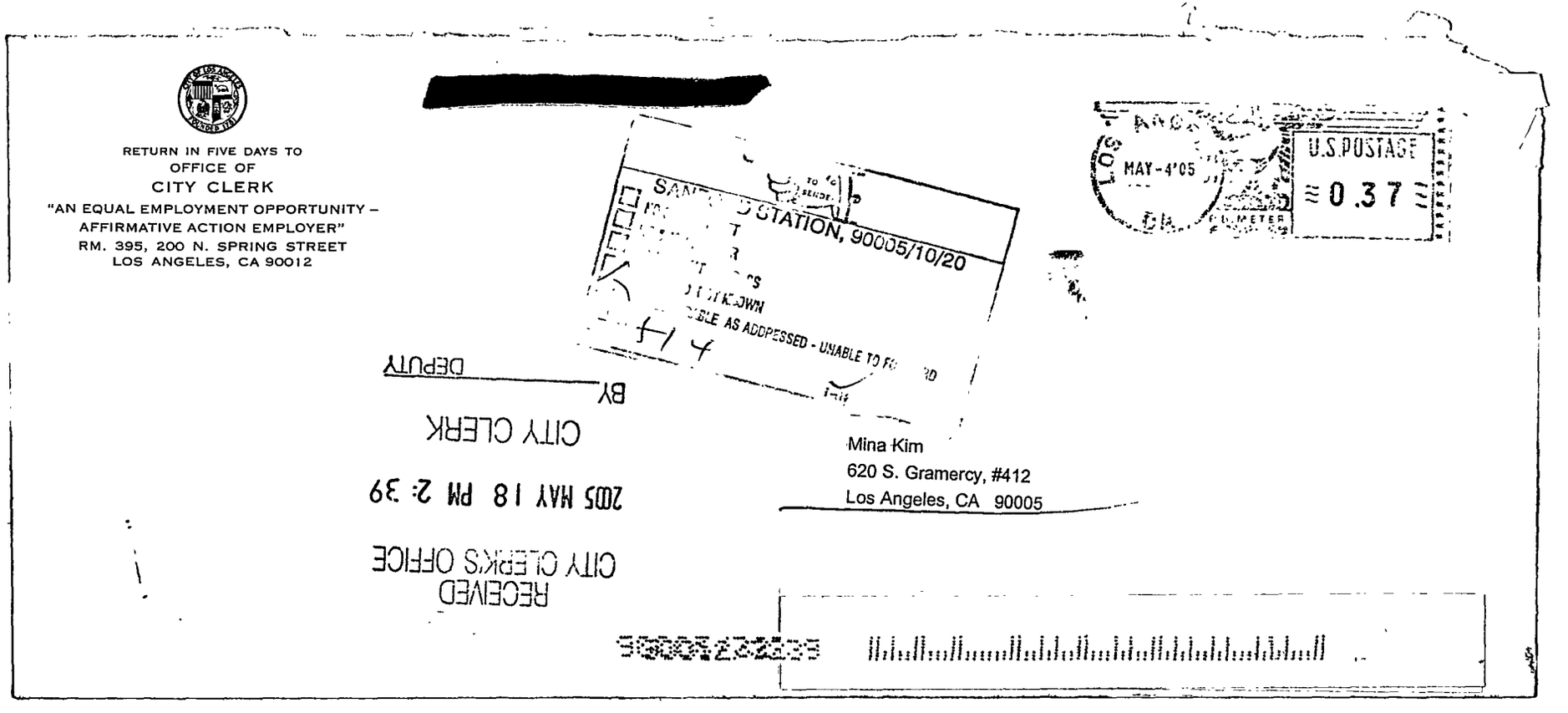

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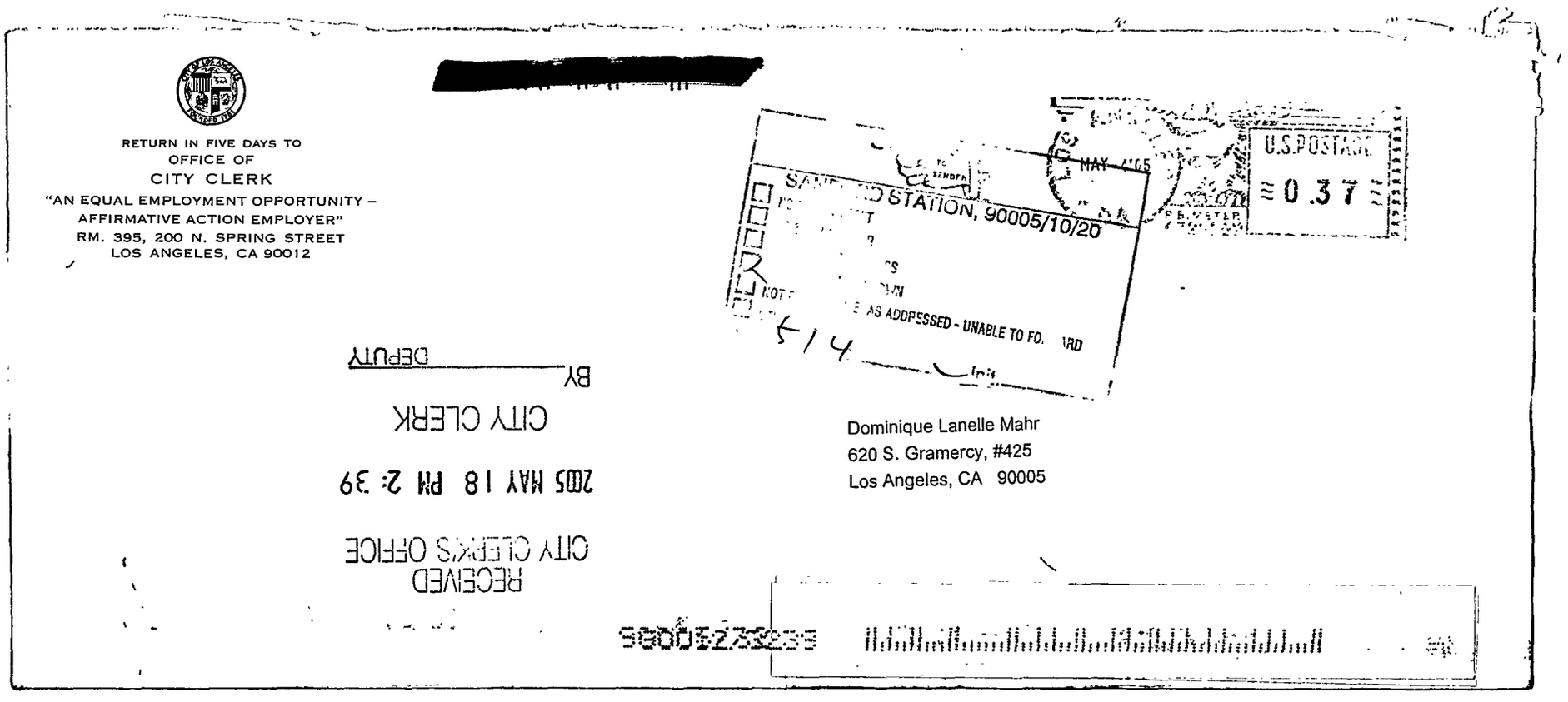

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