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201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
INTERIM GENERAL MANAGER

December 4, 2009

Larchmont Village Partners One LLC
c/o Sharon Sloan
704 Trenton Dr.
Beverly Hills, CA 90210

NOTICE OF REVOCATION OF PERMIT No. 09016-10000-05855 AND CERTIFICATE OF OCCUPANCY No. 77302 FOR 107 NORTH LARCHMONT BLVD.

On June 29, 2009, the Department of Building and Safety (LADBS) issued Building Permit No. 09016-10000-05855 to change the use at 107 N. Larchmont Blvd. from office to take-out restaurant and retail. Subsequently, on October 28, 2009, the LADBS issued Certificate of Occupancy No. 77302 for the aforementioned permit.

The plans approved by the LADBS did not indicate any indoor or outdoor seating. In addition, the applicant signed a Covenant and Agreement Regarding Maintenance of Building (Doc No. 2009-0967403) stating in part that, "No seating for dining is allowed." On October 28, 2009, an inspection of the site revealed that indoor and outdoor seating is provided for dining.

On October 29, 2009, Order to Comply No. 09DMI00805-107 was issued ordering the owner to stop the unapproved use of a restaurant with indoor and outdoor seating for dining, and to remove all seating for dining.

On November 2, 2009, the LADBS issued a Notice of Intent to Revoke the above-mentioned Permit and Certificate of Occupancy. The authority to revoke the Permit and Certificate of Occupancy is contained in Los Angeles Municipal Code Sections 98.0601. and 91.109.

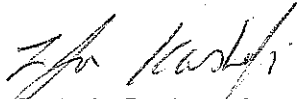
On November 3, 2009, the applicant filed an appeal to the Board of Building and Safety Commissioners (BBSC), and the appeal was heard by the BBSC on December 1, 2009. The applicant requested (1) a determination that the LADBS erred and abused its discretion in not terminating Covenant and Agreement No. 2009-0967403, (2) a determination that the LADBS erred in issuing the Notice of Intent to Revoke the Permit and Certificate of Occupancy, and (3) a determination to allow an extension of time of six months to comply with Order to Comply No. 09DMI00805-107.

The BBSC denied the three requests including determining that the LADBS did NOT err in issuing the Notice of Intent to Revoke the Permit and Certificate of Occupancy.

On December 3, 2009, an inspection of the site revealed that indoor and outdoor seating continues to be provided for dining.

Based on the above information, and the refusal of the persons in control of the property to remove the seating for dining, **EFFECTIVE IMMEDIATELY PERMIT No. 09016-10000-05855 AND CERTIFICATE OF OCCUPANCY No. 77302 ISSUED FOR 107 NORTH LARCHMONT BLVD are HEREBY REVOKED.**

For further information, please contact Mr. Colin Kumabe, Sr. Structural Engineer, at the Metro Office, at (213) 482-0447.



H. Kashefi, Ph.D., S.E.
Engineering Bureau Chief

c: Larry Galstian, Chief Building Inspector, LADBS
Colin Kumabe, Sr. Structural Engineer, LADBS
Lincoln Lee, Assistant Chief, Engineering Bureau