

ATTACHMENT "2"

**STAFF REPORT
TO
THE CODE ENFORCEMENT COMMISSION**

**SUPER LIQUOR
125 E. ORANGE GROVE BOULEVARD**

**STAFF REPORT
CODE ENFORCEMENT COMMISSION**

Date of Hearing: June 4, 2009

Deemed Approved Administrator: Rod Olguin

Property in Violation: Super Liquor
125 E. Orange Grove Boulevard
Pasadena, CA 91103

Violative Condition: Operation of a public nuisance per Section 8.18.060(A)(1)(2)(3)(4)(5) of the Pasadena Municipal Code as evidenced by keeping a disorderly house, or to which people resort, to the disturbance of the neighborhood or in which people abide or resort which is injurious to the public morals, health, convenience or safety in violation of California Business and Professions Codes Sections 25601, 24200(e) and 24200.5(a).

Assessors Parcel Number: 5725-010-041

Land Use: Commercial

Zoning: FGSP-C-3D (Fair Oaks – Orange Grove Specific Plan – Commercial)

Legal Description: Refer to Attachment "D"

Current Business Owner of Record: Kum Man Jhae.
125 E. Orange Grove Avenue
Pasadena, CA 91103

Affected ABC Respondents: Kum Man Jhae
Kun Chin Jhae

Tenant Name/Address (if applicable): N/A

Representative Name/Address: N/A

Initial Inspection Date: N/A

Dates of Notices and Citations: N/A

Date of ABC Certificate of Decision: March 13, 2009.

Notice of Substandard Building: N/A

Notice of Public Hearing Mailed: May 20, 2009

Notice of Public Hearing Posted: May 20, 2009

City's Photographs Dated: N/A

Total Number of City's Photographs: N/A

Violations:

Pasadena Municipal Code Chapter 8.18 Deemed Approved Alcoholic Beverage
Retail Sale Ordinance

Introduction:

At its meeting on September 13, 2004, the City Council adopted the recommendations of the Pasadena Nuisance Off-Premise Working Group and directed the City Attorney to prepare an ordinance to implement those recommendations regarding non-conforming alcoholic beverage establishments. By amending the City's Municipal Code, the ordinance established a "deemed approved" status for nonconforming alcoholic beverage sales establishments (those who are not subject to the City's conditional permit requirements.)

The ordinance allows greater local control over those establishments that are not regulated by conditional use permits by requiring that they adhere to certain performance standards relating to operating as a public nuisance. If an establishment fails to adhere to imposed performance standards the City will be able to impose additional conditions. If the establishment, thereafter, continues to operate as a public nuisance, their deemed approved status could be revoked which could result in the closing of the establishment.

Violation of the Pasadena Municipal Code Section 8.18.060

Section 8.18.060 – Performance Standards

- A. Deemed approved activities must comply with the following performance standards:
1. It shall not result in adverse effects to the health, welfare, peace, or safety of persons visiting, residing, working, or conducting business in the surrounding area;
 2. It shall not jeopardize or endanger the public health, welfare, or safety of persons visiting, residing, working, or conducting business in the surrounding area;
 3. It shall not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood as a result of inadequate maintenance, prohibited activities, and/or operating characteristics;
 4. It shall not result in nuisance activities, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, public consumption of alcoholic beverages, harassment of passers-by, gambling, prostitution, sale of stolen goods, public urination, theft, assault, battery, vandalism, littering, loitering, graffiti, illegal parking, loud noises (especially in the late night or early morning hours,) traffic violations, curfew violations, lewd conduct, or police detentions and arrests;

5. It shall not result in violations to any applicable provision of any other city, state, or federal regulation, ordinance or statute.

Property and Neighborhood Description:

The subject property is located on the north side of Orange Grove Boulevard, at the northern terminus of Summit Avenue, between Raymond Avenue and Marengo Avenue. The subject parcel is level, generally rectangular in shape, with approximately 125 feet of frontage on Orange Grove Boulevard. The subject parcel is immediately adjacent to southern perimeter of the "Community Arms" housing project. The Community Arms housing project is a fenced, high-density multi-family residential project consisting of 133 units on a level 5.88 acre parcel. The fully fenced housing project has limited means of ingress and egress with one of the main pedestrian access points into and out of the development being directly adjacent to the east side of the Super Liquor parking lot. The general neighborhood is comprised of a wide-ranging mix of single and multiple family residences as well as various commercial uses along the major thoroughfares.

The Los Angeles County Assessor's Records indicate that the Super Liquor parcel is 10,337 square feet, with a 2,634 commercial building that was constructed in 1954.

Background:

Super Liquor is subject to the Deemed Approved Ordinance which was adopted by the City in 2005. The Deemed Approved Ordinance was adopted to insure that alcoholic beverage retail sales establishments which are nonconforming because they do not have a conditional use permit for alcohol sales have no adverse impact on the community¹.

Super Liquor does not have a conditional use permit but its operation is "deemed approved" pursuant to Chapter 8.18. The ordinance requires that these "deemed approved" liquor stores comply with the performance standards set forth in section 8.18.060.

In a correspondence issued by Hilarie B. Vasquez, District Administrator for the Monrovia District Office of the California Department of Alcoholic Beverage Control (ABC), Ms. Vasquez reported that between the months of January 2007 and April 2008, the licensees of "Super Liquor" identified as Kum Man Jhae and Kun Chin Jhae kept or permitted in conjunction with "a licensed premise, a disorderly house, or to which people resort, to the disturbance of the neighborhood or in which people abide or resort which is injurious to the public moral (sic), health, convenience or safety."

The ABC forwarded their decision letter identified as "File : 21 – 393118" and "Reg. : 09070704" wherein respondents Jhae were accused of, and stipulated to the accusation that violations of California Business and Professions Code Sections 25601², 24200(e)³ and

¹ Definition: "Nonconforming Use" A use of a structure (either conforming or nonconforming) or land that was legally established and maintained before adoption of this Zoning Code and which does not conform to current Code provisions governing allowable land uses for the zoning district in which the use is located. This includes uses that do not conform to the land use regulations for the district in which they are located and were established prior to July 1, 1985, under a use of property variance.

² B & P 25601 "Every licensee, or agent or employee of licensee, who keeps, permits to be used, or suffers to be used, in conjunction with a licensed premises, any disorderly house or place in which people abide or to which people resort, to the disturbance of the neighborhood, or in which people abide or to which people resort for purposes which are injurious to the public morals, health, convenience, or safety, is guilty of a misdemeanor.

³ B & P 24200(e) "The following are grounds that constitute a basis for the suspension or revocation of licenses: [e] Failure to take reasonable steps to correct objectionable conditions on the licensed premises, including the immediately adjacent area that is owned, leased, or rented by the licensee, that constitute a nuisance, within a reasonable time after receipt of notice to make those corrections from the department,

24200.5(a)⁴ had occurred. A photocopy of the decision letter is attached herein.

The Department of Alcoholic Beverage Control found that Super Liquor was a public nuisance and imposed the following conditions:

1. Wine products with an alcohol content greater than 14.9% are prohibited.
2. Fortified beer and/or malt beverages with an alcohol content greater than 5.7% are prohibited.
3. Beer, malt beverages, and wine coolers in containers of 12 oz. or less cannot be sold by single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.
4. The licensee is prohibited from packing merchandise in anything other than clear plastic bags.
5. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the ABC-257 and ABC 253 dated (Pursuant to Condition a).
6. Loitering is prohibited on or around these premises or this area under the control of the licensee(s) as depicted on ABC-257 dated (Pursuant to Condition a).

The Code Enforcement Commission can rely on the finding by the Department of Alcoholic Beverage Control to make a determination that Super Liquor operated as a public nuisance. Based upon that finding, the Code Enforcement Commission can impose conditions to insure that the business will comply with the performance standards as set forth in section 8.18.060 of the Pasadena Municipal Code.

Attachments:

- Attachment A: Correspondence from Hilarie B. Vasquez (ABC District Administrator) to Chief of Police Melekian.
- Attachment B: Decision Letter from ABC regarding Super Liquor
- Attachment C: Los Angeles County Assessor's Ownership Information
- Attachment D: Full Legal Description for 125 E. Orange Grove Boulevard
- Attachment E: Assessors Plat Map for 125 E. Orange Grove Boulevard
- Attachment F: Area Map for 125 E. Orange Grove Boulevard
- Attachment G: Aerial Photograph of Area Surrounding 125 E. Orange Grove Boulevard

under Section 373(a) of the Penal Code. For the purpose of this subdivision only, "property or premises" as used in Section 373(a) of the Penal Code includes the area immediately adjacent to the licensed premises that is owned, leased, or rented by the licensee.
⁴ B & P 24200.5(a) "Notwithstanding the provisions of Section 24200, the department shall revoke a license upon any of the following grounds: [a] If a retail licensee has knowingly permitted the illegal sale, or negotiations of sales, of controlled substances or dangerous drugs upon his or her licensed premises. Successive sales, or negotiations of sales, over any continuous period of time shall be deemed evidence of permission. As used in this section, "controlled substances" shall have the same meaning as is given that term in Article 1 (commencing with Section 11000) of Chapter 1 of Division 10 of the Health and Safety Code, and "dangerous drugs" shall have the same meaning as is given to that term in Article 2 (commencing with Section 4015) of Chapter 9 of Division of this code.

- Attachment H: Aerial Photograph of 125 E. Orange Grove Boulevard
- Attachment I: Street Level Photograph of 125 E. Orange Grove Boulevard
- Attachment J: Zoning Map – Area of 125 E. Orange Grove Boulevard
- Attachment K: ABC Licensure Data for Super Liquor
- Attachment L: Photocopy of Grant Deed for 125 E. Orange Grove Boulevard

Recommended Commission Findings:

(I move that) The Commission makes the following factual findings:

1. That Kun Chin Jhae and Kum Man Jhae are the current owners of the business known as "Super Liquor" and were the owners of "Super Liquor" at the time of the ABC enforcement action described herein.
2. That Kun Chin Jhae and Kum Man Jhae were duly notified of the alleged violations of the Pasadena Municipal Code and properly informed of the hearing date.
3. That on March 13, 2009, the Department of Alcoholic Beverage Control issued a decision that Kum Man Jhae and Kun Chin Jhae were operating Super Liquor in violation of Business and Profession Code Section 25601, 24200(e) and 24200.5(a).
4. That on March 17, 2009, the Department of Alcoholic Beverage Control addressed correspondence by official business letter to Pasadena Chief of Police Bernard Melekian advising that Super Liquor has been determined to be "a disorderly house, or to which people resort, to the disturbance of the neighborhood or in which people abide or resort which is injurious to the public moral, health, convenience or safety."
5. That Kim Man Jhae and Kun Chin Jhae were made aware of the fact that the Department of Alcoholic Beverage Control had accused respondents Jhae of operating "a disorderly house, or to which people resort, to the disturbance of the neighborhood or in which people abide or resort which is injurious to the public moral, health, convenience or safety" in violation of Business and Professions Code Sections 25601, 24200(e) and 24200.5(a).
6. That the Commission accepted into the administrative record the following documents at the hearing of June 4, 2009:
 - a) Exhibit 1 – Staff Report
5. That Kun Chin Jhae [and/or] Kum Man Jhae appeared and testified on his/her/their own behalf at the hearing of June 4, 2009, regarding the findings of the March 13, 2009, Alcoholic Beverage Commission decision;

or

That (representative) appeared and testified on behalf of Kun Chin Jhae [and/or] Kum Man Jhae at the hearing of June 4, 2009;

or

That neither Kun Chin Jhae or Kum Man Jhae appeared at the hearing of June 4, 2009.

6. That based upon the finding by the California Department of Alcoholic Beverage Control, the operation of Super Liquor constituted a nuisance.
7. That the imposition of the conditions set forth below are necessary to ensure conformity with the performance standards and will allow Super Liquor to maintain its Deemed Approved status, with the proviso that any future violations can result in the revocation of the deemed approved status.
8. That these conditions shall apply to all future owners / operators of the business, currently known as Super Liquor located at 125 E. Orange Grove Boulevard, Pasadena, CA 91103.

Recommended Commission Corrective Action:

The Commission orders the addition and imposition of the following conditions to ensure conformity with the performance standards and hereby directs Kum Man Jhae and Kun Chin Jhae to take the following corrective actions within thirty (30) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. The sale or stocking of wine products with an alcohol content greater than 14.9% are prohibited.
2. The sale or stocking of fortified beer and/or malt beverages with an alcohol content greater than 5.7% are prohibited.
3. The sale or stocking of single containers of beer, malt beverages, and wine coolers in sizes of 12 oz. or less is prohibited, but may be sold in manufacturer pre-packaged multi-unit quantities.
4. The licensee is prohibited from packing merchandise in anything other than clear plastic bags. It shall be at the City's discretion to modify this requirement as local ordinance dictates.
5. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the ABC-257 and ABC 253 dated (Pursuant to Condition a).
6. Loitering is prohibited on or around these premises or this area under the control of the licensee(s) as depicted on ABC-257 dated March 13, 2009 (Pursuant to Condition a).
7. Signs advertising types of alcoholic beverages for sale at the subject site shall not be visible from anywhere off the site.
8. Alcohol sales shall be for off-site consumption only.

9. Management shall patrol the business premises and the surrounding vicinity, including the north side of Orange Grove Boulevard adjacent to the property, during all hours of business operation for a distance of 50 feet in each direction from the subject site to ensure that no littering, loitering, or consumption of alcohol occurs. It shall be the responsibility of the business owner / operators of the business to remove such litter from the public right-of-way, and make prompt notification to the Pasadena Police Department of instance of loitering or the public consumption of alcohol. Such patrol of the premises and surrounding vicinity shall occur a minimum of three times daily including one-time each before the hours of 11:00 a.m., 4:00 p.m., and 9:00 p.m. of each business day.
10. The site and surrounding area shall be maintained free of graffiti. Any graffiti that occurs on the site shall be removed within 48 hours.
11. The parking area shall be sufficiently lit to discourage loitering, disturbances of the peace, illegal drug activity, public consumption of alcohol, public drunkenness, public urination, gambling and/or late night activity that is prohibited by law. Such lighting shall be at an amount of not less than two footcandle nor more than three footcandle.
12. Three signs shall be posted on the premises prohibiting loitering and the consumption of alcohol on site. Such signs shall be a minimum of 24 inches wide and 18 inches tall with letters not less than two inches high.
13. No pay telephone shall be maintained on the exterior of the premises.
15. There shall be no coin operated games or video machines maintained on the premises at any time.
16. The ownership or management shall comply with all decisions, orders, or directives of the Department of Alcoholic Beverage Control.
17. The ownership or management shall obtain all required planning approval and building permits for items, signs, lighting fixtures or other appurtenances required as a result of this recommended corrective action.

Submitted by:



Jon Pollard, Code Compliance Manager

Date: May 7, 2009

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

Monrovia District Office
222 E. Huntington Dr., Ste. 114
Monrovia, CA 91016
(626) 256-3241



March 17, 2009

Chief Bernard Melekian
Pasadena Police Department
207 N Garfield Ave
Pasadena, CA 91101

Kum Man JHAE
Kun Chin JHAE
Super Liquor
125 E Orange Grove Blvd
Pasadena, CA 91103-3422
File No. 21-393118
Reg.: 09070704

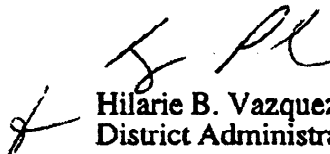
Dear Chief Melekian:

Between the months of January 2007 and April 2008, the respondent-licensee kept or permitted in conjunction with a licensed premises, a disorderly house, or to which people resort to the disturbance of the neighborhood or in which people abide or resort which is injurious to the public moral, health, convenience or safety.

The license has been ordered revoked, with revocation stayed for 2 years, until March 13, 2011, with a 15 day suspension. The 15 day suspension was placed into effect on March 17, 2009.

Licensed privileges may not be exercised during the suspension period mentioned above, but may be exercised after that period for the remainder of the stayed revocation.

Sincerely,


Hilarie B. Vazquez
District Administrator

HBV:da

**BEFORE THE
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
OF THE STATE OF CALIFORNIA**

IN THE MATTER OF THE ACCUSATION AGAINST:

Kum Man Jhae
Kun Chin Jhae
Super Liquor
125 E Orange Grove Blvd.
Pasadena, CA 91103

OFF-SALE GENERAL LICENSE

FILE : 21 - 393118

REG. : 09070704

DECISION

Respondent(s)/Licensee(s)
under the Alcoholic Beverage Control Act.

The above-entitled matter having regularly come before the Department for decision; and it appearing to the Department that the respondent(s) has filed a stipulation and waiver in connection with the accusation herein in which respondent(s) waives right to hearing, reconsideration and appeal; and good cause appearing therefor, the Department now finds as follows:

That cause for disciplinary action has been established.

Determination of issues presented: That respondent(s) violated or permitted violation of Business & Professions Code Section(s) 25601, 24200(e) and 24200.5(a).

Grounds for suspension or revocation have been established under Article XX, Section 22 of the State Constitution and Business and Professions Code Section 24200(a&b).

Wherefore, it is hereby ordered that the license(s) issued to respondent(s) at the above-mentioned premises be revoked, with said revocation stayed for a period of two years from the effective date of the Department's decision until March 13, 2011, upon the following conditions:

1. That the license be suspended for a period of 15 days, beginning upon service of notice.

2. That no cause for disciplinary action occur within the stayed period.

(a) The Licensee(s) shall submit a revised diagram of the licenses premises, ABC-257 and revised supplemental diagram ABC-253.

(b) The Licensee(s) shall petition for a conditional license containing the following restrictions:

1. Wine products with an alcoholic content greater than 14.9% are prohibited.

2. Fortified beer and/or malt beverages with an alcoholic content greater than 5.7% are prohibited.

If cause for disciplinary action occurred during the stayed period, the Director of the Department of Alcoholic Beverage Control may, in his discretion and without further hearing, revoke the license. Should no cause for disciplinary action occur during the stayed period, the license shall become permanent.

Attachment "B"

**BEFORE THE
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
OF THE STATE OF CALIFORNIA**

IN THE MATTER OF THE ACCUSATION AGAINST:

Kum Man Jhae
Kun Chin Jhae
Super Liquor
125 E Orange Grove Blvd.
Pasadena, CA 91103

OFF-SALE GENERAL LICENSE

FILE : 21 - 393118

REG. : 09070704

DECISION

Page 2 of 2

Respondent(s)/Licensee(s)
under the Alcoholic Beverage Control Act.

3. Beer, malt beverages, and wine coolers in containers of 12 oz or less cannot be sold by single containers, but must be sold in manufacturers pre-packaged multi-unit quantities.
4. The licensee is prohibited from packing merchandise in anything other than clear plastic bags.
5. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on ABC-257 and ABC-253 dated (Pursuant to Condition a)
6. Loitering is prohibited on or around these premises or this area under the control of the licensee(s) as depicted on ABC-257 dated (Pursuant to Condition a).

CERTIFICATE OF DECISION

It is hereby certified that on March 13, 2009 the Department of Alcoholic Beverage Control adopted the foregoing as its decision in the proceeding therein described effective immediately.

Sacramento, California

Dated: March 13, 2009

By _____ Helen McConville
Supervisor, Hearing & Legal

Attachment "B"

Owner Name	Parcel Number / Property Tax ID	Site Address	Mail Address
JHAE,KUN C & KUM M	5725-010-041	125 E ORANGE GROVE BLVD PASADENA, CA 91103-3422	125 E ORANGE GROVE BLVD PASADENA, CA 91103-3422

Property Profile

Ownership Information

Primary Owner	JHAE,KUN C & KUM M
Secondary Owner	
Ownership Description	
Site Address	125 E ORANGE GROVE BLVD
Site City, St Zip	PASADENA, CA 91103-3422
Mail Address	125 E ORANGE GROVE BLVD
Mail City, St Zip	PASADENA, CA 91103-3422
Telephone	
Census Tract	4620.00
Legal Description	L H MICHENER'S SUB OF THE N 38.86 ACS OF BLK U PAINTER AND BALL'S ADD TO PASADENA LOT COM AT NE COR OF LOT 64 TH W ON N LINE OF SD LOT 165.95 FT TH S 16.33 FT TH E 31 FT TH S 56.67 FT TH
Lot/Block	64/U
Housing Tract / Subdivision Name	MICHENERS L H

Property Details

Use Description	STORES, RETAIL OUTLET		
State	CALIFORNIA	County/Municipality	LOS ANGELES
RTSQ		Total Rooms	
Zoning	PSC*	Bedrooms	
Number Of Units		Bathrooms	
Year Built/Effect Yr Built	1954 / 1956	Basement Square Feet	
# Of Stories		Basement Description(s)	
Lot Size	1,692,741 SQFT / 38.8600 Acres	View	
Usable Lot Size	10,337 SQFT / 0.2373 Acres	Pool	
Lot Depth		FirePlace	
Lot Width		HT/AC	
Square Feet	2,634	Cooling Detail	
Square Ft 1st Fir		Heating Detail	
Square Ft 2nd Fir		Roof Type	
Square Ft 3rd Fir		Construction Quality	
Additions - Square Feet		Construction Type	
Parking		Exterior	
Parking Square Feet		Foundation	
New Page Grid	565 -H3	Building Shape	
Map Page Grid			

Tax Information

Assessor's Parcel Number / Tax ID	5725-010-041	Assessor's Market Value	\$0
Alt Assessor's Parcel Number		Exemption	
Assessed Total	\$529,263	Tax Amount	\$6,457.34
Land Total	\$385,939	Tax Status	Current
Improvement	\$143,324	Year Delinquent	
Percent Improvement	27%	Tax Rate Area	7695

Sale Information

Last Sales Date	January 3, 2003	1st Loan Amount	\$670,000
Document Number	0000014630	First Loan Type	Conventional
Sale Value	\$480,000 (Full)	2nd Loan Amount	
Last Transaction W/O \$		Cost / Square feet	\$182
Last Transaction W/O \$ Doc			
Title Company	CHICAGO TITLE		

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SEE EXHIBIT A

Page 1
Order No. 26062868

DESCRIPTION

3

PARCEL 1:

THE EAST 100 FEET OF THE SOUTH 65 FEET OF LOT 64 OF L. H. MICHENER'S SUBDIVISION OF THE NORTH 38.86 ACRES OF BLOCK "U" OF PAINTERS AND BALL'S ADDITION TO PASADENA, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGE 77, MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE NORTH 20 FEET OF THE EAST 166 FEET OF LOT 64 OF L. H. MICHENER'S SUBDIVISION OF THE NORTH 38.86 ACRES OF BLOCK "U" OF PAINTER AND BALL'S ADDITION TO PASADENA, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGE 77, MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE PORTION THEREOF LYING WITHIN THE NORTH 3.67 FEET OF THE SOUTH 68.67 FEET OF THE WEST 31 FEET OF THE EAST 166 FEET OF SAID LOT 64.

PARCEL 3:

THE WEST 35 FEET OF THE EAST 135 FEET OF THE SOUTH 65 FEET OF LOT 64 OF L. H. MICHENER'S SUBDIVISION OF THE NORTH 38.86 ACRES OF BLOCK "U" OF PAINTER AND BALL'S ADDITION TO PASADENA, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGE 77, MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

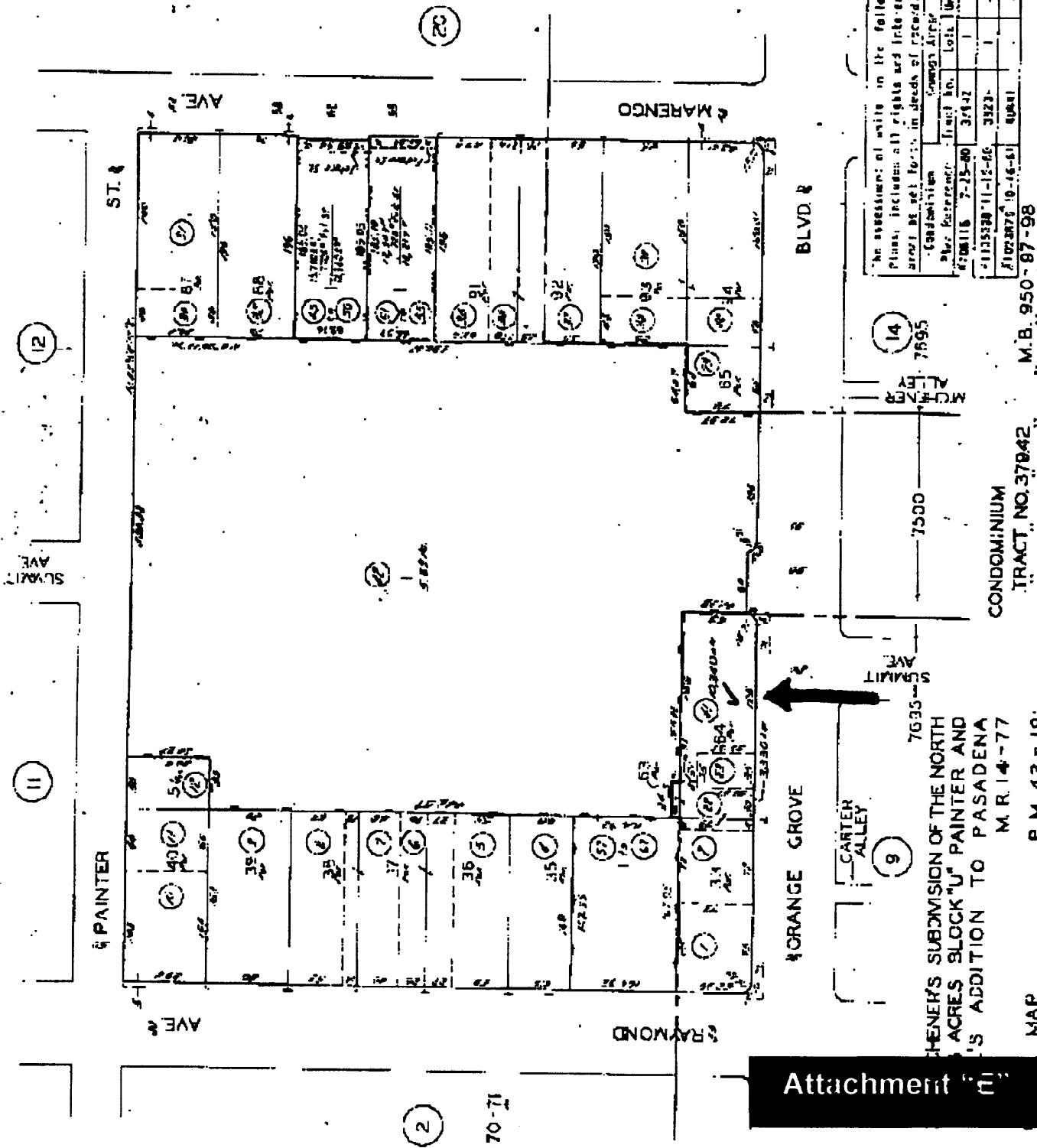
EXCEPT THE NORTHERLY 8 FEET OF THE SOUTHERLY 12 FEET OF SAID LAND AS CONVEYED TO THE CITY OF PASADENA FOR STREET PURPOSES.

03 0014630

Attachment "D"

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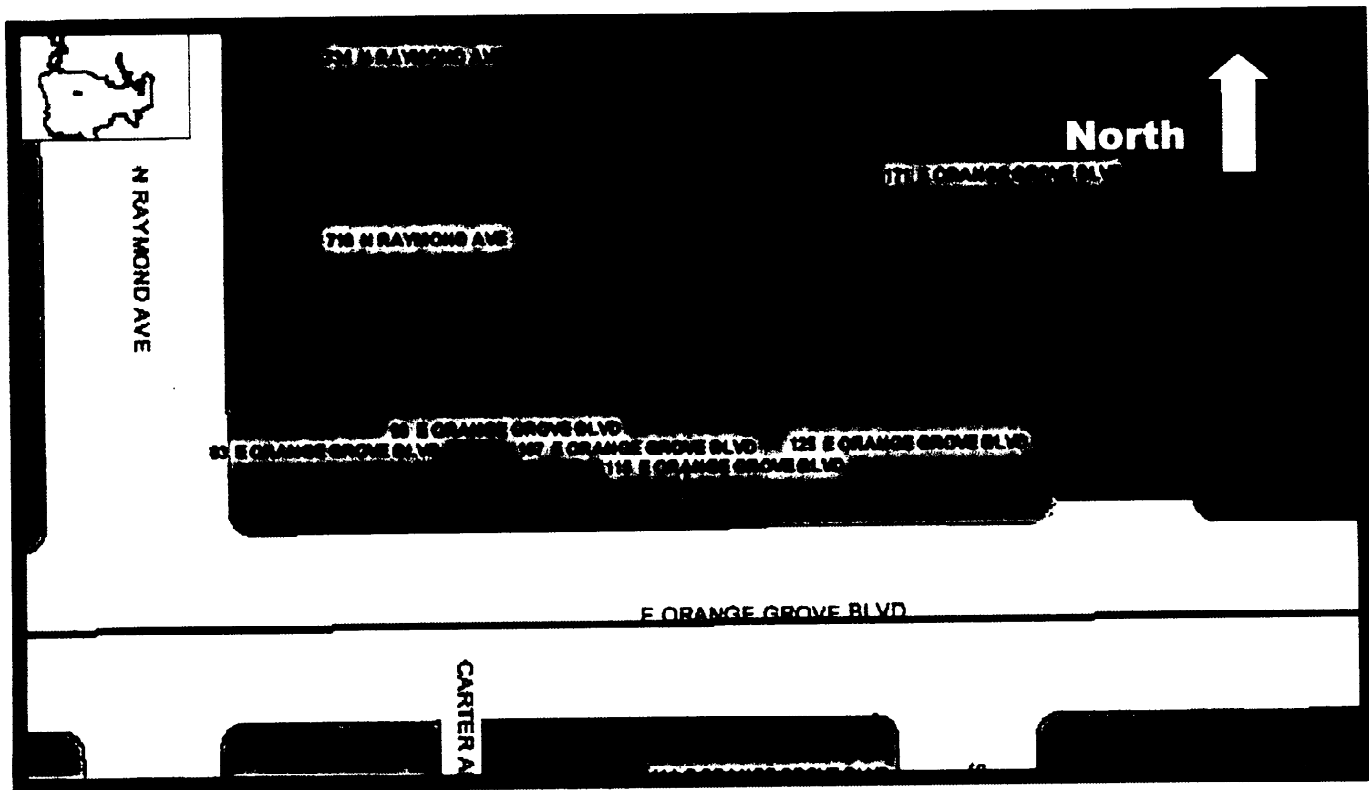
The assessment of units in the following Condominium Plans, includes all rights and interests in the Common Area, as set forth in deeds of record.

Condominium Plan	Tract No.	Units	Subdivision of Maps
7695	7-15-80	3742	Sheet 2
1125338	11-15-86	3323	Sheet 7
11023876	10-16-81	6841	Sheet 3

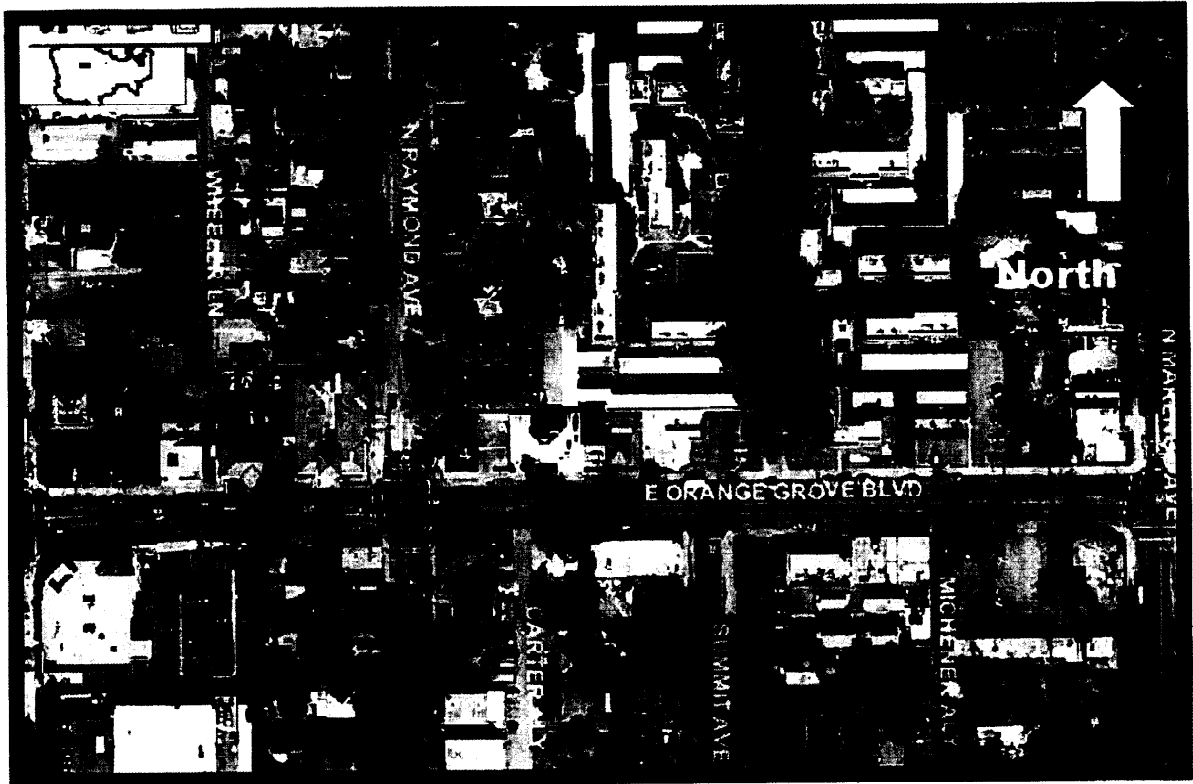
CONDOMINIUM
TRACT NO. 37842
CONDOMINIUM
TRACT NO. 37842
M.B. 950-87-98

HENEY'S SUBMISSION OF THE NORTH
ACRES BLOCK "U" PAINTER AND
S ADDITION TO PASADENA
M.R. 14-77
F.M. 43-18
MAP
TRACT NO. 37842
CONDOMINIUM
M.B. 950-87-98

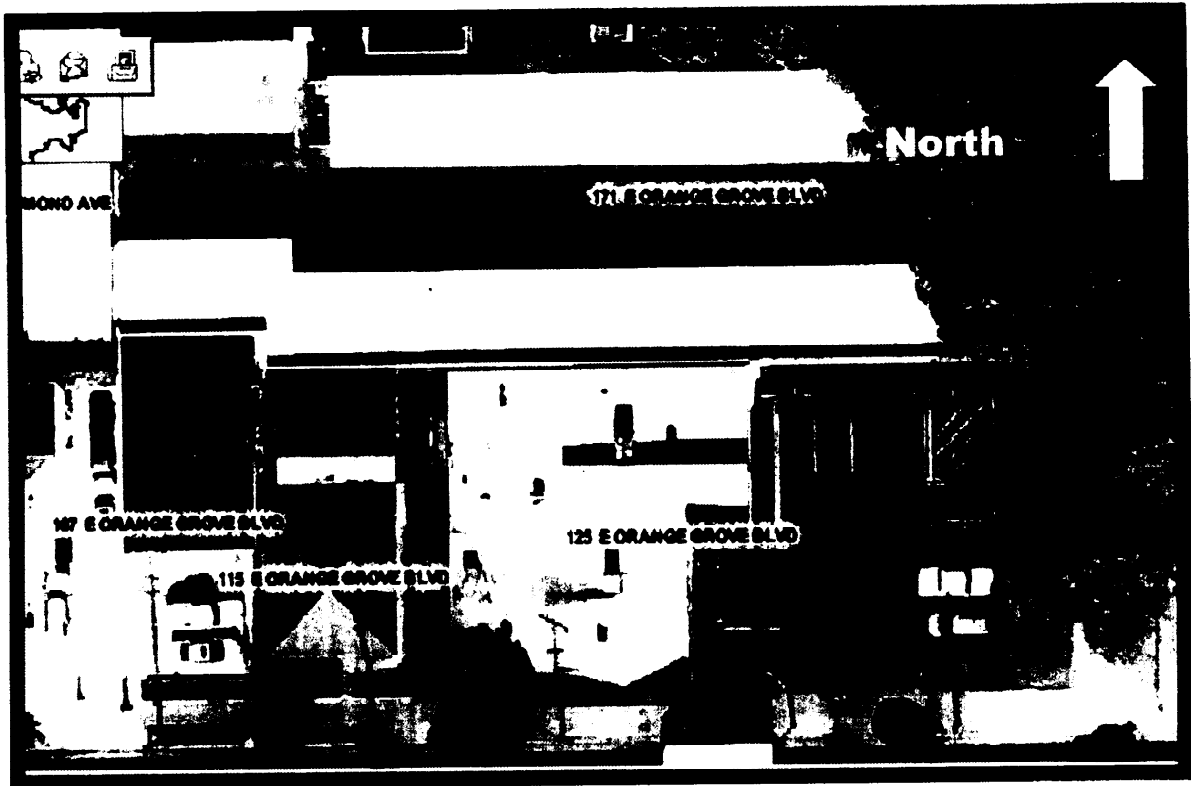
Attachment



Area Map
Super Liquor
125 E. Orange Grove Boulevard

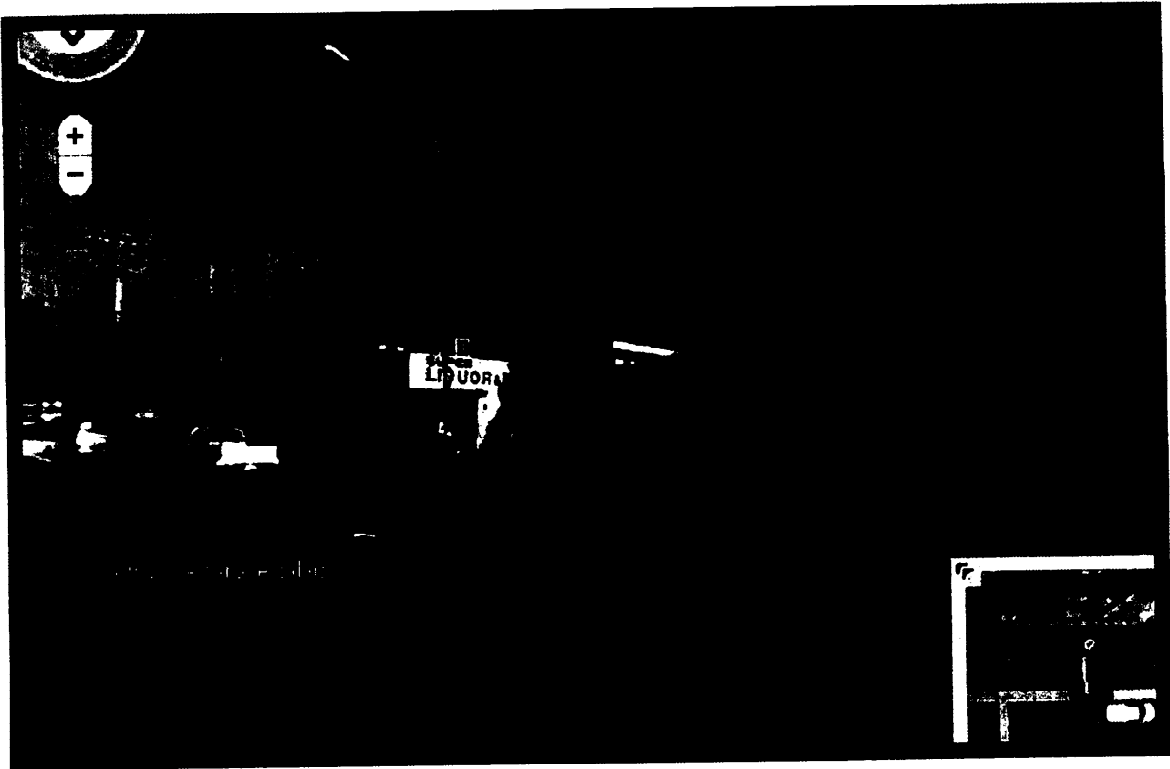


Aerial Photograph - Neighborhood
Super Liquor
125 E. Orange Grove Boulevard



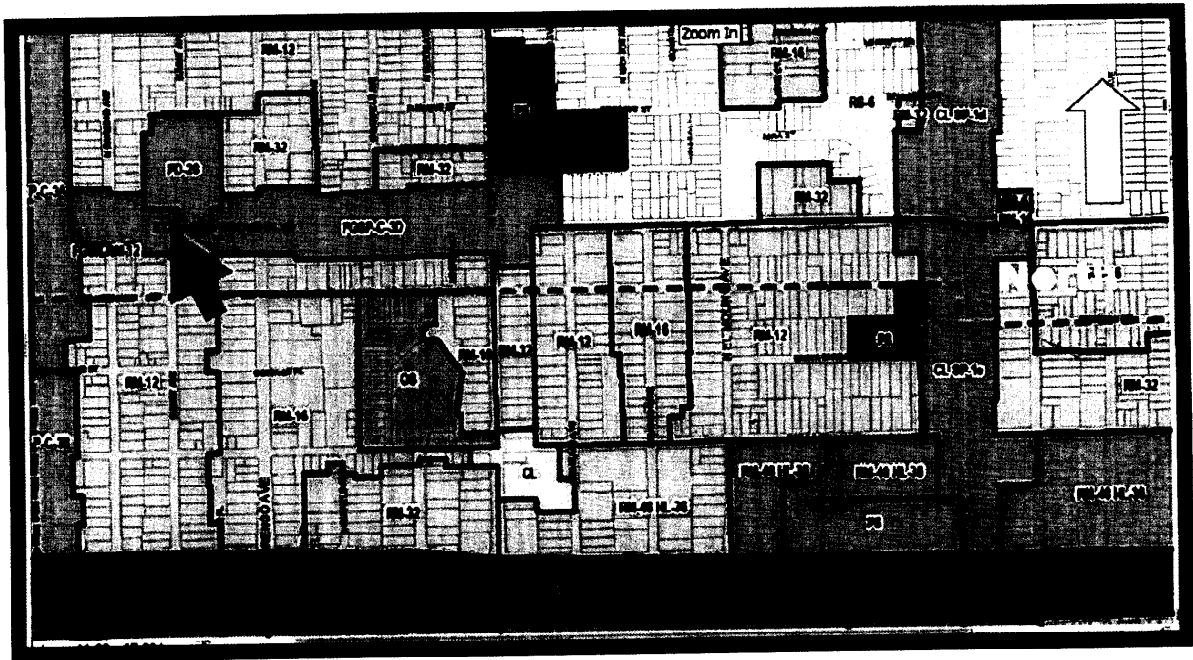
Aerial Photograph
Super Liquor
125 E. Orange Grove Boulevard

Attachment "H"



Street View Photograph
Super Liquor
125 E. Orange Grove Boulevard

Attachment "I"



Zoning Map - Neighborhood
Super Liquor
125 E. Orange Grove Boulevard



**California Department of Alcoholic
Beverage Control**
License Query System Summary
as of 4/14/2009

License Information	
License Number: 393118	Status: ACTIVE
Primary Owner: JHAE KUM MAN	
ABC Office of Application: MONROVIA	
Business Name	
Doing Business As: SUPER LIQUOR	
Business Address	
Address: 125 E ORANGE GROVE BLVD Census Tract: 4620.	
City: PASADENA County: LOS ANGELES	
State: CA Zip Code: 91103	
Licensee Information	
Licensee: JHAE KUM MAN	
Licensee: JHAE KUN CHIN	
License Types	
1) License Type: 21 - OFF-SALE GENERAL	
License Type Status: ACTIVE	
Status Date: 12-DEC-2002	Term: Month(s)
Original Issue Date: 12-DEC-2002	Expiration Date: 30-NOV-2009
Master: Y	Duplicate: 0 Fee Code: NA
Condition: OPERATING RESTRICTIONS	
License Type was Transferred On: From: 278655	
Current Disciplinary Action	
... No Active Disciplinary Action found ...	
Disciplinary History	
Reg. Number: 09070704	
1) Section Violated: 24200(a&b)	
2) Section Violated: 25601	
3) Section Violated: 24200(e)	
4) Section Violated: 24200.5(a)	
Proceeding Status: COMPLETE Decision: REV. STAYED	
Suspension Days: 15 Stayed Days: 730 POIC/Fine:	
Suspension Start Date: 17-MAR-2009 Suspension End Date: 01-APR-2009	
Hold Information	
... No Active Holds found ...	
Escrow	
... No Escrow found ...	

Attachment "K"

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:

03 0014630

2

AND WHEN RECORDED MAIL TO:

KUN CHIN JHAE and KUM MAN JHAE
125 E. ORANGE GROVE
PASADENA, CA 91103

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 30214-EK

TITLE ORDER NO. 26062868

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ 528.00 L.A. County

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area City of PASADENA, AND

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

HEE CHEOL EUN and SONG YE EUN, Husband and Wife

hereby GRANT(s) to:

KUN CHIN JHAE and KUM MAN JHAE, Husband and Wife as Joint Tenants

the real property in the city of PASADENA, County of Los Angeles, State of California, described as:
Exhibit "A" attached hereto and made a part hereof.

ALSO KNOWN AS: 125 E. ORANGE GROVE, PASADENA, CA 91103
A.P. # 5725-010-041

DATED December 27, 2002

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On January 2, 2002

before me, Eunice H. Ko

a Notary Public in and for said State, personally appeared

Hee Cheol Eun and

Song Ye Eun

Hee Cheol Eun

Song Ye Eun

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

Signature



(This area for official notarial seal)

Mail tax statements to: KUN CHIN JHAE and KUM MAN JHAE, 125 E. ORANGE GROVE, PASADENA, CA 91103

Attachment "L"