



MICHAEL N. FEUER
CITY ATTORNEY

February 13, 2019

Slauson and Crenshaw Ventures LLC
Attn.: David Gross

3420 W. Slauson Ave. Los Angeles, CA 90043
Via UPS Next Day Air
UPS Tracking Number 1Z 9VR 979 23 1003 211 3

RE: 3420 W. Slauson Ave, Los Angeles CA 90043

Dear Mr. Gross:

The Safe Neighborhoods and Gang Division of the Los Angeles City Attorney's Office includes the Citywide Nuisance Abatement Program (hereinafter, "CNAP"). Prosecutors assigned to CNAP work with law enforcement to address nuisance gang and narcotics properties in the City of Los Angeles.

We understand that Slauson and Crenshaw Ventures LLC (hereinafter, "SCV") acquired the property located at 3420 W. Slauson Ave., Los Angeles, CA 90043 (the "Property") on January 17, 2019. As you may already be aware, the Los Angeles Police Department ("LAPD") has identified the Property as having illegal gang activity associated with it. More specifically, the Property is known as a "hangout" for the Rollin' 60's criminal street gang, and has been the site of many violent and/or unlawful incidents including, without limitation, attempted murder, shootings, robberies, batteries, and unlawful firearm possession.

CNAP personnel would like to meet with SCV to discuss the public nuisance at the Property. California Civil Code section 3479 defines a nuisance as "anything which is injurious to health . . . or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property" A "public nuisance" is one which affects at the same time an entire community or neighborhood, or any considerable number of persons" (Cal. Civ. Code § 3480.) Civil Code section 3494 provides that a nuisance may be abated by the City Attorney. The criminal activity occurring at the Property may constitute a nuisance under, without limitation, the aforementioned statute.



Page 2

Failure to take steps to prevent the aforementioned unlawful activity from occurring at the Property could result in the filing of a civil enforcement action against SCV by the Los Angeles City Attorney's Office. If SCV is interested in meeting with our office, please contact me within the next ten business days at (213) 978-3642.

Thank you for your anticipated cooperation in this matter.

Sincerely,

NANCY C. HAGAN
Deputy City Attorney