

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
OFFICE OF ZONING ADMINISTRATION

STAFF INVESTIGATOR REPORT

April 12, 2024

LA Hi Lite Property Inc. (O/Op.)*

Yu Chen

Maoson Young

Xiaoying Zhao

10321 South Broadway

Los Angeles, CA 90003

Hi Lite Motel (A)*

10321 South Broadway

Los Angeles, CA 90003

CASE NO. ZA-2024-1546-RV

POSSIBLE IMPOSITION OF CONDITIONS

TO ABATE NUISANCE OR REVOCATION
OF USE

10309, 10313, 10315, 10317, 10321 & 10325

South Broadway

316 West 103rd Street, 317 West 104th Street

Southeast Los Angeles Planning Area

Zone: C2-1VL-CPIO, R2-1

D.M.: 090A203

C.D.: 8 – Harris-Dawson

CEQA: ENV-2024-1547-CE

Legal Description: Lots 451, FR 452, 453, 454,
Lot FR 455 Arb 2, Lot 480 Arb 2 Tract 3064

Request

The purpose of the hearing is to obtain testimony from the property owner and/or business owner/operator, plus affected and/or interested persons regarding the operation of Hi Lite Motel, main location address 10321 and 10325 South Broadway Street. Following the hearing, the Zoning Administrator may require the discontinuance of the use; or modify, delete, or impose corrective conditions regarding its use as a motel in order to mitigate and land use impacts caused by said use. The public is also invited to submit written comments prior to the hearing.

The Associate Zoning Administrator will consider:

1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15321 (Enforcement Actions by Regulatory Agencies),

*For imposition of conditions, the property owner and/or business owner/operator shall be considered as the "Applicant". For applications filed pertaining to appeals and all subsequent Plan Approval applications, the property owner and/or business owner/operator, as well as all agents/representatives/associates affiliated with the property and business, who files an application on behalf of the property owner and/or business owner/operator, said individual shall be considered as the Applicant.

and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

2. Pursuant to Los Angeles Municipal Code Section 13B.6.2, Los Angeles Police Department investigative reports, arrest reports, calls for service, crime summary reports, arrest summary reports, citations, and crime analysis documentation of: prostitution, human trafficking of minor, rape, rape of minor, narcotics, battery on police officer, possession of weapons, murder, shooting, death, grand theft, assault with deadly weapon, injury, burglary, robbery, vandalism, vehicle theft, disorderly house, aggravated assault, dispute, trespassing, attack, kidnapping, indecent exposure, criminal threats, sexual battery, attempted murder, attempted rape, possession of controlled substance, drug overdose, and more.

Authority

The Associate Zoning Administrator has the authority to modify or discontinue the use, or to impose corrective conditions on the operation of the existing business as a motel under Section 13B.6.2 of the Los Angeles Municipal Code.

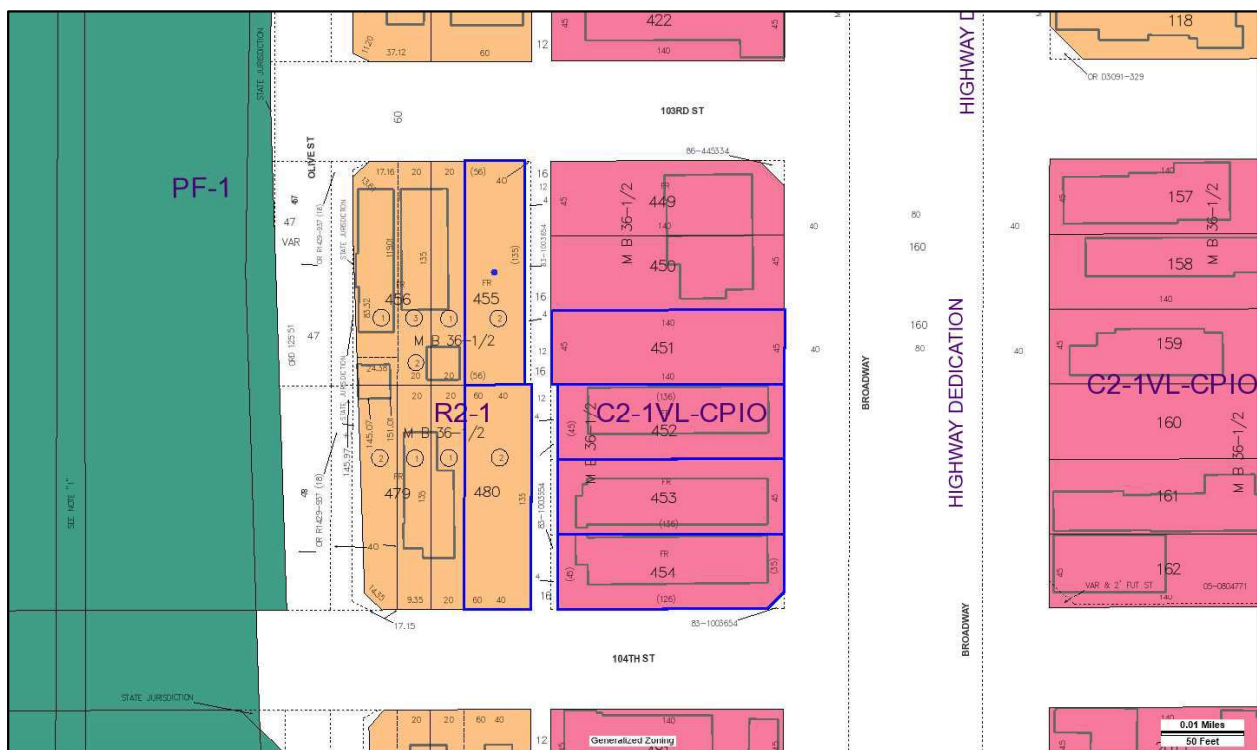
Property Description

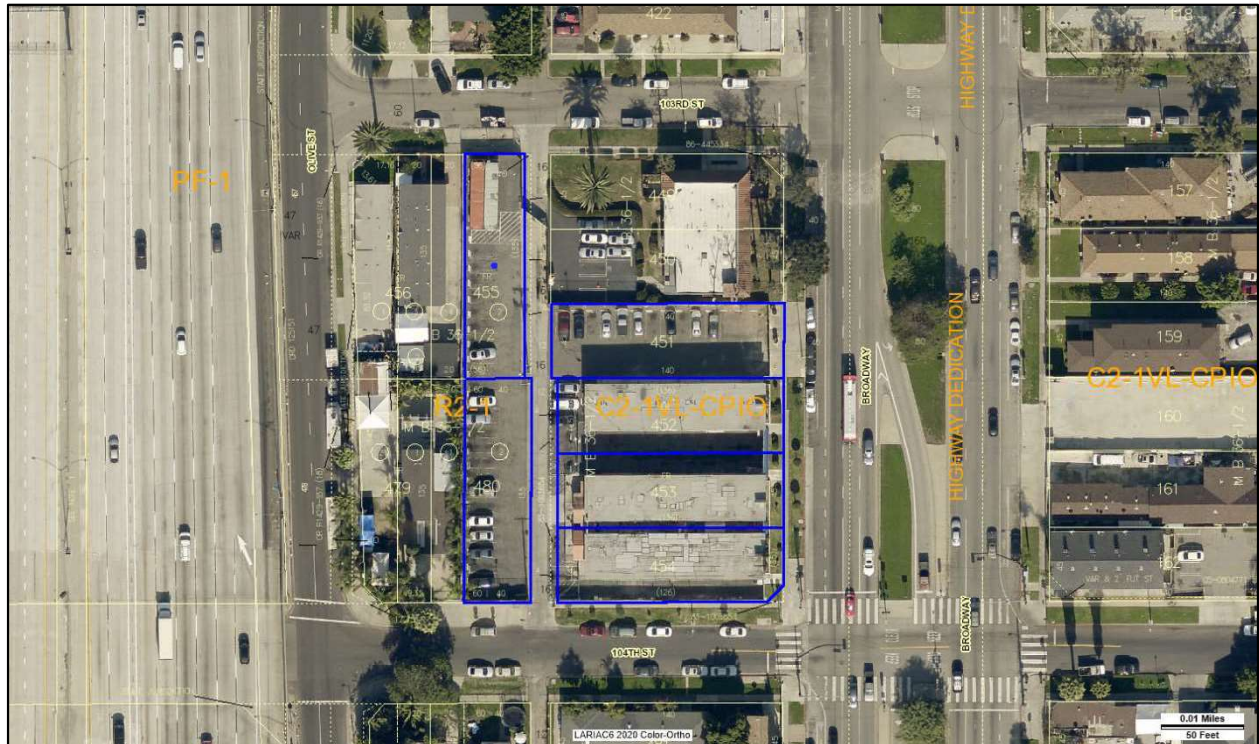
The subject property, known as the Hi Lite Motel, is located on six lots at the intersection of South Broadway and West 104th Street. The four lots which comprise of three structures and a gated surface parking lot are located on 10309, 10313, 10315, 10317, 10321, and 10325 South Broadway. These four lots are zoned C2-1VL-CPIO and designated for Neighborhood Commercial land uses by the Southeast Los Angeles Community Plan Map, with corresponding zones of CR, C1, C1.5, C2, C4, RAS3, and R3. Pursuant to Ordinance No. 185,924, which became effective on December 29, 2018, these four lots were rezoned from C2-1VL to C2-1VL-CPIO (Subarea No. 3450). In addition to the four lots, two additional lots which comprise of the open surface parking lot are located on 316 West 103rd Street and 317 West 104th Street. These two lots are zoned R2-1 and designated for Low Medium I Residential land uses, with corresponding zones of R2 and RD3.

The subject site is located in the Los Angeles State Enterprise Zone (ZI-2374), the Transit Priority Area in the City of Los Angeles (ZI-2452), the South Los Angeles Alcohol Sales Specific Plan (ZI-1231), and the Freeway Adjacent Advisory Notice for Sensitive Uses Zone (ZI-2427). The property is located approximately 1.87 kilometers from the Newport-Inglewood Fault Zone. The subject site is in the Los Angeles police Department's South Bureau – Southeast Division and is in Crime Reporting District No. 1822.

The subject site is a level, irregular-shaped corner parcel of land, comprised of six lots with a frontage of approximately 180 feet along the western side of Broadway and a depth of approximately 190 feet along 104th Street, for a total of approximately 38,450 square feet of lot area. The property is developed with three two-story structures and associated surface parking lot. A 12-foot alley sits on the property and bisects the portion of the site which are zoned C2-1VL-CPIO and the two lots which are zoned R2-1. Originally a through alley, a perimeter gate and fencing were erected towards the rear of the property which prohibits access from 103rd Street to 104th Street via the motel parking lot. Pedestrian and vehicular access to the subject motel is provided via one entrance off 104th Street.

The three structures were originally built in 1956. On June 28, 1971, the City of Los Angeles Department of Building and Safety (LADBS) issued three Certificate of Occupancy for the conversion to a motel from two-story apartment buildings. Certificate of Occupancy No. 1970LA15415 listed a motel converted from a two-story eight-unit apartment building with eight suites, no kitchen and eight parking spaces, for the structure located at 10317 South Broadway. Certificate of Occupancy No. 1970LA15416 listed a motel converted from a two-story eight-unit apartment building with eight suites, no kitchen and eight parking spaces, for the structure located at 10321 South Broadway. Certificate of Occupancy No. 1970LA15414 listed a motel converted from a two-story eight-unit apartment building with eight suites, no kitchen and eight parking spaces. According to plans attached to Building Permit No. 1987LA69308, issued on June 30, 1987, a total of 47 vehicular parking spaces were noted on the plans. Per the motel manager, the motel contains a total of 36 guest rooms.





ZIMAS Aerial Map, 2020

Streets

Broadway, adjoining the subject property to the east, is designated by the Mobility Plan 2035 as a Boulevard II, with right-of-way width of 110 feet and roadway width of 80 feet, and improved with curb, gutter and sidewalk.

104th Street, adjoining the subject property to the south, is designated by the Mobility Plan 2035 as a Collector, with right-of-way width of 66 feet and roadway width of 40 feet, and improved with curb, gutter and sidewalk.

103rd Street, adjoining the subject property to the north, is a standard Local Street, with right-of-way width of 60 feet and roadway width of 36 feet, and improved with curb, gutter, and sidewalk.

Surrounding Land Uses

Adjoining property for lots zoned C2-1VL-CPIO is also zoned C2-1VL-CPIO and developed with a two-story 5-unit apartment building. Property for lot zoned R2-1 across from 103rd Street is zoned R2-1 and developed with a one-story residential building. Properties to the east across from Broadway are zoned C2-1VL-CPIO and developed with one- and two-story residential structures.

Adjoining property to the south for lots zoned C2-1VL-CPIO is also zoned C2-1VL-CPIO and developed with one- and two-story residential structures. Property for lot zoned R2-1 across from 014th Street is zoned R2-1 and developed with a one-story residential building. Adjoining properties to the west are zoned R2-1 and developed with one- and two-story residential structures.

The subject motel is located approximately 105 feet from the Interstate 110 Harbor Freeway to the west. The Harvest Ime A Ostolic Church, located at 10022 South Broadway, is approximately 0.2 mile from the subject motel. The Church of Eternal Salvation, located at 10608 South Broadway, is approximately 0.2 mile from the subject motel. The Alliance Judy Ivie Burton Technology Academy High School, located at 10101 South Broadway, is approximately 0.1 mile from the subject motel. The One Hundred Seventh Street Elementary School, located at 147 East 107th Street, is approximately 0.6 mile from the subject motel. The Alliance College-Ready Middle Academy 4, located at 9719 Main Street, is approximately 0.6 mile from the subject motel. The Watts Learning Center Elementary School, located at 310 West 95th Street, is approximately 0.6 mile from the subject motel. The Charles W. Barrett Elementary School, located at 419 West 98th Street, is approximately 0.6 mile from the subject motel.

On-Site Cases, Affidavits, Permits, and Orders

Notice of Code Violation #A-6178945 – The LADBS issued a Notice of Code Violation dated March 14, 2024, pertaining to numerous violations to the Los Angeles Municipal Code (LAMC). The violations include open storage within the required yards, maintenance and repair of existing building, missing or disabled smoke alarms, maintenance and repair of existing building and premises. At the preparation of this report, no evidence has been submitted by the property owner pertaining to compliance with said violations.

On March 8, 2024, the Zoning Administrator initiated the subject case in response to the request received from the City Attorney's Office, in order to obtain testimony from the owner/operator and interested or affected persons regarding the operation of Hi Lite Motel.

On February 8, 2024, the LADBS received a complaint regarding buildings in need of general repair at the subject location. The LADBS conducted a field inspection and issued a Notice of Code Violation #A-6178945.

On June 27, 2023, Maoson Young filed the Statement of Information for LA Hi Lite Property Inc. to the Office of the Secretary of State, State of California.

On December 28, 2022, Maoson Young filed the Statement of Information for LA Hi Lite Property Inc. to the Office of the Secretary of State, State of California.

On July 18, 2022, Yu Chen filed the Statement of Information for LA Hi Lite Property Inc. to the Office of the Secretary of State, State of California.

On July 26, 2011, Yu Chen filed the Articles of Incorporation for LA Hi Lite Property Inc. to the Office of the Secretary of State, State of California.

Building and Safety Permit No. 1987LA69308 – Issued on Jun 30, 1987, for remodeling of existing guest room and conversion of ¾ bath to full bath, for the building located at 10321 South Broadway. Site plan attached to the permit noted a total of 47 vehicular parking spaces.

Certificate of Occupancy Permit No. 1980LA99135, issued on July 22, 1981, for a two-story, 10 feet x 10 feet, connect two 10-unit motels with 10-foot roof attachment, extend bath creating an irregular shaped building. No change in parking. Property address is 10321 South Broadway.

Certificate of Occupancy Permit No. 1978LA58053 – Issued on May 11, 1978, for a two-story, 3 feet x 11 feet addition to an existing two-story, 23 feet x 106 feet motel/office building. No change in parking. Property address is 10321 South Broadway.

Certificate of Occupancy Permit No. 1970LA15415 – Issued on June 28, 1971, for a motel converted from a two-story, 23 feet x 106 feet eight-unit apartment. Eight suites having four rooms each (no kitchen). Eight (8) parking spaces. Property address is 10317 South Broadway.

Certificate of Occupancy Permit No. 1970LA15416 – Issued on June 28, 1971, for a motel converted from a two-story, 23 feet x 106 feet eight-unit apartment. Eight suites having four rooms each (no kitchen). Eight (8) parking spaces. Property address is 10321 South Broadway.

Certificate of Occupancy Permit No. 1970LA15414 – Issued on June 28, 1971, for a motel converted from a two-story, 23 feet x 106 feet eight-unit apartment. Eight suites having four rooms each (no kitchen). Eight (8) parking spaces. Property address is 10325 South Broadway.

Surrounding Cases, Affidavits, Permits, and Orders

DIR-2022-2202-RV – On February 6, 2023, the Zoning Administrator required the modification of the operation of an existing motel, known was the Magic Carpet Motor Inn,

by the imposition of corrective conditions in order to mitigate adverse public nuisance impacts caused by said use, located at 400 – 414 ¼ West Century Boulevard.

DIR-2015-472-RV-PA1 – On December 20, 2017, the Zoning Administrator required the discontinuance of the motel use and any similar land uses at the property, which was occupied by the 108 Motel, located at 10721 South Broadway.

Background

According to City of Los Angeles Office of Finance LATAX report, LA Hi Lite Property Inc. (dba Hi Lite Motel) began business at the subject location on August 11, 2011 (Account No. 0002573454). Per County of Los Angeles Assessor's information, the most recent sale of the property occurred on September 30, 2011. There are two assessor parcel numbers associated with LA Hi Lite Property Inc. (APN# 6074004037 and APN# 6074004036).

Nuisance Investigation

The motel operations have generated consistent police enforcement, as evidenced by documentation submitted by the Los Angeles Police Department. The Los Angeles City Attorney's Office requested that the subject property be reviewed for nuisance revocation proceedings. As documented, the operation may currently jeopardize and adversely affect the public health, peace, and safety of persons residing or working on the premises and in the surrounding area. As a result, the City has responded with a public hearing for possible imposition of Conditions to abate nuisance or to revoke said use.

Staff investigators conducted a field analysis as part of the nuisance investigation on February 8, 2024 at approximately 12:30 p.m., accompanied by a Los Angeles Police Department officer. All photos included in this report were taken on said date and time unless otherwise noted. At the time of the investigation, the subject motel was open to the public.

Signage

During the field inspection conducted on February 8, 2024, numerous signs were observed on the motel premises. Dozens of warning signs are posted throughout the property with the following language:

"Park at your own risk. Not responsible for damage or theft to vehicles or vehicle contents."

"This property closed to the public. No entry without permission. L.A.M.C. Section 41.24. PC 602L."

“Warning. Permit Parking Only. Unauthorized vehicles will be towed at vehicle owners’ expense.”

“No Trespassing. This property is protected by video surveillance. Trespassers will be prosecuted.”

“No trespassing, loitering, prostitution, weapons, drugs, drug dealers, drinking of alcoholic beverages. The Los Angeles Police Department makes regular and frequent patrols of this property. Propiedad privada. No traspasar: callejeros, drogas, traficantes, prostitutas, armas, bebidas alcohólicas, el departamento de policía de los angeles hace patrullas frecuentes en esta propiedad.”

Multiple signs with the following language were observed in the motel parking lot:

“No Trespassing. This property is protected by video surveillance. Trespassers will be prosecuted.”

“Warning. Permit Parking Only. Unauthorized vehicles will be towed at vehicle owners’ expense.”

“This area is under video surveillance 24 hours a day. Esta area esta bajo vigilancia video 24 horas al dia.”

Four signs were posted near the motel entrance along West 104th Street. One sign included language pertaining to availability of ADA accessible parking spaces. One sign included the following language: “Any problem regarding this motel. Please call 24 hours Hot Line (323) 779-9122. Manager.” One sign stated: “This property closed to the public. No entry without permission. L.A.M.C. Sec. 41.24. PC 602L.” One sign included the following statements: “Warning. This area is under 24-hour video surveillance.”

Motel Office and Check-In System

The motel office and check-in counter are located within an enclosed and fenced area. During the field inspection conducted on February 8, 2024, the motel manager did not provide access to the manager’s office or manager’s unit. Per the motel manager, at least one on-site manager is on the premises at all times. Numerous signs are posted next to the check-in counter with the following language:

“Absolutely no prostitution, drugs, loitering, visitors. ID required!”

“Warning!! This motel has a 24-hour video surveillance system monitoring the registration desk and all common areas of this motel.”

“Attention Overnights. Overnights are from 4 p.m. to 11 a.m. No extensions and no overstay. Only two registered guests are allowed per room. Proper identification is

needed to check in. Registration MUST be completely filled. If you break any of the rules you will be asked to leave without a refund.”

In addition to the abovementioned signs, excerpts from LAMC Section 41.49 related to motel registers were posted near the check-in counter. A copy of the motel rules and regulations was also posted near the check-in counter. No key deposit box was observed near the motel manager’s office or check-in counter.

Daily/Hourly Rental

During the field investigation conducted on February 8, 2024, a motel manager stated that short-term rental is available at the motel. No posted rental rates were observed on the motel premises. Per crime reports provided by LAPD, guests have rented motel rooms on an hourly basis.

Motel Guest Room

During the field investigation conducted on February 8, 2024, a motel manager granted access to an unoccupied guest room (Room #C13). Extensive amount of graffiti were found in the guest room, written on walls, television, bed, dresser, curtain, curtain valance box, telephone, door frame, doors, and more. Two nightstand dressers were missing all the drawers. The smoke detector was missing and wires were exposed. The bathroom door and wall were damaged with holes. The toilet bowl was clogged with paper towels and the toilet seat was damaged with a hole. The toilet paper dispenser and air conditioning unit were both damaged. A copy of the motel rules and a warning sign were posted inside the guest room. The warning sign stated: “Absolutely no prostitution, drugs, loitering, and visitors. ID required!”

During the site inspection, multiple broken and damaged windows were observed at several guest rooms. Multiple guest rooms had entry doors which were severely scratched, punched, and damaged. Damaged door frame was observed at one of the guest rooms. Water stains and leakage on ceilings were also observed throughout the premises. Numerous guest rooms had visible holes in the window curtains.

Motel Rules and Regulations

1. The motel has posted rules and regulations with the following statements:
 - The following will NOT be allowed on the property of Hi Lite Motel
 - Not rooms rented for the purpose of prostitution and not all illegal drugs activities at the motel
 - Not consumption of alcoholic beverages at the motel in all public area

- Not using amplified sound equipment, music, or a public address system
 - Not abandoned or inoperable vehicles shall be permitted on or at the site
 - No loitering and soliciting
2. Entry is limited to registered guests only; nobody is allowed renting a motel room to more than the room be registered. No trespassing!
 3. If, during the course of occupancy, it is determined that any registered guest is engaged in prostitution, either as a prostitute or as a customer of a prostitute, or is a drug dealer or drug customer the guest shall be immediately evicted from the motel, and in the future such person shall be refused rental of a room

NOTICE TO GUESTS

Section 41.49(A) and (B) Los Angeles Municipal Code:

Every person who owns or operates a motel shall keep a register in which shall be entered:

- a) The name and address of each guest, and the name and address of each member of his party.
- b) In the event that such guest or his party travels by means of motor vehicle, the register shall specify the make, type and license number of the motor vehicle and the year of registration. Said register shall at all times be open for inspection to all police officers.

It is a misdemeanor to use or occupy a room in this facility without first registering at the office. Hi Lite Motel is an active participant of a local business and residential neighborhood watch program. Any problems, please call (323) 779-9122.

Motel Access

During the field investigation conducted on February 8, 2024, the motel manager stated that the gate along West 104th Street is open and unlocked 24 hours a day, seven days a week. Guests and visitors are able to access the motel surface parking lot 24 hours a day. Perimeter fences and barbed wires separate the surface parking lot from the three structures and manager's office.

Vehicular Parking

Vehicular parking is provided via a surface parking lot, located on parcels zoned R2-1 with location address at 317 West 104th Street and 316 West 103rd Street. Two oversized shipping containers are located towards the northern end of the parking lot, located at

316 West 103rd Street. During the field inspection conducted on February 8, 2024, the surface parking lot in the C2-1VL-CPIO zone (10309, 10313, 10315 South Broadway) was gated off and no vehicles were parked in said parking lot.

According to plans attached to Building Permit No. 1987LA69308, issued on June 30, 1987, a total of 47 vehicular parking spaces were noted on the plans. During the field inspection conducted on February 8, 2024, less than 47 vehicular parking spaces were observed in the motel parking lot. Two ADA accessible parking spaces were located near the motel manager's office. One of the ADA accessible parking spaces was occupied by a vehicle without a valid disabled person's placard.

Motel Security System

During the field inspection conducted on February 8, 2024, numerous surveillance cameras were observed on the motel premises. Staff investigators were not provided access to the motel manager's office or manager's unit. No security monitor screens or systems were shown to staff investigators. Therefore, it could not be verified as to how many operable surveillance cameras are located on the premises.

Security Personnel

During the field inspection conducted on February 8, 2024, no security guards were observed on the premises. Per the motel manager, the operator has difficulty in securing long-term security guards on the subject site.

Public Telephone

During the field inspection conducted on February 8, 2024, no public telephones were observed on the premises.

Automated Teller Machine (ATM)

During the field inspection conducted on February 8, 2024, no ATM was observed on the premises.

Lighting

During the field inspection conducted on February 8, 2024, lighting fixtures were observed on the premises and in the surface parking lot. As the inspection was conducted during the daytime, it could not be verified if the property is well lit at night.

Trash, Debris, Graffiti

During the field inspection conducted on February 8, 2024, commercial trash and recycling containers were observed adjacent to the vehicular entrance of West 104th Street. Graffiti were observed on the trash containers, as well as in the parking lot and on fences. Multiple broken concrete on wheel stop and exposed rebar were observed in the parking lot. Graffiti were observed on light poles, walls, fences, trash bins, poles, bollards, parking curbs, posted signs, cargo containers, along the adjacent sidewalks, and on the exterior perimeter walls. Overgrown vegetation was observed in the courtyards between the motel structures. Trash and debris were observed in the surface parking lot, including shards of glass, empty containers, used syringe and needle with dark red fluid inside the barrel, used cigarette buds, broken pieces from bottles, used condoms, and more.

Open Storage

During the field inspection conducted on February 8, 2024, open storage was observed on the premises. Two oversized shipping containers were located in the parking lot at 316 West 103rd Street, replacing numerous parking stalls. In the gated surface parking lot adjacent to one of the motel structures, items stored in plain view included but were not limited to the following: pallets of building and construction materials, pieces of wooden plank, damaged and unused refrigeration units, damaged and unused mattresses, bulky items, damaged furniture, damaged concrete poles and pipes, damaged and rusted mattress springs, articles of clothing, pieces of concrete, damaged television, trash and debris, and more.

Loitering, Prostitution

During the field inspection conducted on February 8, 2024, staff investigators observed one lone male inside a vehicle which was parked in the motel parking lot. One scantily clad woman (LAPD identified her as a prostitute) was observed exiting the motel guest room area and walking towards the parked vehicle. The lone male driver of the vehicle started the vehicle and exited the motel parking lot without allowing the prostitute to enter his vehicle. While the prostitute walked past the staff investigators, two motel managers verbally scolded and questioned the prostitute for not being adequately clothed. Upon observing the male driver and vehicle exiting the parking lot, the prostitute continued to walk across the parking lot and towards the entrance of the motel. The prostitute proceeded to exit the motel parking lot. Per the motel managers, the lone male driver rented the guest room for the prostitute.

Comments from Other Departments and/or Agencies**Los Angeles City Attorney's Office**

On January 8, 2024, an e-mail correspondence was received from the Los Angeles City Attorney's Office, pertaining to operation of the Hi Lite Motel. The correspondence stated that the LAPD has identified the subject motel as a violent gang and narcotics public nuisance location, and the LAPD previously referred the property to the Los Angeles City Attorney's Office (LACAO) in 2023. On April 14, 2023, the LACAO issued a letter to the property owners of the subject motel and requested that they attend a meeting with the LAPD and LACAO, in order to discuss the crime occurring at the property and specific measures to be taken to address the crime. The meeting took place on May 9, 2023 at the LAPD Southeast Community Police Station and in attendance were the LAPD, the LACAO, and representatives for the Hi Lite Motel (Marcol Young, Maoson Young, Sue Lee Young). Despite the meeting and another September 6th meeting that the LACAO had with owner representatives at their request, the crime and nuisance at the property persists. Therefore, the LACAO referred the property to the Office of Zoning Administration for appropriate action.

Los Angeles Police Department

On April 4, 2024, a letter was received from Senior Lead Officer Erik Loomis, pertaining to the operation of Hi Lite Motel. Excerpts from the letter are as follows:

"Over the past few years, the location has been the subject of police actions due to homicides, drug use, prostitution, and arrests for criminal activity. Due to the location's proximity to a high prostitution area it is imperative that the proprietor of the establishment executes the daily operations in a manner that will help mitigate the criminal activity and ensure that they are not actively encouraging or contributing to more criminal behavior."

"Over the past few years and months, myself along with other officers before me, have attempted to help guide and advise the proprietor and motel staff on how to better execute the daily motel operation, however we have not seen any meaningful change. In the past five years the location has produced 185 calls for service, within those calls there have been 31 assault with a deadly weapon calls, 8 attack investigations, 29 arrests, many for prostitution, and 18 robberies. Many of these crimes and incidents are a consequent of the chronic gang and narcotics activity that continually operates at the location."

"It is my fear that if this establishment is allowed to continue to operate we will see more crimes and tragedies unfold at the location and in the

surrounding neighborhood. Just north of the location, located at 10101 South Broadway, is the Burton Tech Academy High School, and just south of this location are many apartment homes and single-family residences. The presence of children in the area makes the issues at the Hi Lite Motel very concerning.”

“It is the position of the LAPD that the motel use be revoked for this location. This will help put a stop to the continuing criminal activity at the location. If the ability to continue to operate as a motel were to be removed, the LAPD would also like to request the owners properly secure the location with proper lighting and security to ensure it does not become a refuge for the unhoused and create a different set of problems for the surrounding neighborhood.”

Suggested Operating Conditions provided by Los Angeles Police Department

The Los Angeles Police Department Detective Support and Vice Division provided the following list of operating conditions to the property owner/operator with the intent to assist the business and property owner of the motel in a manner to prevent criminal activities on the site.

1. Abide by all laws and manage the property located at 10321 South Broadway (Hi Lite Motel) in a manner to discourage illegal narcotic/vice activity.
2. Post and maintain signs (minimum of 4) on the property in accordance with Los Angeles Municipal Code Section 41.24(a) that states the following: “This property is closed to the public. No entry without permission. LAMC Section 41.24.” The signage shall have lettering of at least two inches in height.
3. Immediately sign a “Trespass Arrest Authorization” form authorizing the Los Angeles Police Department to arrest individuals unlawfully loitering on the property pursuant to 41.24 LAMC.
4. Post signs (minimum of 3) in English and Spanish, in visible and conspicuous locations (preferably at the entrance to the parking lot and at the check in area) stating the following: “No trespassing, no loitering, no drugs, no drug dealers, no prostitution, no weapons, no drinking of alcohol beverages. The Los Angeles Police Department makes regular and frequent patrols of this property.” The signage shall have lettering of at least two inches in height.
5. Do not allow access to the property persons known to you or your agent to be prostitutes, pimps, prostitution customers (john’s), parolees with prior narcotics

or prostitution related offenses and no users, possessors, sellers or manufactures of illegal controlled substances.

6. Inform the LAPD immediately if any person is engaging in narcotics, in possession of narcotics paraphernalia or if aforementioned items are recovered on the above property. Report all trespassers and loiterers on the property to LAPD or the contracted State Licensed Security Guard.
7. Post the following signs at the check in/registration counter: "Rooms are only available for the full posted daily rate." And "Los Angeles Municipal Code Section 41.49 requires that each guest provide identification upon checking in along with your party's vehicle information."
8. Guests shall be required to pay the full posted daily rental rate (no short time rentals). Post weekday and weekend rates at the check-in desk and in each room. Do not rent rooms for less than a 12-hour period (no short time rentals).
9. Do not allow any individuals to rent more than one room at a time or rent rooms without complying with motel registration procedures.
10. Do not allow any individual to rent a room on behalf of any other person.
11. Do not rent rooms to persons under the age of 18.
12. Establish and maintain motel registration procedures and ensure that all employees are properly trained (Comply with motel procedures set forth in Section 41.49 LAMC). Require that all persons occupying a room to produce a valid driver's license or other form of valid identification. The motel staff will document this information on the registration card. These records shall be made available to law enforcement personnel upon request. The vehicle information must be documented if they are traveling with such.
13. Any visitor to the property must sign in at the motel desk and produce valid identification as required in the above section. The operator shall photocopy such ID and attach it to the room number he/she is visiting.
14. All vehicles on the premises must be documented, even those utilized by visitors of guests. All unknown or undocumented vehicles shall be removed from the property.
15. Post in each room "Motel House Rules", which specify certain rules provided for by the motel owner/operator that if any illegal activity is committed it is grounds for immediate termination of the room rental and/or eviction.

16. The owner/operator shall install and maintain video surveillance camera with inside/outside views of all common areas. Management shall routinely monitor the cameras and keep the video tapes/DVD for at least one month before re-recording over the said recording device. Management shall immediately notify the LAPD when criminal activity is observed and shall keep and make available to the LAPD any and all tapes, which indicate possible criminal activity.
17. The owner shall install (4) signs indicating that the aforementioned premise is under 24-hour surveillance and all criminal activities will be directly reported to the Los Angeles Police Department. The signage shall have lettering of at least two inches in height.
18. One California State licensed uniform security guard shall be present 24 hours a day, seven days a week. The guards shall be fluent in English and will have clear instructions to enforce applicable conditions and uphold the law. The guard will not follow, impede, obstruct or delay any law enforcement personnel conducting inspections or official business at the location. The guard shall be responsible for securing not only the motel but the parking lot and perimeter. The guard shall not reside at the location or be affiliated with the operator or owner (third party). A police patrol log shall be maintained by the guards at the property, indicating the dates and times of any law enforcement incidents on the property. The patrol log shall be produced when requested by any law enforcement personnel.
19. Do not allow any firearms on the property.
20. Remove and do not allow any payphones on the property.
21. Implement a key deposit system to prevent keys from being circulated or duplicated. All keys shall be stamped "do not duplicate". Ensure all rooms are locked when not in use or being cleaned. The on-site manager shall have duplicate keys for emergency purposes.
22. Any graffiti painted or marked upon the premise or adjacent area under the control of the owner/operator shall be removed or painted over within 24 hours.
23. The owner/operator shall keep the premises and any area adjacent to the premises over which he has control clear of litter, newspaper racks, benches, boxes or objects that encourage loitering.
24. The owner/operator shall identify and assign a contact person to respond to a posted 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding the property and/or operation of the business. The hot

line number shall be conspicuously posted at the front, north and south sides of the business. The calls shall receive response within 24-hours and documented in a log and available for review by the Los Angeles Police Department upon request. The log shall include when the calls were received, when the calls were returned, action taken and the name and phone number of the complainant. The lettering within the signs shall be at a minimum of 2" wide and 4" in height.

25. Cooperate with any law enforcement entity in their investigations related to the property and do not impede or interfere with their investigations.
26. Comply with all orders issued by any regulatory agency, including but not limited to, LADBS, Housing Dept, LAFD, Health Dept, and Office of Finance.
27. Install and maintain high-intensity lighting on the exterior of the property, illuminating the parking lot and any adjacent areas.
28. Do not sell or give away condoms, unless directed to do so by a governmental agency. Do not rent, sell or give away pornographic videos, tapes, DVD or CDs on the property.
29. All owners and managers shall join and actively participate in the Southeast Area neighborhood watch or council meetings.
30. All owners and managers shall attend and participate in a property management-training program approved by the Housing Department.
31. It shall be the responsibility of the owner/operator to ensure compliance of these conditions at all times. The manager on duty shall be made familiar with these conditions and implement them as required.
32. A copy of this agreement and the list of conditions shall be posted along with other permits in public view and shall be made available to all law enforcement personnel upon demand.
33. Thoroughly train all of your employees with respect to all of these procedures. Provide written instructions to your employees and notify them that they will be disciplined for violation of the procedures.

The Los Angeles Police Department submitted the following reports:

Arrest Reports: There were at least 43 arrest reports submitted for the subject property between October 12, 2018 to November 14, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2023-11-14	6:45 PM	ENGAGING IN / SOLICITING FOR PROSTITUTION
2.	2023-11-14	6:45 PM	ENGAGING IN / SOLICITING FOR PROSTITUTION
3.	2023-11-14	6:45 PM	SUPERVISING/AIDING PROSTITUTION
7.	2023-10-31	12:45 PM	OPERATING DISORDERLY HOUSE
8.	2023-10-31	12:45 PM	ENGAGING IN ACT OF PROSTITUTION
9.	2023-10-31	12:45 PM	ENGAGING IN ACT OF PROSTITUTION
10.	2023-03-26	4:00 AM	EX-CON WITH GUN
11.	2023-02-04	12:30 PM	VEHICLE THEFT W/ PRIOR
12.	2023-02-04	12:35 PM	POSSESSION OF CONTROLLED SUBSTANCE
13.	2022-12-24	9:35 AM	BATTERY ON POLICE OFFICER
14.	2022-12-22	3:30 AM	POSSESSION OF FIREARM
15.	2022-12-10	12:08 PM	DRIVING W/OUT OWNER CONSENT
16.	2022-11-11	3:00 PM	POSSESSCION OF CONCEALED FIREARM
17.	2022-10-16	9:05 AM	CARJACKING
18.	2022-10-16	9:05 AM	CARJACKING
19.	2022-09-24	11:00 PM	EX-CON WITH GUN
20.	2022-09-24	11:00 PM	CARRYING A CONCEALED WEAPON
21.	2022-08-28	11:30 AM	ASSAULT W/ DEADLY WEAPON KNIFE
22.	2022-07-07	11:40 AM	EX-CON WITH GUN
23.	2022-07-07	2:20 AM	BATTERY
24.	2022-06-16	11:00 AM	TRESPASSING
25.	2022-04-02	2:30 AM	ASSAULT W/ DEADLY WEAPON
26.	2022-02-28	3:30 PM	ROBBERY
27.	2022-01-10	9:30 AM	CARJACKING
28.	2022-01-04	8:25 PM	MINOR POSSESSION OF GUN
29.	2021-12-05	2:00 PM	VIOLENCE WITH INJURIES
30.	2021-07-24	11:20 AM	DRIVING W/OUT OWNER CONSENT
31.	2021-05-27	10:10 PM	FELONY POSSESSION OF FIREARM
32.	2021-03-04	10:29 PM	STOLEN VEHICLE ARREST
33.	2021-02-23	7:50 PM	STOLEN VEHICLE ARREST - 3 STOLEN VEHICLES
34.	2021-02-17	7:50 PM	DRIVING W/OUT OWNER CONSENT
35.	2021-02-05	7:40 AM	ATTEMPTED RAPE
36.	2021-02-01	8:49 AM	STOLEN VEHICLE ARREST
37.	2021-01-19	8:05 PM	POSSESSION OF CONTROLLED SUBSTANCE WHILE ARMED
38.	2021-01-09	8:05 PM	GUN ARREST - PARKING LOT
39.	2020-08-24	8:45 PM	ASSAULT W/ DEADLY WEAPON
40.	2019-12-04	11:00 AM	CRIMINAL THREATS
41.	2019-10-20	3:45 PM	FELONY BATTERY
42.	2018-10-16	10:25 PM	EX-CON WITH FIREARM

43. 2018-10-12 5:10 AM FELONY WARRANT POST-RELEASE VIOLATION

Investigative Reports: There were at least 146 investigative reports submitted for the subject property between May 22, 2018 to January 7, 2024.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>	<u>SUMMARY</u>
1.	2024-01-07	8:03 PM	MURDER / DEATH	Victims 1, 2, and 3 were in the motel parking lot when a shooting between all victims occurred. Victim 1 was struck by gunfire and succumbed to his injuries.
2.	2024-01-07	8:03 PM	MURDER / DEATH	Victims 1, 2, and 3 were in the motel parking lot when a shooting between all victims occurred. Victim 2 was struck by gunfire and succumbed to his injuries.
3.	2024-01-07	8:03 AM	ATTEMPTED MURDER	Victims 1, 2, and 3 were in the motel parking lot when a shooting between all victims occurred. Victim 3 was struck by gunfire and survived his injuries.
4.	2023-12-18	10:00 PM	VIOLENCE WITH INJURIES	Suspect and victim involved in verbal dispute inside motel guest room #C17. Suspect punched victim in her face, resulting in victim hitting her head on the wall and losing consciousness. Victim believed suspect took her cellphone and car keys.
5.	2023-12-10	1:20 AM	RESTRAINING ORDER VIOLATION	Victim had restraining order against suspect. Suspect arrived at motel and threatened to damage victim's motel guest room window (Room #C13).
6.	2023-11-14	6:45 PM	ENGAGING / SOLICITING PROSTITUTION	Defendant 1 drove defendant 2 (prostitute) to the motel. Defendant 1 paid \$30 to rent a guest room at the motel. Defendant 1 paid defendant 2 \$100 for sexual intercourse inside motel guest room (Room #101). After approximately 15 minutes, both defendants exited motel guest room and defendant 1 left motel premises. Defendant 1 arrested for engaging in prostitution.

7.	2023-11-14	6:45 PM	ENGAGING IN PROSTITUTION	<p>Defendant 3 picked up defendant 2 from motel parking lot. Defendant 2 arrested for engaging in prostitution and defendant 3 arrested for supervising or aiding a prostitute.</p> <p>Defendant 1 and defendant 2 engaged in prostitution activities inside motel guest room (Room #101). Defendant 1 was paid \$100 by defendant 2 to have sexual intercourse.</p>
8.	2023-11-14	6:45 PM	SUPERVISING/ AIDING PROSTITUTION	<p>Defendant 1 picked up defendant 2 from the motel parking lot, after defendant 2 had completed prostitution activities inside motel guest room. Defendant 2 (prostitute) stated that defendant 1 picks her up and drops her off at the street corner to work, and that she gives the money earned to defendant 1 to hold.</p>
10.	2023-11-13	9:15 AM	ASSAULT W/ DEADLY WEAPON	<p>Suspect trespassed onto motel premises with machete and refused to leave. Suspect threatened motel employees. Suspect and victim engaged in verbal dispute. Suspect picked up a rock and threw it at the victim.</p>
11.	2023-11-03	12:45 AM	VANDALISM	<p>Suspect returned to motel upset for being refused service. Suspect smashed guest room window, broke door, ransacked guest room.</p>
12.	2023-10-31	12:45 PM	OPERATING DISORDERLY HOUSE	<p>Motel employee rented motel guest room at \$30 for two hours. Fake name was used by prostitute. Motel employee did not confirm whether legitimate form of identification was provided or verified. Violation of incomplete registration card. Defendant (motel employee) arrested for operating disorderly house.</p>

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| 13. | 2023-10-31 | 12:45 PM | ENGAGING IN PROSTITUTION | Prostitute arrested for engaging in an act of prostitution inside motel guest room #8. Defendant did not provide ID card to motel employee. Defendant provided fake name written on a piece of paper to motel employee. |
| 14. | 2023-10-31 | 12:45 PM | ENGAGING IN PROSTITUTION | Defendant arrested for engaging in an act of prostitution inside motel guest room #8. Defendant paid prostitute \$120 for sexual intercourse inside motel guest room. Defendant paid \$30 to motel employee to rent the room for two hours. |
| 15. | 2023-09-13 | 9:15 AM | ARMED ROBBERY | Witness (motel employee) observed suspect beating the victim inside motel guest room (Room #C24). Witness opened the door and two suspects fled the room. One of the suspects rented the room for the day. Victim and one of the suspects agreed for a sexual favor transaction in the motel guest room. Both suspects assaulted victim and robbed him of personal property. |
| 16. | 2023-08-22 | 11:00 AM | VIOLENCE WITH INJURIES | Victim was staying inside motel guest room #2. Suspect and victim engaged in verbal dispute inside room. Suspect punched victim multiple times and attempted to strangle victim. Suspect slapped victim's phone off her hand while victim was on the phone with police. |
| 17. | 2023-08-16 | 8:10 PM | NARCOTICS RECOVERED | Methamphetamine inside clear plastic Ziploc bag discovered at the motel. |
| 18. | 2023-08-15 | 11:00 AM | ROBBERY | Victim drove suspects to the motel. Once at the motel, suspect produced a handgun and robbed victim of personal property. Suspect threatened victim and stole victim's vehicle. |

19.	2023-08-09	11:45 AM	NARCOTICS RECOVERED	Methamphetamine inside two clear plastic bindles discovered at the motel.
20.	2023-08-08	9:50 PM	VIOLENCE WITH INJURIES	Suspect and victim were staying in motel guest room #13. Suspect hit victim on face and neck. Suspect choked victim on two occasions.
21.	2023-08-03	3:00 PM	THEFT	Victim drove suspect to motel and rented a guest room. Victim woke up and discovered his personal property stolen.
22.	2023-08-01	12:01 AM	UNDETERMINE D SEXUAL ASSAULT / RAPE	Victim met suspect at bar and woke up in suspect's vehicle parked in motel parking lot. Victim went into motel guest room with suspect. Victim woke up fully nude and expressed she felt sexual intercourse was involved when she was unconscious.
23.	2023-08-01	4:30 PM	ROBBERY	Victim and suspect agreed to meet up at the motel for a date. Victim and suspect rented motel guest room #2. Another suspect entered room, punched victim in his face and forcefully removed victim's personal property. Both suspects robbed victim of personal property and ran away.
24.	2023-07-02	11:00 PM	LOST PROPERTY	Victim woke up and discovered his money missing.
25.	2023-06-19	10:50 PM	BATTERY	Victim was staying at the motel. Suspect struck victim on her face and victim fell to the ground. Suspect proceeded to hit victim multiple times.
26.	2023-06-08	9:00 PM	BATTERY	Victim was renting a room at the motel with suspect. Suspect slapped victim on face and threw victim to the ground.
27.	2023-03-26	4:00 AM	EX-CON WITH GUN	Defendant smoking marijuana in parked vehicle in motel parking lot. Firearm, magazine, and live ammunition discovered inside defendant's vehicle. Defendant arrested for carrying a concealed firearm.

28.	2023-02-24	3:50 PM	CRIMINAL THREATS	Suspect approached victim. Suspect spat and punched victim. Suspect threatened to kill and bury victim at undisclosed location.
29.	2023-02-17	6:00 AM	BATTERY	Victim met suspect at motel guest room #101. Suspect and victim engaged in verbal altercation inside room and suspect spat in her face multiple times. Victim discovered her personal property missing after leaving motel guest room.
30.	2023-02-11	8:00 PM	BURGLARY	Suspects entered victim's room by prying the door frame with unknown pry tool. Suspects made entry, took victim's property and fled (motel guest room #C18)
31.	2023-02-04	12:30 PM	VEHICLE THEFT W/ PRIOR	Defendant arrested for driving vehicle without owners' consent with a prior conviction. Defendant parked stolen vehicle in motel parking lot.
32.	2023-02-04	12:35 PM	POSSESSION OF CONTROLLED SUBSTANCE	Defendant found in possession of crystal meth. Defendant was in stolen vehicle parked in motel parking lot.
33.	2023-01-28	2:15 AM	SEXUAL BATTERY	Victim was inside motel guest room #14. Suspect (motel employee) was attempting to clean the guest room. Victim alleged suspect tried to rape her inside motel guest room.
34.	2023-01-10	5:40 PM	ASSAULT W/ DEADLY WEAPON / SHOOTING	Victim and suspect involved in dispute at motel parking lot. Suspect left and victim observed suspect in street. Suspect returned and fired several shots at victim.
35.	2023-01-07	10:00 AM	VANDALISM	Suspect attempted to pick up a friend's identification card. Suspect got into argument with motel employee. Suspect became upset and produced wooden stick and broke two windows at the motel.
36.	2023-01-06	2:20 AM	SHOTS FIRED IN CITY LIMITS	Suspect fled from burglary scene, armed with firearms, fired one round into the air and fled.

37.	2023-01-06	2:20 AM	BURGLARY	Suspect entered through victim's motel guest room window. Victim observed suspect inside room and attempted to steal victim's property. When confronted, suspect fled and armed himself with a handgun and fired a round into the air.
38.	2022-12-24	9:35 AM	BATTERY ON POLICE OFFICER	Suspect was on motel premises and resisted arrest and pushed police officer with hand and caused officer to fall to the ground. Loaded firearm was recovered from suspect. Suspect arrested for battery on police officer.
39.	2022-12-22	3:30 AM	POSSESSION OF FIREARM	Suspect was in parked vehicle at motel parking lot. Firearm with live rounds of ammunition in magazine recovered inside suspect's vehicle. Suspect arrested for felon in possession of a loaded firearm.
40.	2022-12-15	11:45 AM	BATTERY	Suspect picked up victim and tossed victim against wall.
41.	2022-12-15	3:45 PM	NARCOTICS SALE	Suspects met in motel parking lot to conduct narcotics sale. Suspect 1 retrieved substance resembling cocaine base from suspect 2 in vehicle parked inside motel parking lot.
42.	2022-12-15	5:11 AM	STOLEN VEHICLE	Victim drove borrowed vehicle and drove two girls to motel. Victim fell asleep in guest room #5 and woke up to personal property missing. Victim believed the two girls stole his wallet, ID, car keys, and vehicle.
43.	2022-12-10	12:08 PM	DRIVING W/OUT OWNER CONSENT	Suspect was in stolen vehicle parked in motel parking lot. Suspect arrested for driving vehicle without owner's consent.
44.	2022-12-07	12:01 AM	BATTERY	Suspect took victim to motel guest room and attempted to sexually assault victim. Victim refused and suspect struck victim in face.

45.	2022-11-11	3:00 PM	POSSESSSION OF CONCEALED FIREARM	Suspect was inside parked vehicle in motel parking lot. Firearm and live ammunition were recovered from suspect's vehicle. Suspect was arrested for carrying concealed firearm inside a vehicle.
46.	2022-11-11	3:50 AM	ROBBERY	Victim was walking back to his motel guest room from the ATM when multiple suspects attacked him. Suspects assaulted the victim and robbed the victim and fled.
47.	2022-11-08	N/A	SEXUAL BATTERY	Victim and suspect were inside vehicle parked at or near the motel. Suspect sexually assaulted the victim inside vehicle.
48.	2022-10-16	8:30 AM	CARJACKING	Suspect knocked on victim's motel guest room door. Victim opened the door and suspect produced firearm and knife. Suspect struck victim multiple times and robbed victim's personal property. Suspect took victim's car keys and stole victim's vehicle and drove away. Two suspects arrested for carjacking.
49.	2022-10-11	2:25 PM	BATTERY	Suspect approached victim (motel employee) and punched victim in face and fled. Motel manager stated suspect frequented the motel parking lot.
50.	2022-10-01	7:00 PM	BATTERY	Suspect and victim engaged in verbal dispute. Suspect slammed victim to the ground, punched her multiple times, and pepper sprayed the victim.
51.	2022-09-26	11:50 PM	THEFT	Victim met with suspect at motel guest room (Room #102). While victim was in the restroom, suspect stole victim's personal property and left the room.
52.	2022-09-24	11:00 PM	EX-CON WITH GUN	Suspect was in motel parking lot. Suspect removed firearm and discarded into another suspect's vehicle that was parked in motel parking lot. Suspect was arrested for Excon with a gun.

53.	2022-09-24	11:00 PM	CARRYING A CONCEALED WEAPON	Suspect was inside parked vehicle in motel parking lot. Suspect was arrested for having a semiautomatic gun inside vehicle.
54.	2022-09-22	8:20 PM	VANDALISM	Suspect entered motel premises armed with a wooden stick and a metal beam. Suspect threw rocks and shattered four windows.
55.	2022-09-22	1:49 PM	STOLEN VEHICLE RECOVERED	Stolen vehicle recovered from motel parking lot.
56.	2022-08-28	11:30 AM	ASSAULT W/ DEADLY WEAPON KNIFE	Suspect and victim involved in verbal dispute on motel premises. Suspect stabbed victim multiple times with knife. Suspect arrested for assault with deadly weapon with a knife.
57.	2022-08-26	9:45 PM	BRANDISHING DEADLY WEAPON	Victim (motel employee) instructed suspect to leave motel guest room as suspect was not a tenant. Suspect brandished a knife and threatened victim.
58.	2022-08-26	9:00 PM	LOST PROPERTY	Victim provided identification card to motel clerk upon check-in. Upon check-out motel clerk was unable to provide identification card to victim.
59.	2022-07-20	3:20 AM	RAPE	Suspect and victim rented motel guest room for two hours. Suspect raped victim inside motel guest room. Suspect robbed victim of personal property and left.
60.	2022-07-08	4:03 PM	STOLEN VEHICLE	Victim was inside motel guest room when suspect took his keys. Victim discovered his vehicle stolen.
61.	2022-07-08	6:30 PM	BATTERY W/ TRAUMATIC INJURY	Suspect and victim involved in verbal argument in motel parking lot. Suspect assaulted victim on face. Victim lost consciousness.
62.	2022-07-08	3:00 AM	LOST PROPERTY	Victim was inside motel guest room #108 with a female and two males. After the individuals left the victim was unable to find her credit card.

63.	2022-07-07	11:40 AM	EX-CON WITH GUN	Suspect and witness attempted to rent motel guest room while parked in motel parking lot. Witness had narcotics pipe and open alcohol container in his pockets. Suspect (convicted felon) was arrested for possession of a loaded firearm in her vehicle.
64.	2022-07-07	2:20 AM	BATTERY	Victim (motel employee) was cleaning the motel when punched by defendant multiple times in the face. Defendant spat on victim's face and fled. Defendant frequents the motel property and claims he is staying at the motel. Defendant arrested for battery.
65.	2022-06-16	11:00 AM	TRESPASSING	Suspect made entry into motel guest room (Room #109) without paying rent. Motel manager stated that suspect was an on-going problem and regularly trespasses on the motel property and parks his vehicle in parking lot without management's consent. Suspect's disruptive behavior frequently distracts motel employees from carrying out their jobs. Suspect arrested for trespassing. Suspect was a self-admitted member of a gang and claimed he feels entitled to the property because the motel is within his gang's area.
66.	2022-05-25	10:56 AM	STOLEN VEHICLE	Victim's vehicle stolen while parked in the motel parking lot.
67.	2022-05-11	9:16 AM	GRAND THEFT AUTO	Victim's vehicle stolen while parked in the motel parking lot.
68.	2022-05-03	7:00 PM	GRAND THEFT AUTO	Suspect and victim met at motel. Suspect stole victim's vehicle.
69.	2022-04-02	2:30 AM	ASSAULT W/ DEADLY WEAPON	Suspect struck victim multiple times with metal rod. Victim sprayed suspect in the face using pepper spray. Suspect arrested for assault with deadly weapon.

70.	2022-03-23	2:40 AM	ROBBERY	Victim was waiting for a ride adjacent to motel parking lot entrance. Suspect brandished a firearm and robbed victim of personal property.
71.	2022-02-28	3:30 PM	ROBBERY	Suspect entered motel guest room (Room #21) without permission and told victim and witnesses to pay for his motel room. Verbal dispute ensued between victim and suspect. Suspect grabbed money that was laid out on the bed. Suspect arrested for robbery.
72.	2022-02-11	12:00 AM	STOLEN VEHICLE RECOVERED	Suspect drove stolen vehicle and parked in motel parking lot. Suspect stayed in motel guest room #1.
73.	2022-01-10	9:30 AM	CARJACKING	Victim was taking a shower inside motel guest room (Room #102) when suspect entered her room. Suspect produced a handgun and took victim's vehicle's key and fled. Suspect stole victim's vehicle. Suspect arrested for carjacking.
74.	2022-01-10	7:00 AM	CARJACKING	Suspects entered victim's motel guest room. Suspects produced handgun and robbed victim of personal property. Suspects took victim's car key and stole victim's vehicle.
75.	2022-01-04	8:25 PM	MINOR POSSESSION OF GUN	Suspect and gang members were inside motel parking lot. Loaded firearm was recovered from suspect's vehicle parked in motel parking lot. Suspect arrested for juvenile in possession of a firearm.
76.	2021-12-30	11:46 AM	STOLEN VEHICLE RECOVERED	Stolen vehicle recovered from motel parking lot.
77.	2021-12-05	2:00 PM	VIOLENCE WITH INJURIES	Suspect and victim were inside vehicle parked in motel parking lot. Suspect and victim engaged in verbal dispute. Suspect assaulted victim.

78.	2021-11-03	9:00 PM	STOLEN VEHICLE	Suspect stole victim's vehicle. Victim tracked stolen vehicle to the motel and discovered her vehicle vandalized by unknown suspects and new license plates were removed.
79.	2021-10-13	7:30 AM	ROBBERY	Victim was walking near his motel guest room (Room #2) when suspect punched him and robbed him of personal property.
80.	2021-10-06	8:45 PM	STOLEN VEHICLE RECOVERED	Stolen vehicle recovered from motel parking lot.
81.	2021-09-30	1:00 AM	GRAND THEFT PERSON	Victim and suspect met at the motel. Victim fell asleep and woke up to his personal property missing. Suspect also stole victim's vehicle.
82.	2021-08-22	1:00 AM	RAPE	Suspect and victim were drinking alcohol inside motel guest room. Suspect brought victim to another guest room and raped victim. Victim believed suspect was a security guard who worked at the motel as the suspect was wearing a security uniform with the word "Security" on the back and pants.
83.	2021-08-10	4:00 AM	STOLEN VEHICLE PLATE RECOVERED	Stolen vehicle plate recovered from trunk of stolen vehicle.
84.	2021-08-07	11:00 AM	RAPE / MINOR	Suspect picked up victim and drove victim to the motel. Suspect and victim were drinking alcohol and smoking marijuana inside motel guest room. Suspect raped victim inside motel guest room. Victim was fifteen years old.
85.	2021-08-02	8:50 AM	THEFT	Victim was staying at the motel and had medical emergency. Upon discharge, victim went to motel to retrieve personal property. Victim's identification cards were missing from his wallet.

86.	2021-07-29	7:00 PM	VIOLENCE WITH INJURIES	Victim and suspect were in the motel parking lot. Suspect pushed victim into vehicle's side mirror. Suspect took victim's leased vehicle and fled.
87.	2021-07-24	11:20 AM	DRIVING W/OUT OWNER CONSENT	Suspect was seated in stolen vehicle at the motel. Suspect arrested for driving vehicle without owner's consent.
88.	2021-07-08	5:00 AM	BURGLARY	Suspect entered victim's motel guest room (Room #133) while victim was sleeping inside the room. Suspect stole victim's property and victim's vehicle.
89.	2021-06-04	12:40 AM	BATTERY	Victim was sitting inside vehicle that was parked in motel parking lot. Suspect approached vehicle, opened the door, and punched victim multiple times in the face.
90.	2021-05-27	10:10 PM	FELONY POSSESSION OF FIREARM	Suspect (gang member) parked vehicle in motel parking lot. Loaded semi-automatic handgun with live ammunition retrieved from suspect's vehicle. Suspect arrested for felon in possession of a firearm.
91.	2021-05-05	1:00 AM	VANDALISM	Victim's vehicle was parked in motel parking lot. Unknown suspect vandalized victim's vehicle engine and tire.
92.	2021-05-05	1:00 AM	VANDALISM	Suspect vandalized victim's vehicle engine and tire.
93.	2021-05-01	4:21 PM	STOLEN VEHICLE RECOVERED	Stolen vehicle recovered from motel parking lot.
94.	2021-04-26	12:30 AM	VIOLENCE WITH INJURIES	Suspect and victim were inside motel guest room. Suspect grabbed victim's personal property and demanded personal information. Suspect punched and kicked victim multiple times all over her body. Victim was unable to leave motel guest room as suspect kept her keys.

95.	2021-04-19	3:30 AM	BATTERY	Suspect and victim engaged in verbal dispute. Suspect slapped phone out of victim's hand.
96.	2021-04-15	8:00 AM	ROBBERY	Victim (prostitute) advised her stolen vehicle was parked at the motel. Victim advised her ex-pimp stole her belongings.
97.	2021-04-05	6:40 AM	ROBBERY	Victim and suspect entered motel guest room (Room #12). Suspect punched victim to the floor, grabbed property out of victim's hand, and fled. Victim later observed suspect standing outside Room #4 at the motel.
98.	2021-03-19	5:00 AM	DEATH / DRUG OVERDOSE	Witnesses observed the deceased using methamphetamine and cocaine inside motel guest room (Room #15). One witness left the room and another witness discovered the deceased laying on the floor with no pulse or respirations. The witness attempted CPR on the deceased. LAFD responded and was unable to revive the deceased.
99.	2021-03-09	11:00 PM	STOLEN VEHICLE RECOVERED	Stolen vehicle recovered from motel parking lot.
100.	2021-03-07	1:30 PM	RAPE	Victim and suspect meet occasionally at motel for sexual intercourse. Suspect raped victim inside motel guest room.
101.	2021-02-28	7:00 PM	BURGLARY FROM MOTOR VEHICLE	Victim parked vehicle in motel parking lot. Unknown suspects defeated victim's vehicle lock and took victim's property from vehicle.
102.	2021-02-22	4:00 PM	ASSAULT W/ DEADLY WEAPON	Suspects and victim were in motel parking lot. Suspect 1 approached victim with two metal pipes he grabbed from the trash bin and struck victim multiple times. Victim fell and lost consciousness. Upon gaining consciousness, Suspect 2 hit victim with clenched fist multiple times.

103.	2021-02-17	7:50 PM	DRIVING W/OUT OWNER CONSENT	Suspect parked stolen vehicle at motel parking lot. Suspect arrested for driving without owner's consent.
104.	2021-02-11	5:45 PM	ROBBERY	Victim (motel employee) was working inside motel guest room (Room #133). Suspect produced knife and demanded victim's money. Suspect fled with victim's property in vehicle.
105.	2021-02-05	7:40 AM	ATTEMPTED RAPE	Suspect entered unlocked motel guest room (Room #24). Suspect struck the victim on her face and tried to rape victim inside motel guest room. Suspect arrested for attempted rape.
106.	2021-02-04	7:30 PM	ROBBERY	Victim drove suspect to motel. Suspect approached victim and punched victim multiple times. Suspect robbed victim of personal property and fled into one of the motel guest rooms.
107.	2021-02-01	5:30 PM	LOST PROPERTY	Lost property discovered at the motel.
108.	2021-01-21	N/A	RAPE	Suspect raped victim inside motel guest room. Suspect also forced victim to prostitute herself and collected the money from victim.
109.	2021-01-19	8:05 PM	POSSESSION OF CONTROLLED SUBSTANCE WHILE ARMED	Suspect parked vehicle in motel parking lot. Loaded firearm recovered inside suspect's vehicle. Methamphetamine recovered from suspect during search. Suspect arrested for possession of controlled substance while armed.
110.	2021-01-14	12:05 AM	VIOLENCE WITH INJURIES	Suspect strangled and struck victim unknown number of times causing her to lose consciousness.
111.	2021-01-02	5:00 PM	VANDALISM	Suspect and victim engaged in verbal dispute inside motel guest room. Suspect scratched victim's vehicle and fled.

112.	2020-12-20	9:00 PM	EXTORTION FOR SEX ACTS	Suspect threatened to release videos of sex acts on social media if victim did not continue sexual relationship. Suspect demanded victim to meet him at motel. Victim was not aware that suspect secretly recorded sexual encounters. Within 8 months, suspect made numerous requests and threats of releasing explicit videos. Victim ultimately complied over 10 times and met with suspect at motel.
113.	2020-12-14	7:00 PM	BURGLARY	Victim discovered unknown individuals inside his motel guest room. Victim discovered property missing from his motel guest room (Room #2).
114.	2020-12-13	11:30 AM	BATTERY	Suspect and victim met in motel guest room. Suspect assaulted victim inside motel guest room. Suspect removed victim's personal property from vehicle without permission.
115.	2020-11-25	10:00 PM	RAPE	Suspect and victim rented a guest room at the motel. Suspect was drunk and attacked and raped victim multiple times inside motel guest room.
116.	2020-11-09	9:30 PM	BATTERY	Victim and suspect were staying at the motel. Suspect punched victim multiple times on her face.
117.	2020-11-05	7:42 PM	DEATH / DRUG OVERDOSE	Deceased female found inside motel guest room #4. Witness stated he met the female on the street and discussed finding a motel room for a couple of hours to use narcotics. Upon arriving, the witness purchased 3 hours' worth of time for a guest room. Witness and the female were inside the motel guest room when the female started having seizure. Dispatcher were notified and fire department arrived on scene. Female

				individual was pronounced dead in the motel guest room.
118.	2020-10-12	1:00 AM	BATTERY	Suspect and victim rented a room at the motel to smoke narcotics. Victim wanted to leave the motel guest room and suspect assaulted her and tried to pull victim back to the room.
119.	2020-10-08	8:00 PM	HUMAN TRAFFICKING OF MINOR	Victim was taken to motel by suspect. Victim, suspect, and one unknown male went to a motel guest room (Room #C13). Suspect forced victim to perform oral sex and sexual intercourse with male. Victim heard suspect and the male discussed \$150 payment to suspect's account. Suspects sexually exploited minor victim for their financial gain.
120.	2020-10-07	2:00 AM	VIOLENCE WITH INJURIES	Suspect and victim involved in verbal dispute inside motel. Suspect assaulted victim multiple times. Suspect fled with victim's personal property.
121.	2020-09-16	5:44 PM	STOLEN VEHICLE	Vehicle stolen while parked in motel parking lot.
122.	2020-09-02	6:00 PM	VANDALISM	Suspect vandalized victim's (motel clerk) vehicle.
123.	2020-08-24	8:45 PM	ASSAULT W/ DEADLY WEAPON	Suspect and victim involved in verbal dispute. Suspect approached victim with knife in hand. Suspect arrested for assault with deadly weapon.
124.	2020-08-10	1:25 AM	BATTERY	Victim met up with suspect in suspect's motel room (Room #15). Suspect grabbed victim and threw victim to the ground.
125.	2020-08-08	6:20 PM	ROBBERY	Victim rented motel guest room and waited for suspect (prostitute) to arrive. Suspect arrived with additional suspects and robbed victim of personal items from motel guest room.

126.	2020-08-05	12:00 AM	BRANDISHING	Suspect showed up at victim's motel guest room (Room #5) and asked victim to exit the room. Suspect was armed with semi-automatic handgun. Suspect was staying at Starlight Motel.
127.	2020-07-19	6:30 AM	VANDALISM	Victim parked vehicle in motel parking lot. Suspect used object to smash victim's truck window.
128.	2020-07-07	10:45 AM	BATTERY	Victim (motel owner) entered motel guest room (Room #2) and removed property of unauthorized person (suspect) from room. Suspect charged at victim and punched her multiple times in the face.
129.	2020-06-25	1:00 PM	BURGLARY FROM MOTOR VEHICLE	Victim parked vehicle in motel parking lot. Victim returned to vehicle and discovered door unlocked and personal property stolen.
130.	2020-06-15	5:30 AM	ROBBERY	Victim was preparing to check out of the motel. Victim was walking to his vehicle in the motel parking lot. Suspect drove up and demanded victim to hand over his property. Suspect pointed semi-automatic pistol and whipped victim on the top of his head using the pistol. Suspect robbed victim of personal property and drove away.
131.	2020-06-01	1:00 AM	ROBBERY	Suspects and victim met up in motel guest room (Room #2C). Suspect punched victim approximately 20 times in the face and robbed victim of personal property.
132.	2020-03-25	2:00 PM	STOLEN VEHICLE	Vehicle stolen while parked in motel parking lot.
133.	2020-03-23	9:00 PM	RAPE	Suspect drove victim to motel and checked-in to guest room #1. Victim and suspect smoked marijuana inside guest room. Suspect raped victim inside motel guest room.

134.	2020-03-02	5:00 PM	STOLEN VEHICLE	Vehicle stolen while parked in motel parking lot.
135.	2020-02-25	6:25 AM	ROBBERY	Victim parked vehicle in motel parking lot. Suspects approached victim and demanded victim to get a room. Suspect 1 and victim went into motel guest room. Suspects robbed victim of personal property and took his vehicle.
136.	2020-02-06	1:34 AM	GRAND THEFT AUTO	Victim and suspects agreed to meet for sex. Victim drove suspects to motel. While victim was attempting to get a motel guest room, suspects stole victim's vehicle and left.
137.	2019-12-04	8:30 AM	BATTERY	Suspect approached victim and punched victim in face, causing her to stumble.
138.	2019-12-04	11:00 AM	CRIMINAL THREATS	Victim (motel employee) was punched in the face by suspect (Room #107). Suspect and additional suspect(s) were loitering in the motel parking lot inside parked vehicle for two hours. Additional victims reported that suspect made criminal threats to kill victims. Suspect arrested and booked for making criminal threats.
139.	2019-10-20	3:45 PM	FELONY BATTERY	Victim (motel manager) was notified by motel guest of intruder on the property. Victim found suspect and advised the unregistered guest to leave the premises. Suspect and victim engaged in verbal dispute. Suspect punched victim multiple times in head and face. Suspect arrested for felony battery.
140.	2019-09-17	3:45 AM	ASSAULT W/ DEADLY WEAPON VEHICLE	Suspect vandalized victim's vehicle. Suspect used vehicle to ram the victim's vehicle multiple times. Suspect drove vehicle towards victim and collided with fence.

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|------|------------|----------|---------------------|--|
| 141. | 2019-08-15 | 10:45 AM | BATTERY | Victim paid for two hours to stay at the motel guest room (Room #106). Suspects (motel employees) entered guest room and attempted to forcefully remove victim from room. Victim resisted and suspects became more aggressive. Uninvolved motel employee stated that another male approached the motel front desk and asked for victim to be removed from room since he was leaving the location. At this point, suspects walked to motel room and ordered victim to leave the location. |
| 142. | 2019-08-04 | 10:00 AM | CRIMINAL THREATS | Suspect and victim engaged in verbal dispute. Suspect threatened to kill victim. |
| 143. | 2019-07-21 | 1:00 AM | ROBBERY | Victim rented a motel guest room for a few hours. Multiple suspects approached and assaulted victim multiple times. Suspects robbed victim of personal property. |
| 144. | 2018-10-16 | 10:25 PM | EX-CON WITH FIREARM | Police officers pursued suspect in vehicle. Suspect abandoned vehicle and led officers on foot. Firearm recovered from suspect's vehicle. Suspect arrested for ex-convict in possession of firearm. Additional charges added for felony evading and misdemeanor hit and run. |
| 145. | 2018-07-07 | 7:00 AM | INJURY REPORT | Victim used a voucher for approximately \$60 to rent a room at the motel. Suspects and victim smoked crystal meth in the motel guest room. Suspects and victim engaged in sexual activities inside motel guest room. Suspect chased after victim. Victim felt trapped and called police. Victim stated she consented to smoke meth and engage in consensual sex with suspect because she needed a place to rest. Victim also had consensual sex with another |

person who offered to pay her money.

146. 2018-05-22 11:15 PM TRAFFIC COLLISION Suspect damaged victim's (motel manager) vehicle in parking lot and fled.

Crime Analysis Mapping System Arrest Summary Report: At least 28 arrests were made between December 4, 2019 to February 24, 2024.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2024-02-24	9:05 PM	PROSTITUTION/ALLIED
2.	2024-02-24	9:05 AM	PROSTITUTION/ALLIED
3.	2024-02-04	8:30 AM	VEHICLE THEFT
4.	2023-11-14	6:45 PM	PROSTITUTION/ALLIED
5.	2023-11-14	7:15 PM	PROSTITUTION/ALLIED
6.	2023-11-14	8:55 PM	SUPERVISE/AID PROSTITUTION
7.	2023-10-31	2:20 PM	PROSTITUTION/ALLIED
8.	2023-10-31	2:20 PM	PROSTITUTION/ALLIED
9.	2023-10-31	2:50 PM	PROSTITUTION/ALLIED
10.	2022-12-24	9:35 AM	ASSAULTS
11.	2022-12-22	3:30 AM	WEAPON (CARRY/POSS)
12.	2022-12-10	12:08 PM	VEHICLE THEFT
13.	2022-11-11	3:00 PM	WEAPON (CARRY/POSS)
14.	2022-10-16	9:05 AM	ROBBERY
15.	2022-10-16	9:05 AM	ROBBERY
16.	2022-09-24	11:00 PM	WEAPON (CARRY/POSS)
17.	2022-08-28	11:30 AM	AGGRAVATED ASSAULT
18.	2022-07-07	2:20 AM	ASSAULTS
19.	2022-07-07	11:40 AM	WEAPON (CARRY/POSS)
20.	2022-06-16	11:00 AM	TRESPASSING
21.	2022-04-02	2:30 AM	AGGRAVATED ASSAULT
22.	2022-02-28	3:30 PM	ROBBERY
23.	2022-01-04	8:25 PM	WEAPON (CARRY/POSS)
24.	2021-07-24	11:20 AM	VEHICLE THEFT
25.	2021-02-17	7:50 PM	VEHICLE THEFT
26.	2021-02-05	7:40 AM	RAPE
27.	2021-01-19	8:05 PM	NARCOTICS DRUG LAWS
28.	2019-12-04	11:00 AM	ASSAULTS

Crime Analysis Mapping System Crime Summary Report: At least 98 crime incidents were submitted for the subject property between December 12, 2019 to February 1, 2024.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2024-02-01	6:30 PM	ROBBERY
2.	2024-01-07	8:03 PM	SHOOTING / HOMICIDE / DEATH
3.	2024-01-07	8:03 PM	SHOOTING / HOMICIDE / DEATH
4.	2024-01-07	8:03 PM	SHOOTING / AGGRAVATED ASSAULT
5.	2024-01-01	8:40 AM	ASSAULT
6.	2023-12-18	9:30 PM	AGGRAVATED ASSAULT
7.	2023-12-10	1:20 AM	RESTRAINING ORDER VIOLATION
8.	2023-12-09	5:00 AM	GRAND THEFT AUTO
9.	2023-11-13	9:15 AM	AGGRAVATED ASSAULT
10.	2023-11-03	12:45 AM	VANDALISM
11.	2023-09-27	10:55 AM	GRAND THEFT AUTO
12.	2023-09-26	12:00 PM	GRAND THEFT AUTO
13.	2023-09-18	5:00 PM	GRAND THEFT AUTO
14.	2023-09-13	9:15 AM	ROBBERY
15.	2023-08-22	11:00 AM	AGGRAVATED ASSAULT
16.	2023-08-16	8:10 PM	EVIDENCE BOOKED
17.	2023-08-14	11:00 AM	ROBBERY / GRAND THEFT AUTO
18.	2023-08-09	11:45 AM	EVIDENCE BOOKED
19.	2023-08-08	9:50 PM	AGGRAVATED ASSAULT
20.	2023-08-03	2:00 AM	THEFT
21.	2023-08-01	12:01 AM	RAPE
22.	2023-08-01	4:30 PM	ROBBERY
23.	2023-07-02	11:00 PM	LOST PROPERTY
24.	2023-06-19	10:50 PM	BATTERY
25.	2023-06-08	9:00 PM	BATTERY
26.	2023-05-15	3:00 PM	EVIDENCE BOOKED
27.	2023-02-24	3:50 PM	CRIMINAL THREATS / BATTERY
28.	2023-02-17	6:00 AM	BATTERY
29.	2023-02-11	8:00 PM	BURGLARY
30.	2023-01-28	2:15 AM	BATTERY SEXUAL
31.	2023-01-10	5:40 PM	AGGRAVATED ASSAULT / SHOTS FIRED
32.	2023-01-07	10:00 AM	VANDALISM
33.	2023-01-06	2:20 AM	BURGLARY / SHOTS FIRED
34.	2023-01-06	2:20 AM	BURGLARY
35.	2022-12-24	9:34 AM	BATTERY ON POLICE OFFICER
36.	2022-12-22	3:30 AM	EVIDENCE BOOKED
37.	2022-12-15	11:45 AM	BATTERY

38.	2022-12-14	4:00 PM	GRAND THEFT AUTO
39.	2022-11-08	1:20 AM	SEXUAL BATTERY
40.	2022-10-01	7:00 PM	AGGRAVATED ASSAULT
41.	2022-09-26	11:50 PM	THEFT
42.	2022-09-22	8:20 PM	VANDALISM
43.	2022-08-28	11:00 AM	AGGRAVATED ASSAULT
44.	2022-08-26	9:45 PM	AGGRAVATED ASSAULT
45.	2022-07-20	3:20 AM	RAPE
46.	2022-07-08	6:15 AM	GRAND THEFT AUTO
47.	2022-07-08	6:30 PM	AGGRAVATED ASSAULT
48.	2022-06-22	10:30 PM	GRAND THEFT AUTO
49.	2022-05-25	4:00 AM	GRAND THEFT AUTO
50.	2022-05-07	6:30 PM	GRAND THEFT AUTO
51.	2022-05-03	7:00 PM	GRAND THEFT AUTO
52.	2022-04-02	2:10 AM	AGGRAVATED ASSAULT
53.	2022-03-23	2:40 AM	ROBBERY
54.	2022-02-28	3:00 PM	ROBBERY
55.	2022-02-11	11:30 PM	VEHICLE RECOVERED
56.	2022-01-10	7:00 AM	ROBBERY / GRAND THEFT AUTO
57.	2021-11-03	9:00 PM	BURGLARY FROM VEHICLE
58.	2021-10-13	7:30 AM	ROBBERY
59.	2021-09-30	1:00 AM	GRAND THEFT AUTO
60.	2021-08-07	11:00 AM	RAPE / MINOR
61.	2021-08-02	8:50 AM	THEFT
62.	2021-08-01	9:55 PM	GRAND THEFT AUTO
63.	2021-07-29	7:15 PM	GRAND THEFT AUTO
64.	2021-07-08	5:35 AM	GRAND THEFT AUTO
65.	2021-07-08	5:00 AM	BURGLARY
66.	2021-05-05	1:00 AM	VANDALISM
67.	2021-04-26	12:30 AM	AGGRAVATED ASSAULT
68.	2021-04-15	8:00 AM	ROBBERY
69.	2021-04-05	6:40 AM	ROBBERY
70.	2021-03-07	1:30 PM	RAPE
71.	2021-02-28	7:00 PM	BURGLARY FROM VEHICLE
72.	2021-02-22	4:00 PM	AGGRAVATED ASSAULT
73.	2021-02-11	5:45 PM	ROBBERY
74.	2021-02-10	5:00 PM	GRAND THEFT AUTO
75.	2021-02-05	6:30 AM	RAPE
76.	2021-02-04	7:30 PM	ROBBERY
77.	2021-01-15	10:00 PM	GRAND THEFT AUTO
78.	2021-01-14	12:05 AM	AGGRAVATED ASSAULT

79.	2021-01-14	12:05 AM	RAPE
80.	2021-01-02	5:00 PM	VANDALISM
81.	2020-12-14	7:00 PM	BURGLARY
82.	2020-10-08	8:00 PM	HUMAN TRAFFICKING / MINOR
83.	2020-10-07	2:00 AM	BATTERY / THEFT
84.	2020-09-15	12:05 AM	GRAND THEFT AUTO
85.	2020-09-02	6:00 PM	VANDALISM
86.	2020-08-08	6:20 PM	ROBBERY
87.	2020-08-05	12:01 AM	AGGRAVATED ASSAULT
88.	2020-07-19	6:30 AM	VANDALISM
89.	2020-06-25	1:00 PM	BURGLARY FROM VEHICLE
90.	2020-06-15	5:30 AM	ROBBERY
91.	2020-06-01	1:00 AM	ROBBERY
92.	2020-03-25	2:00 PM	GRAND THEFT AUTO
93.	2020-03-22	9:00 PM	RAPE
94.	2020-03-02	3:00 AM	GRAND THEFT AUTO
95.	2020-02-25	6:25 AM	ROBBERY
96.	2020-02-05	10:30 PM	GRAND THEFT AUTO
97.	2019-12-24	9:00 PM	THEFT
98.	2019-12-12	11:10 AM	VANDALISM

Crime Analysis Mapping System Crime Summary Report: In addition to the crime incidents submitted for 10321 and 10325 South Broadway, at least 20 crime incidents were reported for the intersection of Broadway and 104th Street between March 17, 2020 to November 28, 2023. The location listed for these incidents included the adjacent sidewalk, the subject motel, and the motel parking lot.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>	<u>LOCATION</u>
1.	2023-11-28	4:00 AM	ROBBERY	104TH ST & BROADWAY STREET/PARKWAYS
2.	2023-09-04	4:30 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY MOTEL
3.	2023-09-01	1:00 PM	RAPE	104TH & BROADWAY
4.	2023-07-08	2:50 AM	GRAND THEFT AUTO	104TH ST & BROADWAY STREET/PARKWAYS
5.	2023-03-15	9:45 AM	VEHICLE RECOVERED	104TH ST & BROADWAY STREET/PARKWAYS
6.	2023-01-27	3:45 PM	AGGRAVATED ASSAULT / SHOTS FIRED	104TH ST & BROADWAY SIDEWALK

7.	2022-11-23	8:30 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY STREET/PARKWAYS
8.	2022-10-18	11:00 PM	GRAND THEFT AUTO	104TH ST & BROADWAY STREET/PARKWAYS
9.	2022-08-14	2:25 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY STREET/PARKWAYS
10.	2022-06-26	7:30 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY MOTEL
11.	2022-03-23	11:00 AM	ROBBERY / GRAND THEFT AUTO	104TH ST & BROADWAY STREET/PARKWAYS
12.	2021-11-25	8:40 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY STREET/PARKWAYS
13.	2021-03-11	8:00 PM	GRAND THEFT AUTO	104TH ST & BROADWAY STREET/PARKWAYS
14.	2021-02-01	8:55 AM	GRAND THEFT AUTO	104TH ST & BROADWAY PARKING LOT
15.	2020-12-03	10:45 PM	GRAND THEFT AUTO	104TH ST & BROADWAY PARKING LOT
16.	2020-12-02	8:30 PM	BRANDISH WEAPON / CRIMINAL THREATS	104TH ST & BROADWAY MOTEL
17.	2020-09-08	6:22 PM	AGGRAVATED ASSAULT	104TH ST & BROADWAY MOTEL
18.	2020-09-08	2:55 AM	AGGRAVATED ASSAULT	104TH ST & BROADWAY MOTEL
19.	2020-05-30	5:40 PM	ROBBERY	104TH ST & BROADWAY PARKING LOT
20.	2020-03-17	10:00 PM	VANDALISM	104TH & BROADWAY

Crime Analysis Mapping System Calls for Service Summary Report: At least 186 calls for service for the subject property between March 17, 2019 to March 4, 2024.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1.	2024-03-04	11:21 PM	UNKNOWN TROUBLE
2.	2024-02-19	7:53 PM	BURGLARY FROM VEHICLE
3.	2024-02-13	12:10 AM	INJURY AMBULANCE E/R O/D

4.	2024-02-04	12:13 AM	DISPUTE
5.	2024-01-07	8:07 PM	SHOTS FIRED AMBULANCE E/R ADW
6.	2023-12-17	2:41 AM	TRAFFIC INCIDENT
7.	2023-12-10	12:26 AM	UNKNOWN TROUBLE
8.	2023-12-10	1:21 AM	DISPUTE RESTRAINING ORDER VIOLATION
9.	2023-12-08	9:29 PM	UNKNOWN
10.	2023-11-19	12:16 PM	DISPUTE
11.	2023-11-14	6:50 PM	UNKNOWN
12.	2023-11-13	9:17 AM	ASSAULT W/ DEADLY WEAPON
13.	2023-11-03	12:45 AM	ASSAULT W/ DEADLY WEAPON
14.	2023-11-03	11:16 PM	OPEN DOOR
15.	2023-11-02	9:35 PM	ASSAULT W/ DEADLY WEAPON
16.	2023-10-24	11:08 AM	CHILD POSS ABUSED
17.	2023-10-23	12:57 AM	DISPUTE
18.	2023-10-21	8:49 AM	INJURY / AMBULANCE / E/R O/D
19.	2023-09-29	2:25 AM	DISTURBANCE GROUP
20.	2023-09-27	11:19 AM	VEHICLE GRAND THEFT AUTO
21.	2023-09-13	9:41 AM	BATTERY AMBULANCE E/R O/D
22.	2023-09-08	8:38 PM	INJURY AMBULANCE E/R O/D
23.	2023-08-22	11:27 AM	ASSAULT W/ DEADLY WEAPON
24.	2023-08-16	8:02 PM	UNKNOWN
25.	2023-08-15	2:55 PM	ROBBERY GRAND THEFT AUTO
26.	2023-08-12	3:46 AM	DISTURBANCE GROUP GANG ACT
27.	2023-07-19	12:53 AM	UNKNOWN TROUBLE
28.	2023-06-18	11:20 PM	BATTERY
29.	2023-06-01	11:32 AM	DISPUTE
30.	2023-04-16	9:02 AM	PROWLER TRESPASSING
31.	2023-04-02	4:00 PM	PROWLER TRESPASSING
32.	2023-03-23	10:18 AM	UNKNOWN TROUBLE
33.	2023-03-17	4:04 PM	DISPUTE / RESTRAINING ORDER VIOLATION
34.	2023-03-15	10:09 PM	UNKNOWN TROUBLE
35.	2023-02-14	8:23 PM	SHOTS FIRED
36.	2023-02-12	9:13 PM	BURLGARY
37.	2023-02-04	10:41 AM	UNKNOWN
38.	2023-01-29	9:38 AM	THEFT
39.	2023-01-28	3:36 AM	ATTACK
40.	2023-01-13	8:09 PM	BURGLARY
41.	2023-01-11	9:41 AM	BATTERY AMBULANCE E/R
42.	2023-01-10	2:39 PM	PROWLER TRESPASSING
43.	2023-01-10	5:43 PM	ASSAULT W/ DEADLY WEAPON SHOTS FIRED

44.	2023-01-05	11:09 PM	ASSAULT W/ DEADLY WEAPON
45.	2022-12-14	11:37 PM	BATTERY
46.	2022-12-06	12:00 AM	PROWLER TRESPASSING
47.	2022-12-03	5:55 PM	BATTERY
48.	2022-11-25	8:31 AM	ASSAULT W/ DEADLY WEAPON
49.	2022-11-20	10:38 PM	DISPUTE BUSINESS
50.	2022-11-11	3:54 AM	ROBBERY
51.	2022-11-04	6:08 AM	ASSAULT W/ DEADLY WEAPON SHOTS FIRED
52.	2022-10-27	9:41 PM	BATTERY
53.	2022-10-20	10:46 AM	ROBBERY
54.	2022-10-19	2:15 AM	DISTURBANCE / FIGHT
55.	2022-10-17	11:34 AM	LANDLORD/TENANT DISPUTE
56.	2022-10-16	8:45 AM	ROBBERY GRAND THEFT AUTO
57.	2022-10-16	12:51 PM	ASSAULT W/ DEADLY WEAPON
58.	2022-10-11	2:31 PM	BATTERY AMBULANCE E/R
59.	2022-10-10	7:50 PM	BATTERY
60.	2022-09-25	12:25 PM	VANDALISM
61.	2022-09-22	8:23 PM	VANDALISM
62.	2022-09-07	10:48 PM	DISPUTE BUSINESS
63.	2022-09-02	9:45 PM	ASSAULT W/ DEADLY WEAPON VEHICLE
64.	2022-08-31	6:09 AM	ASSAULT W/ DEADLY WEAPON
65.	2022-08-28	4:45 AM	INJURY AMBULANCE
66.	2022-08-28	11:16 AM	ASSAULT W/ DEADLY WEAPON
67.	2022-08-26	9:49 PM	ASSAULT W/ DEADLY WEAPON
68.	2022-08-16	2:15 AM	ASSAULT W/ DEADLY WEAPON
69.	2022-07-08	6:08 AM	VEHICLE GRAND THEFT AUTO
70.	2022-07-07	1:18 AM	ASSAULT W/ DEADLY WEAPON
71.	2022-07-07	2:10 AM	ASSAULT W/ DEADLY WEAPON
72.	2022-06-16	10:35 AM	PROWLER TRESPASSING
73.	2022-06-11	8:50 AM	UNKNOWN
74.	2022-06-10	7:59 PM	VANDALISM
75.	2022-05-15	6:25 AM	BATTERY AMBULANCE E/R
76.	2022-05-11	3:07 AM	ASSAULT W/ DEADLY WEAPON
77.	2022-05-09	2:34 AM	DISPUTE BUSINESS
78.	2022-05-01	9:07 PM	DISTURBANCE / ASSAULT
79.	2022-04-29	2:26 AM	SCREAMING WOMAN
80.	2022-04-10	6:58 PM	SCREAMING WOMAN
81.	2022-04-04	2:41 PM	BURGLARY
82.	2022-04-02	2:16 AM	ASSAULT W/ DEADLY WEAPON AMB E/R
83.	2022-03-23	2:49 AM	ROBBERY

84.	2022-03-22	6:10 AM	DISPUTE BUSINESS
85.	2022-03-17	7:05 PM	DISPUTE
86.	2022-03-04	12:04 AM	VANDALISM
87.	2022-02-28	3:07 PM	ROBBERY
88.	2022-02-16	8:17 PM	DISPUTE
89.	2022-02-11	2:34 AM	THEFT
90.	2022-01-14	12:49 AM	BATTERY
91.	2022-01-09	1:15 PM	KIDNAPPING
92.	2022-01-02	7:43 PM	KIDNAPPING
93.	2021-12-14	10:05 PM	DISTURBANCE
94.	2021-12-04	2:18 AM	DISPUTE BUSINESS
95.	2021-12-04	2:33 AM	DISPUTE BUSINESS
96.	2021-11-11	4:45 PM	ASSAULT W/ DEADLY WEAPON AMB E/R
97.	2021-11-02	6:23 AM	BURGLARY
98.	2021-10-19	3:53 AM	DISTURBANCE
99.	2021-10-16	5:14 AM	UNKNOWN TROUBLE
100.	2021-09-28	9:32 AM	UNKNOWN
101.	2021-09-25	1:25 AM	ABUSE / MOLESTATION
102.	2021-09-19	1:08 AM	DISTURBANCE / MINOR PARTY
103.	2021-08-16	2:16 PM	DISPUTE BUSINESS
104.	2021-08-07	10:07 AM	ROBBERY AMBULANCE E/R
105.	2021-07-29	7:07 AM	DISTURBANCE / ASSAULT
106.	2021-07-13	11:34 AM	UNKNOWN
107.	2021-07-08	9:03 AM	BURGLARY
108.	2021-05-19	3:48 PM	OTHERS
109.	2021-05-07	2:50 AM	DISTURBANCE
110.	2021-04-25	4:33 PM	MEET FIRE DEPT / POSSIBLE O/D
111.	2021-04-12	12:51 AM	ASSAULT W/ DEADLY WEAPON
112.	2021-03-29	12:14 PM	INJURY AMBULANCE E/R O/D
113.	2021-03-19	7:19 AM	DEATH AMBULANCE E/R O/D
114.	2021-03-14	5:38 AM	BATTERY AMBULANCE E/R
115.	2021-02-28	8:27 PM	THEFT
116.	2021-02-13	12:07 PM	INDECENT EXPOSURE
117.	2021-02-05	6:54 AM	ASSAULT W/ DEADLY WEAPON AMB E/R
118.	2020-12-28	7:05 PM	CHILD POSS ABUSED
119.	2020-12-15	3:12 AM	DISPUTE BUSINESS
120.	2020-12-07	8:12 PM	TRAFFIC INCIDENT
121.	2020-12-03	12:39 AM	ASSAULT W/ DEADLY WEAPON
122.	2020-11-05	7:42 PM	INJURY AMBULANCE E/R O/D
123.	2020-10-08	10:18 PM	RUNAWAY JUV LOCATED
124.	2020-09-24	1:41 PM	ROBBERY

125.	2020-08-28	2:13 AM	DISTURBANCE
126.	2020-08-28	9:45 PM	BATTERY
127.	2020-08-26	4:07 PM	VANDALISM
128.	2020-08-17	3:24 PM	PROWLER TRESPASSING
129.	2020-08-08	6:30 PM	ROBBERY
130.	2020-08-06	11:11 AM	PROWLER TRESPASSING
131.	2020-08-04	4:37 AM	VANDALISM
132.	2020-07-19	6:35 AM	BURGLARY FROM VEHICLE
133.	2020-07-12	7:24 AM	INDECENT EXPOSURE
134.	2020-07-07	10:48 AM	BATTERY AMBULANCE E/R
135.	2020-07-04	6:27 PM	DISTURBANCE
136.	2020-06-25	5:20 PM	BURGLARY FROM VEHICLE
137.	2020-06-20	3:13 AM	ASSAULT W/ DEADLY WEAPON
138.	2020-06-17	5:02 PM	PROWLER TRESPASSING
139.	2020-06-01	2:10 PM	ROBBERY AMBULANCE E/R
140.	2020-06-01	6:57 PM	DISPUTE
141.	2020-05-27	9:41 AM	ATTACK
142.	2020-05-24	10:58 AM	MEET FIRE DEPT / POSSIBLE O/D
143.	2020-05-24	11:44 AM	BATTERY
144.	2020-03-29	1:15 AM	DISPUTE
145.	2020-03-25	4:22 PM	VEHICLE GRAND THEFT AUTO
146.	2020-03-15	9:10 PM	INDECENT EXPOSURE
147.	2020-02-12	5:29 AM	ASSAULT W/ DEADLY WEAPON
148.	2020-02-10	4:30 PM	DISTURBANCE W/ KNIVES
149.	2020-02-09	11:42 PM	ASSAULT W/ DEADLY WEAPON
150.	2020-02-06	10:40 PM	ROBBERY
151.	2020-02-05	11:54 PM	VEHICLE GRAND THEFT AUTO
152.	2020-02-03	4:05 AM	BURGLARY
153.	2020-02-02	11:43 AM	ASSAULT W/ DEADLY WEAPON
154.	2020-01-07	4:20 PM	THEFT
155.	2019-12-25	7:49 PM	VEHICLE STOLEN
156.	2019-12-04	10:28 AM	BATTERY
157.	2019-12-04	10:28 AM	BATTERY
158.	2019-11-19	9:07 AM	DISTURBANCE
159.	2019-11-18	10:17 AM	PROWLER TRESPASSING
160.	2019-10-20	3:25 PM	BATTERY AMBULANCE E/R
161.	2019-10-05	5:10 PM	DISPUTE BUSINESS
162.	2019-09-17	4:00 AM	ASSAULT W/ VEHICLE
163.	2019-09-15	1:10 PM	BATTERY
164.	2019-09-14	7:02 PM	DISPUTE
165.	2019-09-13	5:53 AM	BATTERY AMBULANCE E/R

166.	2019-09-08	6:20 AM	VEHICLE GRAND THEFT AUTO
167.	2019-09-07	4:08 AM	DISTURBANCE / ASSAULT
168.	2019-09-07	7:28 AM	VANDALISM
169.	2019-09-06	3:07 AM	ROBBERY
170.	2019-08-20	4:14 PM	DISTURBANCE
171.	2019-08-15	10:50 AM	ASSAULT W/ DEADLY WEAPON AMB E/R
172.	2019-08-12	12:30 AM	BURGLARY
173.	2019-08-06	9:17 AM	DISPUTE / RESTRAINING ORDER VIOLATION
174.	2019-08-06	9:44 AM	DISPUTE / RESTRAINING ORDER VIOLATION
175.	2019-07-29	3:29 AM	BATTERY
176.	2019-07-25	3:13 PM	ROBBERY
177.	2019-07-20	3:37 AM	NARCOTICS ACTIVITY
178.	2019-07-07	12:54 PM	THEFT
179.	2019-07-06	10:07 PM	PROWLER TRESPASSING
180.	2019-07-06	10:16 PM	PROWLER TRESPASSING
181.	2019-06-09	9:45 AM	FIRE DEPT BACK UP
182.	2019-06-09	9:45 AM	FIRE DEPT BACK UP
183.	2019-05-04	7:22 AM	ASSAULT W/ DEADLY WEAPON
184.	2019-04-24	9:48 PM	DISPUTE BUSINESS
185.	2019-03-31	2:47 AM	VEHICLE GRAND THEFT AUTO
186.	2019-03-17	12:20 PM	DISPUTE

Crime Analysis Mapping System Calls for Service Summary Report: In addition to the calls for service submitted for 10321 and 10325 South Broadway, at least 10 calls for service were submitted for location addresses associated with the subject motel between February 3, 2021 to December 7, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>	<u>LOCATION</u>
1.	2023-12-07	4:54 PM	GRAND THEFT AUTO	10309 S BROADWAY
2.	2023-07-25	10:45 AM	UNKNOWN TROUBLE	317 W 104TH ST
3.	2023-07-06	10:28 PM	DISPUTE	10317 S BROADWAY
4.	2022-10-03	6:36 AM	BURGLARY	10309 S BROADWAY
5.	2022-05-21	1:59 AM	DISPUTE BUSINESS	10309 S BROADWAY
6.	2022-05-21	1:59 AM	DISPUTE BUSINESS	10309 S BROADWAY
7.	2021-10-28	11:35 PM	DISPUTE BUSINESS	10309 S BROADWAY
8.	2021-09-30	5:58 AM	GRAND THEFT AUTO	10309 S BROADWAY
9.	2021-08-01	2:03 AM	DISTURBANCE W/ KNIVES	10309 S BROADWAY
10.	2021-02-03	9:16 PM	ADW AMBULANCE E/R SHOTS FIRED	10309 S BROADWAY

Los Angeles Department of Building and Safety

The LADBS issued a Notice of Code Violation (#A-6178945) dated March 14, 2024, for the following violations of the Los Angeles Municipal Code:

1. Open storage within the required yards. Location: Courtyard. Inspector comments: Remove pallet of building materials from courtyard. Property owner was ordered to discontinue the open storage of building materials in the required yards.
2. Maintenance and repair of existing building. Inspector comments: Patch and paint stucco cracks and portion of eave that is missing. Repair 3 broken windows. Property owner was ordered to maintain the existing building and/or premises in a safe and sanitary condition and good repair.
3. Smoke alarms are missing or disabled. Inspector comments: Replace missing smoke detector. Property owner was ordered to replace or repair the smoke alarms in the dwelling units.
4. Maintenance and repair of existing building and premises. Location: Northside of main building has 2 junction boxes that are missing knockout covers. Property owner was ordered to repair and maintain all electrical service, lines, switches, outlets, fixtures and fixture coverings and supports in good repair. Broken, loose, frayed, inoperative, defective or missing portions shall be repaired or replaced.

The compliance date for the abovementioned violations is April 13, 2024. At the preparation of this report, no evidence has been submitted pertaining to correction of the violations.



IRIS WAN
Staff Investigator

Photographs taken on February 8, 2024 field inspection



