



CITY OF LONG BEACH

DEPARTMENT OF FINANCIAL MANAGEMENT

H-3

333 West Ocean Boulevard 7th Floor • Long Beach, CA 90802 • (562) 570-6200 • Fax (562) 499-1097

October 17, 2017

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the hearing, and approve the hearing officer's recommendation to uphold the denial of the business license application MJ21701212 submitted by EZ Greens, LLC, for a medical marijuana business located at 1355 W. Willow Street. (District 7)

DISCUSSION

The Long Beach Municipal Code (LBMC) requires a hearing be held before the City Council whenever the denial of a business license application is appealed.

On July 18, 2017, the City Council referred the appeal of the business license application denial for EZ Greens, LLC (EZ Greens), to a hearing officer and the appeal hearing was held on August 10, 2017.

LBMC Section 2.93.050 requires that the City Council set a time for a hearing to review and consider the hearing officer's report and recommendation. After review of the hearing officer's report, the City Council may adopt, reject or modify the recommended decision. In its discretion, the City Council may take additional evidence at the hearing, or refer the case back to the hearing officer with instructions to consider additional evidence.

Attached for your review is Hearing Officer Elio Palacios's written report (Exhibit A) and the Appeal Hearing Packet (Exhibit B). Hearing Officer Palacios recommends to uphold the denial of the business license application MJ21701212 submitted by EZ Greens, due to the proposed business location being in an area zoned exclusively for residential use.

On February 21, 2017, EZ Greens submitted a business license application to operate a medical marijuana dispensary at 1355 W. Willow Street (Exhibit A1). On May 31, 2017, the Department of Financial Management denied the business license application due to failure to comply with the location requirements pursuant to LBMC Section 5.90.030, which states "No Medical Marijuana Business may be operated in an area zoned exclusively for residential use ..." (Exhibit A2).

HONORABLE MAYOR AND CITY COUNCIL

October 17, 2017

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On June 8, 2017, EZ Greens filed an appeal of the business license denial (Exhibit A3). On July 18, 2017, the City Council referred the appeal hearing to a hearing officer. On August 10, 2017, the appeal hearing for the denial of the business license application MJ21701212 was held. The presiding officer, assigned by the City Clerk's Office, was Elio Palacios.

On August 29, 2017, the hearing officer recommended that the denial of the business license application submitted by EZ Greens be upheld due to the proposed business location being in an area zoned exclusively for residential use (Exhibit A).

This matter was reviewed by Deputy City Attorney Monica J. Kilaita on September 18, 2017.

TIMING CONSIDERATIONS

The hearing date of October 17, 2017, has been posted on the business location, and the business owner has been notified by mail.

FISCAL IMPACT

There is no fiscal or local job impact associated with this item.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



JOHN GROSS
DIRECTOR OF FINANCIAL MANAGEMENT

JG:SP:EA
K:\EXEC\COUNCIL LETTERS\BUSINESS SERVICES\10-17-2017 CCL - EZ GREENS LLC - COUNCIL REVIEW AND CONSIDER HO REPORT.DOCX

ATTACHMENTS

APPROVED:



PATRICK H. WEST
CITY MANAGER

1 CITY OF LONG BEACH
2 333 W. Ocean Blvd., 7th Floor
3 Long Beach, CA 90802
4 Phone: (562) 570-6101

5 **CITY OF LONG BEACH**
6 **ADMINISTRATIVE HEARING**

8 In re appeal of **EZ GREENS, LLC**, a California
9 limited liability company, Appellant, from a denial
10 of business license application No. **MJ21701212**
11 pursuant to LBMC 5.06.030.

) Application No.: MJ21701212

) **HEARING OFFICER'S DECISION AND
REPORT**

) **Date of Hearing: August 10, 2017**

) **Time: 2:00 p.m.**

) **Location: Seventh Floor Conference Room**

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16 **TO ALL PARTIES AND THEIR ATTORNEYS OF RECORD:**

17 **PLEASE TAKE NOTICE** that this appeal came for hearing (the "**Hearing**") before the below
18 identified Hearing Officer at the above-stated date, time and place and the Hearing Officer hereby
19 submits this Decision and Report. EZ Greens, LLC (the "**Appellant**"), was represented by BAHIJ J.
20 JOSEPH, ESQ., of Ryan and Associates. The City of Long Beach (the "**City**") was represented by
21 MONICA KILAITA, Deputy City Attorney. Witnesses present at the Hearing for the Appellant
22 included RICHARD HWANG, JAMES HWANG, and THOMAS HWANG. Witnesses present at the
23 Hearing for the City included ALEXIS OROPEZA, Senior Planner for the City.
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I.

INTRODUCTION

The Appellant submitted to the City an application for a business license signed by R. Hwang and T. Hwang as of February 21, 2017. Because the Appellant sought a license particularly for a medical marijuana dispensary business, such application included the medical marijuana business license application addendum, with attachments thereto, and which was also signed as of February 21, 2017. All such relevant business license applications and attachments thereto shall be referred to hereunder collectively as the "Application." According to the Application, the Hwang family has owned the property where the proposed business was to be located (the "**Property**"), in one form or another, since August 8, 1980. The Property is located at 1355 W. Willow Street, Long Beach, California.

The City issued a denial of the Application (the "**Denial**") by way of a letter dated May 31, 2017. According to the Denial, the reason for denying the Application was because the Property was in an "[a]rea zoned exclusively for residential use" and that for that reason there was a "failure to comply with the location requirements pursuant to LBMC Section 5.90.030 and 5.90.060." The Appellant timely filed for appeal of the Denial by way of a letter notice (the "**Notice of Appeal**"), dated June 8, 2017, from Appellant's counsel. The Notice of Appeal states that the City is in process of changing the zoning for the Property to Mixed Retail/Residential and that this establishes that the City itself acknowledges that the Property is not in an "area zoned exclusively for residential use." The Notice of Appeal also noted that a convenience store is duly operated currently, with a beer and wine license, on the Property. Furthermore, the Notice of Appeal stated that when the Hwangs requested to change the zoning for the Property, the City indicated that it was in the process of doing so through a General Plan change for the area where the Property was located and that there would be no need for the Hwangs to seek a zoning change separately for their parcel only.

1 II.

2 **DISCUSSION AND FINDINGS OF LAW AND FACT**

3 The only issue on appeal was whether or not the Property is located in an “area zoned
4 exclusively for residential use” such that the operation of a medical marijuana dispensary (dispensary) is
5 prohibited pursuant to Long Beach Municipal Code (LBMC) section 5.90.030 thereby making the
6 Denial proper. The short answer to the question presented is that the Property is located in an “area
7 zoned exclusively for residential use” and therefore the Denial is proper.
8

9 LBMC 5.90.030 provides in relevant part as follows: “No Medical Marijuana Business may be
10 operated in an area zoned exclusively for residential use” Thus, on its face, the cited ordinance
11 does not allow a dispensary to be operated within an “area zoned exclusively for residential use.”
12

13 The parties did not dispute the material facts. Particularly, both the Appellant and the City
14 agreed that the Property itself is zoned R-1-N, which is exclusively residential.
15

16 One argument on appeal centered on whether the actual uses permitted on Willow Street affect
17 the determination of whether or not the Property is in an exclusively residential zoned area. The other
18 argument turned on whether the City’s pending change of the General Plan to allow commercial uses of
19 the Property affects the present determination.
20

21 1. Zoning

22 The Appellant argued that although the Property is technically zoned for exclusively residential
23 use (i.e. R-1-N), the actual use that the City has allowed on the Property, since at least 1980, is
24 commercial use (e.g. retail, convenience stores). Furthermore, the Appellant noted that there are other
25 commercial uses all along the same side of W. Willow Street on the same block. In addition, the
26 Appellant stated that the properties across the street, on Willow Street, are all already zoned for
27 commercial use. The City did not disagree with these contentions.
28

1 The Appellant concluded that because Willow Street, in the area of the Property, either has
2 businesses permitted for commercial use (on the north side) or properties zoned for commercial use (on
3 the south side), that this stretch of Willow Street it is not an “area zoned exclusively for residential use.”
4 The Appellant noted further that the county assessor placed the Property, for tax assessment purposes, in
5 an area that includes commercial and residential uses. Therefore, according to the Appellant, the Denial
6 was improper.
7

8 The City noted that the Property itself is zoned for exclusive residential use (R-1-N) and the
9 entire block and several blocks to the north of Willow Street are all similarly zoned R-1-N. Therefore,
10 according to the City, the Property is contained within an “area zoned exclusively for residential use.”
11

12 The simple fact is that, not only is the Property itself zoned as R-1-N, but the numerous parcels
13 surrounding the Property are all likewise zoned. That the properties on the north side of Willow Street,
14 adjacent to the Property, may have been allowed to be used for commercial purposes does not change
15 the fact that they are not zoned for such purposes and are zoned exclusively for residential use. The
16 question, from the plain reading of LBMC 5.90.030, is one of zoning and not permitted uses. Therefore,
17 the Property is inside an “area zoned exclusively for residential use.” The tax assessor including the
18 Property in a mixed use area is not controlling because that is not a zoning area but a tax assessing area.
19 LBMC 5.90.030 does not give any indication that one must look to the tax assessor’s maps for
20 determining where a dispensary can be operated.
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23 2. Pending General Plan Change

24 The Appellant offered witness testimony and documentation with regard to representations that
25 the City has made with regard to changes to the General Plan that would change the zone designation of
26 the Property. Mr. T. Hwang testified that for as long as he has owned the Property, commercial use has
27 been allowed by the City through past issuances of business permits for various businesses (currently
28

1 there being a convenience store operated on the Property). Mr. Hwang testified further that recently he
2 sought to have the zoning of the Property changed to a zone allowing commercial use to reconcile the
3 zoning with the actual use of the Property. Mr. Hwang testified, however, that he was told by City
4 personnel that his applying to change the zoning for his individual parcel (i.e. the Property) would not be
5 necessary in light of the City undertaking to change the zoning for the general area to allow commercial
6 use. The Appellant also offered into evidence an email from Fern Nueno, City Planner, to Mr. T.
7 Hwang indicating that the City was in the process of updating the Land Use Element of the City's
8 General Plan and that the Property would be updated to Neighborhood Serving Center or Corridor –
9 Low.
10
11

12 The Appellant's position was thus that because the City had allowed commercial use on the
13 Property, and neighboring properties, for decades, the Property for all intents and purposes was not
14 located in an exclusively residential area. The Appellant points to the City's being in the process of
15 changing the General Plan to conform the subject area of Willow Street with such commercial uses as
16 further evidence that said area is not an exclusively residential area.
17

18 The City argued that although the City is in the process of changing the General Plan, such a
19 change is not yet final and the Property remains zoned R-1-N presently. Furthermore, the City asserted
20 that past business permit issuances allowing commercial use on the Property and neighboring properties,
21 which are also zoned R-1-N, was not dispositive because the zone had never been changed.
22

23 The governing ordinance is clear that the only consideration is whether or not the proposed
24 business will be located in an "area zoned exclusively for residential use." If the applied for dispensary
25 business will be located in such an area, it is not permissible under said ordinance. There is no mention
26 in the ordinance to consider the actual use of the property where the proposed dispensary is to be
27 located. Here, that the City has issued business permits over the years for commercial uses is not
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1 dispositive because such business permits do not have the effect of changing the zoning of the Property.
2 For whatever reason the City just never changed the zoning for the Property and it remains zoned R-1-N,
3 which is an exclusive residential zone. Furthermore, the Property sits adjoining to or otherwise nearby
4 numerous other parcels which are also zoned R-1-N. Therefore, the Property is clearly, in the zoning
5 sense, inside an “area zoned exclusively for residential use.”
6

7 If the City does in fact finalize the change of the General Plan, and thereby changes the zone of
8 the Property to a non-exclusive residential zone, that would change the analysis of the question
9 presented here. In such event, the Property would not be within an “area zoned exclusively for
10 residential use.” But the General Plan has not yet been so changed and the Property is still in an R-1-N
11 zoned area.
12

13 The Appellant made a secondary argument that because the City had represented to the Hwangs
14 that the General Plan would be changed, that they withdrew, to their detriment, from pursuing their own
15 change to the zoning of the Property. Because of that, the Appellant argued, it was now precluded by
16 the Denial from obtaining a license for a dispensary. However, there was no evidence offered that the
17 City would have approved a specific change to the zoning for the Hwangs’ property in time to allow the
18 Application to be approved. Further, there was no evidence offered that the Appellant would otherwise
19 be harmed by waiting for the General Plan to change. There was no evidence offered that the Hwangs
20 were precluded from obtaining, through lease or purchase, an alternate property with the correct zoning
21 for the proposed dispensary.
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24 III.

25 DECISION

26 The City properly denied the Application. The sole question was whether or not the Property,
27 where the Appellant’s proposed dispensary was to be operated, was located in an “area zoned
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1 exclusively for residential use.” Because the Property itself is presently zoned R-1-N, which is an
2 exclusively residential use, and the other properties in the zoning area where the Property is situated are
3 likewise zoned R-1-N, the area where the Property is located is an “area zoned exclusively for
4 residential use.” That the City may change the General Plan to change the zone for the Property to allow
5 some commercial use is not dispositive because such change has not yet occurred. Therefore, the Denial
6 was proper under the LBMC 5.90.030 and should be upheld.
7

8
9
10 Dated August 29, 2017



11 _____
Elio Palacios, Attorney at Law
Hearing Officer

EZ Greens:

We suggest you write an application check for each address, as described below. Fill out whatever you feel necessary on the application form, but be sure to write legibly (the Clerk assured us that writing in blue or black ink is acceptable).

Complete applications submitted by the respective deadline will be assigned a business license account number. Please submit one (1) copy of the Medical Marijuana Dispensary Application Packet to Long Beach City Hall, 7th Floor, 333 W. Ocean Blvd, Long Beach, CA 90802 during the designated application periods. Applications will only be accepted during normal business hours, Monday through Friday, from 7:30 a.m. to 4:30 p.m., excluding holidays. The application must be submitted in person and time-stamped at the 7th floor counter by the person dropping off the application with the assistance of City staff. The City reserves the right to accept or reject any or all applications not received on time, without appropriate attachments, or submitted at the incorrect location.

APPLICATION FEES

Application fees will be due upon submission of the Medical Marijuana Business License Application Packet. Only checks made payable to the City of Long Beach will be accepted for the application fees. Application fees are non-refundable.

Zoning Review Fee	\$33.00
Development Services Review Fee	\$22.45
ADA State Mandated Fee	\$1.00
PD Background Investigation Fee	\$145.00 for each owner and business manager

Additional fees may be required throughout the application process.

((The investigation process/fee are currently on hold, so we suggest you prepare a \$56.45 check for EACH of your two locations))

UPCOMING DATES

City Council Certified Election Results	December 13, 2016
Measure MM Takes Effect	December 23, 2016
Application Materials Become Available	January 2, 2017
Dispensary Application Period (Priority Applicants)	January 23, 2017 - July 24, 2017
Dispensary Application Period (Non-Priority Applicants)	January 23, 2017 - February 22, 2017
Deadline to Fix Deficiencies in Application (Non-Priority Applicants)	April 11, 2017



CITY OF LONG BEACH BUSINESS LICENSE APPLICATION
 Fourth Floor, City Hall
 333 W. Ocean Boulevard, Long Beach, CA 90802

www.longbeach.gov
LBBIZ@LongBeach.gov
 (562) 570-6211

GENERAL INFORMATION

OWNER ENTITY NAME EZ GREENS LLC		DRIVER'S LICENSE NO	STATE	SOCIAL SECURITY NO.	HOME OCCUPATION <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
BUSINESS NAME (D.B.A.)		TYPE OF BUSINESS (BE SPECIFIC) MMJ Dispensary		EMAIL	
BUSINESS ADDRESS 1006 South Citrus Avenue		CITY Los Angeles	STATE Ca	ZIP 90019	AREA CODE/TELEPHONE 310-801-5918
BILLING ADDRESS (if same write SAME) SAME		CITY	STATE	ZIP	AREA CODE/TELEPHONE
RESIDENCE ADDRESS (if same write SAME) SAME		CITY	STATE	ZIP	AREA CODE/TELEPHONE
LIST OF PRINCIPAL OFFICERS, MEMBERS, PARTNERS AND RESIDENTIAL ADDRESSES (IF MORE, PLEASE ATTACH A LIST) See Attachments				TITLE	% OWNERSHIP
				TITLE	% OWNERSHIP

New Business Address Change Ownership Change Secondary License Sole Owner Partnership Corporation LLP. LLC.

BUSINESS OPERATIONS INFORMATION

START DATE 1/18/2017	NO. OF EMPLOYEES 3	NO. OF VEHICLES 0	FEDERAL TAX ID NUMBER [REDACTED]	SALES & USE TAX (SELLER'S PERMIT) NO 103-042449
DOES YOUR BUSINESS HAVE A CALIFORNIA STATE LICENSE? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	STATE LICENSE NO. 201701910083	CLASSIFICATION(S) LLC	RENEWAL DATE 1/18/2019	
HAVE YOU EVER HAD A BUSINESS LICENSE/PERMIT REVOKED OR SUSPENDED? <input type="checkbox"/> Y <input type="checkbox"/> N	LICENSE/PERMIT NO	ISSUING AGENCY	CLASSIFICATION & DATE OF SUSPENSION/REVOCATION	

FOOD/ALCOHOL/TOBACCO/ADULT ENTERTAINMENT

Do you plan to sell or serve food? (Includes pre-packaged)
 If serving food, how many seats? Y N
 Do you plan to sell or serve alcoholic beverages? Y N
 BC License number: _____ Type: _____
 Conditions Included: (If yes, please attach to application) Y N

SERVICES/FUNDRAISING

Will you offer massage, tanning, herbal therapy, escort or any other services that improve the health or well being of another? Y N
 Will you engage in fund raising? Y N
 Will you deal in coins, firearms, jewels or second-hand property? Y N
 Will you perform Parking Management? If so, please attach a detailed list of all activities? Y N

AMUSEMENT AND RECREATION

Does your business have amusement machines, video games, vending machines, jukebox and/or pool tables?
 How many: _____ Type: _____ Owner: _____ Y N
 Do you plan to sell tobacco products/paraphernalia? Y N
 Do you plan to operate a Smoking Lounge? Y N

PROPERTY AND FACILITY INFORMATION

Property Owner's Name: _____
 Business sq. ft.: _____ Warehouse on site? Y N
 Do you: Own or Rent/Lease your business property?

HAZARDOUS MATERIALS/MEDICAL WASTE

Will you deal with, use, store or transport Medical Marijuana? Y N
 Will you manage or produce bio-hazardous materials or waste? Y N
 Will you have Music Dancing Performers Adult Entertainment? Will you use, store, or transport chemicals (new or waste state)? Y N

ACKNOWLEDGMENT TO BE COMPLETED BY SOLE OWNER, PRINCIPAL OFFICERS, MEMBERS OR PARTNERS

I understand that before I can operate my business in Long Beach, my establishment must comply with applicable City departmental laws and regulations completely and I must obtain a business license and all necessary Federal State and local permits or I will be in violation of L. B. M. C. Chapter 3.80. I declare that I am authorized to complete this application and that the information and statements provided are true and correct. SIGN and return this statement with your remittance. Make checks payable to City of Long Beach.

Signature: [Signature] Date: 2/21/17 PRINT NAME/TITLE: Richard A. HUANG
 Signature: [Signature] Date: 2/21/17 PRINT NAME/TITLE: THOMAS I. HUANG

DO NOT WRITE BELOW THIS LINE

Inspection(s): <input type="checkbox"/> Bldg <input type="checkbox"/> Fire <input type="checkbox"/> Health <input type="checkbox"/> HazMat <input type="checkbox"/> PD <input type="checkbox"/> Other	Prev Use: _____	Exp. Date: _____
Basic Tax	Prev Lic: _____	Exp Date: _____
Employees # _____ @ \$ _____ = _____	District: _____	Zoning Review Y N N/A By: _____ Date: _____ New construction Reuse Zone: _____ Comments: _____
Vehicles # _____ @ \$ _____ = _____	CRT: _____	
Other # _____ @ \$ _____ = _____	SIC: _____	
PIA # _____ @ \$ _____ = _____	NAICS: _____	
PIA Employees # _____ @ \$ _____ = _____	Entered by: _____	
Regulatory Investigation Disc. Fees	Date: _____	
sub Total		
Zoning		
Building Review		
Total \$ _____		

NOTE: THIS IS NOT A BUSINESS LICENSE; DO NOT OPERATE UNTIL A VALID LICENSE HAS BEEN ISSUED

ATTENTION LICENSE APPLICANT

Business License Required (L.B.M.C. 3.80.210)

Under the Long Beach Municipal Code (Section 3.80.210), any person operating a business in the City of Long Beach is required to obtain a business license and pay an annual business license tax, prior to the operation of that business.

Term of License (L.B.M.C. 3.80.520)

A business license is valid for one (1) year from the date of issuance (unless otherwise noted) and must be renewed each year. A renewal notice is sent to the licensee ten (10) days prior to the due date, and the licensee has thirty (30) days to pay without penalty. If a notice is not received by the licensee, he/she is still responsible for payment by the due date. If the licensee changes his/her mailing address during the year, he/she should contact the Business License Section to report the change.

Penalties (L.B.M.C. 3.80.422)

A penalty equivalent to twenty-five percent (25%) of the payment due applies to all delinquent licenses unpaid after thirty (30) days from the due date. An additional ten percent (10%) penalty is added on the first day of the calendar month following the imposition of the twenty-five percent (25%) penalty if the tax remains unpaid, up to a maximum of one hundred percent (100%) of the tax due. The postmark will govern the determination of whether or not a tax payment is delinquent. A delinquent tax will be deemed a debt to the City, and the licensee shall be liable for legal action if it remains unpaid.

Multiple Businesses at one Location (L.B.M.C. 3.80.420.6)

When more than one business activity is engaged in at the same location, and the activity falls into a classification other than that of the original license, the licensee is required to obtain an additional license for each different business activity. If the licensee has more than one business license at the same location, he/she may choose to pay for all employees on one license. If so, the licensee will pay for the employees on the license with the higher employee rate.

Definition of an Employee (L.B.M.C. 3.80.150)

For the purpose of Business License taxation in the City of Long Beach, an employee is defined as: Every person engaged in the operation or conduct of any business in Long Beach, whether as owner, member of the owner's family, partner, associate, agent, manager or solicitor, and every person employed or working in such business, whether full-time, part-time, permanent or temporary, for a wage, salary, commission or honorarium and board. The owner of a sole proprietorship shall not be deemed to be an "employee" of the business.

Change of Location (L.B.M.C. 3.80.424)

Every person possessing a City of Long Beach Business License who changes the location of his place of business shall, prior to engaging in such a business at the new location, have the City endorse the new location on the license.

Display of License (L.B.M.C. 3.80.425.5)

Every person having a license shall prominently display the license at the place of business. If the business is operated from a vehicle, an identifying decal issued by the City shall be affixed to the vehicle, and the business license shall be carried by the licensee.

Refunds Prior to Start of Business (L.B.M.C. 3.80.427.5.F)

Any application for refund must be made by the person entitled to the money within one year after payment of the money to the City. No refund shall be made of any moneys paid for the issuance or renewal of any license unless it is determined that such licensee has not engaged in, nor held himself out as being engaged in, such business or occupation at any time after the effective date of the license. The amount of the refund shall be the full amount of the license tax paid, less an amount determined by the Director of Financial Management, which shall cover the cost of investigation and issuance of the license.

Sales or Use Tax

Sales or Use Tax may apply to your business activity. You may seek advice regarding the application of the tax to your business by writing or calling the State Board of Equalization at:

16715 Von Karman Ave Suite #200
Irvine, CA 92606
(949) 440-3473


-or-

12440 E. Imperial Hwy. Suite 200
Norwalk, CA 90651
(562) 466-1694

Inspections (The business license application must be available on site at time of inspection).

When a business license inspection is scheduled, the business must be fully prepared to operate, and the business owner or operator must be on site for the entire scheduled time of inspection. If the business owner or operator is unprepared for or misses a scheduled business license inspection without giving a minimum of 24 hours notice to the appropriate City agency, a re-inspection fee will be assessed.

I have read and understand the **Inspection** requirements.


Signature

2/21/17
Date



APPLICATION FOR MEDICAL MARIJUANA BUSINESS LICENSE

(Please Print All Information – Incomplete Applications Will Not Be Accepted)

- (1) Applicant's Name (Legal Ownership Structure): EZ GREENS
- (2) Business Name (DBA): _____ Business Phone: (____) 310-801-5918
- (3) Applicant/ Business Email: thomasihwang@yahoo.com
- (4) Business Site Address: 1355 W Willow St, Long Beach
- (5) Date Business Proposes to Open: June 2017
- (6) Days & Times Premises Are Open For Inspection: Mon-Thurs 10am to 5pm
- (7) Proposed Use (Select One Only):
Note: You must submit a separate application for each marijuana business. Applicants are limited to two license categories per MCRSA regulations. See Appendix A for the following license combinations.
 Marijuana Dispensary Laboratory Testing Other (explain) _____
 Cultivation Facility Marijuana Delivery
 Distribution Facility Manufacturing Facility
- (8) Community Relations Liaison Name: Richard Duke Hwang
 Community Relations Liaison Phone Number: 310-801-5918
 Community Relations Liaison Email: rhwang54@yahoo.com
- (9) Type of Organization:
 Corporation Partnership Individual Unincorporated Association or Club
 Trust LLC Other, explain: _____

OFFICE USE ONLY			
<input type="checkbox"/> Building	<input type="checkbox"/> Fire	<input type="checkbox"/> Health	(Check Inspecting Department) Date Received: _____
<input type="checkbox"/> Building/Location meets Department Requirements for the proposed use.			
<input type="checkbox"/> Building/Location meets Department Requirements for the proposed use subject to the following conditions: _____			
<input type="checkbox"/> Building/Location does not meet Department requirements for the proposed use.			
Inspection Completed On (date): _____ By: _____			
POLICE DEPARTMENT			
<input type="checkbox"/> Police Department finds no basis for denial		<input type="checkbox"/> Police Department finds basis for denial	
<input type="checkbox"/> Police Department finds no basis for denial with conditions			
Conditions or Basis for Denial: _____			
By: _____ Title: _____ Date: _____			

GENERAL INFORMATION (All Applicants)

(10) If the applicant is incorporated, attach to this application copies, certified by the Secretary of State, of the Articles of Incorporation, Certificate(s) of Amendment, Statement(s) of Information, By Laws, Restated Articles of Incorporation, and the most recent Annual Report of Officers and Directors.

(11) If the applicant is an unincorporated association and filed a Statement By Unincorporated Association with the Secretary of State, attach copies, certified by the Secretary of State, of each Statement by Unincorporated Association, Registration of Unincorporated Nonprofit Association, and original & amended Articles of Association to this application.

(12) If the applicant is an informal unincorporated association, provide copies of the fully executed Articles of Association (AKA Charter or Constitution).

(13) Fictitious business names or dba's used: N/A

(14) Place and date of filing of fictitious business name statement: _____

(15) Names and address of all agents and employees authorized to negotiate or otherwise represent individual in connection with any transaction with the City of Long Beach:

Richard Duke Hwang. 826 3rd Ave, Los Angeles, 90005

(16) Name and address of person (agent) authorized to accept service of process in California:
Richard Duke Hwang. 826 3rd Ave, Los Angeles, 90005

(17) State whether you are licensed by any governmental agency to engage in any business. If so, list each such license held, the city in which it is held, and expiration date thereof:

(see attachments)

(18) Has the Medical Marijuana Business License applicant previously operated in this City or any other county, city, or state under a similar license or permit?

a. If "Yes," provide the license/permit issuing city, county, state, and the license and/or permit identification number(s):
NO

b. Please confirm whether any of these previously issued licenses or permits were revoked or suspended, and the reason(s) why:
N/A

(19) Has any owner, business manager, member, or employee ever been denied a medical marijuana business license in the City of Long Beach or had a licensed suspended or revoked?

a. If "Yes," what was the license account number? NO

b. If "Yes," what was the date the license was suspended/revoked? _____

(20) Has any owner or business manager ever been convicted of a felony? Yes No

(21) For each Management Employee convicted of a crime or currently on probation or parole as set forth in Item No. (20) above, attach with this application the first and last name of the Management Employee, the associated criminal case number(s), the statute(s) violated, the date(s) of conviction, the date(s) of imposition of probation and/or parole, and the name and address of the sentencing court.

(22) If the applicant owns the property listed in Item No. (4) of the application, enter date of purchase: 08/08/1980

GENERAL INFORMATION (All Applicants)

(23) If the applicant rents, leases, or is in the process of leasing the property listed in Item No. (4), check the boxes below to verify that the applicant may operate the proposed Medical Marijuana Business at that location.

- Attached is a copy of proof of ownership or a copy of a lease
- Attached is an original fully executed Letter of Authorization, found on Pages 15 and 16 of the application, for each owner, landlord, and leasing agent of the property listed in Item No. (4) of the application (If the property is not owned or leased by the Applicant).

NOTE: If the property is owned, rented, or leased by more than one person, a separate authorization form must be submitted for each owner, landlord, and leasing agent or equivalent.

(24) Does the applicant have a CA Seller's Permit issued by the California State Board of Equalization for the location identified in Item No. (4) of this application? Yes No

a. If "Yes," enter the CA Seller's Permit identification number, and attach a legible copy of the CA Seller's Permit to this application: 103-042449 (see attachment)

(25) Describe the proposed use for each interior/exterior room/area at the address listed in Item No. (4) of the application: (Attach additional pages to the application if necessary)

(see operating plan)

(26) Attach photographs accurately depicting the entire interior and exterior of the proposed site(s), including entrance(s), street frontage(s), parking, front, rear and sides of the proposed site.

(27) Is this application for a priority location? (You may only choose one application to be a priority location) Yes No

(28) Does the applicant have a proposed satellite cultivation site in Long Beach? Yes No

a. If "Yes," please be advised that a separate medical marijuana business license application is required for a proposed satellite cultivation site. The application period for non-dispensaries is TBD.

(29) Will edible marijuana products, defined in LBMC Section 5.90, be prepared at the site listed in Item No. (4) of this application?

a. If "Yes," describe the type of products, and attach a menu and price list to this application (Attach additional pages if necessary)

(see operating plan)

(30) Will security guards be provided? Yes No

a. If "Yes," how many security guards? _____

(31) Is any other type of security provided? Yes No

a. If "Yes," describe the type of security: _____

GENERAL INFORMATION (All Applicants)

(32) Days and hours security officers or other security will be provided (filled out completely):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Hours of	24hrs	24hrs	24hrs	24hrs	24hrs	24hrs	24hrs
Security	24hrs	24hrs	24hrs	24hrs	24hrs	24hrs	24hrs.

(33) Provide the name, address, telephone number, business license account number, and PPO number of the security company that will be used. NOTE: A copy of the security guards' CA state license must be maintained on file at the business at all times.

(34) Will an alarm monitoring company be used?

a. If "Yes," provide the name, address, and telephone number of the alarm monitoring company:

(35) Provide a list of all members with access to the surveillance camera system to be used (Attach additional pages if necessary):

(36) Provide a detailed description of the security plan for the proposed business (Attach additional pages if necessary):

(See Supplemental Security Plan)

(37) Establishment hours of operation (fill out completely):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	10am	10am	10am	10am	10am	10 am	10 am
Close	8pm	8pm	8pm	8pm	8pm	8 pm	8 pm

(38) Attach a map of any surrounding businesses and/or residences within approximately 300 feet. Distance does not have to be exact. Google and Bing maps are acceptable. Satellite view preferred.

Note: This is NOT a Medical Marijuana Business Permit. Do not operate until a valid permit is issued.

GENERAL INFORMATION (All Applicants)

- (39) Provide a detailed description of the business plan to dispose of any medical marijuana or product that is not sold to a patient or caregiver in a manner that protects it from being ingested by an animal or person (Attach additional sheets if necessary):

EXPIRED OR OTHERWISE UNSELLABLE PRODUCTS WILL BE CONTRACTED OFF
TO 3RD PARTY CONTRACTORS WHO PROCESS THE PRODUCT INTO NATURAL,
ENVIRONMENTALLY SAFE COMPOST/FERTILIZER.

- (40) Provide a detailed description of the ventilation systems used in the marijuana business including but not limited to how the ventilation systems prevent odor from leaving the building and how to mitigate noxious fumes or gases during the production process (Attach additional sheets if necessary):

CARBON FILTERS WITH THE CORRECT CFM OF AIR MOVEMENT, WITH A NEGATIVE
PRESSURED INTERIOR. ALL THE AIR WILL BE FILTERED TO ENSURE NO SMELLS LEAK.

- (41) Please provide a detailed description of all toxic, flammable, or other materials regulated by government agencies including the type of materials, location of materials, and how the materials will be stored. Please also describe how any chemicals or hazardous materials will be used in your business process. (Attach additional sheets if necessary):

N/A NO HAZ-MAT ONSITE.

- (42) Provide a detailed description of the POS software the business will be using to track inventory and/ or sales of marijuana (Attach additional sheets if necessary):

MJ FREEWAY IS A WIDELY UTILIZED AND RELIABLE "SEED TO SALE" SOFTWARE PROGRAM.
PLEASE VIEW APPENDIX G, TRACKING AND MONITORING.

- (43) What is the projected daily average and peak electric load anticipated to be used by the business and what are the necessary upgrades (if any) to be performed in order to fulfill the needs of the electric load?

UNTILL FURTHER LICENSES ARE ISSUED SUBJECT LOCATION WILL ONLY OPERATE AS A TYPE 10A DISPENSARY
UPON ISSUANCE OF TYPE 2A OR 3A LICENSE, FULL RENOVATION WILL BE PERFORMED

- (44) Attached to this application is a fully legible copy of a valid government issued form of identification for each Medical Marijuana Business License applicant owner and business manager. Please note that acceptable forms of government issued identification include, but are not limited to: Driver's licenses or photo identity cards issued by the Department of Motor Vehicles that meet REAL ID benchmarks, a passport issued by the United States or by a foreign government, U.S. Military I.D. cards (active duty or retired military and their dependents), or a Permanent Resident Card.

PLEASE VIEW APPENDIX J

GENERAL INFORMATION (Cont.)

PLEASE PROVIDE CONTACT INFORMATION FOR ALL BUSINESS MANAGERS IF OTHER THAN THE BUSINESS OWNER AND ALL EMPLOYEES WHO ACT WITH MANAGERIAL AUTHORITY

BUSINESS MANAGER

Name: Richard D Hwang Title: CEO

Residence Address: _____ Phone: _____

Business Address: _____ Phone: _____

Email Address: _____

Race: _____ Sex: _____ Hair: _____ Eyes: _____ Height: _____ Weight: _____

Date of Birth (mm/dd/yyyy): _____ Place of Birth: _____

Driver's License Number: _____ Issuing State: _____

BUSINESS MANAGER

Name: James J Hwang Title: Secretary

Residence Address: _____ Phone: _____

Business Address: _____ Phone: _____

Email Address: _____

Race: _____ Sex: _____ Hair: _____ Eyes: _____ Height: _____ Weight: _____

Date of Birth (mm/dd/yyyy): _____ Place of Birth: _____

Driver's License Number: _____ Issuing State: _____

BUSINESS MANAGER

Name: Thomas I Hwang Title: Treasurer

Residence Address: _____ Phone: _____

Business Address: _____ Phone: _____

Email Address: _____

Race: _____ Sex: _____ Hair: _____ Eyes: _____ Height: _____ Weight: _____

Date of Birth (mm/dd/yyyy): _____ Place of Birth: _____

Driver's License Number: _____ Issuing State: _____

*Please attach additional sheets if necessary

GENERAL OPERATING CONDITIONS

PLEASE FILL OUT THE SECTION THAT APPLIES TO YOUR BUSINESS TYPE ONLY

MARIJUANA DISPENSARY

1. Will you be operating both a dispensary and a cultivation site? YES NO
 - a. If yes, is the cultivation site on-site or off-site? On-Site Off-Site
2. Will you be offering home delivery services from the medical marijuana dispensary? YES NO
3. Which State MCRSA License will you be applying for? (Check all that apply)
 - MCRSA Type 10: General Dispensary
 - MCRSA Type 10A: Specialty Dispensary (No more than 3 retail sites)

*please see Appendix B for MCRSA license categories and descriptions

CULTIVATION FACILITY

1. Which State MCRSA License will you be applying for? (Check all that apply)
 - MCRSA Type 1A: Specialty Indoor Cultivation
 - MCRSA Type 2A: Small Indoor Cultivation
 - MCRSA Type 3A: Indoor Cultivation
 - MCRSA Type 4: Nursery
2. What is the square footage of cultivation canopy measured by the aggregate area of vegetative growth of live marijuana plants on the premises? (this includes both horizontal and vertical canopy area)

5000 Square Feet

*please see Appendix B for MCRSA license categories and descriptions

MANUFACTURING FACILITY

1. Which State MCRSA license will you be applying for? Type 6 Type 7 Both

*please see Appendix B for MCRSA license categories and descriptions

TRANSPORTATION/ DELIVERY

Copies of the following will need to be on file at the business and in employee personnel files if delivery and/or transportation is taking place:

1. CA DL for each employee delivering/transporting marijuana products
2. Copy of Insurance for each vehicle used for delivery/transportation
3. Copy of Vehicle Registration for each vehicle used for delivery/transportation

LABORATORY TESTING


Provide 1 copy of the CA Department of Public Health Registration/Certification for the testing laboratory

GENERAL INFORMATION (Cont.)

CERTIFICATION OF EMPLOYMENT PRACTICES

I, EZ GREENS, LLC, certify that the business will not employ any person with any
(Name of Business/Owner listed in Item No. (1) of the application)

type of violent or serious felony conviction as specified in Section 667.5 and 1192.7 of the Penal Code or any felony conviction involving fraud, deceit, or embezzlement. The business will also not employ as managers or employees any person with any narcotic drug related misdemeanor conviction. The following shall become a condition of maintaining the business license.


(Signature of Owner/Management Employee)

RICHARD HWANG, CEO
(Printed Name & Title)

2/21/2017
(Date)


(Signature of Owner/Management Employee)

JAMES HWANG, SECRETARY
(Printed Name & Title)

2/21/2017
(Date)


(Signature of Owner/Management Employee)

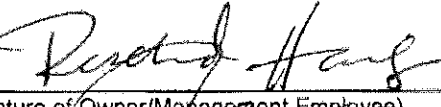
THOMAS HWANG, CFO
(Printed Name & Title)

2/21/2017
(Date)

CERTIFICATION OF LABOR PEACE AGREEMENT

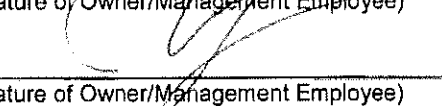
I, EZ GREENS, LLC, certify that the medical marijuana business, if employing two or
(Name of Business/Owner listed in Item No. (1) of the application)

more employees (as defined in the California Business and Professions Code, Section 19322(6)), at the proposed property will enter into, or has entered into, a labor peace agreement and the medical marijuana business will abide by the terms of the labor peace agreement. If the City becomes aware that a labor peace agreement has been violated, I must provide a copy to the City upon request.


(Signature of Owner/Management Employee)

RICHARD HWANG, CEO
(Printed Name & Title)

2/21/2017
(Date)


(Signature of Owner/Management Employee)

JAMES HWANG, SECRETARY
(Printed Name & Title)

2/21/2017
(Date)


(Signature of Owner/Management Employee)

THOMAS HWANG, CFO
(Printed Name & Title)

2/21/2017
(Date)

LBMC SECTION XXX VERIFICATION OF MEDICAL MARIJUANA PROHIBITED ACTIVITY

The undersigned Management Employees, on behalf of the herein Medical Marijuana Business Permit applicant,

EZ GREENS, LLC

_____, declare under penalty of perjury that they have read and understand the attached provisions of Long Beach Municipal Code (LBMC) Section 5.90, and shall, collectively and individually ensure that neither the Medical Marijuana Business nor its employees and Management Employees shall engage in the following prohibited activity set forth in LBMC 5.90, which states in relevant part that:

- (A) It shall be unlawful for any person or entity to operate, in or upon any property, a Medical Marijuana Business without first obtaining all required State licenses and a business license or permits issued by the City;
- (B) It shall be unlawful for the owner of a building to allow the use of any portion of a building by a Medical Marijuana Business unless the tenant has a valid business license permit, or has applied for and not been denied, a business license permit;
- (C) No pesticides or insecticides prohibited by federal, state, or local law for fertilization or production of edible produce may be used on any marijuana cultivated, produced, or distributed by a Medical Marijuana Business;
- (D) No Medical Marijuana Business may have a drive through lane or drive up window and no Medical Marijuana may be dispensed from a drive through lane or drive up window;
- (E) All cultivation, production, distribution, possession, storage, display, sales or other distribution of marijuana shall occur only within an enclosed area of a medical marijuana business and shall not be visible from the exterior of the business;
- (F) Consultations by medical professionals shall not be permitted at a Medical Marijuana Business nor as a permitted accessory use at a medical marijuana business;
- (G) It shall be unlawful for any of the following persons to have an ownership interest or a managerial responsibility in a Medical Marijuana Business, and no license or permit may be issued to or held by, and no Medical Marijuana Business shall be managed by: (a) Any person until all required fees have been paid; or (b) Any person who has been convicted within the previous ten (10) years of any violent or serious felony as specified in Sections 667.5 and 1192.7 of the Penal Code or any felony conviction involving fraud, deceit, or embezzlement or who is currently on parole or probation for the sale or distribution of a controlled substance; or (c) Any person who is under twenty-one (21) years of age; or (d) Any person who operates or manages a Medical Marijuana Business contrary to the provisions of this Chapter, or conditions imposed on land use or license approvals, or contrary to the terms of the plans submitted with the permit application, or amended as permitted by this Chapter; or (e) A licensed physician making patient recommendations; or (f) A person licensed and permitted to operate pursuant to this Chapter who, while lawfully operating, or who, at the time of application, has failed to remedy an outstanding delinquency for City taxes or fees owed, or prosecuting officer, or an officer or employee of the State or City of Long Beach; or (h) Applicants or entities (including Management Employees) that have a previous record of violating federal or state laws relating to workplace safety, wages and compensation, employee discrimination, or union activity.
- (H) It shall be unlawful to operate a Medical Marijuana Business or to grow medical marijuana outside of an enclosed building;
- (I) It shall be unlawful for any person to transport medical marijuana, except as specifically allowed by this Chapter and State law;
- (J) It shall be unlawful for any Property owner, landlord, and lessee, Medical Marijuana Business employee or Manger or any other person having any responsibility over the operation of the Medical Marijuana Business to refuse to allow, impede, obstruct, or interfere with an inspection;
- (K) It shall be unlawful for any person to cause, permit or engage in the cultivation, possession, distribution, exchange or giving away of marijuana for medical or non-medical purposes except as provided in this Chapter;
- (L) It shall be unlawful for any person to cause, permit, or engage in any activity related to Medical Marijuana except as provided in this Chapter and pursuant to all other applicable local and state law;
- (M) It shall be unlawful for any person to knowingly make any false, misleading or inaccurate statement or representation in any form, record, filing or documentation required to be maintained, filed, or provided to the City of Long Beach under this Chapter;
- (N) No Medical Marijuana Dispensary shall be open to or provide Medical Marijuana to qualified patients or employees between the hours of eight (8) pm and nine (9) am;
- (O) No person under the age of eighteen (18) shall be allowed on the Property, unless that minor is a qualified patient and is accompanied by his or her licensed attending physician, parent(s) or documented legal guardian;
- (P) No Medical Marijuana Dispensary, Management Employee or employee shall cause or permit the sale, dispensing, or consumption of alcoholic beverages on the Property or in the parking area of the Property;
- (Q) No dried Medical Marijuana shall be stored at the property in structures that are not completely enclosed, in an unlocked vault or safe, in any other unsecured storage structure, or in a safe or vault that is not bolted to the floor of the property;
- (R) Medical Marijuana may not be inhaled, smoked, eaten, ingested, or otherwise consumed on the Property, or in the parking areas of the Property or in those areas restricted under the provisions of Health and Safety Code §11362.79.


(Signature of Management Employee)

RICHARD HWANG, CEO
(Printed Name & Title)

2/21/2017
(Date)


(Signature of Management Employee)

JAMES HWANG, SECRETARY
(Printed Name & Title)

2/21/2017
(Date)


(Signature of Management Employee)

THOMAS HWANG, CFO
(Printed Name & Title)

2/21/2017
(Date)

IF APPLYING AS A CORPORATION

PLEASE ONLY PROVIDE INFORMATION FOR ALL OFFICERS, DIRECTORS, OR SHAREHOLDERS WHO OWN MORE THAN 10% OF THE ISSUED AND OUTSTANDING STOCK

Check One Box: For-Profit Corporation Non-Profit Corporation Limited Liability Corporation/ LLC

(If a Non-Profit Corporation, please attach copies of both State and federal Tax Exemption Certificates)

Name of Corporation: EZ GREENS, LLC

Corporation Number: 201701910083

Date and Place of Incorporation: 01/17/2017 CA







Location Headquarters: 1355 W. Willow St Long Beach, CA 90810

Federal Tax ID Number: 

Seller's Permit Number: SRAS 103-042449

Please attach certified copies of Articles of Incorporation and By-Laws, and all amendments to this application.

Name and Residence Address of Corporation Officers (members of the executive board):

Name	Title & Ownership %	Address	Telephone
<u>RICHARD HWANG</u>	<u>33.33%</u>		
<u>JAMES HWANG</u>	<u>33.33%</u>		
<u>THOMAS HWANG</u>	<u>33.33%</u>		

Numbers of shares issued by Corporation: _____

Number of share retained by Corporation: _____

Name and addresses of shareholders, if ten (10) or less state also the number and type of shares:

Name, address, telephone number, and email address of agent for service of process designated by Corporation with the Secretary of State of California:

AJAY SCOTT NARAYAN 600 ANTON BLVD, COSTE MESA, CA 92626

IF APPLYING AS A CORPORATION (Cont.)

INFORMATION IS REQUESTED FOR POLICE DEPARTMENT IDENTIFICATION AND INVESTIGATION

CORPORATE OFFICER I

Name: RICHARD HWANG Title: CEO

Residence Address: [REDACTED]

Business Address: 1355 W. WILLOW ST, LONG BEACH, CA 90810 Phone:

[REDACTED]

CORPORATE OFFICER II

Name: JAMES HWANG Title: SECRETARY

[REDACTED]

Business Address: 1355 W. WILLOW ST, LONG BEACH, CA 90810 Phone:

[REDACTED]

CORPORATE OFFICER III

Name: THOMAS HWANG Title: CFO

[REDACTED]

Business Address: 1355 W. WILLOW ST, LONG BEACH, CA 90810 Phone:

[REDACTED]

*Please attach additional sheets if necessary



CITY OF LONG BEACH
 DEPARTMENT OF FINANCIAL MANAGEMENT
 BUSINESS RELATIONS BUREAU
 BUSINESS LICENSE SECTION

333 W. Ocean Boulevard, 4th Floor • Long Beach, CA 90802 • (562) 570-6211 FAX (562) 499-1097 Email LBBIZ@LongBeach.Gov

PROPERTY OWNER/ LANDLORD AUTHORIZATION FOR INSPECTION AND RIGHT TO OPERATE A MEDICAL MARIJUANA BUSINESS

I, THOMAS HUANG & ET AL, am the legal owner / landlord / lessor of real property located at
(Name of Property Owner/ Landlord) (Circle One)

1355 W. Willow St. Long Beach, Long Beach, California. I authorize the Medical
(Address listed in Item No. (4) of the application)

Marijuana Business entitled EZ GREENS, LLC to operate a medical
(Name of Business/Owner listed in Item No. (1) of the application)

marijuana business at the property, as that term is defined in state law and the Long Beach Municipal Code, for the
 specific use(s) of MEDICAL MARIJUANA DISPENSARY
(Land uses(s) set forth in the Medical Marijuana Business application – e.g. cultivation, manufacturing, etc.)

set forth in the Medical Marijuana Business License Application submitted to the City of Long Beach by

EZ GREENS, LLC and allow the City of Long Beach to enter the property for
(Name of Business/Owner listed in Item No. (1) of the application)

inspection of the property. I further understand that I am responsible for any violation and nuisance activity which may
 occur at this property. I declare under penalty of perjury that the foregoing information is true and correct. Executed this

21st day of February 2017, at Long Beach, California.

<u>[Signature]</u> <small>(Signature of legal owner/landlord/lessor)</small>	<u>THOMAS I. HUANG</u> <small>(Printed Name & Title)</small>	<u>2/21/2017</u> <small>(Date)</small>
<u>[Signature]</u> <small>(Signature of legal owner/landlord/lessor)</small>	<u>JAMES HUANG</u> <small>(Printed Name & Title)</small>	<u>2/21/2017</u> <small>(Date)</small>
<u>[Signature]</u> <small>(Signature of legal owner/landlord/lessor)</small>	<u>RICHARD HUANG</u> <small>(Printed Name & Title)</small>	<u>2/21/2017</u> <small>(Date)</small>



CITY OF LONG BEACH
 DEPARTMENT OF FINANCIAL MANAGEMENT
 BUSINESS RELATIONS BUREAU
 BUSINESS LICENSE SECTION

333 W. Ocean Boulevard, 4th Floor • Long Beach, CA 90802 • (562) 570-6211

NOTARY ACKNOWLEDGEMENT FORM

The notarized signature of the majority representative owner or owners, as established by deed or contract, of the subject property or properties is required for the filing of this application.
 (Additional sheets may be attached if needed.)

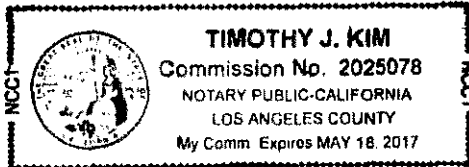
On February 16, 2017 before me, TIMOTHY J. KIM the undersigned,
DATE (WRITE NAME OF NOTARY)

a Notary Public in and for said County, duly commissioned,

personally appeared Thomas Incho Hwang
NAME(S) OF SIGNER(S)
James June Hwang
NAME(S) OF SIGNER(S)

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.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal

[Handwritten Signature]

Notary Public in and for the County of Los Angeles, State of California

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title of type of Document: PROPERTY OWNER LANDLORD AUTHORIZATION FORM

Document Date: 8/8/1980, 2/16/1995 Number of Pages: 3, 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: [Signature] Signer's Name: [Signature]

Title(s): Thomas Incho Hwang Title(s): James June Hwang



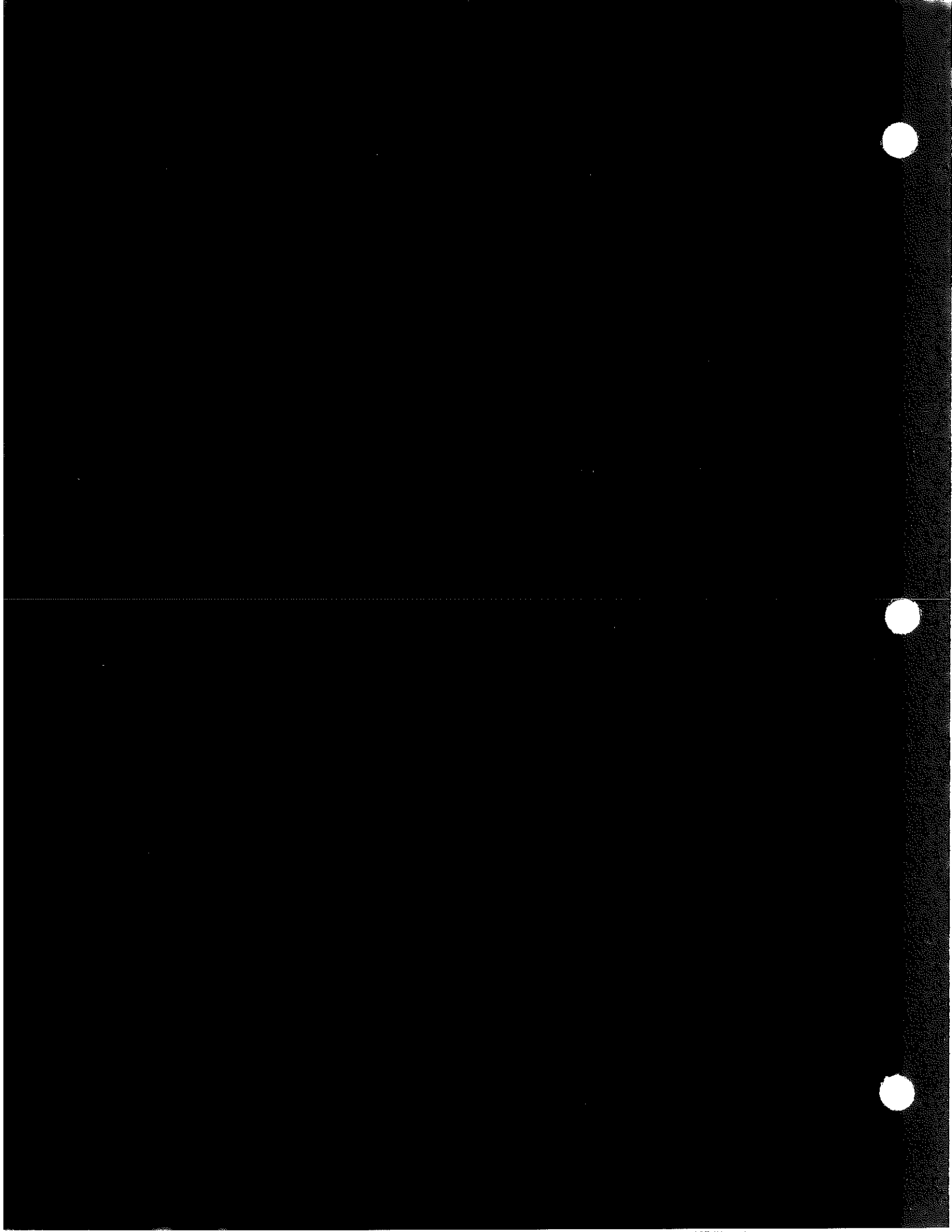


EXHIBIT B

CALIFORNIA STATE BOARD OF EQUALIZATION

SELLER'S PERM IT



ACCOUNT NUMBER

01/18/2017 SR AS 103-042449

EZ GREENS, LLC
826 3RD AVE
LOS ANGELES, CA 90005-3520

NOTE TO PERM ITTEE:
You are required to obey all Federal and State laws that regulate or control your business. This permit does not allow you to do otherwise.

IS HEREBY AUTHORIZED PURSUANT TO SALES AND USE TAX LAW TO ENGAGE IN THE BUSINESS OF SELLING TANGIBLE PERSONAL PROPERTY AT THE ABOVE LOCATION. THIS PERM IT IS VALID ONLY AT THE ABOVE ADDRESS.

THIS PERM IT IS VALID UNTIL REVOKED OR CANCELED AND IS NOT TRANSFERABLE IF YOU SELL YOUR BUSINESS OR DROP OUT OF A PARTNERSHIP. NOTIFY US OR YOU COULD BE RESPONSIBLE FOR SALES AND USE TAXES INCURRED BY THE NEW OPERATOR OF THE BUSINESS.

Not valid at any other address

For general tax questions, please call our Customer Service Center at 1-800-400-7115 (TTY 711). For information on your rights, contact the Taxpayers' Rights Advocate office at 1-888-324-2798 or 1-916-324-2798.

BOE-442-R REV. 16 (1-14)

A MESSAGE TO OUR NEW PERM IT HOLDER

As a seller, you have rights and responsibilities under the Sales and Use Tax Law. In order to assist you in your endeavor and to better understand the law, we offer the following sources of help:

- Visiting our website at www.boe.ca.gov
- Visiting a field office
- Attending a Basic Sales and Use Tax Law class offered at one of our field offices
- Sending your questions in writing to any one of our offices
- Calling our toll-free Customer Service Center at 1-800-400-7115 (TTY 711)

As a seller, you have the right to issue resale certificates for merchandise that you intend to resell. You also have the responsibility of not issuing resale certificates. While the sales tax is imposed upon the retailer,

- You have the right to seek reimbursement of the tax from your customer
- You are responsible for filing and paying your sales and use tax returns timely
- You have the right to be treated in a fair and equitable manner by the employees of the California State Board of Equalization (BOE)
- You are responsible for following the regulations set forth by the BOE

As a seller, you are expected to maintain the normal books and records of a prudent businessperson. You are required to maintain these books and records for no less than four years, and make them available for inspection by a BOE representative when requested. You are also expected to notify us if you are buying, selling, adding a location, or discontinuing your business, adding or dropping a partner, officer, or member, or when you are moving any or all of your business locations. If it becomes necessary to surrender this permit, you should only do so by mailing it to a BOE office, or giving it to a BOE representative.


If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with the BOE, please contact the Taxpayers' Rights Advocate office for help by calling toll-free, 1-888-324-2798 or 1-916-324-2798. Their fax number is 1-916-323-3319.

Please post this permit at the address for which it was issued and at a location visible to your customers.

CALIFORNIA STATE BOARD OF EQUALIZATION

Sales and Use Tax Department

EXHIBIT B

 **IRS** DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 02-03-2017

Employer Identification Number:
[REDACTED]

Form: SS-4

Number of this notice: CP 575 B

EZ GREENS LLC
RICHARD HWANG MBR
826 3RD AVE
LOS ANGELES, CA 90005

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN [REDACTED]. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2018

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

APPENDIX A
INTERIOR FLOOR PLAN

DESCRIPTION OF INTERIOR FLOOR PLAN.

UPON ISSUANCE OF LICENSE TYPE 10A, CONSTRUCTION OF NEW WALLS AND SECURITY FEATURES WILL BE INSTALLED, INCLUDING BUT NOT LIMITED TO BULLET PROOF CLERK/ CHECK IN WINDOWS, SECURITY CAMERAS AND LOCKED ENCLOSED BLACK BOX, INDUSTRYS BEST SAFES AND LOCKS, AND CUSTOMER SERVICE COUNTERS WITH PANIC BUTTONS. THE FLOOR PLAN WILL MAKE IT EVEN SAFER BY LIMITING THE NUMBER OF PATIENTS IN THE RETAIL/PRODUCT DISPLAY AREA AND HAVING THE PATIENTS WAIT IN THE DESIGNATED WAITING AREA UNTILL A TRAINED AND EDUCATED EMPLOYEE CAN PROVIDE SERVICE. ALSO, A SEPARATE ROOM WILL BE UTILIZED AS DAILY INVENTORY ROOM WITH ITS OWN P.O.S. TO ENSURE PROPER TRACKING AND BALANCING OUT.THERE ARE 2 PRIVATE OFFICES FOR PRIVATE CONSULTING AND OTHER PATIENT COUNSELING. FINALLY A LARGE BREAK ROOM FOR OUR VALUABLE EMPLOYEES TO REST AND RECENTER, ALSO ACTS AS A PANIC ROOM IN CASE OF EMERGENCY OF ANY KIND.

APPENDIX B
PROOF OF WORKER'S COMP
INSURANCE

SO. CAL'S BEST INSURANCE SERVICES
5015 W. AVE L14 NO.4 QUARTZ HILL CA 93536
P.(661)943-777 F.(661)943-8877 LIC. 0F82096
www.socalsbestinsurance.com

02/16/2017

From: Benjamin Landaverde

email: Ben@socalsbestinsurance.com

Re: EZ Greens, LLC

To whom it may concern:

Please accept this letter for the above referenced business.

So.Cal's Best Insurance can provide the business with insurance as it relates to the operations and industry of **EZ Greens, LLC** as soon as a license is issued to the business by the City of Long Beach and can be made effective for one year.

Thank you,



Benjamin Landaverde

Lic 0G80102



APPENDIX C
PROOF OF LIABILITY
INSURANCE

SO. CAL'S BEST INSURANCE SERVICES
5015 W. AVE L14 NO.4 QUARTZ HILL CA 93536
P.(661)943-777 F.(661)943-8877 LIC. 0F82096
www.socalsbestinsurance.com

02/16/2017

From: Benjamin Landaverde

email: Ben@socalsbestinsurance.com

Re: EZ Greens, LLC

To whom it may concern:

Please accept this letter for the above referenced business.

So.Cal's Best Insurance can provide the business with insurance as it relates to the operations and industry of **EZ Greens, LLC** as soon as a license is issued to the business by the City of Long Beach and can be made effective for one year.

Thank you,



Benjamin Landaverde

Lic 0G80102



APPENDIX D
SELLERS PERMIT

CALIFORNIA STATE BOARD OF EQUALIZATION

SELLER'S PERM II



ACCOUNT NUMBER

01/18/2017 SR AS 103-042449

EZ GREENS, LLC
826 3RD AVE
LOS ANGELES, CA 90005-3520

NOTE TO PERM IIER:
You are required to obey all Federal and State laws that regulate or control your business. This permit does not allow you to do otherwise.

IS HEREBY AUTHORIZED PURSUANT TO SALES AND USE TAX LAW TO ENGAGE IN THE BUSINESS OF SELLING TANGIBLE PERSONAL PROPERTY AT THE ABOVE LOCATION. THIS PERM IS VALID ONLY AT THE ABOVE ADDRESS. THIS PERM IS VALID UNTIL REVOKED OR CANCELED AND IS NOT TRANSFERABLE. IF YOU SELL YOUR BUSINESS OR DROP OUT OF A PARTNERSHIP, NOTIFY US OR YOU COULD BE RESPONSIBLE FOR SALES AND USE TAXES OWED BY THE NEW OPERATOR OF THE BUSINESS.

Not valid at any other address

For general tax questions, please call our Customer Service Center at 1-800-400-7115 (TTY 711).
For information on your rights, contact the Taxpayers' Rights Advocate office at 1-888-324-2798 or 1-916-324-2798.

BOE-442-B REV.16 (1-14)

A MESSAGE TO OUR NEW PERM II HOLDER

As a seller, you have rights and responsibilities under the Sales and Use Tax Law. In order to assist you in your endeavor and to better understand the law, we offer the following sources of help:

- Visiting our website at www.boe.ca.gov
- Visiting a field office
- Attending a Basic Sales and Use Tax Law class offered at one of our field offices
- Sending your questions in writing to any one of our offices
- Calling our toll-free Customer Service Center at 1-800-400-7115 (TTY 711)

As a seller, you have the right to issue resale certificates for merchandise that you intend to resell. You also have the responsibility of not misusing resale certificates. While the sales tax is imposed upon the retailer,

- You have the right to seek reimbursement of the tax from your customer
- You are responsible for filing and paying your sales and use tax returns timely
- You have the right to be treated in a fair and equitable manner by the employees of the California State Board of Equalization (BOE)
- You are responsible for following the regulations set forth by the BOE

As a seller, you are expected to maintain the normal books and records of a prudent businessperson. You are required to maintain these books and records for no less than four years, and make them available for inspection by a BOE representative when requested. You are also expected to notify us if you are buying, selling, adding a location, or discontinuing your business, adding or dropping a partner, officer, or member, or when you are moving any or all of your business locations. If it becomes necessary to surrender this permit, you should only do so by mailing it to a BOE office, or giving it to a BOE representative.

If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with the BOE, please contact the Taxpayers' Rights Advocate office for help by calling toll-free, 1-888-324-2798 or 1-916-324-2798. Their fax number is 1-916-323-3319.

Please post this permit at the address for which it was issued and at a location visible to your customers.



DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 02-03-2017

Employer Identification Number:
[REDACTED]

Form: SS-4

Number of this notice: CP 575 B

For assistance you may call us at:
1-800-829-4933

EZ GREENS LLC
RICHARD HWANG MBR
826 3RD AVE
LOS ANGELES, CA 90005

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN [REDACTED]. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2018

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

APPENDIX F

LIMITED LIABILITY COMPANIES

- ARTICLES OF INCORPORATIONS
- STATEMENT OF INFORMATION

201701910083



Secretary of State
Articles of Organization
Limited Liability Company (LLC)

LLC-1

IMPORTANT — Read Instructions before completing this form.

Filing Fee - \$70.00

Copy Fees - First plain copy free; Additional copies: First page \$1.00 & .50 for each attachment page; Certification Fee - \$5.00

Important! LLCs may have to pay an annual minimum \$800 tax to the California Franchise Tax Board. For more information, go to <https://www.ftb.ca.gov>.

FILED
Secretary of State
State of California

JAN 18 2017

This Space For Office Use Only

1. Limited Liability Company Name (See Instructions – Must contain an LLC ending such as LLC or L.L.C. "LLC" will be added, if not included.)

EZ Greens, LLC

2. Business Addresses

a. Initial Street Address of Designated Office in California - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
826 3rd Ave	Los Angeles	CA	90005
b. Initial Mailing Address of LLC, if different than Item 2a	City (no abbreviations)	State	Zip Code

3. Agent for Service of Process

Item 3a and 3b: If naming an individual, the agent must reside in California and Item 3a and 3b must be completed with the agent's name and complete California street address.

Item 3c: If naming a California Registered Corporate Agent, a current agent registration certificate must be on file with the California Secretary of State and Item 3c must be completed (leave Item 3a-3b blank).

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
Thomas		Hwang	
b. Street Address (if agent is not a corporation) - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
826 3rd Ave	Los Angeles	CA	90005
c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 3a or 3b			

4. Management (Select only one box)

The LLC will be managed by:

- One Manager
 More than One Manager
 All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. The information contained herein, including in any attachments, is true and correct.

Organizer sign here

Ajay S. Narayan, Esq.

Print your name here



Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

IMPORTANT — Read instructions before completing this form.

Filing Fee — \$20.00

Copy Fees — First page \$1.00; each attachment page \$0.50;
Certification Fee — \$5.00 plus copy fees

This Space For Office Use Only

1. **Limited Liability Company Name** (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

EZ Greens, LLC

2. **12-Digit Secretary of State File Number**

201701910083

3. **State, Foreign Country or Place of Organization** (only if formed outside of California)

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 1006 South Citrus Avenue	City (no abbreviations) Los Angeles	State CA	Zip Code 90019
b. Mailing Address of LLC, if different than item 4a	City (no abbreviations)	State	Zip Code
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 1006 South Citrus Avenue	City (no abbreviations) Los Angeles	State CA	Zip Code 90019

5. Manager(s) or Member(s)

If no managers have been appointed or elected, provide the name and address of each member. At least one name and address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b James	Middle Name	Last Name Hwang	Suffix
b. Entity Name - Do not complete Item 5a			
c. Address 1006 South Citrus Avenue	City (no abbreviations) Los Angeles	State CA	Zip Code 90019

6. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL — Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) James	Middle Name	Last Name Hwang	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 1006 South Citrus Avenue	City (no abbreviations) Los Angeles	State CA	Zip Code 90019

CORPORATION — Complete Item 6c only. Only include the name of the registered agent Corporation

c. California Registered Corporate Agent's Name (if agent is a corporation) — Do not complete Item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company

Management Support Services

8. Chief Executive Officer, if elected or appointed

a. First Name Richard	Middle Name	Last Name Hwang	Suffix
b. Address 1050 E. Anaheim St.	City (no abbreviations) Long Beach	State CA	Zip Code 90813

9. The information contained herein, including any attachments, is true and correct.

02/09/2017

James Hwang

Manager

Date Type or Print Name of Person Completing the Form

Title Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a son or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name: []
Company: []
Address: []
City/State/Zip: []

APPENDIX H
PROOF OF OWNERSHIP
-COPY OF DEED OR LEASE

80-759768

WHEN RECORDED MAIL TO

RAY YUN
1355 W. Willow St.
Long Beach, Ca.

CONFIDENTIAL CHARGE DEED

no 77-519

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,
MOBIL OIL CORPORATION, a New York corporation, formerly ~~MOBIL OIL COMPANY~~,
INC., a New York corporation, hereby grants, subject to the conditions set forth
below, to RAY YUN and MIYA YUN, husband and wife, as joint tenants, as to an
undivided one-half interest, and IN CHU DWANG and YOUNG AN HWANG, husband and wife,
as joint tenants, as to an undivided one-half interest, the following described
real property located in the City of Long Beach, County of Los Angeles, State of
California:



Lots 28, 29, 30, 31 and 32 in Block "H" of Tract No. 10643,
in the city of Long Beach, county of Los Angeles, state of
California, as per map recorded in book 166 pages 1 to 3 in-
clusive of Maps, in the office of the county recorder of said
county

43

SUBJECT TO current taxes and assessments applicable hereto,
and to all conditions, reservations, restrictions, easements,
and rights-of-way of record;

SAVING, SAVING AND RESERVING all oil, gas and other minerals
in and under said property together with the exclusive right
to use such portion of said property lying more than 500 feet
below the surface thereof for the extraction of oil, gas and
other minerals from said property or properties in the vicinity
thereof; however, with no rights of surface entry whatsoever;
SEE RESOLUTION MARKED EXHIBIT "A"
By accepting this document, Grantee covenants and agrees for
itself, its heirs, successors and assigns, that the subject
real property shall not be used in whole or in part for the
storage or retail sale of automotive fuels and lubricants. It
is understood and agreed that this covenant shall expire ten
(10) years from date of recording this document with Los Angeles
County Recorder's Office. Any deed or other instrument delivered
to any person or persons granting or conveying an interest in said
real property or any part thereof shall likewise contain a re-
striction so restricting the use of said real property for any
unexpired portion of said ten (10) year period. Should the prop-
erty be used for the storage or retail sale of automotive fuels
and lubricants during the time period provided for herein, Grantor
may pursue any remedies available to it for breach of this cove-
nant; provided, however, that a breach of the covenant hereinabove
stated shall neither defeat nor render invalid any lien or charge
of any mortgage or deed of trust made in good faith and for value.

73/3-30-29
6490

WILKINSON
J. Newcombe
FATCOLA

In WITNESS WHEREOF, said Corporation has caused its corporate name and
seal to be affixed hereto and this instrument to be executed by its Vice-presi-
dent and Assistant Secretary thereunto duly authorized.

WITNESSES: _____

MOBIL OIL CORPORATION

by _____
Vice President
R. B. C. _____
Assistant Secretary

Mail Tax Statement to Return Address Above

8006167-5

STATE OF NEW YORK)
COUNTY OF NEW YORK)

2

On this 10th day of June, 1950, before me,
JOSEPH ZOLNOWSKI, a Notary Public in and for
NEW YORK County, State of NEW YORK, personally appeared

P. C. CRAVES
known to me to be, and being by me duly sworn, on oath did say and acknowledge that he is the WKS President of MOBIL OIL CORPORATION, the corporation that executed the within and foregoing instrument and on oath, stated and acknowledged to me that: (1) he, as such WKS President being authorized so to do by the by-laws of board of directors of said MOBIL OIL CORPORATION, executed, signed and sealed said instrument on behalf of said corporation; (2) that he is acquainted with the seal of said corporation and the seal affixed thereto is the corporate seal of said corporation; (3) the signatures to said instrument were made by officers of said corporation as indicated after such signatures, and; (4) said corporation executed said instrument as its free and voluntary act and deed, and for the uses and purposes therein indicated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

My Commission Expires:
MARCH 30, 1952

Joseph Zolnowski
Notary Public in and for the State of
NEW YORK
and residing at
114 W. 42nd St.
New York 36, N. Y.

JOSEPH ZOLNOWSKI
Notary Public, State of New York
No. 4159780
Office in New York County
Commission Expires New York County
March 30, 1952

STATE OF NEW YORK)
COUNTY OF NEW YORK)

On this 10th day of June, 1950, before me,
JOSEPH ZOLNOWSKI, a Notary Public in and for
NEW YORK County, State of NEW YORK, personally
appeared ROBERT E. GEIGER

known to me to be, and, being by me duly sworn, on oath did say and acknowledge that he is the ASST. Secretary of MOBIL OIL CORPORATION, the corporation that executed the within and foregoing instrument, and, on oath, stated and acknowledged to me that: (1) he as such ASST. Secretary being authorized so to do by the by-laws of board of directors of said MOBIL OIL CORPORATION, executed, signed and sealed said instrument on behalf of said corporation; (2) that he is acquainted with the seal of said corporation and the seal affixed thereto is the corporate seal of said corporation; (3) the signatures to said instrument were made by officers of said corporation as indicated after such signatures, and; (4) said corporation executed said instrument as its free and voluntary act and deed, and for the uses and purposes therein indicated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

My Commission Expires:
MARCH 30, 1952

Joseph Zolnowski
Notary Public in and for the State of
NEW YORK
and residing at
114 W. 42nd St.
New York 36, N. Y.

JOSEPH ZOLNOWSKI
Notary Public, State of New York
No. 4159780

80-759768

EXHIBIT "A"

At a regular meeting of the Board of Directors of MOBIL OIL CORPORATION, held at 150 East 42nd Street, New York, N.Y., on Friday, the 25th day of January, 1974, at which meeting a quorum was present and assented to its passage, the following Resolution was adopted:

RESOLVED, that, effective February 1, 1974, the Chairman of the Board, the President, the Vice Chairman of the Board, the Vice Presidents, and each of them, be and they are hereby authorized to execute, acknowledge and deliver any and all instruments in the name and on behalf of this Corporation, including, without limiting the generality of the foregoing, deeds conveying real estate, with the same force and effect as if specific authority were granted by this Board in each particular instance, the authority hereby granted to be exercised by the respective persons from time to time duly elected or appointed to the aforesaid positions; and the Secretary or an Assistant Secretary are hereby authorized to attest the execution of such instruments and to affix the Corporate Seal thereto.

I, ROBERT L. TUCKER, Assistant Secretary of MOBIL OIL CORPORATION, do hereby certify that the foregoing Resolution is a true copy from the records of the said MOBIL OIL CORPORATION, and that said Resolution is now in full force and effect.

I further certify that the following named persons are, on this date, officers of the said MOBIL OIL CORPORATION

- Chairman of the Board Rawleigh Warner, Jr.
President W.P. Tavoulareas
Vice President G.A. Birrell
Vice President W.A. Bod
Vice President E.S. Checket
Vice President R.R. Graves
Vice President P.J. Hoenmans
Vice President H.K. Holland, Jr.
Senior Vice President P.C. Krist
Vice President C.J. Lause
Vice President W.E. MacDonald
Executive Vice President A.H. Massad
Vice President W.C. Mink, Jr.
Executive Vice President A.E. Murray
Vice President G.T. Owens
Senior Vice President J.E. Penick
Executive Vice President J.Q. Riordan
Vice President Herbert Schmetz
Executive Vice President R.F. Tucker
Executive Vice President P.J. Wolfe
Executive Vice President L.M. Woods
Treasurer R.H. Gardner
Secretary M.M. Day
Controller C.J. Lause
General Counsel G.A. Birrell
Assistant Secretary M.N. Ambler
Assistant Secretary E.C. Dickson
Assistant Secretary R.E. Geiger
Assistant Secretary R.A. Judge
Assistant Secretary W.T. Oates, Jr.
Assistant Secretary R.L. Parker
Assistant Secretary C.L. Sandstrom
Assistant Secretary R.M. Williams

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA AUG 8 1980 AT 8 AM Recorder's Office

80-759768

IN TESTIMONY WHEREOF, I have signed my name and affixed the Corporate Seal at New York, N.Y.

this 18th day of June, 1980 April 1, 1980

[Signature] Assistant Secretary

OLD REPUBLIC TITLE
COMPANY

95 266690

WHEN RECORDED MAIL TO:

Thomas Hwang
P.O. Box 20620
L.A. Ca 90006

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA 1995
1 MIN. 11 AM FEB 16 1995
PAST

FEE \$13 J
3

Space above this line for Recorder's use

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAXES ~~79.69~~ 79.75

- Computed on the Consideration or value of property conveyed; or
- Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Robert Spay / O.R.T.
Signature of Declarant or Agent determining tax Firm Name

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Federal Deposit Insurance Corporation as Receiver for Mid City Bank

does hereby REMISE, RELEASE and FOREVER QUITCLAIM to
Richard D. Hwang, a Single Man & James J. Hwang, a Single Man
the following real property located in the City of Los Angeles
County of Los Angeles, State of California, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Federal Deposit Insurance Corporation
as Receiver for Mid City Bank

By: Robert W. Blouin
ROBERT W. BLOUIN
Title: REGIONAL MANAGER

Date: 02/02/95

NOTICE TO CREDITORS

714313-46

SAID LAND IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 28, 29, 30, 31 AND 32 IN BLOCK "H" OF TRACT NO. 10643, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 166 PAGE(S) 1 TO 3 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL OIL, GAS AND OTHER MINERALS IN AND UNDER SAID PROPERTY TOGETHER WITH THE EXCLUSIVE RIGHT TO USE SUCH PORTION OF SAID PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF, FOR THE EXTRACTION OF OIL, GAS AND OTHER MINERALS FROM SAID PROPERTY OR PROPERTIES IN THE VICINITY THEREOF; HOWEVER, WITH NO RIGHTS OF SURFACE ENTRY WHATSOEVER.

STATE OF CALIFORNIA
COUNTY OF Orange

On February 2, 1995 before me, Lorraine Esterhill
personally appeared Robert W. Blouin

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.

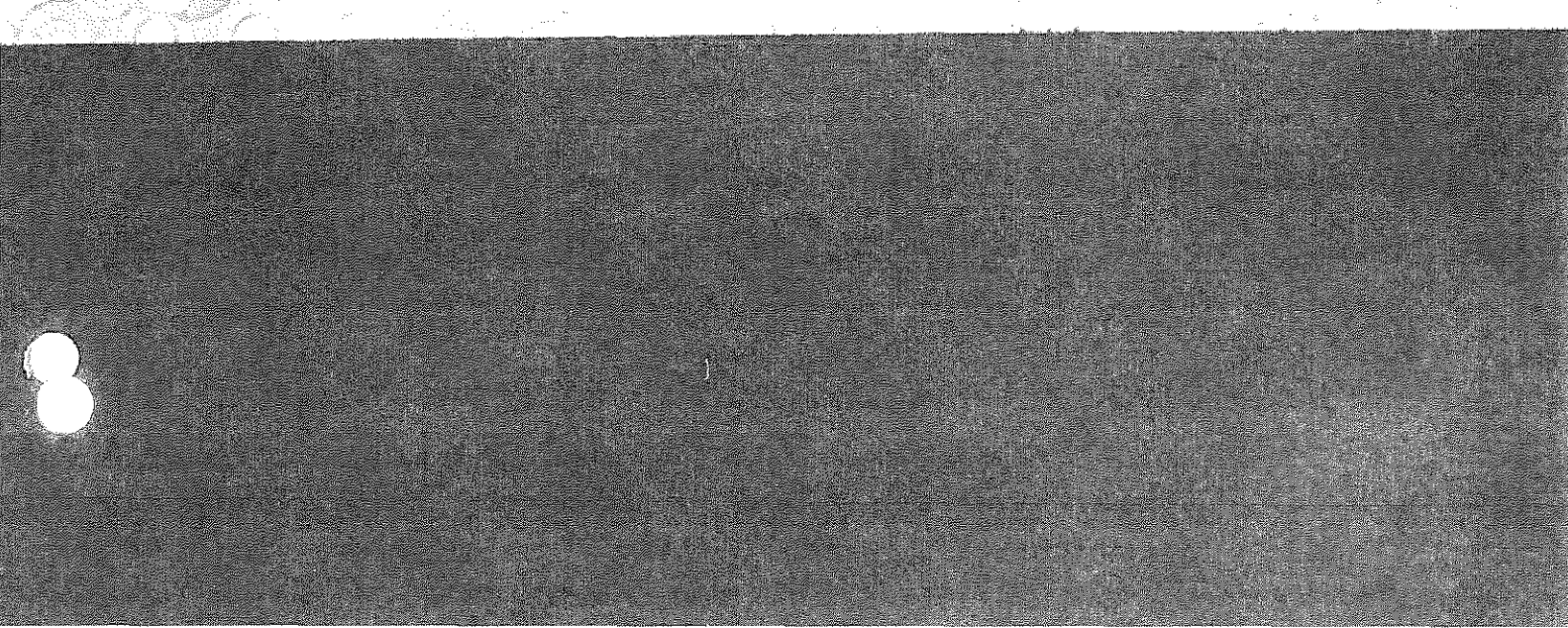
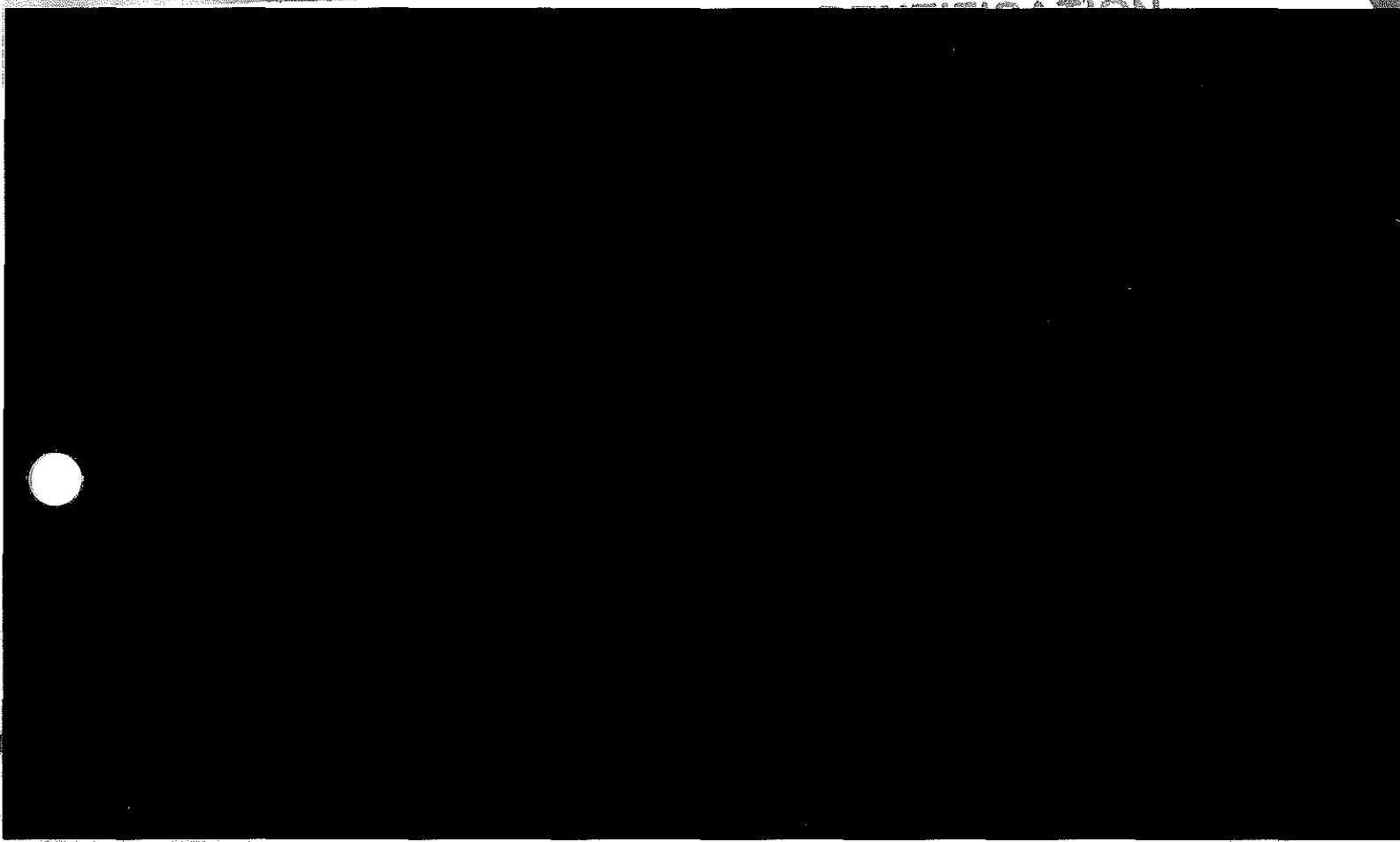
WITNESS my hand and official seal.

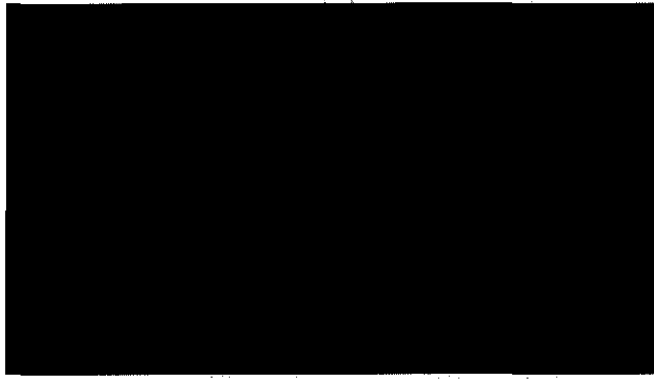
Lorraine Esterhill
Signature



95 266690

APPENDIX J
GOVERNMENT ISSUED ID







APPENDIX K
LIVE SCANS

APPENDIX M
ELECTRIC LOAD
AUTHORIZATION

APPENDIX N
BUSINESS LICENSE

STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE

OFF-SALE BEER AND WINE

VALID FROM

May 01, 2014

KHIM, MEAN
1355 W WILLOW ST
LONG BEACH, CA 90810-3118

EXPIRES

Apr 30, 2015

TYPE NUMBER DUP

20 451277

AREA CODE

1932 03

RENEWAL

BUSINESS ADDRESS DBA: MEADOW MAID DAIRY
(IF DIFFERENT)

CONDITIONS

OWNERS: KHIM, MEAN
THACH, MAI



IMPORTANT INFORMATION

EFFECTIVE PERIOD: This license is effective only for the operating period shown above. A new license will be sent 4 to 6 weeks after the expiration date on your license if payment is timely. Your license status will remain in good standing for 60 days after the expiration date if the renewal payment was received timely. To check the status of your license, visit <http://www.abc.ca.gov/datport/LQSMenu.html>.

RENEWAL NOTICES: Renewal notices are sent to premises address unless a specific mailing address is requested. If a notice is not received 30 days before expiration date shown above, contact the nearest ABC office. To assure receipt of notices, advise your local ABC office of any change in address.

RENEWAL DATES: It is the licensee's responsibility to pay the required renewal fee by the expiration date shown above.

A Penalty is charged for late renewal and the license can be automatically revoked for failure to pay.

RENEWAL PAYMENTS: Renewal payments can be made in person by visiting your local office or sent by mail to ABC Headquarters, 3927 Lennane Drive, Suite 100, Sacramento, CA 95834. If you do not have your renewal notice, your license number and the reason for payment (ex. "renewal") must be clearly indicated on the check. You can contact your local ABC office for your renewal fee amount.

SEASONAL LICENSES: It is the licensee's responsibility to pay the required renewal fee prior to the next operating period.

POSTING: Cover this license with glass or other transparent material and post it on premises in a conspicuous place.

CONDITIONS: A copy of all applicable conditions must be kept on premises.

LICENSEE NAME: Only 10 names will be printed on each license. If there are more names associated with the license, they will be indicated by "AND XX OTHERS". All names are on file and available upon request from your local ABC office.

DBA: If you change your business name please notify your local ABC office.

If you have any questions regarding this license, contact your local ABC office. You can find the contact information for each district office at <http://www.abc.ca.gov/distmap.html>.

CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.



CITY OF LONG BEACH, CALIFORNIA
BUSINESS LICENSE
OWNERSHIP NON-TRANSFERABLE
LICENSE EXPIRES: 01/02/2018

PREPARED: 01/19/2017
P59

THE LICENSEE NAMED BELOW IS AUTHORIZED TO OPERATE THE FOLLOWING:

ACCOUNT NUMBER: BU20565940	BUSINESS TYPE: CAR WASH
OWNER: TOMMY'S EXPRESS CARWASH INC	
LOCATED AT: 1625 W WILLOW ST	

AUTHORIZED BY: JOHN GROSS
DIRECTOR OF FINANCIAL MANAGEMENT

➔ LICENSE HOLDER -- PLEASE NOTE ➔

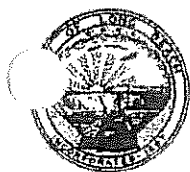
THE TOP PORTION OF THIS FORM IS YOUR LICENSE. YOU MUST DISPLAY THE LICENSE IN A CONSPICUOUS PLACE ON THE BUSINESS PREMISES.

THE DATE YOUR LICENSE EXPIRES IS INDICATED ON THE FACE OF THE LICENSE. IF YOU DO NOT RECEIVE A RENEWAL NOTICE BY THE EXPIRATION DATE, CONTACT THE BUSINESS LICENSE SECTION AT (562) 570-8211 OR SEND AN EMAIL TO LBBIZ@LONGBEACH.GOV.

NOTE: YOU ARE RESPONSIBLE FOR RENEWING THE LICENSE ON OR BEFORE THE LICENSE EXPIRATION DATE. (PLEASE NOTIFY THE BUSINESS LICENSE SECTION IF YOU ARE NO LONGER IN BUSINESS).

PLEASE REPORT IMMEDIATELY ANY CHANGE IN OWNERSHIP, BUSINESS LOCATION, MAILING ADDRESS, OR BUSINESS ACTIVITY TO THE BUSINESS LICENSE SECTION.

TOMMY'S EXPRESS CARWASH INC
1625 W WILLOW ST
LONG BEACH, CA 908103132



CITY OF LONG BEACH, CALIFORNIA
BUSINESS LICENSE
OWNERSHIP NON-TRANSFERABLE
LICENSE EXPIRES: 10/03/2017

PREPARED: 11/17/2016
P76

THE LICENSEE NAMED BELOW IS AUTHORIZED TO OPERATE THE FOLLOWING:

ACCOUNT NUMBER: BU20846930	BUSINESS TYPE: CAR WASH
OWNER: TOMMY'S EXPRESS CAR WASH INC	DBA NAME: TOMMY'S EXPRESS CAR WASH
LOCATED AT: 1050 E ANAHEIM ST	

AUTHORIZED BY: JOHN GROSS
DIRECTOR OF FINANCIAL MANAGEMENT

→ LICENSE HOLDER -- PLEASE NOTE ←

THE TOP PORTION OF THIS FORM IS YOUR LICENSE. YOU MUST DISPLAY THE LICENSE IN A CONSPICUOUS PLACE ON THE BUSINESS PREMISES.

THE DATE YOUR LICENSE EXPIRES IS INDICATED ON THE FACE OF THE LICENSE. IF YOU DO NOT RECEIVE A RENEWAL NOTICE BY THE EXPIRATION DATE, CONTACT THE BUSINESS LICENSE SECTION AT (562) 570-6211 OR SEND AN EMAIL TO LBBIZ@LONGBEACH.GOV.

NOTE: YOU ARE RESPONSIBLE FOR RENEWING THE LICENSE ON OR BEFORE THE LICENSE EXPIRATION DATE. (PLEASE NOTIFY THE BUSINESS LICENSE SECTION IF YOU ARE NO LONGER IN BUSINESS).

PLEASE REPORT IMMEDIATELY ANY CHANGE IN OWNERSHIP, BUSINESS LOCATION, MAILING ADDRESS, OR BUSINESS ACTIVITY TO THE BUSINESS LICENSE SECTION.

TOMMY'S EXPRESS CAR WASH INC
TOMMY'S EXPRESS CAR WASH
1050 E ANAHEIM ST
LONG BEACH, CA 908133664

APPENDIX M
ZONE CHANGE LETTER OF INTENT



Thomas Hwang [REDACTED]

Planning Department Explanation Letter of General Plan Change for 1355 W. Willow St.

1 message

Thomas Hwang [REDACTED]

Wed, Feb 8, 2017 at 8:29 PM

To: fern.nueno@longbeach.gov

Cc: linda.tatum@longbeach.gov, rhwang54@gmail.com, anarayan@mjlegalservice.com, district7@longbeach.gov, [REDACTED]

Address: 1355 W. Willow St Long Beach, CA 90810

Applicant Name: EZ Greens, LLC.

President: Richard Hwang

Fern

Per our conversation on Monday February 6th, we are respectfully requesting a convincing letter of explanation regarding the General Plan Change for our application for a Medical Marijuana Dispensary.

As you may recall, our property on 1355 W Willow St has been used commercially for over 60 years and to my knowledge has never been a residential property. Recently, Long Beach has confirmed a General Plan Change which would change the zoning for this property from Residential to the appropriate Commercial zoning. Since the zoning change has taken over 3 years and will likely drag on for another 3-9 months, we need a letter from your planning department that will clearly and definitively explain that our property should be treated as a Commercial Property.

In 2014 I tried to apply for a zone change, but my application was denied because a General Plan change was already in the works. I was told that a zone change would not be processed since a General Plan change was coming. 3 years later, the zone still has not been changed, so we are graciously asking for your help in our application for a Medical Marijuana Dispensary.

As you may or may not know, residential-zoned properties are not permitted for Medical Marijuana Dispensary use. So we need a letter that will explain that our property should be permitted and viewed as a Commercial Property.

Thanking you in advance for your help.

Can you email us the letter in Microsoft Word format?

PS. Linda Tatum has been amazingly helpful throughout this process and is a true asset to the City of Long Beach!!



Thomas Hwang [redacted]

Planning Department Explanation Letter of General Plan Change for 1355 W. Willow St.

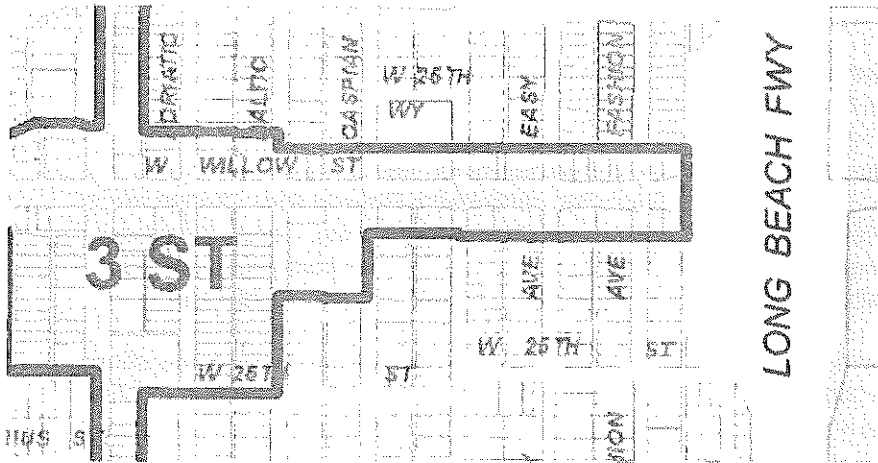
Fern Nueno <Fern.Nueno@longbeach.gov>
To: Thomas Hwang [redacted]
Cc: Linda Tatum <Linda.Tatum@longbeach.gov>, Oscar Orci <Oscar.Orci@longbeach.gov>

Wed, Feb 15, 2017 at 10:17 AM

Thomas,

We are in the process of updating the Land Use Element (LUE) of the General Plan. You can view the draft plan online: <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=5484>

The property located at 1355 West Willow Street is designated as Neighborhood Serving Center or Corridor - Low (NSC-L) PlaceType in the draft LUE. An excerpt from the draft LUE regarding the NSC-L PlaceType is attached. Please let me know if you have any further questions. Thank you



NSC-L - Neighborhood Serving Center or Corridor Low

Fern Nueno, AICP
Planner

Long Beach Development Services | Planning Bureau

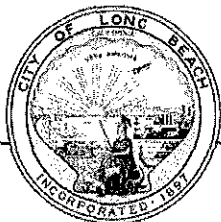
T 562.570.5031 F 562.570.6068

333 West Ocean Blvd., 5th Fl | Long Beach, CA 90802

fern.nueno@longbeach.gov | lbds.longbeach.gov



From: Thomas Hwang [redacted]
Sent: Wednesday, February 08, 2017 8:29 PM
To: Fern Nueno <Fern.Nueno@longbeach.gov>



CITY OF LONG BEACH

DEPARTMENT OF FINANCIAL MANAGEMENT

333 West Ocean Boulevard 7th Floor • Long Beach, CA 90802 • (562) 570-6200 • Fax (562) 499-1097

May 31, 2017

EZ Greens LLC
P.O. Box 741363
Los Angeles, CA 90004

MJ21701212

RE: Medical Marijuana Dispensary Business License Application Denied

Dear Applicant:

Thank you for submitting a Medical Marijuana Dispensary Business License Application with the City of Long Beach. We have reviewed your application and supplemental documents pursuant to Long Beach Municipal Code ("LBMC") Chapter 5.90, and found the proposed location violates the following buffer zones:

- 1,000 feet from a public or private school
- 1,000 feet from another medical marijuana dispensary
- 1,000 feet from a beach
- 600 feet from a public park
- 600 feet from a public library
- Area zoned exclusively for residential use

Due to this violation, your application has been **DENIED**. The Business License Department denied your application to operate a medical marijuana dispensary due to failure to comply with the location requirements pursuant to LBMC Section 5.90.030 and Section 5.90.060 (attached). Additional comments related to your denial can be found with Attachment A.

Should you wish to appeal the denial of your business license application to the Long Beach City Council you may do so by filing a notice of appeal with the Director of Financial Management within ten days from the date of mailing this letter per LBMC 3.80.421.6 (attached). The notice of appeal shall state the reason for the appeal and the grounds of such appeal. Please provide as much detailed information as possible with your appeal.

Please send the appeal to the address below along with a nonrefundable filing fee of \$1,270.

City of Long Beach
Business Services Bureau
Attn: Emily Armstrong
333 W. Ocean Blvd., 7th Floor
Long Beach, CA 90802

Should you have any questions please contact Emily Armstrong, Marijuana Program Specialist, at (562) 570-6649.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sandy Tsang-Palmer', written in a cursive style.

Sandy Tsang-Palmer
Purchasing and Business Services Manager

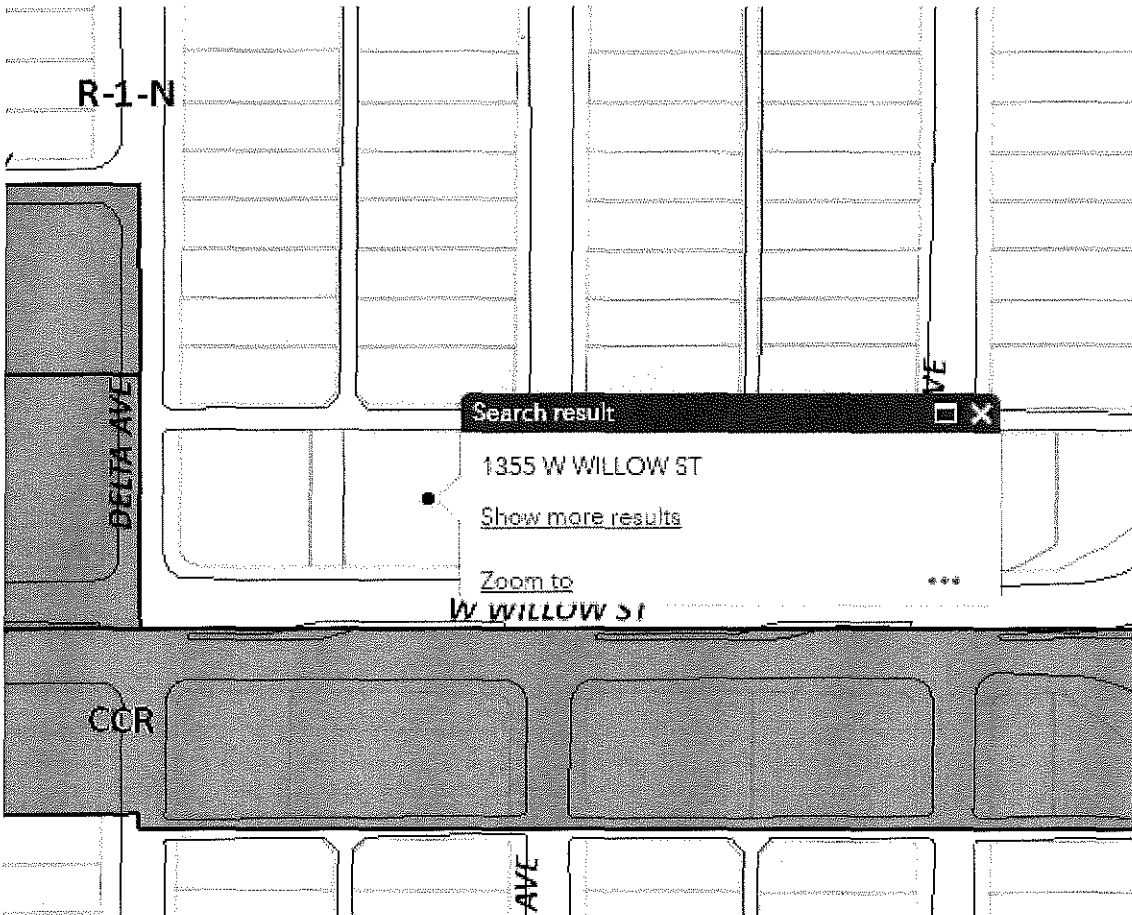
ATTACHMENTS

ATTACHMENT A

THE PROPOSED BUSINESS LOCATION IS LOCATED IN AN AREA ZONED EXCLUSIVELY FOR RESIDENTIAL USE:

R-1-N

THE R-1-N DISTRICT IS A SINGLE-FAMILY RESIDENTIAL DISTRICT WITH STANDARD LOTS. THIS DISTRICT RECOGNIZES THE OUTDOOR LIFESTYLE CHARACTERISTIC OF SOUTHERN CALIFORNIA AND IS ESTABLISHED TO PROTECT SUCH AREAS FROM OVERCROWDING AND CONVERSION TO HIGHER DENSITIES. THIS IMPLEMENTS LAND USE DISTRICT NO. 1 OF THE GENERAL PLAN. (LBMC 21.31.020)



R-1-N

DELTA AVE

(3 of 4) [Navigation icons]

Zoning Classification

GENERAL CLASS	RESIDENTIAL (R)
SPECIFIC CLASS	R-1-N
OVERLAY	
PLAN DEV SUBZONE	0
PLAN DEV SUBAREA	

Zoom to ***

CCR

EASY AVE

R-1-N

3.80.421.6 - Appeals.

Any applicant for a business license whose application for such license has been denied by the Director of Financial Management may, within ten (10) days after such denial, appeal therefrom to the City Council by filing with the Director a notice of such appeal setting forth the decision and the grounds upon which he deems himself aggrieved thereby. The applicant shall pay to the Director at the time of filing the notice of appeal the fee set by resolution of the City Council for appeals hereunder. The Director shall thereupon make a written report to the City Council reflecting such determination denying the business license. The City Council at its next regular meeting following the filing of said appeal, or within ten (10) days following the filing thereof, shall set said appeal for hearing to be held not less than ten (10) days nor more than thirty (30) days thereafter and such hearing may for good cause be continued by the order of the City Council. Upon the hearing of the appeal the City Council may overrule or modify the decision of the Director appealed from and enter any such order or orders as are in harmony with this Title and such disposition of the appeal shall be final.

(Ord. C-6325 § 8, 1986; Ord. C-6259 § 1 (part), 1986)

5.90.030 MEDICAL MARIJUANA BUSINESS LICENSE PERMIT

Except as otherwise set forth in this Chapter, it shall be unlawful for any person or entity to operate, in or upon any property, a Medical Marijuana Business without first obtaining all required State licenses and a business license or permits issued by the City. Each State license type available in the MMRSA is eligible to apply for a City Business License Permit. Medical Marijuana Business shall be considered a personal service type business in the City of Long Beach (as defined in section 21.15.2020) with respect to issuing a Business License Permit and setting application and license fees. Until the regulatory implementation of the MMRSA, the Medical Marijuana Business license permits shall be issued without regard to the fact the State license has not been issued. Failure to timely obtain required State licenses or permits shall be grounds for suspension or revocation of any permit or license issued by the City. Upon the regulatory implementation of the MMRSA, unless otherwise set forth in this Chapter, no person shall engage in commercial cannabis activity or in the activities of a Medical Marijuana Business without possessing all applicable State licenses and all applicable City permits and licenses. Revocation of a State license shall constitute grounds for the City to suspend or revoke any permit or license issued by the City.

A Medical Marijuana Business that is operating in compliance with this Chapter and other State and local laws on or before January 1, 2018, may continue its operations until its application for State licensure is approved or denied by the licensing authority.

A Medical Marijuana Business must at all times maintain liability insurance having aggregate policy limits in an amount not less than \$1,000,000.

The City may impose an annual business license fee no greater than one hundred fifty (150) percent of the average business license fee the city charges for non-cannabis related personal service business. Failure to timely pay the annual business license fee shall be grounds for suspension or revocation of the business license. Applicants that previously paid an application fee pursuant to former Chapter 5.87 may, at the applicant's discretion, have any un-refunded fee applied as credit against any fees applicable under this section. All Medical Marijuana Businesses shall be subject to an annual regulatory inspection by the City to insure compliance with all of the applicable provisions of this Chapter and to confirm compliance with the business license permit issued by the City.

It shall be unlawful for the owner of a building to allow the use of any portion of a building by a Medical Marijuana Business unless the tenant has a valid business license permit, or has applied for and not been denied, a business license permit. Each owner of a building whose tenant is a Medical Marijuana Business License Permit applicant shall execute an acknowledgement that the Applicant has the owner's permission and consent to operate a Medical Marijuana Business at the subject property.

Each Medical Marijuana Business shall designate a Community Relations Liaison (hereinafter, the "Liaison"), who shall be at least twenty-one (21) years of age; and shall provide the Liaison's name to the City Manager. The Liaison shall receive all complaints received by the City Manager regarding the Medical Marijuana Dispensary, and make good faith attempts to promptly resolve all complaints. To address community complaints and concerns, the name and telephone number for the Liaison shall be made publicly available. Each Medical Marijuana Business Liaison is required to respond by phone or email within three (3) business days of contact by a city official concerning the Medical Marijuana Business. The name and contact information for Liaison of the medical marijuana business shall be conspicuously posted on the main entry doors to the business.

No pesticides or insecticides prohibited by federal, State, or local law for fertilization or production of edible produce may be used on any marijuana cultivated, produced or distributed by a Medical Marijuana Business. A Medical Marijuana Business shall comply with all applicable federal, State, and local laws regarding use and disposal of pesticides and fertilizers.

No Medical Marijuana Business may be operated in an area zoned exclusively for residential use, or be located within a one-thousand (1,000) foot radius of a public or private school (as defined in Health and Safety Code § 11362.768(h)) or public beach, or within a six hundred (600) foot radius of a public park or public library. The distances specified in this subdivision shall be determined by the horizontal distance measured in a straight line from the property line of the school, park or library to the closest property line of the lot on which the Medical Marijuana Business is located, without regard to intervening structures.

All Medical Marijuana and Medical Marijuana Product intended for disposal shall be made unusable and unrecognizable prior to removal from the business, in compliance with all applicable laws. No Medical Marijuana Business may have a drive through lane or drive up window and no Medical Marijuana may be dispensed from a drive through lane or drive up window. No marijuana may be smoked, eaten, or otherwise consumed or ingested within the Medical Marijuana Business. All cultivation, production, distribution, possession, storage, display, sales or other distribution of marijuana shall occur only within an enclosed area of a medical marijuana business and shall not be visible from the exterior of the business. Consultations by medical professionals shall not be permitted at a Medical Marijuana Business nor as a permitted accessory use at a medical marijuana business. Each Medical Marijuana Business shall have an odor-absorbing ventilation and exhaust system to ensure that odor generated inside the premises is not detected outside the premises. Windows and roof hatches at the Medical Marijuana Business shall be secured so as to prevent unauthorized entry.

This Chapter shall not interfere with an employer's rights and obligations to maintain a drug and alcohol free workplace or require an employer to permit or accommodate the use, consumption, possession, transfer, display, transportation, sale, or growth of cannabis in the workplace or affect the ability of employers to have policies prohibiting the use of cannabis by employees and prospective employees, or prevent employers from complying with local, State, or federal law.

5.90.060 MEDICAL MARIJUANA DISPENSARY OPERATING CONDITIONS AND RESTRICTIONS

Every person and entity operating as a Medical Marijuana Dispensary in the City shall comply with the following operating conditions and restrictions. No Medical Marijuana Dispensary may operate within the City of Long Beach without meeting the following conditions:

A Medical Marijuana Dispensary shall not be located within a one thousand (1,000) foot radius of any other Medical Marijuana Dispensary.

A sign shall be posted in a conspicuous location inside each Property advising: (a) It is a violation of State Law to engage in the sale of marijuana or the diversion of marijuana for non- medical purposes; (b) The use of marijuana may impair a person's ability to drive a motor vehicle or operate heavy machinery; (c) Loitering at the location of a Medical Marijuana Business for an illegal purpose is prohibited by Penal Code §647(h); (d) This Medical Marijuana Business is licensed in accordance with the laws of the City of Long Beach; (e) Your membership will be terminated if you engage in the illegal sale or diversion of Medical Marijuana.

Representative samples of Medical Marijuana distributed by the Business shall be analyzed by an independent laboratory to ensure that they are free of harmful pesticides and other contaminants regulated under local, state or federal law.

No person, other than a patient, caregiver, licensee, employee, or a contractor shall be in the medical marijuana dispensary room. No patient shall be allowed entry into the medical marijuana dispensary room without showing a valid State issued picture Driver's License or Identification. A Medical Marijuana Dispensary may distribute, dispense, deliver or transport medical marijuana only in accordance with this Chapter and State law.

The number of licensed and permitted Medical Marijuana Dispensaries shall be limited to not less than one (1) Medical Marijuana Dispensary business for every eighteen thousand (18,000) residents in the City of Long Beach or not more than one (1) Medical Marijuana Dispensary business for every fifteen thousand (15,000) residents in the City of Long Beach. The population of the city shall be based on the official census population estimate as periodically updated by the US Department of Commerce, United States Census Bureau. The City Council may increase the number of licensed and permitted medical marijuana dispensaries pursuant to this Chapter but may not reduce them below the thresholds set forth herein. The City Manager shall issue the maximum number of licenses permitted by this section unless otherwise directed by the City Council.

RYAN & ASSOCIATES
ATTORNEYS AT LAW

800 WEST SIXTH STREET, SUITE 320
LOS ANGELES, CALIFORNIA 90017-2706

TELEPHONE (213) 689-0899
FACSIMILE (213) 689-0881

WRITER'S EMAIL:

BJoseph@ryan-lawfirm.com

June 8, 2017

By U.S. Mail and Hand Delivery

City of Long Beach
Business Services Bureau
Attn: Emily Armstrong
333 W. Ocean Blvd., 7th Floor
Long Beach, CA 90802

Re: **Notice of Appeal – Medical Marijuana Dispensary Business License Application
EZ Greens LLC**

Dear Ms. Armstrong:

EZ Greens, LLC is in receipt of your letter dated May 31, 2017. Therein, the grounds for denial indicate “Area zoned exclusively for residential use.” EZ Greens, LLC sought to operate a Medical Marijuana Business at the address commonly known as 1355 W. Willow Street, Long Beach CA 90819 (hereinafter the “Subject Property”). EZ Greens, LLC hereby appeals the denial and requests a hearing in order to establish its desire and right to obtain a Medical Marijuana Dispensary Business License for operation at the Subject Property.

Under Chapter 5.90, specifically 5.90.030 of the Long Beach Municipal Code, “No Medical Marijuana Business may be operated in an area zoned *exclusively* for residential use...” (Emphasis added). Per the aforementioned code, the Medical Marijuana Business cannot be operated where zoning is for residential purposes only. Here, the Subject Property is located on Region 26 and Cluster 26630 (please see Attachment “A” from the LA County Assessors website). In prepare for the appeal, I investigated this property and the City of Long Beach’s General Plan. The City of Long Beach indicates on its General Plan page of its website that the Land Use / Zoning for the area encompassing the Subject Property will be changed to Mixed Retail / Residential (please see Attachment “B” from the City of Long Beach website). This General Plan change establishes and evidences that the Subject Property is not a zone *exclusively* used for residential purposes.

Additionally, the Subject Property currently, and has been for over 30 years, used for the operation of a convenience store. In fact, the current owner obtained a beer and wine license for the property, despite its R-1 (residential) Zoning at the time. The owner actually sought to correct the zoning issue by requesting a change in use, however the City of Long Beach indicated that it was already in the process of updating the area through a General Plan, and as a result, the owner cannot move forward with his request to change the zoning because the City already was doing so.

Business Services Bureau
Emily Armstrong
June 8, 2016
Page 2

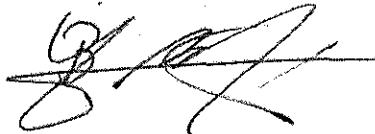
The Subject Property, and the blocks east and west of it, particularly from the corner of Fashion and Willow; Early and Willow, to Delta and Willow are all businesses, engaged in commerce. EZ Greens, LLC seeks to share in this commercial corridor and operate its Medical Marijuana Business.

Lastly, EZ Greens, LLC can appreciate the reasoning behind precluding such businesses from operating in a strictly residential zone; however the Subject Premises are clearly being used for commercial purposes. A significant stretch of Willow Street is for the operation of small businesses, EZ Greens, LLC seeks to operate its own small business.

We are hopeful that an examination of (1) the current use of the area encompassing the Subject Property, (2) the General Plan and (3) the history of the area's use for commercial businesses will result in the application for the Medical Marijuana Business License being granted and/or approved. EZ Greens, LLC would like to reserve its right to supplement this Notice of Appeal with additional information and evidence it may discover prior to any hearing date.

On behalf of EZ Greens, LLC, thank you for your time and consideration in reviewing this matter. Should you have any questions or concerns, please feel free to contact me through e-mail or telephone, at the above-referenced e-mail address and telephone number.

Very truly yours,

A handwritten signature in black ink, appearing to read 'BAHIJ J. JOSEPH', written over a horizontal line.

BAHIJ J. JOSEPH



Parcel Details

- Property records are kept at the South District Office
- How frequently is this site updated? (and other FAQs)

Property Information

Assessor's ID No: 7313-030-029
Address: 1355 W WILLOW ST
 LONG BEACH CA
 90810
Property Type: Commercial / Industrial
Region / Cluster: 26 / 26630
Tax Rate Area (TRA): 11934

- View Assessor Map
- View Index map

Recent Sales Information

Latest Sale Date:
Indicated Sale Price:

[Search for Recent Sales](#)

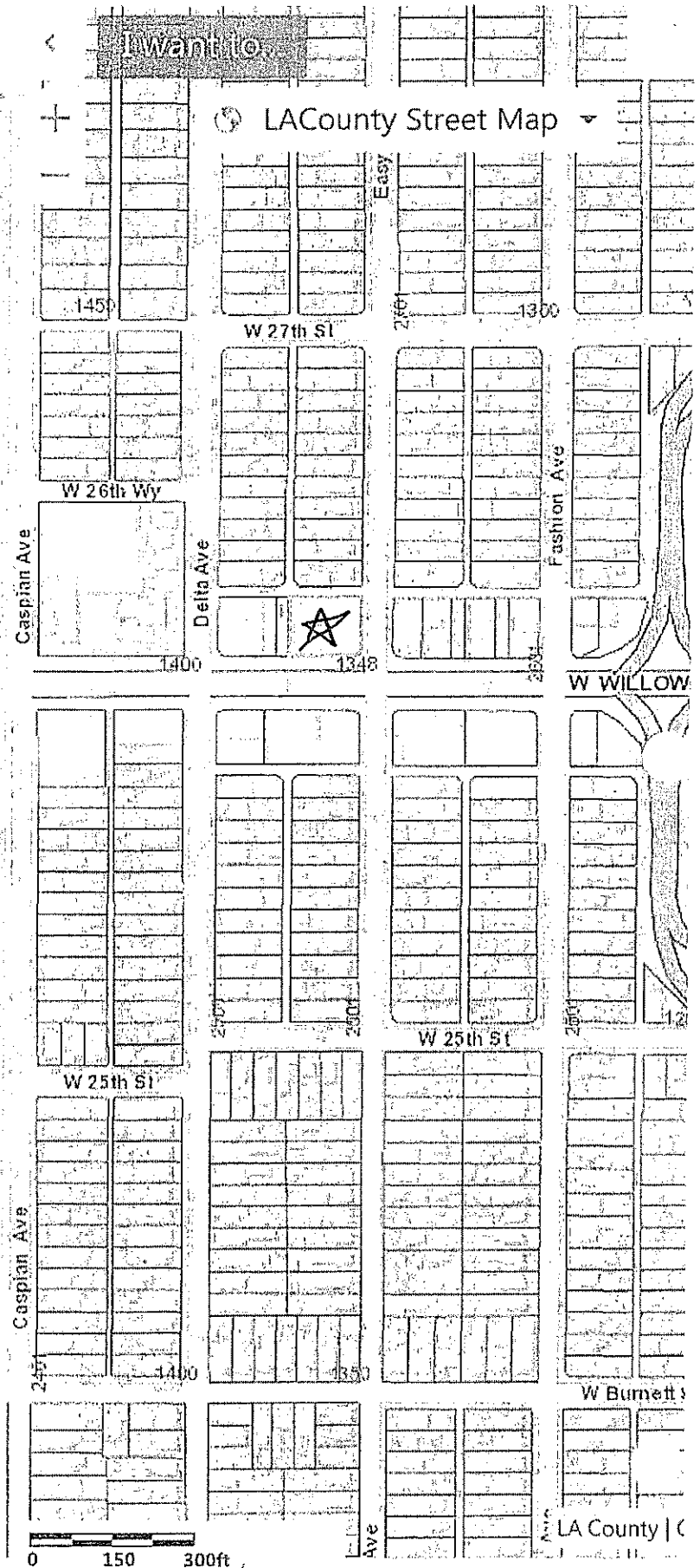
2016 Roll Values

Recording Date: 11/07/2008
Land: \$176,788
Improvements: \$70,653
Personal Property: \$0
Fixtures: \$0
Homeowners' Exemption: \$0
Real Estate Exemption: \$0
Personal Property Exemption: \$0
Fixture Exemptions: \$0

- 2016 Annual taxes
- Property tax payment FAQs
- Estimate supplemental taxes

Property Boundary Description

TRACT NO 10643 LOTS 28,29,30,31 AND LOT 32 BLK H



Search for open data



< City of Long Beach General Plan

Comments (0)

Share

Download Dataset

Open In ArcGIS (//Www.Arcgis.Com/Home/Webmap/Viewer.Html?)

Url=Http%3A%2F%2Ft.dgis.Longbeach.Gov%2Fwebgis%2Frest%2Fservices%2FCLBDataCatalog%2FMapServer%2F8&Panel=Gallery&SuggestFile
Details Table Charts

DESCRIPTION

more

1 CHARLES PARKIN, City Attorney
 2 MONICA KILAITA, Deputy City Attorney
 3 SBN 293029
 4 333 West Ocean Boulevard, 11th Floor
 5 Long Beach, California 90802-4664
 6 Telephone: (562) 570-2200
 7 Facsimile: (562) 436-1579

8 Attorneys for CITY OF LONG BEACH

9 BEFORE THE ADMINISTRATIVE HEARING OFFICER
 10 FOR THE CITY OF LONG BEACH, CALIFORNIA

11 ADMINISTRATIVE HEARING TO SHOW
 12 CAUSE WHY BUSINESS LICENSE
 13 APPLICATION NO. **MJ21701212**
 14 SUBMITTED BY **EZ GREENS, LLC.**,
 15 LOCATED AT 1355 W. WILLOW STREET,
 16 LONG BEACH, CALIFORNIA, SHOULD NOT
 17 BE DENIED PURSUANT TO LBMC 5.06.030.

Date: August 10, 2017
 Time: 2:00 PM
 333 W. Ocean Boulevard
 Seventh Floor Conference Room
 Long Beach, California

CITY EXHIBITS

OFFICE OF THE CITY ATTORNEY
 CHARLES PARKIN, City Attorney
 333 West Ocean Boulevard, 11th Floor
 Long Beach, CA 90802-4664

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Exhibit 1..... Notice of Application Denial Appeal Hearing
Exhibit 2Business License Application MJ21701212 (Without Operating Plan)
Exhibit 3..... Notice of Application Denial
Exhibit 4.....EZ Greens LLC Letter of Appeal
Exhibit 5..... LBMC Section 5.90.030 – Medical Marijuana Business License Permit
Exhibit 6..... LBMC Section 3.80.421.5– Application Rejection
Exhibit 7..... LBMC Section 3.80.421.6– Appeals
Exhibit 8.....LBMC Chapter 2.93 – Conduct of Hearings

OFFICE OF THE CITY ATTORNEY
CHARLES PAK, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664



CITY OF LONG BEACH

DEPARTMENT OF FINANCIAL MANAGEMENT

333 W. Ocean Boulevard, 4th Floor • Long Beach, CA 90802 • (562) 570-6211 FAX (562) 499-1097

BUSINESS SERVICES BUREAU
BUSINESS LICENSE SECTION

July 26, 2017

EZ Greens, LLC
P.O. Box 741363
Los Angeles, CA 90004

RE: Business License Application Number: MJ21701212
Business Address: 1355 W. Willow Street, Long Beach, CA 90810

Dear Sir or Madam:

This letter is to inform you that pursuant to Long Beach Municipal Code (LBMC) section 5.06.030, a **Business License Application Denial Appeal Hearing has been scheduled for August 10, 2017**. At the hearing, the City will provide evidence that your application to operate a medical marijuana business located at 1355 W. Willow Street was denied due to the proposed business site being located in an area zoned exclusively for residential use. **The hearing will begin at 2:00 p.m., please arrive 15 minutes prior to the hearing time at the following location:**

Long Beach City Hall
333 West Ocean Boulevard
Seventh Floor, Civil Service Commission Room
Long Beach, CA 90802

The purpose of this hearing is for EZ Greens, LLC. to show cause why the referenced business license application should not be denied. At the hearing, you have the right to call and examine witnesses, introduce exhibits, and to cross-examine opposing witnesses on any matter relevant to the issues. Pertinent sections of the Long Beach Municipal Code (LBMC) are attached.

Should you have any questions or **need an interpreter** at the hearing, please contact Emily Armstrong, Marijuana Program Specialist at (562) 570-6649.

Sincerely,

A handwritten signature in black ink, appearing to read "Sandy Tsang-Palmer".

Sandy Tsang-Palmer
Purchasing and Business Services Manager

Attachments

cc: Monica Kilaita, Deputy City Attorney
Bahij J. Joseph, Ryan & Associates
Council District 7

5.06.020 - Suspension/Revocation/Denial.

- A. Any permit to do business in the City issued pursuant to this Title 5 may be suspended, revoked or denied in the manner provided in this Section upon the following grounds:
1. The permittee or any other person authorized by the permittee has been convicted of violation of any provision of this Code, State or Federal law arising out of or in connection with the practice and/or operation of the business for which the permit has been granted. A plea or verdict of guilty, or a conviction following a plea of nolo contendere is deemed to be a conviction within the meaning of this Section. The City Council may order a permit suspended or revoked, following such conviction, when the time for appeal has elapsed, or the judgment of conviction has been affirmed on appeal, or an order granting probation is made suspending the imposition of sentence, irrespective of a subsequent order under the provisions of Section 1203.4 of the California Penal Code allowing such a person to withdraw his/her plea of guilty and to enter a plea of not guilty, or setting aside the verdict of guilty, or dismissing the accusation, information or indictment;
 2. For any grounds that would warrant the denial of the issuance of such permit if application therefore was being made;
 3. The permittee or any other person under his/her control or supervision has maintained a nuisance as defined in Section 21.15.1870 of the Long Beach Municipal Code which was caused by acts committed on the permitted premises or the area under the control of the permittee;
 4. The permittee, his/her employee, agent or any person connected or associated with permittee as partner, director, officer, stockholder or manager has knowingly made any false, misleading or fraudulent statement of material fact in the application for the permit required under the provisions of this Code;
 5. The permittee has failed to comply with any condition which may have been imposed as a condition of operation or for the issuance of the permit required under the provisions of this Code;
 6. The permittee has failed to pay any permit fees that are provided for under the provisions of this Code within sixty (60) days of when the fees are due.
- B. Upon receipt of satisfactory evidence that any of the above grounds for suspension or revocation of said permit exist, the permittee shall be notified in writing that a hearing on suspension or revocation shall be held before the City Council, the grounds of suspension or revocation, the place where the hearing will be held, and the date and time thereof which shall not be sooner than ten (10) days after service of such notice of hearing.
- C. All notices provided for in this Section shall be personally served upon the permittee or left at the place of business or residence of such permittee with some person over the age of eighteen (18) years having some suitable relationship to the permittee. In the event service cannot be made in the foregoing manner, then a copy of such notice shall be mailed, postage fully prepaid, addressed to the last known address of such permittee at his/her place of business or residence at least ten (10) days prior to the date of such hearing.
- D. Whenever a business permit has been revoked/or denied under the provisions of this Section, no other application by such permittee for a business permit to conduct a business or operate in the City shall be considered for a period of one (1) year from the date of such revocation or denial.

(Ord. C-7423 § 14, 1996; Ord. C-6325 § 13 (part), 1986; Ord. C-6260 § 1 (part), 1986)

5.06.030 - Appeals from permit denial.

An applicant for a business permit whose application for such permit has been denied shall be notified of the denial in writing. Within ten (10) days after such denial, the applicant may appeal therefrom to the Council by filing with the Director of Financial Management a notice of such appeal setting forth the decision and the grounds upon which he/she deems himself/herself aggrieved thereby. Said applicant shall pay to the Director of Financial Management at the time of filing said notice of appeal a filing fee in an amount to be set by resolution of the City Council. The Director of Financial Management shall thereupon make a written report to the Council reflecting such determination denying the permit. The Council shall, within thirty (30) days following the filing of said appeal, set said appeal for hearing to be held not less than ten (10) days nor more than thirty (30) days thereafter and such hearing may for good cause be continued by the order of the Council. Upon the hearing of the appeal the Council may overrule or modify the decision appealed from and enter any such order or orders as are in harmony with this Title 5, and such disposition of the appeal shall be final.

(Ord. C-7423 § 14, 1996; Ord. C-6325 § 13 (part), 1986; Ord. C-6260 § 1 (part), 1986)

EZ Greens:

We suggest you write an application check for each address, as described below. Fill out whatever you feel necessary on the application form, but be sure to write legibly (the Clerk assured us that writing in blue or black ink is acceptable).

Complete applications submitted by the respective deadline will be assigned a business license account number. Please submit one (1) copy of the Medical Marijuana Dispensary Application Packet to Long Beach City Hall, 7th Floor, 333 W. Ocean Blvd, Long Beach, CA 90802 during the designated application periods. Applications will only be accepted during normal business hours, Monday through Friday, from 7:30 a.m. to 4:30 p.m., excluding holidays. The application must be submitted in person and time-stamped at the 7th floor counter by the person dropping off the application with the assistance of City staff. The City reserves the right to accept or reject any or all applications not received on time, without appropriate attachments, or submitted at the incorrect location.

APPLICATION FEES

Application fees will be due upon submission of the Medical Marijuana Business License Application Packet. Only checks made payable to the City of Long Beach will be accepted for the application fees. Application fees are non-refundable.

Zoning Review Fee	\$33.00
Development Services Review Fee	\$22.45
ADA State Mandated Fee	\$1.00
PD Background Investigation Fee	\$145.00 for each owner and business manager

Additional fees may be required throughout the application process.

((The investigation process/fee are currently on hold, so we suggest you prepare a \$56.45 check for EACH of your two locations))

UPCOMING DATES

City Council Certified Election Results	December 13, 2016
Measure MM Takes Effect	December 23, 2016
Application Materials Become Available	January 2, 2017
Dispensary Application Period (Priority Applicants)	January 23, 2017 - July 24, 2017
Dispensary Application Period (Non-Priority Applicants)	January 23, 2017 - February 22, 2017
Deadline to Fix Deficiencies in Application (Non-Priority Applicants)	April 11, 2017



CITY OF LONG BEACH BUSINESS LICENSE APPLICATION
Fourth Floor, City Hall
333 W. Ocean Boulevard, Long Beach, CA 90802

www.longbeach.gov
LBBIZ@LongBeach.gov
(562) 570-6211

GENERAL INFORMATION

OWNER/ENTITY NAME EZ GREENS LLC		DRIVER'S LICENSE NO	STATE	SOCIAL SECURITY NO.	HOME OCCUPATION <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
BUSINESS NAME (D.B.A)		TYPE OF BUSINESS (BE SPECIFIC) MMJ Dispensary		EMAIL	
BUSINESS ADDRESS 1006 South Citrus Avenue		CITY Los Angeles	STATE Ca	ZIP 90019	AREA CODE/TELEPHONE 310-801-5918
BILLING ADDRESS (if same write SAME) SAME		CITY	STATE	ZIP	AREA CODE/TELEPHONE
RESIDENCE ADDRESS (if same write SAME) SAME		CITY	STATE	ZIP	AREA CODE/TELEPHONE
LIST OF PRINCIPAL OFFICERS, MEMBERS, PARTNERS AND RESIDENTIAL ADDRESSES (IF MORE, PLEASE ATTACH A LIST) See Attachments				TITLE	% OWNERSHIP
				TITLE	% OWNERSHIP

New Business Address Change Ownership Change Secondary License Sole Owner Partnership Corporation L.L.P. LLC.

BUSINESS OPERATIONS INFORMATION

START DATE 1/18/2017	NO. OF EMPLOYEES 3	NO. OF VEHICLES 0	FEDERAL TAX ID NUMBER [REDACTED]	SALES & USE TAX (SELLER'S PERMIT) NO 103-042449
DOES YOUR BUSINESS HAVE A CALIFORNIA STATE LICENSE? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	STATE LICENSE NO 201701910083	CLASSIFICATION(S) LLC	RENEWAL DATE 1/18/2019	
HAVE YOU EVER HAD A BUSINESS LICENSE/PERMIT REVOKED OR SUSPENDED? <input type="checkbox"/> Y <input type="checkbox"/> N	LICENSE/PERMIT NO	ISSUING AGENCY	CLASSIFICATION & DATE OF SUSPENSION/REVOCATION	

FOOD/ALCOHOL/TOBACCO/ENTERTAINMENT

Do you plan to sell or serve food? (Includes pre-packaged)
 If serving food, how many seats? Y N

Do you plan to sell or serve alcoholic beverages?
 Y N

BC License number: _____ Type: _____
 Conditions Included: (If yes, please attach to application) Y N

SERVICES/FUNDRAISING

Will you offer massage, tanning, herbal therapy, escort or any other services that improve the health or well being of another?
 Y N

Will you engage in fund raising?
 Y N

Will you deal in coins, firearms, jewels or second-hand property?
 Y N

Will you perform Parking Management? If so, please attach a detailed list of all activities?
 Y N

AMUSEMENT MACHINES, VIDEO GAMES, VENDING MACHINES, JUKEBOX AND/OR POOL TABLES?

Does your business have amusement machines, video games, vending machines, jukebox and/or pool tables?
 How many: _____ Type: _____ Owner: _____ Y N

Do you plan to sell tobacco products/paraphernalia?
 Y N

Do you plan to operate a Smoking Lounge?
 Y N

PROPERTY AND FACILITY INFORMATION

Property Owner's Name: _____
 Business sq. ft.: _____ Warehouse on site? Y N

Do you: Own or Rent/Lease your business property?

HAZARDOUS MATERIALS/MEDICAL WASTE

Will you deal with, use, store or transport Medical Marijuana? Y N

Will you manage or produce bio-hazardous materials or waste? Y N

Will you have Music Dancing Performers Adult Entertainment? Will you use, store, or transport chemicals (new or waste state)? Y N

ACKNOWLEDGEMENT TO BE COMPLETED BY SOLE OWNER, PRINCIPAL OFFICERS, MEMBERS OR PARTNERS

I understand that before I can operate my business in Long Beach, my establishment must comply with applicable City departmental laws and regulations completely and I must obtain a business license and all necessary Federal State and local permits or I will be in violation of L. B. M. C. Chapter 3.80. I declare that I am authorized to complete this application and that the information and statements provided are true and correct. **SIGN and return this statement with your remittance. Make checks payable to City of Long Beach.**

Signature: [Signature] Date: 2/21/17 PRINT NAME/TITLE: Richard A. HUANG

Signature: [Signature] Date: 2/21/17 PRINT NAME/TITLE: THOMAS I. HUANG

DO NOT WRITE BELOW THIS LINE

Inspection(s): <input type="checkbox"/> Bldg <input type="checkbox"/> Fire <input type="checkbox"/> Health <input type="checkbox"/> HazMat <input type="checkbox"/> PD <input type="checkbox"/> Other	Prev Use: _____	Exp. Date: _____
Basic Tax	Prev Lic: _____	
Employees # _____ @ \$ _____ = _____	Exp Date: _____	
Vehicles # _____ @ \$ _____ = _____	District: _____	
Other # _____ @ \$ _____ = _____	CRT: _____	
PIA _____	SIC: _____	
PIA Employees # _____ @ \$ _____ = _____	NAICS: _____	
Regulatory	Entered by: _____	
Investigation	Date: _____	
Disc. Fees		
sub Total		
Zoning		
Building Review		
Total \$ _____		

Zoning Review
 Y N N/A

By: _____
 Date: _____
 New construction Reuse
 Zone: _____
 Comments: _____

ATTENTION LICENSE APPLICANT

Business License Required (L.B.M.C. 3.80.210)

Under the Long Beach Municipal Code (Section 3.80.210), any person operating a business in the City of Long Beach is required to obtain a business license and pay an annual business license tax, prior to the operation of that business.

Term of License (L.B.M.C. 3.80.520)

A business license is valid for one (1) year from the date of issuance (unless otherwise noted) and must be renewed each year. A renewal notice is sent to the licensee ten (10) days prior to the due date, and the licensee has thirty (30) days to pay without penalty. If a notice is not received by the licensee, he/she is still responsible for payment by the due date. If the licensee changes his/her mailing address during the year, he/she should contact the Business License Section to report the change.

Penalties (L.B.M.C. 3.80.422)

A penalty equivalent to twenty-five percent (25%) of the payment due applies to all delinquent licenses unpaid after thirty (30) days from the due date. An additional ten percent (10%) penalty is added on the first day of the calendar month following the imposition of the twenty-five percent (25%) penalty if the tax remains unpaid, up to a maximum of one hundred percent (100%) of the tax due. The postmark will govern the determination of whether or not a tax payment is delinquent. A delinquent tax will be deemed a debt to the City, and the licensee shall be liable for legal action if it remains unpaid.

Multiple Businesses at one Location (L.B.M.C. 3.80.420.6)

When more than one business activity is engaged in at the same location, and the activity falls into a classification other than that of the original license, the licensee is required to obtain an additional license for each different business activity. If the licensee has more than one business license at the same location, he/she may choose to pay for all employees on one license. If so, the licensee will pay for the employees on the license with the higher employee rate.

Definition of an Employee (L.B.M.C. 3.80.150)

For the purpose of Business License taxation in the City of Long Beach, an employee is defined as: Every person engaged in the operation or conduct of any business in Long Beach, whether as owner, member of the owner's family, partner, associate, agent, manager or solicitor, and every person employed or working in such business, whether full-time, part-time, permanent or temporary, for a wage, salary, commission or room and board. The owner of a sole proprietorship shall not be deemed to be an "employee" of the business.

Change of Location (L.B.M.C. 3.80.424)

Every person possessing a City of Long Beach Business License who changes the location of his place of business shall, prior to engaging in such a business at the new location, have the City endorse the new location on the license.

Display of License (L.B.M.C. 3.80.425.5)

Every person having a license shall prominently display the license at the place of business. If the business is operated from a vehicle, an identifying decal issued by the City shall be affixed to the vehicle, and the business license shall be carried by the licensee.

Refunds Prior to Start of Business (L.B.M.C. 3.80.427.5.F)

Any application for refund must be made by the person entitled to the money within one year after payment of the money to the City. No refund shall be made of any moneys paid for the issuance or renewal of any license unless it is determined that such licensee has not engaged in, nor held himself out as being engaged in, such business or occupation at any time after the effective date of the license. The amount of the refund shall be the full amount of the license tax paid, less an amount determined by the Director of Financial Management, which shall cover the cost of investigation and issuance of the license.

Sales or Use Tax

Sales or Use Tax may apply to your business activity. You may seek advice regarding the application of the tax to your business by writing or calling the State Board of Equalization at:

16715 Von Karman Ave Suite #200
Irvine, CA 92606
(949) 440-3473

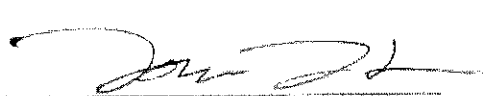
-or-

12440 E. Imperial Hwy. Suite 200
Norwalk, CA 90651
(562) 466-1694

Inspections (The business license application must be available on site at time of inspection).

When a business license inspection is scheduled, the business must be fully prepared to operate, and the business owner or operator must be on site for the entire scheduled time of inspection. If the business owner or operator is unprepared for or misses a scheduled business license inspection without giving a minimum of 24 hours notice to the appropriate City agency, a re-inspection fee will be assessed.

I have read and understand the **Inspection** requirements.

 2/21/17
Signature Date



APPLICATION FOR MEDICAL MARIJUANA BUSINESS LICENSE

(Please Print All Information – Incomplete Applications Will Not Be Accepted)

EZ GREENS

- (1) Applicant's Name (Legal Ownership Structure): _____
- (2) Business Name (DBA): _____ Business Phone: (____) 310-801-5918
- (3) Applicant/ Business Email: thomasihwang@yahoo.com
- (4) Business Site Address: 1355 W Willow St, Long Beach
- (5) Date Business Proposes to Open: June 2017
- (6) Days & Times Premises Are Open For Inspection: Mon-Thurs 10am to 5pm
- (7) Proposed Use (Select One Only):
Note: You must submit a separate application for each marijuana business. Applicants are limited to two license categories per MCRSA regulations. See Appendix A for the following license combinations.
 - Marijuana Dispensary Laboratory Testing Other (explain) _____
 - Cultivation Facility Marijuana Delivery
 - Distribution Facility Manufacturing Facility
- (8) Community Relations Liaison Name: Richard Duke Hwang
 Community Relations Liaison Phone Number: 310-801-5918
 Community Relations Liaison Email: rhwang54@yahoo.com
- (9) Type of Organization:
 Corporation Partnership Individual Unincorporated Association or Club
 Trust LLC Other, explain: _____

OFFICE USE ONLY			
<input type="checkbox"/> Building	<input type="checkbox"/> Fire	<input type="checkbox"/> Health (Check Inspecting Department)	Date Received: _____
<input type="checkbox"/> Building/Location meets Department Requirements for the proposed use.			
<input type="checkbox"/> Building/Location meets Department Requirements for the proposed use subject to the following conditions: _____			
<input type="checkbox"/> Building/Location does not meet Department requirements for the proposed use.			
Inspection Completed On (date): _____		By: _____	
POLICE DEPARTMENT			
<input type="checkbox"/> Police Department finds no basis for denial		<input type="checkbox"/> Police Department finds basis for denial	
<input type="checkbox"/> Police Department finds no basis for denial with conditions			
Conditions or Basis for Denial: _____			
By: _____ Title: _____ Date: _____			

GENERAL INFORMATION (All Applicants)

(10) If the applicant is incorporated, attach to this application copies, certified by the Secretary of State, of the Articles of Incorporation, Certificate(s) of Amendment, Statement(s) of Information, By Laws, Restated Articles of Incorporation, and the most recent Annual Report of Officers and Directors.

(11) If the applicant is an unincorporated association and filed a Statement By Unincorporated Association with the Secretary of State, attach copies, certified by the Secretary of State, of each Statement by Unincorporated Association, Registration of Unincorporated Nonprofit Association, and original & amended Articles of Association to this application.

(12) If the applicant is an informal unincorporated association, provide copies of the fully executed Articles of Association (AKA Charter or Constitution).

(13) Fictitious business names or dba's used: N/A

(14) Place and date of filing of fictitious business name statement: _____

(15) Names and address of all agents and employees authorized to negotiate or otherwise represent individual in connection with any transaction with the City of Long Beach:

Richard Duke Hwang. 826 3rd Ave, Los Angeles, 90005

(16) Name and address of person (agent) authorized to accept service of process in California:

Richard Duke Hwang. 826 3rd Ave, Los Angeles, 90005

(17) State whether you are licensed by any governmental agency to engage in any business. If so, list each such license held, the city in which it is held, and expiration date thereof:

(see attachments)

(18) Has the Medical Marijuana Business License applicant previously operated in this City or any other county, city, or state under a similar license or permit?

a. If "Yes," provide the license/permit issuing city, county, state, and the license and/or permit identification number(s):

NO

b. Please confirm whether any of these previously issued licenses or permits were revoked or suspended, and the reason(s) why:

N/A

(19) Has any owner, business manager, member, or employee ever been denied a medical marijuana business license in the City of Long Beach or had a licensed suspended or revoked?

a. If "Yes," what was the license account number? NO

b. If "Yes," what was the date the license was suspended/revoked? _____

(20) Has any owner or business manager ever been convicted of a felony? Yes No

(21) For each Management Employee convicted of a crime or currently on probation or parole as set forth in Item No. (20) above, attach with this application the first and last name of the Management Employee, the associated criminal case number(s), the statute(s) violated, the date(s) of conviction, the date(s) of imposition of probation and/or parole, and the name and address of the sentencing court.

(22) If the applicant owns the property listed in Item No. (4) of the application, enter date of purchase: 08/08/1980

GENERAL INFORMATION (All Applicants)

(23) If the applicant rents, leases, or is in the process of leasing the property listed in Item No. (4), check the boxes below to verify that the applicant may operate the proposed Medical Marijuana Business at that location.

- Attached is a copy of proof of ownership or a copy of a lease
- Attached is an original fully executed Letter of Authorization, found on Pages 15 and 16 of the application, for each owner, landlord, and leasing agent of the property listed in Item No. (4) of the application (If the property is not owned or leased by the Applicant).

NOTE: If the property is owned, rented, or leased by more than one person, a separate authorization form must be submitted for each owner, landlord, and leasing agent or equivalent.

(24) Does the applicant have a CA Seller's Permit issued by the California State Board of Equalization for the location identified in Item No. (4) of this application? Yes No

a. If "Yes," enter the CA Seller's Permit identification number, and attach a legible copy of the CA Seller's Permit to this application: 103-042449 (see attachment)

(25) Describe the proposed use for each interior/exterior room/area at the address listed in Item No. (4) of the application: (Attach additional pages to the application if necessary)

(see operating plan)

(26) Attach photographs accurately depicting the entire interior and exterior of the proposed site(s), including entrance(s), street frontage(s), parking, front, rear and sides of the proposed site.

(27) Is this application for a priority location? (You may only choose one application to be a priority location) Yes No

(28) Does the applicant have a proposed satellite cultivation site in Long Beach? Yes No

a. If "Yes," please be advised that a separate medical marijuana business license application is required for a proposed satellite cultivation site. The application period for non-dispensaries is TBD.

(29) Will edible marijuana products, defined in LBMC Section 5.90, be prepared at the site listed in Item No. (4) of this application?

a. If "Yes," describe the type of products, and attach a menu and price list to this application (Attach additional pages if necessary)

(see operating plan)

(30) Will security guards be provided? Yes No

a. If "Yes," how many security guards? _____

(31) Is any other type of security provided? Yes No

a. If "Yes," describe the type of security: _____

Note: This is NOT a Medical Marijuana Business Permit. Do not operate until a valid permit is issued.

GENERAL INFORMATION (All Applicants)

(32) Days and hours security officers or other security will be provided (filled out completely):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Hours of	24hrs	24hrs	24hrs	24hrs	24hrs	24hrs	24hrs
Security	24hrs	24hrs	24hrs	24hrs	24hrs	24hrs	24hrs.

(33) Provide the name, address, telephone number, business license account number, and PPO number of the security company that will be used. NOTE: A copy of the security guards' CA state license must be maintained on file at the business at all times.

(34) Will an alarm monitoring company be used?

a. If "Yes," provide the name, address, and telephone number of the alarm monitoring company:

(35) Provide a list of all members with access to the surveillance camera system to be used (Attach additional pages if necessary):

(36) Provide a detailed description of the security plan for the proposed business (Attach additional pages if necessary):

(See Supplemental Security Plan)

(37) Establishment hours of operation (fill out completely):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	10am	10am	10am	10am	10am	10 am	10 am
Close	8pm	8pm	8pm	8pm	8pm	8 pm	8 pm

(38) Attach a map of any surrounding businesses and/or residences within approximately 300 feet. Distance does not have to be exact. Google and Bing maps are acceptable. Satellite view preferred.

Note: This is NOT a Medical Marijuana Business Permit. Do not operate until a valid permit is issued.

GENERAL INFORMATION (All Applicants)

- (39) Provide a detailed description of the business plan to dispose of any medical marijuana or product that is not sold to a patient or caregiver in a manner that protects it from being ingested by an animal or person (Attach additional sheets if necessary):

EXPIRED OR OTHERWISE UNSELLABLE PRODUCTS WILL BE CONTRACTED OFF
TO 3RD PARTY CONTRACTORS WHO PROCESS THE PRODUCT IN TO NATURAL,
ENVIRONMENTALLY SAFE COMPOST/FERTILIZER.

- (40) Provide a detailed description of the ventilation systems used in the marijuana business including but not limited to how the ventilation systems prevent odor from leaving the building and how to mitigate noxious fumes or gases during the production process (Attach additional sheets if necessary):

CARBON FILTERS WITH THE CORRECT CFM OF AIR MOVEMENT, WITH A NEGATIVE
PRESSURED INTERIOR. ALL THE AIR WILL BE FILTERED TO ENSURE NO SMELLS LEAK.

- (41) Please provide a detailed description of all toxic, flammable, or other materials regulated by government agencies including the type of materials, location of materials, and how the materials will be stored. Please also describe how any chemicals or hazardous materials will be used in your business process. (Attach additional sheets if necessary):

N/A NO HAZ-MAT ONSITE.

- (42) Provide a detailed description of the POS software the business will be using to track inventory and/ or sales of marijuana (Attach additional sheets if necessary):

MJ FREEWAY IS A WIDELY UTILIZED AND RELIABLE "SEED TO SALE" SOFTWARE PROGRAM.
PLEASE VIEW APPENDIX G, TRACKING AND MONITORING.

- (43) What is the projected daily average and peak electric load anticipated to be used by the business and what are the necessary upgrades (if any) to be performed in order to fulfill the needs of the electric load?

UNTILL FURTHER LICENSES ARE ISSUED SUBJECT LOCATION WILL ONLY OPERATE AS A TYPE 10A DESPENSARY
UPON ISSUANCE OF TYPE 2A OR 3A LICENSE, FULL RENOVATION WILL BE PERFORMED

- (44) Attached to this application is a fully legible copy of a valid government issued form of identification for each Medical Marijuana Business License applicant owner and business manager. Please note that acceptable forms of government issued identification include, but are not limited to: Driver's licenses or photo identity cards issued by the Department of Motor Vehicles that meet REAL ID benchmarks, a passport issued by the United States or by a foreign government, U.S. Military I.D. cards (active duty or retired military and their dependents), or a Permanent Resident Card.

PLEASE VIEW APPENDIX J

GENERAL INFORMATION (Cont.)

PLEASE PROVIDE CONTACT INFORMATION FOR ALL BUSINESS MANAGERS IF OTHER THAN THE BUSINESS OWNER AND ALL EMPLOYEES WHO ACT WITH MANAGERIAL AUTHORITY

BUSINESS MANAGER

Name: Richard D Hwang Title: CEO

Residence Address: _____ Phone: _____

Business Address: _____ Phone: _____

Email Address: _____

Race: _____ Sex: _____ Hair: _____ Eyes: _____ Height: _____ Weight: _____

Date of Birth (mm/dd/yyyy): _____ Place of Birth: _____

Driver's License Number: _____ Issuing State: _____

BUSINESS MANAGER

Name: James J Hwang Title: Secretary

Residence Address: _____ Phone: _____

Business Address: _____ Phone: _____

Email Address: _____

Race: _____ Sex: _____ Hair: _____ Eyes: _____ Height: _____ Weight: _____

Date of Birth (mm/dd/yyyy): _____ Place of Birth: _____

Driver's License Number: _____ Issuing State: _____

BUSINESS MANAGER

Name: Thomas I Hwang Title: Treasurer

Residence Address: _____ Phone: _____

Business Address: _____ Phone: _____

Email Address: _____

Race: _____ Sex: _____ Hair: _____ Eyes: _____ Height: _____ Weight: _____

Date of Birth (mm/dd/yyyy): _____ Place of Birth: _____

Driver's License Number: _____ Issuing State: _____

*Please attach additional sheets if necessary

GENERAL OPERATING CONDITIONS

PLEASE FILL OUT THE SECTION THAT APPLIES TO YOUR BUSINESS TYPE ONLY

MARIJUANA DISPENSARY

1. Will you be operating both a dispensary and a cultivation site? YES NO
 - a. If yes, is the cultivation site on-site or off-site? On-Site Off-Site
2. Will you be offering home delivery services from the medical marijuana dispensary? YES NO
3. Which State MCRSA License will you be applying for? (Check all that apply)
 - MCRSA Type 10: General Dispensary
 - MCRSA Type 10A: Specialty Dispensary (No more than 3 retail sites)

*please see Appendix B for MCRSA license categories and descriptions

CULTIVATION FACILITY

1. Which State MCRSA License will you be applying for? (Check all that apply)
 - MCRSA Type 1A: Specialty Indoor Cultivation
 - MCRSA Type 2A: Small Indoor Cultivation
 - MCRSA Type 3A: Indoor Cultivation
 - MCRSA Type 4: Nursery
2. What is the square footage of cultivation canopy measured by the aggregate area of vegetative growth of live marijuana plants on the premises? (this includes both horizontal and vertical canopy area)

_____ 5000 _____ Square Feet

*please see Appendix B for MCRSA license categories and descriptions

MANUFACTURING FACILITY

1. Which State MCRSA license will you be applying for? Type 6 Type 7 Both

*please see Appendix B for MCRSA license categories and descriptions

TRANSPORTATION/ DELIVERY

Copies of the following will need to be on file at the business and in employee personnel files if delivery and/or transportation is taking place:

1. CA DL for each employee delivering/transporting marijuana products
2. Copy of Insurance for each vehicle used for delivery/transportation
3. Copy of Vehicle Registration for each vehicle used for delivery/transportation

LABORATORY TESTING

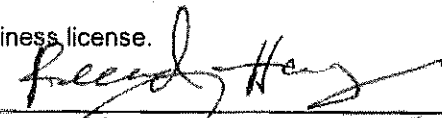
Provide 1 copy of the CA Department of Public Health Registration/Certification for the testing laboratory

GENERAL INFORMATION (Cont.)

CERTIFICATION OF EMPLOYMENT PRACTICES

I, EZ GREENS, LLC, certify that the business will not employ any person with any
(Name of Business/Owner listed in Item No. (1) of the application)

type of violent or serious felony conviction as specified in Section 667.5 and 1192.7 of the Penal Code or any felony conviction involving fraud, deceit, or embezzlement. The business will also not employ as managers or employees any person with any narcotic drug related misdemeanor conviction. The following shall become a condition of maintaining the business license.


(Signature of Owner/Management Employee)

RICHARD HWANG, CEO
(Printed Name & Title)

2/21/2017
(Date)


(Signature of Owner/Management Employee)

JAMES HWANG, SECRETARY
(Printed Name & Title)

2/21/2017
(Date)


(Signature of Owner/Management Employee)

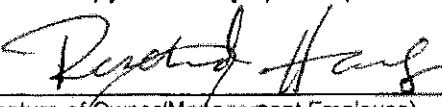
THOMAS HWANG, CFO
(Printed Name & Title)

2/21/2017
(Date)

CERTIFICATION OF LABOR PEACE AGREEMENT

I, EZ GREENS, LLC, certify that the medical marijuana business, if employing two or
(Name of Business/Owner listed in Item No. (1) of the application)

more employees (as defined in the California Business and Professions Code, Section 19322(6)), at the proposed property will enter into, or has entered into, a labor peace agreement and the medical marijuana business will abide by the terms of the labor peace agreement. If the City becomes aware that a labor peace agreement has been violated, I must provide a copy to the City upon request.


(Signature of Owner/Management Employee)

RICHARD HWANG, CEO
(Printed Name & Title)

2/21/2017
(Date)


(Signature of Owner/Management Employee)

JAMES HWANG, SECRETARY
(Printed Name & Title)

2/21/2017
(Date)


(Signature of Owner/Management Employee)

THOMAS HWANG, CFO
(Printed Name & Title)

2/21/2017
(Date)


LBMC SECTION XXX VERIFICATION OF MEDICAL MARIJUANA PROHIBITED ACTIVITY

The undersigned Management Employees, on behalf of the herein Medical Marijuana Business Permit applicant,

EZ GREENS, LLC

_____ declare under penalty of perjury that they have read and understand the attached provisions of Long Beach Municipal Code (LBMC) Section 5.90, and shall, collectively and individually ensure that neither the Medical Marijuana Business nor its employees and Management Employees shall engage in the following prohibited activity set forth in LBMC 5.90, which states in relevant part that:

- (A) It shall be unlawful for any person or entity to operate, in or upon any property, a Medical Marijuana Business without first obtaining all required State licenses and a business license or permits issued by the City;
- (B) It shall be unlawful for the owner of a building to allow the use of any portion of a building by a Medical Marijuana Business unless the tenant has a valid business license permit, or has applied for and not been denied, a business license permit;
- (C) No pesticides or insecticides prohibited by federal, state, or local law for fertilization or production of edible produce may be used on any marijuana cultivated, produced, or distributed by a Medical Marijuana Business;
- (D) No Medical Marijuana Business may have a drive through lane or drive up window and no Medical Marijuana may be dispensed from a drive through lane or drive up window;
- (E) All cultivation, production, distribution, possession, storage, display, sales or other distribution of marijuana shall occur only within an enclosed area of a medical marijuana business and shall not be visible from the exterior of the business;
- (F) Consultations by medical professionals shall not be permitted at a Medical Marijuana Business nor as a permitted accessory use at a medical marijuana business;
- (G) It shall be unlawful for any of the following persons to have an ownership interest or a managerial responsibility in a Medical Marijuana Business, and no license or permit may be issued to or held by, and no Medical Marijuana Business shall be managed by: (a) Any person until all required fees have been paid; or (b) Any person who has been convicted within the previous ten (10) years of any violent or serious felony as specified in Sections 667.5 and 1192.7 of the Penal Code or any felony conviction involving fraud, deceit, or embezzlement or who is currently on parole or probation for the sale or distribution of a controlled substance; or (c) Any person who is under twenty-one (21) years of age; or (d) Any person who operates or manages a Medical Marijuana Business contrary to the provisions of this Chapter, or conditions imposed on land use or license approvals, or contrary to the terms of the plans submitted with the permit application, or amended as permitted by this Chapter; or (e) A licensed physician making patient recommendations; or (f) A person licensed and permitted to operate pursuant to this Chapter who, while lawfully operating, or who, at the time of application, has failed to remedy an outstanding delinquency for City taxes or fees owed, or prosecuting officer, or an officer or employee of the State or City of Long Beach; or (h) Applicants or entities (including Management Employees) that have a previous record of violating federal or state laws relating to workplace safety, wages and compensation, employee discrimination, or union activity.
- (H) It shall be unlawful to operate a Medical Marijuana Business or to grow medical marijuana outside of an enclosed building;
- (I) It shall be unlawful for any person to transport medical marijuana, except as specifically allowed by this Chapter and State law;
- (J) It shall be unlawful for any Property owner, landlord, and lessee, Medical Marijuana Business employee or Manger or any other person having any responsibility over the operation of the Medical Marijuana Business to refuse to allow, impede, obstruct, or interfere with an inspection;
- (K) It shall be unlawful for any person to cause, permit or engage in the cultivation, possession, distribution, exchange or giving away of marijuana for medical or non-medical purposes except as provided in this Chapter;
- (L) It shall be unlawful for any person to cause, permit, or engage in any activity related to Medical Marijuana except as provided in this Chapter and pursuant to all other applicable local and state law;
- (M) It shall be unlawful for any person to knowingly make any false, misleading or inaccurate statement or representation in any form, record, filing or documentation required to be maintained, filed, or provided to the City of Long Beach under this Chapter;
- (N) No Medical Marijuana Dispensary shall be open to or provide Medical Marijuana to qualified patients or employees between the hours of eight (8) pm and nine (9) am;
- (O) No person under the age of eighteen (18) shall be allowed on the Property, unless that minor is a qualified patient and is accompanied by his or her licensed attending physician, parent(s) or documented legal guardian;
- (P) No Medical Marijuana Dispensary, Management Employee or employee shall cause or permit the sale, dispensing, or consumption of alcoholic beverages on the Property or in the parking area of the Property;
- (Q) No dried Medical Marijuana shall be stored at the property in structures that are not completely enclosed, in an unlocked vault or safe, in any other unsecured storage structure, or in a safe or vault that is not bolted to the floor of the property;
- (R) Medical Marijuana may not be inhaled, smoked, eaten, ingested, or otherwise consumed on the Property, or in the parking areas of the Property or in those areas restricted under the provisions of Health and Safety Code §11362.79.


(Signature of Management Employee)

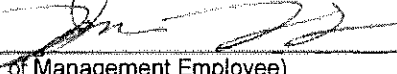
RICHARD HWANG, CEO
(Printed Name & Title)

2/21/2017
(Date)


(Signature of Management Employee)

JAMES HWANG, SECRETARY
(Printed Name & Title)

2/21/2017
(Date)


(Signature of Management Employee)

THOMAS HWANG, CFO
(Printed Name & Title)

2/21/2017
(Date)

IF APPLYING AS A CORPORATION

PLEASE ONLY PROVIDE INFORMATION FOR ALL OFFICERS, DIRECTORS, OR SHAREHOLDERS WHO OWN MORE THAN 10% OF THE ISSUED AND OUTSTANDING STOCK

Check One Box: For-Profit Corporation Non-Profit Corporation Limited Liability Corporation/ LLC


(If a Non-Profit Corporation, please attach copies of both State and federal Tax Exemption Certificates)

Name of Corporation: EZ GREENS, LLC

Corporation Number: 201701910083

Date and Place of Incorporation: 01/17/2017 CA

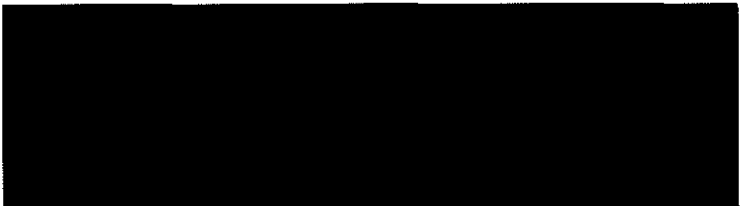
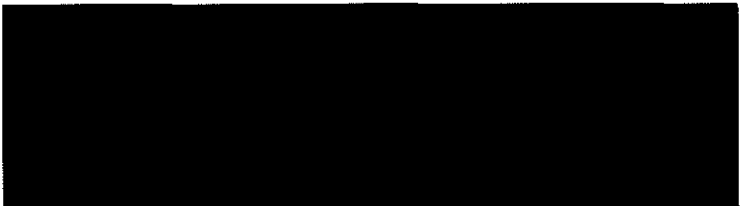
Location Headquarters: 1355 W. Willow St. Long Beach, CA 90810

Federal Tax ID Number: 

Seller's Permit Number: SRAS 103-042449

Please attach certified copies of *Articles of Incorporation and By-Laws*, and all amendments to this application.

Name and Residence Address of Corporation Officers (members of the executive board):

Name	Title & Ownership %	Address	Telephone
<u>RICHARD HWANG</u>	<u>33.33%</u>		
<u>JAMES HWANG</u>	<u>33.33%</u>		
<u>THOMAS HWANG</u>	<u>33.33%</u>		

Numbers of shares issued by Corporation: _____

Number of share retained by Corporation: _____

Name and addresses of shareholders, if ten (10) or less state also the number and type of shares:

Name, address, telephone number, and email address of agent for service of process designated by Corporation with the Secretary of State of California:

AJAY SCOTT NARAYAN 600 ANTON BLVD, COSTE MESA, CA 92626

IF APPLYING AS A CORPORATION (Cont.)
INFORMATION IS REQUESTED FOR POLICE DEPARTMENT IDENTIFICATION AND INVESTIGATION

CORPORATE OFFICER I

Name: RICHARD HWANG Title: CEO

Residence Address: [REDACTED]

Business Address: 1355 W. WILLOW ST., LONG BEACH, CA 90810 Phone: [REDACTED]



CORPORATE OFFICER II

Name: JAMES HWANG Title: SECRETARY



Business Address: 1355 W. WILLOW ST., LONG BEACH, CA 90810 Phone: [REDACTED]

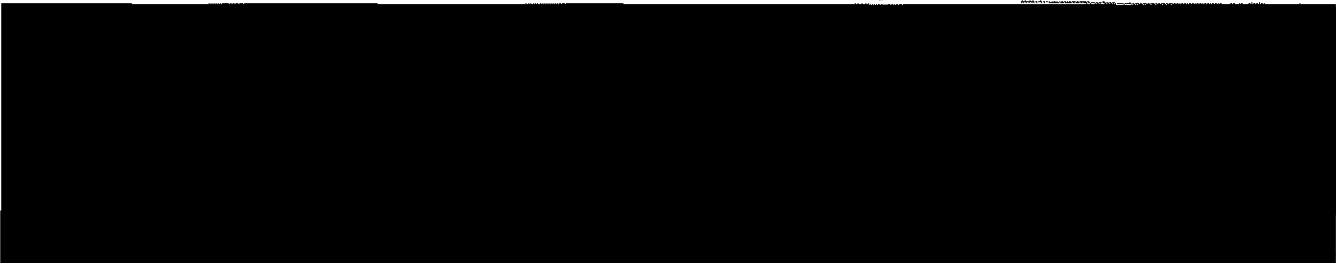


CORPORATE OFFICER III

Name: THOMAS HWANG Title: CFO



Business Address: 1355 W. WILLOW ST., LONG BEACH, CA 90810 Phone: [REDACTED]



*Please attach additional sheets if necessary



CITY OF LONG BEACH
 DEPARTMENT OF FINANCIAL MANAGEMENT
 BUSINESS RELATIONS BUREAU
 BUSINESS LICENSE SECTION

333 W. Ocean Boulevard, 4th Floor • Long Beach, CA 90802 • (562) 570-6211 FAX (562) 499-1097 Email LBB/Z@LongBeach.Gov

PROPERTY OWNER/ LANDLORD AUTHORIZATION FOR INSPECTION AND RIGHT TO OPERATE A MEDICAL MARIJUANA BUSINESS

I, Thomas Huang & ET AL, am the legal owner / landlord / lessor of real property located at
 (Name of Property Owner/ Landlord) (Circle One)

1355 W. Willow St. Long Beach, Long Beach, California. I authorize the Medical
 (Address listed in Item No. (4) of the application)

Marijuana Business entitled EZ GREENS, LLC to operate a medical
 (Name of Business/Owner listed in Item No. (1) of the application)

marijuana business at the property, as that term is defined in state law and the Long Beach Municipal Code, for the
 specific use(s) of MEDICAL MARIJUANA DISPENSARY
 (Land uses(s) set forth in the Medical Marijuana Business application – e.g. cultivation, manufacturing, etc.)

set forth in the Medical Marijuana Business License Application submitted to the City of Long Beach by

EZ GREENS, LLC and allow the City of Long Beach to enter the property for
 (Name of Business/Owner listed in Item No. (1) of the application)

inspection of the property. I further understand that I am responsible for any violation and nuisance activity which may
 occur at this property. I declare under penalty of perjury that the foregoing information is true and correct. Executed this

21st day of February 2017, at Long Beach, California.

<u>[Signature]</u> (Signature of legal owner/landlord/lessor)	<u>Thomas I. Huang</u> (Printed Name & Title)	<u>2/21/2017</u> (Date)
<u>[Signature]</u> (Signature of legal owner/landlord/lessor)	<u>JAMES HUANG</u> (Printed Name & Title)	<u>2/21/2017</u> (Date)
<u>[Signature]</u> (Signature of legal owner/landlord/lessor)	<u>RICHARD HUANG</u> (Printed Name & Title)	<u>2/21/2017</u> (Date)



CITY OF LONG BEACH
 DEPARTMENT OF FINANCIAL MANAGEMENT
 BUSINESS RELATIONS BUREAU
 BUSINESS LICENSE SECTION

333 W. Ocean Boulevard, 4th Floor • Long Beach, CA 90802 • (562) 570-6211

NOTARY ACKNOWLEDGEMENT FORM

The notarized signature of the majority representative owner or owners, as established by deed or contract, of the subject property or properties is required for the filing of this application.
 (Additional sheets may be attached if needed.)

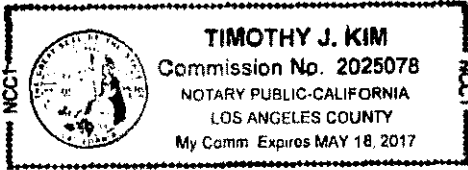
On February 16, 2017 before me, Timothy J. Kim the undersigned,
DATE (WRITE NAME OF NOTARY)

a Notary Public in and for said County, duly commissioned,

personally appeared Thomas Incho Hwang
NAME(S) OF SIGNER(S)
James June Hwang
NAME(S) OF SIGNER(S)

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.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal

[Handwritten Signature]

Notary Public in and for the County of Los Angeles, State of California

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title of type of Document: PROPERTY OWNER LANDLORD AUTHORIZATION FORM

Document Date: 8/8/1980, 2/16/1995 Number of Pages: 3, 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: [Signature] Signer's Name: [Signature]

Title(s): Thomas Incho Hwang Title(s): James June Hwang



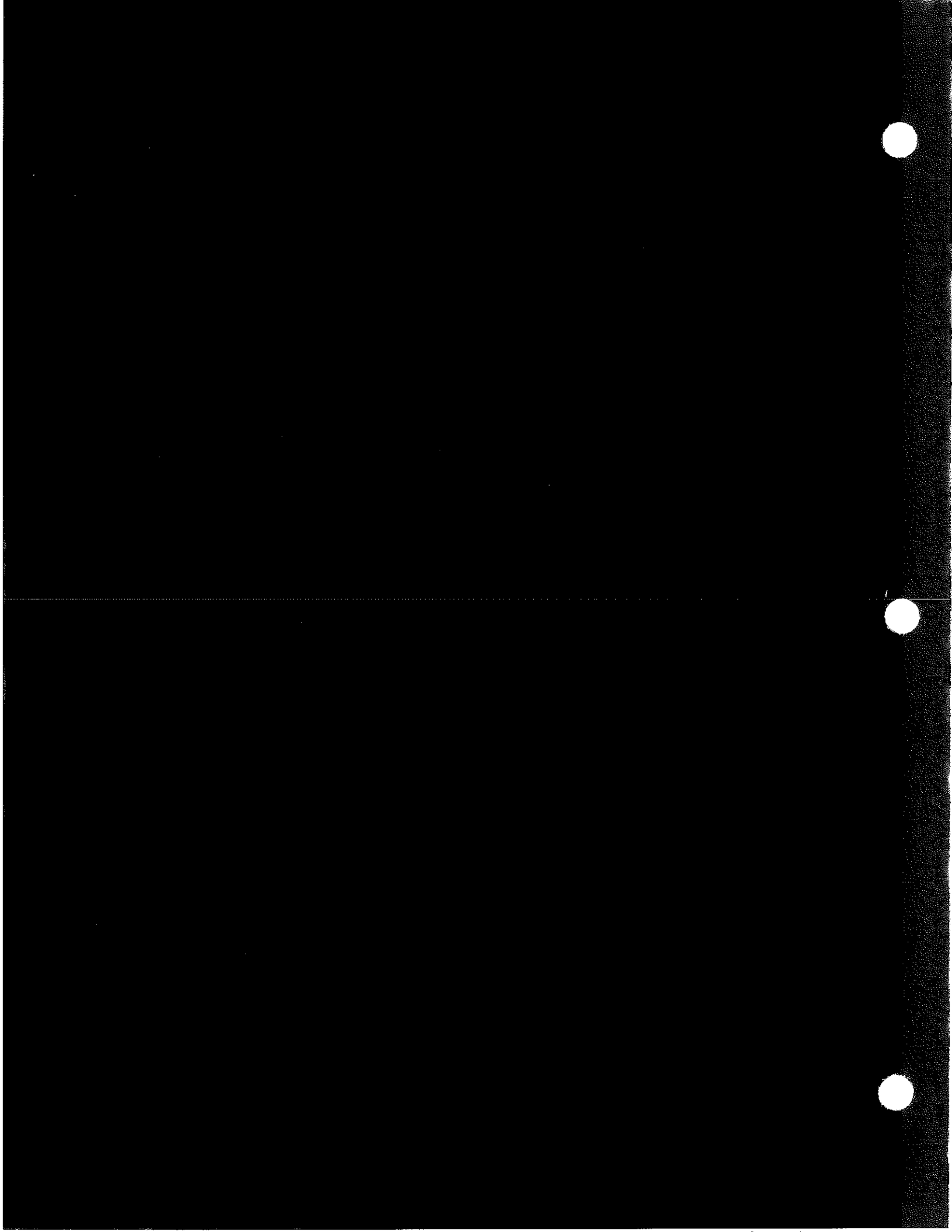


EXHIBIT B

CALIFORNIA STATE BOARD OF EQUALIZATION

SELLER'S PERM II



ACCOUNT NUMBER

01/18/2017 SR AS 103-042449

EZ GREENS, LLC
826 3RD AVE
LOS ANGELES, CA 90005-3520

NOTE TO PERM II HOLDER:
You are required to obey all Federal and State laws that regulate or control your business. This permit does not allow you to do otherwise.

THIS PERMIT IS VALID ONLY AT THE ABOVE ADDRESS.
THE PERM II IS VALID UNTIL REVOKED OR CANCELLED AND IS NOT TRANSFERABLE. IF YOU SELL YOUR BUSINESS OR OPERATE AS A PARTNER OR S. PARTNER OR YOU COULD BE RESPONSIBLE FOR SALES AND USE TAXES ON THE BUSINESS OPERATOR OF THE BUSINESS.

Not valid at any other address

For general tax questions, please call our Customer Service Center at 1-800-400-7115 (TTY #11).
For information on your rights, contact the Taxpayers' Rights Advocate office at 1-888-324-2798 or 1-916-324-2798.

BOE-442-M REV. 16 (1-14)

A MESSAGE TO OUR NEW PERM II HOLDER

As a seller, you have rights and responsibilities under the Sales and Use Tax Law. In order to assist you in your endeavor and to better understand the law, we offer the following sources of help:

- Visiting our website at www.boe.ca.gov
- Visiting a field office
- Attending a Basic Sales and Use Tax Law class offered at one of our field offices
- Sending your questions in writing to any one of our offices
- Calling our toll-free Customer Service Center at 1-800-400-7115 (TTY #11)

As a seller, you have the right to issue resale certificates for merchandise that you intend to resell. You also have the responsibility of not misusing resale certificates. While the sales tax is imposed upon the retailer,

- You have the right to seek reimbursement of the tax from your customer
- You are responsible for filing and paying your sales and use tax returns timely
- You have the right to be treated in a fair and equitable manner by the employees of the California State Board of Equalization (BOE)
- You are responsible for following the regulations set forth by the BOE

As a seller, you are expected to maintain the normal books and records of a prudent businessperson. You are required to maintain these books and records for no less than four years, and make them available for inspection by a BOE representative when requested. You are also expected to notify us if you are buying, selling, adding a location, or discontinuing your business, adding or dropping a partner, officer, or member, or when you are moving any or all of your business locations. If it becomes necessary to surrender this permit, you should only do so by mailing it to a BOE office, or giving it to a BOE representative.


If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with the BOE, please contact the Taxpayers' Rights Advocate office for help by calling toll-free, 1-888-324-2798 or 1-916-324-2798. Their fax number is 1-916-323-3319.

Please post this permit at the address for which it was issued and at a location visible to your customers.

CALIFORNIA STATE BOARD OF EQUALIZATION

Sales and Use Tax Department

EXHIBIT B

 **IRS** DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 02-03-2017

Employer Identification Number:
[REDACTED]

Form: SS-4

Number of this notice: CP 575 B

EZ GREENS LLC
RICHARD HWANG MBR
826 3RD AVE
LOS ANGELES, CA 90005

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN [REDACTED]. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2018

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

APPENDIX A
INTERIOR FLOOR PLAN

DESCRIPTION OF INTERIOR FLOOR PLAN.

UPON ISSUANCE OF LICENSE TYPE 10A, CONSTRUCTION OF NEW WALLS AND SECURITY FEATURES WILL BE INSTALLED, INCLUDING BUT NOT LIMITED TO BULLET PROOF CLERK/ CHECK IN WINDOWS, SECURITY CAMERAS AND LOCKED ENCLOSED BLACK BOX, INDUSTRYS BEST SAFES AND LOCKS, AND CUSTOMER SERVICE COUNTERS WITH PANIC BUTTONS. THE FLOOR PLAN WILL MAKE IT EVEN SAFER BY LIMITING THE NUMBER OF PATIENTS IN THE RETAIL/PRODUCT DISPLAY AREA AND HAVING THE PATIENTS WAIT IN THE DESIGNATED WAITING AREA UNTILL A TRAINED AND EDUCATED EMPLOYEE CAN PROVIDE SERVICE. ALSO, A SEPARATE ROOM WILL BE UTILIZED AS DAILY INVENTORY ROOM WITH ITS OWN P.O.S. TO ENSURE PROPER TRACKING AND BALANCING OUT.THERE ARE 2 PRIVATE OFFICES FOR PRIVATE CONSULTING AND OTHER PATIENT COUNSELING. FINALLY A LARGE BREAK ROOM FOR OUR VALUABLE EMPLOYEES TO REST AND RECENTER, ALSO ACTS AS A PANIC ROOM IN CASE OF EMERGENCY OF ANY KIND.

APPENDIX B
PROOF OF WORKER'S COMP
INSURANCE

SO. CAL'S BEST INSURANCE SERVICES
5015 W. AVE L14 NO.4 QUARTZ HILL CA 93536
P.(661)943-777 F.(661)943-8877 LIC. 0F82096
www.socalsbestinsurance.com

02/16/2017

From: Benjamin Landaverde

email: Ben@socalsbestinsurance.com

Re: EZ Greens, LLC

To whom it may concern:

Please accept this letter for the above referenced business.

So.Cal's Best Insurance can provide the business with insurance as it relates to the operations and industry of **EZ Greens, LLC** as soon as a license is issued to the business by the City of Long Beach and can be made effective for one year.

Thank You,



Benjamin Landaverde

Lic 0G80102



APPENDIX C
PROOF OF LIABILITY
INSURANCE

SO. CAL'S BEST INSURANCE SERVICES
5015 W. AVE L14 NO.4 QUARTZ HILL CA 93536
P.(661)943-777 F.(661)943-8877 LIC. 0F82096
www.socalsbestinsurance.com

02/16/2017

From: Benjamin Landaverde

email: Ben@socalsbestinsurance.com

Re: EZ Greens, LLC

To whom it may concern:

Please accept this letter for the above referenced business.

So.Cal's Best Insurance can provide the business with insurance as it relates to the operations and industry of **EZ Greens, LLC** as soon as a license is issued to the business by the City of Long Beach and can be made effective for one year.

Thank You.



Benjamin Landaverde

Lic 0G80102



APPENDIX D
SELLERS PERMIT

CALIFORNIA STATE BOARD OF EQUALIZATION

SELLER'S PERM IT



ACCOUNT NUMBER

01/18/2017 SR AS 103-042449

EZ CREENS, LLC
826 3RD AVE
LOS ANGELES, CA 90005-3520

NOTE TO PERM ITTEE:
You are required to obey all Federal and State laws that regulate or control your business. This permit does not allow you to do otherwise.

BEHOLDER OF THIS PERM IT IS SUBJECT TO SALES AND USE TAX LAW TO ENGAGE IN THE BUSINESS OF SELLING TANGIBLE PERSONAL PROPERTY AT THE ABOVE LOCATION. THIS PERM IT IS VALID ONLY AT THE ABOVE ADDRESS. THIS PERM IT IS VALID UNTIL REVOKED OR CANCELLED AND IS NOT TRANSFERABLE. IF YOU SELL YOUR BUSINESS OR GO OUT OF A PARTNERSHIP, NOTIFY US OR YOU COULD BE RESPONSIBLE FOR SALES AND USE TAXES OWED BY THE NEW OPERATOR OF THE BUSINESS.

Not valid at any other address

For general tax questions, please call our Customer Service Center at 1-800-400-7115 (TTY #11). For information on your rights, contact the Taxpayers' Rights Advocate office at 1-888-324-2798 or 1-916-324-2798.

808-462-R REV-16 (11-14)

A MESSAGE TO OUR NEW PERM IT HOLDER

As a seller, you have rights and responsibilities under the Sales and Use Tax Law. In order to assist you in your endeavor and to better understand the law, we offer the following sources of help:

- Visiting our website at www.boe.ca.gov
- Visiting a field office
- Attending a Basic Sales and Use Tax Law class offered at one of our field offices
- Sending your questions in writing to any one of our offices
- Calling our toll-free Customer Service Center at 1-800-400-7115 (TTY #11)

As a seller, you have the right to issue resale certificates for merchandise that you intend to resell. You also have the responsibility of not issuing resale certificates. While the sales tax is imposed upon the retailer,

- You have the right to seek reimbursement of the tax from your customer
- You are responsible for filing and paying your sales and use tax returns timely
- You have the right to be treated in a fair and equitable manner by the employees of the California State Board of Equalization (BOE)
- You are responsible for following the regulations set forth by the BOE

As a seller, you are expected to maintain the normal books and records of a prudent businessperson. You are required to maintain these books and records for no less than four years, and make them available for inspection by a BOE representative when requested. You are also expected to notify us if you are buying, selling, adding a location, or discontinuing your business, adding or dropping a partner, officer, or member, or when you are moving any or all of your business locations. If it becomes necessary to surrender this permit, you should only do so by mailing it to a BOE office, or giving it to a BOE representative.

If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with the BOE, please contact the Taxpayers' Rights Advocate office for help by calling toll-free, 1-888-324-2798 or 1-916-324-2798. Their fax number is 1-916-323-3319.

Please post this permit at the address for which it was issued and at a location visible to your customers.

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 02-03-2017

Employer Identification Number:
[REDACTED]

Form: SS-4

Number of this notice: CP 575 B

For assistance you may call us at:
1-800-829-4933

EZ GREENS LLC
RICHARD HWANG MBR
826 3RD AVE
LOS ANGELES, CA 90005

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN [REDACTED]. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2018

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

APPENDIX F

LIMITED LIABILITY COMPANIES

- ARTICLES OF INCORPORATIONS
- STATEMENT OF INFORMATION

201701910083



Secretary of State
Articles of Organization
Limited Liability Company (LLC)

LLC-1

IMPORTANT — Read Instructions before completing this form.

Filing Fee - \$70.00

Copy Fees - First plain copy free; Additional copies: First page \$1.00 & .50 for each attachment page; Certification Fee - \$5.00

Important! LLCs may have to pay an annual minimum \$800 tax to the California Franchise Tax Board. For more information, go to <https://www.ftb.ca.gov>.

FILED
Secretary of State
State of California

JAN 18 2017

This Space For Office Use Only

1. Limited Liability Company Name (See Instructions – Must contain an LLC ending such as L.L.C. or L.L.C., "LLC" will be added, if not included.)

EZ Greens, LLC

2. Business Addresses

a. Initial Street Address of Designated Office in California - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
826 3rd Ave	Los Angeles	CA	90005
b. Initial Mailing Address of LLC, if different than Item 2a	City (no abbreviations)	State	Zip Code

3. Agent for Service of Process

Item 3a and 3b: If naming an individual, the agent must reside in California and Item 3a and 3b must be completed with the agent's name and complete California street address.

Item 3c: If naming a California Registered Corporate Agent, a current agent registration certificate must be on file with the California Secretary of State and Item 3c must be completed (leave Item 3a-3b blank).

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
Thomas		Hwang	
b. Street Address (if agent is not a corporation) - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
826 3rd Ave	Los Angeles	CA	90005
c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 3a or 3b			

4. Management (Select only one box)

The LLC will be managed by:

One Manager

More than One Manager

All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. The information contained herein, including in any attachments, is true and correct.

Organizer sign here

Ajay S. Narayan, Esq.

Print your name here



**Secretary of State
Statement of Information
(Limited Liability Company)**

LLC-12

IMPORTANT — Read instructions before completing this form.

Filing Fee — \$20.00

Copy Fees — First page \$1.00; each attachment page \$0.50;
Certification Fee — \$5.00 plus copy fees

This Space For Office Use Only

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

EZ Greens, LLC

2. 12-Digit Secretary of State File Number

201701910083

3. State, Foreign Country or Place of Organization (only if formed outside of California)

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 1006 South Citrus Avenue	City (no abbreviations) Los Angeles	State CA	Zip Code 90019
b. Mailing Address of LLC, if different than item 4a	City (no abbreviations)	State	Zip Code
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 1006 South Citrus Avenue	City (no abbreviations) Los Angeles	State CA	Zip Code 90019

5. Manager(s) or Member(s)

If no managers have been appointed or elected, provide the name and address of each member. At least one name and address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b James	Middle Name	Last Name Hwang	Suffix
b. Entity Name - Do not complete Item 5a			
c. Address 1006 South Citrus Avenue	City (no abbreviations) Los Angeles	State CA	Zip Code 90019

6. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL — Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) James	Middle Name	Last Name Hwang	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 1006 South Citrus Avenue	City (no abbreviations) Los Angeles	State CA	Zip Code 90019

CORPORATION — Complete Item 6c only. Only include the name of the registered agent Corporation

c. California Registered Corporate Agent's Name (if agent is a corporation) — Do not complete Item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
Management Support Services

8. Chief Executive Officer, if elected or appointed

a. First Name Richard	Middle Name	Last Name Hwang	Suffix
b. Address 1050 E. Anaheim St.	City (no abbreviations) Long Beach	State CA	Zip Code 90813

9. The information contained herein, including any attachments, is true and correct.

02/09/2017

James Hwang

Manager

Date

Type or Print Name of Person Completing the Form

Title

Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a son or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name: []

Company:

Address:

City/State/Zip: []

APPENDIX H
PROOF OF OWNERSHIP
-COPY OF DEED OR LEASE

80-759768

WHEN RECORDED MAIL TO

RAY YUN
1335 W. Willow St.
Long Beach, Ca.

CORPORATION GRANT DEED

SS 17-815

FOR VALDARL KONJICKAWEICH, the receipt of which is hereby acknowledged,
MOBIL OIL CORPORATION, a New York corporation, formerly SLOAN'S MOBIL OIL COMPANY,
INC., a New York corporation, hereby grants, subject to the conditions set forth
below, to RAY RIK YUN and URYA YUN, husband and wife, as joint tenants, as to an
undivided one-half interest, and IN CHO DWANG and YOUNG AN KWANG, husband and wife,
as joint tenants, as to an undivided one-half interest, the following described
real property located in the City of Long Beach, County of Los Angeles, State of
California:

FILE
\$5
34

Lots 28, 29, 30, 31 and 32 in Block "B" of Tract No. 10643,
in the city of Long Beach, county of Los Angeles, state of
California, as per map recorded in book 160 pages 1 to 3 in-
clusive of Maps, in the office of the county recorder of said
county

43

SUBJECT TO current taxes and assessments applicable thereto,
and to all conditions, reservations, restrictions, easements,
and rights-of-way of record;

SAVING, SAVING AND RESERVING all oil, gas and other minerals
in and under said property together with the exclusive right
to use such portion of said property lying more than 500 feet
below the surface thereof for the extraction of oil, gas and
other minerals from said property or properties in the vicinity
thereof; however, with no rights of surface entry whatsoever;
SEE RESOLUTION MARKED EXHIBIT "A"
By accepting this document, Grantee covenants and agrees for
itself, its heirs, successors and assigns, that the subject
real property shall not be used in whole or in part for the
storage or retail sale of automotive fuels and lubricants. It
is understood and agreed that this covenant shall expire ten
(10) years from date of recording this document with Los Angeles
County Recorder's Office. Any deed or other instrument delivered
to any person or persons granting or conveying an interest in said
real property or any part thereof shall likewise contain a re-
striction so restricting the use of said real property for any
unexpired portion of said ten (10) year period. Should the pro-
perty be used for the storage or retail sale of automotive fuels
and lubricants during the time period provided for herein, Grantor
may pursue any remedial available to it for breach of this cove-
nant; provided, however, that a breach of the covenant hereinabove
stated shall neither defeat nor render invalid any lien or charge
of any mortgage or deed of trust made in good faith and for value.

7313-30-29
6490

WALTER
S. Novakomella
FRICOLA

In WITNESS WHEREOF, said Corporation has caused its corporate name and
Seal to be affixed hereto and this instrument to be executed by its Vice-presi-
dent and Assistant Secretary thereunto duly authorized.

WITNESSES: JUNE 19 1958

MOBIL OIL CORPORATION

By [Signature]
Vice President
R. B. C...
By [Signature]
Assistant Secretary

Mail Tax Statements to Return Address Above

8006167-5

STATE OF NEW YORK
COUNTY OF NEW YORK

2

On this 10th day of June, 1950, before me,
JOSEPH ZOLNOWSKI, a Notary Public in and for
NEW YORK County, State of NEW YORK, personally appeared
P. C. CRAVES
 known to me to be, and being by me duly sworn, on oath did say and acknowledge
 that he is the PRES President of MOBIL OIL CORPORATION, the
 corporation that executed the within and foregoing instrument and on oath,
 stated and acknowledged to me that: (1) he, as such PRES
 President being authorized so to do by the by-laws of board of directors of said
 MOBIL OIL CORPORATION, executed, signed and sealed said instrument on behalf of
 said corporation; (2) that he is acquainted with the seal of said corpo-
 ration and the seal affixed thereto is the corporate seal of said corporation;
 (3) the signatures to said instrument were made by officers of said corporation
 as indicated after such signatures, and; (4) said corporation executed said
 instrument as its free and voluntary act and deed, and for the uses and purposes
 therein indicated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day
 and year first above written.

My Commission Expires:

MARCH 30, 1952

Joseph Zolnowski
 Notary Public in and for the State of
NEW YORK
 and residing at 85 67th St.
ELMHURST, N. Y. 11435

JOSEPH ZOLNOWSKI
 Notary Public, State of New York
 No. 41510750
 Office in Queens County
 Commission Expires March 30, 1952

STATE OF NEW YORK
COUNTY OF NEW YORK

On this 10th day of June, 1950, before me,
JOSEPH ZOLNOWSKI, a Notary Public in and for
NEW YORK County, State of NEW YORK, personally
 appeared ROBERT E. GEIGER
 known to me to be, and, being by me duly sworn, on oath did say and acknowledge
 that he is the ASST. Secretary of MOBIL OIL CORPORATION,
 the corporation that executed the within and foregoing instrument, and, on oath,
 stated and acknowledged to me that: (1) he as such ASST.
 Secretary being authorized so to do by the by-laws of board of directors of said
 MOBIL OIL CORPORATION, executed, signed and sealed said instrument on behalf
 of said corporation; (2) that he is acquainted with the seal of said corpo-
 ration and the seal affixed thereto is the corporate seal of said corpo-
 ration; (3) the signatures to said instrument were made by officers of said
 corporation as indicated after such signatures, and; (4) said corporation
 executed said instrument as its free and voluntary act and deed, and for the
 uses and purposes therein indicated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day
 and year first above written.

My Commission Expires:

MARCH 30, 1952

Joseph Zolnowski
 Notary Public in and for the State of
NEW YORK
 and Residing at 85 67th St.
ELMHURST, N. Y. 11435

JOSEPH ZOLNOWSKI
 Notary Public, State of New York
 No. 41510750

80-759768

EXHIBIT "A"

At a regular meeting of the Board of Directors of MOBIL OIL CORPORATION, held at 150 East 42nd Street, New York, N.Y., on Friday, the 25th day of January, 1974, at which meeting a quorum was present and assented to its passage, the following Resolution was adopted:

RESOLVED, that, effective February 1, 1974, the Chairman of the Board, the President, the Vice Chairman of the Board, the Vice Presidents, and each of them, be and they are hereby authorized to execute, acknowledge and deliver any and all instruments in the name and on behalf of this Corporation, including, without limiting the generality of the foregoing, deeds conveying real estate, with the same force and effect as if specific authority were granted by this Board in each particular instance, the authority hereby granted to be exercised by the respective persons from time to time duly elected or appointed to the aforesaid positions; and the Secretary or an Assistant Secretary are hereby authorized to attest the execution of such instruments and to affix the Corporate Seal thereto.

I, ROBERT L. WENZER, Assistant Secretary of MOBIL OIL CORPORATION, do hereby certify that the foregoing Resolution is a true copy from the records of the said MOBIL OIL CORPORATION, and that said Resolution is now in full force and effect.

I further certify that the following named persons are, on this date, officers of the said MOBIL OIL CORPORATION

- Chairman of the Board Rawleigh Warner, Jr.
President W.P. Tavoulareas
Vice President G.A. Birrell
Vice President W.A. Bok
Vice President E.S. Checket
Vice President R.R. Graves
Vice President P.J. Hoenmans
Vice President H.K. Holland, Jr.
Senior Vice President P.C. Krist
Vice President C.J. Lause
Vice President W.E. MacDonald
Executive Vice President A.H. Massad
Vice President W.C. Mink, Jr.
Executive Vice President A.E. Murray
Vice President G.T. Owens
Senior Vice President J.E. Penick
Executive Vice President J.Q. Riordan
Vice President Herbert Schmetz
Executive Vice President R.F. Tucker
Executive Vice President P.J. Wolfe
Executive Vice President L.M. Woods
Treasurer R.H. Gardner
Secretary M.M. Day
Controller C.J. Lause
General Counsel G.A. Birrell
Assistant Secretary M.N. Ambler
Assistant Secretary E.C. Dickson
Assistant Secretary R.E. Geiger
Assistant Secretary R.A. Judge
Assistant Secretary W.T. Oates, Jr.
Assistant Secretary R.L. Parker
Assistant Secretary C.L. Sandstrom
Assistant Secretary R.M. Williams

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA AUG 8 1980 AT 8 AM Recorder's Office

80-759768

IN TESTIMONY WHEREOF, I have signed my name and affixed the Corporate Seal at New York, N.Y.

this 18th day of June, 1980 April 1, 1980

[Signature] Assistant Secretary

OLD REPUBLIC TITLE
COMPANY

95 266690

WHEN RECORDED MAIL TO:

Thomas Hwang
P.O. Box 20620
L.A. Ca 90006

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY CALIFORNIA 1995
1 MIN. 11 AM FEB 16 1995
PAST

FEE \$13 J
3

Space above this line for Recorder's use

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAXES ~~79.69~~ 79.75
 Computed on the Consideration or value of property conveyed; or
 Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Robert Spay / O.R.T.
Signature of Declarant or Agent determining tax Firm Name

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Federal Deposit Insurance Corporation as Receiver for Mid City Bank

does hereby REMISE, RELEASE and FOREVER QUITCLAIM to
Richard D. Hwang, a Single Man & James J. Hwang, a Single Man
the following real property located in the City of Los Angeles
County of Los Angeles, State of California, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Federal Deposit Insurance Corporation
as Receiver for Mid City Bank

By: Robert W. Blouin
ROBERT W. BLOUIN
Title: REGIONAL MANAGER

Date: 02/02/95

714313-46

SAID LAND IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 28, 29, 30, 31 AND 32 IN BLOCK "H" OF TRACT NO. 10643, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 166 PAGE(S) 1 TO 3 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL OIL, GAS AND OTHER MINERALS IN AND UNDER SAID PROPERTY TOGETHER WITH THE EXCLUSIVE RIGHT TO USE SUCH PORTION OF SAID PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF, FOR THE EXTRACTION OF OIL, GAS AND OTHER MINERALS FROM SAID PROPERTY OR PROPERTIES IN THE VICINITY THEREOF; HOWEVER, WITH NO RIGHTS OF SURFACE ENTRY WHATSOEVER.

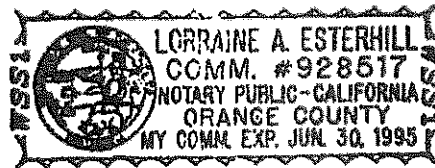
STATE OF CALIFORNIA
COUNTY OF Orange

On February 2, 1995 before me, Lorraine Esterhill
personally appeared Robert W. Glavin

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.

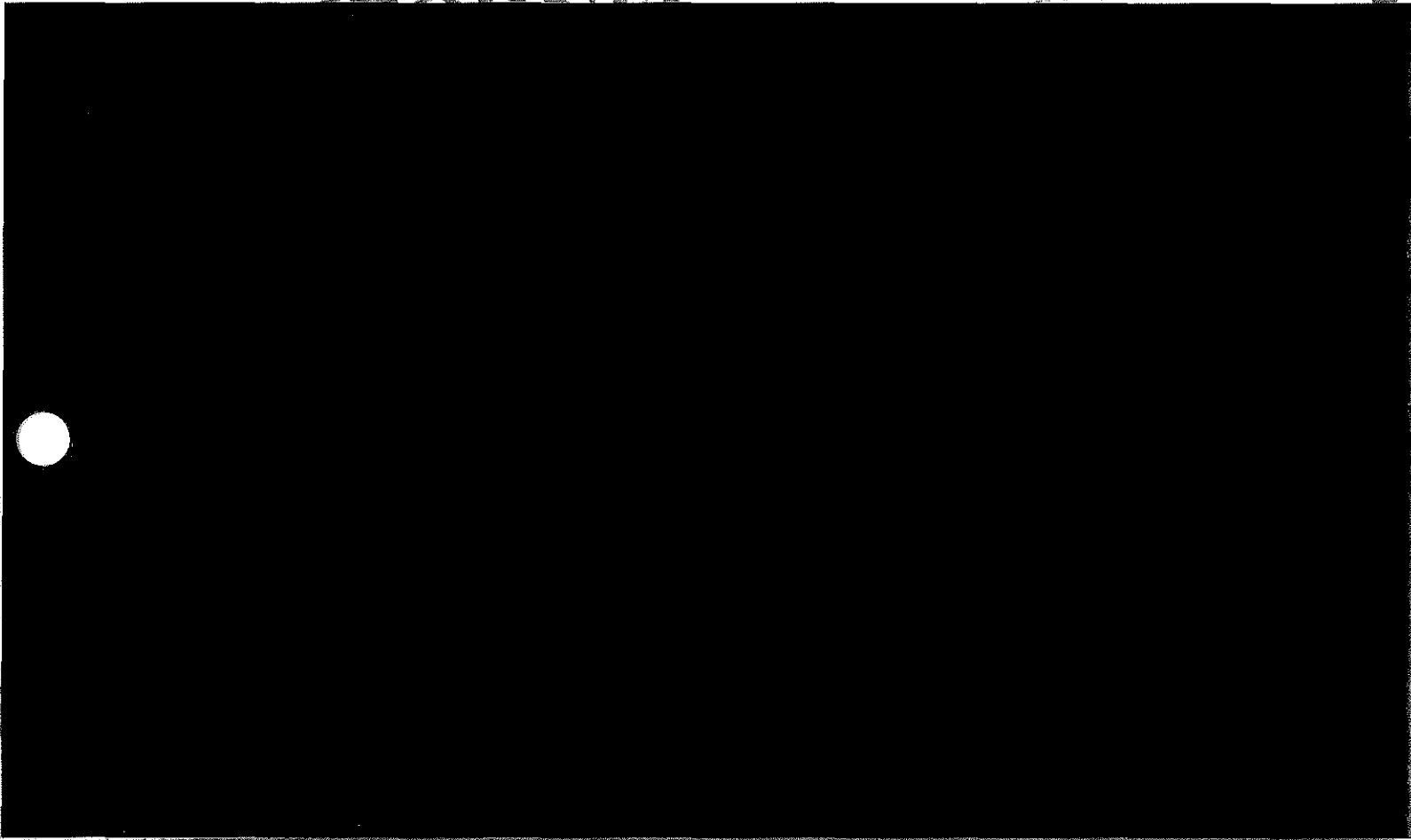
Lorraine Esterhill
Signature



95 266690

APPENDIX J
GOVERNMENT ISSUED ID

IDENTIFICATION







APPENDIX K

LIVE SCANS

APPENDIX M
ELECTRIC LOAD
AUTHORIZATION

APPENDIX N
BUSINESS LICENSE

STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE

OFF-SALE BEER AND WINE

VALID FROM

May 01, 2014

KHIM, MEAN
1355 W WILLOW ST
LONG BEACH, CA 90810-3118

EXPIRES

Apr 30, 2015

TYPE NUMBER DUP

20 451277

AREA CODE

RENEWAL

1932 03

BUSINESS ADDRESS DBA: MEADOW MAID DAIRY
(IF DIFFERENT)

CONDITIONS

OWNERS: KHIM, MEAN
THACH, MAI



IMPORTANT INFORMATION

EFFECTIVE PERIOD: This license is effective only for the operating period shown above. A new license will be sent 4 to 6 weeks after the expiration date on your license if payment is timely. Your license status will remain in good standing for 60 days after the expiration date if the renewal payment was received timely. To check the status of your license, visit <http://www.abc.ca.gov/datport/LQSMENU.html>.

RENEWAL NOTICES: Renewal notices are sent to premises address unless a specific mailing address is requested. If a notice is not received 30 days before expiration date shown above, contact the nearest ABC office. To assure receipt of notices, advise your local ABC office of any change in address.

RENEWAL DATES: It is the licensee's responsibility to pay the required renewal fee by the expiration date shown above.

A Penalty is charged for late renewal and the license can be automatically revoked for failure to pay.

RENEWAL PAYMENTS: Renewal payments can be made in person by visiting your local office or sent by mail to ABC Headquarters, 3927 Lennane Drive, Suite 100, Sacramento, CA 95834. If you do not have your renewal notice, your license number and the reason for payment (ex. "renewal") must be clearly indicated on the check. You can contact your local ABC office for your renewal fee amount.

SEASONAL LICENSES: It is the licensee's responsibility to pay the required renewal fee prior to the next operating period.

POSTING: Cover this license with glass or other transparent material and post it on premises in a conspicuous place.

CONDITIONS: A copy of all applicable conditions must be kept on premises.

LICENSEE NAME: Only 10 names will be printed on each license. If there are more names associated with the license, they will be indicated by "AND XX OTHERS". All names are on file and available upon request from your local ABC office.

DBA: If you change your business name please notify your local ABC office.

If you have any questions regarding this license, contact your local ABC office. You can find the contact information for each district office at <http://www.abc.ca.gov/distmap.html>.

CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.



CITY OF LONG BEACH, CALIFORNIA
BUSINESS LICENSE
OWNERSHIP NON-TRANSFERABLE
LICENSE EXPIRES: 01/02/2018

PREPARED: 01/19/2017
P59

THE LICENSEE NAMED BELOW IS AUTHORIZED TO OPERATE THE FOLLOWING:

ACCOUNT NUMBER: BU20565940	BUSINESS TYPE: CAR WASH
OWNER: TOMMY'S EXPRESS CARWASH INC	
LOCATED AT: 1625 W WILLOW ST	

AUTHORIZED BY: JOHN GROSS
DIRECTOR OF FINANCIAL MANAGEMENT

➔ LICENSE HOLDER -- PLEASE NOTE ←

THE TOP PORTION OF THIS FORM IS YOUR LICENSE. YOU MUST DISPLAY THE LICENSE IN A CONSPICUOUS PLACE ON THE BUSINESS PREMISES.

THE DATE YOUR LICENSE EXPIRES IS INDICATED ON THE FACE OF THE LICENSE. IF YOU DO NOT RECEIVE A RENEWAL NOTICE BY THE EXPIRATION DATE, CONTACT THE BUSINESS LICENSE SECTION AT (562) 570-6211 OR SEND AN EMAIL TO LBBIZ@LONGBEACH.GOV.

NOTE: YOU ARE RESPONSIBLE FOR RENEWING THE LICENSE ON OR BEFORE THE LICENSE EXPIRATION DATE. (PLEASE NOTIFY THE BUSINESS LICENSE SECTION IF YOU ARE NO LONGER IN BUSINESS).

PLEASE REPORT IMMEDIATELY ANY CHANGE IN OWNERSHIP, BUSINESS LOCATION, MAILING ADDRESS, OR BUSINESS ACTIVITY TO THE BUSINESS LICENSE SECTION.

TOMMY'S EXPRESS CARWASH INC
1625 W WILLOW ST
LONG BEACH, CA 908103132



**CITY OF LONG BEACH, CALIFORNIA
BUSINESS LICENSE
OWNERSHIP NON-TRANSFERABLE
LICENSE EXPIRES: 10/03/2017**

PREPARED: 11/17/2016
P76

THE LICENSEE NAMED BELOW IS AUTHORIZED TO OPERATE THE FOLLOWING:

ACCOUNT NUMBER: BU20846930	BUSINESS TYPE: CAR WASH
OWNER: TOMMY'S EXPRESS CAR WASH INC	DBA NAME: TOMMY'S EXPRESS CAR WASH
LOCATED AT: 1050 E ANAHEIM ST	

AUTHORIZED BY: JOHN GROSS
DIRECTOR OF FINANCIAL MANAGEMENT

→ LICENSE HOLDER -- PLEASE NOTE ←

THE TOP PORTION OF THIS FORM IS YOUR LICENSE. YOU MUST DISPLAY THE LICENSE IN A CONSPICUOUS PLACE ON THE BUSINESS PREMISES.

THE DATE YOUR LICENSE EXPIRES IS INDICATED ON THE FACE OF THE LICENSE. IF YOU DO NOT RECEIVE A RENEWAL NOTICE BY THE EXPIRATION DATE, CONTACT THE BUSINESS LICENSE SECTION AT (562) 570-6211 OR SEND AN EMAIL TO LBBIZ@LONGBEACH.GOV.

NOTE: YOU ARE RESPONSIBLE FOR RENEWING THE LICENSE ON OR BEFORE THE LICENSE EXPIRATION DATE. (PLEASE NOTIFY THE BUSINESS LICENSE SECTION IF YOU ARE NO LONGER IN BUSINESS).

PLEASE REPORT IMMEDIATELY ANY CHANGE IN OWNERSHIP, BUSINESS LOCATION, MAILING ADDRESS, OR BUSINESS ACTIVITY TO THE BUSINESS LICENSE SECTION.

**TOMMY'S EXPRESS CAR WASH INC
TOMMY'S EXPRESS CAR WASH
1050 E ANAHEIM ST
LONG BEACH, CA 908133664**

APPENDIX M
ZONE CHANGE LETTER OF INTENT



Thomas Hwang [REDACTED]

Planning Department Explanation Letter of General Plan Change for 1355 W. Willow St.

1 message

Thomas Hwang [REDACTED]

Wed, Feb 8, 2017 at 8:29 PM

To: fern.nueno@longbeach.gov

Cc: linda.tatum@longbeach.gov, rhwang54@gmail.com, anarayan@mjlegalservice.com, district7@longbeach.gov, [REDACTED]

Address: 1355 W. Willow St Long Beach, CA 90810

Applicant Name: EZ Greens, LLC.

President: Richard Hwang

Fern

Per our conversation on Monday February 6th, we are respectfully requesting a convincing letter of explanation regarding the General Plan Change for our application for a Medical Marijuana Dispensary.

As you may recall, our property on 1355 W Willow St has been used commercially for over 60 years and to my knowledge has never been a residential property. Recently, Long Beach has confirmed a General Plan Change which would change the zoning for this property from Residential to the appropriate Commercial zoning. Since the zoning change has taken over 3 years and will likely drag on for another 3-9 months, we need a letter from your planning department that will clearly and definitively explain that our property should be treated as a Commercial Property.

In 2014 I tried to apply for a zone change, but my application was denied because a General Plan change was already in the works. I was told that a zone change would not be processed since a General Plan change was coming. 3 years later, the zone still has not been changed, so we are graciously asking for your help in our application for a Medical Marijuana Dispensary.

As you may or may not know, residential-zoned properties are not permitted for Medical Marijuana Dispensary use. So we need a letter that will explain that our property should be permitted and viewed as a Commercial Property.

Thanking you in advance for your help.

Can you email us the letter in Microsoft Word format?

PS. Linda Tatum has been amazingly helpful throughout this process and is a true asset to the City of Long Beach!!



Thomas Hwang [redacted]

Planning Department Explanation Letter of General Plan Change for 1355 W. Willow St.

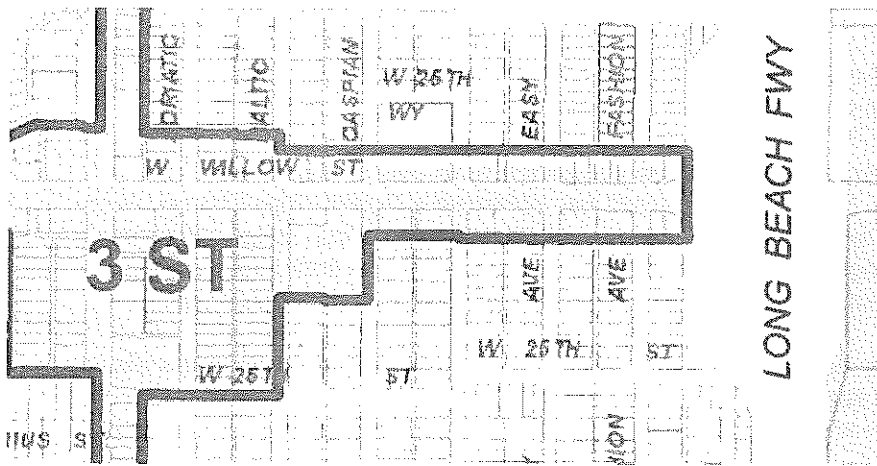
Fern Nueno <Fern.Nueno@longbeach.gov>
To: Thomas Hwang [redacted]
Cc: Linda Tatum <Linda.Tatum@longbeach.gov>, Oscar Orci <Oscar.Orci@longbeach.gov>

Wed, Feb 15, 2017 at 10:17 AM

Thomas,

We are in the process of updating the Land Use Element (LUE) of the General Plan. You can view the draft plan online: <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=5484>

The property located at 1355 West Willow Street is designated as Neighborhood Serving Center or Corridor - Low (NSC-L) PlaceType in the draft LUE. An excerpt from the draft LUE regarding the NSC-L PlaceType is attached. Please let me know if you have any further questions. Thank you



NSC-L - Neighborhood Serving Center or Corridor Low

Fern Nueno, AICP
Planner

Long Beach Development Services | Planning Bureau

T 562.570.5081 F 562.570.6068

333 West Ocean Blvd., 5th Fl | Long Beach, CA 90802

fern.nueno@longbeach.gov | lbds.longbeach.gov



From: Thomas Hwang [redacted]
Sent: Wednesday, February 08, 2017 8:29 PM
To: Fern Nueno <Fern.Nueno@longbeach.gov>



CITY OF LONG BEACH

DEPARTMENT OF FINANCIAL MANAGEMENT

333 West Ocean Boulevard 7th Floor • Long Beach, CA 90802 • (562) 570-6200 • Fax (562) 499-1097

May 31, 2017

EZ Greens LLC
P.O. Box 741363
Los Angeles, CA 90004

MJ21701212

RE: Medical Marijuana Dispensary Business License Application Denied

Dear Applicant:

Thank you for submitting a Medical Marijuana Dispensary Business License Application with the City of Long Beach. We have reviewed your application and supplemental documents pursuant to Long Beach Municipal Code ("LBMC") Chapter 5.90, and found the proposed location violates the following buffer zones:

- 1,000 feet from a public or private school
- 1,000 feet from another medical marijuana dispensary
- 1,000 feet from a beach
- 600 feet from a public park
- 600 feet from a public library
- Area zoned exclusively for residential use

Due to this violation, your application has been **DENIED**. The Business License Department denied your application to operate a medical marijuana dispensary due to failure to comply with the location requirements pursuant to LBMC Section 5.90.030 and Section 5.90.060 (attached). Additional comments related to your denial can be found with Attachment A.


Should you wish to appeal the denial of your business license application to the Long Beach City Council you may do so by filing a notice of appeal with the Director of Financial Management within ten days from the date of mailing this letter per LBMC 3.80.421.6 (attached). The notice of appeal shall state the reason for the appeal and the grounds of such appeal. Please provide as much detailed information as possible with your appeal.

Please send the appeal to the address below along with a nonrefundable filing fee of \$1,270.

City of Long Beach
Business Services Bureau
Attn: Emily Armstrong
333 W. Ocean Blvd., 7th Floor
Long Beach, CA 90802

Should you have any questions please contact Emily Armstrong, Marijuana Program Specialist, at (562) 570-6649.

Sincerely,

A handwritten signature in black ink, appearing to read "Sandy Tsang-Palmer". The signature is fluid and cursive, with the first name "Sandy" being the most prominent part.

Sandy Tsang-Palmer
Purchasing and Business Services Manager

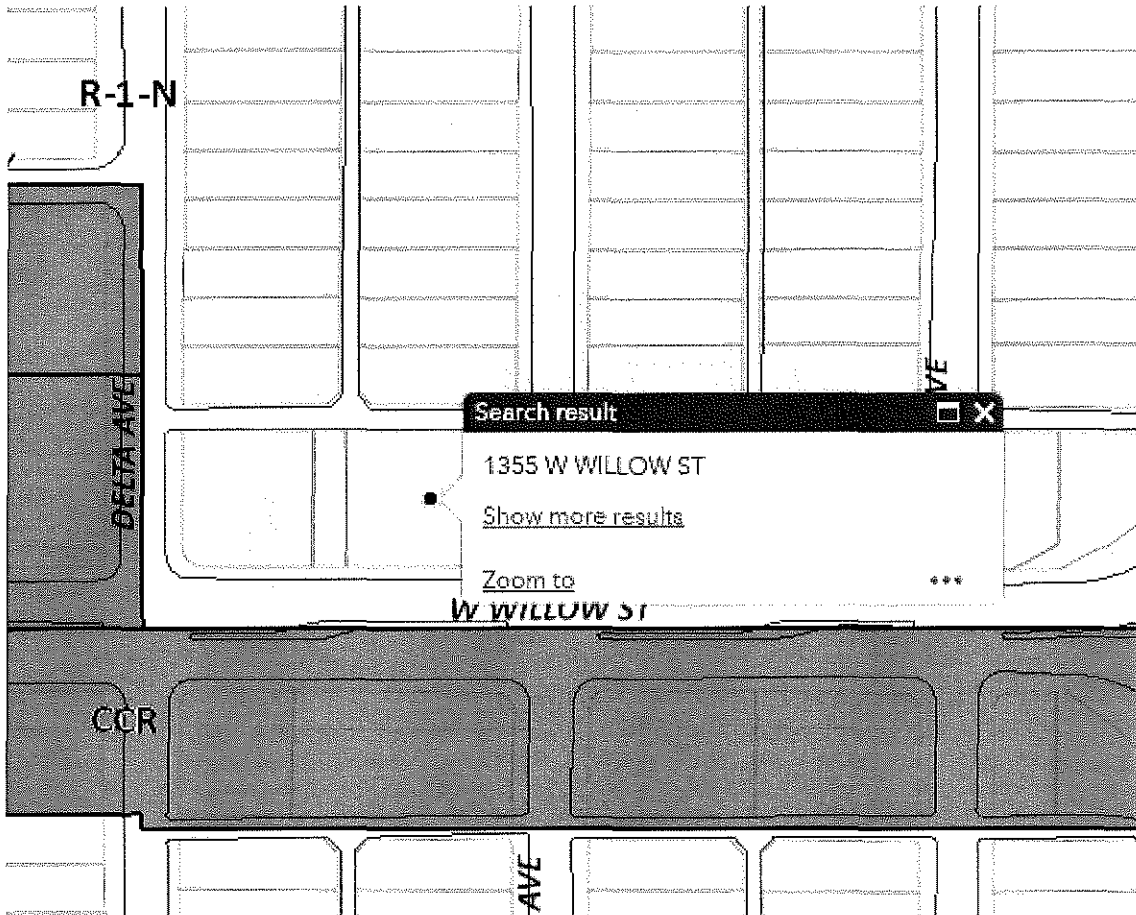
ATTACHMENTS

ATTACHMENT A

THE PROPOSED BUSINESS LOCATION IS LOCATED IN AN AREA ZONED EXCLUSIVELY FOR RESIDENTIAL USE:

R-1-N

THE R-1-N DISTRICT IS A SINGLE-FAMILY RESIDENTIAL DISTRICT WITH STANDARD LOTS. THIS DISTRICT RECOGNIZES THE OUTDOOR LIFESTYLE CHARACTERISTIC OF SOUTHERN CALIFORNIA AND IS ESTABLISHED TO PROTECT SUCH AREAS FROM OVERCROWDING AND CONVERSION TO HIGHER DENSITIES. THIS IMPLEMENTS LAND USE DISTRICT NO. 1 OF THE GENERAL PLAN. (LBMC 21.31.020)



R-1-N

DELTA AVE

(3 of 4)



Zoning Classification

GENERAL CLASS	RESIDENTIAL (R)
SPECIFIC CLASS	R-1-N
OVERLAY	
PLAN DEV SUBZONE	0
PLAN DEV SUBAREA	

Zoom to



CCR

EASY AVE

R-1-N

3.80.421.6 - Appeals.

Any applicant for a business license whose application for such license has been denied by the Director of Financial Management may, within ten (10) days after such denial, appeal therefrom to the City Council by filing with the Director a notice of such appeal setting forth the decision and the grounds upon which he deems himself aggrieved thereby. The applicant shall pay to the Director at the time of filing the notice of appeal the fee set by resolution of the City Council for appeals hereunder. The Director shall thereupon make a written report to the City Council reflecting such determination denying the business license. The City Council at its next regular meeting following the filing of said appeal, or within ten (10) days following the filing thereof, shall set said appeal for hearing to be held not less than ten (10) days nor more than thirty (30) days thereafter and such hearing may for good cause be continued by the order of the City Council. Upon the hearing of the appeal the City Council may overrule or modify the decision of the Director appealed from and enter any such order or orders as are in harmony with this Title and such disposition of the appeal shall be final.

(Ord. C-6325 § 8, 1986; Ord. C-6259 § 1 (part), 1986)

5.90.030 MEDICAL MARIJUANA BUSINESS LICENSE PERMIT

Except as otherwise set forth in this Chapter, it shall be unlawful for any person or entity to operate, in or upon any property, a Medical Marijuana Business without first obtaining all required State licenses and a business license or permits issued by the City. Each State license type available in the MMRSA is eligible to apply for a City Business License Permit. Medical Marijuana Business shall be considered a personal service type business in the City of Long Beach (as defined in section 21.15.2020) with respect to issuing a Business License Permit and setting application and license fees. Until the regulatory implementation of the MMRSA, the Medical Marijuana Business license permits shall be issued without regard to the fact the State license has not been issued. Failure to timely obtain required State licenses or permits shall be grounds for suspension or revocation of any permit or license issued by the City. Upon the regulatory implementation of the MMRSA, unless otherwise set forth in this Chapter, no person shall engage in commercial cannabis activity or in the activities of a Medical Marijuana Business without possessing all applicable State licenses and all applicable City permits and licenses. Revocation of a State license shall constitute grounds for the City to suspend or revoke any permit or license issued by the City.

A Medical Marijuana Business that is operating in compliance with this Chapter and other State and local laws on or before January 1, 2018, may continue its operations until its application for State licensure is approved or denied by the licensing authority.

A Medical Marijuana Business must at all times maintain liability insurance having aggregate policy limits in an amount not less than \$1,000,000.

The City may impose an annual business license fee no greater than one hundred fifty (150) percent of the average business license fee the city charges for non-cannabis related personal service business. Failure to timely pay the annual business license fee shall be grounds for suspension or revocation of the business license. Applicants that previously paid an application fee pursuant to former Chapter 5.87 may, at the applicant's discretion, have any un-refunded fee applied as credit against any fees applicable under this section. All Medical Marijuana Businesses shall be subject to an annual regulatory inspection by the City to insure compliance with all of the applicable provisions of this Chapter and to confirm compliance with the business license permit issued by the City.

It shall be unlawful for the owner of a building to allow the use of any portion of a building by a Medical Marijuana Business unless the tenant has a valid business license permit, or has applied for and not been denied, a business license permit. Each owner of a building whose tenant is a Medical Marijuana Business License Permit applicant shall execute an acknowledgement that the Applicant has the owner's permission and consent to operate a Medical Marijuana Business at the subject property.

Each Medical Marijuana Business shall designate a Community Relations Liaison (hereinafter, the "Liaison"), who shall be at least twenty-one (21) years of age; and shall provide the Liaison's name to the City Manager. The Liaison shall receive all complaints received by the City Manager regarding the Medical Marijuana Dispensary, and make good faith attempts to promptly resolve all complaints. To address community complaints and concerns, the name and telephone number for the Liaison shall be made publicly available. Each Medical Marijuana Business Liaison is required to respond by phone or email within three (3) business days of contact by a city official concerning the Medical Marijuana Business. The name and contact information for Liaison of the medical marijuana business shall be conspicuously posted on the main entry doors to the business.

No pesticides or insecticides prohibited by federal, State, or local law for fertilization or production of edible produce may be used on any marijuana cultivated, produced or distributed by a Medical Marijuana Business. A Medical Marijuana Business shall comply with all applicable federal, State, and local laws regarding use and disposal of pesticides and fertilizers.

No Medical Marijuana Business may be operated in an area zoned exclusively for residential use, or be located within a one-thousand (1,000) foot radius of a public or private school (as defined in Health and Safety Code § 11362.768(h)) or public beach, or within a six hundred (600) foot radius of a public park or public library. The distances specified in this subdivision shall be determined by the horizontal distance measured in a straight line from the property line of the school, park or library to the closest property line of the lot on which the Medical Marijuana Business is located, without regard to intervening structures.

All Medical Marijuana and Medical Marijuana Product intended for disposal shall be made unusable and unrecognizable prior to removal from the business, in compliance with all applicable laws. No Medical Marijuana Business may have a drive through lane or drive up window and no Medical Marijuana may be dispensed from a drive through lane or drive up window. No marijuana may be smoked, eaten, or otherwise consumed or ingested within the Medical Marijuana Business. All cultivation, production, distribution, possession, storage, display, sales or other distribution of marijuana shall occur only within an enclosed area of a medical marijuana business and shall not be visible from the exterior of the business. Consultations by medical professionals shall not be permitted at a Medical Marijuana Business nor as a permitted accessory use at a medical marijuana business. Each Medical Marijuana Business shall have an odor-absorbing ventilation and exhaust system to ensure that odor generated inside the premises is not detected outside the premises. Windows and roof hatches at the Medical Marijuana Business shall be secured so as to prevent unauthorized entry.

This Chapter shall not interfere with an employer's rights and obligations to maintain a drug and alcohol free workplace or require an employer to permit or accommodate the use, consumption, possession, transfer, display, transportation, sale, or growth of cannabis in the workplace or affect the ability of employers to have policies prohibiting the use of cannabis by employees and prospective employees, or prevent employers from complying with local, State, or federal law.

5.90.060 MEDICAL MARIJUANA DISPENSARY OPERATING CONDITIONS AND RESTRICTIONS

Every person and entity operating as a Medical Marijuana Dispensary in the City shall comply with the following operating conditions and restrictions. No Medical Marijuana Dispensary may operate within the City of Long Beach without meeting the following conditions:

A Medical Marijuana Dispensary shall not be located within a one thousand (1,000) foot radius of any other Medical Marijuana Dispensary.

A sign shall be posted in a conspicuous location inside each Property advising: (a) It is a violation of State Law to engage in the sale of marijuana or the diversion of marijuana for non- medical purposes; (b) The use of marijuana may impair a person's ability to drive a motor vehicle or operate heavy machinery; (c) Loitering at the location of a Medical Marijuana Business for an illegal purpose is prohibited by Penal Code §647(h); (d) This Medical Marijuana Business is licensed in accordance with the laws of the City of Long Beach; (e) Your membership will be terminated if you engage in the illegal sale or diversion of Medical Marijuana.

Representative samples of Medical Marijuana distributed by the Business shall be analyzed by an independent laboratory to ensure that they are free of harmful pesticides and other contaminants regulated under local, state or federal law.

No person, other than a patient, caregiver, licensee, employee, or a contractor shall be in the medical marijuana dispensary room. No patient shall be allowed entry into the medical marijuana dispensary room without showing a valid State issued picture Driver's License or Identification. A Medical Marijuana Dispensary may distribute, dispense, deliver or transport medical marijuana only in accordance with this Chapter and State law.

The number of licensed and permitted Medical Marijuana Dispensaries shall be limited to not less than one (1) Medical Marijuana Dispensary business for every eighteen thousand (18,000) residents in the City of Long Beach or not more than one (1) Medical Marijuana Dispensary business for every fifteen thousand (15,000) residents in the City of Long Beach. The population of the city shall be based on the official census population estimate as periodically updated by the US Department of Commerce, United States Census Bureau. The City Council may increase the number of licensed and permitted medical marijuana dispensaries pursuant to this Chapter but may not reduce them below the thresholds set forth herein. The City Manager shall issue the maximum number of licenses permitted by this section unless otherwise directed by the City Council.

RYAN & ASSOCIATES
ATTORNEYS AT LAW

800 WEST SIXTH STREET, SUITE 320
LOS ANGELES, CALIFORNIA 90017-2706

TELEPHONE (213) 689-0899
FACSIMILE (213) 689-0881

WRITER'S EMAIL:

BJoseph@ryan-lawfirm.com

June 8, 2017

By U.S. Mail and Hand Delivery

City of Long Beach
Business Services Bureau
Attn: Emily Armstrong
333 W. Ocean Blvd., 7th Floor
Long Beach, CA 90802

Re: **Notice of Appeal – Medical Marijuana Dispensary Business License Application
EZ Greens LLC**

Dear Ms. Armstrong:

EZ Greens, LLC is in receipt of your letter dated May 31, 2017. Therein, the grounds for denial indicate "Area zoned exclusively for residential use." EZ Greens, LLC sought to operate a Medical Marijuana Business at the address commonly known as 1355 W. Willow Street, Long Beach CA 90819 (hereinafter the "Subject Property"). EZ Greens, LLC hereby appeals the denial and requests a hearing in order to establish its desire and right to obtain a Medical Marijuana Dispensary Business License for operation at the Subject Property.

Under Chapter 5.90, specifically 5.90.030 of the Long Beach Municipal Code, "No Medical Marijuana Business may be operated in an area zoned *exclusively* for residential use..." (Emphasis added). Per the aforementioned code, the Medical Marijuana Business cannot be operated where zoning is for residential purposes only. Here, the Subject Property is located on Region 26 and Cluster 26630 (please see Attachment "A" from the LA County Assessors website). In prepare for the appeal, I investigated this property and the City of Long Beach's General Plan. The City of Long Beach indicates on its General Plan page of its website that the Land Use / Zoning for the area encompassing the Subject Property will be changed to Mixed Retail / Residential (please see Attachment "B" from the City of Long Beach website). This General Plan change establishes and evidences that the Subject Property is not a zone *exclusively* used for residential purposes.

Additionally, the Subject Property currently, and has been for over 30 years, used for the operation of a convenience store. In fact, the current owner obtained a beer and wine license for the property, despite its R-1 (residential) Zoning at the time. The owner actually sought to correct the zoning issue by requesting a change in use, however the City of Long Beach indicated that it was already in the process of updating the area through a General Plan, and as a result, the owner cannot move forward with his request to change the zoning because the City already was doing so.

Business Services Bureau
Emily Armstrong
June 8, 2016
Page 2

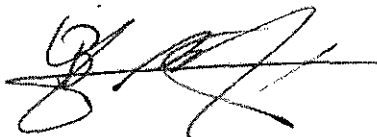
The Subject Property, and the blocks east and west of it, particularly from the corner of Fashion and Willow; Early and Willow, to Delta and Willow are all businesses, engaged in commerce. EZ Greens, LLC seeks to share in this commercial corridor and operate its Medical Marijuana Business.

Lastly, EZ Greens, LLC can appreciate the reasoning behind precluding such businesses from operating in a strictly residential zone; however the Subject Premises are clearly being used for commercial purposes. A significant stretch of Willow Street is for the operation of small businesses, EZ Greens, LLC seeks to operate its own small business.

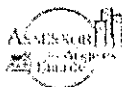
We are hopeful that an examination of (1) the current use of the area encompassing the Subject Property, (2) the General Plan and (3) the history of the area's use for commercial businesses will result in the application for the Medical Marijuana Business License being granted and/or approved. EZ Greens, LLC would like to reserve its right to supplement this Notice of Appeal with additional information and evidence it may discover prior to any hearing date.

On behalf of EZ Greens, LLC, thank you for your time and consideration in reviewing this matter. Should you have any questions or concerns, please feel free to contact me through e-mail or telephone, at the above-referenced e-mail address and telephone number.

Very truly yours,

A handwritten signature in black ink, appearing to read 'BAHIJ J. JOSEPH', written over a horizontal line.

BAHIJ J. JOSEPH



Los Angeles County Office of the Assessor
Valuing People and Property

Property Assessment Information System

Parcel Details

- Property records are kept at the South District Office
- How frequently is this site updated? (and other FAQs)

Property Information

Assessor's ID No: 7313-030-029
Address: 1355 W WILLOW ST
 LONG BEACH CA
 90810

Property Type: Commercial / Industrial

Region / Cluster: 26 / 26630

Tax Rate Area (TRA): 11934

- View Assessor Map
- View Index map

Recent Sales Information

Latest Sale Date:
Indicated Sale Price:

[Search for Recent Sales](#)

2016 Roll Values

Recording Date: 11/07/2008
Land: \$176,788
Improvements: \$70,653
Personal Property: \$0
Fixtures: \$0
Homeowners' Exemption: \$0
Real Estate Exemption: \$0
Personal Property Exemption: \$0
Fixture Exemptions: \$0

- 2016 Annual taxes
- Property tax payment FAQs
- Estimate supplemental taxes

Property Boundary Description

TRACT NO 10643 LOTS 28,29,30,31 AND LOT 32 BLK H





< City of Long Beach General Plan

Comments (0)

Share

Download Dataset

Open In ArcGIS (/Www.Arcgis.Com/Home/Webmap/Viewer.Html?)

Url=Http%3A%2F%2Fgis.Longbeach.Gov%2Fwebgis%2Frest%2Fservices%2FCLBDataCatalog%2FMapServer%2F8&Panel=Gallery&SuggestFile
Details Table Charts

DESCRIPTION

more

5.90.030 - Medical marijuana business license permit.

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The City may impose an annual business license fee no greater than one hundred fifty percent (150%) of the average business license fee the city charges for non-cannabis related personal service business. Failure to timely pay the annual business license fee shall be grounds for suspension or revocation of the business license. Applicants that previously paid an application fee pursuant to former Chapter 5.87 may, at the applicant's discretion, have any un-refunded fee applied as credit against any fees applicable under this Section. All Medical Marijuana Businesses shall be subject to an annual regulatory inspection by the City to insure compliance with all of the applicable provisions of this Chapter and to confirm compliance with the business license permit issued by the City.

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(Measure MM § 4, 11-8-2016)

3.80.421.5 - Application—Rejection.

In the event that a particular department of the City rejects an application for the reason that such business or the location at which it is proposed to conduct the same will not so comply with applicable laws and ordinances, the Director Of Financial Management shall not issue such license.

(Ord. C-6259 § 1 (part), 1986)

3.80.421.6 - Appeals.

Any applicant for a business license whose application for such license has been denied by the Director of Financial Management may, within ten (10) days after such denial, appeal therefrom to the City Council by filing with the Director a notice of such appeal setting forth the decision and the grounds upon which he deems himself aggrieved thereby. The applicant shall pay to the Director at the time of filing the notice of appeal the fee set by resolution of the City Council for appeals hereunder. The Director shall thereupon make a written report to the City Council reflecting such determination denying the business license. The City Council at its next regular meeting following the filing of said appeal, or within ten (10) days following the filing thereof, shall set said appeal for hearing to be held not less than ten (10) days nor more than thirty (30) days thereafter and such hearing may for good cause be continued by the order of the City Council. Upon the hearing of the appeal the City Council may overrule or modify the decision of the Director appealed from and enter any such order or orders as are in harmony with this Title and such disposition of the appeal shall be final.

(Ord. C-6325 § 8, 1986; Ord. C-6259 § 1 (part), 1986)

CHAPTER 2.93 - CONDUCT OF HEARINGS

2.93.010 - Applicability.

This Chapter applies to the conduct of all hearings, appeals or investigations held by the City Council, the Planning Commission or the Board of Examiners, Appeals and Condemnation pursuant to this Code or any other applicable law where oral evidence or testimony is received and where personal or property rights are involved. This Chapter does not apply to and is not intended to infringe upon the right of a citizen to petition his government for redress. This Chapter applies to all City personnel who testify or present evidence in a hearing.

(Ord. C-5232 § 1 (part), 1976: prior code § 2780)

2.93.020 - Oath or affirmation.

A.

All oral evidence or testimony shall be taken only on oath or affirmation. The presiding officer, the City Clerk or the Secretary of the respective Board or Commission may administer the oath. In a given case where many witnesses are expected to testify, the presiding officer has the discretion to have all prospective witnesses rise and be sworn at the same time at the outset of the proceedings.

B.

The oath or affirmation may be administered as follows, the person who swears or affirms expressing his assent when addressed in the following form:

You do solemnly swear (or affirm, as the case may be), that the evidence you shall give in this issue (or matter), pending before this body, shall be the truth, the whole truth, and nothing but the truth, so help you God.

(Ord. C-5232 § 1 (part), 1976: prior code § 2780.1)

2.93.030 - Rules of evidence.

The hearing need not be conducted according to technical rules relating to evidence and witnesses. Any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions. Hearsay evidence may be used for the purpose of supplementing or explaining other evidence but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions. The rules of privilege shall be effective to the extent that they are otherwise required by statute to be recognized at the hearing, and irrelevant and unduly repetitious evidence shall be excluded.

(Ord. C-5232 § 1 (part), 1976: prior code § 2780.2)

2.93.040 - Examination of witnesses.

In a contested proceeding each side shall have these rights: to call and examine witnesses; to introduce exhibits; to cross-examine opposing witnesses on any matter relevant to the issues; to impeach any witness and to rebut the evidence against him. The presiding officer has the discretionary authority to: limit the number of witnesses to testify for each side where their testimony would be cumulative or repetitive in nature; require each side to appoint one (1) spokesman for purposes of cross-examination; limit or curtail any abusive, argumentative, repetitive, or otherwise irrelevant cross-examination; and in conformance with other rules in this Code place reasonable time limits on the right to cross-examine and the presenting of evidence.

(Ord. C-5232 § 1 (part), 1976: prior code § 2780.3)

2.93.050 - Hearing procedure—City Council.

A.

Whenever it is provided that a hearing governed by this Chapter shall be heard by the City Council, the Council may, in its discretion, either conduct the hearing itself or appoint a Hearing Officer to conduct the hearing.

B.

If a Hearing Officer conducts a hearing the following procedures shall apply:

1.

Upon selection of a Hearing Officer, the City Clerk shall set the time and place for the hearing. Notice of hearing shall be sent to interested parties at least twenty (20) days before the hearing.

2.

Any party may be represented by counsel; the hearings shall be public and shall be conducted pursuant to the provisions of this Chapter; and the City Clerk shall provide necessary tape recordings as may be reasonably required by the Hearing Officer.

3.

The Hearing Officer shall determine the order of proceedings and shall afford all parties a reasonable opportunity to present any relevant evidence. If a party is absent, the Hearing Officer may proceed with the hearing in that party's absence if due notice was given and no explanation for the absence was given.

4.

Other than at the hearing, there shall be no direct communication between the parties and the Hearing Officer on any matter related to the hearing. All oral or written communication from the parties shall be directed to the City Clerk for transmittal to the Hearing Officer.

5.

The Hearing Officer shall render his decision not later than fifteen (15) days after the hearing is closed and shall immediately file a report with the City Council. At the request of the Hearing Officer, the City Council may extend this reporting period.

6.

The report shall be in writing and shall include findings of fact, a summary of the relevant evidence, a statement of the issues, a resolution of the credibility of witnesses where there is conflicting testimony and a recommended decision. A copy of the report shall be served on all parties.

7.

Upon receipt, the City Council shall set a time for a hearing to review and consider the report. Notice of hearing shall be sent to all interested parties at least ten (10) days before the hearing.

8.

After review of the Hearing Officer's report, the City Council may adopt, reject or modify the recommended decision. In its discretion, the City Council may take additional evidence at the hearing or refer the case to the Hearing Officer with instructions to consider additional evidence.

9.

Notice of the City Council's decision shall be served on all interested parties by the City Clerk and the decision takes effect upon such service. If notice is mailed, service is complete when mailed. Unless otherwise provided, this notice provision shall apply to all hearings including those not conducted by a Hearing Officer.

(Ord. C-6003 § 1, 1983)

2.93.060 - Hearing procedure on contractor's or vendor's nonresponsibility.

A.

The City finds that, in order to promote integrity in its contracting processes and to protect the public interest, it shall be the City's policy to conduct business only with responsible contractors and vendors. Notwithstanding anything to the contrary in this Code, the provisions of this Section shall apply to a determination of the nonresponsibility of a contractor or vendor.

B.

Prior to awarding a contract, the City may determine that a contractor or vendor submitting a bid is nonresponsible for purposes of that bid. Before a determination of nonresponsibility is made there shall be a hearing by the Hearing Officer in accordance with the procedures stated in this Section.

C.

The City Manager or designee shall act as Hearing Officer and shall conduct the hearing. Where the Board of Water Commissioners is the awarding authority, the Hearing Officer shall be the General Manager of the Water Department or designee.

At least fourteen (14) days prior to the hearing before the Hearing Officer, the Hearing Officer shall give written notice to the contractor or vendor which notice shall contain the evidence to be presented by the City relating to the issue of nonresponsibility and the date, time and location of the hearing.

D.

At the hearing, the contractor and/or the contractor's attorney or the vendor and/or the vendor's attorney may submit documentary evidence and present witnesses. The City will submit into the record the evidence previously provided to the contractor or vendor and may present witnesses and offer rebuttal evidence. A recording of the hearing may be made at the option of the City or the contractor or vendor. The Hearing Officer will decide the order of proceeding and any time limits on the presentation of evidence and witnesses. If the contractor or vendor or their attorney does not appear at the hearing, the Hearing Officer may proceed if proper notice to the contractor or vendor was given. Other than at the hearing, there shall not be any direct communication between the contractor or vendor or anyone acting on the contractor's or vendor's behalf and the Hearing Officer. All other communications to the Hearing Officer shall be in writing and shall be submitted to the City Clerk at least one (1) day prior to the date of the hearing, for delivery to the Hearing Officer.

E.

After the hearing, the Hearing Officer will promptly prepare a decision on the issue of nonresponsibility and deliver it to the contractor or vendor and to the City Attorney. The decision will state the basis for the determination of nonresponsibility or responsibility. The determination shall be based on the fitness and capacity of the contractor or vendor to satisfactorily perform the obligations of the contract, whether or not the contractor or vendor is qualified to perform those obligations, whether or not the contractor or vendor is trustworthy, and such other bases as may be relevant. The Hearing Officer may consider, among other things:

(1)

Any act or omission or pattern or practice of acts or omissions that negatively reflect on the contractor's or vendor's quality, fitness or capacity to perform;

(2)

Any act or omission that indicates a lack of integrity or honesty;

(3)

The making of a false claim against the City or any other public entity or engaging in collusion;

(4)

The contractor's or vendor's financial capability to perform;

(5)

The contractor's or vendor's experience with its sureties and insurance companies;

(6)

The contractor's or vendor's ability to perform on time and on budget, either in the present or as performed in the past;

(7)

Whether or not contractor or vendor has performed satisfactorily in the past on its contracts with the City or any other public entity, including, but not limited to, whether or not contractor or vendor has been in default under a contract with the City or any other public entity;

(8)

The contractor's or vendor's safety record;

(9)

The contractor's or vendor's history of claims, litigation, and termination or disqualification on public projects; and

(10)

Contractor's or vendor's contract management skills, including, but not limited to, the use of scheduling tools, submission of schedules, compliance with prevailing wage rates, and certification of accurate payroll documents.

F.

The City Clerk shall mail a copy of the decision to the contractor or vendor. The contractor or vendor shall have five (5) days to file a notice of appeal with the City Clerk. On receipt of such notice, the City Clerk shall set a time for a hearing on the appeal before the City Council and shall send written notice of the time of the appeal hearing to the contractor or vendor at least five (5) days prior to the hearing. The City Clerk shall set the time for the appeal hearing within fourteen (14) days after the City receives the notice of appeal but no sooner than five (5) days after the date shown on the notice to the contractor or vendor of the time of the appeal hearing. The City Clerk shall simultaneously send a copy of the decision of the Hearing Officer to the City Council.

If the Board of Water Commissioners is the awarding authority, the City Clerk shall immediately forward the notice of appeal to the General Manager of the Water Department who shall set the time for a hearing of the appeal before the Board of Water Commissioners and shall send written notice of the time of the appeal hearing to the contractor or vendor at least five (5) days prior to the hearing. The General Manager shall set the time for the appeal hearing on the date of the first meeting of the Board of Water Commissioners held after the General Manager receives the notice of appeal but which time is, nevertheless, at least five (5) days after the date shown on the notice to the contractor or vendor of the time of the appeal hearing. The General Manager shall simultaneously send a copy of the decision of the Hearing Officer to the Board of Water Commissioners.

G.

No new evidence or testimony may be presented by either the City or the contractor or vendor at the appeal hearing. The City Council or the Board of Water Commissioners, in its discretion, may limit the time allotted for an oral presentation by both the City and the contractor or vendor. At the conclusion of the appeal hearing, the City Council or the Board of Water Commissioners shall receive

the decision of the Hearing Officer and either adopt the decision of the Hearing Officer or make its own finding on the issue of nonresponsibility for the purposes of the particular contract, and the City Clerk shall send a certified copy of the minute entry to the contractor or vendor with respect to decision of the City Council or the Secretary to the General Manager of the Water Department shall send a certified copy of the order of the Board to the contractor or vendor. Service of the minute entry or order shall be deemed made when it is deposited in the mail.

H.

The decision by the City Council or the Board of Water Commissioners on appeal to find a contractor or vendor nonresponsible for a particular contract is solely within the discretion of the body acting on behalf of the City.

(Ord. C-7805 § 1, 2002)

2.93.070 - Hearing procedure on contractor's or vendor's debarment.

A.

Notwithstanding anything to the contrary in this Code, the provisions of this Section shall apply to the debarment of a contractor or vendor.

B.

The City may debar a contractor or vendor from submitting bids on future contracts even if that contractor or vendor has an existing contract with the City at the time a decision is made to debar the contractor or vendor from future bids. "Debarment" means that a contractor or vendor is prohibited from submitting a bid, from receiving a contract award, and from receiving a purchase order from the City.

C.

Before a contractor or vendor is debarred there shall be a hearing by the Hearing Officer in accordance with the procedures stated in this Section.

D.

The City Manager or designee shall act as Hearing Officer and shall conduct the hearing. Where the Board of Water Commissioners is the awarding authority, the Hearing Officer shall be the General Manager of the Water Department or designee.

At least fourteen (14) days prior to the hearing before the Hearing Officer, the Hearing Officer shall give written notice to the contractor or vendor which notice shall contain the evidence to be presented by the City relating to the issue of debarment and the date, time and location of the hearing.

E.

At the hearing, the contractor and/or the contractor's attorney or the vendor and/or the vendor's Attorney may submit documentary evidence and present witnesses. The City will submit into the record the evidence previously provided to the contractor or vendor and may present witnesses and offer rebuttal evidence. A recording of the hearing may be made at the option of the City or the

contractor or vendor. The Hearing Officer will decide the order of proceeding and any time limits on the presentation of evidence and witnesses. If the contractor or vendor or their Attorney does not appear at the hearing, the Hearing Officer may proceed if proper notice to the contractor or vendor was given. Other than at the hearing, there shall not be any direct communication between the contractor or vendor or anyone acting on the contractor's or vendor's behalf and the Hearing Officer. All other communications to the Hearing Officer shall be in writing and shall be submitted to the City Clerk at least one (1) day prior to the date of the hearing, for delivery to the Hearing Officer.

F.

After the hearing, the Hearing Officer will promptly prepare a decision containing a determination to debar or not and deliver it to the contractor or vendor and to the City Attorney. The decision will state the basis for the determination on debarment. The determination shall be based on the fitness and capacity of the contractor or vendor to satisfactorily perform the obligations of the contract, whether or not the contractor or vendor is qualified to perform those obligations, whether or not the contractor or vendor is trustworthy, and such bases as may be relevant. The Hearing Officer may consider, among other things:

(1)

Whether or not the contractor or vendor has previously been found to be nonresponsible;

(2)

The commission by the contractor or vendor of any act or omission or pattern or practice of acts or omissions that negatively reflects on the contractor's or vendor's quality, fitness or capacity to perform;

(3)

The commission of any act or an omission that indicates a lack of integrity or honesty;

(4)

The making of a false claim against the City or any other public entity or engaging in collusion;

(5)

The contractor's or vendor's financial capability to perform;

(6)

The contractor's or vendor's experience with its sureties and insurance companies;

(7)

The contractor's or vendor's ability to perform on time and on budget, either in the present or as performed in the past;

(8)

Whether or not contractor or vendor has performed satisfactorily in the past on its contracts with the City or any other public entity, including, but not limited to, whether or not contractor or vendor has been in default under a contract with the City or any other public entity;

(9)

The contractor's or vendor's safety record;

(10)

The contractor's or vendor's history of claims, litigation, and termination or disqualification on public projects; and

(11)

Contractor's or vendor's contract management skills, including, but not limited to, use of scheduling tools, submission of schedules, compliance with prevailing wage rates, and certification of accurate payroll documents.

G.

The City Clerk shall mail a copy of the decision to the contractor or vendor. The contractor or vendor shall have five (5) days to file a notice of appeal with the City Clerk. On receipt of such notice, the City Clerk shall set a time for a hearing on the appeal before the City Council and shall send written notice of the time of the appeal hearing to the contractor or vendor at least five (5) days prior to the hearing. The City Clerk shall set the time for the appeal hearing within fourteen (14) days after the City receives the notice of appeal but no sooner than five (5) days after the date shown on the notice to contractor or vendor of the time of the appeal hearing. The City Clerk shall simultaneously send a copy of the decision of the Hearing Officer to the City Council.

If the Board of Water Commissioners, the City Clerk shall immediately forward the notice of appeal to the General Manager of the Water Department who shall set the time for a hearing of the appeal before the Board of Water Commissioners and shall send written notice of the time of the appeal hearing to the contractor or vendor at least five (5) days prior to the hearing. The General Manager shall set the time for the appeal hearing on the date of the first meeting of the Board of Water Commissioners held after the General Manager receives the notice of appeal but which time is, nevertheless, at least five (5) days after the date shown on the notice to the contractor or vendor of the time of the appeal hearing. The General Manager shall simultaneously send a copy of the decision of the Hearing Officer to the Board of Water Commissioners.

H.

No new evidence or testimony may be presented by either the City or the contractor or vendor at the appeal hearing. The City Council or the Board of Water Commissioners, in its discretion, may limit the time allotted for an oral presentation by both the City and the contractor or vendor. At the conclusion of the appeal hearing, the City Council or the Board of Water Commissioners shall receive the decision of the Hearing Officer and either adopt the decision of the Hearing Officer or make its own finding on the issue of nonresponsibility for the purposes of the particular contract, and the City Clerk shall send a certified copy of the minute entry to the contractor or vendor with respect to decision of the City Council or the Secretary to the General Manager of the Water Department shall

send a certified copy of the order of the Board to the contractor or vendor. Service of the minute entry or order shall be deemed made when it is deposited in the mail.

I.

The decision by the City Council or the Board of Water Commissioners on appeal to debar a contractor or vendor is solely within the discretion of that body acting on behalf of the City. The City Council or Board of Water Commissioners shall determine the length of time that the contractor or vendor is debarred, which time period may not exceed three (3) years.

(Ord. C-7805 § 2, 2002)