

**CITY COUNCIL OF MONTEREY PARK
AND THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR AGENCY OF THE
FORMER REDEVELOPMENT AGENCY**

AGENDA

**THIS IS A JOINT SPECIAL AND REGULAR CITY COUNCIL MEETING
BOTH MEETINGS WILL BE CALLED TO ORDER AT 6:00 P.M.
(THE REGULAR MEETING WILL NOT BE SEPARATELY CALLED TO ORDER)**

**THESE MEETINGS WILL BE CONDUCTED PURSUANT TO
SECTION 3 OF EXECUTIVE ORDER NO. N-29-20 ISSUED BY GOVERNOR NEWSOM ON MARCH
17, 2020.**

**ACCORDINGLY, COUNCILMEMBERS WILL BE PROVIDED WITH A MEETING LOGIN NUMBER
AND CONFERENCE CALL NUMBER; THEY WILL NOT BE PHYSICALLY PRESENT AT COUNCIL
CHAMBERS.**

**PURSUANT TO THE GOVERNOR'S ORDER, THE PUBLIC MAY PROVIDE PUBLIC COMMENT
UTILIZING THE METHODS SET FORTH BELOW.**

**NOTE THAT CITY HALL IS CURRENTLY CLOSED TO THE PUBLIC. YOU WILL NOT BE
ADMITTED TO CITY HALL.**

**Wednesday
June 3, 2020**

**NOTE: THIS IS A JOINT SPECIAL AND REGULAR CITY COUNCIL MEETING THAT WILL START
AT 6:00 P.M. THE SPECIAL MEETING AND REGULAR MEETING WILL BE COMBINED FOR
PURPOSES OF ACTION TAKEN AND OFFICIAL MINUTES**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Documents related to an Agenda item are available to the public in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at <http://www.montereypark.ca.gov/AgendaCenter/City-Council-17> .

PUBLIC COMMENTS ON AGENDA ITEMS

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Mayor and City Council may change the amount of time allowed for speakers.

Monterey Park City Council and Successor Agency Agenda, June 3, 2020 - Page 2

This Agenda includes items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

PUBLIC PARTICIPATION

In accordance with Executive Order No. N-29-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed in the following ways:

Participants are encouraged to join the meeting 30 minutes before the start of the meeting.

Public comment will be accepted via email to mpclerk@montereypark.ca.gov during the meeting, before the close of public comment, and read into the record during public comment, when feasible. We request that written communications be limited to not more than 50 words.

Public comment may be submitted via telephone during the meeting, before the close of public comment, by calling (888) 788-0099 or (877) 853-5247 and entering Zoom Meeting ID: 935 3190 3044 then press pound (#). When prompted to enter participation ID number press pound (#) again. If participants would like to make a public comment they will enter "**9" then the Clerk's office will be notified and you will be in the rotation to make a public comment.

The public may also watch the meeting live on the city's cable channel MPKTV (AT&T U-verse, channel 99 or Charter Communications, channel 182) or by visiting the city's website at <http://www.montereypark.ca.gov/133/City-Council-Meeting-Videos>.

Important Disclaimer – When a participant calls in to join the meeting, their name and/or phone number

CALL TO ORDER Mayor

FLAG SALUTE Mayor

ROLL CALL Peter Chan, Hans Liang, Henry Lo, Fred Sornoso, Yvonne Yiu

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS:

While all comments are welcome, the Brown Act does not allow the City Council to take action on any item not on the agenda. The Council may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the City Council's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

[1.] PRESENTATION

1-A. INDIVIDUALS EXPERIENCING HOMELESSNESS WITHIN THE CITY OF MONTEREY PARK.

[2.] OLD BUSINESS

2-A. CONSIDERATION AND POSSIBLE ACTION TO WAIVE FIRST READING AND INTRODUCE AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE GOVERNING HOTEL/MOTEL GUEST REGISTRIES

It is recommended that the City Council consider:

- (1) Waiving first reading and introduce a draft Ordinance amending the Monterey Park Municipal Code ("MPMC") regulating guest registries; or
- (2) Alternatively, discussing and taking such additional, related, action that may be desirable.

2-B. CONSIDERATION OF AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE ("MPMC") BY ADDING CHAPTER 16.37 ENTITLED "PERMIT PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS"

It is recommended that the City Council consider:

- (1) Introducing and waiving first reading of an ordinance adding Chapter 16.37 entitled "Permit Process for Electric Vehicle Charging Stations"; and/or
- (2) Take such additional, related, action that may be desirable.

2-C. ELECTRONIC COMMUNICATIONS RETENTION AND PURGING POLICY; SOCIAL MEDIA POLICY

It is recommended that the City Council consider:

- (1) Adopting a Resolution establishing a Social Media Policy and a Resolution amending the City's retention policy as to electronic communications;
- (2) Authorizing the City Manager to execute an agreement with a social media archiving service vendor, in a form approved by the City Attorney; and
- (3) Take such additional, related, action that may be desirable.

[3.] CONSENT CALENDAR ITEMS NOS. 3A-3C

3-A. CONSIDERATION AND POSSIBLE ACTION TO DIRECT THE CITY CLERK TO PERFORM THE BIENNIAL REVIEW OF THE CITY'S CONFLICT OF INTEREST CODE

It is recommended that the City Council consider:

- (1) Directing the City Clerk to perform the biennial review of the City's Conflict of Interest Code and report back before October 1, 2020; and
- (2) Take such additional, related, action that may be desirable.

3-B. WAIVE FURTHER READING AND ADOPT AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE §14.12.185 TO PROVIDE A FORMULA FOR CALCULATING EITHER THE ELIGIBLE CEILING, INCOME THRESHOLD OR THE DISCOUNT RATE FOR THE LIFELINE PROGRAM

It is recommended that the City Council:

- (1) Waive second reading and adopt the proposed ordinance; and/or
- (2) Take such additional, related, action that may be desirable.

3-C. WAIVE FURTHER READING AND ADOPT AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE RELATING TO DELINQUENT WATER BILLS AND CREATING A POLICY ON THE DISCONTINUATION OF RESIDENTIAL WATER SERVICE FOR NONPAYMENT IN COMPLIANCE WITH THE WATER SHUTOFF PROTECTION ACT (HEALTH & SAFETY CODE §§ 116900-116926)

It is recommended that the City Council:

- (1) Waive second reading and adopt the proposed ordinance; and/or
- (2) Take such additional, related, action that may be desirable.

[4.] PUBLIC HEARING

4-A. CONSIDER ASSESSMENTS FOR THE CITYWIDE MAINTENANCE DISTRICT NO. 93-1 FOR FISCAL YEAR 2020-21 PURSUANT TO STREETS AND HIGHWAYS CODE §§ 22500, ET SEQ.

It is recommended that the City Council consider:

- (1) Open the public hearing and receive documentary and testimonial evidence;
- (2) Close the public hearing and adopt a Resolution authorizing the Levy and Collection of Assessments for Fiscal Year 2020-21 in Citywide Maintenance District No. 93-1 pursuant to Streets and Highways Code § 22587; and
- (3) Taking such additional, related, action that may be desirable

CEQA (California Environmental Quality Act):

The proposed action is exempt from review under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; "CEQA") and CEQA Guidelines (Cal. Code Regs. tit. 14, §§ 15000, *et seq.*) because it establishes, modifies, structures, restructures, and approves rates and charges for meeting operating expenses; purchasing supplies, equipment, and materials; meeting financial requirements; and obtaining funds for capital projects needed to maintain service within existing service areas. The proposed action, therefore, is categorically exempt from further CEQA review under CEQA Guidelines § 15273

4-B. ANNUAL WEED ABATEMENT PROTEST HEARING

It is recommended that the City Council consider:

- (1) Opening the public hearing, receiving public comment, closing the public hearing;
- (2) Adopting the attached Resolution; or
- (3) Taking such additional, related action that may be desirable

[5.] NEW BUSINESS

5-A. ADOPT A RESOLUTION RATIFYING CERTAIN ACTIONS COMPLETED BY THE CITY MANAGER REGARDING COVID-19 PANDEMIC AND CONTINUE TO EXTEND THE EXISTENCE OF A LOCAL EMERGENCY

It is recommended that the City Council consider:

- (1) Adopting a Resolution Ratifying Certain Actions Completed by the City Manager; and
- (2) Taking such additional, related, action that may be desirable

CEQA (California Environmental Quality Act):

The Resolution itself and the actions anticipated by the Resolution were reviewed pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”). Based upon that review, this action is exempt from further review pursuant to CEQA Guidelines § 15269(a) because the protection of public and private property is necessary to maintain service essential to the public, health and welfare.¹

5-B. OVERVIEW OF PROJECT ROOMKEY BY MONTEREY PARK POLICE DEPARTMENT

It is recommended that the City Council consider:

- (1) Receiving and filing this report; and
- (2) Taking such additional, related, action that may be desirable

5-C. CONSIDERATION OF AMENDMENTS TO THE MONTEREY PARK LAND USE ELEMENT (LUE) OF THE GENERAL PLAN

It is recommended that the City Council consider:

- (1) Receiving and filing this report; and
- (2) Taking such additional, related, action that may be desirable

[6.] COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

6-A. CONSIDERATION OF HOTEL/MOTEL ACQUISITIONS BY STATE AND COUNTY AUTHORITIES (REQUESTED BY COUNCIL MEMBER YIU)

At Councilmember Liu’s request, the City Council should discuss whether a plan is needed to react to the potential acquisition of hotels/motels within the City’s jurisdiction by State or County officials for purposes of opening a homeless shelter.

¹ CEQA findings regarding an anticipated imminent emergency are valid (*see CalBeach Advocates v. City of Solana Beach* (2002) 103 Cal.App.4th 529).

6-B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK RECOGNIZING THE MONTH OF JUNE AS LESBIAN, GAY, BISEXUAL, AND TRANSGENDER (LGBT) PRIDE MONTH (REQUESTED BY COUNCIL MEMBER LO)

It is recommended that the City Council consider:

- (1) Adopting a resolution of the City Council of the City of Monterey Park recognizing the month of June as Lesbian, Gay, Bisexual, And Transgender (LGBT) Pride Month; and
- (2) Taking such additional, related, action that may be desirable

[7.] CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)

ADJOURN



City Council Staff Report

DATE: June 3, 2020

AGENDA ITEM NO: Old Business
Agenda Item 2-A

TO: Honorable Mayor and Members of the City Council
FROM: Matt Hallock, Fire Chief
SUBJECT: Consideration and possible action to waive first reading and introduce an Ordinance amending the Monterey Park Municipal Code governing hotel/motel guest registries

RECOMMENDATION:

It is recommended that the City Council consider:

1. Waive first reading and introduce a draft Ordinance amending the Monterey Park Municipal Code ("MPMC") regulating guest registries; or
2. Alternatively, discussing and taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The proposed amendments to the MPMC (specifically those regulating the inspection of guest registers) are intended to address an issue identified by the federal court in *Patel v. City of Long Beach* (DC No. 2:08-cv-02806-ABC-VBK) and *Patel v. City of Los Angeles* (9th Cir., 2013) 738 F.3d 1058.

DISCUSSION:

The MPMC requires that hotel owners collect and record information about guests, including their name, address, arrival/departure information, method of payment and valid identification (see existing MPMC § 21.04.481). Currently, the MPMC requires these records to be made available to any police officer for inspection upon demand. Failure to comply with an officer's demand is punishable as a misdemeanor.

Motel owners challenged similar code sections in Long Beach¹ and Los Angeles² based upon Fourth Amendment protections from warrantless searches. The Ninth Circuit Court of Appeals found that a police officer's inspection of business records, without the business owner's consent, constituted a Fourth Amendment search and that the ordinances in question did not contain a procedural safeguard: the opportunity for judicial review before disclosure. In order to comply with the Fourth Amendment, law

¹ *Patel v. City of Long Beach* (DC No. 2:08-cv-02806-ABC-VBK).

² *Patel v. City of Los Angeles* (9th Cir., 2013) 738 F.3d 1058.

enforcement must seek voluntarily compliance; obtain an inspection or search warrant; obtain a legislative subpoena; or otherwise give hotel operators the opportunity to challenge the reasonableness of an officer's demand for inspection. Accordingly, a new Chapter is proposed (Chapter 5.88 "Hotel Registries") for the MPMC to clarify that, in cases where consent is refused or cannot be obtained, a warrant or subpoena is required.

FISCAL IMPACT:

None.

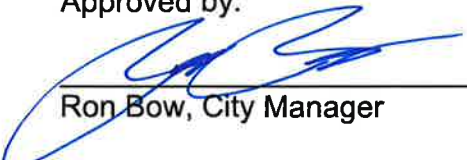
ATTACHMENTS:

1. Draft Ordinance

Respectfully submitted:

By: _____
Matt Hallock,
Fire Chief

Approved by:

_____
Ron Bow, City Manager

Reviewed by:

_____
Natalie C. Karpeles, Deputy City
Attorney

ATTACHMENT 1

Draft Ordinance

ORDINANCE NO.

AN ORDINANCE ADDING CHAPTER 5.88 TO THE MONTEREY PARK MUNICIPAL CODE TO CLARIFY WHEN HOTEL OPERATORS MUST DISCLOSE GUEST REGISTRIES TO LAW ENFORCEMENT OFFICIALS

THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. A new Chapter 5.88 is added to the Monterey Park Municipal Code ("MPMC") to read as follows:

"CHAPTER 5.88

HOTEL REGISTRIES

5.88.010 Definitions.

Unless the contrary is stated or clearly appears from the context, the following definitions govern the construction of the words and phrases used in this Chapter.

"Guest" means any person or persons seeking to rent or let a hotel room or suite within the city's jurisdiction.

"Hotel" means any building or portion of any building with access provided through a common entrance, lobby or hallway to one or more guest rooms which are designed, occupied, used or intended to be used, rented or hired out as temporary or overnight accommodations for guests.

"Official identification card" means a driver's license or other official picture identification card issued by a government entity.

"Responsible person" means any owner, manager, or proprietor of a hotel.

5.88.020 Guest Register Required; Time to Retain.

Every responsible person will keep a guest register for registering guests. The guest register will be preserved for at least two years and will be subject to inspection by any law enforcement officer in accordance with this chapter. A responsible person may not let, rent, or furnish any hotel room to any guest who fails to register in the guest register as required by this chapter.

5.88.030 Contents of Guest Register – Verification.

A. Each guest register must contain:

1. The name, address, and date when a guest registered;

2. The hour that the guest arrived and the time the guest departed or, if the exact time of departure is unknown, the date and time that the responsible owner ascertained the guest departed.
 3. The number of the room or suite assigned to the guest;
 4. If the guest has a motor vehicle, the vehicle license number, the name of the state issuing such license, the year, make, and model of the vehicle; and
 5. The guest's signature.
- B. The responsible person must verify that the information entered in the guest register corresponds with the guest's official identification card.
- C. No person may erase or alter any entry on a guest registry or allow erasure or alternation to occur.

5.88.040 Registration by Fictitious Name.

It is unlawful for a guest to provide false information, register under a fictitious name, or show or use a forged, altered, or counterfeit official identification card when renting a room.

5.88.050 Limitation on Hotel Stay.

Except for residential hotels, no guest may stay at a hotel for more than 30 days of any 90-day period. Any hotel guests must re-register before 30 days elapse.

5.88.060 Registry Inspection.

A sworn law enforcement official may request to review hotel registries at any time. The responsible person may either voluntarily provide such information to a sworn law enforcement official or refuse. Except under exigent circumstances, as defined by applicable law, upon refusal, the sworn law enforcement official may, in addition to any other lawful means of obtaining such information including a legislative subpoena, seek a search warrant issued by a court of competent jurisdiction."

SECTION 2. MPMC § 21.04.481 is amended to read as follows:

"21.04.481 Hotel.

"Hotel" means any building or portion of any building with access provided through a common entrance, lobby or hallway to one or more guest rooms which are designed, occupied, used or intended to be used, rented or hired out as temporary or overnight accommodations for guests. Hotel facilities include banquet and meeting rooms, restaurant, coffee shops, retail uses, and lobby and entertainment bars. No

~~person(s) shall inhabit or shall be permitted to inhabit any unit or any combination of guest units of such facility for more than thirty (30) days of any ninety (90) day period. The owner and/or operator shall allow authorized representatives of the City to inspect the books and records of the hotel during reasonable business hours for the purpose of determining compliance with the provisions of this title.~~

~~The owner and/or operator of each hotel shall maintain a written record which indicates the date and time each and every customer checks into and out of the hotel. The owner and/or operator shall allow authorized representatives of the City to inspect such record during reasonable business hours for the purpose of determining compliance with the provisions of this chapter."~~

SECTION 3. *Construction.* This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 4. *Enforceability.* Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 5. *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 6. *Reliance on Record.* Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7. *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 8. *Electronic Signatures.* This Ordinance may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 9. *Recording.* The City Clerk, or her duly appointed deputy, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within 15 days after the passage and

adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 10. *Effective Date.* This Ordinance becomes effective on the 30th day following its passage and adoption.

PASSED, APPROVED, AND ADOPTED June ____, 2020.

Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:



Natalie C. Karpeles, Deputy City Attorney



City Council Staff Report

DATE: June 3, 2020

AGENDA ITEM NO: Old Business
Agenda Item 2-B

TO: The Honorable Mayor and City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: Consideration of an Ordinance amending Monterey Park Municipal Code ("MPMC") by adding Chapter 16.37 entitled "Permit Process for Electric Vehicle Charging Stations"

RECOMMENDATION:

It is recommended that the City Council consider:

1. Introducing and waiving first reading of an ordinance adding Chapter 16.37 entitled "Permit Process for Electric Vehicle Charging Stations"; and/or
2. Taking such additional, related, action that may be desirable.

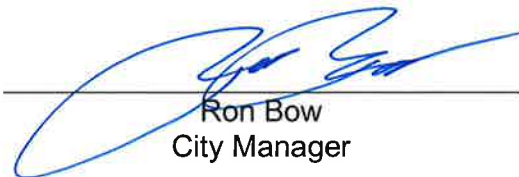
EXECUTIVE SUMMARY:

This item was continued from the May 20, 2020 City Council meeting. See Attachment 1 for the completed agenda packet from the May 20th meeting.

Respectfully submitted and prepared by:


Mark McAvoy
Director of Public Works/City
Engineer

Approved by:


Ron Bow
City Manager

Reviewed by:


Karl H. Berger
Assistant City Attorney

Attachment

1. May 20, 2020 CC Agenda Item No. 5D

ATTACHMENT 1
May 20, 2020 CC Agenda Item No. 5D



City Council Staff Report

DATE: May 20, 2020

AGENDA ITEM NO: New Business
Agenda Item 5-D

TO: The Honorable Mayor and City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: Consideration of an Ordinance amending Monterey Park Municipal Code ("MPMC") by adding Chapter 16.37 entitled "Permit Process for Electric Vehicle Charging Stations"

RECOMMENDATION:

It is recommended that the City Council consider:

1. Introducing and waiving first reading of an ordinance adding Chapter 16.37 entitled "Permit Process for Electric Vehicle Charging Stations"; and/or
2. Taking such additional, related, action that may be desirable.

CEQA:

The proposed Ordinance is exempt from additional review under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA" and CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) because it establishes rules and procedures in compliance with recently-enacted State law; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, the Ordinance does not constitute a "project" that requires environmental review (see specifically CEQA Guidelines § 15378(b)(2, 5).

EXECUTIVE SUMMARY:

If adopted, the Ordinance would add regulations to the Monterey Park Municipal Code ("MPMC") establishing a streamlined permitting process for electric vehicle charging stations to be consistent with California law.

DISCUSSION:

Government Code § 65850.7 requires the City to adopt regulations to establish an expedited review process for "Electric Vehicle Charging Stations." The draft ordinance implements the requirements in state law by amending the MPMC to establish a ministerial review process for electric vehicle charging station applications and limits the review of these applications to the Building Official.

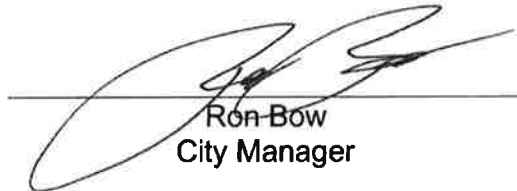
FISCAL IMPACT:

The City's costs in reviewing will be recovered through an application fee based upon the City's adopted Master Fee Schedule.

Respectfully submitted and prepared by:


for Mark McAvoy
Director of Public Works/City
Engineer

Approved by:


Ron Bow
City Manager

Reviewed by:


Karl H. Berger
Assistant City Attorney

Attachment(s)

1. Ordinance

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE ("MPMC") BY ADDING CHAPTER 16.37 ENTITLED "PERMIT PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS."

THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. In enacting this ordinance, the Monterey Park City Council makes the following findings:

1. Government Code § 65850.7 provides that the implementation of consistent statewide standards to achieve the timely and cost-effective installation of electric vehicle charging stations is a matter of statewide concern.
2. California law requires cities with populations of less than 200,000 to adopt an expedited, streamlined electric vehicle charging station permitting process that complies with Government Code § 65850.7.
3. The City Council desires to increase the statewide deployment of electric vehicle charging stations, remove obstacles to and minimize the costs of permitting for electric vehicle charging stations, improve the state and City's ability to reach its clean energy goals, and generate jobs, while protecting public health and safety.

SECTION 2. A new chapter 16.37 entitled "Permit Process for Electric Vehicle Charging Stations," consisting of § 16.37.010 – § 16.37.070, is added to the MPMC to read as follows:

"CHAPTER 16.37: PERMIT PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS

16.37.010. Purpose.

16.37.020. Definitions.

16.37.030. Applicability.

16.37.040. Electric Vehicle Charging Station Requirements.

16.37.050. Application and Documents.

16.37.060. Permit Review Requirements; Appeals.

16.37.070. Fees.

16.37.010 Purpose.

This Chapter is adopted to provide an expedited, streamlined permitting process for electric vehicle charging stations that will encourage the timely and cost-effective installations of electric vehicle charging stations, in compliance with Government Code § 65850.7. This Chapter is intended to achieve these goals while protecting public health and safety.

16.37.020 Definitions.

Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in this Chapter:

“Building official” or “Official” means the City’s building official or designee.

“Electric Vehicle Charging Station(s)” or “Charging Station(s)” means an electric vehicle supply equipment station, of any level, that delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle and is designed and built in compliance with 24 California Code of Regulations §§ 625.1, *et seq.*, as it reads on the effective date of this Chapter, or as it may be amended.

“Nonconforming Charging Station(s)” means any Charging Station that was lawfully established and in compliance with all applicable laws at the time it was installed, but which, due to enactment of this Chapter, no longer complies with all the applicable regulations and standards of the zone in which the property is located.

“Specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the City found the Electric Vehicle Charging Station application complete.

16.37.030 Applicability.

- A. Except for Charging Station located on publicly owned property, this Chapter applies to the permitting of all Charging Stations in the City.
- B. Unless modified after the effective date of this Chapter, Nonconforming Charging Station(s) exempt from this Chapter, or routine operation and maintenance do not require a permit.

16.37.040 Electric Vehicle Charging Station Requirements.

- A. All Electric Vehicle Charging Stations must meet all applicable health and safety standards and requirements, as set forth in federal and state regulations, county municipal codes and regulations.
- B. Electric Vehicle Charging stations must meet all applicable safety and performance standards established by applicable law including, without limitation, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as the Occupational Safety and Health Administration’s Nationally Recognized Testing Laboratory (NRTL) and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

16.37.050 Application and Documents.

- A. All documents required for the submission of a Charging Station application will be made available on the City's website and at the City Clerk's office.
- B. Applicants may submit the required permit application and documents by submitting them either via electronic mail or the Internet or by delivering them to the Public Works Director, or designee. An applicant's electronic signature will be accepted on all forms, applications, and other documents in lieu of a wet signature.
- C. The building official, or designee, will adopt a checklist of all requirements with which the Charging Stations must comply to be eligible for expedited review. The electric vehicle permit process, standard(s) and checklist(s) must substantially conform to recommendations for permitting of the "Zero-Emission Vehicles in California: Community Readiness Guidebook" published by the Office of Planning and Research, including the checklist and standards contained in the "Plug-In Electric Vehicle Infrastructure Permitting Checklist."
- D. If an application is submitted to the City and the building official deems the application incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance must be sent to the applicant for resubmission. The correction notice must be sent within 29 days after submission of the application.

16.37.060 Permit Review Requirements; Appeals.

- A. Review of an Electric Vehicle Charging Station Permit application is limited to whether the application meets local, state, and federal health and safety requirements. If the application meets the requirements of the approved checklist and standards, and the proposed Charging Station does not pose any specific, adverse impact upon public health or safety, the building official must approve the application.
- B. If the building official determines, based on the application, that the proposed Charging Station could have a specific, adverse impact upon the public health and safety, the building official may require an "Electric Vehicle Charging Station Permit." The permit may include conditions designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost.
- C. The building official must notify an applicant whether the application has been approved, or, alternatively, whether the applicant must obtain an Electric Vehicle Charging Station Permit, within 30 days after the submission of a complete application.

- D. An application for an Electric Vehicle Charging Station Permit can only be denied if the building official finds that (1) the proposed installation would have a specific, adverse impact upon public health or safety, and (2) there is no feasible method to satisfactorily mitigate or avoid the adverse impact. These findings must be presented in writing, must include the basis for the rejection of the potential feasible alternative for preventing the adverse impact, and must be based upon substantial evidence in the record.
- E. A feasible method to satisfactorily mitigate or avoid the specific, adverse impact may include, but is not limited to, any cost-effective method, condition, or mitigation imposed by the City on a prior successful application for an Electric Vehicle Charging Station Permit, where the proposed Charging Station is similarly situated to the Charging Station in that prior successful application.
- F. Any decision by the building official made pursuant to this Chapter may be appealed to the planning commission in accordance with the procedure set forth in Chapter 1.10 of this Code.

16.37.070 Fees.

The City Council may establish by resolution the fees for permits issued under this Chapter.”

SECTION 3. Environmental Review. The Ordinance is exempt from additional review under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) because it establishes rules and procedures in compliance with recently-enacted State law; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, the Ordinance does not constitute a “project” that requires environmental review (see specifically CEQA Guidelines § 15378(b)(2, 5)).

SECTION 4. Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 5. Enforceability. Repeal or supersession of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance’s effective date. Any such repealed or superseded part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6. Validity of Previous Code Sections. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 7. Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 8. Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 9. The City Clerk, or his duly appointed deputy, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, and cause it to be published or posted in accordance with California law.

SECTION 10. This Ordinance will take effect on the 30th day following its final passage and adoption.

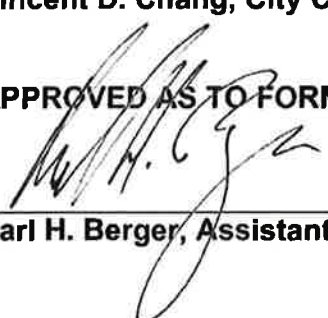
PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL ON _____, 2020.

Hans Liang, Mayor

Attest:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, Assistant City Attorney



City Council Staff Report

DATE: June 3, 2020

AGENDA ITEM NO: Old Business
Agenda Item 2-C

TO: The Honorable Mayor and City Council

FROM: Ron Bow, City Manager
Inez Alvarez, Director of Recreation and Community Services

SUBJECT: Electronic Communications Retention and Purging Policy; Social Media Policy

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a Resolution establishing a Social Media Policy and a Resolution amending the City's retention policy as to electronic communications;
2. Authorize the City Manager to execute an agreement with a social media archiving service vendor, in a form approved by the City Attorney; and
3. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

This item was continued from the May 20, 2020 City Council meeting. See Attachment 1 for the completed agenda packet from the May 20th meeting.

Respectfully submitted and prepared by:

A handwritten signature in blue ink, appearing to read "Inez Alvarez", is written over a horizontal line.

Inez Alvarez
Director of Recreation and Community Services

Approved by:

A handwritten signature in blue ink, appearing to read "Ron Bow", is written over a horizontal line.

Ron Bow
City Manager

Reviewed by:

A handwritten signature in blue ink, appearing to read "Karl H. Berger", is written over a horizontal line.

Karl H. Berger
Assistant City Attorney

ATTACHMENTS:

1. May 20, 2020 City Council Meeting Agenda Item 5-E

ATTACHMENT 1
May 20, 2020 City Council Agenda Item 5-E



City Council Staff Report

DATE: May 20, 2020

AGENDA ITEM NO: New Business
Agenda Item 5-E.

TO: The Honorable Mayor and City Council
FROM: Ron Bow, City Manager
Inez Alvarez, Director of Recreation and Community Services
SUBJECT: Social Media Policy; Electronic Communication Retention and Purging Policy

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a Resolution establishing a Social Media Policy and a Resolution amending the City's retention policy as to electronic communications;
2. Authorize the City Manager to execute an agreement with a social media archiving service vendor, in a form approved by the City Attorney; and
3. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Staff believes it prudent for the City Council to adopt a Social Media Policy to help ensure compliance with applicable law and allow for the establishment of official City accounts to improve communication with the public.

Additionally, following a decision made by the California Supreme Court in 2017, the City Clerk's office worked with the City Attorney's office to draft proposed amendment to the City's existing electronic communications policy. Staff recommends City Council adopt a Social Media Policy and amend the City's retention policy as to electronic communications.

BACKGROUND:

On March 2, 2017, the California Supreme Court rendered a decision in *City of San Jose v. Superior Court (Smith)* (the "San Jose case"). That decision prompted the City Clerk's office to seek advice from the City Attorney's office regarding the City's current retention policies as to electronic communications. Following that consultation, staff recommends that the City Council adopt the two draft resolutions: one dealing with the retention of electronic communications, including social media; the other establishing policies for the use of social media.

• Electronic Communications - Retention Policies

On November 2, 2011, the City Council adopted Resolution No. 11443 which constitutes the City's existing retention policy for electronic communications. Among other things, that retention policy provides direction for the routine, automatic, deletion of electronic mail and voicemail on a minimum 90-day basis. In March 2017, however, the *San Jose* case prompted a reexamination of the City's policies in light of the Supreme Court's decision. At the December 6, 2017 City Council meeting, the Council adopted Resolution No. 11977 changing the retention period to a minimum of two years. The draft Resolution seeks to provide more insight in regards to the direction provided by the *San Jose* case.

The *San Jose* case extended the reach of the California Public Records Act to private accounts owned by public officials. Electronic communications prepared by public officials and employees - whether using public or private accounts - are now subject to the PRA and (unless otherwise exempted) must be disclosed upon request. The Supreme Court determined that the City constructively retains these records even when they are stored in private accounts.

Note that "electronic communications" is more than just email. That term includes virtually every recorded form of communication that includes, without limitation, Facebook comments; tweets; Instagram; texts; voicemails; and Snapchat. Accordingly, it is important for all officials to be cognizant of their private communications; they may also constitute a "public record" that is subject not only to disclosure and retention requirements, but may have additional import (e.g., evidence during public hearings).

The draft Resolution regulates those electronic communications that are used in the course of the City's business, or that constitute a "final draft" of a business decision. Examples of such records include, without limitation, existing service contracts and agreements, historical records, and other such items expressly required to be retained by law.

• Social Media Policy

Postings to social media sites also constitute public records under the Public Records Act. While the *San Jose* case did not explicitly address social media, that decision did prompt the City Clerk's office to recommend that the City Council adopt a social media policy.

If adopted, the draft Resolution would establish the means by which the City itself could use social media. It would also, however, help ensure that the City - and its officials - avoid any potential (and inadvertent) violation of the Brown Act; due

process rights; constitutionally protected speech; or other legal requirement.

Electronic communications made via City-hosted social media sites are City records and should be preserved in accordance with applicable law, for a minimum of two years. Staff recommends City Council authorize the City Manager to execute an agreement with a social media archive service vendor, in a form approved by the City Attorney.

Social media archiving services will capture and store all social media posts and staff will have the ability to search these records in the event of an applicable Public Records Act request, as well as set retention periods to these records as appropriate.

FISCAL IMPACT:

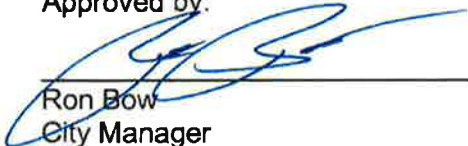
Social media archiving annual service fee not to exceed \$5,000.

Respectfully submitted and prepared by:



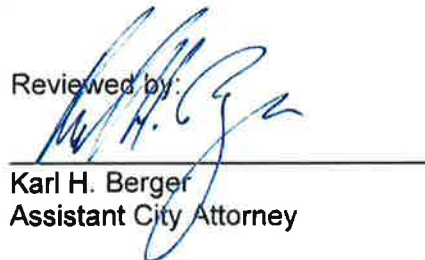
Inez Alvarez
Director of Recreation and Community Services

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENTS:

1. Draft Resolution - Social Media Policy
2. Draft Resolution - Electronic Records

ATTACHMENT 1
Draft Resolution – Social Media Policy

RESOLUTION NO. _____

A RESOLUTION ESTABLISHING POLICIES AND PROCEDURES FOR UTILIZING SOCIAL MEDIA (THE "SOCIAL MEDIA POLICY").

The City Council of the City of Monterey Park does resolve as follows:

SECTION 1: The City Council finds and declares as follows:

- A. The City of Monterey Park ("City") hosts several Social Media accounts and seeks to expand its Social Media use for purposes of promoting business growth in the City and providing useful information to its residents and businesses.
- B. The City's participation with Social Media is an effort to engage the Monterey Park community in open, interactive communications while effectively disseminating accurate information to a unique target market. With the advent and widespread use of Social Media, the City desires to capitalize on the potential value of and increasing opportunities presented by Social Media.
- C. The City has an overriding interest and expectation in protecting the information posted on its Social Media and the content that is attributed to the City and its officials.
- D. This policy is designed to guide the City's involvement in Social Media websites and address certain challenges presented by the City's Social Media usage. It establishes certain procedures and conduct for creating and posting on City Social Media, outlines acceptable site content, discusses privacy issues and how the City's Social Media related to the City's retention schedule, and provides other pertinent standards.
- E. It is in the public interest for the City to establish policies and procedures to identify which Commercial Communications and sponsorships are acceptable.

SECTION 2: Definitions. Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in this Resolution.

- A. "Designated Social Media" means personal property, including communication media, owned, managed or otherwise controlled by the City.
- B. "Commercial Communication" means any Communication other than a Government Communication that is placed on Designated Social Media

and has as its primary purpose the promotion or solicitation of a commercial transaction, such as the sale of real or personal property, services, or entertainment.

- C. "Communication" means any visual message that consists of words, numbers, or images and is placed on Social Media for the purpose of communicating with the public.
- D. "Director" means the City Manager, or designee.
- E. "Effective Date" means the date this Resolution becomes effective.
- F. "Government Communication" means a Communication that is:
 - 1. Related to City services, programs, or events;
 - 2. Related to events co-sponsored by the City; or
 - 3. Is a Public Service Announcement.
- G. "Person" means any individual, firm, association, organization, partnership, business trust, corporation or company.
- H. "Political campaign speech" means speech that
 - 1. Supports or opposes or appears to support or oppose a ballot measure, initiative, or referendum; or
 - 2. Supports or opposes or appears to support or oppose any candidate for public office.
- I. "Public Service Announcement" means a Communication directed to the general public or a significant segment of the general public and relates to:
 - 1. Prevention or treatment of illnesses;
 - 2. Promotion of safety or personal well-being;
 - 3. Providing children and family services;
 - 4. Soliciting by broad-based employee contribution campaigns which provide funds to multiple charitable organizations (e.g., United Way); or
 - 5. Providing services and programs that support low income citizens and citizens with disabilities.

- J. "Social Media" means forms of electronic communication through which users create online communities to share information, ideas, personal messages, and other content. Current examples of Social Media include, without limitation, Facebook, Twitter, Instagram, Snapchat, and YouTube. When utilizing Social Media, the City acts in its proprietary capacity.
- K. "Sponsor" means a person who provides City with cash and/or an in-kind contribution to support a City project, event, facility, or activity, and which expects recognition in return.
- L. "Sponsorship" means support for a City project, event, facility, or activity by providing money or other support that may be quantified in money. The sponsorship is typically provided in return for the City providing more than nominal recognition of the sponsor's support.
- M. "Sponsorship Agreement" means an agreement, in a form approved by the City Attorney, between the City and a Sponsor. The sponsorship agreement will provide for sponsor recognition as determined by this Resolution.

SECTION 3: *Personal Social Media.* Any elected or appointed public official; City employee; City contractor; or City volunteer utilizing Social Media for personal uses is prohibited from:

- A. Utilizing any indicia of public office in their Social Media including, without limitation, the City's logo; City letterhead; title of public office; or any other, similar, suggestion that the use of Social Media is in a capacity other than a private citizen;
- B. Soliciting comments regarding matters within their subject-matter jurisdiction as a public official, City employee, or other capacity with the City; or
- C. Utilizing Social Media that is "closed," "private," or otherwise restricts its membership in order to circumvent the restrictions within this Resolution.

SECTION 4: *Limited Public Forum Status.*

- A. The City's acceptance of Commercial Communications in accordance with this Social Media Policy does not provide or create a general public forum for expressive activities. In keeping with its proprietary functions, the City does not intend its acceptance of Commercial Communications to convert its Designated Social Media into open public forums for public discourse and debate. Rather, the City's fundamental purpose and intent is to accept Commercial Communications as an additional means of generating

revenue to supplement the City's General Fund. In furtherance of that focused and limited objective, the City retains plenary control over the nature of the Communications accepted for posting on Designated Social Media; its Social Media is intended to be, and is, a limited public forum.

- B. The City Council adopts this Resolution with reference to well-established law supporting the City's ability to restrict Commercial Communications and sponsorships when acting in its proprietary capacity. Such cases include, without limitation, *Reed v. Town of Gilbert* (2015) 576 U.S. 155 ("on public property, the [City] may go a long way toward entirely forbidding the posting of signs, so long as it does so in an evenhanded, content-neutral manner"); *Heffron v. ISKCON* (1981) 452 U.S. 640; *Lehman v. Shaker Heights* (1977) 418 U.S. 298; *Children of the Rosary v. Phoenix* (9th Cir. 1998) 154 F.3d 972; *Page v. Lexington County School Dist. One* (4th Cir. 2008) 531 F.3d 275.

SECTION 5: Name and Purpose.

- A. *Name.* This Resolution may be referred to as the City's "Social Media Policy."
- B. *Public Purpose.* The City's primary purpose in adopting this Social Media Policy is to provide guidance to public officials and employees as to the use of Social Media and avoiding any potential City endorsement of the content or viewpoint of Communications.
- C. *Not a Public Forum.* In adopting this Resolution, the City is acting as a proprietor not as a regulator. The City does not intend to permit, and will not permit, any Communication that individually or in combination with other Communications would cause any Designated Social Media to become a traditional or designated public forum.
- D. *Revenue Enhancement.* To help promote economic development, and to ensure the City's continued success in providing public services, the City Council identified Commercial Communications and sponsorship revenue as a source of income for the City.
- E. This Social Media Policy is intended to provide clear guidance as to the types of Communications that will allow the City to generate revenue and provide public services including, without limitation, Public Service Announcements by:
 - 1. Preventing the appearance of favoritism by the City;
 - 2. Preventing the risk of imposing views on a captive audience;

3. Maintaining a position of neutrality on controversial issues;
4. Preserving the marketing potential of the Social Media by avoiding content that the community could view as offensive, inappropriate or harmful to the public generally or to minors in particular; and
5. Preventing any harm or abuse that may result from running controversial or offensive Communications.

SECTION 6: Application of Policy.

- A. This Social Media Policy applies to the posting of all new Communications on Designated Social Media on or after the Effective Date.
- B. Pre-existing agreements for Communications, if any, on Designated Social Media cannot be extended or renewed unless amended to comply with this Resolution.

SECTION 7: Policies.

- A. The City may accept or reject any and all Communications in accordance with this Resolution.
- B. Decisions to accept or reject proposed Communications or Communications sponsorships will not be made on the basis of the sex, race, color, religion, ancestry, national origin, disability, medical condition, marital status, or sexual orientation of the person proposing the Communication.
- C. By accepting a Communication, the City does not waive or restrict its ability to accept any other Communications.
- D. Advertisers and sponsors will not receive extraordinary consideration relating to the City's procurement processes, regulatory activities, or other City business by providing a Commercial Communication.
- E. City may terminate any Communication should the Communication conflict with this Resolution. The City Manager is authorized to make a final determination regarding termination.
- F. Absent specific City Council approval, as evidenced by minute order or written resolution, the City's name and logo cannot be used as part of any official endorsement of a person's product, service, or company.
- G. The names and images of elected officials are prohibited on Designated Social Media.

SECTION 8: Creation, Maintenance and Termination of Designated Social Media.

The City generally utilizes commercially available Social Media for Communications. Creation, maintenance and termination of Designated Social Media must comply with the following:

- A. The Director must approve the Designated Social Media in writing before any City official or employee can open an account on the City's behalf.
- B. All Designated Social Media must utilize authorized City contact information for account set-up, monitoring and access. Such contact information must be provided to the City's Information Technology division. The use of personal email accounts or phone numbers by any City employee is not allowed for the purpose of setting-up, monitoring or accessing Designated Social Media.
- C. Each department director, where applicable, must appoint a specific staff member to maintain and monitor Designated Social Media for purposes of that department. Department directors are responsible for ensuring their employees follow this policy. If an employee assigned to maintain and monitor Designated Social Media separates from City employment, the department director must ensure that any password(s) to the Designated Social Media are revised and that another employee is assigned.
- D. The settings for Designated Social Media must be set to "no comments," or a substantially similar setting, if such setting is available so that unsolicited feedback cannot be received from Social Media.
- E. Employees administering Designated Social Media must understand its current terms of service. Designated Social Media must comply with usage rules and regulations required by the site provider, including privacy policies.
- F. All account information, including passwords and setting information, for all Designated Social Media must be provided to the City Manager, or designee. The City's use of any Designated Social Media may be terminated by the City Manager in his or her discretion at any time without notice. The City Manager, or designee, may remove content that is inappropriate or inconsistent with this policy.

SECTION 9: Authorized Communications. Upon the effective date of this Resolution, no Communication may be placed on Designated Social Media unless all of the following are satisfied:

- A. The Communication consists of a Commercial Communication, Government Communication, or Public Service Announcement.

- B. Commercial Communications cannot be placed on Designated Social Media until the third party and the City enter into a written agreement that is consistent with this Resolution and approved as to form by the City Attorney.
- C. Government Communications, other than those related to City services, programs, or events, may not be placed on Designated Social Media until the City Manager, or designee, authorizes the placement in writing.
- D. The sponsor of a Public Service Announcement must be a government entity or a nonprofit corporation that is exempt from taxation under Section 501(c)(3) of the Internal Revenue Code.¹
- E. A Public Service Announcement cannot include a message that is commercial or retail in nature or related to a festival, show, sporting event, concert, lecture or event for which an admission fee is charged.
- F. The Communication is not otherwise prohibited by this Resolution.
- G. The City's official website will be maintained as the primary source of information for the City; Designated Social Media will contain supplemental information only. Designated Social Media cannot replace the City's required notices and traditional methods of communication.
- H. All Designated Social Media will display a prominent link to the City's official website and will direct site traffic to the City's official website, www.MontereyPark.ca.gov
- I. Designated Social Media will display a prominent official logo or identifying marker for the City and will include Communications noting that the page is maintained by the City.
- J. Designated Social Media will link back to the City's official website, when such feature is available, for forms, documents, online services, and other information necessary to conduct business with the City. The following content guidelines will be posted on all Designated Social Media or made available by hyperlink: "The content you see on this site is provided for informational purposes only. To conduct business with the City of

¹ 26 USC § 501(c)(3): "Corporations, and any community chest, fund, or foundation, organized and operated exclusively for religious, charitable, scientific, testing for public safety, literary, or educational purposes, or to foster national or international amateur sports competition (but only if no part of its activities involve the provision of athletic facilities or equipment), or for the prevention of cruelty to children or animals, no part of the net earnings of which inures to the benefit of any private shareholder or individual, no substantial part of the activities of which is carrying on propaganda, or otherwise attempting, to influence legislation ... and which does not participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of (or in opposition to) any candidate for public office."

Monterey Park you must visit City Hall in person, phone the City at (626) 307-1458, or use the services available on the City's website at www.MontereyPark.ca.gov.

- K. The City's Social Media Policy must be displayed to users or made available by hyperlink on both the social media sites and the official City website www.MontereyPark.ca.gov or any other domain owned by the City.
- L. Information posted to Designated Social Media becomes public information and there should be no expectation of privacy in regards to the information posted on Designated Social Media.

SECTION 10: *Viewpoint Neutral Limitations*. Communications are not permitted on Designated Social Media if it or information contained in it falls within one or more of the following categories:

- A. The Communication proposes a commercial transaction and is false, misleading, or deceptive.
- B. The Communication promotes or encourages, or reasonably appears to promote or encourage, the use or possession of unlawful or illegal goods or services.
- C. The Communication promotes, depicts, or encourages, or reasonably appears to promote, depict, or encourage, unlawful or illegal behavior or activities.
- D. The Communication implies or declares the City's endorsement of any service, product, or point of view without the City Manager's prior written authorization.
- E. The Communication contains obscene matter or any other matter that is prohibited under Penal Code §§ 311, *et seq.*, as amended.
- F. The Communication is profane or vulgar, or presents a clear-and-present danger of causing a riot, disorder, or other imminent threat to public safety, peace, or order.
- G. The Communication is so objectionable under contemporary community standards that it is reasonably foreseeable that it will harm, disrupt, or interfere with the City's services, programs, or events.
- H. The Communication holds up an individual or group to public ridicule, derision, or embarrassment; or is libelous; or is an infringement of a copyright, trademark, or registered mark. Advertisers and Commercial

Communications agencies assume all responsibility for any unauthorized use of names, photographs, devices, and words protected by copyright, trademark, or registered trademark.

- I. The Communication promotes or depicts the sale or use of tobacco or cannabis, or tobacco-related or marijuana-related products, except products that counteract symptoms of tobacco habituation.
- J. The Communication promotes or depicts the sale or consumption of wine, liquor, beer, or distilled spirits.
- K. The Communication directly or indirectly promotes the sale or use of a firearm.
- L. The Communication contains political campaign speech.
- M. The Communication advocates or opposes a religion or religious belief or a philosophy or philosophical belief.
- N. The Communication contains an image or description of graphic violence or the results of graphic violence including, without limitation, unless part of a law enforcement case and approval of the City Manager, to
 - 1. The depiction of human or animal bodies or body parts, or fetuses, in states of mutilation, dismemberment, decomposition, or disfigurement; and
 - 2. The depiction of weapons or other implements or devices associated in the Communication with an act or acts of violence or harm on a person or animal.
- O. The Communication promotes or encourages, or appears to promote or encourage, a transaction that is related to, or uses brand names, trademarks, slogans, or other materials that are identifiable with, any of the following: films rated "X" or "NC-17" by the Motion Picture Association of America; video games rated "A" or "M" by the Entertainment Software Rating Board; adult book stores or adult video stores; nude or topless clubs and other adult-entertainment establishments; adult telephone services or adult Internet sites; or escort services.
- P. The Communication advertises any good, service, or entertainment that competes with goods, services, or entertainment offered by the City.
- Q. The Communication directs viewers to a website or telephone number that provides access to material that violates this Social Media Policy. In addition, the website address or phone number itself may not violate this

Social Media Policy.

- R. The Communication, if communicated individually or in combination with other Communications, would cause the Social Media to become a public forum.
- S. The Communication fails to contain any disclaimer or attribution required by this Resolution.
- T. Commercial Communications that promotes or solicits the sale, rental, distribution or availability of firearms or firearms-related products.
- U. Any Commercial Communications that is intended to be (or reasonably could be interpreted as being) disparaging, disreputable, or disrespectful to persons, groups, businesses or organizations, including Commercial Communications that portrays individuals as inferior, evil or contemptible because of their race, color, creed, sex, pregnancy, age, religion, ancestry, national origin, marital status, disability, sexual orientation or any other characteristic protected under federal, state or local law.
- V. Any material directed at a person or group that is so insulting, degrading or offensive as to be reasonably foreseeable that it will incite or produce lawless action in the form of retaliation, vandalism or other breach of public safety, peace and order.

SECTION 11: ***Disclaimer.*** The City may, in all circumstances, require that a Communication on Designated Social Media include a disclaimer stating that the Communication is not sponsored by, and does not necessarily reflect the views of, the City. The disclaimer must read substantially as set forth in attached Exhibit "A," which is incorporated by reference.

SECTION 12: ***Commercial Communications; Applications.*** Applications for Commercial Communications or sponsorships must be filed on forms provided by the City. Applications made on the required forms will be considered on a first come first serve basis as indicated by date received and accepted.

SECTION 13: ***Commercial Communications; Approvals.***

- A. The Director may approve all Communications with a value of less than \$25,000. All other Communications must be approved by the City Council.
- B. All sponsorship agreements must be memorialized in a written agreement between the City and the sponsor. The City Manager is authorized to execute any written agreement for a donation or sponsorship where the value of the donation or sponsorship is less than \$25,000. No written donation or sponsorship agreements will be valid unless approved as to

form by the City Attorney.

SECTION 14: *Commercial Communications; Attribution.* All Communications on Designated Social Media must clearly and unambiguously identify the person or entity that has sponsored or paid for the Communication or it to be placed on the Designated Social Media. Website addresses or phone numbers by themselves are insufficient to satisfy this section.

SECTION 15: *Commercial Communications; Procedures.*

- A. All proposed Commercial Communications must be submitted to the Director for initial compliance review. The Director will perform a preliminary evaluation of the submission to assess its compliance with this policy. If, during its preliminary review of a proposed Communication, the Director is unable to make a compliance determination, the Director will forward the submission to the City Manager, or designee, for further evaluation.
- B. The Director may at any time discuss with the entity proposing the Communication one or more revisions to a Communication, which, if undertaken, would bring the Communication into conformity with this Social Media Policy. The Director will immediately remove any Communication that violates this Policy.
- C. The Director will review the proposed Communication for compliance with the guidelines set forth in this policy and will direct as to whether the proposed Communication will be accepted.
- D. The City Manager, or designee, will conduct a final review of proposed Commercial Communications at the Director's request. The City Manager's, or designee's, decision to approve or reject any proposed Commercial Communications is final.

SECTION 16: *Moratorium.* At the discretion of the City Manager, and subject to any contractual obligations, the City may declare a complete ban or moratorium on all Communications on Designated Social Media and direct that no Communications of any kind, other than Government Communications, be accepted for display and posting.

SECTION 17: *Disputes.* Any dispute concerning complying with this Resolution may be appealed to the City Manager within 15 days of the circumstances giving rise to the dispute. The City Manager must act upon the appeal within 30 days. The City Manager may refuse to allow, or may order the removal of, any Communication that does not comply with this Resolution. The City Manager may, but is not required to, bring the appeal to the City Council for a decision. Unless considered by the City Council, the City Manager's decision is the City's final decision without the ability for a City Council appeal.

SECTION 18: Revenue. Monies received by the City from Communications must be deposited in a separate account identified by the City Manager. Unless otherwise provided by a sponsorship agreement, funds in the separate account may be used for general purposes as determined by the City Manager.

SECTION 19: Ralph M. Brown Act. As noted in Section 7, Designated Social Media can only be utilized when the “comment” option is turned off. This is intended to reduce the potential for unintentional violations of applicable law including, without limitation, the Ralph M. Brown Act. To help ensure full compliance with the Ralph M. Brown Act, elected and appointed officials must comply with the following:

- A. All elected and appointed officials must avoid using Social Media to blog, discuss, deliberate, or express opinions on any issue within the subject matter jurisdiction of the legislative body. This includes, without limitation, posting comments on Social Media.
- B. If Social Media, including Designated Social Media, will significantly influence the views or opinions of an elected or appointed official acting in an adjudicatory or quasi-judicial matter, the official must disclose the Social Media and the content thereof as an *ex parte* contact.
- C. Elected and appointed officials are prohibited from excluding or blocking persons from Social Media, including Designated Social Media, for any purpose.

SECTION 20: Public Records Act. The content of Designated Social Media constitutes a “public record” under the Public Records Act and must be retained in accordance with the City’s retention schedule.

SECTION 21: Violations. Violations of this policy may result in the termination of the City’s participation with Designated Social Media and may cause disciplinary action to be taken as determined in accordance with the City’s Personnel Rules and Regulations, Memoranda of Understanding, and other applicable policies and regulations.

SECTION 22: Authority. The City Manager is authorized to implement this Resolution in accordance with applicable administrative policies and procedures that may be promulgated by the City Manager.

SECTION 23: Amendment and Interpretation. The City may amend this Resolution unilaterally at any time. The City Council has the sole and final authority to interpret and apply this Resolution.

SECTION 24: Effectiveness. This Resolution will become effective immediately upon adoption and will remain effective unless superseded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2020.

Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, Assistant City Attorney

EXHIBIT A

CITY OF MONTEREY PARK SOCIAL MEDIA POLICY DISCLAIMER

The City of Monterey Park participates in social media pages in an effort to engage members of the community in open, interactive communications while effectively disseminating accurate information to target markets. The following disclaimer applies to all City of Monterey Park-maintained social media pages.

This page is monitored infrequently and only during regular business hours. DO NOT post emergency information; if you are experiencing an emergency, call 911.

Privacy Statement

This is an official social media page for the City of Monterey Park. In accordance with the City's Social Media Policy, the settings for this site do not allow for comments. However, anything you post here including comments, deleted posts, messages, and chat sessions, is subject to the California Public Records Act.

Notice to City

Communications made through this website do not constitute legal or official notice to the City, its elected or appointed officials, employees, representatives, or agents.

Materials and information on this City social media site are provided as a public service and intended to afford general guidelines on matters of public interest. Except for the third party materials described below, the materials and information on this site were generated, compiled, or assembled at public expense and are freely available for non-commercial, non-profit making use, provided the user keeps intact all associated copyright, trademark, and other proprietary notices. The materials and information on this site cannot be copied, reproduced, republished, uploaded, posted, transmitted, distributed, or "mirrored" on another server without the written permission of the City.

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Using or modifying this site's materials and information for commercial or profit making purposes is prohibited and may violate the copyrights and/or other proprietary rights of

the City or third parties.

By participating on this site you agree to grant a non-exclusive, irrevocable, royalty-free license to any information posted, abide by intellectual property standards and limit content to that which is rightfully posted.

Prohibited Content

Comments containing any kind of inappropriate content including, without limitation, the following, are not permitted on City of Monterey Park social media pages and will be removed: (1) profane, obscene, or pornographic content and/or language; (2) content that promotes, fosters or perpetuates discrimination on the basis of race, creed, color, age, religion, gender, marital status, status with regard to public assistance, physical or mental disability, sexual orientation, national origin, as well as any other category protected by federal, state or local laws; (3) threats of physical harm to any person, property or organization; (4) comments related to or in support of, or in opposition to, any political campaigns or ballot measures except to announce election dates and voter registration locations; (5) conduct violating any law.

If you feel your comments have been unfairly deleted or would like to report inappropriate content, contact the City of Monterey Park at www.montereypark.ca.gov.

Disclaimer of Endorsement

A comment posted by a member of the public on any City of Monterey Park social media page is the opinion of the commentator or poster only, and publication of a comment does not imply endorsement of, or agreement by, the City of Monterey Park, nor do such comments necessarily reflect the opinions or policies of the City of Monterey Park. Likewise, City social media sites may contain content including, without limitation, advertisements or hyperlinks over which the City has no control. The City does not endorse any hyperlink or advertisement placed on City social media sites by the social media site's owners, vendors or partners. By using the City's Web site, the user acknowledges and accepts that the City is not responsible for any materials stored on other Internet sites, nor it is liable for any inaccurate, defamatory, offensive, or illegal materials found on other Internet sites, and that the risk of injury from viewing, hearing, downloading, or storing such materials rests entirely with the user.

Contacting the City of Monterey Park

To interact with the City of Monterey Park please visit the official City of Monterey Park webpage at www.MontereyPark.ca.gov, email MPCLerk@montereypark.ca.gov or call (626) 307-1359.

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CHANGES ARE MADE PERIODICALLY TO MANY CITY DOCUMENTS, INCLUDING MUNICIPAL CODES, CHARTER SECTIONS, REGULATIONS, GUIDELINES, AND SCHEDULES, AND THESE CHANGES MAY OR MAY NOT BE REFLECTED IN THE MATERIALS OR INFORMATION PRESENT ON THE CITY OF MONTEREY PARK'S WEB SITE. ADDITIONALLY, BECAUSE THE SITE IS FREQUENTLY UNDER DEVELOPMENT, MATERIALS AND INFORMATION MAY BE DELETED, MODIFIED OR MOVED TO A DIFFERENT PART OF THE SITE WITHOUT ADVANCE NOTICE.

IF YOU DO NOT AGREE TO OR UNDERSTAND ANY OR ALL OF THESE TERMS, PLEASE DO NOT USE THIS WEBSITE.

Staff Report
May 20, 2020

ATTACHMENT 2

Draft Resolution – Electronic Records

RESOLUTION NO. _____

A RESOLUTION REGARDING RETAINING AND PURGING PUBLIC RECORDS IN ELECTRONIC FORM.

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1: The City Council finds as follows:

- A. In 2017, the California Supreme Court rendered a decision in *City of San Jose et al. v. Superior Court of Santa Clara County (Smith)* (2017) 2 Cal.5th 608 ("*San Jose*").
- B. The *San Jose* case, among other things, extended the reach of the Public Records Act (Government Code §§ 6250-6276.48; the "PRA") to "public records" stored in the personal devices and accounts of public officials and employees.
- C. The definition of "public records" under the PRA extends to virtually every recorded form of communication including, without limitation, Facebook comments; tweets; Instagram; texts; voicemails; and Snapchat.
- D. The *San Jose* case makes it plain that it is in the public interest for the City Council to amend its previous policies regulating public officials' and employees' use of electronic communications and identify the circumstances when electronic communications must be preserved.

SECTION 2: Purpose. This Resolution is adopted to establish policies that help ensure the City's compliance with applicable law including, without limitation, the California Public Records Act; protect the public welfare; and facilitate City business practices. Nothing contained in this Resolution is intended to hinder City officials', officers', or employees' use of electronic communications.

SECTION 3: Definitions. Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in this Resolution:

- A. "Account" means either a City-owned or commercial service which provides users the ability to send, receive, or store electronic communications.
- B. "Archival form" means either:
 - 1. Transcribing or printing electronic communications in a legible hard copy form; or

2. Transmitting, converting, or recording an electronic communication into an electronic format by which the informational content of the electronic communication is permanently or indefinitely preserved and such information may be retrieved in readable or audible and comprehensible form. Examples of such storage include, without limitation, optical disk storage; microfiche; and digital photography that is incapable of deletion or alteration.
- C. "Electronic communication" or "communication" means
1. Any transfer of signs, signals, writing, images, sounds, data, or intelligence of any nature transmitted in whole or in part by a wire, radio, electromagnetic, photoelectronic or photooptical system; and
 2. That occurs to, from, between or among any City official(s) or employee(s) by using an account for City business purposes.
 3. Electronic communications include, without limitation, E-mail and Social Media.
- D. "Record" means a thing which constitutes an objective lasting indication of a writing, event or other information, which is in the custody of a user and is kept either
1. Because a law requires it to be kept; or
 2. Because it is necessary or convenient to the discharge of the user's duties and was made or retained for the purpose of preserving its informational content for future reference.
 3. A record does not include "personal records." A personal record is a communication that is primarily personal, containing not more than incidental mention of City business. Whether a communication is a "personal" record depends on several factors such as the content itself; the context in, or purpose for which, it was written; the audience to whom it was directed; and whether the writing was prepared by a user acting in his or her employment. For example, while a user's email to a spouse complaining about a coworker would likely not be a public record, an email to a superior reporting the coworker's mismanagement of a City project might be.
- E. "Social Media" means forms of electronic communication through which users create online communities to share information, ideas, personal messages, and other content. Current examples of Social Media include, without limitation, Facebook, Twitter, Instagram, Snapchat, and YouTube.
- F. "Storage" means

1. Any temporary, intermediate, or long-term storage of an electronic communication; and
 2. Any storage of electronic communication in an account for purposes of backup protection of such electronic communication.
- G. "User" means City elected and appointed officials, officers, employees (regular, extra-help and temporary), contractors, volunteers, and other individuals who
1. Utilize electronic communications; and
 2. Are authorized to use a City account.

SECTION 4: Applicability. This policy applies to users. Third parties should only be provided access to City accounts as necessary for their business purpose with the City and only if they agree to abide by all applicable rules.

SECTION 5: Preservation of Electronic Communications that Constitute Records. Electronic communications that constitute records should be converted into archival form and must be retained for the period prescribed by the City's retention schedule.

SECTION 6: Preservation and Routine Deletion of Electronic Communications.

- A. Electronic communications that are not "records" should be routinely deleted from accounts by the user without preserving any portion of the informational content of the communication.
- B. All user communications should utilize City accounts.
 1. Users who are City employees are required to use their City-owned accounts for electronic communications. In the unlikely event an employee cannot access his or her City account and instead must use his or her personal account, the employee must send a copy of the communication to the City account.
 2. Users who are elected or appointed City officials are encouraged to only use their City-owned accounts for electronic communications. Should an elected or appointed City official not have a City owned account, or chooses to use his or her personal account for electronic communications, the user must be prepared to search his or her personal account should the City receive a request for records.

SECTION 7: Personal Accounts.

- A. If the City receives a request seeking public records held in a user's

personal account, the City will communicate the request to the user. The user is responsible for reviewing their personal account and providing the City with any responsive record. In doing so, the user must complete an affidavit in a form approved by the City Attorney certifying the good faith efforts undertaking to identify any responsive record.

- B. Records stored in personal accounts must also comply with the two-year retention period set forth in this Resolution.

SECTION 8: Special Rules Applicable to E-mail Records.

- A. The City's accounts should not be used for storing records. As with other forms of electronic communication, emails and email attachments that constitute records should be converted into archival form and retained in accordance with the applicable retention period.
- B. Email and Email attachments that contain or may contain embedded metadata must be archived in a manner that ensures the metadata component is preserved as required by law.
- C. To guard against the inadvertent deletion of records, emails and email attachments will be retained in within the City's account for a period of two years, after which time they may be automatically purged from the email system.

SECTION 9: Archives Preserved pursuant to Retention Schedule. Once in archival form, electronic communications will be preserved pursuant to the City's approved retention period for the file or record series in which such communication is placed, or to which it relates. Retention provisions of this section will not be deemed to impose any legal requirement or obligation on the City or any of its officers and employees not otherwise required or established by any other provision of law. After consulting with the City Attorney, the City Clerk, or designee, will determine whether such communications should be permanently preserved, disclosed, produced, or destroyed in accordance with the City's retention schedule.

SECTION 10: Compliance with law. Immediately upon receiving a public records request, subpoena, or court order which identifies an electronic communication, users must use their best efforts, and use all reasonable means practicable, to preserve such electronic communications.

SECTION 11: Administrative Policies and Procedures. The City Manager will establish policies and procedures as necessary to carry out this policy.

SECTION 12: Previous Policies. To the extent that any other resolution pertaining to policies regulating the retention and destruction of public records in electronic form is incorporated into this Resolution, it is superseded in its entirety.

SECTION 13: Construction. This Resolution must be broadly construed to achieve the purposes stated in the Resolution. It is the City Council's intent that the provisions of this Resolution are interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution and applicable law including, without limitation, the Public Records Act.

SECTION 14: Enforceability. Repeal or supersession of any previous resolution or policy does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Resolution effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 15: If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 16: This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this ____ day of _____, 2020.

Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, Assistant City Attorney



City Council Staff Report

DATE: June 3, 2020

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-A

TO: The Honorable Mayor and City Council
FROM: Vincent D. Chang, City Clerk
SUBJECT: Consideration and possible action to direct the City Clerk to perform the biennial review of the City's Conflict of Interest Code

RECOMMENDATION:

It is recommended that the City Council consider:

1. Directing the City Clerk to perform the biennial review of the City's Conflict of Interest Code and report back before October 1, 2020; and
2. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Under the Political Reform Act (Government Code § 8100, *et seq.*), every local agency must review its conflict of interest code ("COI") on a biennial basis. If positions or titles changed in the local agency's organization, then the legislative body must amend the COI before October 1, 2020.

BACKGROUND:

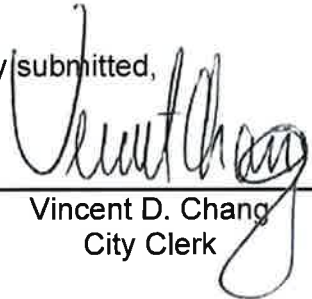
Every two years, local governments must review their COI to determine if changes must be made to reflect the government's organizational structure. The COI must accurately designate all positions that make or participate in the making of governmental decisions. The disclosure assigned to those positions accurately requires that all investments, business positions, interests in real property, and sources of income that may foreseeably be affected materially by the decisions made by those holding designated positions are reported. The COI includes all other requirements of Government Code § 87302.

The City's current COI is attached for reference. Under California law, the City Council must direct the City Clerk to review the COI and then recommend any changes to it not later than October 1, 2020.

FISCAL IMPACT:

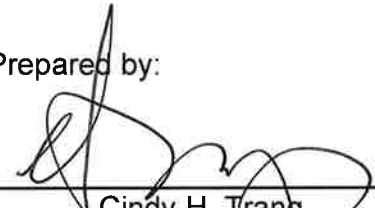
None.

Respectfully submitted,



Vincent D. Chang
City Clerk

Prepared by:



Cindy H. Trang
Deputy City Clerk

Approved By:



Ron Bow
City Manager

Reviewed by:



Natalie C. Karpeles
Deputy City Attorney

Attachments:

1. Resolution No. 12036

ATTACHMENT 1

Resolution No. 12036

RESOLUTION NO. 12036

A RESOLUTION ADOPTING THE 2018 CONFLICT OF INTEREST CODE FOR THE CITY OF MONTEREY PARK IN ACCORDANCE WITH THE POLITICAL REFORM ACT.

The City Council of the City of Monterey Park ("City") does resolve as follows:

SECTION 1: The City Council finds and declares as follows:

- A. The Political Reform Act (Government Code §§ 81000, *et seq.*; the "PRA") and regulations adopted pursuant to the PRA (2 Cal. Code of Regs. §§ 18700, *et seq.*; "FPPC Regs.") require local government to adopt conflict of interest codes ("COI").
- B. The Fair Political Practices Commission promulgated FPPC Regs. § 18730, which contains the terms of a standard conflict of interest code that can be incorporated by reference as the City's COI.
- C. The City Council previously directed the City Clerk's office to review the COI pursuant to the PRA (Government Code § 87306.5).
- D. The City Clerk finished that review and made recommendations which the City Council incorporated into this Resolution.
- E. To fulfill its obligations under the PRA and FPPC Regs., the City Council adopts this 2018 Monterey Park COI as set forth in this Resolution.

SECTION 2: *2018 Monterey Park COI – Generally.* FPPC Regs. § 18730 is adopted by reference as the City of Monterey Park's 2018 COI. Except as modified in this Resolution, all requirements of FPPC Regs. § 18730 apply as if fully set forth in this Resolution.

SECTION 3: *Monterey Park 2018 COI - Changes.* The 2018 Monterey Park COI includes the following changes:

- A. The term "investment" applies to financial interests in non-profit organizations as well as business entities;
- B. The term "Appendix" refers to Section 4 of this Resolution.

SECTION 4: *Designated Officials, Employees and Consultants.* For purposes of FPPC Regs. § 18730, designated employees and consultants are set forth below:

A. Designated Officials and Employees:

The positions listed below are designated positions. Officers and employees holding those positions are designated employees and are deemed to make or participate in making decisions which may foreseeably have a material effect on a financial interest. Disclosure includes specific types of investments, business positions, interests in real property, and sources of income which may foreseeably be materially affected by any decision made or participated in by the designated employee. Such disclosures must be made at the times and circumstances described by the City's Conflict of Interest Code.

Designated employees must disclose all interests as required by the Political Reform Act and regulations promulgated thereto. When a new position classification is created by the Administrative Services Department for City Council approval, the Administrative Services Department will recommend that the City Council decide whether the new position will be required to file a Statement of Economic Interest and be included as a designated position in the Conflict of Interest Code.

When the City Council establishes a Commission, Committee, or Board, the City Council will decide whether the members of the Commission, Committee or Boards be included as a designated position in the Conflict of Interest Code and the members of the Commission, Committee or Board so designated by the City Council, will be required to file a Statement of Economic Interest.

COUNCIL, COMMISSIONS, COMMITTEES & BOARDS:

- * Members of the City Council
- * Members of the Planning Commission
- Members of the Design Review Board
- Members of the Business Improvement District Advisory Committee
- Members of the Board of Library Trustees
- Members of the Successor Agency to the Former Monterey Park
Redevelopment Agency
- Members of the Traffic Commission

OFFICE OF THE CITY MANAGER:

- * City Manager
- Assistant City Manager

OFFICE OF THE CITY ATTORNEY:

- * City Attorney
- Assistant City Attorney
- Deputy City Attorney

OFFICE OF THE CITY CLERK:

- * City Clerk
Deputy City Clerk

OFFICE OF THE CITY TREASURER:

- * City Treasurer

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT:

Director of Community and Economic Development
Senior Planner
Associate Planner
Assistant Planner
Building Inspector
Building Official
Code Enforcement Officer
Economic Development Specialist
Economic Development Project Manager
Housing and Community Development Coordinator Rehabilitation
Specialist
Plan Checker

FIRE DEPARTMENT:

Fire Chief
Apprentice Fire Inspector
Battalion Chief
Captain
Deputy Fire Marshall
Fire Inspector

HUMAN RESOURCES & RISK MANAGEMENT DEPARTMENT:

Director of Human Resources and Risk Management
Senior Management Analyst
Human Resource Analyst

LIBRARY:

City Librarian
Senior Librarian
Literacy Administrator

MANAGEMENT SERVICES DEPARTMENT:

Director of Management Services
Financial Services Manager
Support Services Manager
Support Services Supervisor
Information Systems Specialist

POLICE DEPARTMENT:

Police Chief
Community Services Bureau Commander
Computer Services Manager
Fleet Manager
Police Captain
Police Lieutenant
Range Master
Technical Services Manager
Traffic Bureau Commander

PUBLIC WORKS DEPARTMENT:

Director of Public Works/City Engineer
Assistant City Engineer
Parks Superintendent
Public Works Maintenance Manager
Water Utility Manager
Civil Engineering Associate
Civil Engineer Technician
Public Works Inspector

RECREATION & COMMUNITY SERVICES DEPARTMENT

Director of Recreation and Community Services
Recreation Superintendent
Recreation Supervisor

* Listed in the code for information purposes only. These positions file under Government Code Section 87200 with the Fair Political Practices Commission.

B. Consultants:

The City Manager may determine in writing that a particular consultant is hired to perform a range of duties that requires the consultant to fully comply with the disclosure requirements described in this section. Such

written determination must include a description of the consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. The City Manager determination is a public record and must be retained for public inspection in the same manner and location as this conflict of interest code."

SECTION 5: *Statement of Economic Interests: Place of Filing.*

Designated employees must file Statements of Economic Interests with the City of Monterey Park, on forms created by the Fair Political Practices Commission, in conformance with the individual disclosure categories and state guidelines, when requested by the City Clerk. The City Clerk will retain custody of the Statements and make them available for public inspection and reproduction. Designated employees listed in the Code with an asterisk (*) must either file their Statements directly with the Fair Political Practices Commission in conformance with state guidelines, or file one original copy of their Statement of Economic Interest with the City Clerk, who must make and retain a copy and forward the original to the California Fair Political Practices Commission. All other designated employees must file one original copy of their Statement of Economic Interest with the City Clerk.

SECTION 6: *Disclosure and Disqualification – Interest and Positions in Non-Profit Organizations.* Whenever a disclosure category requires disclosure of specific financial interests or positions in business entities, disclosure of equivalent financial interests or positions in non-profit organizations is required. Disqualification must be required as to a disclosed interest or position in a non-profit organization whenever disqualification would have been required as a result of an equivalent financial interest or position in a business entity.

SECTION 7: *Travel Payments, Advances and Reimbursements.* If a payment, including an advance or reimbursement, for travel is required to be reported pursuant to Government Code § 87207, it may be reported on a separate travel reimbursement schedule which shall be included in the filer's statement of economic interests. A filer who chooses not to use the travel schedule shall disclose payments for travel as a gift, unless it is clear from all surrounding circumstances that the services provided were equal to or greater in value than the payments for the travel, in which case the travel may be reported as income.

SECTION 8: Resolution No. 11868 (adopted October 19, 2016) and any other resolution or policy purporting to establish a conflict of interest code, are superseded by this Resolution.

SECTION 9: Repeal of any provision of any resolution or policy herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Resolution's effective

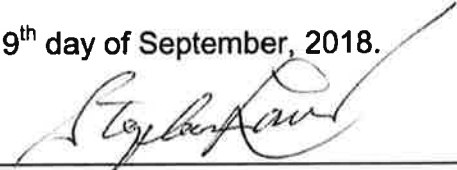
date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 10: A late fine of \$10 per day up to a maximum of \$100 will be assessed, commencing on the day after the form is due to the City Clerk's office. In addition, if a matter is referred to the FPPC's Enforcement Division for failure to file or failure to include all required economic interests, the fine may be substantially higher. If an individual does not pay a fine, the matter may be referred to the Finance Tax Board for collection.

SECTION 11: The City Clerk will certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

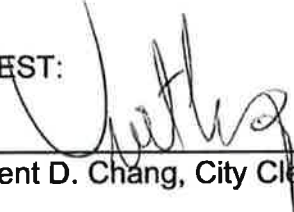
SECTION 12: This Resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this 19th day of September, 2018.



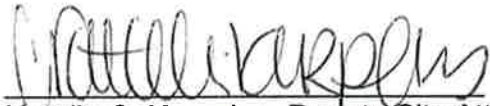
Stephen Lam, Mayor

ATTEST:



Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: 

Natalie C. Karpeles, Deputy City Attorney

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) **SS**
CITY OF MONTEREY PARK)

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 12036 was duly adopted by the City Council of the City of Monterey Park, at a regular meeting held on the 19th day of September, 2018, by the following vote:

Ayes:	Council Members: Real Sebastian, Ing, Liang, Chan, Lam
Noes:	Council Members: None
Absent:	Council Members: None
Abstain:	Council Members: None

Dated this 19th day of September, 2018.



Vincent D. Chang, City Clerk
City of Monterey Park, California



City Council Staff Report

DATE: June 3, 2020

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-B

TO: Honorable Mayor and Members of the City Council

FROM: Martha Garcia, Director of Management Services

SUBJECT: Waive further reading and adopt an Ordinance amending Monterey Park Municipal Code S 14.12.185 to provide a formula for calculating either the eligible ceiling, income threshold or the discount rate for the Lifeline Program

RECOMMENDATION:

It is recommended that the City Council:

- (1) Waive second reading and adopt the proposed ordinance; and/or
- (2) Take such additional, related, action that may be desirable.

SUMMARY:

The ordinance was introduced at the May 20, 2020 City Council meeting. At that meeting, the City Council conducted the first reading. The staff report from the May 20, 2020 meeting is attached for reference. Second reading and adoption of this ordinance is recommended; the ordinance take effect in 30 days.

Respectfully Submitted and prepared by:

A handwritten signature in black ink, appearing to be "Martha Garcia", is written over a horizontal line.

Martha Garcia
Director of Management Services

A handwritten signature in blue ink, appearing to be "Ron Bow", is written over a horizontal line.

Ron Bow
City Manager

A handwritten signature in blue ink, appearing to be "Natalie C. Karpeles", is written over a horizontal line.

Natalie C. Karpeles
Deputy City Attorney

Attachments:

- Attachment 1: Draft Ordinance
- Attachment 2: May 20, 2020 City Council Staff Report

ATTACHMENT 1

Draft Ordinance

ORDINANCE NO. ____

AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE § 14.12.185 TO ESTABLISH THE DISCOUNT RATE AND ELIGIBILITY CRITERIA FOR PARTICIPATION IN THE CITY'S LIFELINE PROGRAM.

The City Council does ordain as follows:

SECTION 1: Monterey Park Municipal Code § 14.12.185 is amended to read as follows:

“14.12.185 Lifeline water rate.

- (A) On an annual basis, the City Council may determine by resolution whether to make lifeline rates available to domestic water customers who qualify for such a discounted rate pursuant to this section. Nothing in this section creates, or is intended to create, a property right for qualified persons to a lifeline rate as described by this section. Rather, establishing a lifeline rate is a discretionary determination made by the City Council annually that is dependent, among other things, on projected interest revenue derived from the City's water operating fund.
- (B) Customers meeting the qualifications in this section may, but are not required to, pay a discounted rate equal to the monthly residential rates and charges established by this chapter minus a flat dollar amount determined by City Council resolution. In adopting a resolution determining the flat dollar amount, the City Council should consider the following:
 - (1) The interest revenue anticipated by the city budget for the city's water operating fund;
 - (2) The number of customers qualified to pay the discounted rate established by this section; and
 - (3) The residential water rates and charges established by this chapter.
- (C) To qualify, domestic residential water customers must meet the following criteria:
 - (1) Be at least 62 years old;
 - (2) Establish that they are disabled, such that the customer is unable to engage in any substantial gainful activity by reason

of any medically determinable physical or mental impairment, which can be expected to result in death, or to be of long-continued and indefinite duration;

- (3) Establish that the combined adjusted gross income (as used for purposes of the California Personal Income Tax Law) of all members of the household in which the customer resided was less than the figure in effect on the preceding first day of April as the "very low income" limitation for a family of two persons in the City of Monterey Park under the Section 8 housing programs of the United States Housing Act of 1937, as amended, as published by the United States Department of Housing and Urban Development. For each fiscal year, the Director of Management Services, or designee, is directed to determine, and utilize as the prior calendar year's adjusted gross income limitation, the figure in effect on the preceding first day of April as the "very low income" limitation for a family of two persons in the City of Monterey Park under the Section 8 housing programs of the United States Housing Act of 1937, as amended, as published by the United States Department of Housing and Urban Development; or
 - (4) Be a qualified participant in the California Alternate Rates for Energy ("CARE") program established by Public Utilities Code §§ 739.1 and 739.2 as determined by the most recent California Public Utility Commission decisions; or California Universal Telephone Service program ("LifeLine") established in compliance with Public Utilities Code §§ 871, *et seq.*
- (D) Applications for the lifeline rate must be filed with the Management Services Director, or designee. The Management Services Director may require such additional evidence as it deems necessary or appropriate in processing the claim. Only one person from each household is permitted. The City, at any time, may require a person to provide proof of continuing eligibility.
- (E) The lifeline rate will first appear on the next full billing cycle after the date of approval."

SECTION 2: Construction. This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 3: Enforceability. Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's

effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 4: *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 5: *Reliance on Record.* Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: *Recording.* The City Clerk, or her duly appointed deputy, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 8: *Electronic Signatures.* This Ordinance may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 9: *Effective Date.* This Ordinance becomes effective on the 30th day following its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2020.

Hans Liang
Mayor

ATTEST:

Vincent D. Chang,
City Clerk

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Natalie C. Karpeles,
Deputy City Attorney

ATTACHMENT 2

May 20, 2020 Staff Report



City Council Staff Report

DATE: May 20, 2020

AGENDA ITEM NO: New Business
Agenda Item 5-A

TO: The Honorable Mayor and City Council
FROM: Martha Garcia, Director of Management Services
SUBJECT: Consideration of an Ordinance amending Monterey Park Municipal Code § 14.12.185 and a Resolution Setting the Discount Rate for the Lifeline Program, Established by Monterey Park Municipal Code § 14.12.185

RECOMMENDATION:

It is recommended that the City Council consider:

1. Introducing and waiving first reading of an ordinance amending MPMC § 14.12.185 to establish the discount rate and eligibility criteria for participation in the City's Lifeline program;
2. Adopting a resolution setting the discount rate for the Lifeline program; and/or
3. Taking such additional, related, action that may be desirable.

CEQA:

The Ordinance and Resolution are exempt from additional review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because they establish rules and procedures in compliance with recently-enacted State law; do not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitute an administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, the Ordinance and Resolution do not constitute a "project" that require environmental review (see specifically CEQA Guidelines § 15378(b)(2, 5)).

EXECUTIVE SUMMARY:

Monterey Park Municipal Code § 14.12.185 authorizes the City Council to establish by resolution a Lifeline water rate for domestic water customers who meet certain income eligibility criteria. MPMC § 14.12.185, however, does not provide a formula for calculating either the eligible ceiling, income threshold or the discount rate; the proposed Ordinance would do all three.

The City's Lifeline water rate was last reviewed in 2014 and currently provides Program participants with a 45% discount for water meter, sewer and solid waste charges. It is unclear, however, how the City calculated this discount, how individuals qualified for it, or how the City paid for it.

The attached Resolution proposes to apply the discount rate as a flat dollar amount, which will be subtracted from the monthly bill. Criteria for calculating the flat dollar amount include consideration of the interest revenue anticipated by the City budget for the City's water operating fund; the number of customers qualified to participate in the Lifeline program; and the current residential water rates and charges.

BACKGROUND:

Domestic water customers residing in single-family dwellings whose assets (such as stocks, bonds, savings account), or personal property (excluding the occupied structure and one vehicle) do not exceed \$20,000 and who meet the income guidelines established for eligibility (see City Council Resolution No. 10201) are currently eligible to participate in the City's Lifeline program. At present, there are 449 utility customers who meet established income guidelines and participate in the current Lifeline rate program. The City's Lifeline water rate went into effect August 2014 and currently provides program participants with a 45% discount for water meter, sewer and solid waste charges (see City Council Resolution No. 11668). Program participants save, on average, \$26.66 per month, at a cost of \$143,644 per year to the City.

The attached Ordinance proposes criteria for both eligibility in the Lifeline program as well for determination of the appropriate discount. To become eligible to participate in the Lifeline program under the proposed Ordinance, a customer must either: be at least 62 years old; be disabled; be designated as a "very low income" household, per criteria established by the Department of Housing and Urban Development; or be a qualified participant in the California Alternate Rates for Energy ("CARE") program or the California Universal Telephone Service ("California LifeLine") program. The Ordinance proposes that eligible customers pay a discounted rate equal to the monthly rates/charges minus a flat dollar amount determined by City Council resolution. To arrive at the "flat dollar amount," it is recommended that the Council consider (1) the interest revenue anticipated by the City budget for the City's water operating fund; (2) the number of customers qualified to pay the discounted rate established by § 14.12.185; and (3) the residential water rates and charges established by Chapter 14.12. Both the eligibility criteria and the formula for determining the annual discount are subject to the discretion of the Council.

The attached Resolution proposes updating the discount applied to participants in the Lifeline program by calculating the flat dollar amount as follows:

Interest Revenue Anticipated by the City Budget for the City's Water Operating Fund	\$65,000
Current Number of Customers Qualified to Pay the Discounted Rate	449
Residential Water Rates/Charges for 2020-21 FY	\$31.66
Flat Dollar Amount	\$12.06
Lifeline Rate¹	\$19.60

Please note that the City cannot shift the burden of providing services from one class of ratepayers (e.g., low-income households) to another (e.g., all other ratepayers).² Consequently, the utility enterprise funds themselves cannot subsidize a discounted rate for low-income households; a subsidy must be funded from a different, unrestricted, source, e.g., late fees associated with the utility services; interest generated from monies deposited in utility enterprise funds; or general funds revenue. About \$80,000 in interest earnings and \$58,000 in late fees collected annually are proposed to be used to subsidize the Lifeline program. This Program must be evaluated annually and the discount rate offered to participants cannot exceed the total unrestricted revenues available.

FISCAL IMPACT:

The Lifeline rate will cost the City approximately \$105,604 for the 2020-2021 fiscal year.

Respectfully submitted and prepared by:



Martha Garcia
Director of Management Services

¹ Calculated by dividing the revenue anticipated by the number of qualified persons, per a 12-month period; this total becomes the flat dollar amount, which is then subtracted from the current rates/charges to arrive at the Lifeline rate.

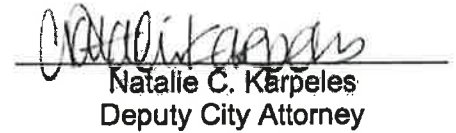
² *Howard Jarvis Taxpayers Assn. v. City of Fresno* (2005) 127 Cal.App.4th 914; *Howard Jarvis Taxpayers Assn. v. City of Roseville* (2002) 97 Cal.App.4th 637.

Approved by:



Ron Bow
City Manager

Reviewed by:



Natalie C. Karpeles
Deputy City Attorney

Attachment(s)

1. Resolution No. 10201
2. Resolution No. 11668
3. Draft Ordinance
4. Draft Resolution

Attachment 1

Resolution No. 10201

RESOLUTION NO. 10201

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MONTEREY PARK, CALIFORNIA
PERTAINING TO CHARGES FOR WATER SERVICE**

THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DOES RESOLVE,
MODIFY AND AMEND RESOLUTION 9725 AS FOLLOWS:

SECTION 1. Section 2 and Section 4 of Resolution 9725 pertaining to rates and charges for metered water sold for all uses shall be as follows:

<u>Size of Meter and Service</u>	<u>Minimum 100 Cu. Ft. Per Month</u>	<u>Minimum Charge Per Month</u>	<u>Monthly Charge per 100 Cu. Ft. \$0.89</u>	<u>Monthly Charge per 100 Cu. Ft. \$1.18</u>
5/8 or 3/4 inch	6	8.26	over 6 - 20	above 20
1 inch	0	8.93	0 - 20	above 20
1-1/4 inch	0	11.99	0 - 20	above 20
1-1/2 inch	0	14.08	0 - 20	above 20
2 inch	0	18.12	0 - 20	above 20
3 inch	0	36.25	0 - 20	above 20
4 inch	0	59.95	0 - 20	above 20
6 inch	0	183.09	0 - 20	above 20
8 inch	0	457.92	0 - 20	above 20
10 inch	0	967.75	0 - 20	above 20

SECTION 2. Section 8 of Resolution 9725 pertaining to lifeline water rates shall be amended as follows:

A. Residential water customers that meet the following criteria will be eligible for the water lifeline rates:

<u>Household Size</u>	<u>Maximum Annual Household Income</u>
1	\$15,250
2-3	18,500
4 or more	23,500

Household assets, such as stocks, bonds, savings accounts, rental or personal property, excluding the occupied structure and one vehicle, do not exceed \$20,000.

B. Lifeline water rates shall be as follows:

Size of Meter and Service	Minimum 100 Cu. Ft. Per Month	Minimum Charge Per Month	Monthly Charge per 100 Cu. Ft. \$0.89	Monthly Charge per 100 Cu. Ft. \$1.18
5/8 or 3/4 inch	6	4.13	over 6 - 20	above 20

SECTION 3. Section 9 of Resolution 9725 pertaining to property damage shall be amended as follows:

Property damage to fire hydrants, meters, pipes, or other fixtures which causes a loss of water, the charge for this loss shall be at the rate of \$1.18 per 100 Cu. Ft.

SECTION 4. The charges listed in this resolution shall be adjusted every October 1, beginning with October 1, 1998 by the increase or decrease in Consumer Price Index for the proceeding 12-month period (July-June) plus 1% for capital improvement. Adjustment exceeding 5% increase/decrease in any given year shall be approved by the City Council, prior to being effective.

SECTION 5. This Resolution shall become effective October 1, 1997.

SECTION 6. The City Clerk shall certify to the adoption of this Resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DOES HEREBY RESOLVE, DECLARE, AND DETERMINE AS FOLLOWS:

PASSED, APPROVED AND ADOPTED this 1st day of October, 1997.



Marie T. Purvis, Mayor
City of Monterey Park
California

Attest:



David M. Barron
City of Monterey Park
California

Resolution No. 10201

Page 3

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF MONTEREY PARK)

I, DAVID M. BARRON, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 10201 was duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 1st day of October, 1997, by the following vote:

AYES:	COUNCILMEMBERS: BALDERRAMA, VALENZUELA, CHU, ALONSO
NAES:	COUNCILMEMBERS: PURVIS
ABSENT:	COUNCILMEMBERS: NONE
ABSTAIN:	COUNCILMEMBERS: NONE

Dated this 1st day of October, 1997



David M. Barron, City Clerk
City of Monterey Park
California

Attachment 2

Resolution No. 11668

RESOLUTION NO. 11668

A RESOLUTION SETTING THE DISCOUNT RATE FOR THE LIFELINE RATE ESTABLISHED BY MONTEREY PARK MUNICIPAL CODE § 14.12.185.

The City Council of the city of Monterey Park does resolve as follows:

SECTION 1: The City Council finds and declares as follows:

- A. The City Council recognizes that the City must improve various water, wastewater and solid waste operations and infrastructure facilities over the next several years. As a result, water, wastewater and solid waste rates will be increased to pay for such operations and improvement projects within the City's service area;
- B. According to reports filed by Southern California Edison ("SCE") with the California Public Utilities Commission ("CPUC") for April 2014, more than 1.4 million people were enrolled in the California Alternate Rates for Energy ("CARE") within the urbanized areas of Los Angeles County;
- C. Information from the City's Finance Department shows that there are 10,430 residential utility customers. While the City does not track demographic data regarding such customers, public comment during the City's public meetings demonstrate that at least some of these customers live in low-income households;
- D. It is in the public interest for the City to assist persons who already struggle to pay for the cost of living and, in making this determination, the City Council takes particular note of *Koire v. Metro Car Wash* (1985) 40 Cal.3d 24 and *Starkman v. Mann Theatres Corp.* (1991) 227 Cal.App.3d 1491. Accordingly, based upon the findings set forth above, the City Council believes that it has a substantial public interest in adopting this Resolution to give some relief to low-income households;
- E. The City Council has reviewed the proposed final Operating Budget ("Budget") for fiscal years 2014-2015. A review of the Budget shows that the water, wastewater and solid waste enterprise funds project interest revenues of \$81,000 and late fee income of \$58,000 for FY 2014-2015.
- F. Based upon the projected interest and late fee revenues and the number of persons who may be qualified to receive a discount, it appears that a lifeline rate, offering a 45% discount to the water meter charge for domestic water customers residing in single family dwelling, single family wastewater customers and residential solid waste customers is reasonable. It is estimated that this lifeline rate discount would result in a cost of \$125,000 per year which is an amount within the total available (i.e., non-rate payer) revenue projected for the water enterprise fund.

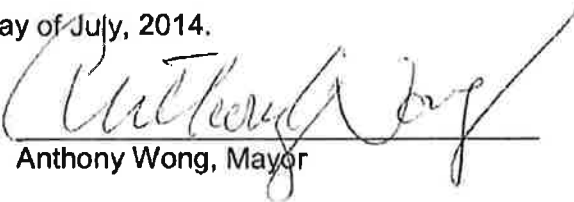
- G. On an annual basis, the City Council may determine by resolution whether to make a lifeline rate available to persons who qualify for such a discounted rate pursuant to this section. Nothing in this section creates, or is intended to create, a property right for qualified persons to a lifeline rate as described by this section. Rather, establishing a lifeline rate is a discretionary determination made by the City Council annually that is dependent, among other things, on projected interest and late fee revenues derived from the city's water, wastewater and solid waste enterprise funds.
- H. The water, wastewater and solid waste rates are established by City ordinance. The most current rates will be utilized to determine the feasibility and discount amount for the lifeline rate.

SECTION 2: ADOPTION. Pursuant to MPMC § 14.12.185, the City Council sets the lifeline rate at 45% discount to the meter charge for domestic water customers residing in single family dwellings, 45% discount to the single family wastewater rate and 45% discount to the residential solid waste rate.

SECTION 3: The City Clerk is directed to certify the adoption of this Resolution; record this Resolution in the book of the City's original resolutions; and make a minute of the adoption of the Resolution in the City Council's records and the minutes of this meeting.

SECTION 4: This Resolution will take effect concurrently with ordinances setting water, wastewater and solid waste rates for 2014, and will remain effective until repealed or superseded.

PASSED AND ADOPTED 2nd day of July, 2014.


Anthony Wong, Mayor

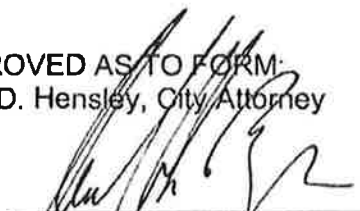
ATTEST:



Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By:



Karl H. Berger, Assistant City Attorney

Resolution No. 11668
Page 3 of 3

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF MONTEREY PARK)

I, VINCENT D. CHANG, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 11668 was duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 2nd day of July, 2014 by the following vote:

AYES: Council Members: Real Sebastian, Chan, Liang, Wong
NOES: Council Members: Ing
ABSTAIN: Council Members: None
ABSENT: Council Members: None

Dated this 2nd day of July, 2014.



Vincent D. Chang, City Clerk
Monterey Park, California

Attachment 3

Draft Ordinance

ORDINANCE NO. ____

**AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL
CODE § 14.12.185 TO ESTABLISH THE DISCOUNT RATE AND
ELIGIBILITY CRITERIA FOR PARTICIPATION IN THE CITY'S
LIFELINE PROGRAM.**

The City Council does ordain as follows:

SECTION 1: Monterey Park Municipal Code § 14.12.185 is amended to read as follows:

"14.12.185 Lifeline water rate.

- (A) On an annual basis, the City Council may determine by resolution whether to make lifeline rates available to domestic water customers who qualify for such a discounted rate pursuant to this section. Nothing in this section creates, or is intended to create, a property right for qualified persons to a lifeline rate as described by this section. Rather, establishing a lifeline rate is a discretionary determination made by the City Council annually that is dependent, among other things, on projected interest revenue derived from the City's water operating fund.
- (B) Customers meeting the qualifications in this section may, but are not required to, pay a discounted rate equal to the monthly residential rates and charges established by this chapter minus a flat dollar amount determined by City Council resolution. In adopting a resolution determining the flat dollar amount, the City Council should consider the following:
 - (1) The interest revenue anticipated by the city budget for the city's water operating fund;
 - (2) The number of customers qualified to pay the discounted rate established by this section; and
 - (3) The residential water rates and charges established by this chapter.
- (C) To qualify, domestic residential water customers must meet the following criteria:
 - (1) Be at least 62 years old;
 - (2) Establish that they are disabled, such that the customer is unable to engage in any substantial gainful activity by reason

of any medically determinable physical or mental impairment, which can be expected to result in death, or to be of long-continued and indefinite duration;

- (3) Establish that the combined adjusted gross income (as used for purposes of the California Personal Income Tax Law) of all members of the household in which the customer resided was less than the figure in effect on the preceding first day of April as the "very low income" limitation for a family of two persons in the City of Monterey Park under the Section 8 housing programs of the United States Housing Act of 1937, as amended, as published by the United States Department of Housing and Urban Development. For each fiscal year, the Director of Management Services, or designee, is directed to determine, and utilize as the prior calendar year's adjusted gross income limitation, the figure in effect on the preceding first day of April as the "very low income" limitation for a family of two persons in the City of Monterey Park under the Section 8 housing programs of the United States Housing Act of 1937, as amended, as published by the United States Department of Housing and Urban Development; or
 - (4) Be a qualified participant in the California Alternate Rates for Energy ("CARE") program established by Public Utilities Code §§ 739.1 and 739.2 as determined by the most recent California Public Utility Commission decisions; or California Universal Telephone Service program ("LifeLine") established in compliance with Public Utilities Code §§ 871, *et seq.*
- (D) Applications for the lifeline rate must be filed with the Management Services Director, or designee. The Management Services Director may require such additional evidence as it deems necessary or appropriate in processing the claim. Only one person from each household is permitted. The City, at any time, may require a person to provide proof of continuing eligibility.
- (E) The lifeline rate will first appear on the next full billing cycle after the date of approval."

SECTION 2: Construction. This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 3: Enforceability. Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's

effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 4: *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 5: *Reliance on Record.* Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: *Recording.* The City Clerk, or her duly appointed deputy, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 8: *Electronic Signatures.* This Ordinance may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 9: *Effective Date.* This Ordinance becomes effective on the 30th day following its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2020.

Hans Liang
Mayor

ATTEST:

Vincent D. Chang,
City Clerk

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Natalie C. Karpeles,
Deputy City Attorney

Attachment 4

Draft Resolution

RESOLUTION NO. _____

**A RESOLUTION SETTING THE DISCOUNT RATE FOR
PARTICIPATION IN THE CITY'S LIFELINE PROGRAM.**

The City Council does resolve as follows:

SECTION 1: The City Council finds as follows:

- A. According to Southern California Edison's 2019 Annual report for 2018 Low Income Programs with the California Public Utilities Commission, more than 500,000 people are enrolled in the California Alternate Rates for Energy program within the urbanized areas of Los Angeles County;
- B. Information from the City's Finance Department shows that there are 449 residential utility customers who qualify for the City's Lifeline program;
- C. It is in the public interest for the City to assist persons who already struggle to pay for the cost of living and, in making this determination, the City Council takes particular note of *Koire v. Metro Car Wash* (1985) 40 Cal.3d 24 and *Starkman v. Mann Theaters Corp.* (1991) 227 Cal.App.3d 1491. Accordingly, based upon the findings set forth above, the City Council believes that it has a substantial public interest in adopting this Resolution to give some relief to low-income households;
- D. The draft Budget anticipates that the water, wastewater and solid waste enterprise funds projected interest revenues to be \$65,000 and late fee income to be \$58,000 for fiscal year 2020-2021;
- E. Based upon the interest revenue anticipated by the City budget for the City's water operating fund, the number of customers qualified under the City's Lifeline program, and the residential water rates established by this chapter, a \$12.06 discount to the water meter charge for domestic water customers residing in single family dwelling, single family wastewater customers and residential solid waste customers, is reasonable. It is estimated that this discount would result in a cost of \$105,604 per year which is an amount within the total available (*i.e.*, non-rate payer) revenue projected for the water enterprise fund;
- F. On an annual basis, the City Council may determine by resolution whether to make a discount available to persons who qualify for such pursuant to MPMC § 14.12.185. Nothing MPMC § 14.12.185

creates, or is intended to create, a proprietary right for qualified persons to a discount rate as described by this section. Rather, establishing a discount rate is a discretionary determination made by the City Council annually that is dependent, among other things, on projected interest and late fee revenues derived from the City's water wastewater and solid enterprise funds; and

- G. The water, wastewater and solid waste rates are established by City ordinance. The most current rates will be utilized to determine the feasibility and discount amount for the discount rate pursuant to MPMC §14.12.185.

SECTION 2: Adoption. Pursuant to MPMC § 14.12.185, the City Council sets the flat dollar amount at \$12.06 for participants in the City's Lifeline program.

SECTION 3: Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 4: The City Clerk is directed to certify the passage and adoption of this Resolution; cause it to be entered into the City of Monterey Park's book of original resolutions; make a note of the passage and adoption in the records of this meeting; and, within 15 days after the passage and adoption of this Resolutions, cause it to be published or posted in accordance with California law.

SECTION 5: This Resolution will become effective on the same date as Ordinance No. _____.

PASSED AND ADOPTED this ____ day of _____, 2020.

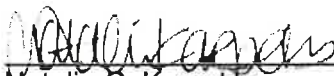
Hans Liang
Mayor

ATTEST:

Vincent D. Chang,
City Clerk

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

By: 
Natalie C. Karpeles,
Deputy City Attorney



City Council Staff Report

DATE: June 3, 2020

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-C

TO: Honorable Mayor and Members of the City Council

FROM: Martha Garcia, Director of Management Services

SUBJECT: Waive further reading and adopt an Ordinance Amending the Monterey Park Municipal Code Relating to Delinquent Water Bills and Creating a Policy on the Discontinuation of Residential Water Service for Nonpayment in Compliance with the Water Shutoff Protection Act (Health & Safety Code SS 1 16900-1 16926).

RECOMMENDATION:

It is recommended that the City Council:

- (1) Waive second reading and adopt the proposed ordinance; and/or
- (2) Take such additional, related, action that may be desirable.

SUMMARY:

The ordinance was introduced at the May 20, 2020 City Council meeting. At that meeting, the City Council conducted the first reading. The staff report from the May 20, 2020 meeting is attached for reference. Second reading and adoption of this ordinance is recommended; the ordinance take effect in 30 days.

Respectfully Submitted and prepared by:

A handwritten signature in black ink, appearing to read "Martha Garcia", is written over a horizontal line.

Martha Garcia
Director of Management Services

A handwritten signature in blue ink, appearing to read "Ron Bow", is written over a horizontal line.

Ron Bow
City Manager

A handwritten signature in blue ink, appearing to read "Natalie C. Karpeles", is written over a horizontal line.

Natalie C. Karpeles
Deputy City Attorney

Attachments:

Attachment 1: Draft Ordinance

Attachment 2: May 20, 2020 City Council Staff Report

ATTACHMENT 1

Draft Ordinance

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE ("MPMC") IN COMPLIANCE WITH HEALTH AND SAFETY CODE §§ 116900-116926 REGARDING RESIDENTIAL POTABLE WATER SHUTOFF PROCEDURES.

The City Council does ordain as follows:

SECTION 1: The City Council finds as follows:

- A. On September 28, 2018, the Governor signed Senate Bill 998 adding §§ 116900-116926 of the Health and Safety Code. These sections require a public water system to create and implement a written policy regarding, among other things, termination of residential water service for nonpayment; and
- B. The most appropriate method of implementing such policies and practices is to adopt this Ordinance amending the Monterey Park Municipal Code.

SECTION 2: Monterey Park Municipal Code ("MPMC") § 14.12.100 is amended to read as follows:

"14.12.030 Metered water – Within city.

- (a) ~~Rates and charges for metered water sold within the city limits for all uses shall be as set by city council resolution. When calculating the charges for water, the city will not charge for water use that is less than 100 cubic feet per billing period. Water meters will ordinarily be checked approximately every 30 days except for holidays and weekends. Meter readings may also be taken for any reasonable purpose, as determined by the director or designee including, without limitation, change of customer or changes of meter size. If a meter cannot be read or if a meter has not registered or has registered incorrectly, the quantity of water used will be estimated based on the average consumption at the property or substantially similar property during a like period of time.~~
- (b) ~~Where the period of service is less than one full month, the charge shall be prorated based upon a daily basis, or on the monthly basis set by city council resolution, whichever is lower. Computations of the flat rate portion of any monthly service charges for less than a full billing cycle is based on a daily rate. The daily rate will be determined by taking the monthly rate and dividing it by 30. The daily rate is carried to four decimal places. If a customer discontinues service and closes the customer's account, service charges will be computed at the applicable daily rate from the last billing~~

date to the account closing date. Service charges for a new customer will commence on the account opening date. No proration will be made on short term utility service where such service is required for total periods of less than two months. These customers will be charged for two months service."

SECTION 3: MPMC § 14.12.210 is amended to read as follows:

"14.12.210 Rate disputes – investigation by director.

- (a) The director of management services shall have the power, in his discretion, to may adjust complaints, and in the event of any dispute as to the water rates to be paid by any customer consumer, the director will shall determine the same, subject to the approval of the city council.
- (b) The director will review the accounts of customers who dispute charges within 30 days after receiving a bill or request. For purposes of this section, a bill will be deemed received by a customer five days after mailing. A timely contest or request for investigation will be reviewed by the director, or designee, who will provide a written determination to the customer.
- (c) If an error is found after such review, the city will promptly correct the error and, if required and at the city's sole discretion, either credit the customer's account or give the customer a refund, unless other arrangements are requested by the customer and proved by the director, or designee. The maximum period for retroactive adjustments is 12 months before the date that the city is first notified in writing, in the form and manner prescribed by the director, or designee, of the error.
- (d) Any customer whose timely request for an investigation pursuant to this section has resulted in an adverse determination may appeal to the city manager by filing a written notice of appeal with the city clerk within 10 days of the city's mailing of its determination. The decision of the city manager will be final may be appealed to the City Council."

SECTION 4: MPMC § 14.12.240 is amended to read as follows:

"14.12.240 Billing—Delinquency—Water shutoff.

- (a) The water department will shall render bills monthly or bimonthly for all charges hereunder. Such bills may be rendered in conjunction with bills for solid waste collection as provided in Section 6.08.040 of this code.
- (b) Rendered bills are due and payable at the city hall on the date they are rendered, and any amount billed which is not paid within thirty days after

of the billing date are shall be delinquent. If payment is received after the delinquent date, the sum of ten dollars or ten percent of the first delinquent bill, whichever is less, must be paid in addition to the bill(s) amount, unless the customer has entered into a repayment schedule authorized by the director, or designee.

(c) Where a bill is delinquent, notice of the delinquency and a copy of this chapter must shall be given to the customer(s) named on the account in accordance with the notice and service requirements outlined by this chapter. ~~person or persons responsible for payment who shall be notified that water service may be discontinued unless, within ten days of such notification, the amount due plus any penalty is paid or proof is presented to the director of management services or his designee that the amount due is an overcharge for water or is a charge for water services not rendered. Service may be discontinued without further notice where no such payment or proof is submitted within the ten days specified.~~

(d) Service will be discontinued if after 60 days of the billing date payment has not been received and arrangements have not been made to pay the delinquent bill because of financial need. If payment is not made within the specified time as identified above or for any other reason relating to nonpayment of an outstanding bill or charge including, without limitation, checks returned for insufficient funds, credit card denial or other similar type of payment problem, a service charge, in an amount determined by the city council, will be charged, due and payable with research to each time service is discontinued. No utility service will be discontinued by the city, be reason of delinquency, on any Saturday, Sunday, legal holiday or at any time during which the business offices of the city are not open to the public. In cases where such proof is submitted, the director or his designee shall determine, on the basis of the proof submitted, whether the amount of the billing is correct or whether the billed amount is an overcharge for water or for services that were not rendered, in which case he shall adjust the bill to reflect the correct amount due. The director shall notify the person or persons responsible for payment of the amount due pursuant to his determination, and such notification shall include a date when service shall be discontinued if payment is not made on or before that date.

(e) ~~If payment is not made by the date specified, service may be discontinued without further notice.~~ Except as provided in Public Utilities Code § 10009, where utility service is shut off, service will not be restored until all required payments (including, without limitation, arrearage, penalties, deposits and service charges) are paid in full. Service will be reinstated only during regular working hours and only after payment has been received or special payment arrangements were made with the director, or designee. A charge, determined by city council resolution, may

shall be made for any reconnection, together with all bills overdue, and a special deposit may be required to guarantee payment of bills in the future.

(f) The city will report the number of annual discontinuations of residential water service for inability to pay on its website and to the California Water Resources Control Board. Any notification required in this section shall be placed at the door of any building on the premises. The charge for reconnection shall be as set by resolution of the city council.

(g) Where water service ~~is~~ has been discontinued for nonpayment of bills, if service is turned on or permitted to be turned on by any person the owner or consumer, the meter will be locked off and there ~~will~~ shall be a special charge for reconnection charge, in addition to the regular reconnection fee and the overdue bill, in an amount established by city council resolution, in addition to the overdue bill of the city council. If the lock is broken and service is turned on or permitted to be turned on by any person the owner or consumer, the meter will be removed and a reinstallation and reconnection charge, in amounts established by city council resolution, will be imposed before water service is reinstated. Such amounts are in addition to the overdue bill there shall be a special charge for reinstallation and reconnection, in addition to the regular connection fee and the overdue bill, in an amount established by resolution of the city council.

SECTION 5: MPMC § 14.12.250 is amended in its entirety to read as follows:

“14.12.250 Discontinuation for nonpayment prohibited – conditions Reconnection fee.

(a) The city cannot discontinue service for nonpayment of a delinquent account under any of the following situations:

(1) During the pendency of a request for extension of the period for the payment of a bill or contestation of charges by the customer; or

(2) When a customer has been granted an extension of the period for payment of a bill, provided the customer keeps the account current as charges accrue in each subsequent billing period.

(b) Any service wrongfully discontinued must be restored without charge for the restoration of service and a notation of such restoration must be mailed to the customer at his or her billing address.”

Where a service has been discontinued for nonpayment of bills, and the owner or consumer has turned the water on again or permitted the same to be turned at the service, the meter shall be removed or locked off and a charge, as

~~established by city council resolution, shall be made for reconnection.~~

SECTION 6: MPMC § 14.12.260 is amended to read as follows:

“14.12.260 Complying with conditions.

On failure to comply with the rules and regulations established as a condition of the use of water, water may be shut off on any and all services where the consumer is being supplied with water, following compliance with the following notice procedures. Notice of failure to comply with a specified rule(s) and/or regulation(s) established as a condition of the use of water must ~~shall~~ be given to the person or persons responsible for payment who will ~~shall~~ be notified that water service may be discontinued unless, within ~~ten~~ 10 days of such notification, each and every specified failure to comply is corrected. Water service may be discontinued without further notice where any specified failure to comply is not so corrected. Where service is discontinued, the responsible person or persons will ~~shall~~ be subject to a special charge for reconnection, in addition to the regular reconnection fee, in an amount established by resolution of the city council. If the lock is broken and service is turned on or permitted to be turned on by the owner or consumer, the meter will be removed and there will be a special charge for reinstallation and reconnection, in addition to the regular connection fee, in an amount established by resolution of the city council ~~reconnection charges as provided in Section 14.12.240.”~~

SECTION 7: MPMC § 14.12.270 is amended to read as follows:

“14.12.270 Liability for delinquent charges.

(a) In addition to any other remedy provided herein for the enforcement and collection of any water rate, charge or account, all unpaid charges provided for in this chapter are against the property to which water is being furnished, or the customer named on the account ~~shall be a charge against:~~

~~—(1) The property to which water is furnished; and~~

~~—(2) Either:~~

~~—(A) The owner thereof, or~~

~~—(B) The occupant-user applicant therefor.~~

(b) If for any cause, any sums owing for water imposed pursuant to this chapter become delinquent, the customer named on the account is

~~responsible property owner and/or occupant shall be responsible to the city in an action brought by the city in any court of competent jurisdiction for the amount as may be due and unpaid, together with all penalties provided herein and costs. For purposes of this section only, sums owing for water service are delinquent when the customer ~~responsible property owner or occupant~~ has failed to pay such sums in full within thirty days of the billing date and has not entered into repayment plan with the city.~~

- (c) On June 1st of each calendar year, the city manager, or designee, will prepare a complete list of delinquent charges applicable to the service connection where the property owner is the customer for the period ending on April 30th of each calendar year.
- (d) The city will give at least 45 days' notice before the public hearing of such delinquencies to the customer to which each such delinquency relates.
- (e) The city council will schedule a noticed public hearing for its second meeting in June of each calendar year at which time delinquent charges together with penalties, will be placed on the equalized assessment roll for the fiscal year commencing on the July 1st following the conduct of such hearing for collection. Notice of the public hearing will be made in accordance with Government Code § 6066.
- (f) Thereafter, the delinquent charges, together with penalties, will be collected in the same manner, by the same persons, and at the same time as, together and not separately from, general taxes collected on behalf of the city and other taxing authorities. The provisions of this subsection will only be applicable to delinquent charges where the customer is the landowner or has executed a Lien Authorization Agreement.
- (g) Civil Debt. All charges and penalties imposed pursuant to this chapter are civil debts owed to the city by the customer as to the account to which such charges and penalties apply."

SECTION 8: MPMC § 14.12.290 is added to read as follows:

"14.12.290 Low-income customer – defined.

For the purposes of this chapter, a "low-income" customer means:

- (a) A current recipient of:
 - (1) California's Work Opportunity and Responsibility to Kids program benefits (CalWORKs) as identified in Welfare & Institutions Code §§ 11200-11526.5;
 - (2) CalFresh, as identified in Welfare & Institutions Code §§ 18900-18928;

- (3) General Assistance program benefits, as identified in Welfare & Institutions Code §§ 17000-17030;
- (4) Medi-Cal program benefits, as identified in Welfare & Institutions Code §§ 14131, *et seq.*;
- (5) Supplemental Security Income/State Supplementary Payment Program benefits, as identified in Welfare & Institutions Code §§ 12000, *et seq.*; or
- (6) California Special Supplemental Nutrition Program for Women, Infants and Children program benefits, as identified in Health & Safety Code §§ 123275-123355; or
- (b) An occupant of a household where the household's annual income is less than 200 percent of the federal poverty level."

SECTION 9: MPMC § 14.12.300 is added to read as follows:

"14.12.300 Notice.

- (a) *Notice of Delinquent Payment.* The city will not discontinue service for nonpayment of a delinquent account unless the city first gives notice of the delinquency and impending discontinuance to a competent adult person residing at the premises of the utility customer either verbally or in writing. The city will allow every customer at least 30 days from the date a bill was mailed to pay for utility services. A Notice of Delinquent Payment must contain the following:
 - (1) The customer's name and address;
 - (2) The amount of the delinquent payment;
 - (3) The date by which payment or arrangement for payment is required to avoid discontinuation of utility service;
 - (4) The period and manner in which the customer may apply for an extension of time to pay the delinquent charges;
 - (5) The period and manner in which the customer may contest the bill;
 - (6) The period and manner in which the customer may request a repayment plan for the delinquent utility service charges;
 - (7) The period and manner in which the customer may apply for the city's lifeline and utility user's exemption plan; and
 - (8) Information on how to restore utility service, if disconnected by the City.
- (b) *Final Notice of Termination.* Whenever the city determines that a customer has failed to comply with the terms and conditions of a repayment agreement, or has otherwise violated this chapter, the city will serve a written "Final Notice of Termination" on the customer(s) by posting such notice in a prominent and conspicuous location at the property. The city will not discontinue service without giving notice to the customer at least five days before discontinuance. This notice does not entitle the customer to further investigation by the city.

- (c) Issuing a notice under this section does not obligate the city to discontinue residential water service.
- (d) Notices under this section will be provided in English, Spanish, Chinese, Tagalog, Vietnamese, Korean and any other language spoken by at least 10 percent of the people residing in its service area.”

SECTION 10: MPMC § 14.12.310 is added to read as follows:

“14.12.310 Service of Notice.

- (a) Any notice required by this chapter may be served by personal delivery or by first class mail, not less than seven business days before city’s discontinuation of the utility service for nonpayment. Alternatively, the city may make a reasonable attempt to contact a competent adult person residing at the premises of the utility customer by telephone or personal contact regarding, discontinuance of service, at least seven days before discontinuance.
- (b) If the customer’s address is not the address of the property where the utility service is being provided, the notice must also be sent to the location of the utility service, addressed to “Occupant.”
- (c) If any written notice is returned as undeliverable, or the city is otherwise unable to make telephonic contact with the customer or a competent adult occupying the residence, the city must post on the property where the utility service is being provided, in a conspicuous location, a copy of the notice and this chapter.
- (d) The city will make available to its customers who are 65 years of age or older, or who are dependent adults as defined in Welfare and Institutions Code § 15610(b)(1), a third-party notification service as specified in Public Utilities Code § 10010.1(c). Should such customers designate a third-party, the city will attempt to notify a person designated by the customer to receive any notification subject to this chapter. The residential customer must make a written request for third-party notification on a form provided by the city and include the written consent of the designated third party. The third-party notification does not obligate the third-party to pay the overdue charges nor prevent or delay service termination.”

SECTION 11: MPMC § 14.12.320 is added to read as follows:

“14.12.320 Right of Appeal from a Notice of Delinquent Payment.

- (a) A customer may contest a notice of delinquent payment by filing a written

request for an appeal with the city clerk within 10 calendar days of service of the notice of delinquent payment. A written request for appeal must contain the following information:

- (1) Name, address and telephone number of each customer who is appealing the notice of delinquent payment;
- (2) Address of the property where the utility service is being provided;
- (3) Date of the notice being appealed;
- (4) Grounds for appeal in sufficient detail to enable the director to understand the nature of the controversy; and
- (5) The signature of at least one appellant.

- (b) Failure of the city clerk to receive a timely appeal constitutes a waiver of the right to contest a notice of delinquent payment. In this event, the notice of delinquent payment is final and binding.”

SECTION 12: MPMC § 14.12.330 is added to read as follows:

“14.12.330 Extensions and Other Alternative Repayment Arrangements.

- (a) If a customer is unable to pay a bill during the normal payment period, the customer may request an extension or other alternative payment arrangement described in this section if the customer, or tenant of the customer: (i) submits to the city the certification of a primary care provider (as that term is defined in Welfare and Institutions Code § 14088(b)(1)(A)) which substantially states that discontinuation of water services will be life threatening to, or pose a serious threat to the health and safety of, a resident of the premises where the water service is being provided; and (ii) demonstrates that they are unable to facilitate payment of water services in accordance with the city’s normal billing cycle because a resident of the premises is low income. Such a request must be submitted before the date and time of discontinuance of service as stated on the Notice of Discontinuation. The request will be reviewed by the director, or designee. The director must review the request and consider the customer’s ability to pay, past payment history, and the amount due, and may approve an extension or alternative repayment schedule, not to exceed 12 months. Determinations made pursuant to this section will be set forth in writing and provided to the customer, in English, Spanish, Chinese, Tagalog, Vietnamese, Korean and any other language spoken by at least 10 percent of the people residing in its service area. Any customer whose request has resulted in an adverse determination by the director may appeal the determination within five days to the city manager, or designee. The decision of the city manager will be final.
- (b) *Extension.* If approved by the director, a customer’s repayment of an unpaid balance may be temporarily extended for a period not to exceed

six months after the balance was originally due. The director, or designee, will determine the duration of the extension provided to the customer. The customer will pay the full unpaid balance by the date set by the director and must remain current on all water service charges accruing during any subsequent billing periods.

- (c) *Amortization.* If approved by the director, a customer's repayment of an unpaid balance may be amortized over a period not to exceed 12 months, as determined by the director or designee. If amortization is approved, the unpaid balance will be divided by the number of months in the amortization period, and that amount will be added to the customer's monthly bills for water service until fully paid. During the amortization period, the customer must remain current on all water service charges accruing during any subsequent billing periods.
- (d) *Alternative Repayment Schedule.* If approved by the director, a customer may repay an unpaid balance pursuant to an alternative payment schedule that will not exceed 12 months, as determined by the director or designee. If approved, the alternative payment schedule may allow periodic lump-sum payments that do not coincide with the city's established payment date or may provide for payments made more or less frequently than the city's regular payment date. During the period of the alternative payment schedule, the customer must remain current on all water service charges accruing during any subsequent billing periods.
- (e) *Payment Reduction correction.* At the discretion of the director, a customer may receive a reduction of the unpaid balance owed by the customer for any water service. The director will determine whether to grant a reduced payment.
- (f) *Failure to Comply.* If a customer fails to comply with a payment arrangement approved by the director under this section or fails to pay his or her current charges for water service, and the original amount due is more than 60 days delinquent, the city may discontinue water service. The city will post a Final Notice of Termination in a prominent and conspicuous location at the service address at least five days before discontinuation of service. This notice will not entitle the customer to any investigation or review by the city.

SECTION 13: MPMC § 14.12.340 is added to read as follows:

“14.12.340 Low-Income Customers.

For all low-income customers identified within this chapter, the city must comply with Health and Safety Code § 116914.

SECTION 14: MPMC § 14.12.350 is added to read as follows:

“14.12.350 Additional Customer Rights – Rental Customers.

The following provisions apply when there is a landlord-tenant relationship between the residential occupants and the owner, manager or operator of the property where the utility service is being provided.

- (a) When the city furnishes service to residential occupants of a detached single-family dwelling, a multiunit residential structure, mobile home park, or permanent residential structures in a labor camp, as defined in Health & Safety § 17008, where the owner, manager or operator is listed by the city as the customer of record, the city will make a good faith effort to give written notice to the residential occupants at least 10 days before utility service termination regarding the utility account delinquency and utility service termination date. The notice will further inform the residential occupants that they have the right to become customers, to whom the service will then be billed, without being required to pay any amount which may be due on the delinquent account.
- (b) The city will make service available to the actual residential occupants if each occupant agrees to the terms and conditions of service and meets the requirements of the city's rules and regulations. Notwithstanding, if one or more of the occupants are willing and able to assume responsibility for the subsequent charges to the account to the satisfaction of the city, or if there is a physical means, legally available to the city, of selectively discontinuing service to those occupants who have not met the requirements of the city's rules and regulations, the city will make service available to those occupants who have met the requirements.
- (c) Any occupant who becomes a customer of the city and whose periodic payments, such as rental payments, include charges for residential water service, where those charges are not separately stated, may deduct from the periodic payment each payment period all reasonable charges paid to the city for those services during the preceding payment period.
- (d) In the case of a detached single-family dwelling, the city may either:
 - (1) Give Final Notice of Termination at least seven days before the proposed discontinuance; or
 - (2) Require an occupant who becomes a water customer of the city to verify that the delinquent account customer of record is or was the

landlord, manager or agent of the dwelling in order for the amount due on the delinquent account to be waived. Verification may be accomplished with evidence satisfactory to the director demonstrating the occupant's tenancy."

SECTION 15: MPMC § 14.12.360 is added to read as follows:

"14.12.360 Creditworthiness.

To avoid paying a security deposit, persons seeking to establish a utility service account must establish credit, which may be established upon qualifying under any one of the following criteria:

- (a) The applicant is a current utility customer with the city and has paid all bills for service without having been temporarily or permanently discontinued for nonpayment during a period of 12 consecutive months immediately before applying for a new utility account;
- (b) The applicant was a utility customer with the city in the past two years and during the last 12 consecutive months that service was provided paid for all bills for such service without having been temporarily or permanently discontinued for nonpayment;
- (c) The applicant owns the premises upon which the city is requested to furnish utility service; or is the owner of other local real estate. If the applicant is seeking to open a commercial account, the real estate must be owned by the business to which service would be provided;
- (d) The applicant for residential service was continuously employed by the applicant's present employer (including military) for a period of two years or more, or is retired on pension;
- (e) The applicant furnishes a guarantor in a form satisfactory to the city attorney to secure payment of utility service bills; or
- (f) The applicant otherwise establishes credit to the city's reasonable satisfaction."

SECTION 16: MPMC § 14.12.370 is added to read as follows:

"14.12.370 Security Deposits.

- (a) The city may require a customer to deposit a sum of money with the city to guarantee payment of all utility charges.
- (b) The director, or designee, may set the amount of the deposit up to three

times the amount of the historic average monthly bill for the property served or for substantially similar property. The city must credit the amount of the deposit, without an interest payment, to the customer's account upon the discontinuance of any service and after applying the deposit to any outstanding customer utility bill(s). Any balance of the deposit then remaining with the city will be returned to the person making such deposit, without interest.

- (c) Any applicant who is the property owner of record, or any applicant who has the written approval of the property owner of record, may choose to enter into a Lien Authorization Agreement, in the form and manner prescribed by the director, or designee, in lieu of a cash deposit. By doing so, the applicant and/or the property owner of record agree that, pursuant to applicable government, Health and Safety codes, and upon the direction of the city council, the city is authorized to collect and annually transfer to the County Auditor for inclusion on the next year's tax bill of the respective property owner any delinquent fee or charge imposed by the provisions of this chapter, including interest and penalties. Alternatively, an action in the name of the city may be commenced in any court of competent jurisdiction for the amount of any delinquent fees or charges and if legal action is brought by the city or its assignee to enforce collection of any amount charged and due under this chapter, any judgment rendered in favor of the city will include costs of suit incurred by the city or its assignee including reasonable attorney's fees."

SECTION 17: *Creation of Policy.* Chapter 14.12 will otherwise be known as the City's "Residential Water Shutoff Protection Policy" and will be posted on the City's website in English, Spanish, Chinese, Tagalog, Vietnamese, Korean and any other language spoken by 10 percent of the people residing within the City's residential water service area.

SECTION 18: *Environmental Review.* This ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures to clarify existing policies and practices related to water service; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this Ordinance does not constitute a "project" that requires environmental review (see specifically 14 CCR § 15378(b)(2, 5)).

SECTION 19: *Construction.* This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the

City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 20: *Enforceability.* Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 21: *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 22: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 23: *Publication.* The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 24: *Electronic Signatures.* This Ordinance may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 25: This Ordinance will become effective on the thirty-first (31st) day following its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2020.

Hans Liang
Mayor

ATTEST:

Vincent D. Chang,
City Clerk

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By:

Natalie C. Karpeles,
Deputy City Attorney

ATTACHMENT 2

May 20, 2020 Staff Report



City Council Staff Report

DATE: May 20, 2020

AGENDA ITEM NO: New Business
Agenda Item 5-B

TO: The Honorable Mayor and City Council
FROM: Martha Garcia, Director of Management Services
SUBJECT: Consideration and Introduction of an Ordinance Amending the Monterey Park Municipal Code Relating to Delinquent Water Bills and Creating a Policy on the Discontinuation of Residential Water Service for Nonpayment in Compliance with the Water Shutoff Protection Act (Health & Safety Code §§ 116900-116926)

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting an ordinance amending the Monterey Park Municipal Code in compliance with Health & Safety Code §§ 116900-116926 regarding residential potable water shutoff procedures; and/or
2. Taking such additional, related, action that may be desirable.

CEQA:

The proposed Ordinance is exempt from the requirements of the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; "CEQA") and CEQA Guidelines (California Code Regulations Title 14, §§ 15000, et seq.) because it does not constitute a "Project" under CEQA § 15378.

EXECUTIVE SUMMARY:

On September 28, 2018, the Governor signed Senate Bill 998 adding §§ 116900-116926 of the Health and Safety Code. These sections require the City to create and implement a written policy regarding, among other things, termination of residential water service for nonpayment. To effectively carryout this requirement, staff is proposing to amend the Monterey Park Municipal Code ("MPMC") to create the required discontinuation policy and otherwise comply with state law.

BACKGROUND:

On September 28, 2018, the Governor approved Senate Bill 998 (SB 998). SB 998 requires an "urban and community water system" to have a written policy on discontinuation of residential water service for nonpayment, provide that policy in multiple

languages, and provide the policy electronically (on the City's website) and in hardcopy (to any person requesting a copy in writing).

In short, SB 998 prohibits the City from discontinuing residential water service for nonpayment when (1) a customer has been delinquent for a period less than 60 days, and/or (2) the customer can demonstrate that discontinuation of residential water service will be life threatening, they are unable to make the necessary payments during the City's normal billing cycle, and they are willing to enter into a repayment schedule for all delinquent charges. Notably, the City is not precluded from discontinuing residential water service due to any unauthorized action of a customer.

MPMC Chapter 14.12 sets forth the water rates and charges for customers of the City's Water System. The attached Ordinance amends certain sections of Chapter 14.12 to comply with state law; these changes are denoted via strikethrough and double underline.

FISCAL IMPACT:

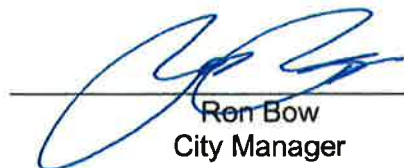
The financial impact is not clear at this time. Costs associated with printing notices and translation will be absorbed in the operating budget. Additional staff time will be required to implement the policy; however, the impact would be minimal.

Respectfully submitted and prepared by:



Martha Garcia
Director of Management Services

Approved by:



Ron Bow
City Manager

Reviewed by:



Natalie C. Karpeles
Deputy City Attorney

Attachment(s)

1. SB 998
2. Ordinance

ATTACHMENT 1

SB 998



SB-998 Discontinuation of residential water service: urban and community water systems. (2017-2018)

SHARE THIS:



Date Published: 09/28/2018 09:00 PM

Senate Bill No. 998

CHAPTER 891

An act to add Chapter 6 (commencing with Section 116900) to Part 12 of Division 104 of the Health and Safety Code, relating to water.

[Approved by Governor September 28, 2018. Filed with Secretary of State September 28, 2018.]

LEGISLATIVE COUNSEL'S DIGEST

SB 998, Dodd. Discontinuation of residential water service: urban and community water systems.

Existing law, the California Safe Drinking Water Act, requires the State Water Resources Control Board to administer provisions relating to the regulation of drinking water to protect public health. Existing law declares it to be the established policy of the state that every human being has the right to safe, clean, affordable, and accessible water adequate for human consumption, cooking, and sanitary purposes.

Under existing law, the Public Utilities Commission has regulatory authority over public utilities, including water corporations. Existing law requires certain notice to be given before a water corporation, public utility district, municipal utility district, or a municipally owned or operated public utility furnishing water may terminate residential service for nonpayment of a delinquent account, as prescribed.

This bill would require an urban and community water system, defined as a public water system that supplies water to more than 200 service connections, to have a written policy on discontinuation of water service to certain types of residences for nonpayment available in prescribed languages. The bill would require the policy to include certain components, be available on the system's Internet Web site, and be provided to customers in writing, upon request. The bill would provide for enforcement of these provisions, including making a violation of these provisions punishable by a civil penalty issued by the board in an amount not to exceed \$1,000 for each day in which the violation occurs, and would require the enforcement moneys collected by the board to be deposited in the Safe Drinking Water Account. The bill would prohibit an urban and community water system from discontinuing residential service for nonpayment until a payment by a customer has been delinquent for at least 60 days. The bill would require an urban and community water system to contact the customer named on the account and provide the customer with the urban and community water system's policy on discontinuation of residential service for nonpayment no less than 7 business days before discontinuation of residential service, as prescribed.

This bill would prohibit residential service from being discontinued under specified circumstances. The bill would require an urban and community water system that discontinues residential service to provide the customer with information on how to restore service. The bill would require an urban and community water system to waive interest charges on delinquent bills for, and would limit the amount of a reconnection of service fee imposed on,

a residential customer who demonstrates, as prescribed, to the urban and community water system household income below 200% of the federal poverty line. The bill would require an urban and community water system that furnishes individually metered residential service to residential occupants of a detached single-family dwelling, a multiunit structure, mobilehome park, or permanent residential structure in a labor camp, and that the owner, manager, or operator of the dwelling, structure, or park is the customer of record, to make every good faith effort to inform the residential occupants by written notice that service will be terminated and that the residential occupants have the right to become customers, as specified. The bill would require an urban and community water system to report the number of annual discontinuations of residential service for inability to pay on its Internet Web site and to the board, and the bill would require the board to post on its Internet Web site the information reported. The bill would require an urban water supplier, as defined, or an urban and community water system regulated by the commission, to comply with the bill's provisions on and after February 1, 2020, and any other urban and community water system to comply with the bill's provisions on and after April 1, 2020. The bill would provide that the provisions of the bill are in addition to the provisions in existing law duplicative of the bill and that where the provisions are inconsistent, the provisions described in the bill apply.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. The Legislature finds and declares as follows:

- (a) All Californians have the right to safe, accessible, and affordable water as declared by Section 106.3 of the Water Code.
- (b) It is the intent of the Legislature to minimize the number of Californians who lose access to water service due to inability to pay.
- (c) Water service discontinuations threaten human health and well-being, and have disproportionate impact on infants, children, the elderly, low-income families, communities of color, people for whom English is a second language, physically disabled persons, and persons with life-threatening medical conditions.
- (d) When there is a delinquent bill, all Californians, regardless of whether they pay a water bill directly, should be treated fairly, and fair treatment includes the ability to contest a bill, seek alternative payment schedules, and demonstrate medical need and severe economic hardship.
- (e) The loss of water service causes tremendous hardship and undue stress, including increased health risks to vulnerable populations.
- (f) It is the intent of the Legislature that this act provide additional procedural protections and expand upon the procedural safeguards contained in the Public Utilities Code and Government Code as of January 1, 2018, relating to utility service disconnections.

SEC. 2. Chapter 6 (commencing with Section 116900) is added to Part 12 of Division 104 of the Health and Safety Code, to read:

CHAPTER 6. Discontinuation of Residential Water Service

116900. This chapter shall be known, and may be cited, as the Water Shutoff Protection Act.

116902. For the purposes of this chapter, the following definitions apply:

- (a) "Board" means the State Water Resources Control Board.
- (b) "Public water system" has the same meaning as defined in Section 116275.
- (c) "Residential service" means water service to a residential connection that includes single-family residences, multifamily residences, mobilehomes, including, but not limited to, mobilehomes in mobilehome parks, or farmworker housing.
- (d) "Urban and community water system" means a public water system that supplies water to more than 200 service connections.
- (e) "Urban water supplier" has the same meaning as defined in Section 10617 of the Water Code.

116904. (a) An urban water supplier not regulated by the Public Utilities Commission shall comply with this chapter on and after February 1, 2020.

(b) An urban and community water system regulated by the Public Utilities Commission shall comply with this chapter on and after February 1, 2020. The urban and community water system regulated by the Public Utilities Commission shall file advice letters with the commission to conform with this chapter.

(c) An urban and community water system not described in subdivision (a) or (b) shall comply with this chapter on and after April 1, 2020.

116906. (a) An urban and community water system shall have a written policy on discontinuation of residential service for nonpayment available in English, the languages listed in Section 1632 of the Civil Code, and any other language spoken by at least 10 percent of the people residing in its service area. The policy shall include all of the following:

(1) A plan for deferred or reduced payments.

(2) Alternative payment schedules.

(3) A formal mechanism for a customer to contest or appeal a bill.

(4) A telephone number for a customer to contact to discuss options for averting discontinuation of residential service for nonpayment.

(b) The policy shall be available on the urban and community water system's Internet Web site, if an Internet Web site exists. If an Internet Web site does not exist, the urban and community water system shall provide the policy to customers in writing, upon request.

(c) (1) The board may enforce the requirements of this section pursuant to Sections 116577, 116650, and 116655. The provisions of Section 116585 and Article 10 (commencing with Section 116700) of Chapter 4 apply to enforcement undertaken for a violation of this section.

(2) All moneys collected pursuant to this subdivision shall be deposited in the Safe Drinking Water Account established pursuant to Section 116590.

116908. (a) (1) (A) An urban and community water system shall not discontinue residential service for nonpayment until a payment by a customer has been delinquent for at least 60 days. No less than seven business days before discontinuation of residential service for nonpayment, an urban and community water system shall contact the customer named on the account by telephone or written notice.

(B) When the urban and community water system contacts the customer named on the account by telephone pursuant to subparagraph (A), it shall offer to provide in writing to the customer the urban and community water system's policy on discontinuation of residential service for nonpayment. An urban and community water system shall offer to discuss options to avert discontinuation of residential service for nonpayment, including, but not limited to, alternative payment schedules, deferred payments, minimum payments, procedures for requesting amortization of the unpaid balance, and petition for bill review and appeal.

(C) When the urban and community water system contacts the customer named on the account by written notice pursuant to subparagraph (A), the written notice of payment delinquency and impending discontinuation shall be mailed to the customer of the residence to which the residential service is provided. If the customer's address is not the address of the property to which residential service is provided, the notice also shall be sent to the address of the property to which residential service is provided, addressed to "Occupant." The notice shall include, but is not limited to, all of the following information in a clear and legible format:

(i) The customer's name and address.

(ii) The amount of the delinquency.

(iii) The date by which payment or arrangement for payment is required in order to avoid discontinuation of residential service.

(iv) A description of the process to apply for an extension of time to pay the delinquent charges.

(v) A description of the procedure to petition for bill review and appeal.

(vi) A description of the procedure by which the customer may request a deferred, reduced, or alternative payment schedule, including an amortization of the delinquent residential service charges, consistent with the written policies provided pursuant to subdivision (a) of Section 116906.

(2) If the urban and community water system is unable to make contact with the customer or an adult occupying the residence by telephone, and written notice is returned through the mail as undeliverable, the urban and community water system shall make a good faith effort to visit the residence and leave, or make other arrangements for placement in a conspicuous place of, a notice of imminent discontinuation of residential service for nonpayment and the urban and community water system's policy for discontinuation of residential service for nonpayment.

(b) If an adult at the residence appeals the water bill to the urban and community water system or any other administrative or legal body to which such an appeal may be lawfully taken, the urban and community water system shall not discontinue residential service while the appeal is pending.

116910. (a) An urban and community water system shall not discontinue residential service for nonpayment if all of the following conditions are met:

(1) The customer, or a tenant of the customer, submits to the urban and community water system the certification of a primary care provider, as that term is defined in subparagraph (A) of paragraph (1) of subdivision (b) of Section 14088 of the Welfare and Institutions Code, that discontinuation of residential service will be life threatening to, or pose a serious threat to the health and safety of, a resident of the premises where residential service is provided.

(2) The customer demonstrates that he or she is financially unable to pay for residential service within the urban and community water system's normal billing cycle. The customer shall be deemed financially unable to pay for residential service within the urban and community water system's normal billing cycle if any member of the customer's household is a current recipient of CalWORKs, CalFresh, general assistance, Medi-Cal, Supplemental Security Income/State Supplementary Payment Program, or California Special Supplemental Nutrition Program for Women, Infants, and Children, or the customer declares that the household's annual income is less than 200 percent of the federal poverty level.

(3) The customer is willing to enter into an amortization agreement, alternative payment schedule, or a plan for deferred or reduced payment, consistent with the written policies provided pursuant to subdivision (a) of Section 116906, with respect to all delinquent charges.

(b) (1) If the conditions listed in subdivision (a) are met, the urban and community water system shall offer the customer one or more of the following options:

(A) Amortization of the unpaid balance.

(B) Participation in an alternative payment schedule.

(C) A partial or full reduction of the unpaid balance financed without additional charges to other ratepayers.

(D) Temporary deferral of payment.

(2) The urban and community water system may choose which of the payment options described in paragraph (1) the customer undertakes and may set the parameters of that payment option. Ordinarily, the repayment option offered should result in repayment of any remaining outstanding balance within 12 months. An urban and community water system may grant a longer repayment period if it finds the longer period is necessary to avoid undue hardship to the customer based on the circumstances of the individual case.

(3) Residential service may be discontinued no sooner than 5 business days after the urban and community water system posts a final notice of intent to disconnect service in a prominent and conspicuous location at the property under either of the following circumstances:

(A) The customer fails to comply with an amortization agreement, an alternative payment schedule, or a deferral or reduction in payment plan for delinquent charges for 60 days or more.

(B) While undertaking an amortization agreement, an alternative payment schedule, or a deferral or reduction in payment plan for delinquent charges, the customer does not pay his or her current residential service charges for 60 days or more.

116912. An urban and community water system that discontinues residential service for nonpayment shall provide the customer with information on how to restore residential service.

116914. (a) For a residential customer who demonstrates to an urban and community water system household income below 200 percent of the federal poverty line, the urban and community water system shall do both of the following:

(1) Set a reconnection of service fee for reconnection during normal operating hours at fifty dollars (\$50), but not to exceed the actual cost of reconnection if it is less. Reconnection fees shall be subject to an annual adjustment for changes in the Consumer Price Index beginning January 1, 2021. For the reconnection of residential service during nonoperational hours, an urban and community water system shall set a reconnection of service fee at one hundred fifty dollars (\$150), but not to exceed the actual cost of reconnection if it is less. Reconnection fees shall be subject to an annual adjustment for changes in the Consumer Price Index beginning January 1, 2021.

(2) Waive interest charges on delinquent bills once every 12 months.

(b) An urban and community water system shall deem a residential customer to have a household income below 200 percent of the federal poverty line if any member of the household is a current recipient of CalWORKs, CalFresh, general assistance, Medi-Cal, Supplemental Security Income/State Supplementary Payment Program, or California Special Supplemental Nutrition Program for Women, Infants, and Children, or the customer declares that the household's annual income is less than 200 percent of the federal poverty level.

116916. (a) This section applies if there is a landlord-tenant relationship between the residential occupants and the owner, manager, or operator of the dwelling.

(b) If an urban and community water system furnishes individually metered residential service to residential occupants of a detached single-family dwelling, a multiunit residential structure, mobilehome park, or permanent residential structure in a labor camp as defined in Section 17008, and the owner, manager, or operator of the dwelling, structure, or park is the customer of record, the urban and community water system shall make every good faith effort to inform the residential occupants, by means of written notice, when the account is in arrears that service will be terminated at least 10 days prior to the termination. The written notice shall further inform the residential occupants that they have the right to become customers, to whom the service will then be billed, without being required to pay any amount which may be due on the delinquent account.

(c) The urban and community water system is not required to make service available to the residential occupants unless each residential occupant agrees to the terms and conditions of service and meets the requirements of law and the urban and community water system's rules and tariffs. However, if one or more of the residential occupants are willing and able to assume responsibility for the subsequent charges to the account to the satisfaction of the urban and community water system, or if there is a physical means legally available to the urban and community water system of selectively terminating service to those residential occupants who have not met the requirements of the urban and community water system's rules and tariffs, the urban and community water system shall make service available to those residential occupants who have met those requirements.

(d) If prior service for a period of time is a condition for establishing credit with the urban and community water system, residence and proof of prompt payment of rent or other credit obligation acceptable to the urban and community water system for that period of time is a satisfactory equivalent.

(e) Any residential occupant who becomes a customer of the urban and community water system pursuant to this section whose periodic payments, such as rental payments, include charges for residential water service, where those charges are not separately stated, may deduct from the periodic payment each payment period all reasonable charges paid to the urban and community water system for those services during the preceding payment period.

(f) In the case of a detached single-family dwelling, the urban and community water system may do any of the following:

(1) Give notice of termination at least seven days prior to the proposed termination.

(2) In order for the amount due on the delinquent account to be waived, require an occupant who becomes a customer to verify that the delinquent account customer of record is or was the landlord, manager, or agent of the dwelling. Verification may include, but is not limited to, a lease or rental agreement, rent receipts, a government document indicating that the occupant is renting the property, or information disclosed pursuant to Section 1962 of the Civil Code.

116918. An urban and community water system shall report the number of annual discontinuations of residential service for inability to pay on the urban and community water system's Internet Web site, if an Internet Web site exists, and to the board. The board shall post on its Internet Web site the information reported.

116920. (a) The Attorney General, at the request of the board or upon his or her own motion, may bring an action in state court to restrain by temporary or permanent injunction the use of any method, act, or practice declared in this chapter to be unlawful.

(b) For an urban and community water system regulated by the Public Utilities Commission, the commission may bring an action in state court to restrain by temporary or permanent injunction the use by an urban and community water system regulated by the commission of any method, act, or practice declared in this chapter to be unlawful.

116922. All written notices required under this chapter shall be provided in English, the languages listed in Section 1632 of the Civil Code, and any other language spoken by 10 percent or more of the customers in the urban and community water system's service area.

116924. Where provisions of existing law are duplicative of this chapter, compliance with one shall be deemed compliance with the other. Where those provisions are inconsistent, the provisions of this chapter shall apply. Nothing in this chapter shall be construed to limit or restrict the procedural safeguards against the disconnection of residential water service existing as of December 31, 2018.

116926. This chapter does not apply to the termination of a service connection by an urban and community water system due to an unauthorized action of a customer.

ATTACHMENT 2

Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE ("MPMC") IN COMPLIANCE WITH HEALTH AND SAFETY CODE §§ 116900-116926 REGARDING RESIDENTIAL POTABLE WATER SHUTOFF PROCEDURES.

The City Council does ordain as follows:

SECTION 1: The City Council finds as follows:

- A. On September 28, 2018, the Governor signed Senate Bill 998 adding §§ 116900-116926 of the Health and Safety Code. These sections require a public water system to create and implement a written policy regarding, among other things, termination of residential water service for nonpayment; and
- B. The most appropriate method of implementing such policies and practices is to adopt this Ordinance amending the Monterey Park Municipal Code.

SECTION 2: Monterey Park Municipal Code ("MPMC") § 14.12.100 is amended to read as follows:

"14.12.030 Metered water – Within city.

- (a) ~~Rates and charges for metered water sold within the city limits for all uses shall be as set by city council resolution. When calculating the charges for water, the city will not charge for water use that is less than 100 cubic feet per billing period. Water meters will ordinarily be checked approximately every 30 days except for holidays and weekends. Meter readings may also be taken for any reasonable purpose, as determined by the director or designee including, without limitation, change of customer or changes of meter size. If a meter cannot be read or if a meter has not registered or has registered incorrectly, the quantity of water used will be estimated based on the average consumption at the property or substantially similar property during a like period of time.~~
- (b) ~~Where the period of service is less than one full month, the charge shall be prorated based upon a daily basis, or on the monthly basis set by city council resolution, whichever is lower. Computations of the flat rate portion of any monthly service charges for less than a full billing cycle is based on a daily rate. The daily rate will be determined by taking the monthly rate and dividing it by 30. The daily rate is carried to four decimal places. If a customer discontinues service and closes the customer's account, service charges will be computed at the applicable daily rate from the last billing~~

date to the account closing date. Service charges for a new customer will commence on the account opening date. No proration will be made on short term utility service where such service is required for total periods of less than two months. These customers will be charged for two months service."

SECTION 3: MPMC § 14.12.210 is amended to read as follows:

"14.12.210 Rate disputes – investigation by director.

- (a) The director of management services shall have the power, in his discretion, to ~~may~~ adjust complaints, and in the event of any dispute as to the water rates to be paid by any customer consumer, the director will ~~shall~~ determine the same, subject to the approval of the city council.
- (b) The director will review the accounts of customers who dispute charges within 30 days after receiving a bill or request. For purposes of this section, a bill will be deemed received by a customer five days after mailing. A timely contest or request for investigation will be reviewed by the director, or designee, who will provide a written determination to the customer.
- (c) If an error is found after such review, the city will promptly correct the error and, if required and at the city's sole discretion, either credit the customer's account or give the customer a refund, unless other arrangements are requested by the customer and proved by the director, or designee. The maximum period for retroactive adjustments is 12 months before the date that the city is first notified in writing, in the form and manner prescribed by the director, or designee, of the error.
- (d) Any customer whose timely request for an investigation pursuant to this section has resulted in an adverse determination may appeal to the city manager by filing a written notice of appeal with the city clerk within 10 days of the city's mailing of its determination. The decision of the city manager will be final."

SECTION 4: MPMC § 14.12.240 is amended to read as follows:

"14.12.240 Billing—Delinquency—Water shutoff.

- (a) The water department will ~~shall~~ render bills monthly or bimonthly for all charges hereunder. Such bills may be rendered in conjunction with bills for solid waste collection as provided in Section 6.08.040 of this code.
- (b) Rendered bills are due and payable at the city hall on the date they are rendered, and any amount billed which is not paid within thirty days after ~~of~~ the billing date are ~~shall be~~ delinquent. If payment is received after the delinquent date, the sum of ten dollars or ten percent of the first delinquent

bill, whichever is less, must be paid in addition to the bill(s) amount, unless the customer has entered into a repayment schedule authorized by the director, or designee.

(c) Where a bill is delinquent, notice of the delinquency and a copy of this chapter must ~~shall~~ be given to the customer(s) named on the account in accordance with the notice and service requirements outlined by this chapter. ~~person or persons responsible for payment who shall be notified that water service may be discontinued unless, within ten days of such notification, the amount due plus any penalty is paid or proof is presented to the director of management services or his designee that the amount due is an overcharge for water or is a charge for water services not rendered. Service may be discontinued without further notice where no such payment or proof is submitted within the ten days specified.~~

(d) Service will be discontinued if after 60 days of the billing date payment has not been received and arrangements have not been made to pay the delinquent bill because of financial need. If payment is not made within the specified time as identified above or for any other reason relating to nonpayment of an outstanding bill or charge including, without limitation, checks returned for insufficient funds, credit card denial or other similar type of payment problem, a service charge, in an amount determined by the city council, will be charged, due and payable with interest to each time service is discontinued. No utility service will be discontinued by the city, be reason of delinquency, on any Saturday, Sunday, legal holiday or at any time during which the business offices of the city are not open to the public. In cases where such proof is submitted, the director or his designee shall determine, on the basis of the proof submitted, whether the amount of the billing is correct or whether the billed amount is an overcharge for water or for services that were not rendered, in which case he shall adjust the bill to reflect the correct amount due. The director shall notify the person or persons responsible for payment of the amount due pursuant to his determination, and such notification shall include a date when service shall be discontinued if payment is not made on or before that date.

(e) If payment is not made by the date specified, service may be discontinued without further notice. Except as provided in Public Utilities Code § 10009, where utility service is shut off, service will not be restored until all required payments (including, without limitation, arrearage, penalties, deposits and service charges) are paid in full. Service will be reinstated only during regular working hours and only after payment has been received or special payment arrangements were made with the director, or designee. A charge, determined by city council resolution, may shall be made for any reconnection, together with all bills overdue, and a special deposit may be required to guarantee payment of bills in the future.

(f) The city will report the number of annual discontinuations of residential water service for inability to pay on its website and to the California Water Resources Control Board. Any notification required in this section shall be placed at the door of any building on the premises. The charge for reconnection shall be as set by resolution of the city council.

(g) Where water service is ~~has been~~ discontinued for nonpayment of bills, if service is turned on or permitted to be turned on by any person the owner or consumer, the meter will be locked off and there ~~will~~ shall be a special charge for reconnection charge, in addition to the regular reconnection fee and the overdue bill, in an amount established by city council resolution, in addition to the overdue bill of the city council. If the lock is broken and service is turned on or permitted to be turned on by any person the owner or consumer, the meter will be removed and a reinstallation and reconnection charge, in amounts established by city council resolution, will be imposed before water service is reinstated. Such amounts are in addition to the overdue bill there shall be a special charge for reinstallation and reconnection, in addition to the regular connection fee and the overdue bill, in an amount established by resolution of the city council.

SECTION 5: MPMC § 14.12.250 is amended in its entirety to read as follows:

"14.12.250 Discontinuation for nonpayment prohibited – conditions Reconnection fee.

(a) The city cannot discontinue service for nonpayment of a delinquent account under any of the following situations:

- (1) During the pendency of a request for extension of the period for the payment of a bill or contestation of charges by the customer; or
- (2) When a customer has been granted an extension of the period for payment of a bill, provided the customer keeps the account current as charges accrue in each subsequent billing period.

(b) Any service wrongfully discontinued must be restored without charge for the restoration of service and a notation of such restoration must be mailed to the customer at his or her billing address."

Where a service has been discontinued for nonpayment of bills, and the owner or consumer has turned the water on again or permitted the same to be turned at the service, the meter shall be removed or locked off and a charge, as established by city council resolution, shall be made for reconnection.

SECTION 6: MPMC § 14.12.260 is amended to read as follows:

"14.12.260 Complying with conditions.

On failure to comply with the rules and regulations established as a condition of the use of water, water may be shut off on any and all services where the consumer is being supplied with water, following compliance with the following notice procedures. Notice of failure to comply with a specified rule(s) and/or regulation(s) established as a condition of the use of water must ~~shall~~ be given to the person or persons responsible for payment who will ~~shall~~ be notified that water service may be discontinued unless, within ~~ten~~ 10 days of such notification, each and every specified failure to comply is corrected. Water service may be discontinued without further notice where any specified failure to comply is not so corrected. Where service is discontinued, the responsible person or persons will ~~shall~~ be subject to a special charge for reconnection, in addition to the regular reconnection fee, in an amount established by resolution of the city council. If the lock is broken and service is turned on or permitted to be turned on by the owner or consumer, the meter will be removed and there will be a special charge for reinstallation and reconnection, in addition to the regular connection fee, in an amount established by resolution of the city council ~~reconnection charges as provided in Section 14.12.240.~~"

SECTION 7: MPMC § 14.12.270 is amended to read as follows:

"14.12.270 Liability for delinquent charges.

(a) In addition to any other remedy provided herein for the enforcement and collection of any water rate, charge or account, all unpaid charges provided for in this chapter are against the property to which water is being furnished, or the customer named on the account ~~shall be a charge against:~~

~~—(1) The property to which water is furnished; and~~

~~—(2) Either:~~

~~—(A) The owner thereof, or~~

~~—(B) The occupant-user applicant therefor.~~

(b) If, ~~for any cause,~~ any sums owing for water imposed pursuant to this chapter become delinquent, the customer named on the account is ~~responsible property owner and/or occupant shall be~~ responsible to the city in an action brought by the city in any court of competent jurisdiction for the amount as may be due and unpaid, together with all penalties provided herein and costs. For purposes of this section only, sums owing for water service are delinquent when the customer ~~responsible property owner or occupant has~~

failed to pay such sums in full within thirty days of the billing date and has not entered into repayment plan with the city.

- (c) On June 1st of each calendar year, the city manager, or designee, will prepare a complete list of delinquent charges applicable to the service connection where the property owner is the customer for the period ending on April 30th of each calendar year.
- (d) The city will give at least 45 days' notice before the public hearing of such delinquencies to the customer to which each such delinquency relates.
- (e) The city council will schedule a noticed public hearing for its second meeting in June of each calendar year at which time delinquent charges together with penalties, will be placed on the equalized assessment roll for the fiscal year commencing on the July 1st following the conduct of such hearing for collection. Notice of the public hearing will be made in accordance with Government Code § 6066.
- (f) Thereafter, the delinquent charges, together with penalties, will be collected in the same manner, by the same persons, and at the same time as, together and not separately from, general taxes collected on behalf of the city and other taxing authorities. The provisions of this subsection will only be applicable to delinquent charges where the customer is the landowner or has executed a Lien Authorization Agreement.
- (g) Civil Debt. All charges and penalties imposed pursuant to this chapter are civil debts owed to the city by the customer as to the account to which such charges and penalties apply."

SECTION 8: MPMC § 14.12.290 is added to read as follows:

"14.12.290 Low-income customer – defined.

For the purposes of this chapter, a "low-income" customer means:

- (a) A current recipient of:
 - (1) California's Work Opportunity and Responsibility to Kids program benefits (CalWORKs) as identified in Welfare & Institutions Code §§ 11200-11526.5;
 - (2) CalFresh, as identified in Welfare & Institutions Code §§ 18900-18928;
 - (3) General Assistance program benefits, as identified in Welfare & Institutions Code §§ 17000-17030;
 - (4) Medi-Cal program benefits, as identified in Welfare & Institutions Code §§ 14131, *et seq.*;

- (5) Supplemental Security Income/State Supplementary Payment Program benefits, as identified in Welfare & Institutions Code §§ 12000, *et seq.*; or
- (6) California Special Supplemental Nutrition Program for Women, Infants and Children program benefits, as identified in Health & Safety Code §§ 123275-123355; or
- (b) An occupant of a household where the household's annual income is less than 200 percent of the federal poverty level."

SECTION 9: MPMC § 14.12.300 is added to read as follows:

"14.12.300 Notice.

- (a) *Notice of Delinquent Payment.* The city will not discontinue service for nonpayment of a delinquent account unless the city first gives notice of the delinquency and impending discontinuance to a competent adult person residing at the premises of the utility customer either verbally or in writing. The city will allow every customer at least 30 days from the date a bill was mailed to pay for utility services. A Notice of Delinquent Payment must contain the following:
 - (1) The customer's name and address;
 - (2) The amount of the delinquent payment;
 - (3) The date by which payment or arrangement for payment is required to avoid discontinuation of utility service;
 - (4) The period and manner in which the customer may apply for an extension of time to pay the delinquent charges;
 - (5) The period and manner in which the customer may contest the bill;
 - (6) The period and manner in which the customer may request a repayment plan for the delinquent utility service charges;
 - (7) The period and manner in which the customer may apply for the city's lifeline and utility user's exemption plan; and
 - (8) Information on how to restore utility service, if disconnected by the City.
- (b) *Final Notice of Termination.* Whenever the city determines that a customer has failed to comply with the terms and conditions of a repayment agreement, or has otherwise violated this chapter, the city will serve a written "Final Notice of Termination" on the customer(s) by posting such notice in a prominent and conspicuous location at the property. The city will not discontinue service without giving notice to the customer at least five days before discontinuance. This notice does not entitle the customer to further investigation by the city.
- (c) Issuing a notice under this section does not obligate the city to discontinue residential water service.

- (d) Notices under this section will be provided in English, Spanish, Chinese, Tagalog, Vietnamese, Korean and any other language spoken by at least 10 percent of the people residing in its service area.”

SECTION 10: MPMC § 14.12.310 is added to read as follows:

“14.12.310 Service of Notice.

- (a) Any notice required by this chapter may be served by personal delivery or by first class mail, not less than seven business days before city’s discontinuation of the utility service for nonpayment. Alternatively, the city may make a reasonable attempt to contact a competent adult person residing at the premises of the utility customer by telephone or personal contact regarding, discontinuance of service, at least seven days before discontinuance.
- (b) If the customer’s address is not the address of the property where the utility service is being provided, the notice must also be sent to the location of the utility service, addressed to “Occupant.”
- (c) If any written notice is returned as undeliverable, or the city is otherwise unable to make telephonic contact with the customer or a competent adult occupying the residence, the city must post on the property where the utility service is being provided, in a conspicuous location, a copy of the notice and this chapter.
- (d) The city will make available to its customers who are 65 years of age or older, or who are dependent adults as defined in Welfare and Institutions Code § 15610(b)(1), a third-party notification service as specified in Public Utilities Code § 10010.1(c). Should such customers designate a third-party, the city will attempt to notify a person designated by the customer to receive any notification subject to this chapter. The residential customer must make a written request for third-party notification on a form provided by the city and include the written consent of the designated third party. The third-party notification does not obligate the third-party to pay the overdue charges nor prevent or delay service termination.”

SECTION 11: MPMC § 14.12.320 is added to read as follows:

“14.12.320 Right of Appeal from a Notice of Delinquent Payment.

- (a) A customer may contest a notice of delinquent payment by filing a written request for an appeal with the city clerk within 10 calendar days of service of the notice of delinquent payment. A written request for appeal must contain the following information:
- (1) Name, address and telephone number of each customer who

- is appealing the notice of delinquent payment;
- (2) Address of the property where the utility service is being provided;
- (3) Date of the notice being appealed;
- (4) Grounds for appeal in sufficient detail to enable the director to understand the nature of the controversy; and
- (5) The signature of at least one appellant.

(b) Failure of the city clerk to receive a timely appeal constitutes a waiver of the right to contest a notice of delinquent payment. In this event, the notice of delinquent payment is final and binding.”

SECTION 12: MPMC § 14.12.330 is added to read as follows:

“14.12.330 Extensions and Other Alternative Repayment Arrangements.

- (a) If a customer is unable to pay a bill during the normal payment period, the customer may request an extension or other alternative payment arrangement described in this section if the customer, or tenant of the customer: (i) submits to the city the certification of a primary care provider (as that term is defined in Welfare and Institutions Code § 14088(b)(1)(A)) which substantially states that discontinuation of water services will be life threatening to, or pose a serious threat to the health and safety of, a resident of the premises where the water service is being provided; and (ii) demonstrates that they are unable to facilitate payment of water services in accordance with the city’s normal billing cycle because a resident of the premises is low income. Such a request must be submitted before the date and time of discontinuance of service as stated on the Notice of Discontinuation. The request will be reviewed by the director, or designee. The director must review the request and consider the customer’s ability to pay, past payment history, and the amount due, and may approve an extension or alternative repayment schedule, not to exceed 12 months. Determinations made pursuant to this section will be set forth in writing and provided to the customer, in English, Spanish, Chinese, Tagalog, Vietnamese, Korean and any other language spoken by at least 10 percent of the people residing in its service area. Any customer whose request has resulted in an adverse determination by the director may appeal the determination within five days to the city manager, or designee. The decision of the city manager will be final.
- (b) *Extension.* If approved by the director, a customer’s repayment of an unpaid balance may be temporarily extended for a period not to exceed six months after the balance was originally due. The director, or designee, will determine the duration of the extension provided to the customer. The customer will pay the full unpaid balance by the date set by the director and must remain current on all water service charges accruing during any

subsequent billing periods.

- (c) *Amortization.* If approved by the director, a customer's repayment of an unpaid balance may be amortized over a period not to exceed 12 months, as determined by the director or designee. If amortization is approved, the unpaid balance will be divided by the number of months in the amortization period, and that amount will be added to the customer's monthly bills for water service until fully paid. During the amortization period, the customer must remain current on all water service charges accruing during any subsequent billing periods.
- (d) *Alternative Repayment Schedule.* If approved by the director, a customer may repay an unpaid balance pursuant to an alternative payment schedule that will not exceed 12 months, as determined by the director or designee. If approved, the alternative payment schedule may allow periodic lump-sum payments that do not coincide with the city's established payment date or may provide for payments made more or less frequently than the city's regular payment date. During the period of the alternative payment schedule, the customer must remain current on all water service charges accruing during any subsequent billing periods.
- (e) *Payment Reduction.* At the discretion of the director, a customer may receive a reduction of the unpaid balance owed by the customer for any water service. The director will determine whether to grant a reduced payment.
- (f) *Failure to Comply.* If a customer fails to comply with a payment arrangement approved by the director under this section or fails to pay his or her current charges for water service, and the original amount due is more than 60 days delinquent, the city may discontinue water service. The city will post a Final Notice of Termination in a prominent and conspicuous location at the service address at least five days before discontinuation of service. This notice will not entitle the customer to any investigation or review by the city.

SECTION 13: MPMC § 14.12.340 is added to read as follows:

"14.12.340 Low-Income Customers.

For all low-income customers identified within this chapter, the city must comply with Health and Safety Code § 116914.

SECTION 14: MPMC § 14.12.350 is added to read as follows:

“14.12.350 Additional Customer Rights – Rental Customers.

The following provisions apply when there is a landlord-tenant relationship between the residential occupants and the owner, manager or operator of the property where the utility service is being provided.

- (a) When the city furnishes service to residential occupants of a detached single-family dwelling, a multiunit residential structure, mobile home park, or permanent residential structures in a labor camp, as defined in Health & Safety § 17008, where the owner, manager or operator is listed by the city as the customer of record, the city will make a good faith effort to give written notice to the residential occupants at least 10 days before utility service termination regarding the utility account delinquency and utility service termination date. The notice will further inform the residential occupants that they have the right to become customers, to whom the service will then be billed, without being required to pay any amount which may be due on the delinquent account.
- (b) The city will make service available to the actual residential occupants if each occupant agrees to the terms and conditions of service and meets the requirements of the city's rules and regulations. Notwithstanding, if one or more of the occupants are willing and able to assume responsibility for the subsequent charges to the account to the satisfaction of the city, or if there is a physical means, legally available to the city, of selectively discontinuing service to those occupants who have not met the requirements of the city's rules and regulations, the city will make service available to those occupants who have met the requirements.
- (c) Any occupant who becomes a customer of the city and whose periodic payments, such as rental payments, include charges for residential water service, where those charges are not separately stated, may deduct from the periodic payment each payment period all reasonable charges paid to the city for those services during the preceding payment period.
- (d) In the case of a detached single-family dwelling, the city may either:
 - (1) Give Final Notice of Termination at least seven days before the proposed discontinuance; or
 - (2) Require an occupant who becomes a water customer of the city to verify that the delinquent account customer of record is or was the landlord, manager or agent of the dwelling in order for the amount due on the delinquent account to be waived. Verification may be accomplished with evidence satisfactory to the director

demonstrating the occupant's tenancy."

SECTION 15: MPMC § 14.12.360 is added to read as follows:

"14.12.360 Creditworthiness.

To avoid paying a security deposit, persons seeking to establish a utility service account must establish credit, which may be established upon qualifying under any one of the following criteria:

- (a) The applicant is a current utility customer with the city and has paid all bills for service without having been temporarily or permanently discontinued for nonpayment during a period of 12 consecutive months immediately before applying for a new utility account;
- (b) The applicant was a utility customer with the city in the past two years and during the last 12 consecutive months that service was provided paid for all bills for such service without having been temporarily or permanently discontinued for nonpayment;
- (c) The applicant owns the premises upon which the city is requested to furnish utility service; or is the owner of other local real estate. If the applicant is seeking to open a commercial account, the real estate must be owned by the business to which service would be provided;
- (d) The applicant for residential service was continuously employed by the applicant's present employer (including military) for a period of two years or more, or is retired on pension;
- (e) The applicant furnishes a guarantor in a form satisfactory to the city attorney to secure payment of utility service bills; or
- (f) The applicant otherwise establishes credit to the city's reasonable satisfaction."

SECTION 16: MPMC § 14.12.370 is added to read as follows:

"14.12.370 Security Deposits.

- (a) The city may require a customer to deposit a sum of money with the city to guarantee payment of all utility charges.
- (b) The director, or designee, may set the amount of the deposit up to three times the amount of the historic average monthly bill for the property served or for substantially similar property. The city must credit the amount of the deposit, without an interest payment, to the customer's account upon the



City Council Staff Report

DATE: June 3, 2020

AGENDA ITEM NO: Public Hearing
Agenda Item 4-A

TO: The Honorable Mayor and City Council

FROM: Martha Garcia, Director of Management Services

SUBJECT: The City is required to conduct a Public Hearing to consider assessments for the Citywide Maintenance District No. 93-1 for Fiscal Year 2020-21 pursuant to Streets and Highways Code §§ 22500, *et seq.*

RECOMMENDATION:

It is recommended that the City Council consider:

1. Open the public hearing and receive documentary and testimonial evidence;
2. Close the public hearing and adopt a Resolution authorizing the Levy and Collection of Assessments for Fiscal Year 2020-21 in Citywide Maintenance District No. 93-1 pursuant to Streets and Highways Code § 22587; and
3. Take such additional, related action that may be desirable.

CEQA:

The proposed action is exempt from review under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; "CEQA") and CEQA Guidelines (Cal. Code Regs. tit. 14, §§ 15000, *et seq.*) because it establishes, modifies, structures, restructures, and approves rates and charges for meeting operating expenses; purchasing supplies, equipment, and materials; meeting financial requirements; and obtaining funds for capital projects needed to maintain service within existing service areas. The proposed action, therefore, is categorically exempt from further CEQA review under CEQA Guidelines § 15273.

EXECUTIVE SUMMARY:

In 1993 the City formed a citywide benefit assessment district to finance the operation and maintenance of public street lighting and landscaping. The district was renewed each of the past 27 years and must be renewed for 2020-21 in order for the City to continue the collection of assessments. The City started the process to renew its Citywide Maintenance District No. 93-1 for the 2020-21 fiscal year at its April 15, 2020 meeting. At that time, the City Council approved the Engineer's Report; adopted the Resolution of Intention (Resolution No. 12144) and scheduled the required public hearing for June 3,

2020. The district renewal will follow the City Council's action at the conclusion of the June 3rd public hearing.

BACKGROUND:

In 1993, the State implemented Education Revenue Augmentation (ERAF) transfer that shifts property tax revenues from local governments to schools. The City's loss from ERAF was \$1.2 million. In 1993, after considering various options to balance the budget, the City formed a benefit assessment district pursuant to the 1972 Lighting and Landscaping Act (Streets & Highways Code §§ 22500, *et seq.*). Assessment revenues are used to pay for the costs for maintaining street lighting and public landscaping. The funds freed up by the assessment revenues are used to maintain essential City services such as police, fire, public works, recreation, and library.

The law requires the City to renew the assessment district each year to continue the collection of assessments. Revenue generated by the City's assessment district is approximately \$983,530¹ a year. The City has renewed the benefit assessment district every year for the past 27 years. During this time, the rate has only been increased once, in 1996 (from \$39.97 to \$40.97). Since 1996, the rates have not been adjusted and the City continues using General-Fund monies to supplement significant shortfalls that result from increased operating costs.

At its April 15, 2020 meeting, the City Council adopted a Resolution of Intention, Resolution No. 12144, which, among other things, proposes an assessment per single-family home of \$40.97 for 2020-21. The cost for the operation and maintenance of the City's landscaping and lighting is approximately \$2 million. The benefit assessment district will fund \$983,530 of the cost and the City's General Fund will cover the remaining \$970,626.

The Resolution of Intention, which includes the public hearing date and protest procedures, was published in the Monterey Park Press on May 18, 2020. To date, no majority protest was received against the proposed assessment district renewal for 2020-21.

¹ The maintenance of street lighting and landscaping is a direct and special benefit to all parcels within the District. The assessment district revenue for the fiscal year was calculated using a formula based on Equivalent Dwelling Units (EDU), which takes into consideration land use and parcel size. Based on the EDU factor assigned to each parcel (e.g., parcels designated for multi-family residential uses are assigned a factor of 0.85 EDU per dwelling unit), benefit costs are spread equally to all parcels within the District. (See Attachment 2 for further explanation of the Assessment Formula.)

FISCAL IMPACT

The proposed assessment rates for 2020-21 are the same as they were for 2019-20. The benefit assessment district will raise approximately \$983,530 for 2020-21. If the assessment district is not renewed, the City must reduce expenditures and/or seek new revenues to balance the budget.

Respectfully submitted and prepared by:



Martha Garcia
Director of Management Services

Approved By:



Ron Bow
City Manager

Reviewed By:



Natalie C. Karpeles
Deputy City Attorney

Attachment(s):

1. Resolution

Attachment 1 Resolution

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE LEVY AND COLLECTION
OF ASSESSMENTS FOR FISCAL YEAR 2020-21 IN CITYWIDE
MAINTENANCE DISTRICT NO. 93-1 PURSUANT TO STREETS
AND HIGHWAYS CODE § 22587.**

The City Council for the City of Monterey Park does resolve as follows:

SECTION 1: The City Council finds as follows:

- A. The City Council seeks to levy assessments for Fiscal Year 2020-21 pursuant to Streets and Highways Code §§ 22500, *et seq.* for Citywide Maintenance District No. 93-1 ("District").
- B. The District is exempt from the procedures and approval process of California Constitution art. XIID, § 4 pursuant to California Constitution, art. XIID, § 5(a).
- C. An Engineer's Report ("Report") was prepared pursuant to Streets and Highways Code § 22566 for Fiscal Year 2020-21, and is attached as Exhibit A to this Resolution.
- D. Following a public hearing, the City Council did not receive a majority protest from the property owners affected by the proposed assessment before the close of the public hearing on June 3, 2020.

SECTION 2: In accordance with Streets and Highways Code §§ 22500, *et seq.*, the City Council adopts an annual assessment of \$40.97 for each Equivalent Dwelling Unit (EDU) within the District during Fiscal Year 2020-21. The assessments levied and collected must be used for maintaining certain landscaping and street lighting improvements, as set forth in the Report.

SECTION 3: All monies collected for such assessments must be deposited in a special fund known as "Special Fund City of Monterey Park Citywide Maintenance District No. 93-1." Payment may be made out of said fund only for the purpose provided for in this Resolution.

SECTION 4: The City Manager, or designee, is directed to take such actions that are needed to place this assessment on the property tax rolls including, without limitation, forwarding this Resolution to the Los Angeles County Assessor's Office.

SECTION 5: Any public property included within boundaries of the District are exempt from assessment.

SECTION 6: This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 7: This Resolution takes effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 3rd of June 2020

| _____
Hans Liang, Mayor
Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By:



Natalie C. Karpeles
Deputy City Attorney

Resolution No.
Page 3 of 3

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) **SS**
CITY OF MONTEREY PARK)

I, VINCENT D. CHANG, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. _____ was duly adopted by the City Council of the City of Monterey Park at a Regular Meeting held on the 3rd of June 2020, by the following vote of the Council:

AYES:
NOES:
ABSTAIN:
ABSENT:

Dated this 3rd day of June 2020

Vincent D. Chang, City Clerk

APRIL 3, 2020
ENGINEER'S REPORT
CITY OF MONTEREY PARK

CITYWIDE MAINTENANCE DISTRICT NO. 93-1

FOR THE 2020-2021 FISCAL YEAR

**ENGINEER'S REPORT
CITY OF MONTEREY PARK
CITYWIDE MAINTENANCE DISTRICT NO. 93-1
FOR THE 2020-2021 FISCAL YEAR**

PURPOSE

The purpose of this report is to establish the annual levy of assessments for the City of Monterey Park Citywide Maintenance District 93-1 (District) for the 2020-2021 Fiscal Year.

INTRODUCTION

The District was formed in 1993 under the Landscaping and Lighting Act of 1972 (the "Act"). The District provides the City with a source of funds for the operation and maintenance of street trees, median landscaping, and streetlights on arterial streets within the City. Assessments are levied upon each parcel for the necessary costs of operating, servicing, and maintenance of the respective facilities, which provides safety protection and enhances the value of each and every parcel in the City.

Street tree and median landscaping maintenance are important services in any urban environment. Trees and landscaping, when well maintained, provide beautification, shade, traffic safety, and enhancement of the desirability of the surroundings, along with a direct, positive effect on property values.

Adequate street lighting is considered imperative for their contribution to public convenience and community safety. Protection of property, increased public safety, reduction of traffic accidents, savings in accident costs and lost working hours, are specific benefits that benefit properties within the City of Monterey Park. The lighting benefit is directly related to public safety and property protection.

Property values in a community are increased when public infrastructure such as street trees, median landscaping, and street lighting are in place, improved, operable, safe, clean and maintained. Facilities that are unsafe or destroyed by the elements or vandalism decrease quality of life.

The operation, servicing, and maintenance of the facilities within the District are consistent with the Act, and will be administered pursuant to the City of Monterey Park ordinances and regulations.

The properties that benefit from operation and maintenance of the street trees, median landscaping, and lighting will fund these activities in proportion to the specific benefits that each property receives.

Payment for the assessment for each parcel will be made in the same manner and at the same time as payments are made for property taxes for each property. Revenues from these assessments must be placed in a special fund and cannot be used for any other purpose.

The City Council of the City of Monterey Park will set a date for a public hearing. The public hearing will be held on the date and at the time and place described specifically in the Resolution of

Intention. Notice will be given by publishing the Resolution of Intention in accordance with requirements of the Government Code.

DESCRIPTION OF IMPROVEMENTS

The improvements are the operation, servicing, and maintenance of street trees, median landscaping, and street lighting, including but not limited to, personnel, electrical energy, utilities, materials, and contracting services for the satisfactory operation of these services described as follows:

Street Trees and Median Landscaping

Landscaping, planting shrubbery and trees, irrigation systems, hardscapes, and fixtures in public rights-of way within the proposed boundary of the District.

Street Lighting

Poles, fixtures, bulbs, conduits, equipment including anchors, posts and pedestals, and metering devices, as required to provide safety lighting in public rights-of-way within the proposed boundaries of the District.

Maintenance means the furnishing of services and materials for the ordinary and usual operation and servicing of the landscaping and public lighting facilities including repair, removal or replacement of all or part of any of the landscaping and public lighting facilities. Maintenance also means providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; and the removal of trimmings, rubbish, debris and other solid waste.

Servicing means the furnishing of water for the irrigation of the landscaping and the maintenance of any of the public lighting facilities or improvements and the furnishing of electric current or energy, gas or other illuminating agent for the public lighting facilities, or for the lighting or operation of landscaping.

ESTIMATE OF COST

The estimated costs of the operation, servicing and maintenance of the improvements for Fiscal Year 2020-2021, as summarized below same as last year.

I. STREET LANDSCAPING AND FACILITY MAINTENANCE

A. Street Trees and Median Landscaping

1. O & M	\$1,389,086
2. Reserves	<u>-0-</u>
Sub-Total	\$1,389,086

II. STREET LIGHTING

A. Street Lights

II. STREET LIGHTING

A. Street Lights

1. O & M	\$565,070
2. Reserves	<u>-0-</u>
Sub-Total	\$565,070
Total Cost	\$1,954,156
Less City General Fund Contributions	<u><970,626></u>
Total Funded by Assessments	\$983,530

The Act requires that the City establish a special fund for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purposes as stated in this report. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance or deficit remaining on July 1 must be carried over to the next fiscal year.

ASSESSMENT ROLL

The proposed assessment and the amount of assessment for Fiscal Year 2020-21 apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office are on file in the office of the City Clerk of the City of Monterey Park.

The description of each lot or parcel is part of the records of the Assessor of the County of Los Angeles and these records are, by reference, made part of this report.

The total proposed assessment for fiscal year 2020-2021 is approximately \$983,530.

METHODS OF APPORTIONMENT OF ASSESSMENT

1. GENERAL

Part 2 of Division 15 of the Streets and Highways Code (the Code), also known as the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include construction, operation, maintenance and servicing of street trees, median landscaping and street lights.

The Act requires that maintenance assessments be levied according to benefit rather than according to assessed value.

The Act also permits the designation of zones of benefit within any individual assessment district if by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement. Thus, the Act requires the levy of a true "assessment" rather than a "special tax."

rights of way.

2. ASSESSMENT FORMULA

Section 22509 of the Code provides that the Act shall be liberally constructed to effectuate its purpose. Therefore, any reasonable formula, or method, when upheld by the City Council after a public hearing, is conclusive.

Section 22573 of the Code provides the net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated special benefit to be received by each such lot or parcel from the improvements.

Since the assessment will be levied against properties as shown on the Property Tax Rolls of the Los Angeles County Assessor, the final charges must be assigned by Assessor's Parcel Number. The formula shown below takes into the consideration of land use and parcel size.

Single Family Residential.

The single-family residential parcel has been selected as the basic unit for calculation of the benefit assessments. This basic unit shall be called an Equivalent Dwelling Unit (EDU). Parcels developed for single family residential uses, including condominiums, are assessed one (1) EDU.

Multi-Family Residential.

Multi-family residential uses are given a factor of 0.85 EDU per dwelling unit. Based on data from representative cities in urban Southern California, the multiple residential factor of 85 percent is determined by the statistical proportion of relative trip generation from various types of residential uses, in combination with population density per unit.

Mobile Home.

Parcels designated for mobile home park uses are assigned 0.5 EDU per unit.

Commercial/ Industrial.

In converting improved non-residential properties to EDU's the factor used is the typical lot size for single-family residential parcels, which is 6,000 square feet, or 7.26 dwelling units per acre.

The commercial/industrial parcels will be assessed 7.26 EDU for each acre, or any portion thereof up to five (5) acres and 0.73 for every additional acre or portion thereof above five acres. This lower EDU factor is based on the fact that many of the larger commercial/industrial developments contain internal street systems and provide their own street lighting. The minimum number of EDUs per commercial/industrial parcel will be one (1) EDU.

Vacant Residential.

Vacant residential property is described as parcels with no improved dwelling structures. These

properties receive benefits based on their land, as this is the basis of their value. The land value portion of residential property in Monterey Park is about 50 percent. Parcels defined as single-family residential parcels which do not have structures on the parcels are therefore, assessed 50 percent of a single-family dwelling. The parcels will be assessed 0.50 EDU per parcel. Parcels defined as vacant multi-family residential will be assessed at 50 percent of the rate for vacant commercial/industrial property.

Vacant Commercial/Industrial.

Parcels which are not zoned for residential use and which do not have structures on the parcels are assessed based upon the acreage of the parcel. These parcels will be assessed at 50 percent of the rate of improved commercial/industrial property.

Institutional.

Institutional parcels are defined as those used for private schools, lodge halls, convalescent hospitals, and other similar uses. These parcels will be assessed at the same rate as improved commercial/industrial property.

Utility.

Parcels owned by private utility companies will be assessed at the same rate as improved commercial/industrial property based upon a comparable land use for the property. Utility rights-of-way will be exempt from assessments.

Exempt.

Parcels of land defined in the County Assessor's records as being exempt from property taxes will be exempt from District assessments. This includes all publicly owned property, all easements and rights-of-way, and common areas.

BENEFIT DETERMINATION

Special Benefits from the public improvements operated and maintained by the District are received directly by all parcels within the City. The maintenance of street lighting and landscaping is distributed throughout the district and is of direct and specific benefit to all parcels within the District. Therefore the costs associated with these benefits are spread equally, based on Equivalent Dwelling Units (EDU), to all parcels within the District.

Special benefits include maintenance of street trees and medians on the major thoroughfares, which are the main travel ways of the City. Street lighting is also considered a special benefit since all parcels within the City access public streets which have streetlights. Costs incurred by the City to administer these programs are also considered a citywide benefit. The primary benefits of streetlights are convenience, safety, security, and protection of property, property improvements, and persons. The primary benefits of street trees and median landscaping on arterial streets are the improved safety and aesthetic appeal within the community.

ASSESSMENT RATE BY MAINTENANCE CATEGORY

Category	2020-2021 Proposed	
	Budget	Rate Per EDU
Street Trees and Median Landscaping	\$485,700 ^(*)	\$ 20.23
Street Lighting	497,830 ^(*)	20.74
Total Assessment	\$983,530	\$ 40.97

* Net of City General Fund contributions

INVENTORY OF PARCELS

The following information was obtained from the Los Angeles County Assessor's Roll, Assessor's Parcel Maps, and the City of Monterey Park Development Services Department.

Land Use		Parcels	Units	Acres	EDUs
1. Single Family Residential (SFR)		13,701	13,701	1,761.63	13,701
2. Multi-Family Residential (MFR)		1,448	6,454	733.55	5,625.58
3. Vacant SFR		131	-	37.25	64.50
4. Vacant MFR		-	-	-	-
5. Mobile Home		2	23	1.58	11.50
6. Commercial Industrial		914	-	515.27	3,547.33
7. Vacant Commercial Industrial		64	-	220.63	326.52
8. Utilities		58	-	154.87	426.62
9. Exempt					
a.	Alhambra City School District	4	-	-	-
b.	Garvey School District	3	-	-	-
c.	L.A. City Community College	4	-	-	-
d.	LACO Flood Control District	4	-	-	-
e.	L.A. County	10	-	-	-
f.	L.A. Unified School District	2	-	-	-
g.	Metropolitan Water District	7	-	-	-
h.	Montebello Unified School District	2	-	-	-
i.	State of California	4	-	-	-
j.	City of Montebello	1	-	-	-
k.	City of Monterey Park	50	-	-	-
l.	SFR Common Area	9	-	-	-
	SUBTOTAL (9. a-l)	100	-	-	-
10. Institutional		50	50	41.59	303.06
TOTALS		16,468	20,228	3,466.37	24,006.11

PROPERTY OWNER LIST

A list of names and addresses of the owners of all parcels within the District is shown on the last equalized Property Tax Roll of the Assessor of the County of Los Angeles, which by reference is hereby made a part of this report.

ASSESSMENT DISTRICT BOUNDARY MAP AND ASSESSMENT DIAGRAM

An Assessment Diagram for the District has been submitted to the City Clerk in the format required under the provisions of the Act. The attached is a facsimile of the map on file in the office of the City Clerk.

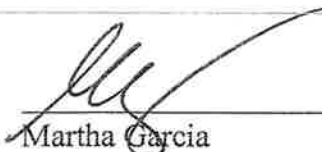
The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles for the year when this report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this report.

RESOLUTION

Resolution of Intention is on file in the Office of the City Clerk.

CERTIFICATION

This report contains the necessary data required to conduct the proceedings and is submitted to the Office of the City Clerk for filing and public inspection.



Martha Garcia
Director of Management Services

4/3/2020

Date



Mark A. McAvoy
Director of Public Works / City Engineer

4/3/2020

Date



City Council Staff Report

DATE: June 3, 2020

AGENDA ITEM NO: Public Hearing
Agenda Item 4-B

TO: Honorable Mayor and Members of the City Council
FROM: Matthew Hallock, Fire Chief
SUBJECT: Annual Weed Abatement Protest Hearing (Public Hearing)

RECOMMENDATION:

It is recommended that the City Council consider:

- 1) Opening the public hearing, receiving public comment, closing the public hearing;
- 2) Adopting the attached Resolution; or
- 3) Taking such additional, related action that may be desirable.

EXECUTIVE SUMMARY:

The County of Los Angeles Department of Agriculture Commissioner and Weights and Measures submitted to the City the annual Weed Abatement Declaration List and resolution declaring that weeds, brush, rubbish, refuse, and dirt maintained on certain private properties in the City, are a public nuisance. At the regular City Council meeting on February 5, 2020, the Council adopted Resolution No. 12138 approving the 2020 Weed Abatement Declaration List as posted by the County. By adopting the Resolution, the Council declared its intention to provide for the abatement of said public nuisances. To complete the process, the Council must hold a protest hearing to allow parcel owners identified on the Declaration List an opportunity to object to their inclusion thereon.

DISCUSSION:

The County has identified 1,562 improved and unimproved parcels requiring abatement in the 2020 Declaration List; a decrease of nine parcels identified for abatement from 2019. The County mailed notices in early February to the recorded owner of each parcel included in the list declaring that their parcel is an existing, future or "potential" hazard. The County advised that it considers a parcel a future or "potential" hazard if the parcel is not completely landscaped or irrigated and there is a potential for weed growth. The Los Angeles County Board of Supervisors established an inspection fee of \$44.65.

Parcel owners who received notices from the County will be able to challenge their parcels inclusion on the list by attending the protest hearing. Parcel owners will be able

to request Council to remove their parcels from the list if they feel that their parcel is not in violation or that the County has erred by including the parcel on the list.

The County has advised staff that if parcel owners want their parcel to be removed from the Declaration List, the County will conduct a re-inspection of the parcel to determine if, in fact, the parcel is not in violation or a potential hazard, or that an error has been made. Upon completion of the re-inspection of the parcel, the County will advise the City of its findings. When a parcel is re-inspected and found not to be in violation or a potential hazard, the County will remove the parcel from the deletion list. The deletion list will allow the re-inspection fee of \$44.65 to be waived.

The County advised the City that June 4, 2020 is the last day that the City can request or the County can authorize removal of a parcel from the Declaration List. If City Council elects to remove a parcel from the Declaration List and that parcel becomes a nuisance at a later date, the City will have to place that parcel on an individual declaration list and will have to hold an individual protest hearing for each parcel.

Due to the COVID-19 pandemic, residents have been experiencing difficulty contracting vendors to clear their parcels. As a result, staff has been working with property owners on a case-by-case basis by providing reasonable extensions to clear their properties and request removal from the Declaration List. The following is the schedule of the Weed Abatement process in light of the COVID-19 pandemic:

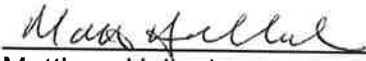
- June 4, 2020 Before this date, the City can request, or the County can authorize, removal of a property from the Declaration List.
- June 17, 2020 Deadline for all improved parcels to attain compliance. Deadlines will be sent to all improved parcel owners who responded to the County via response cards that were issued to them earlier this year.
- August 1, 2020 County will begin clearing weeds on vacant disabled parcels and all improved parcels on the Declaration List that are out of compliance.

FISCAL IMPACT:

The City of Monterey Park has been contracting with the County of Los Angeles since 1992 for weed abatement services. No fiscal impacts are anticipated to affect actual expenditures or revenues. Furthermore, no redirection of available staff time, supplies or services will be required.

Respectfully submitted,

By:



Matthew Hallock
Fire Chief

Approved by:



Ron Bow
City Manager

Reviewed by:



Natalie C. Karpeles
Deputy City Attorney

Attachment(s)

1. Resolution 12138 and Weed Abatement Declaration List – February 5, 2020.
2. Resolution and Weed Abatement Declaration List – June 3, 2020.

ATTACHMENT 1
Resolution 12138 and Weed Abatement
Declaration List – February 5, 2020

RESOLUTION NO. 12138

A RESOLUTION ADOPTED PURSUANT TO GOVERNMENT CODE § 39561 DECLARING THAT WEEDS, BRUSH, RUBBISH, REFUSE AND DIRT UPON AND IN FRONT OF CERTAIN PUBLIC AND PRIVATE PROPERTY IN THE CITY ARE A PUBLIC NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR ABATEMENT

The City Council does resolve as follows:

SECTION 1: Pursuant to Government Code §§ 39500 to 39588, the City Council finds and declares that:

- A. The weeds growing upon the streets and sidewalks in front of those Properties identified in attached Exhibit "A" are weeds which bear seeds of wingy or downy nature or attain such large growth as to become a fire menace to adjacent improved property when dry, or which are otherwise noxious, dangerous or a public nuisance;
- B. The presence of dry grass, stubble, refuse or other flammable materials are conditions which endanger the public safety by creating a fire hazard; and
- C. By reason of the foregoing facts, the weeds or dry grass, stubble, refuse or other flammable material growing or existing upon the private property identified in Exhibit "A," or upon the streets and sidewalks in front of said property, constitute a public nuisance (as defined by applicable law including, without limitation Monterey Park Municipal Code §§ 4.30.040 and 4.30.050(j)) and should be abated before the coming fire season.

SECTION 2: The City Manager, or designee (currently the Agricultural Commissioner/Director of Weights and Measures for the County of Los Angeles) is authorized to give notice to abate the Nuisances upon the Properties and must cause notices to be given to each property owner by United States Mail in substantially the following form:

NOTICE OF PUBLIC NUISANCE AND DEMAND TO ABATE

TAKE NOTICE that on February 19, 2020, the City Council of the City of Monterey Park will consider a Resolution declaring your property to be a public nuisance because the presence of weeds, rubbish, refuse and dirt on the property is injurious to public health, safety and property. If not voluntarily abated, the public nuisance on your property may be abated by

authorities from the County of Los Angeles, at the direction of the City of Monterey Park. Should that occur, the cost of removal will be assessed upon your property. Such cost will constitute a special assessment against such lots or lands. All other costs associated with such abatement including, without limitation, initial inspection costs, may also be recovered in the same manner. All property owners objecting to the proposed removal of a public nuisance and the recovery of all costs, they may attend a City Council hearing to be held at 320 W. Newmark Avenue, Monterey Park, CA 91754, in the Council Chambers on February 19, 2020 at 7:00 p.m. At that time, they may express their objections to the City Council.

Vincent Chang, City Clerk, City of Monterey Park

SECTION 3: *Costs.* All costs associated with implementing this Resolution including, without limitation, costs incurred by the Agricultural Commissioner for inspecting the Properties, may be recovered in accordance with City or County resolutions. Recovering these costs is vital to the ongoing operation governing the identification and abatement of those properties that constitute a seasonal and recurrent public nuisance and endanger the public safety. The Agricultural Commissioner or authorities from the County of Los Angeles must keep an itemized written account of the cost of abatement. A copy of these accounts must be posted on or near City Council Chambers for at least three days prior to February 19, 2020.

SECTION 4: *Public Hearing.* A public hearing will be held on February 19, 2020 at 7:00 p.m. in the City Council Chambers to consider any objections to this Resolution submitted by owners of the Properties or the general public.

SECTION 5: *Notices.* The City Manager, or designee (currently the Los Angeles County Agricultural Commissioner/Director of Weights and Measures) must provide notice of the Public Hearing by First Class U.S. Mail, postage prepaid, at least ten days before February 19, 2020.

SECTION 6: *Reliance on Record.* Every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of

the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: *Effectiveness.* This Resolution will become effective immediately upon adoption.

SECTION 10: The City Clerk of the City of Monterey Park is directed to certify a copy of this resolution and cause such certified copy thereof to be filed with the Los Angeles County Agricultural Commissioner together with a certified copy of said report, attached hereto.

SECTION 11: The City Clerk is directed to certify to the adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED AND ADOPTED this 5th day of February 2020.


Hans Liang, Mayor

ATTEST:



Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

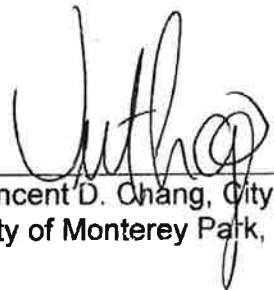
By  _____
Natalie C. Karpeles, Deputy City Attorney

State of California)
County of Los Angeles) ss.
City of Monterey Park)

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 12138 was duly and regularly adopted by the City Council of the City of Monterey Park at a council meeting held on the 5th day of February, 2020, by the following vote:

Ayes:	Council Members: Chan, Liang
Noes:	Council Members: Real Sebastian
Absent:	Council Members: Lam, Ing
Abstain:	Council Members: None

Dated this 5th day of February, 2020.



Vincent D. Chang, City Clerk
City of Monterey Park, California

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (IMPROVED AND UNIMPROVED)

DATE: 01/07/20

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
5225 019 020	MCBRIDE AVE	BAR V BAR LLC C/O CLARK COOPER	PO BOX 389	WATSONVILLE CA	95077
5225 019 930	1060 N EASTERN AVE	L A COUNTY	500 W TEMPLE ST RM 648	LOS ANGELES CA	90012
5225 031 016	MCBRIDE AVE	BAR V BAR LLC C/O CLARK COOPER	PO BOX 389	WATSONVILLE CA	9507
* 5225 031 018	101 LINCOLN WAY	MONTEREY CHASE LLC, C/O LINDA REEVES	PO BOX 3944	GLENDALE CA	91221
5225 031 019	SHERIFF RD	CROWN ENTERPRISES INC C/O LINDA REEVES	PO BOX 869	WARREN MI	48090
5225 031 916	4500 E CITY HALL DR	L A COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 917	SHERIFF RD	L A COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 918	4700 W RAMONA BLVD	L A CO LAW ENFORCEMENT PUBLIC	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 919	RAMONA BLVD	STATE OF CALIFORNIA C/O JUDICIAL COUNCIL OF CA	455 GOLDEN GATE AVE REFM 8TH FL	SAN FRANCISCO CA	94102
5225 031 920	RAMONA BLVD	LA COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
* 5237 008 027	360 LADERA ST	GRIGSBY, DARID C AND HAI CHU TRS	360 LADERA ST	MONTEREY PARK CA	91754
5237 010 901	CASUDA CANYON DR	ALHAMBRA CITY UNIFIED SCHOOL DISTRICT	1515 W MISSION ROAD	ALHAMBRA CA	91803
* 5237 012 001	1930 COPA WAY	MIYAHIRA, TETSUO AND CAROL TRS	1930 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 002	1910 COPA WAY	HASHIMOTO, STAN S AND LYNNE K	1910 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 003	1886 COPA WAY	ZHEN, MICHAEL Y AND CHENG, QUEENY K	1886 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 004	1878 COPA WAY	LILEY, BOBBY AND HELEN F	1878 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 005	1872 COPA WAY	BANUELOS, JESSIE L TR	1872 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 006	1864 COPA WAY	MARIN, DOLORES J CO TR	1322 W GAGE AVE	FULLERTON CA	92833
* 5237 012 007	1848 COPA WAY	NISHI, TERUMI P	1848 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 008	1832 COPA WAY	LEE, EDWARD H AND DO C	1832 COPA WAY	MONTEREY PARK CA	91754

LOS ANGELES COUNTY DECLARATION LIST
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* 5237 012 009	1816 COPA WAY	J AISLE, GERD E	1816 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 019	1801 ARRIBA DR	LEE, CHONG R AND KYUNG N	1801 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 020	1825 ARRIBA DR	NARUMI, MARGARET	283 LADERA ST	MONTERERY PARK CA	91754
* 5237 012 021	1853 ARRIBA DR	CHEN, HSIANG JUI AND CAROLINE TRS	PO BOX 532	MONTEREY PARK CA	91754
* 5237 012 022	1875 ARRIBA DR	LEE, DAPHNE	1875 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 034	1943 ARRIBA DR	FURUKAWA, NORMAN AND LINDA TRS	1943 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 035	1933 ARRIBA DR	LAW, KAM C	1740 ALBION ST	LOS ANGELES CA	90031
* 5237 012 036	1927 ARRIBA DR	SHUM, DONALD M	1927 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 037	1919 ARRIBA DR	CHENG, KEVIN C AND NGO, JULIE	1919 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 038	1915 ARRIBA DR	WONG, RICHARD T AND HAZEL F TRS	11 MCCLINTOCK CT	IRVINE CA	92617
* 5237 012 039	1909 ARRIBA DR	CHENG, ALLAN W AND ABBY A TRS	PO BOX 80277	SAN MARINO CA	91118
* 5237 012 040	1901 ARRIBA DR	CHENG, DAVID W AND CHI K	1901 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 041	500 CASUDA CYN DR	WONG, MARY H TR	500 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 042	504 CASUDA CYN DR	JOE, PATRICIA S K	504 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 043	508 CASUDA CYN DR	CHEUNG, YIM S AND MARISOL	508 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 044	510 CASUDA CYN DR	WHALEN, PAUL L AND CAROLE J AND	510 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 001	512 CASUDA CYN DR	MONTUFAR, BYRON	512 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 002	514 CASUDA CYN DR	LIM, CHIN K AND HUM, ANGELA H	514 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 003	516 CASUDA CYN DR	TAMURA, STEVEN H AND JADENE M	516 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 004	518 CASUDA CYN DR	KIMURA, ROBERT W AND BARBARA K	518 CASUDA CANYON DR	MONTEREY PARK CA	91754

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5237 013 005	520 CASUDA CYN DR	IZUNO,MIKE R AND GAYLE N TRS	520 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 006	522 CASUDA CYN DR	WU,BEVERLY L	522 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 007	524 CASUDA CYN DR	LEE,DIN L AND SO K	524 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 008	526 CASUDA CYN DR	NUNEZ,ENRIQUE O AND IRMA G TRS	526 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 009	530 CASUDA CYN DR	WALLACE,KAREN C	530 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 010	532 CASUDA CYN DR	SHIGIO,WESLEY D TR	11643 BANYAN RIM DR	WHITTIER CA	90601
* 5237 013 011	534 CASUDA CYN DR	WONG,KAI S AND FUNG H TRS	534 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 012	536 CASUDA CYN DR	WOO,HOWARD K AND BIK F TRS	536 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 013	538 CASUDA CYN DR	TAKAHASHI,EDWARD K AND MINNIE	538 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 014	540 CASUDA CYN DR	JUE,JOANNE L TR	540 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 015	542 CASUDA CYN DR	LEE,MARSHALL W AND MARY L TRS	542 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 016	544 CASUDA CYN DR	BALDINI,LINDA J	559 TAYLOR DR	MONTEREY PARK CA	91755
* 5237 013 019	2137 ARRIBA DR	YIP,TIMOTHY W AND PATRICIA H	2137 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 020	2127 ARRIBA DR	WONG,ALVIN CO TR	2127 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 021	2107 ARRIBA DR	LEE,YOUNG M AND KYOUNG O	2107 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 022	2095 ARRIBA DR	SOO, HOO H C TR	2095 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 023	2085 ARRIBA DR	NG, ARMANDO AND MELINDA	2085 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 024	2075 ARRIBA DR	KONG, LEONIDA P TR	2075 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 025	2065 ARRIBA DR	ACOSTA, RAMONA S TR	2065 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 026	2055 ARRIBA DR	KAWAHARA, TAKASHI TR	2055 ARRIBA DR	MONTEREY PARK CA	91754

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* 5237 013 027	2045 ARRIBA DR	DON, RICHARD S AND LUCINDA L TRS	2045 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 028	2035 ARRIBA DR	YEE, WARREN	1001 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5237 013 029	2025 ARRIBA DR	HUANG,JASON C CO TR	2025 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 030	2015 ARRIBA DR	TON, JAMES Q TR	2015 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 031	1999 ARRIBA DR	HENG, PECH	1999 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 032	1983 ARRIBA DR	YANG, KEVIN Y TR	1983 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 033	1973 ARRIBA DR	LYNCH, EMILY V	PO BOX 4024	ALHAMBRA CA	91803
* 5237 013 034	1963 ARRIBA DR	YASUDA, BRUCE K TR	1963 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 035	1953 ARRIBA DR	GUITRON,ARMIDA AND ROBERT O	1953 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 900	ARRIBA DR	MONTEREY PARK CITY	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
* 5237 014 001	625 PUEBLO DR	CASTILLO,MARTIN G TR	625 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 014 004	1964 ARRIBA DR	FREIRE,SANDRA	1964 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 005	1974 ARRIBA DR	BANK OF AMERICA TR C/O HARDIND AND CARBONE	1235 NORTH LOOP W STE 205	HOUSTON TX	77008
* 5237 014 006	1984 ARRIBA DR	YOW,KENNETH JR AND PUI Y	1984 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 007	1994 ARRIBA DR	CHIN,CHARLES AND BETTY TRS	1994 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 008	2016 ARRIBA DR	WONG,TERRANCE ET AL	2016 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 009	2026 ARRIBA DR	TSE,DEXTER C AND LIN, JIAN L	2026 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 010	2046 ARRIBA DR	YIP,SANDRA TR	2046 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 011	2056 ARRIBA DR	LEW, ROBERT V TR	2056 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 012	2066 ARRIBA DR	GOTO,DANIEL AND NANCY M	2066 ARRIBA DR	MONTEREY PARK CA	91754

LOS ANGELES COUNTY DECLARATION LIST
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DATE: 01/07/20

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* 5237 014 013	2076 ARRIBA DR	LEE, KEITH Y AND JENNIE Q	2072 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 014	2086 ARRIBA DR	MALHOTRA, VASISHT AND NANCY L TRS	2086 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 017	766 TOPACIO DR	CHUNG, EUGENE AND KATHY TRS	766 TOPACIO DR	MONTEREY PARK CA	91754
* 5237 014 018	779 TOPACIO DR	LEE, ERNEST K AND TAN L TRS	779 TOPACIO DR	MONTEREY PARK CA	91754
* 5237 014 023	754 CEREZA DR	JOE, BETTY W TR	758 CEREZA DR	MONTEREY PARK CA	91754
* 5237 014 024	763 CEREZA DR	WOO, STARBOARD Y AND BRENDA H	763 CEREZA DR	MONTEREY PARK CA	91754
* 5237 015 007	585 COLINA TER	RUDHOLM, HAYDEE TRS	585 COLINA TER	MONTEREY PARK CA	91754
* 5237 015 008	582 COLINA TER	WANG, JAMES AND CHANG, LUFEN	582 COLINA TER	MONTEREY PARK CA	91754
* 5237 015 010	1681 ABAJO DR	WONG, THOMAS K AND SHARON Y TRS	1681 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 012	520 CASITAS ST	KACKSTETTER, WADE R AND YANG, QIN	520 CASITAS ST	MONTEREY PARK CA	91754
* 5237 015 013	527 CASITAS ST	YAMAMOTO, TADASHI AND JUNKO TRS	527 CASITAS ST	MONTEREY PARK CA	91754
* 5237 015 014	1705 ABAJO DR	NISHIKAWAI, RYAN S	1705 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 015	1715 ABAJO DR	YASUI, BETTIE M TR	1715 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 016	1725 ABAJO DR	MURASE, TAKASHI AND GRACE TRS	1725 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 017	1735 ABAJO DR	CHOW, CHRIS CO TR	1735 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 018	1745 ABAJO DR	MURAKAMI, RICHARD TR	1745 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 019	1765 ABAJO DR	TAM, ANNIE H AND FREDERICK	1765 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 020	1785 ABAJO DR	LOUIE, GARY S ET AL	1785 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 021	1805 ABAJO DR	WONG, EVELYN C TR	1805 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 022	1815 ABAJO DR	MEKPONGSATORN, ALANA AND TSUKIMOTO, TAI	5907 RADFORD AVE	VALLEY VILLAGE CA	91607

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* 5237 015 023	1825 ABAJO DR	SZETO,WARREN W AND MEE LEE	1825 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 024	1845 ABAJO DR	LIONG,YAU K AND DIANA Y TRS	2670 MELVILLE DR	SAN MARINO CA	91108
* 5237 015 025	1855 ABAJO DR	YAMASAKI,YO AND EDITH TRS	1855 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 026	1875 ABAJO DR	FIGUEROA,CHRISTINE R	1875 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 036	665 PUEBLO DR	SUZUKI,LEO M AND KEIKO H	665 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 037	655 PUEBLO DR	LIU,ELISA C TR	655 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 038	645 PUEBLO DR	ALTON, AIMIN S & PATRICIA S	645 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 039	635 PUEBLO DR	FAULKNER, MOLLY	635 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 016 001	562 COLINA TER	GONG, GARY E CO TR	562 COLINA TER	MONTEREY PARK CA	91754
* 5237 016 002	542 COLINA TER	LIAO,CHANG HO AND CHUEN MEI H	542 COLINA TER	MONTEREY PARK CA	91754
* 5237 016 005	1784 ARRIBA DR	FONG, JACK S AND BETTY TRS	1608 APPIAN WAY	MONTEBELLO CA	90640
* 5237 016 007	1756 ARRIBA DR	PARK,YONG S AND SUK H	1756 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 016 008	1742 ARRIBA DR	YEE,KEVIN S AND LISA M	1742 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 016 012	1640 COPA WAY	CHIANG, GRACE S	641 BARNUM WAY	MONTEREY PARK CA	91754
* 5237 016 013	1641 COPA WAY	LEE,WILLIAM U AND JUNG HUI TR	1611 COPA WAY	MONTEREY PARK CA	91754
* 5237 016 014	515 ARBOLES ST	BURLEY,BRENT DAVID AND ERB, PATRICIA J	515 ARBOLES ST	MONTEREY PARK CA	91754
* 5237 016 023	558 CASITAS ST	BERGARA,ROBERT M AND MARIE I	558 CASITAS ST	MONTEREY PARK CA	91754
* 5237 016 024	550 CASITAS ST	WONG,KENNETH AND HAN M	PO BOX 494	MONTEREY PARK CA	91754
* 5237 016 025	540 CASITAS ST	LEE,NORMAN C	540 CASITAS ST	MONTEREY PARK CA	91754
* 5237 016 026	530 CASITAS ST	YAMAMOTO,KEN AND JUNE M TRS	530 CASITAS ST	MONTEREY PARK CA	91754

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* 5237 017 006	477 ELEVADO TER	LEE,TONG JOO	477 ELEVADO TER	MONTEREY PARK CA	91754
* 5237 018 002	1720 ABAJO DR	TAM,LINDA S	1720 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 003	1730 ABAJO DR	DONG,EDITH TR	1730 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 004	1740 ABAJO DR	INOCENCIO,ERWIN AND RAQUEL	1740 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 005	1750 ABAJO DR	LONG, NICOLE AND CORBIN	1750 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 006	1760 ABAJO DR	DIAZ,GREGORIA	1760 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 007	1780 ABAJO DR	LAM,PEGGY W TR	1780 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 008	1920 ABAJO DR	SUZUKI,ELIZABETH H TR	1790 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 009	1800 ABAJO DR	LEE,RICHARD L	1800 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 011	1820 ABAJO DR	CHAN, JANE TRS	1820 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 012	1830 ABAJO DR	CHIU, RAYMOND AND HUANG, LAURA	1830 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 014	1850 ABAJO DR	AU,NATHAN H CO TR	1850 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 015	1860 ABAJO DR	JUNG,STEVEN P AND HAZEL M TRS	1860 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 016	1870 ABAJO DR	CHING,JOSE AND TINA K TRS	1870 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 017	707 MONTEREY PASS RD	NG,VINCENT AND YAN, CHANTAL	707 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 019	711 MONTEREY PASS RD	D E N INC	717 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 020	717 MONTEREY PASS RD	D E N INC	717 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 021	721 MONTEREY PASS RD	LEE,JIM AND ANNA	721 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 022	727 MONTEREY PASS RD	KBF PROPERTIES LLC	801 S FIGUEROA ST 600	LOS ANGELES CA	90017
* 5237 018 023	767 MONTEREY PASS RD	SGC MONTEREY HILL INVESTMENT LLC	2270 HUNTLEY CIR	SAN MARINO CA	91108

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* 5237 018 025	777 MONTEREY PASS RD	BEVEN,C FINLEY CO TR ET AL	10005 MISSION MILL RD	WHITTIER CA	90601
* 5237 019 001	1880 ABAJO DR	OSUGI,CRAIG K	1880 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 002	1890 ABAJO DR	MAR,RICHARD T C/O MARY MAR	3 LILAC	IRVINE CA	92618
* 5237 019 003	1900 ABAJO DR	GENOVIA,MARY K TR	1900 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 004	1910 ABAJO DR	YAMASHIRO,PAUL T AND MILDRED TRS	1910 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 007	1940 ABAJO DR	WOO,PAUL T AND CHANG, YI LIN	1940 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 008	1950 ABAJO DR	KOBA,JUNE S TR	1950 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 009	1960 ABAJO DR	SAIKI,ELSII H TR	1960 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 012	1990 ABAJO DR	LEUNG,ROSIE W TR	548 S BERKELEY AVE	SAN MARINO CA	91108
* 5237 019 013	2000 ABAJO DR	NAKAGUCHI,STEVEN	2000 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 015	2020 ABAJO DR	DEMESTRE,JOAQUIN CO TR	2020 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 016	2030 ABAJO DR	GONZALES, MARIA F TR	2030 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 017	2040 ABAJO DR	LEE,MARGARET P TR	2040 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 018	2050 ABAJO DR	NAGATO,LINCOLN M TRS	2050 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 019	2060 ABAJO DR	LEE,BOWMAN AND CHRISTINE TRS	2060 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 020	2070 ABAJO DR	QU,WEN	2070 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 022	777 MONTEREY PASS RD	BEVEN,C FINLEY CO TR ET AL	10005 MISSION MILL RD	WHITTIER CA	90601
* 5237 019 023	831 MONTEREY PASS RD	JC MONTEREY PARK LLC	415 S ATLANTIC BLVD	MONTEREY PARK CA	91754
* 5237 019 024	855 MONTEREY PASS RD	877 MONTEREY PARTNERS	877 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 019 025	877 MONTEREY PASS RD	877 MONTEREY PARTNERS	877 MONTEREY PASS RD	MONTEREY PARK CA	91754

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* 5237 019 026	901 MONTEREY PASS RD	C AND S PROPERTIES	23505 CRENSHAW BLVD STE 152	TORRANCE CA	90505
* 5237 020 001	955 MONTEREY PASS RD	955 MONTEREY PASS LLC	PO BOX 777	MONTEREY PARK CA	91754
* 5237 020 004	2100 ABAJO DR	NAKANO,GREGORY AND GUTIERREZ, JANET	2100 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 005	2110 ABAJO DR	WANG,RICHARD D AND ISCAH Y TRS	2110 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 006	2120 ABAJO DR	YOON,HONG R AND YUN J	2120 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 007	2130 ABAJO DR	KESSINGER, MATTHEW AND CHAN, DIANA	2130 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 008	2140 ABAJO DR	MOH, DANIEL TR	1920 GRAHAM AVE	REDONDO BEACH CA	90278
* 5237 020 009	2150 ABAJO DR	WONG,MICHAEL E AND GAY Y	2150 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 019	999 MONTEREY PASS RD	CAZZO PROPERTIES LLC C/O DANIEL JOHNSON	PO BOX 777	MONTEREY PARK CA	91754
* 5237 020 020	1001 MONTEREY PASS RD	CAZZO PROPERTIES LLC C/O DANIEL JOHNSON	PO BOX 777	MONTEREY PARK CA	91754
* 5237 021 001	1231 MONTEREY PASS RD	REFRIGERATION SUPPLIES	26021 ATLANTIC OCEAN DR	LAKE FOREST CA	92630
* 5237 021 002	1051 MONTEREY PASS RD	JONES,ROLAND AND HUE LE TAN	8451 LEROY ST	SAN GABRIEL CA	91775
* 5237 021 003	1101 MONTEREY PASS RD	LITTLE NANA MP LLC	104 N UNION AVE	LOS ANGELES CA	90026
* 5237 021 004	1131 MONTEREY PASS RD	LIN,DANNY J AND JESSIE S	1511 S SHALE HOLLOW LN	DIAMOND BAR CA	91765
* 5237 021 005	1161 MONTEREY PASS RD	ROBLES FAMILY LLC	2275 HUNTINGTON DR 410	SAN MARINO CA	91108
* 5237 021 006	1191 MONTEREY PASS RD	TANG,HUNG PHIE CO TR	3338 E CALIFORNIA BLVD	PASADENA CA	91107
* 5237 021 007	1201 MONTEREY PASS RD	REFRIGERATION SUPPLIES	26021 ATLANTIC OCEAN DR	LAKE FOREST CA	92630
* 5237 022 009	1100 CORPORATE CENTER DR	SEANDA PROPERTIES LLC	1100 CORPORATE CENTER DR # 201	MONTEREY PARK CA	91754
* 5237 022 014	701 CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
* 5237 022 017	900 CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212

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* 5237 022 018	1000 CORPORATE CENTER DR	LOS ANGELES CORPORATE CENTER LLC	PO BOX A3879	CHICAGO IL	60690
5237 022 021	CORPORATE CENTER DR	M & A GABEE AND COLLISEUM INVESTMENTS LP	PO BOX 5357	BEVERLY HILLS CA	90209
* 5237 022 026	1155 CORPORATE CENTER DR	INTERNATIONAL UNION OF PARTNERS	2333 LAKE AVE UNIT H	ALTADENA CA	91001
* 5237 022 028	1111 CORPORATE CENTER DR #101	JOU, JIANN JONG AND KWEI CHI	PO BOX 766	LA VERNE CA	91750
* 5237 022 029	1111 CORPORATE CENTER DR #102	WANG, YUNGMIN AND YUAN HWI	1111 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5237 022 030	1111 CORPORATE CENTER DR #103	LEE, DEBORAH L	438 EVERETT AVE	MONTEREY PARK CA	91754
* 5237 022 031	1111 CORPORATE CENTER DR #104	GRILLIANT INVESTMENT GROUP LLC	1111 CORPORATE CENTER DR NO 104	MONTEREY PARK CA	91754
* 5237 022 032	1111 CORPORATE CENTER DR #105	GRILLIANT INVESTMENT GROUP LLC	1111 CORPORATE CENTER DR NO 104	MONTEREY PARK CA	91754
* 5237 022 033	1111 CORPORATE CENTER DR #106	KADD INVESTMENT GROUP LLC	1111 CORPORATE CENTER DR STE 106	MONTEREY PARK CA	91754
* 5237 022 034	1111 CORPORATE CENTER DR #201	WU, ALLEN AND CHRISTINE TRS	1718 WARWICK RD	SAN MARINO CA	91108
* 5237 022 035	1111 CORPORATE CENTER DR #202	YEN, TIN JEN CO TR	21795 D BAGLIO WAY	YORBA LINDA CA	92887
* 5237 022 036	1111 CORPORATE CENTER DR #203	GSKK INC	2221 CIELO PL	ARCADIA CA	91006
* 5237 022 037	1111 CORPORATE CENTER DR #204	WONG, DEEPA S TR	2711 CAROLINE WAY	ARCADIA CA	91007
* 5237 022 038	1111 CORPORATE CENTER DR #205	YEN, TIN JEN CO TR	21795 D BAGLIO WAY	YORBA LINDA CA	92887
* 5237 022 039	1111 CORPORATE CENTER DR #206	YAN, PAUL CO TR	18601 S SUSANA RD	COMPTON CA	90221
* 5237 022 040	1111 CORPORATE CENTER DR #301	YU, CHIU WAN	1455 MONTEREY PASS RD UNIT 204	MONTEREY PARK CA	91754
* 5237 022 041	1111 CORPORATE CENTER DR #302	SHEN, ENGLES S AND HELEN M	1111 CORPORATE CENTER DR NO 302	MONTEREY PARK CA	91754
* 5237 022 042	1111 CORPORATE CENTER DRI #303	VANGUARD GT INVESTMENTS LLC	100 PHOENIX DR STE 311	ANN ARBOR MI	48108
* 5237 022 043	1111 CORPORATE CENTER DR #304	CA PC 1111 CORPORATE CENTER LLC	1413 CENTER DR STE 220	PARK CITY UT	84098
* 5237 022 044	1111 CORPORATE CENTER DR #305	LEE, ERNEST AND SHIRLEY L TRS	1006 HOLIDAY DR	WEST COVINA CA	91791

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* 5237 022 045	1111 CORPORATE CENTER DR #306	WONG, TOMMY AND MYRA M	649 N LINCOLN AVE	MONTEREY PARK CA	91755
5237 022 046	CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
* 5237 022 047	901 CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
5237 022 048	CORPORATE CENTER DR	JOINT WIN DEV LLC	13517 PENN ST	WHITTIER CA	90602
+ 5237 022 903	1055 CORPORATE CENTER DR	LA COMMUNITY COLLEGE DIST	770 WILSHIRE BLVD	LOS ANGELES CA	90017
5237 023 907	MCBRIDE AVE	LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803
5237 023 908	MCBRIDE AVE	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 017	1255 CORPORATE CENTER DR	LOS ANGELES CORPORATE CENTER LLC	PO BOX A3879	CHICAGO IL	60690
* 5237 024 025	2526 CORPORATE PL	F & A FEDERAL CREDIT UNION	PO BOX 30831	LOS ANGELES CA	90030
* 5237 024 026	2525 CORPORATE PL	EAST GROUP PROPERTIES LP	400 W PARKWAY BLVD	RIDGELAND MS	39157
* 5237 024 029	2630 CORPORATE PL	2000 GOLD LIMITED PARTNERSHIP LP	111 BALDWIN PARK BLVD	CITY OF INDUSTRY CA	91746
* 5237 024 055	1588 CORPORATE CENTER DR	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5237 024 056	2530 CORPORATE PL	REAL ESTATE INVESTORS	PO BOX 25025	GLENDALE CA	91201
* 5237 024 059	CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
5237 024 061	DAVIDSON DR	PERRY, MARSHALL	17600 COMMUNITY ST	NORTHRIDGE CA	91325
* 5237 024 065	DAVIDSON DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 066	DAVIDSON DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 067	1200 CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 068	1200 CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 071	1600 CORPORATE CENTER DR	PAMC LTD C/O SHI-YIN WOND	531 W COLLEGE ST	LOS ANGELES CA	90012

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5237 024 072	CORPORATE CENTER DR	PAMC LTD C/O SHI-YIN WOND	531 W COLLEGE ST	LOS ANGELES CA	90012
5237 024 800	KERN AVE	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	MONTEREY PARK CA	91754
* 5252 001 023	793 BARNUM WAY	KHOO,HENRY	793 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 024	789 BARNUM WAY	KABAKIAN,ADOOR V AND DAKESSIAN, TALEEN	789 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 025	785 BARNUM WAY	CHO,SOO W AND JUM J	785 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 026	781 BARNUM WAY	LIN, EUGENE C AND ANNA S	781 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 027	777 BARNUM WAY	RUI ZHEN ZHAO AND	777 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 028	773 BARNUM WAY	CHING YU KO AND CHEN, LING KO	773 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 029	769 BARNUM WAY	CHOU,DAVID C	769 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 030	765 BARNUM WAY	POON, EVA K TR	765 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 031	761 BARNUM WAY	WAKINO, BRETT P	750 S YNEZ AVE	MONTEREY PARK CA	91755
* 5252 001 032	757 BARNUM WAY	MA,PATRICK CO TR	757 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 033	753 BARNUM WAY	CHING,BENJAMIN D TR	753 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 034	749 BARNUM WAY	LEE,YUAN AND MEI NA	749 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 035	745 BARNUM WAY	SZE,RAYMOND CO TR	745 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 036	741 BARNUM WAY	CHOW,REGINA W TR	741 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 037	737 BARNUM WAY	YUAN,HSIN	737 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 038	733 BARNUM WAY	LAI,TIMOTHY S AND JANET M TRS	733 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 039	729 BARNUM WAY	MA, SAM	729 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 040	725 BARNUM WAY	PATEL,RAMANBHAI A CO TR	725 BARNUM WAY	MONTEREY PARK CA	91754

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* 5252 001 041	721 BARNUM WAY	HE, GORDON AND JAU WINNEY	721 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 042	717 BARNUM WAY	TRINIDAD, JON	717 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 043	713 BARNUM WAY	TRANG, SI DU AND KIM H	713 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 044	709 BARNUM WAY	MAYEMURA, DAVID J AND BARBARA K	709 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 045	705 BARNUM WAY	TOM, WILLIAM Y AND LANORA TRS	705 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 046	701 BARNUM WAY	LI, BOHAO AND WU, HUI	701 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 047	697 BARNUM WAY	CHERNG, ESTHER F TR	697 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 048	693 BARNUM WAY	CHOY, MAN F CO TR	693 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 049	689 BARNUM WAY	CHOW, WING P AND CATHERINE K	689 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 002 002	608 MONTEREY PASS RD	JU FAT LLC	608 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 002 008	656 MONTEREY PASS RD	GULDALIAN, ANTHONY AND SUZY TRS	609 MICHAEL COLLINS CIR	MONTEBELLO CA	90640
* 5252 002 010	670 MONTEREY PASS RD	JONAMERICA LLC	3712 W JEFFERSON BLVD	LOS ANGELES CA	90016
* 5252 002 011	616 MONTEREY PASS RD	DIETERICH POST CO	P O BOX 155	MONTEREY PARK CA	91754
5252 002 016	MONTEREY PASS RD	ETON MONTEREY INVESTMENTS LLC C/O ALAN S TON AND THI L KIENG	1045 MONTECITO DR	SAN GABRIEL CA	91776
* 5252 002 017	632 MONTEREY PASS RD	DANIELSON, M JOYCE CO TR	5151 AVENIDA DESPACIO	LAGUNA WOODS CA	92637
* 5252 003 009	1200 MONTEREY PASS RD	FARBSTEIN, JAY TR	219 14TH ST	SANTA MONICA CA	90402
* 5252 003 010	1190 MONTEREY PASS RD	MONTEREY PASS PROPERTIES LLC C/O THEODORE HAAS	1938 LA FREMONTIA ST	SO PASADENA CA	91030
* 5252 003 011	1160 MONTEREY PASS RD	J E M ASSOCIATES INC	3926 VIRGINIA RD	LOS ANGELES CA	90008
* 5252 003 012	1130 MONTEREY PASS RD	JEM ASSOCIATES INC	3926 VIRGINIA RD	LOS ANGELES CA	90008
* 5252 003 013	1110 MONTEREY PASS RD	PWCHOU LLC	1435 SOMBRERO DR	MONTEREY PARK CA	91754

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* 5252 003 020	900 MONTEREY PASS RD	RATIGAN, JOAN D TR	7123 SEAWIND DR	LONG BEACH CA	90803
* 5252 003 021	890 MONTEREY PASS RD	LE, KAREN	166 W NAIMI AVE	ARCADIA CA	91007
* 5252 003 022	870 MONTEREY PASS RD	PANDA REAL ESTATE INVESTMENT INC	870 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 027	800 MONTEREY PASS RD	ZHAO AND LUO LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91755
* 5252 003 028	798 MONTEREY PASS RD	JRL LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91754
* 5252 003 029	786 MONTEREY PASS RD	CLINTON, EDMOND J III CO TR	1647 GLORIETTA AVE	GLENDALE CA	91208
* 5252 003 030	774 MONTEREY PASS RD	JY ASSOCIATES LLC	750 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 033	748 MONTEREY PASS RD	SCHWARTZ TEA LLC	748 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 042	1100 MONTEREY PASS RD	BROWN, GORDON AND LIN, XIAOXIA	1314 ASHLAND AVE	SANTA MONICA CA	90405
* 5252 003 043	810 MONTEREY PASS RD	JRL LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91754
* 5252 003 046	750 MONTEREY PASS RD	OAKCROFT ASSOCIATES INC	PO BOX 63309	LOS ANGELES CA	90063
* 5252 003 049	960 MONTEREY PASS RD	PASS ROAD LLC	1880 CENTURY PARK E #607	LOS ANGELES CA	90067
* 5252 003 050	930 MONTEREY PASS RD	MIKEN PROPERTIES	1880 CENTURY PARK E #607	LOS ANGELES CA	90067
* 5252 003 052	724 MONTEREY PASS RD	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5252 003 053	850 MONTEREY PASS RD	JRL LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91754
* 5252 003 055	1090 MONTEREY PASS RD	EVERLIGHT LLC	122 S EL MOLINO ST	ALHAMBRA CA	91801
* 5252 003 057	990 MONTEREY PASS RD	HILANDS LUCY L TRS	1719 WARWICK RD	SAN MARINO CA	91108
* 5252 003 058	708 MONTEREY PASS RD	KONTOS, PHILLIP J AND MARY J TRS	18924 CARMEL CREST DR	TARZANA CA	91356
* 5252 003 065	716 MONTEREY PASS RD	MONTEREY PASS HI TECH LLC	718 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 066	1000 MONTEREY PASS RD	TRAN, DANIEL CO TR	PO BOX 5007	SAN GABRIEL CA	91778

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* 5252 003 067	1290 MONTEREY PASS RD	MEGA HZ ELECTRIC INC	1290 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 069	736 MONTEREY PASS RD	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5252 003 070	1260 MONTEREY PASS RD	SHIN, YONG S	915 TOWNE AVE	LOS ANGELES CA	90021
* 5252 003 071	1230 MONTEREY PASS RD	BOHER FINE ARTS LLC	1230 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 004 074	1390 MONTEREY PASS RD	HERSCOWITZ, MORIS CO TR	5020 BLUEBELL AVE	VALLEY VILLAGE CA	91607
* 5252 004 075	1350 MONTEREY PASS RD	NYH PROPERTIES LLC	1350 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 004 078	1300 MONTEREY PASS RD	HOM,HENRY Y AND CHING W	1300 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 004 080	1460 MONTEREY PASS RD NO A	ZHANG,JASON AND LIU, YAN	153 DIAMOND ST # B	ARCADIA CA	91006
* 5252 004 081	1460 MONTEREY PASS RD NO B	NING,CECILIA TR	PO BOX 1349	MONTEREY PARK CA	91754
* 5252 004 082	1460 MONTEREY PASS RD NO C	WANG,JAMES	1460 MONTEREY PASS RD C	MONTEREY PARK CA	91754
* 5252 004 083	1460 MONTEREY PASS RD NO D	PHAT LU AND	2809 WARREN WAY	ARCADIA CA	91007
* 5252 004 084	1460 MONTEREY PASS RD NO E	HON,JOHN H	1460 MONTEREY PASS RD NO E	MONTEREY PARK CA	91754
* 5252 004 085	1460 MONTEREY PASS RD NO F	CML GROUP LLC, C/O CHRISTINA LIU	5538 ANGELUS AVE	SAN GABRIEL CA	91776
* 5252 004 086	1430 MONTEREY PASS RD NO A	LAM,PETER K AND YUEN, ANNA M	1430 MONTEREY PASS RD NO A	MONTEREY PARK CA	91754
* 5252 004 087	1430 MONTEREY PASS RD NO B	NG,ANTHONY AND CORRIN	305 ALMORA ST	MONTEREY PARK CA	91754
* 5252 004 088	1430 MONTEREY PASS RD NO C	LO,ALAN T AND HELEN S TRS	1381 SAN MARINO AVE	SAN MARINO CA	91108
* 5252 004 089	1430 MONTEREY PASS RD NO D	YEN, BEN	441 LOS GATOS DR	WALNUT CA	91789
* 5252 004 090	1430 MONTEREY PASS RD NO E	KENG LIN AND CHIA TSUI YUAN	15107 EL SELINDA DR	HACIENDA HTS CA	91745
* 5252 004 091	1430 MONTEREY PASS RD NO F	EMPIRE ENTOURAGE LLC	2168 S ATLANTIC BLVD UNIT 217	MONTEREY PARK CA	91755
5252 004 800	MONTEREY PASS RD	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	POMONA CA	91768

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5252 004 801	MONTEREY PASS RD	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	POMONA CA	91768
* 5252 005 071	1810 COLLEGE VIEW DR	CHI KAN KWAN AND LAI HING KWAN LI	1810 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 072	1820 COLLEGE VIEW DR	TRAN,PETER K AND LAI, WAI YAN	1820 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 074	1860 COLLEGE VIEW DR	VENTI,BENJAMIN F AND MARTHA	668 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 005 075	1880 COLLEGE VIEW DR	CANTERO,TERESA G	1880 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 076	1890 COLLEGE VIEW DR	HOM,LESLIE Y AND SHUI T TRS	8524 LARKDALE RD	SAN GABRIEL CA	91775
* 5252 005 077	1900 COLLEGE VIEW DR	JOHN CHI DUONG	1900 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 078	1910 COLLEGE VIEW DR	WU, QINFANG	1910 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 079	1920 COLLEGE VIEW DR	LEUNG, SI SING TR	20707 E RIM LN	WALNUT CA	91789
* 5252 005 080	1940 COLLEGE VIEW DR	DELIANG LI AND CUI WEI LIANG	1940 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 081	1960 COLLEGE VIEW DR	LIU,JOHNNY AND CHRISTINE	1960 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 082	1980 COLLEGE VIEW DR	WOO, GEORGE J AND KAM Y TRS	1980 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 083	1990 COLLEGE VIEW DR	TRAN, KHAM D	1990 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 084	2000 COLLEGE VIEW DR	SHENM YI	2000 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 085	2020 COLLEGE VIEW DR	LUE, JAY J AND LINDA C TRS	2020 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 086	2040 COLLEGE VIEW DR	HAYASHI, MASANOBU AND SACHIKO TRS	2040 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 087	2060 COLLEGE VIEW DR	WU, HUIJUN	2060 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 088	2080 COLLEGE VIEW DR	LING SEE HO	2080 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 089	2090 COLLEGE VIEW DR	LOW, BOON H	2090 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 090	2100 COLLEGE VIEW DR	HOEY, LAWRENCE M AND VIRGINIA	2100 COLLEGE VIEW DR	MONTEREY PARK CA	91754

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* 5252 005 091	2120 COLLEGE VIEW DR	SHEN,PO CHYUN AND SHIRLEY S	641 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 005 092	2140 COLLEGE VIEW DR	QUON, VIOLET TR	2140 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 093	2180 COLLEGE VIEW DR	DUONG, CHILIEM	2180 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 094	2190 COLLEGE VIEW DR	JUNG, SUSAN TR	2190 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 095	2200 COLLEGE VIEW DR	TSUI, MAN W AND CHRISTINA W	220 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 096	2220 COLLEGE VIEW DR	YU, BEN	2220 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 097	2238 COLLEGE VIEW DR	CROCKER, NEAL AII	2238 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 098	2260 COLLEGE VIEW DR	MOY, SHAOLI	2260 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 099	2280 COLLEGE VIEW DR	WU, RICHARD B AND NANCY J TRS	2280 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 100	2290 COLLEGE VIEW DR	HIGASHI, MASA HARU AND SHIRLEY TRS	2290 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 101	2300 COLLEGE VIEW DR	CHEW,KIM M TR	2300 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 103	2160 COLLEGE VIEW DR	CHIO, KUOK L	2160 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 104	1800 COLLEGE VIEW DR	WAN, JASON	1800 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 105	2320 COLLEGE VIEW DR	MCKITTRICK, RAQUEL TR	2320 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 013 026	1301 LIGHTVIEW ST	TAT,QUANG T AND	1301 LIGHTVIEW ST	MONTEREY PARK CA	91754
* 5252 013 031	1800 BLUFFHILL DR	CHOW,SUSIE	1800 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 014 011	1367 HILLSIDE ST	LI,ANDY W TR	1367 HILLSIDE ST	MONTEREY PARK CA	91754
* 5252 014 023	1295 HILLSIDE ST	WILLIAMS,DONALD CO TR	26441 BELSHIRE WAY	LAKE FOREST CA	92630
* 5252 015 001	1184 S LONGHILL WAY	MARTY,BETTY J TR	1184 S LONGHILL WAY	MONTEREY PARK CA	91754
* 5252 015 014	1795 BLUFFHILL DR	AKIYOSHI,CARY AND TAMMIE K	1795 BLUFFHILL DR	MONTEREY PARK CA	91754

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* 5252 015 015	1801 BLUFFHILL DR	YEUNG, FLORA F	1801 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 017	1855 BLUFFHILL DR	QUAN, DAN CO TR	1164 HIGHLAND DR	MONTEREY PARK CA	91754
* 5252 015 018	1877 BLUFFHILL DR	MURAKAMI, ROBERT K AND PATRICIA I	1877 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 019	1895 BLUFFHILL DR	LEE, PATRICIA W TR	1895 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 020	1901 BLUFFHILL DR	BOW, RONALD D AND LILLIAN M	1901 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 021	1915 BLUFFHILL DR	QUAN, OLIN TR	1915 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 022	1833 BLUFFHILL DR	GODINEZ, NOEL A AND NUNEZ, MARICELA	1833 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 003	2068 W LONGHILL DR	MITANI, DENNIS T AND DIANA Y TRS	2068 W LONGHILL DR	MONTEREY PARK CA	91754
* 5252 016 004	1187 S LONGHILL WAY	PL COYNE REAL ESTATE LP	1311 BELHAM RIDGE CT	SPRING TX	77379
* 5252 016 005	1190 S LONGHILL WAY	PEREZ, CARMEN ET AL	1190 S LONGHILL WAY	MONTEREY PARK CA	91754
* 5252 016 006	1933 BLUFFHILL DR	HASHIMA, MARK I TR	1933 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 007	1947 BLUFFHILL DR	CHAN, DAVID AND QUACH, LE	1947 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 008	1963 BLUFFHILL DR	KAWAHARA, JAMES B AND LESLIE E	1963 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 009	1985 BLUFFHILL DR	FONG, MARY L TR	1985 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 018 004	1255 RIDGECREST ST	KIM, BRIAN J	1255 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 005	1241 RIDGECREST ST	SHITARA, SHIZUKO	1241 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 006	1225 RIDGECREST ST	HUGHES, PETER GDN	3655 YORKSHIRE RD	PASADENA CA	91107
* 5252 018 007	1201 RIDGECREST ST	SCOBIE, TRENTON J II	1201 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 008	1187 RIDGECREST ST	KAPPELER, DORIS AND LINDA	1187 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 011	1149 RIDGECREST ST	WONG, SUSAN TR	2167 COLLEGE VIEW DR	MONTEREY PARK CA	91754

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* 5252 018 013	1125 RIDGECREST ST	SHUM, YUK KIU	1125 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 014	1113 RIDGECREST ST	DANERI, CHARLES R TR	1113 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 016	1091 RIDGECREST ST	NISHIKUBO, NAPAPOM J	1091 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 017	1087 RIDGECREST ST	WAI YIN CHAN	1087 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 018	1083 RIDGECREST ST	SEN, DARWIN Y TR	1083 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 019	1079 RIDGECREST ST	SAI, JUDY TR	1079 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 001	1071 RIDGECREST ST	CARR, NATHALIE M TR	930 S CHARLOTTE AVE	SAN GABRIEL CA	91774
* 5252 019 002	1069 RIDGECREST ST	CHENG, HON M AND POCHING L	1069 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 003	1065 RIDGECREST ST	PAUL, WILFRED D II AND KARELLE	1065 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 004	1061 RIDGECREST ST	LU, DULY TR	1068 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 005	1057 RIDGECREST ST	CAI, ZHIJUAN AND QIU, HAO	1057 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 006	1053 RIDGECREST ST	YAMAUCHI, NORMAN K AND NORA S TRS	1053 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 007	1049 RIDGECREST ST	OGURA, KEVIN AND JEAN	1049 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 008	1045 RIDGECREST ST	LIAO, KAO H AND CHING H	1045 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 009	1041 RIDGECREST ST	FERRIERE, THOMAS AND GINA Y	1041 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 010	1037 RIDGECREST ST	GEE, DANNY S	1037 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 011	1033 RIDGECREST ST	NEWMAN, ANDREW K AND AMY L TRS	1033 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 012	1029 RIDGECREST ST	KAWA, CYNTHIA TR	1029 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 014	1021 RIDGECREST ST	WANG, QIN XIA	613 N HUNTINGTON AVE	MONTEREY PARK CA	91754
* 5252 019 015	1017 RIDGECREST ST	WONG, TOMAS A AND CUAN-WONG, DIANA L	1017 RIDGECREST ST	MONTEREY PARK CA	91754

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* 5252 019 016	1013 RIDGECREST ST	HARTLEY, JULIA C TR	1013 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 017	1009 RIDGECREST ST	YIU CHOK CHAN AND	1009 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 018	1005 RIDGECREST ST	CHEN,CHARLES T AND	1005 RIDGECREST ST	MOUNTAIN VIEW CA	94040
* 5252 019 019	1001 RIDGECREST ST	COX,CATHERINE	1001 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 020 017	1052 RIDGECREST ST	KWOK,PIT AND IKA ET AL	1052 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 021 009	1623 BLUFFHILL DR	ARCHER, SALLY K TR	1623 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 022 020	1611 BLUFFHILL DR	JO,KYUNG	1611 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 029 035	1740 COLLEGE VIEW DR	LEE, FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 029 036	1720 COLLEGE VIEW DR	WONG, JACK W AND JENNIFER TRS	1408 VIA ROMA	MONTEBELLO CA	90640
* 5252 029 037	1700 COLLEGE VIEW DR	AOYAGI,MAY TR	22606 CORAL PL	LAKE FOREST CA	92630
* 5252 029 038	1690 COLLEGE VIEW DR	MACIAS, CARMEN E TR	1690 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 029 039	1680 COLLEGE VIEW DR	CHONG, ROSANA TR	912 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 029 040	1660 COLLEGE VIEW DR	DER, JAMES J AND MAY F TRS	844 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 029 041	1640 COLLEGE VIEW DR	YEE, FIRMAN	1640 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 029 042	1620 COLLEGE VIEW DR	TAN, THEAN YEAT AND	2090 VANCOUVER AVE	MONTEREY PARK CA	91754
* 5252 029 043	1600 COLLEGE VIEW DR	GONG, RONALD M ET AL TRS	2240 MOON VIEW DR	MONTEREY PARK CA	91754
* 5252 029 044	1590 COLLEGE VIEW DR	WONG, NORMAN S AND ELINA P TRS	55 W PALM DR	ARCADIA CA	91007
* 5252 029 045	1580 COLLEGE VIEW DR	DANG, MICHAEL	6962 FERNCREFT AVE	SAN GABRIEL CA	91775
* 5252 029 046	1560 COLLEGE VIEW DR	NG, WUN P AND MEI C TRS	294 SIERRA OAKS DR	ARCADIA CA	91006
* 5252 029 048	1520 COLLEGE VIEW DR	MAR, DO G ET AL	11015 FREER ST	TEMPLE CITY CA	91780

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* 5252 029 050	1540 COLLEGE VIEW DR	SANCHEZ, JORGE A	1608 APPIAN WAY	MONTEBELLO CA	90640
* 5252 029 051	1500 COLLEGE VIEW DR	YEE, MICHAEL	1197 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5252 031 001	991 RIDGECREST ST	HIGA,MERY	1445 FORESTVIEW DR	BREA CA	92821
* 5252 031 002	985 RIDGECREST ST	YIP,ROLAND	985 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 031 003	979 RIDGECREST ST	HE, DONG	979 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 031 006	1526 RIDGECREST WAY	ONO,DAVID Y AND LEUNG, MARGARET	1526 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 007	1540 RIDGECREST WAY	UJITA,SCOTT L AND LAURI I TRS	1540 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 008	1552 RIDGECREST WAY	DE GUZMAN, GIL AND VARGAS, CRISTINA	1552 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 009	1566 RIDGECREST WAY	LEE, DAISY W AND WOO, THOMAS	1566 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 010	1580 RIDGECREST WAY	MURRAY,ROCHELLE R	1580 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 011	1592 RIDGECREST WAY	LEM,KAI S ET AL	1592 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 020	1501 VAGABOND RD	FIRST MOLOKAN CH OF MONTEBELLO	1501 VAGABOND RD	MONTEREY PARK CA	91754
* 5252 032 003	929 RIDGECREST ST	PAVLIC,LOUIS S TR	929 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 032 004	921 RIDGECREST ST	TAKAYANAGI, SUMIKO TR	2505 STRATHMORE AVE	ROSEMEAD CA	91770
* 5252 032 005	915 RIDGECREST ST	HIRAOKA, DONNA CO TR	2823 BURKSHIRE AVE	LOS ANGELES CA	90064
* 5252 032 006	901 RIDGECREST ST	CHAO,LAWRENCE S TR	901 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 032 007	889 RIDGECREST ST	CAO, CECILIA L TR	889 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 004	865 DONNER PL	QUAN,NELSON W AND HELEN L TRS	250 S ATLANTIC BLVD	LOS ANGELES CA	90022
* 5252 033 005	861 DONNER PL	WHITTAKER,YVONNE R TR	861 DONNER PL	MONTEREY PARK CA	91754
* 5252 033 006	857 DONNER PL	MATSUI,MICHIKO TR	857 DONNER PLACE	MONTEREY PARK CA	91754

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* 5252 033 008	849 RIDGECREST ST	MIYAMOTO,SAM S AND JEAN Y TRS	849 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 009	843 RIDGECREST ST	KUO,EDWARD T AND NINA	843 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 010	841 RIDGECREST ST	KURAMOTO, JOHN TR ET AL	1836 OAKGATE ST	MONTEREY PARK CA	91755
* 5252 033 011	837 RIDGECREST ST	YAMATE,MEIKO A TR	837 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 016	827 BARNUM WAY	MATSUNAMI,DAN AND LE, THUY THANH NGUYEN	827 BARRUM WAY	MONTEREY PARK CA	91754
* 5252 033 017	809 BARNUM WAY	NGO, NANCY	809 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 033 020	772 BARNUM WAY	HO, SONNY CO TR	2355 MELVILLE DR	SAN MARINO CA	91108
* 5252 034 001	1199 CREST HAVEN WAY	WU,JIACHENG	1199 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 034 010	880 RIDGECREST ST	HO,ELAINE L	880 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 034 011	888 RIDGECREST ST	HUANG,MICHELLE Y TR	888 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 034 013	906 SUMMIT PL	TMW INVESTMENT INC	906 SUMMIT PL	MONTEREY PARK CA	91754
* 5252 035 001	1175 CREST HAVEN WAY	LONG,HELEN TR	1175 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 036 001	1197 DOVER WAY	SHUM,TONY K AND KIT M TRS	2695 LOMBARDY RD	SAN MARINO CA	91108
* 5252 036 002	1181 DOVER WAY	TEO,GARY S AND	1181 DOVER WAY	MONTEREY PARK CA	91754
* 5252 036 016	1196 CREST HAVEN WAY	CECILA, MARY J TR	1196 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 037 001	1211 W CREST WAY	ZEPEDA,JOSE A AND MARIA A TRS	1211 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 002	1201 W CREST WAY	SHAM, THOMAS & KONG C	1201 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 003	1263 W CREST WAY	CHAN, PETER C AND COURTNEY M	1263 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 004	1251 W CREST WAY	GUO QIANG LENG AND MEI RAN HOU	1251 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 005	1243 W CREST WAY	MINOHARA,STEVEN & CHARMAINE P	1243 W CREST WAY	MONTEREY PARK CA	91754

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* 5252 037 012	1198 DOVER WAY	KAWATA,JOE S AND MAY S TRS	1198 DOVER WAY	MONTEREY PARK CA	91754
* 5252 037 013	912 SUMMIT PL	CHUANG, KAI WIN AND WANG, HSIU HUA	2095 S LEO AVE	COMMERCE CA	90040
5252 038 003	SUMMIT PL	SANCHEZ, IRENE TRS	924 SUMMIT PL	MONTEREY PARK CA	91754
* 5252 038 009	1295 W CREST WAY	LEE,CHARLES C AND AMY W TRS	1160 BUSCH GARDEN CT	PASADENA CA	91105
* 5252 040 011	1290 HIGHLAND DR	QINGYU FU AND SHU P HE	1290 HIGHLAND DR	MONTEREY PARK CA	91754
* 5252 040 018	1295 WINDOVER WAY	SOTO,LUIS JR AND IRMA	1295 WINDOVER WAY	MONTEREY PARK CA	91754
* 5252 040 019	1281 WINDOVER WAY	TOMITA ,SHIRLEY T	221 S RUSSELL AVE	MONTEREY PARK CA	91754
* 5252 040 022	1233 WINDOVER WAY	PHOSUK,SIRIPORN	1233 WINDOVER WAY	MONTEREY PARK CA	91754
* 5252 041 007	801 RIDGECREST ST	HOSHIZAKI,KOTARO R TR	801 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 008	805 RIDGECREST ST	GIN, KAM CHUN TR	805 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 009	809 RIDGECREST ST	SATO,WILLIAM AND ISABELLE	809 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 010	815 RIDGECREST ST	MATSUI,RICKY K AND	815 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 011	819 RIDGECREST ST	PENA,ANGEL B AND IVETTE C TRS	819 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 012	823 RIDGECREST ST	WONG THOMAS, NANCY TR	515 S FIGUEROA ST STE 2060	LOS ANGELES CA	90071
* 5252 041 013	827 RIDGECREST ST	NAKASHIMO,SHOJI AND MASAKO	827 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 014	831 RIDGECREST ST	RAMIREZ,DOLORES R TR	831 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 015	797 RIDGECREST ST	IRWIN,LOWELL E AND ROSE M TRS	343 WYNN CT	THOUSAND OAKS CA	91362
* 5252 041 021	781 RIDGECREST ST	HASHIMOTO,TED S CO-TRS	781 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 028	765 RIDGECREST ST	JIANG, CHANGCAN AND DENG, LIZHEN	14438 FAIRGROVE AVE	LA PUENTE CA	91744
* 5252 041 029	795 RIDGECREST ST	PHUNG,AMY N TR	795 RIDGECREST ST	MONTEREY PARK CA	91754

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* 5252 041 032	773 RIDGECREST ST	TONG,KEVIN K AND YUSHAN K	773 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 033	769 RIDGECREST ST	DEGEORGE,KAREN A TR	769 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 034	720 BARNUM WAY	CHAN, PEDRO CO TR	720 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 035	724 BARNUM WAY	TANG,HUNG K TR	724 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 036	728 BARNUM WAY	HUYNH,UT C AND TUYET HONG	728 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 037	732 BARNUM WAY	CHOW,BENJAMIN H AND KAZUKO K	732 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 038	736 BARNUM WAY	SIU,LUIS AND YUNG, MANDY	736 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 039	740 BARNUM WAY	CHUI, STEPHEN AND MAGGIE M	740 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 040	744 BARNUM WAY	HUANG,MING C AND SHUMEI C TRS	744 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 041	748 BARNUM WAY	LAI,PHILLIP L AND QUAN, BETTY C	748 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 042	752 BARNUM WAY	YOUNG,MICHAEL	752 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 043	756 BARNUM WAY	JUNG,DEWEY AND BETTY C TRS	1363 ROCK VIEW ST	MONTEREY PARK CA	91754
* 5252 041 044	760 BARNUM WAY	CHUNNE,FERNAND C TR C/O MIREILLE HANFT	628 CREEKMORE CT	WALNUT CREEK CA	94598
* 5252 041 045	764 BARNUM WAY	TANG,CHING W AND LINDA C	764 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 046	768 BARNUM WAY	TING,WILLIAM C AND	768 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 042 009	1097 BRIER CLIFF WAY	MARQUEZ,ALMA V	1097 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 010	1101 BRIER CLIFF WAY	NG,JACK CO TR	1101 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 011	1113 BRIER CLIFF WAY	LEE, NORMAN T AND CARMEN J	1113 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 012	1125 BRIER CLIFF WAY	QUAN, HENRY C AND DIANA K	1177 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5252 042 013	1149 BRIER CLIFF WAY	YAMAMOTO,PETER P	1149 BRIER CLIFF WAY	MONTEREY PARK CA	91754

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* 5252 043 003	1087 CHALET TER	MURPHY,JOHN JR AND ELAINE TRS	2234 HIGHLAND VISTA DR	ARCADIA CA	91006
* 5252 043 004	1090 CHALET TER	LEW, MARILYN L ET AL TRS	1090 CHALET TER	MONTEREY PARK CA	91754
* 5252 043 011	1067 ALPINE TER	NGUYEN, THUAN DUC AND PHAM, AMY P	2627 W AVE 31	LOS ANGELES CA	90065
* 5252 043 012	1089 ALPINE TER	TAWEESUP,PATAMA	PO BOX 1363	MONTEREY PARK CA	91754
* 5252 043 014	812 RIDGECREST ST	DUONG, NICK AND CHRISTINE L	812 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 015	806 RIDGECREST ST	HUEY, WAI J AND LINDA J TRS	806 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 020	851 CREST VISTA DR	MATSUMOTO,MITSUKO M TR	PO BOX 1390	SOUTH PASADENA CA	91031
* 5252 043 021	869 CREST VISTA DR	HENG,JOHN M AND MONA TRS	869 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 023	903 CREST VISTA DR	RAMIREZ,ROBERT L AND CORINA	903 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 038	790 RIDGECREST ST	LIM,JANE H TR	790 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 041	1055 CHALET TER	HO,KENNY AND LUONG, HIEN T	1055 CHALET TER	MONTEREY PARK CA	91754
* 5252 043 042	752 RIDGECREST ST	AOCHI,ETSUKO	752 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 043	758 RIDGECREST ST	HAO,PHILIP B TR	758 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 045	770 RIDGECREST ST	LEE,FRANK T AND JENNIE O TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 047	782 RIDGECREST ST	HUYNH, VIET K AND TAM, JENNIFER	782 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 048	794 RIDGECREST ST	WONG,TAN F AND GLORIA	794 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 001	761 RIDGECREST ST	KANZAWA,SANJI AND MIYOKO	1400 W LONGHILL DR	MONTEREY PARK CA	91754
* 5252 044 002	757 RIDGECREST ST	MORISHITA,TOYOMI K TR	757 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 003	753 RIDGECREST ST	XUE XIU ZHAO TR	753 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 004	749 RIDGECREST ST	SOHO INVESTMENTS LLC	8334 LINCOLN BLVD	LOS ANGELES CA	90045

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* 5252 044 005	745 RIDGECREST ST	CHAN,FANNY O TR	745 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 006	741 RIDGECREST ST	KAWARATANI, AIKO TR	741 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 007	737 RIDGECREST ST	NAKAMURA, ROY H AND SETSUKO A TRS	737 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 008	733 RIDGECREST ST	GUO,XUEZE AND	733 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 016	692 BARNUM WAY	LAW,JIMMY K AND LILY C	2345 SHERWOOD RD	SAN MARINO CA	91108
* 5252 044 017	696 BARNUM WAY	TANG,ARTHUR TR	696 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 018	700 BARNUM WAY	WONG,HENRY H AND MARY P	700 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 019	704 BARNUM WAY	WAI YEE YAN AND DENG, AMY	704 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 020	708 BARNUM WAY	IWAKI,JIMMY M AND JUDY M TRS	708 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 021	712 BARNUM WAY	JUATMA, VUNAPHA W TR	712 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 022	716 BARNUM WAY	RO,STEVE S AND SUNMI K	716 BARNUM WAY	MONTEREY PARK CA	91754
5253 002 022	ATLANTIC BLVD	SC INVESTMENT GROUP LLC	2707 E VALLEY BLVD STE 311	WEST COVINA CA	91792
* 5253 005 003	915 DE LA FUENTE ST	NGUYEN,NAM AND PHAM, JENNELYNN	915 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 013	1015 DE LA FUENTE ST	LEE, DUSTIN	1015 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 014	1031 DE LA FUENTE ST	XIANG, PIN AND DING, MICHELLE X	1031 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 015	1027 DE LA FUENTE ST	ZHU, CONGWANG	1027 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 016	898 VIA VENTI AVE	YOUNG, KALLY W TR	898 VIA VENTI AVE	MONTEREY PARK CA	91754
* 5253 006 018	983 KINGSFORD ST	LEE,VICTOR AND KIM T	983 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 019	989 KINGSFORD ST	NGO,HY P TR	989 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 020	999 SNYDER LN	LU,LOU	999 SNYDER LN	MONTEREY PARK CA	91754

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* 5253 006 021	1039 SNYDER LN	NG, PHACH T C TR	1039 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 027	887 SCUDDER WAY	LI, YUZHEN	887 SCUDDER WAY	MONTEREY PARK CA	91754
5253 006 028	SCUDDER WAY	LAU,YEE H AND ANNA	7318 TERESA AVE	ROSEMEAD CA	91770
* 5253 006 040	899 HOLLADAY WAY	LIEN,JIMMY AND SHIRLEY S TR	899 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 041	898 HOLLADAY WAY	OGINO,JAMES T AND MYRA M	898 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 042	888 HOLLADAY WAY	WONG, SIN WEI	888 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 043	886 HOLLADAY WAY	YAMADA,DEAN O AND ABAD, LEILANI T	PO BOX 1526	MONTEREY PARK CA	91754
* 5253 006 044	882 HOLLADAY WAY	WU, ZHUOFU AND RUI SHEN	882 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 051	1086 SNYDER LN	LUK,LINCOLN JR AND MA, VIVIEN	1086 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 052	1082 SNYDER LN	LIU,SU CHIAO	1082 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 056	1038 SNYDER LN	HADDAD,IKHLAS TR	882 SCUDDER WAY	MONTEREY PARK CA	91754
* 5253 006 058	988 SNYDER LN	MAI,DAMING	988 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 059	988 KINGSFORD ST	YIU, YVONNE Y	988 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 060	986 KINGSFORD ST	TSUI,SAN CO TR	986 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 061	982 KINGSFORD ST	CHI,SAMUEL C AND SUI J	982 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 062	928 KINGSFORD ST	WONG,SIU W	928 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 063	898 KINGSFORD ST	XING LI	898 KINGSFORD ST	MONTEREY PARK CA	91754
5253 007 005	DE LA FUENTE ST	CHEN,HSIANG JUI CO TR	1040 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 007 017	1030 DE LA FUENTE ST	KO,WINSTON P AND PUI YUK D TRS	1030 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 007 024	DE LA FUENTE ST	WONG,KYLE R	1068 DE LA FUENTE ST	MONTEREY PARK CA	91754

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* 5253 007 025	1068 DE LA FUENTE ST	WONG,KYLE R	1068 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 007 027	1088 DE LA FUENTE ST	RAMIREZ, SELOMITH	1088 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 007 028	1002 DE LA FUENTE ST	RHE LLC	711 N BROADWAY # 403	LOS ANGELES CA	90012
5253 008 023	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
5253 008 024	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
* 5253 008 026	828 VIA VENTI AVE	KAO,CHARLES C CO TR	828 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 027	832 VIA VENTI AVE	LAU,CHI YAM	832 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 028	838 VIA VENTI AVE	KAZEIAN,NORAIR AND DIANA	838 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 029	866 VIA VENTI AVE	HYUN,CHUL CHOI AND	866 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 030	868 VIA VENTI AVE	LO,VEYKIE C AND LAU, TISINE	868 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 031	880 VIA VENTI AVE	WU,JONATHAN Y	880 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 032	882 VIA VENTI AVE	TSOI, ALPHAN AND CHOI, JULIE H	882 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 033	886 VIA VENTI AVE	AU, BRANDON & ANGELICA R	886 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 034	888 VIA VENTI AVE	CHAN, ROBERT O & OUYANG FRANCES Y	888 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 035	892 VIA VENTI AVE	VU, THAI	201 E CENTER ST STE 108	ANAHEIM CA	92805
5253 008 036	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
* 5253 008 037	809 KINGSFORD ST	BOUAYAD,HASSAN M AND MLISS L	809 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 038	829 KINGSFORD ST	FONG,ARTURO AND AGNES TRS	829 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 039	839 KINGSFORD ST	CHEN,CHINGCHI AND	839 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 040	863 KINGSFORD ST	TSUJII,RYAN B AND ABE, SANDRA Y CO TR	863 KINGSFORD ST	MONTEREY PARK CA	91754

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* 5253 008 041	869 KINGSFORD ST	PATEL,AMRATLAL N AND BHANU A	869 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 042	883 KINGSFORD ST	YEUNG,WING K CO TR	883 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 043	889 KINGSFORD ST	CHENG,HOA AND FAY F TRS	889 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 044	893 KINGSFORD ST	LUM,BING K AND LISA G	893 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 045	896 KINGSFORD ST	JIN, MING	896 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 046	888 KINGSFORD ST	FANG ZHAO	888 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 047	886 KINGSFORD ST	SUN,HELEN	886 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 048	882 KINGSFORD ST	QUAN,JEFF AND ENG, ENG LI	4111 THISTLE HILL CT	SUGAR LAND TX	77479
* 5253 008 049	880 KINGSFORD ST	WANG,KOUG C AND MANPING	880 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 050	868 KINGSFORD ST	GALLINOT,GARY F AND DEBRA J	868 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 052	862 KINGSFORD ST	SUKANDADINATA,ALBERT C AND LAMSAILA, ANGELA	5925 COLGATE AVE	LOS ANGELES CA	90036
* 5253 008 054	832 KINGSFORD ST	THAMMAVONGSA AMPHASOUK AND TRAN, THUY B	832 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 055	828 KINGSFORD ST	LI, YING	828 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 060	818 VIA VENTI AVE	QUACH,HAI C AND LUI, SHARI	818 VIA VENTI	MONTEREY PARK CA	91754
5253 008 061	CADIZ ST	YOUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
* 5253 009 019	877 W EL REPETTO DR	EMERALD HILLS LLC	21700 OXNARD ST STE 345	WOODLAND HILLS CA	91367
5253 010 031	ATLANTIC BLVD	CALIF WATER SERVICE CO	1720 N 1ST ST	SAN JOSE CA	95112
* 5253 010 036	1995 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
* 5253 010 037	1969 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
* 5253 010 039	1955 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240

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* 5253 010 040	1935 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
* 5253 012 019	1000 COLLEGE VIEW DR	TSUI, CHI K AND WAI Y	1000 COLLEGE VIEW DR # A	MONTEREY PARK CA	91754
* 5253 012 020	1010 COLLEGE VIEW DR	JLC INVESTMENT LLC	416 DANIMERE AVE	ARCADIA CA	91006
* 5253 012 021	1020 COLLEGE VIEW DR	NAYFACK, PEARL TR	12512 CHANDLER BLVD #306	VALLEY VILLAGE CA	90605
* 5253 012 022	1030 COLLEGE VIEW DR	SANCHEZ, CELIA TR	8317 VILLAGE VIEW DR	WHITTIER CA	90605
* 5253 012 023	1050 COLLEGE VIEW DR	CHONG, OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 012 025	1070 COLLEGE VIEW DR	LAU,NATALIA Y TR	1536 SOMBRERO DR	MONTEREY PARK CA	91754
* 5253 013 021	1080 COLLEGE VIEW DR	MYNL LLC	18605 E GALE AVE STE 205	CITY OF INDUSTRY CA	91748
* 5253 013 022	1100 COLLEGE VIEW DR	MYNL LLC	18605 E GALE AVE STE 205	CITY OF INDUSTRY CA	91748
* 5253 013 023	1110 COLLEGE VIEW DR	CHONG, OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 024	1120 COLLEGE VIEW DR	GEE, GEORGE N TR	1081 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5253 013 025	1130 COLLEGE VIEW DR	CHONG,OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 026	1140 COLLEGE VIEW DR	HAO, PHILLIP B TR	758 RIDGE ST	MONTEREY PARK CA	91754
* 5253 013 027	1150 COLLEGE VIEW DR	LEW, TERRY TR	635 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 013 028	1160 COLLEGE VIEW DR	XIAO LING JIN	1160 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 029	1170 COLLEGE VIEW DR	ZACHARIO, BILL AND HELEN TRS	1170 COLLEGE VIEW DR # 4	MONTEREY PARK CA	91754
* 5253 013 031	1180 COLLEGE VIEW DR	HUANG, JULIE TR	6306 LONGMONT AVE	SAN GABRIEL CA	91775
* 5253 014 018	1109 COLLEGE VIEW DR	MONTEREY PARK GARDEN LLC C/O JOHN RONG	724 W HELLMAN AVE	MONTEREY PARK CA	91754
* 5253 024 003	961 WANDERING DR	SISWANTO,EDWIN K AND ANNE S	191 ROCA WAY	MONTEREY PARK CA	91754
* 5253 024 004	931 WANDERING DR	AWANA,SHIRLEY S	241 W FOOTHILL BLVD	ARCADIA CA	91006

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* 5253 024 005	901 WANDERING DR	HAYASHI, LEO TRS	PO BOX 331302	LOS ANGELES CA	90033
* 5253 024 006	1204 DELL DR	OU,JUNE AND TING, PHILIP H	1204 DELL DR	MONTEREY PARK CA	91754
* 5253 024 008	1264 DELL DR	WU,DANNY T CO TR	851 S BRADSAWE AVE	MONTEREY PARK CA	91754
* 5253 024 010	921 W EL REPETTO DR	RODELA, DAVID AND GWEN	921 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5253 024 012	1086 W EAST CREST WAY	CHONG,ANDREW G	1086 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 024 013	1060 W EAST CREST WAY	BRUNIE,RAYMOND AND FAUSTINA TRS	1060 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 024 014	1028 W EAST CREST WAY	LAI,ALBERT S AND JANE	1028 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 028 007	1360 CREST VISTA DR	CHU, HAIMING CO TR	1360 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 004	1240 CREST VISTA DR	YIP,JOHNSON C AND ADRIANNE E TRS	1240 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 005	1220 CREST VISTA DR	CHAN,STEWART W TR	1220 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 006	1200 CREST VISTA DR	PRICE,MARY LOU TR	1200 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 007	1231 RIDGESIDE DR	MIGUEL,ROBERT AND CHIZUKO TRS	1231 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 030 013	1360 HIGHLAND DR	WONG,VIVIAN C TR	1618 GOODMAN AVE	REDONDO BEACH CA	90278
* 5253 030 014	1310 W GRAND VISTA WAY	TAKEUCHI,TED AND SUMIYE	1310 W GRAND VISTA WAY	MONTEREY PARK CA	91754
* 5253 034 046	1470 COLLEGE VIEW DR	FONG,CHONG M AND EILLEN T TRS	445 S JADE TREE DR	MONTEREY PARK CA	91754
* 5253 034 047	1450 COLLEGE VIEW DR	FONG,CHONG M AND EILEEN T TRS	445 S JADE TREE DR	MONTEREY PARK CA	91754
* 5253 034 048	1430 COLLEGE VIEW DR	GONG, RONALD M ET AL TRS	2240 MOON VIEW DR	HACIENDA HEIGHTS CA	91745
* 5253 034 049	1801 CREST VISTA DR	QUIHUIS, ROBERT G TR	9121 LONGDEN AVE	TEMPLE CITY CA	91745
* 5253 034 050	1260 COLLEGE VIEW DR	WONG, DON Y AND SALLY P TRS	816 BARTOLO AVE	MONTEBELLO CA	90640
* 5253 034 051	1280 COLLEGE VIEW DR	TRAN, MUOI M CO TR	799 KING ST	SAN GABRIEL CA	91776

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* 5253 034 052	1300 COLLEGE VIEW DR	MAI, RUNQUIU	144 W ROSELYN PL	MONTEREY PARK CA	91754
* 5253 034 053	1310 COLLEGE VIEW DR	DER, JAMES J AND MAY F TRS	844 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 034 054	1340 COLLEGE VIEW DR	LEE, FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5253 034 055	1370 COLLEGE VIEW DR	LEE,FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5253 034 056	1390 COLLEGE VIEW DR	LEE,FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5253 034 057	1400 COLLEGE VIEW DR	WONG,HUBERT ET AL	1616 ABAJO DR	MONTEREY PARK CA	91754
* 5253 034 058	1490 COLLEGE VIEW DR	KD BROTHER INVESTMENTS LLC	8812 DUARTE RD	SAN GABRIEL CA	91775
* 5253 035 006	1169 RIDGESIDE DR	KAR HO CHU	1169 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 035 008	1185 RIDGESIDE DR	NISHIMOTO ALICE	1185 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 035 009	1191 RIDGESIDE DR	KIKUCHI,KYLE	43 ROYAL DR	WEST WARWICK RI	
* 5253 035 010	1197 RIDGESIDE DR	YEE,MICHAEL Q AND	1197 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 035 015	1108 CREST VISTA DR	TANI,MASAO AND SADAOKO TRS	1108 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 016	1140 CREST VISTA DR	TAY, LUIS AND STELLA	1148 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 017	1148 CREST VISTA DR	TAY,LUIS C AND STELLA TRS	1148 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 018	1156 CREST VISTA DR	LAU, WINNIE W	1581 VALLEY VISTA DR	MONTEREY PARK CA	91754
* 5253 035 019	1164 CREST VISTA DR	KOBAYASHI,SEIICHI AND IKUKO TRS	1164 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 020	1182 CREST VISTA DR	FARIAS,ARMANDO JR AND GUADALUPE M	1182 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 021	1190 CREST VISTA DR	LIM,JULIUS K	1190 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 002	1101 RIDGESIDE DR	TAKEMOTO,FRANK T CO TR	1101 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 003	1107 RIDGESIDE DR	ESQUIVEL,MOISES AND DIANE H	1107 RIDGESIDE DR	MONTEREY PARK CA	91754

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* 5253 036 004	1115 RIDGESIDE DR	AU,ALEX AND ERIKO	1115 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 005	1123 RIDGESIDE DR	LEE,JOHN H AND LEE, CHING LUN CO TR	PO BOX 1253	ROSEMEAD CA	91770
* 5253 036 009	1072 CREST VISTA DR	ITO,SALLY S AND LANCE E	1072 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 010	1060 CREST VISTA DR	HOO, HAYWARD S	1411 SOLAR DR	MONTEREY PARK CA	91754
* 5253 036 011	1048 CREST VISTA DR	TRAN, CALVIN AND LEE, CATHERINE	1048 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 012	1036 CREST VISTA DR	ALVAREZ,JOHN	3544 W BEVERLY BLVD	MONTEBELLO CA	90640
* 5253 036 013	1024 CREST VISTA DR	WONG,CAREY K AND JANICE TRS	1024 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 014	1012 CREST VISTA DR	HARADA,CLARA M CO TR	1012 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 029	1095 RIDGESIDE DR	HWANG, ISABELLA	1095 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 030	1000 CREST VISTA DR	SHIMIZU, SPENCER S AN DAWN A TRA	2317 W 184TH ST	TORRANCE CA	90504
* 5253 036 031	990 CREST VISTA DR	TOMITA,PAUL S AND JOYCE S	990 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 032	980 CREST VISTA DR	HIRATA, ALICE H TR	980 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 033	964 CREST VISTA DR	CHU,AH SANF AND HELEN AND CHU, JUDY	964 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 034	1075 RIDGESIDE DR	SUDIRGO,RIDWAN AND EVI B	1075 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 035	1057 RIDGESIDE DR	WOO,BING AND MARILYN TRS	1057 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 036	1041 RIDGESIDE DR	QUON,RANDOLPH W AND ANGELA W TRS	6508 CERTA DR	RANCHO PALOS VERDES	90275
* 5253 036 038	1009 RIDGESIDE DR	TUEY, SHEANG & BETTY	1009 RIDGESIDD DR	MONTEREY PARK CA	91754
* 5253 037 001	1000 W EAST CREST WAY	WONG,DANNY M AND MAYFUN K	1000 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 002	1015 W EAST CREST WAY	LEE,ANDREW M AND CHIN, ROSA W	1015 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 003	1031 W EAST CREST WAY	TRAN,MUOI CO TR	1031 W EAST CREST WAY	MONTEREY PARK CA	91754

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* 5253 037 004	1045 W EAST CREST WAY	CHANG, KENT V CO TR	1045 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 013	1130 RIDGESIDE DR	ROCK,NATHANIEL M AND DAWN M	1130 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 037 014	1124 RIDGESIDE DR	SIMONCINI,JEANNE M TR	1124 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 037 025	1112 RIDGESIDE DR	SUN, CHANGJIAN AND XU, HUA	1112 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 001	946 CREST VISTA DR	CHANG WEI CHEN	946 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 004	894 CREST VISTA DR	KIM, JOHN C AND KYUNG J	894 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 015	917 RIDGESIDE DR	SHUI, MICHAEL	10104 OLIVE ST	TEMPLE CITY CA	91780
* 5253 038 016	929 RIDGESIDE DR	LEE,JAMES AND JENNY L	929 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 017	941 RIDGESIDE DR	WONG,WAIHONG H AND LISA D	941 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 018	955 RIDGESIDE DR	NG, KELVIN	955 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 019	973 RIDGESIDE DR	HUM,JON G AND CHRISTINE A	1580 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5253 039 001	978 RIDGESIDE DR	WONG,KENNETH S AND PING Y TRS	978 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 003	1006 RIDGESIDE DR	MITANI,JERRY M AND GLADYS H TRS	1006 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 004	1014 RIDGESIDE DR	YIP, YUENU AND LI, TIEZHONG	1014 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 005	1022 RIDGESIDE DR	NAKAMURA,MAKOTO H AND CINDY L	1022 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 008	1066 RIDGESIDE DR	SHIM,ALDRIC J	1066 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 009	1086 RIDGESIDE DR	CHAN,WA HING AND MEI LIN	1086 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 010	968 RIDGESIDE DR	NG,KENNY K AND WUNG, TERESA	968 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 013	924 RIDGESIDE DR	LEE,SHIRLEY A	924 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 015	900 RIDGESIDE DR	ORTEGA,ADRIAN F AND ANA R	900 RIDGESIDE DR	MONTEREY PARK CA	91754

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* 5253 040 028	720 RODMAN CIR	QUAN,JAMES	PO BOX 1624	ROSEMEAD CA	91770
* 5253 040 030	712 RODMAN CIR	SAKUMA,CHRISTOPHER AND	712 RODMAN CIR	MONTEREY PARK CA	91754
5253 040 031	RODMAN CIR	HIGH SEAS RODMANM LLC	1107 FAIR OAKS AVE # 234	S PASADENA CA	91030
* 5253 040 037	622 CREST VISTA DR	KAM, CHING KWOK AND MAGGIE W	622 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 040 038	616 CREST VISTA DR	KWAN,MICHAEL AND SAU C TRS	616 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 040 039	610 CREST VISTA DR	WONG, SIU NGOR	610 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 040 040	606 CREST VISTA DR	SAM,CHUCK M AND KAREN	606 CREST VISTA DR	MONTEREY PARK CA	91754
* 5254 002 012	1367 SOMBRERO DR	HIRONAKA,ALVIN T	1367 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 013	1355 SOMBRERO DR	SOMBRERO ENTERPRISES LLC	1355 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 014	1345 SOMBRERO DR	ZHAO,GUANFU	1345 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 016	1321 SOMBRERO DR	VARGAS, ORLANDO	1321 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 017	1311 SOMBRERO DR	LEI,CONNIE U TR	1311 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 018	1301 SOMBRERO DR	BRADSHAW,JAMES T JR CO TR	1304 OLD MILL RD	SAN MARINO CA	91108
* 5254 002 019	1300 SOMBRERO DR	ENDO,JESSE C AND MARGARET K	1300 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 027	403 MONTEREY PASS RD	RAGO,DOMENICK	3348 PUNTA DEL ESTE DR	HACIENDA HEIGHTS CA	91745
5254 002 029	GARVEY AVE	ABAJO VILLA LLC	960 E LAS TUNAS DR STE A	SAN GABRIEL CA	91776
+ 5254 002 902	1000 ABAJO DR	MONTEREY PARK CITY HOUSING	1000 ABAJO DR	MONTEREY PARK CA	91754
* 5254 003 005	1457 SOMBRERO DR	KOCHI,TATSUO AND KIMIKO	1457 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 003 007	1421 SOMBRERO DR	CAUCIA,DANTE D AND MITSUKO	1421 SOMBRERO DR	MONTEREY PARK CA	91754
5254 003 014	1585 SOMBRERO DR	LA, TIMMY AND DUAN, YAONAN	333W GARVEY AVE	MONTEREY PARK CA	91754

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5254 003 018	SOMBRERO DR	TRUONG,PHAM S	4838 FIESTA AVE	TEMPLE CITY CA	91780
5254 003 019	SOMBRERO DR	AMEXSYN PROPERTIES INC	6415 WHITTIER BLVD	LOS ANGELES CA	90022
* 5254 003 126	125 CAMPANITA CT	CAI,CHANG	125 CAMPANITA CT	MONTEREY PARK CA	91754
* 5254 003 127	108 CAMPANITA CT	XU, GANG	108 CAMPANITA CT	MONTEREY PARK CA	91754
* 5254 004 009	1597 VERDE VISTA DR	PAN,FRANCIS M AND WENDA T TRS	1597 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 004 010	1591 VERDE VISTA DR	LOPEZ,ELEANOR A TR	1591 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 004 027	1485 ARRIBA DR	CHAN,HUNG YIU AND LUO, JIE MEI	1485 ARRIBA DR	MONTEREY PARK CA	91754
* 5254 004 038	1458 SOMBRERO DR	HAYASHI,SACHI TR	1458 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 004 039	1478 SOMBRERO DR	HIROSAWA,RONALD AND DORIS TRS	1580 ABAJO DR	MONTEREY PARK CA	91754
* 5254 004 040	1500 SOMBRERO DR	ITO,JUNE	1500 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 004 041	1518 SOMBRERO DR	YANG,ASHLEY L	1518 SOBRERO DR	MONTEREY PARK CA	91754
* 5254 004 044	1588 SOMBRERO DR	IWAMOTO,DEBORAH L TR	1588 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 004 045	1495 ARRIBA DR	KWOK , CLARK T	1495 ARRIBA DR	MONTEREY PARK CA	91754
* 5254 004 046	1503 ARRIBA DR	YAMAGATA, TAKEHIRO AND MIEKG TRS	1503 ARRIBA DR	MONTEREY PARK CA	91754
* 5254 004 052	1581 VERDE VISTA DR	NOVASEL,EDWARD AND MARGARET TRS	1581 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 004 053	1587 VERDE VISTA DR	KAWASHIMA, MASAJI	1587 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 005 034	2080 DURANGO DR	CHEN, CHARLES K	1721 GARVEY AVE NO C	ALHAMBRA CA	91803
* 5254 005 045	2095 CERCO ALTA DR	CHAN,PETER N AND VIVIEN C	2095 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 005 046	2096 CERCO ALTA DR	WANG, CHE Y AND SUNG, TING TING	2096 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 006 020	1825 VERDE VISTA DR	LEE,CHRIS Y AND SUZIE TRS	1825 VERDE VISTA DR	MONTEREY PARK CA	91754

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* 5254 006 021	1813 VERDE VISTA DR	ROURA,QUETZAL A AND KIMBERLY A	1813 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 007 006	1912 CERCO ALTA DR	RAMIREZ,VINCE AND EDNA TRS	1912 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 007	1918 CERCO ALTA DR	CHUI,SIU HONG AND HUANG, FENG CHU	1918 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 008	1924 CERCO ALTA DR	CHALE,PHAN T TR	1924 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 010	1936 CERCO ALTA DR	BAKER,ROBERT D AND MARIA E	1936 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 008 001	288 BARRANCA DR	TODA, KATY S	288 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 008 028	282 BARRANCA DR	PRASAD PIERRIBIA,RAJ L TR	282 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 009 020	174 LADERA ST	ZHAO, DAVID AND MARILYN	178 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 021	168 LADERA ST	MASADA,GREGG AND SUSAN	168 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 023	154 LADERA ST	GOEI,BERNARD T AND SIOE T TRS	154 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 026	134 LADERA ST	TANIGUCHI, SACHIKO TR	207 S OAKLAND AVE #E	PASADENA CA	91101
* 5254 009 040	2096 DURANGO DR	FONG,HENRY W AND JANE B TRS	2096 DURANGO DR	MONTEREY PARK CA	91754
* 5254 010 001	265 BARRANCA DR	CHUN,WING Y AND LILY H	265 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 002	261 BARRANCA DR	CHU,CATHERINE	261 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 003	253 BARRANCA DR	LEE,DENNIS G	253 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 027	141 LADERA ST	CHENG,JOHN AND CECILIA	431 CUMBRE ST	MONTEREY PARK CA	91754
* 5254 010 028	149 LADERA ST	TAY, DEBBIE J CO TR	1857 HANSCOM DR	S PASADENA CA	91030
* 5254 010 029	153 LADERA ST	KWOK, SHARONK AND ZHENG, YANG Y	153 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 042	157 LADERA ST	YANG,SUSHI L AND JOHNNY	157 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 043	161 LADERA ST	NATSUME,MARGARET	161 LADERA ST	MONTEREY PARK CA	91754

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* 5254 012 044	167 LADERA ST	MARSDEN,STEVEN AND	167 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 045	173 LADERA ST	HO,ULLIN AND MAGDALENE Y	PO BOX 1508	MONTEREY PARK CA	91754
* 5254 012 046	177 LADERA ST	HO,ULLIN AND MAGDALENE Y	PO BOX 1508	MONTEREY PARK CA	91754
* 5254 012 047	183 LADERA ST	WEYERMANN, ROLF H P AND HANNELORE	183 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 048	187 LADERA ST	LI, HONG HUI	187 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 049	193 LADERA ST	SUNN, MICHAEL CO TR	2007 LA PALOMA AVE	ALHAMBRA CA	91803
* 5254 012 050	201 LADERA ST	WONG,JOSEPH K AND SUSIE L	201 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 051	215 LADERA ST	LEE, RONALD K	215 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 043	200 LADERA ST	PENG,KEVIN S AND WAN, ERBI	200 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 045	188 LADERA ST	MENDEZ,DAVID A AND CRUZMENDEZ, HEIDI	188 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 046	182 LADERA ST	WELSH,DENNIS J AND ROSE W TRS	182 LADERA ST	MONTEREY PARK CA	91754
* 5254 016 017	1574 FELIZ ST	LEE,VICTOR AND FANNY K	1574 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 018	1560 FELIZ ST	KAN,ROSE Y TR	1560 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 019	1544 FELIZ ST	HAHN,KYUNG H	1544 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 020	1530 FELIZ ST	SHI,SHUN PU	1530 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 021	1516 FELIZ ST	ARASE,HAROLD AND EDITH TRS	1516 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 022	1500 FELIZ ST	RITUA, GRADY G CO TR	1500 FELIZ ST	MONTEREY PARK CA	91754
* 5254 017 026	480 CAMPO ST	WONG,MABEL T TR	480 CAMPO ST	MONTEREY PARK CA	91754
* 5254 017 029	1446 AVION DR	CHENG,CHEN AND MARGARET TRS	1446 AVION DR	MONTEREY PARK CA	91754
* 5254 017 033	355 ALISO ST	WU,SUSAN I	355 ALISO ST	MONTEREY PARK CA	91754

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* 5254 017 034	385 ALISO ST	MACALESTER,D S AND VICTORIA	385 ALISO ST	MONTEREY PARK CA	91754
* 5254 017 037	1479 ABAJO DR	EFFENDY,YANICK AND LIM, MEI L	1479 ABAJO DR	MONTEREY PARK CA	91754
* 5254 017 038	1469 ABAJO DR	WU,CHARLES AND MING H	1469 ABAJO DR	MONTEREY PARK CA	91754
* 5254 017 039	1459 ABAJO DR	MITCHELL,RALPH A CO TR	1459 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 014	1510 ABAJO DR	SUZUKI,HAJIME AND HIDEKO	1510 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 015	1500 ABAJO DR	MAGDALENO,RAUL CO TR	1500 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 016	1480 ABAJO DR	DUNN,JASON AND TINA Y	1480 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 017	1470 ABAJO DR	SALAZAR,JOAQUIN G AND ELIZABETH E	1470 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 018	1460 ABAJO DR	WEI HUANG	1460 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 019	1450 ABAJO DR	JIN, CHARLES AND ANGELA	1450 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 020	1440 ABAJO DR	YOSHINAGA,ROBERT TR	1440 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 021	1430 ABAJO DR	SAHARA,RONALD R AND FRED A F	1888 MAPLEGATE ST	MONTEREY PARK CA	91755
* 5254 018 022	1420 ABAJO DR	KO, ANITA M TR	2748 ELLISON DR	BEVERLY HILLS CA	90210
* 5254 018 023	1410 ABAJO DR	HUI,WILLIAM L AND TAM, ROSLYN B	1410 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 024	1400 ABAJO DR	CHEN,KENDALL S TR	1400 ABAJO DR	MONTEREY PARK CA	91755
* 5254 018 025	1390 ABAJO DR	TONG,JOHN AND JANICE	1390 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 026	1380 ABAJO DR	OSUGI,JOHN H AND JUNE H	1380 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 027	1370 ABAJO DR	SOTO,GILDARDO AND TERESA	1370 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 029	1350 ABAJO DR	NAKANO,WALTER F TR	1350 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 034	525 MONTEREY PASS RD	FARBSTEIN, JAY D TR ET AL, C/O SEN CHENG	219 14TH ST	SANTA MONICA CA	90402

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* 5254 018 035	505 MONTEREY PASS RD	ZPL LLC	4063 ADAIR ST	LOS ANGELES CA	90011
* 5254 018 037	543 MONTEREY PASS RD	ROBLES,DANIEL P AND ELENA N TRS	543 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 018 038	569 MONTEREY PASS RD	KML MONTEREY LLC	573 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 018 039	583 MONTEREY PASS RD	BLUE PANGU CO LTD	43750 VISTA DEL MAR	FREMONT CA	94539
* 5254 018 040	1340 ABAJO DR	CHEN, SU SHING	469 LAS TUNAS DR	ARCADIA CA	91007
* 5254 018 041	ABAJO DR	TJENDERA,NAKA	1330 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 085	1690 ABAJO DR	CHEN,YUHSU	1690 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 086	1680 ABAJO DR	LUM,FRANK T CO TR	1680 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 087	1670 ABAJO DR	WONG,WEBER W TRS ET AL	1670 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 089	1650 ABAJO DR	YE,XINTAO AND YAN, XIAOFEI	1650 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 092	1624 ABAJO DR	WONG,MATTHEW N CO TR	1624 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 093	1616 ABAJO DR	WONG,HARRY TR	1616 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 094	1608 ABAJO DR	NG, ANGEL CO TR	1608 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 095	1600 ABAJO DR	FAVELA,RICHARD C AND TOSHIKO N	1600 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 096	1590 ABAJO DR	RODRIGUEZ,CAROL A	1590 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 098	1570 ABAJO DR	LEE,LILLIAN W TR	1570 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 099	1560 ABAJO DR	LAW,PATRICK AND EUNICE	1560 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 100	1550 ABAJO DR	KAN, LAO IP AND SIM, LAO ION	1550 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 101	1540 ABAJO DR	IWAMOTO,RAYMOND T AND FUMIE TRS	1540 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 102	1530 ABAJO DR	HAM,ORWIN AND HENRIETTA	1530 ABAJO DR	MONTEREY PARK CA	91754

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* 5254 019 103	1520 ABAJO DR	GOV,RICKY AND LORI L	1520 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 104	673 MONTEREY PASS RD	665 673 MONTEREY PASS LLC	1100 S SAN PEDRO ST STE A13	LOS ANGELES CA	90015
5254 019 105	VAGABOND DR	NGUYEN, NANCY N	811 S 3RD ST	MONTEBELLO CA	90640
* 5254 019 106	665 MONTEREY PASS RD	665 673 MONTEREY PASS LLC	1100 S SAN PEDRO ST STE A13	LOS ANGELES CA	90015
* 5254 019 107	657 MONTEREY PASS RD	W GOLDSTONE LLC	657 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 108	649 MONTEREY PASS RD	INTERTECH SUPPLY INC	641 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 109	641 MONTEREY PASS RD	INERTECH INC	641 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 110	633 MONTEREY PASS RD	LEE,STEPHEN Y AND TRACY H	815 GLENMERE WAY	LOS ANGELES CA	90049
* 5254 019 111	625 MONTEREY PASS RD	TRAN,JULIE TR	338 PARSONS LNDG	LONG BEACH CA	90803
* 5254 019 112	617 MONTEREY PASS RD	LU,DANG T AND THUYEN U	1068 RIDGECREST ST	MONTEREY PARK CA	91754
* 5254 019 113	609 MONTEREY PASS RD	M AND M FAMILY PROPERTY LIMITED	2940 MILITARY AVE	LOS ANGELES CA	90064
* 5254 019 114	601 MONTEREY PASS RD	28 TRADING INC	10239 LA ROSA DR	TEMPLE CITY CA	91780
* 5254 019 115	597 MONTEREY PASS RD	MARELL,PHYLLIS S TR	433 S PALM DR	BEVERLY HILLS CA	90212
* 5254 019 117	595 MONTEREY PASS RD	YUE,FRED	150 SAN MIGUEL RD	PASADENA CA	91105
5255 002 016	120 W HELLMAN AVE	CITIZENS GROUP LLC	1211 CENTER COURT DR STE 200	COVINA CA	91724
5255 016 021	LINCOLN AVE	PINNACLE LLC	421 N PINE ST	SAN GABRIEL CA	91775
5255 016 022	LINCOLN AVE	PINNACLE LLC	421 N PINE ST	SAN GABRIEL CA	91775
* 5256 003 034	795 W GARVEY AVE	CHAN, RAYMOND AND CINDY TRS ET AL C/O EDWARD CHAN	PO BOX 861056	LOS ANGELES CA	90086
5256 003 049	220 N ATLANTIC BLVD	220 HOTEL ATLANTIC LLC	2225 S 6TH AVE	ARCADIA CA	91006
5257 001 085	780 W GARVEY AVE	PROGRESSIVE INVESTMENT 2014 LLC	2275 HUNTINGTON DR UNIT 199	SAN MARINO CA	91108

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5257 004 019	130 S CHANDLER AVE	LATIGO CANYON DEVELOPMENT LLC	825 S GOLDEN WEST AVE STE 8	ARCADIA CA	91007
5257 004 020	202 S CHANDLER AVE	LATIGO CANYON DEVELOPMENT LLC	825 S GOLDEN WEST AVE STE 8	ARCADIA CA	91007
5257 015 001	114 E GARVEY AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 002	100 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 004	150 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 005	200 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
* 5257 017 005	510 S GARFIELD AVE	SHEL,TOA ET AL TRS	888 GARDNER DR	MONTEBELLO CA	90640
* 5258 007 096	129 N NEW AVE	BUDDHA MONASTERY SUPPORT	129 N NEW AVE	MONTEREY PARK CA	91755
5258 013 030	1024 E HELLMAN AVE	CHEN,ENYUEN AND RU HUANN TRS	PO BOX 4067	ALHAMBRA CA	91803
5259 007 064	338 SEFTON AVE	HJM INVESTMENT LLC	PO BOX 661203	ARCADIA CA	91066
5259 007 065	346 SEFTON AVE	HJM INVESTMENT LLC	PO BOX 661203	ARCADIA CA	91066
5260 006 901	SEFTON AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 006 902	SEFTON AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 006 903	GRAVES AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 009 009	1012 MONNEY DR	CHUANG, FRANK W AND GRACE K TRS	718 MOONEY DR	MONTEREY PARK CA	91755
* 5260 011 016	811 METRO DR	MAKI,MITCHELL T AND CAYLEEN R	811 METRO DR	MONTEREY PARK CA	91755
* 5260 011 017	833 METRO DR	HENG,KHENG P ET AL	833 METRO DR	MONTEREY PARK CA	91755
* 5260 011 018	865 METRO DR	WONG,JOHN S CO TR	865 METRO DR	MONTEREY PARK CA	91755
* 5260 011 023	945 METRO DR	TAN,JUAN A ET AL	945 METRO DR	MONTEREY PARK CA	91755
* 5260 011 032	922 VILLAGE DR	ZHANG, LING	922 VILLAGE DR	MONTEREY PARK CA	91755

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* 5260 011 033	900 VILLAGE DR	MANDAP,BESSIE M	900 VILLAGE DR	MONTEREY PARK CA	91755
* 5260 011 034	890 VILLAGE DR	CHANG,SHIRLEY H TR	890 VILLAGE DR	MONTEREY PARK CA	91755
* 5260 011 035	860 VILLAGE DR	JOA,DAMIAN CO TR	860 VILLAGE DR	MONTEREY PARK CA	91755
* 5260 011 036	735 PLATEAU AVE	SAIDI,GHOLAM R AND MEIMAN L TRS	735 PLATEAU AVE	MONTEREY PARK CA	91755
* 5260 011 037	801 METRO DR	TAM,PING L AND ELIZABETH N AND	801 METRO DR	MONTEREY PARK CA	91755
5260 013 905	RUSSELL AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 013 907	ORANGE AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 013 909	RUSSELL AVE	MONTEREY PARK CITY	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
* 5260 014 016	1114 KEMPTON AVE	LEW,JAMES K	1114 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 017	1198 KEMPTON AVE	RENTERIA,IRIS D	1198 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 018	1234 KEMPTON AVE	TSUI, GARY AND BING CHEUNG	1371 VANDYKE RD	SAN MARINO CA	91109
* 5260 014 019	1266 KEMPTON AVE	SAINZ,RUBEN R AND YVONNE S TRS	1266 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 020	1292 KEMPTON AVE	DANG,CAM AND HELEN TRS	115 SPINKS CANYON RD	BRADBURY CA	91008
* 5260 014 021	1300 KEMPTON AVE	CHU,TIEN-CHING AND SHANG C	16080 LA MONDE ST	HACIENDA HEIGHTS CA	91745
* 5260 014 022	1332 KEMPTON AVE	HO, KWOK LUN CO TR	621 BALTIMORE AVE	MONTEREY PARK CA	91754
* 5260 014 023	1366 KEMPTON AVE	HU, RAYMOND AND CHOW, JENNIFER	1366 KEMPTON AVE	MONTEREY PARK CA	91754
* 5260 014 025	1400 KEMPTON AVE	LAC, DANIEL AND LAC, NATASHA	1398 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 026	1422 KEMPTON AVE	RUIZ,HUMBERTO R AND MARIA A AND RUIZ, RAFAEL	1422 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 027	1444 KEMPTON AVE	JOKO,TADASHI AND DORIS T TRS	1444 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 028	1466 KEMPTON AVE	BACKER,JUDITH A TR	1466 KEMPTON AVE	MONTEREY PARK CA	91755

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* 5260 014 034	1825 FERNBANK AVE	LOU,PEGGY F	1825 FERNBANK AVE	MONTEREY PARK CA	91754
* 5260 014 035	1590 FULTON AVE	HWANG,JERRY L AND LIU, DAISY	1590 FULTON AVE	MONTEREY PARK CA	91755
* 5260 014 036	1600 FULTON AVE	KWON,YOUNG NAM AND CONNIE J TRS	1350 HIGHLAND DR	MONTEREY PARK CA	91754
* 5260 015 005	417 VAN BUREN DR	HO,RAYMOND W AND KWAN	42 SAIL VIEW AVE	RCH PALOS VRD CA	90275
* 5260 015 006	1701 GRANT ST	WANG, RICHARD C AND WANG, MARK K	1701 GRANT ST	MONTEREY PARK CA	91755
* 5260 015 013	1670 FULTON AVE	SILOS,GLORIA TR	1670 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 025	1780 FULTON AVE	WONG, FOON YUNG LEE AND WONG, KOK LUN	2531 DUNSWELL AVE	HACIENDA HEIGHTS CA	91745
* 5260 015 028	1708 FULTON AVE	SEETAO,CARRYLL ET AL	1708 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 029	1720 FULTON AVE	CHAN,STEVE K AND WEI W TRS	17665 DEER VALLEY CT	RIVERSIDE CA	92504
* 5260 016 016	1874 BUCHANAN PL	HUANG, QIAN	1874 BUCHANAN PL	MONTEREY PARK CA	91755
* 5260 016 018	467 ACKLEY ST	IZUMI, HIROSH & EUNICE C	467 ACKLEY ST	MONTEREY PARK CA	91755
* 5260 017 022	1895 LUY ST	YUE,WARREN AND HUI YUN CHANG	1895 LUY ST	MONTEREY PARK CA	91755
* 5260 019 030	1716 FILLMORE DR	FERRER,VINCENT Z AND VERONICA A	1716 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 019 031	1724 FILLMORE DR	YOUNG, BRENT AND DENG, IRENE	1724 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 020 001	1732 FILLMORE DR	TAKAESU,MIKIKO AND TAKAESU, JAMIE R	1732 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 020 002	1740 FILLMORE DR	VALENZUELA,GAVIN V TR ET AL	1740 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 023 007	813 BROWNING PL	QUYEN AI PHAN TRAN	5235 TEMPLE CITY BLVD	TEMPLE CITY CA	91780
5260 024 024	TENGER RD	LUI, KUI DIN AND GIN, SUE YEN	2825 W GRAND AVE	ALHAMBRA CA	91801
* 5260 024 031	858 BROWNING PL	LI,ANTHONY	858 BROWNING PL	MONTEREY PARK CA	91755
* 5260 024 032	848 BROWNING PL	WANG,XIANG D AND ZENG, HONG	848 BROWNING PL	MONTEREY PARK CA	91755

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5260 024 033	838 BROWNING PL	HSIAO,TSOC	838 BROWNING PL	MONTEREY PARK CA	91755
* 5260 025 035	926 BERKEBILE CT	HA, HUNG MAI CO TR	926 BERKEBILE CT	MONTEREY PARK CA	91755
* 5260 025 059	945 ABE WAY	LIN,HELEN H	945 ABE WAY	MONTEREY PARK CA	91755
* 5260 025 062	942 ABE WAY	HO,ROMAN S AND JENNY L	942 ABE WY	MONTEREY PARK CA	91755
5260 025 063	ABE WAY	SOLANKI,UKABHAI AND NALINI TRS	2690 S OAK KNOLL AVE	SAN MARINO CA	91108
5260 025 064	ABE WAY	SOLANKI,UKABHAI AND NALINI TRS	2690 S OAK KNOLL AVE	SAN MARINO CA	91108
* 5260 026 011	687 AZTEC WAY	CHEUNG,KWOK C AND	687 AZTEC WAY	MONTEREY PARK CA	91755
* 5260 026 016	667 AZTEC WAY	LAW,LOK T AND TAMMY	667 AZTEC WAY	MONTEREY PARK CA	91755
* 5260 026 017	663 AZTEC WAY	MAH,J TRS	663 AZTEC WAY	MONTEREY PARK CA	91755
* 5260 027 004	820 COUNTRY RD	ENG, FREDERICK P AND YVONNE T TRS	820 COUNTRY RD	MONTEREY PARK CA	91755
* 5260 027 005	804 COUNTRY RD	TANG,LILLIAN W TR AND LAM,DAISY S TR	804 COUNTRY RD	MONTEREY PARK CA	91755
* 5260 027 006	788 COUNTRY RD	LAM,KA Y AND CINDY W	788 COUNTRY RD	MONTEREY PARK CA	91755
* 5260 027 024	671 BATAAN PL	WONG,MELVIN K AND LAVERNE K	671 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 025	667 BATAAN PL	BACHMANN,GEORGE AND IRENE TRS	667 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 026	674 BATAAN PL	TANG,CHI SHIEN AND LIU WAN TRS	674 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 032	698 BATAAN PL	KUI,KIN YAN AND BEVERLY P TRS	698 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 033	702 BATAAN PL	EAMRANOND,PRATHEEP P	702 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 034	706 BATAAN PL	LIBING,GU AND LING, LI	706 BATAAN PL	MONTEREY PARK CA	91755
* 5261 001 040	500 MONTEREY PASS RD	JAMES M HARDING CORP	28032 PASEO RINCON	MISSION VIEJO CA	92692
* 5261 001 043	508 MONTEREY PASS RD	ORO CONSTRUCTION COMPANY	10005 MISSION MILL RD	WHITTIER CA	90601

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* 5261 001 046	524 MONTEREY PASS RD	NAVARRO,HERIBERTO E	524 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 047	532 MONTEREY PASS RD	MALDONADO FAMILY LIMITED	765 RUSSELL AVE	MONTEREY PARK CA	91755
* 5261 001 048	540 MONTEREY PASS RD	H2S LLC	660 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 001 049	548 MONTEREY PASS RD	SPRING FOUNTAIN LLC	548 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 050	556 MONTEREY PASS RD	CHEN, JENQ HORNG CO TR	1937 PONTIUS AVE	LOS ANGELES CA	90025
* 5261 001 051	566 MONTEREY PASS RD	LEE,CHUI S ET AL TRS	576 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 001 052	580 MONTEREY PASS RD	3M PROPERTY INVESTMENT CO	582 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 053	582 MONTEREY PASS RD	3M PROPERTY INVESTMENT CO	582 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 054	588 MONTEREY PASS RD	QUAD PROPERTIES LLC C/O LINDO, TERESA	22850 NE 8TH ST UNIT 105	SAMMAMISH WA	98074
* 5261 001 055	592 MONTEREY PASS RD	THAI VARIETY FOOD INC	590 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 056	598 MONTEREY PASS RD	LU, FUZHONG TR	608 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 059	602 MONTEREY PASS RD	PALMER,JEFFREY P TR ET AL	1250 E WALNUT ST STE 236	PASADENA CA	91106
* 5261 001 060	606 MONTEREY PASS RD	HAAS INVESTMENT LLC	1190 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 061	516 MONTEREY PASS RD	KAIROS COMMUNICATION SERVICE	516 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 009 024	591 WHITNEY PL	MEZA,VICTOR R AND CELESTE J	591 WHITNEY PL	MONTEREY PARK CA	91754
5261 009 025	571 WHITNEY PL	LY, REGINA AND LY, HUONG H	571 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 009 026	551 WHITNEY PL	CHANG,JERRY P AND LUNG, CECILIA M	551 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 009 029	1180 WILLIAMS ST	TERRAZAS,ESTEBAN AND DALIA S	1180 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 032	550 TEDFORD WAY	MORINAGA,HIROMI K	550 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 033	570 TEDFORD WAY	YAO, ALEXANDER AND NG, MANDY	570 TEDFORD WAY	MONTEREY PARK CA	91754

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* 5261 009 034	576 TEDFORD WAY	OU,TSE HSIEN AND TSE YANG	576 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 035	591 TEDFORD WAY	PANG,JON L AND YI CHENG H	591 TED FORD WAY	MONTEREY PARK	91754
* 5261 009 036	571 TEDFORD WAY	WAKITA,DENNIS M AND CYNTHIA TRS	571 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 037	551 TEDFORD WAY	TAN, SUTHEP AND VIPHA TRS	551 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 039	1220 WILLIAMS ST	LAU, LEO K AND LOISA P	1220 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 040	1240 WILLIAMS ST	MARTINEZ,JOSE L AND OLIVIA	1240 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 041	1260 WILLIAMS ST	LU YONG GUAN	1260 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 042	1280 WILLIAMS ST	SU,GUAN H AND MEI P	1280 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 048	701 NACHI WAY	CHUNG,KENNETH H	701 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 049	703 NACHI WAY	LIN,JOHN C AND ANNIE S TRS	703 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 050	705 NACHI WAY	CHU,NGAI F AND MARIA	705 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 052	709 NACHI WAY	FOON,JEU JR AND JUDY J TRS	709 NACHI WAY	MONTEREY PARK CA	91754
* 5261 010 040	1000 W NEWMARK AVE	CHEN, JUNSEN AND CHEN, XIAOTONG	1000 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 010 053	339 MONTECHICO DR	SONDAY,MARK G AND REIKO N TRS	2056 MEADOW VALLEY TER	LOS ANGELES CA	90039
* 5261 010 054	956 W NEWMARK AVE	TENORIO,JOSE E AND GERTRUDIS H	956 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 010 055	MONECHICO DR	INVESTORS EQUITABLE FUND INC	PO BOX 931839	LOS ANGELES CA	90093
* 5261 010 068	351 MONTECHICO DR	CHAO,SAMMY TR	351 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 010 071	1010 W NEWMARK AVE	CHAO,SAMMY TR	1010 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 010 075	NEWMARK AVE	CHAO,SAMMY TR	351 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 016	398 MONTECHICO DR	KWOK, RICHARD Y AND ROSITA I	398 MONTECHICO DR	MONTEREY PARK CA	91754

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* 5261 011 017	352 MONTECHICO DR	PETERS,SUSAN TR	352 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 018	346 MONTECHICO DR	TETREULT,DAVID AND LORETTA TRS	346 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 020	334 MONTECHICO DR	CHING TANG YU	334 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 032	329 KINGSFORD ST	HAINES,JOSEPH C CO TR	6709 LONICERA ST	CARLSBAD CA	92011
* 5261 011 033	333 KINGSFORD ST	PHAM, LIEU KIM AND	2709 BELGRAVE AVE	HUNTINGTON PARK CA	90255
* 5261 011 034	339 KINGSFORD ST	HERNANDEZ,EDWARD R	339 KINGSFORD ST	MONTEREY PARK CA	91754
* 5261 011 035	401 HERMOSA VISTA ST	CHOU,PAI AND LEE, FRANCES	401 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 036	411 HERMOSA VISTA ST	JIMENEZ,MARLON AND CHAU, FONG	411 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 037	417 HERMOSA VISTA ST	TAMURA,KUMIKO CO TR	417 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 038	425 HERMOSA VISTA ST	CHEN,LINDA	425 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 045	468 JADE TREE DR	LEE, WAYNE AND FRANCES N	468 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 046	456 JADE TREE DR	JAO, BIENVENIDO JR	456 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 048	432 JADE TREE DR	TANTRAPHOL,EDWARD CO TR	432 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 049	420 JADE TREE DR	PARK,LISA AND PARK, NOREEN K	2889 PLAZA DEL AMO UNIT 900	TORRANCE CA	90503
* 5261 012 019	656 BARNUM WAY	KOO,JOSEPH L AND HELEN C TRS	656 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 020	660 BARNUM WAY	WU,HONGBO CO TR	660 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 021	662 BARNUM WAY	ZHANG,JU AND ZHENG, DANDAN	662 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 022	668 BARNUM WAY	VENTI,BENJAMIN F AND MARTHA	668 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 023	672 BARNUM WAY	OGURA,KEVIN AND CHUNG, SAMANTHA	672 BARNUM WY	MONTEREY PARK CA	91754
* 5261 012 024	676 BARNUM WAY	MA, SAM AND NATTHAYA	676 BARNUM WY	MONTEREY PARK CA	91754

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* 5261 012 026	685 BARNUM WAY	WEN,JIN CO TR	685 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 027	688 BARNUM WAY	LIU,STANLEY T TR	688 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 028	684 BARNUM WAY	TOM,CARLTON AND DONNA TRS ET AL	684 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 031	649 BARNUM WAY	CHEUNG,SZE WAI AND IP KWAI C TRS	649 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 033	680 BARNUM WAY	PROUT,DAVID L AND SUSAN J	680 BARNUM WAY	MONTEREY PARK CA	91754
5261 012 035	BARNUM WAY	GU,LUOFU AND TAN, SINING	1290 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 012 036	681 BARNUM WAY	NGUYEN,HUNG Q AND MAI N	681 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 013 015	737 KINSFORD ST	TOY,DONALD G	737 KINGSFORD ST	MONTEREY PARK CA	91754
* 5261 013 016	724 CADIZ ST	LIU,ANYA TR	724 S CADIZ ST	MONTEREY PARK CA	91754
* 5261 013 017	720 CADIZ ST	GALVAN,GINA	720 CADIZ ST	MONTEREY PARK CA	91754
* 5261 013 018	714 CADIZ ST	YIU,JONATHAN M	714 CADIZ ST	MONTEREY PARK CA	91754
* 5261 013 030	641 KINSFORD ST	HSU, YIN PEN AND CHU SAN HSU	641 KINSFORD ST	MONTEREY PARK CA	91754
* 5261 013 049	701 KINSFORD ST	WILLS,CATHERINE A TR	701 KINSFORD ST	MONTEREY PARK CA	91754
* 5261 013 050	709 KINSFORD ST	LI,ZHENG	2624 MILL LN	FULLERTON CA	92831
* 5261 014 019	825 W MABEL AVE	LWIN,SOE CO TR	825 W MABEL AVE	MONTEREY PARK CA	91754
5261 014 021	817 W MABEL AVE	M AND A GABAE LP	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 022	813 W MABEL AVE	M AND A GABAE LP	P O BOX 5357	BEVERLY HILLS CA	90209
5261 014 023	809 W MABEL AVE	M AND A GABAE LP	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 025	ATLANTIC BLVD	M AND A GABAE	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 026	808 E GARVEY AVE	M AND A GABAE	PO BOX 5357	BEVERLY HILLS CA	90209

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5261 014 027	864 E GARVEY AVE	GABAE, M AND A	P O BOX 5357	BEVERLY HILLS CA	90209
5261 014 028	910 W GARVEY AVE	M AND A GABAE THE CHARLES CO	P O BOX 5357	BEVERLY HILLS CA	90209
* 5261 015 015	915 W NEWMARK AVE	GUTIERREZ, MIGUEL AND MARY A TRS	915 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 016	911 W NEWMARK AVE	FRATINO, RAYMOND M AND PAOLA TRS	911 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 017	901 W NEWMARK AVE	OGDEN, JEROME C AND LAURA CA	901 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 022	943 W NEWMARK AVE	MA, MAN SZE AND NORA W	943 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 023	939 W NEWMARK AVE	LAU, GAVIN	939 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 024	935 W NEWMARK AVE	PEREZ, ABEL	935 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 025	931 W NEWMARK AVE	YIP, RAYLIAN HIU	1234 GREENFIELD AVE	ARCADIA CA	91006
5261 015 042	810 W MABEL AVE	LY, KIM B AND TRAN, SUSAN L	961 S GLENDORA AVE	WEST COVINA CA	91790
* 5261 015 045	883 W NEWMARK AVE	RANSON, ANDRE J AND IRENE M TRS	PO BOX 846	ALHAMBRA CA	91802
* 5261 015 046	879 W NEWMARK AVE	RANSON, ANDRE J AND IRENE M TRS	PO BOX 846	ALHAMBRA CA	91802
* 5261 015 047	875 W NEWMARK AVE	RANSON, ANDRE AND IRENE TRS	PO BOX 846	ALHAMBRA CA	91802
* 5261 015 053	308 DE LA FUENTE ST	POON, EDDIE AND CHAN, KATHERINE	308 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5261 015 054	302 DE LA FUENTE ST	ACOSTA, JOSE AND STEPHANIE LYNN	209 E HAMMEL ST	MONTEREY PARK CA	91755
5261 015 087	151 S ATLANTIC BLVD	HI BANH	3115 LASHBROOK AVE	EL MONTE CA	91733
5261 015 088	ATLANTIC BLVD	SANSAN LLC	1125 S GRANADA AVE	ALHAMBRA CA	91801
* 5261 018 009	408 DE LA FUENTE ST	WARD, BRIAN C	408 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5261 019 043	435 HERMOSA VISTA ST	SANCHEZ, RAMIRO S TR	435 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 019 046	511 HERMOSA VISTA ST	LEE, ERNEST K AND L TRS	779 TOPACIO DR	MONTEREY PARK CA	91754

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* 5261 019 048	660 CADIZ ST	OKITA, GRANT R AND LAURA L	660 CADIZ ST	MONTEREY PARK CA	91754
* 5261 019 049	640 CADIZ ST	NG, NHU L AND CAREY J AND NG, FRANCES H AND MAY K	638 CADIZ ST	MONTEREY PARK CA	91754
* 5261 019 050	620 CADIZ ST	ORO ASHI LLC	PO BOX 1598	STUDIO CITY CA	91614
* 5261 019 052	588 JADE TREE DR	LIN,E SING TR	588 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 053	576 JADE TREE DR	LEE, MAY S	576 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 054	564 JADE TREE DR	BANG,THOMAS D	564 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 055	552 JADE TREE DR	IMOTO,KATSUMI AND HELEN K TRS	552 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 056	540 JADE TREE DR	CHAN,STEPHEN S AND MAN, ALICE M	540 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 057	528 JADE TREE DR	TANAKA,JULIE W	528 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 059	508 JADE TREE DR	HOANG,KEVIN M CO TR	508 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 061	480 JADE TREE DR	TONG,YUI Y AND WAI C TRS	480 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 041	350 ELECTRIC AVE	HO,VINCENT W	350 ELECTRIC AVE	MONTEREY PARK CA	91754
* 5261 020 043	370 ELECTRIC AVE	LADIA,LEONARD C AND LAURA R TRS	1016 SPRUCE LN	PASADENA CA	91103
* 5261 020 044	1100 WILLIAMS ST	GONZALEZ,MARIAN C TR	1100 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 020 045	1110 WILLIAMS ST	CHUI,TIMOTHY AND XIONG, XIAOQING	636 PINRAIL LN	FOSTER CITY CA	94404
* 5261 020 046	1120 WILLIAMS ST	INJARUSORN,CHAIVUT	1120 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 020 047	1130 WILLIAMS ST	RAKSANOH,FARLIDA	1130 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 020 048	1140 WILLIAMS ST	STADLER, JOSEPH N CO TR	2956 W SHORB ST	ALHAMBRA CA	91803
* 5261 020 050	550 WHITNEY PL	ROMAN,JOSE G AND MARIA A	550 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 020 051	570 WHITNEY PL	YOSHIDA,HIDEYUKI AND HIROE AND	570 WHITNEY PL	MONTEREY PARK CA	91754

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* 5261 020 052	590 WHITNEY PL	CHUN,TIT K AND ELLIE C	590 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 020 054	433 JADE TREE DR	ABELLA,ROSANNA R TR	433 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 057	469 JADE TREE DR	KING,GEORGE Y AND PEARLIE	469 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 058	481 JADE TREE DR	ANGKADJAJA,JOHANES	481 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 059	493 JADE TREE DR	IWO,SHOYE S AND MARSHA M	493 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 060	505 JADE TREE DR	SOO HOO,TERRY AND BONNIE	505 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 062	429 JADE TREE DR	HO, ANITA AND LAU, JASON	PO BOX 520	ALHAMBRA CA	91802
* 5261 020 064	555 JADE TREE DR	KIM,CHUNG W AND HAE K TRS	555 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 065	565 JADE TREE DR	WONG,NORMAN J AND SOPHIE C TRS	565 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 066	577 JADE TREE DR	OONG,WAYLAND AND PHAM, NANCY	577 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 067	589 JADE TREE DR	NG,HOWARD C AND ROSA C TRS	589 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 069	605 CREST VISTA DR	LIN, MEILYN TR	605 CREST VISTA DR	MONTEREY PARK CA	91754
* 5262 020 028	843 LOMA VERDE ST	LIM,BERNARD W AND ELEANOR L	PO BOX 80985	SAN MARINO CA	91118
* 5262 021 012	724 S YNEZ AVE	DUEÑAS,RUBEN A	724 S YNEZ AVE	MONTEREY PARK CA	91754
* 5262 021 013	720 S YNEZ AVE	WONG, MICHAEL M ET AL TRS	4612 ALVEO RD	LA CANADA FLINT CA	91011
* 5262 021 018	731 DIVINA VISTA ST	MELENDEZ,DENNIS	2132 S WESTBORO AVE	ALHAMBRA CA	91803
* 5262 021 024	755 DIVINA VISTA ST	MOY,MONTY L AND HARADA, KIMBERLY A	755 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 008	822 LOMA VERDE ST	WANG, JUN AND SO, JOYCE G	822 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 009	818 LOMA VERDE ST	CHI, DEAN AND YANG, YANG	818 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 010	814 LOMA VERDE ST	WONG, TAK SHING AND LIN, YUN CHIEN	814 LOMA VERDE ST	MONTEREY PARK CA	91754

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* 5262 022 011	810 LOMA VERDE ST	CHIN,GRACE S TR	810 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 012	806 LOMA VERDE ST	SENTENO, JIMMY R	806 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 013	802 LOMA VERDE ST	FOO,EDWIN AND MAY CHAN TRS	1380 LIGHTVIEW ST	MONTEREY PARK CA	91754
* 5262 022 014	776 S YNEZ AVE	MARTINEZ,CONSTANCE AND MARTINEZ, EDWARD	1155 ALICE DR	SANTA CLARA CA	95050
* 5262 022 015	772 S YNEZ AVE	MORITA,MELANIE K	772 S YNEZ AVE	MONTEREY PARK CA	91754
* 5262 022 016	771 DIVINA VISTA ST	NAGASHIMA,TATSUO AND TOKIE	771 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 017	777 DIVINA VISTA ST	SORIA,E DANIEL	777 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 019	805 DIVINA VISTA ST	TRAN,JAMIE AND CHEUNG, MEI Y	805 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 020	809 DIVINA VISTA ST	TRAN,JAMIE DE AND CHEUNG, MEI YUK	809 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 021	813 DIVINA VISTA ST	MAYORAL,RAQUEL	813 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 022	817 DIVINA VISTA ST	HO,SCOTT H AND CHRISTY M	817 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 023	821 MIRA VALLE ST	UTHENPONG,SURACHAI AND PAEK, MELANIE	821 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 001	1034 LOMA VERDE ST	MACIAS,SONIA	401 W DONCREST ST	MONTEREY PARK CA	91754
* 5262 023 002	1030 LOMA VERDE ST	HOLTZMAN,IRWING AND NOHEMI TRS	15892 REDLANDS ST	WESTMINSTER CA	92683
* 5262 023 008	1006 LOMA VERDE ST	WONG, LAP Y & CHAN, BERYL W & LUM, BRIAN & AMY Y	5248 MOUNT ROYAL DR	LOS ANGELES CA	90041
* 5262 023 018	909 MIRA VALLE ST	PAEZ, OSCAR A AND PAEZ, OLGA A	909 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 019	913 MIRA VALLE ST	MURAI,GERALD H AND SUSAN M AND MURAI, TAMIKO	913 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 020	917 MIRA VALLE ST	HUANG, I LING	917 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 021	921 MIRA VALLE ST	CHAN,CONRAD H AND SELINA W	921 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 027	945 MIRA VALLE ST	CARRILLO,ENRIQUETA TR	945 MIRA VALLE ST	MONTEREY PARK CA	91754

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* 5262 024 001	1200 LOMA VERDE ST	LI,WING H AND CHAN, GRACE	1200 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 003	1240 LOMA VERDE ST	TANAKA,KAREN I TR	1240 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 004	1260 LOMA VERDE ST	LIU,NORMAN AND LINDA W	1260 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 014	1220 LOMA VERDE ST	HO,PAUL AND VICTORIA W	1220 LOMA VERDE ST	MONTEREY PARK CA	91754
5262 028 800	MCPHERIN	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5262 032 003	1300 MIRA VALLE ST	LEUNG,FAN K AND LEUNG, HOYIN J	1300 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 004	1350 MIRA VALLE ST	SALAS,LEOPOLDO G AND CARMEN TRS	1350 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 005	1380 MIRA VALLE ST	LIU,RAYMOND Y AND CAROL W	1380 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 006	1400 MIRA VALLE ST	ZEE,ANNA	1400 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 007	1450 MIRA VALLE ST	WONG,YUK M AND WAI Y	1450 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 008	1480 MIRA VALLE ST	ESPIRITU,ANTONIO O AND AMELIA P	1480 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 015	1451 BRADSHAWE AVE	BY,CHHUM AND HOU, CHANTHAN	12496 FARMBOROUGH CT	MIRA LOMA CA	91752
* 5262 032 016	1401 BRADSHAWE AVE	JIM,KIN KIT TR	1401 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 032 017	1371 BRADSHAWE AVE	ABDALLAH,SAMIRA AND WALID	1371 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 032 018	1351 BRADSHAWE AVE	ITO,RICHARD ET AL	1351 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 032 019	1301 BRADSHAWE AVE	PAGE,ARTHUR D AND KEIKO T	1301 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 033 001	1000 MIRA VALLE ST	CHIC,HENRY T AND HELEN N	1000 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 002	1080 MIRA VALLE ST	SAKAZAKI,TERRY AND LOURDES TRS	1080 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 003	1100 MIRA VALLE ST	VILLALOBOS,MANUEL AND CAROL TRS	1100 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 004	1150 MIRA VALLE ST	YAO,JIE AND DUAN, LEI	1150 MIRA VALLE ST	MONTEREY PARK CA	91754

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* 5262 033 005	1170 MIRA VALLE ST	CHEUNG, MICHAEL L AND JAIMIE M	1170 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 007	1181 BRADSHAWE AVE	COVARRUBIAS,ALFONSO AND VASQUEZ, HEIDI	1181 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 033 008	1101 BRADSHAWE AVE	FARIAS,JAVIER TR	1101 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 033 009	1081 DIVINA VISTA ST	NOBUTO,MASARU AND KAZUKO	1081 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 010	1061 DIVINA VISTA ST	NY,THONG CO TR	1061 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 011	1051 DIVINA VISTA ST	JOSEPH & KATHY CHEN	927 DIVINA VISTA STREET	MONTEREY PARK, CA	91754
* 5262 033 012	1001 DIVINA VISTA ST	LEON,JOSEPH AND ROLANDA Y	1001 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 017	1180 MIRA VALLE ST	HOUN,SONN L CO TR	1180 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 002	938 MIRA VALLE ST	GRAPE,JAYMEE	938 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 007	908 MIRA VALLE ST	SERRANO, ARIEL AND MARIA	908 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 022	961 DIVINA VISTA ST	SUAREZ,JAIME AND AVILA SUAREZ, SUSAN	961 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 034 027	933 DIVINA VISTA ST	DERR,LAWRENCE E AND JEANNETTE	933 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 034 028	942 MIRA VALLE ST	KELLER,REID AND BRENDA	PO BOX 2138	BLAINE WA	98231
5262 034 029	MIRA VALLE ST	MBRC LLC	PO BOX 1639	BEVERLY HILLS CA	90213
* 5263 003 021	422 W GRAVES AVE	KAO,ROY C AND DONNA W TRS	3536 LOCKSLEY DR	PASADENA CA	91107
* 5263 003 022	420 W GRAVES AVE	FANG, CARDY J & CINDY Y	420 W GRAVES AVE	MONTEREY PARK CA	91754
* 5263 003 023	418 W GRAVES AVE	LEUNG,KAI SUN	507 W WISTARIA AVE	ARCADIA CA	91007
* 5263 003 024	412 W GRAVES AVE	ACKERMAN,DAVID AND YING C	412 W GRAVES AVE	MONTEREY PARK CA	91754
* 5263 003 029	310 W GRAVES AVE	LENG,HENG AND LENG, BIN	310 W GRAVES AVE	MONTEREY PARK CA	91754
* 5263 004 001	740 DIVINA VISTA ST	BARRAZA,JAIME A AND ELSA O	740 DIVINA VISTA ST	MONTEREY PARK CA	91754

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* 5263 004 002	736 DIVINA VISTA ST	QU,CHANG	736 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 003	730 DIVINA VISTA ST	CHARLES,KEVIN L	730 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 004	728 DIVINA VISTA ST	YUN,HEIDI Y TR	728 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 005	722 DIVINA VISTA ST	KUBOTA,LESTER TR	722 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 006	716 DIVINA VISTA ST	O CELLO,RORY	716 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 007	704 DIVINA VISTA ST	CHAN,VINCENT D AND TAMMY S	704 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 003	DIVINA VISTA ST	SANCHEZ, IVAN H	814 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 004	814 DIVINA VISTA ST	SANCHEZ, IVAN H	814 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 005	810 DIVINA VISTA ST	MOLINA, RAUL AND IRMA	810 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 006	804 DIVINA VISTA ST	MOLINA,RAUL	804 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 007	776 DIVINA VISTA ST	FRANCO,GILLIAN AND CARDENAS, EDDIE	776 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 008	768 DIVINA VISTA ST	TANAKA,JEAN TR	768 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 009	762 DIVINA VISTA ST	GREESON,CHRISTINE B TR	762 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 010	756 DIVINA VISTA ST	TSUI,PAUL H AND JOY L	756 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 011	750 DIVINA VISTA ST	HERNANDEZ,GILBERT M AND GRIEGO, DENISE D	750 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 012	744 DIVINA VISTA ST	SHAR, DIANA AND STANLEY	744 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 013	DIVINA VISTA ST	CHEN, INGRID S	1060 DEL LA FUENTE ST	MONTEREY PARK CA	91754
* 5263 006 002	1031 BRADSHAW AVE	CHINN,PETE AND MARGARET	11038 VALLEY MALL	EL MONTE CA	91731
* 5263 006 003	1033 BRADSHAW AVE	ANNEYAN, VARDUI	215 S VAIL AVE	MONTEBELLO CA	91754
* 5263 006 005	1037 BRADSHAW AVE	TELLENBACH,FREDRICK DECD EST OF	321 S BEVERLY DR STE A	BEVERLY HILLS CA	90212

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* 5263 006 006	1039 BRADSHAWE AVE	YOSHIMURA, FUMIKO TR	1039 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 007	1041 BRADSHAWE AVE	MOREAU, BRUCE R	1041 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 008	1043 BRADSHAWE AVE	MIZUNO, DEAN Y	87 E GREEN ST STE 310	PASADENA CA	91105
* 5263 006 009	1045 BRADSHAWE AVE	LIU, BOB Y AND LI YU	1045 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 010	1047 BRADSHAWE AVE	YU, RUOYLIN	1047 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 011	1049 BRADSHAWE AVE	MORALES, ALMA S	1049 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 001	801 BRADSHAWE AVE	TJIOE, HENRY AND FLORENCE TRS	801 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 002	825 BRADSHAWE AVE	SHIROISHI, ALLEN L CO TR	825 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 003	851 BRADSHAWE AVE	WU, DANNY T AND CARMAN	851 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 004	891 BRADSHAWE AVE	LU, JUSTON CO TR	891 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 005	901 BRADSHAWE AVE	IMUTA, SHIGETAKA AND TERRY L TRS	901 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 006	951 BRADSHAWE AVE	PHU, TIM AND SARAH T TRS	951 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 008	993 BRADSHAWE PL	ROGERS, JOHN E AND CAROLYN	993 BRADSHAWE PL	MONTEREY PARK CA	91754
* 5263 007 009	999 BRADSHAWE PL	ORTEGA, JULIO A TR	999 BRADSHAWE PL	MONTEREY PARK CA	91754
* 5263 007 010	1001 BRADSHAWE AVE	HAMASAKI, MARK	1001 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 010 008	835 S GRANDRIDGE AVE	CHEN, CHIN YUAN AND CHUN Y	547 WORKMAN AVE	ARCADIA CA	91007
* 5263 010 009	801 S GRANDRIDGE AVE	RAMIREZ, RUDY AND RUIZ, STACEY	801 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 013 011	1001 S GARFIELD AVE	CROFT, LORI A TR	1001 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 013 012	1025 S GARFIELD AVE	MORALES, ALEX G AND JULIA M TRS	1025 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 013 013	1059 S GARFIELD AVE	ROBLES, ROSALIE M	316 W ARLIGHT ST	MONTEREY PARK CA	91754

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* 5263 013 017	151 ROCA WAY	MI FEN LIN BANH	301 E COLORADO BLVD STE 325	PASADENA CA	91101
* 5263 014 007	150 ROCA WAY	TSE,CHUCK AND BETSY B TRS	150 ROCA WAY	MONTEREY PARK CA	91754
* 5263 014 008	130 ROCA WAY	FUJIWARA, ALICIA D TR	130 ROCA WAY	MONTEREY PARK CA	91754
* 5263 014 010	1115 S GARFIELD AVE	BAIMA,ALBERT J TR	30 BERMUDA CT	MANHATTAN BEACH CA	90266
* 5263 014 011	1133 S GARFIELD AVE	CHIANG, SUSAN N	220 S ELECTRIC AVE	ALHAMBRA CA	91801
* 5263 014 012	1147 S GARFIELD AVE	HOWARD,LINDA H	1147 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 014 013	1167 S GARFIELD AVE	ESCOTO, SARA TR	1167 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 014 014	1171 S GARFIELD AVE	IPPOLITO, FRANCES L TR	3581 SW 58TH DR	PORTLAND OR	97221
* 5263 014 015	1177 S GARFIELD AVE	TSUCHIYA,MIEKO TR	350 TOYON RD	SIERRA MADRE CA	91024
* 5263 014 026	1181 S GARFIELD AVE	YU,KOUGING AND ZHANG, YUHUI	1181 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 016 002	1255 S GARFIELD AVE	NAKASHIMA,TAKUMA AND KIMIKO TRS	1255 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 016 004	111 W EL REPETTO DR	HUANG, YAO DUAN AND ZHU, TIN	111 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 016 006	135 W EL REPETTO DR	DURAN,CHRISTOPHER F AND MOZQUEDA, MIREYA	135 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 016 019	1182 S ISABELLA AVE	QUON,WING L AND NORI TRS	1182 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 005	1033 S ISABELLA AVE	LI, MIN AND YANG, ZONGPEI	1033 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 006	1043 S ISABELLA AVE	CHANG,TSUNG J AND JUDY TRS	1043 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 007	1057 S ISABELLA AVE	HO,YU CHICH AND RU CHIEN	1057 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 008	1065 S ISABELLA AVE	SAETIA,MARIA M	1065 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 009	1073 S ISABELLA AVE	CHOU,CHIHCHUNG AND LICHEN TRS	1193 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 015	1048 S GRANDRIDGE AVE	YAYLA,ZAKAR K AND SONIA K TRS	1048 S GRANDRIDGE AVE	MONTEREY PARK CA	91754

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* 5263 017 018	1032 S GRANDRIDGE AVE	MORIOKA,YOSHITAKA AND MICHIKO	1032 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 017 019	1022 S GRANDRIDGE AVE	SALEM,RAMZY S AND JANET I TRS	1022 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 001	1133 S ISABELLA AVE	LAW, IVAN S AND CHING, RONNIA L	1133 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 003	1096 S GRANDRIDGE AVE	HIROTA, SATOSHI	1096 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 004	1078 S GRANDRIDGE AVE	SUGIURA,MIYOKO AND WONG, HARRY AND DONNA D	11927 SIERRA SKY DR	WHITTIER CA	90601
* 5263 018 005	1066 S GRANDRIDGE AVE	JUNG, CLAYTON D CO TR	1066 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 006	1151 S ISABELLA AVE	VALENCIA VALLEY LLC SERIES T	PO BOX 1754	MONTEREY PARK CA	91754
* 5263 018 007	1193 S ISABELLA AVE	CHOU,CHIHCHUNG AND LICHEN TRS	1193 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 008	1201 S ISABELLA AVE	HINO,GLENN M AND JOSEPHENE T TRS	1201 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 009	1255 S ISABELLA AVE	CHONG,VINCENT AND LILIAN TRS	1255 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 010	1293 S ISABELLA AVE	LOUIE,STEVEN W AND ELLEN W	1293 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 011	1301 S ISABELLA AVE	NGAN,HON W AND YEUNG, FION S	1301 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 012	1333 S ISABELLA AVE	NG,CHOR BUN AND CHAN, JULIE Y	1333 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 013	1375 S ISABELLA AVE	WANG,WENHUA AND HUANG, WEI	1375 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 014	1397 S ISABELLA AVE	FLORDELIS,ALEXANDER CO TR	1397 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 022	1332 S GRANDRIDGE AVE	KAWARATANI,YUKIO CO TR	1332 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 023	1300 S GRANDRIDGE AVE	PEI JUN GRACE GE	1300 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 024	1290 S GRANDRIDGE AVE	SUEHIRO,LLOYD E AND SEIKO D TRS	1290 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 025	1250 S GRANDRIDGE AVE	WATAMURA,TSURUKO TR	1250 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 026	1200 S GRANDRIDGE AVE	FONG,WAYMOND	3129 DURAND DR	LOS ANGELES CA	90068

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* 5263 018 027	1188 S GRANDRIDGE AVE	KAWASAKI,DIANE	1188 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 028	1152 S GRANDRIDGE AVE	NG,LOUIS C AND PAULA V TRS	1152 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 029	1100 S GRANDRIDGE AVE	LOPEZ,PAULINE L TR	1100 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 018 033	GRANDRIDGE AVE	FLORDELIS,ALEXANDER CO TR	1397 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 018 034	GRANDRIDGE AVE	WONG,ANTHONY	236 E GARVEY AVE	MONTEREY PARK CA	91755
* 5263 018 035	1374 S GRANDRIDGE AVE	WONG,ANTHONY	1374 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 001	1014 BRADSHAW AVE	NG,YUNG YU	1014 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 019 002	1010 BRADSHAW AVE	YU, THOMAS P CO TR	1010 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 019 003	1006 BRADSHAW AVE	TAM,ROBERT P AND LINABELLIE	1006 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 019 004	1006 BRADSHAW AVE	TZE LEUNG NG CO TR	1002 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 019 006	950 BRADSHAW AVE	CHANBONPIN,JIMMY AND ARACELI TRS	1654 S EL MOLINO AVE	SAN MARINO CA	91108
* 5263 019 012	338 ROCA WAY	NAGAMATSU,ERNEST AND ELAINE TRS	2035 KENILWORTH AVE	LOS ANGELES CA	90039
* 5263 019 014	1005 S GRANDRIDGE AVE	AU,GEORGE K AND CHU, WAI Y	1005 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 015	1009 S GRANDRIDGE AVE	CLARK,LAURA J CO TR	1332 VALLEY VIEW RD	GLENDALE CA	91202
* 5263 019 016	1015 S GRANDRIDGE AVE	SHYER, JANICE R TRS	1015 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 017	1021 S GRANDRIDGE AVE	KWONG,KEI FAT AND SAU TRS	1021 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 019	1031 S GRANDRIDGE AVE	CHOY,WOODY M AND KATHERINE S	1031 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 021	1039 S GRANDRIDGE AVE	CORDOVA, DANIEL AND CLAUDIA Y	1039 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 020 002	1040 BRADSHAW AVE	GARCIA,JOSE A	1040 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 003	1038 BRADSHAW AVE	BURNS,ISABELLA J CO TR	8505 RED HILL COUNTRY CLUB DR	RO CUCAMONGA CA	91730

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* 5263 020 004	1036 BRADSHAWE AVE	MORITA,YUKIHIDE AND MAYUMI	1036 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 020 005	1034 BRADSHAWE AVE	TAM,PETER AND MYLAN	1034 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 020 006	1030 BRADSHAWE AVE	PANG,THOMAS AND RITA	1030 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 020 007	1026 BRADSHAWE AVE	SAIS,EDWARD E JR AND JEAN	1026 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 020 008	1022 BRADSHAWE AVE	DODGE,ELIZABETH A CO TR	1022 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 020 012	1071 S GRANDRIDGE AVE	TERAISHI,BEN M AND ESTHER	1071 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 020 013	1095 S GRANDRIDGE AVE	HONG,BENNY N AND SHARLENE L TRS	1095 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 021 003	1060 BRADSHAWE AVE	SHEN,RAY AND EMILY M	1060 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 021 004	1070 BRADSHAWE AVE	KLEIN,JOSEPH JR AND ROBERTA TRS	1550 HASTINGS WAY	PLACENTIA CA	92870
* 5263 021 005	1080 BRADSHAWE AVE	CHAN, JOHN WAI SUN AND CHI MING	1080 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 021 006	1100 BRADSHAWE AVE	DOBLER,KARL AND MARLENE TRS	1100 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 021 007	1150 BRADSHAWE AVE	RENTERIA,ANTHONY S AND ALMA	1150 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 021 019	1155 PUNTA WAY	LUSTER,LORA A TR	1155 PUNTA WAY	MONTEREY PARK CA	91754
* 5263 021 023	1257 PUNTA WAY	STEFANSKY, PETER	1257 PUNTA WAY	MONTEREY PARK CA	91754
* 5263 021 044	1373 S GRANDRIDGE AVE	LAM,SIMON AND WU, LILIAN	1373 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 021 045	1201 PUNTA WAY	JIN,MING AND CHEN, YVONNE	896 KINSFORD ST	MONTEREY PARK CA	91754
5263 021 900	GRANDRIDGE AVE	MONTEREY PARK CITY S BY S	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
* 5263 022 004	345 W EL REPETTO DR	LEE,PEGGY B TR ET AL	345 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 022 005	363 W EL REPETTO DR	CHUANG,KAI WIN	2095 S LEO AVE	COMMERCE CA	90040
* 5263 022 007	373 POCO WAY	LINN,ALICE E TR	373 POCO WAY	MONTEREY PARK CA	91754

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* 5263 022 008	375 POCO WAY	LEE,MICHAEL AND ELISA	375 POCO WAY	MONTEREY PARK CA	91754
* 5263 022 021	1350 BRADSHAWE AVE	BJORKMAN, CARL S CO TR ET AL	6 JOURNEY #250	ALISO VIEJO CA	92625
* 5263 022 022	1370 BRADSHAWE AVE	CHAN, YAU S AND CHAN, WAYLYN	1370 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 022 023	1400 BRADSHAWE AVE	FARAJ,ZIAD F CO TR	1400 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 022 033	1401 PIEDRA WAY	HUI,KAM S AND DEE C	920 WYNNEWOOD DR	DIAMOND BAR CA	91765
* 5263 022 034	1400 PIEDRA WAY	PALOMINO,BORIS AND AMANDA	1400 PIEDRA WAY	MONTEREY PARK CA	91754
* 5263 022 040	317 W EL REPETTO DR	DAI,HUAZHANG	317 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 022 041	1300 BRADSHAWE AVE	BJORKMAN, CARL S CO TR ET AL	6 JOURNEY #250	ALISO VIEJO CA	92625
* 5263 027 002	1592 S GRANDRIDGE AVE	LIU,JOANNE CJ	6908 N VISTA ST	SAN GABRIEL CA	91775
* 5263 027 007	1528 S GRANDRIDGE AVE	NG, DERRICK AND HO, WINNIE N	1528 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 027 017	1601 S MCPHERRIN AVE	DOMINGO, FIDENCIO E JR AND MARGARITA R	1601 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 027 019	1701 S MCPHERRIN AVE	SHEN,SABINA C Y TR	1701 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 027 022	1653 S MCPHERRIN AVE	SFT INVESTMENT PROPERTIES LLC	1278 GLENNEYRE ST UNIT 148	LAGUNA BEACH CA	92651
* 5263 028 002	1700 S MCPHERRIN AVE	SHIBATA,SHUNICHI AND MIZUE	1700 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 004	1654 S MCPHERRIN AVE	NG,PETER AND SANDY	1654 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 005	1600 S MCPHERRIN AVE	SHIMIZU,SHOJI ET AL TRS	1600 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 024	1690 S MCPHERRIN AVE	CHUI, PEARL CO TR	2357 COUNTRY CANYON DR	HACIENDA HEIGHTS CA	91745
5263 028 800	ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 029 800	GRANDRIDGE AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5263 035 001	1809 GARFIELD PL	CHENG,SU CHING AND CHAO YU TRS	150 W WISTARIA AVE	ARCADIA CA	91007

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* 5263 037 007	162 W EL REPETTO DR	FREEMAN,ROBERTO AND MARIA A	162 W EL REPETTO DR	MONTEREY PARK CA	91754
5263 037 010	EL REPPETO DR	GONZALES,RICHARD Q	1397 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 037 011	100 W EL REPETTO DR	NOUR GROUP LLC	14411 TELEGRAPH RD	WHITTIER CA	90604
5263 037 800	ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 037 801	1690 ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 037 804	EL REPPETO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5263 038 017	607 BRADSHAWE AVE	SANCHEZ,LINDA C	607 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 038 018	609 BRADSHAWE AVE	LEE,TSE KIU AND XIONG, DE GUI LEE AND LI, CHUN	609 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 038 020	623 BRADSHAWE AVE	YAN,STANLEY AND NANCY	623 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 038 021	627 BRADSHAWE AVE	CHAN,HENRY AND GRACE E TRS	5512 FRANCES AVE NE	TACOMA WA	98422
* 5263 038 022	637 BRADSHAWE AVE	LAU,MONA	637 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 039 001	665 VILLA MONTE AVE	SZETO,LIM Y AND DEIDRE L	665 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 039 002	657 VILLA MONTE AVE	CARTER,AMELIA R TR	5200 LOUISE AVE	ENCINO CA	91316
* 5263 039 003	651 VILLA MONTE AVE	EMOTO,HIROSHI AND JUNKO TRS	909 BRIGHTON WAY	MONTEBELLO CA	90640
* 5263 039 004	643 VILLA MONTE AVE	KWOK,MATTHEW F AND MAKI, KUMI	643 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 039 005	637 VILLA MONTE AVE	SALZ, CONSTANCE E AND HILLYARD, HARVEY A	1020 RUBERTA AVE UNIT 1	GLENDALE CA	91201
* 5263 040 001	639 BRADSHAWE AVE	TANG,MICHAEL AND TONG, ANGELA L	639 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 002	641 BRADSHAWE AVE	LEE,IRENE S TR	641 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 003	647 BRADSHAWE AVE	YAMAMURO,TOMIKAZU AND YOKO TRS	647 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 004	653 BRADSHAWE AVE	LIN,MAGGIE T	653 BRADSHAWE AVE	MONTEREY PARK CA	91754

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* 5263 040 005	657 BRADSHAWE AVE	LIAW, DA AN TR	657 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 008	687 BRADSHAWE AVE	KUO,MEI SHI	687 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 009	695 BRADSHAWE AVE	NHIN, HO SEC AND DIEP, YEN VE ET AL	695 BRAHSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 011	608 VILLA MONTE AVE	PEREZ,DOLISA	608 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 012	614 VILLA MONTE AVE	DASCA,MARK AND MARY C	614 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 013	622 VILLA MONTE AVE	JOVEN,MICHAEL AND RACHEL	622 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 015	636 VILLA MONTE AVE	SHAO, HUI & HE RUI	636 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 016	642 VILLA MONTE AVE	TAN,NIYADA S AND KATAWETHEESAKUN, SONG	642 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 017	650 VILLA MONTE AVE	VEGA,MARCOS AND EUFEMIA E TRS	1102 CADIZ ST	MONTEREY PARK CA	91754
* 5263 040 018	656 VILLA MONTE AVE	CHAN, YUEN MUI AND KELLION	656 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 019	664 VILLA MONTE AVE	MAK,CHI H AND BILLIE	664 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 041 005	685 S GRANDRIDGE AVE	LY,KEVIN H AND LU, PHUONG	685 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 041 006	689 S GRANDRIDGE AVE	CHEN,JEFFREY M AND YEO, MONICA	1601 S GRANADA AVE	ALHAMBRA CA	91801
* 5263 041 007	695 S GRANDRIDGE AVE	LEE,JAMES H AND JEANIE E TRS	695 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 041 009	696 BRADSHAWE AVE	APICHATTHANAPATH,SANGCHAI	1549 KEMPTON AVE	MONTEREY PARK CA	91755
* 5263 041 010	688 BRADSHAWE AVE	APICHATTHANAPATH,SANGCHAI	1549 KEMPTON AVE	MONTEREY PARK CA	91755
* 5263 041 011	678 BRADSHAWE AVE	CHANG, NGA TING	678 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 041 012	672 BRADSHAWE AVE	HSU,MINGKEE T ET AL	2300 LORAIN RD	SAN MARINO CA	91108
* 5263 041 013	660 BRADSHAWE AVE	LOH,DAVID S K AND ANNA T	660 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 041 014	658 BRADSHAWE AVE	LIAW,JUN Y AND WEN Y	658 BRADSHAWE AVE	MONTEREY PARK CA	91754

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* 5263 041 015	652 BRADSHAWE AVE	LIN,SANNIE L ET AL	652 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 005	735 BRADSHAWE AVE	SIN,SING CHEUNG CO TR	735 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 006	743 BRADSHAWE AVE	CARR,ROBERT H AND JANICE E TRS	743 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 008	763 BRADSHAWE AVE	VIDALES,VICTOR AND RICO, ANNA	763 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 009	777 BRADSHAWE AVE	NAGATA,SHIKO AND CHIEKO	777 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 010	795 BRADSHAWE AVE	DAHL, PATRICIA E TR	626 ALTA VISTA CIR	SOUTH PASADENA CA	91030
* 5263 042 011	670 VILLA MONTE AVE	TU, DAVID AND NANCY	670 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 013	690 VILLA MONTE AVE	PEREZ,ROGELIO AND CARMEN	690 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 015	679 VILLA MONTE AVE	YEE,TONY C AND DAY T	679 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 016	671 VILLA MONTE AVE	GUAN, ANNA M TR	671 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 043 010	724 OJAI CIR	DANG,HANH C AND NGUYEN, TINA	724 OJAI CIR	MONTEREY PARK CA	91754
* 5263 043 016	758 ALTA MESA PL	KAN,JOE FUNG CHING TRS	30 CHOATE	IRVINE CA	92620
5263 043 017	ALTA MESA PL	SCOTT,DAVID C	951 GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 043 018	ALTA MESA PL	DAGHLIAN,HRATCH AND MARY TRS	351 ROCA WAY	MONTEREY PARK CA	91754
* 5264 002 001	149 DIANE WAY	KELLEY,FERNANDO CO TR	149 DIANE WAY	MONTEREY PARK CA	91755
* 5264 002 002	145 DIANE WAY	CHONG,ALBERT G AND MARY Y TRS	145 DIANE WAY	MONTEREY PARK CA	91755
* 5264 002 006	650 CECIL ST	ISMEN,JACK AND WILMA	650 CECIL ST	MONTEREY PARK CA	91755
* 5264 002 007	648 CECIL ST	LAU,JAY H	10536 OLIVE ST	TEMPLE CITY CA	91780
* 5264 002 008	642 CECIL ST	TANG,DUC AND TINA	642 CECIL ST	MONTEREY PARK CA	91755
* 5264 002 009	634 CECIL ST	KANG,CLAUDIA TR	634 CECIL ST	MONTEREY PARK CA	91755

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* 5264 002 010	628 CECIL ST	LOW,JONATHAN B ET AL	1510 S BALDWIN PARK AVE UNIT A	ARCADIA CA	91077
* 5264 002 011	618 CECIL ST	KAMEI,TADASHI AND NORIKO TRS	618 CECIL ST	MONTEREY PARK CA	91755
* 5264 002 022	643 S LINCOLN AVE	LEW,NORMAN AND MARLENE F TRS	643 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 023	649 S LINCOLN AVE	WONG,TOMMY AND MYRA M	649 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 024	655 S LINCOLN AVE	CHU,YIMKING A AND ANGELINE I	655 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 025	661 S LINCOLN AVE	TRAN,NAM T AND FRANCES TRS	PO BOX 1598	MONTEREY PARK CA	91755
* 5264 002 026	667 S LINCOLN AVE	GUTIERREZ,JESUS AND REGALADO, MARIBEL	667 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 027	675 S LINCOLN AVE	SRABERG,GERALD AND ILENE S	PO BOX 512037	LOS ANGELES CA	90051
* 5264 002 028	683 S LINCOLN AVE	LIN,TYLER AND VUONG, JANET L	PO BOX 7583	ALHAMBRA CA	91802
* 5264 002 029	689 S LINCOLN AVE	LIN,RYAN Q AND LAN TU TRINH	689 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 030	691 S LINCOLN AVE	MORELL,AUGUST AND ELVERA TRS	691 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 031	695 S LINCOLN AVE	TRUONG,EDWIN K AND TRAN, DELPHINE	695 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 002	692 CECIL ST	CHANG,CHUN F AND CHUI L TRS	692 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 003	688 CECIL ST	GONG,JENNIFER M TR ET AL C/O RICHARD H GONG	1543 FORD AVE	REDONDO BEACH CA	90278
* 5264 003 004	684 CECIL ST	TSUJI,NORIKATSU AND JENNY H	684 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 005	680 CECIL ST	CHOI, ANTHONY K AND WANG, YVONNE Y	680 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 010	144 DIANE WAY	SUEN,PUI W TR	144 DIANE WAY	MONTEREY PARK CA	91755
* 5264 003 011	150 DIANE WAY	MENDEZ,ERIC AND ANABEL	150 DIANE WAY	MONTEREY PARK CA	91755
* 5264 003 012	699 S LINCOLN AVE	LAM,SING B AND LAM, MY Y AND LAM, PETER K	699 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 013	701 S LINCOLN AVE	PETERSEN,PENNEY P TR	701 S LINCOLN AVE	MONTEREY PARK CA	91755

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* 5264 003 014	707 S LINCOLN AVE	CHANG,RICHARD JR TR	9542 E NAOMI AVE	ARCADIA CA	91007
* 5264 003 015	715 S LINCOLN AVE	MA,DEREK S AND DAISY L TRS	715 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 016	721 S LINCOLN AVE	HIGUERA,RICHARD H AND ARMIDA TRS	721 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 017	741 S LINCOLN AVE	LUONG,PHIL K AND HOLLIE T	741 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 018	755 S LINCOLN AVE	LUONG,PHIL K AND HOLLIE T	755 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 019	771 S LINCOLN AVE	TAK KUEN MAU AND TAM, TAMMY M	771 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 020	787 S LINCOLN AVE	CHOW,ANTHONY C AND LIU, XUEMEI	787 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 021	803 S LINCOLN AVE	ORTIZ,RAYMOND AND DONNA TRS	803 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 022	819 S LINCOLN AVE	KURAI,SHUICHI T	819 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 023	833 S LINCOLN AVE	ROJO,PRESCILLA E TR	833 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 024	849 S LINCOLN AVE	LEE,THOMAS W AND ANNA K TRS	849 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 025	863 S LINCOLN AVE	YOUNG,KEVIN S AND CARMEN	863 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 026	879 S LINCOLN AVE	KWOK, SELINA Y TR	8528 LORATIN RD	SAN GABRIEL CA	91775
* 5264 003 027	901 S LINCOLN AVE	HALIM,THIO N AND HAMDJA, MEITJE	901 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 028	921 S LINCOLN AVE	WOO,KENNETH C AND SANDY L	921 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 029	941 S LINCOLN AVE	QUACH,VAN THE AND SAM, MELISSA L	941 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 030	961 S LINCOLN AVE	LAM,PAUL AND VIRGINIA TRS	961 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 031	981 S LINCOLN AVE	FONG,HARMON AND ANNIE TRS	981 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 032	1001 S LINCOLN AVE	ROBLES,FRANK G AND ELIZABETH	1001 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 035	676 CECIL ST	FANG,SHI YAN	676 CECIL ST	MONTEREY PARK CA	91755

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* 5264 004 007	1061 S LINCOLN AVE	XU, SHERRY Y	1061 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 008	1081 S LINCOLN AVE	MATSUMOTO,SEIJI AND EIKO TRS	1081 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 009	1101 S LINCOLN AVE	GARCIA,MARGARET E TR	1101 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 010	1121 S LINCOLN AVE	CHEN,MEI Y TR	1121 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 028	1021 S LINCOLN AVE	DUAN, SHIANG SHU AND LIU, AMY M	463 W CAMINO REAL AVE	ARCADIA CA	91007
* 5264 005 017	1060 S LINCOLN AVE	ESCOBEDO,DANIEL TR	1060 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 005 026	1201 WILCOX AVE	LAU,LELAND G TR	3056 W MAIN ST	ALHAMBRA CA	91801
* 5264 007 026	281 STARBIRD DR	SCHOFIELD,MARVENA A TR	281 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 027	277 STARBIRD DR	PEREZ,ALFRED V AND JENNIE F TRS	277 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 028	273 STARBIRD DR	CHAN, BONITA TR	273 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 030	265 STARBIRD DR	MOTONAGAHERBERT & MILDRED TRS	990 SHERWOOD RD	SAN MARINO CA	91108
* 5264 007 035	247 STARBIRD DR	HO LOK CHIU	247 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 040	269 STARBIRD DR	ROMO, RICHARD R AND MCCARTHY, MINDY M	269 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 008 007	285 STARBIRD DR	CHOW,CHI K AND NG, BEVERLEY P	285 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 008 016	1341 FULTON AVE	KWAN,DENNY CO TR	1341 FULTON AVE	MONTEREY PARK CA	91755
* 5264 008 024	293 STARBIRD DR	WALKER,ROBERT N AND MELINDA K	293 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 011 002	1781 FULTON AVE	BINH MY TRAN	1781 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 003	1775 FULTON AVE	YANG,RICHARD M	144 DIANE WAY	MONTEREY PARK CA	91755
* 5264 011 004	1769 FULTON AVE	CHOI,SUNNY W	1769 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 005	1763 FULTON AVE	ALMARAZ,SYLVIA I TR	1763 FULTON AVE	MONTEREY PARK CA	91755

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* 5264 011 006	1755 FULTON AVE	VU, LONG HOANG	1755 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 007	1749 FULTON AVE	TAI, MICHAEL	1749 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 008	1733 FULTON AVE	TRAN, NAM	1733 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 009	1725 FULTON AVE	HARTONO, RUDDY	1725 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 010	1721 FULTON AVE	YONEMURA, ERIC M CO TR ET AL	1721 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 013	1868 WHITEHURST DR	PEREZ, DENNISE I JR ET AL	1868 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 014	1854 WHITEHURST DR	CHAN, ANDY J & LEE, IRENE H	419 ELMGATE ST	MONTEREY PARK CA	91754
* 5264 011 015	1838 WHITEHURST DR	QI, LI NONG CO TR	1838 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 019	1770 MANCHA WAY	LIAO, BRANDA M AND MANDY M	1770 MANCHA WAY	MONTEREY PARK CA	91755
* 5264 011 020	1768 MANCHA WAY	WONG, CINDY H AND TONY A	1768 MANCHA WAY	MONTEREY PARK CA	91755
* 5264 011 021	1756 MANCHA WAY	HUANG, YONG T & NG HUANK, MARIA C	5632 CAMBURY AVE	TEMPLE CITY CA	91780
* 5264 011 032	1875 WHITEHURST DR	GORMAN, DONNA J TRS	1875 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 033	1876 WHITEHURST DR	NG, CHING YEE AND CHEUNG, MAN HO	1876 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 034	1895 FULTON AVE	LAU, I KEI TR	1895 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 037	1851 FULTON AVE	CHAU, MAN AND MAY	1851 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 038	1843 FULTON AVE	PANG, STEPHEN AND NANCY	1843 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 039	1835 FULTON AVE	CASTELAZO, THOMAS J & KUN HSIN CHANG	1835 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 040	1821 FULTON AVE	MORALES, JUANITA E TR	1821 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 041	1821 FULTON AVE	VILLAROMAN, JAMES R	1801 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 001	1057 FULTON AVE	ESPOLONG, CESAREO D CO TR	1057 FULTON AVE	MONTEREY PARK CA	91755

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* 5264 018 002	1065 FULTON AVE	LEE-VONGPHACHANH,MELISA M	1065 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 005	1097 FULTON AVE	LAM,SYDNEY V TR	1097 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 006	1101 FULTON AVE	YU TANG YANG	1101 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 007	1143 FULTON AVE	AGUILERA,ROSALINDA AND MARISCAL, DIANA	1143 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 009	1195 FULTON AVE	BALLINGER,LORIA	1195 S FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 010	1201 FULTON AVE	PUGA,CHRIS M	1201 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 011	1253 FULTON AVE	CHOW,KUI F AND SIU K	1253 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 012	1183 WILCOX AVE	CHU,CHAU	1183 WILCOX AVE	MONTEREY PARK CA	91755
* 5264 018 016	1100 LANGLEY WAY	NAING,THAN AND WENDY L	1100 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 017	1090 LANGLEY WAY	HANGSE,SORATH AND VANTHA	1090 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 018	1070 LANGLEY WAY	SANCHEZ, PEDRO TR	1070 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 019	1038 LANGLEY WAY	WONG,WAYNE CO TR	1038 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 020	1000 LANGLEY WAY	TSENG,YI CHUAN AND HAGEDORN, AARON	1000 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 022	960 S LINCOLN AVE	CHEN,NING	960 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 024	920 S LINCOLN AVE	MEI, DIANA TR	920 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 025	900 S LINCOLN AVE	GLOBAL INFOCONSULTATION INC.	900 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 026	800 S LINCOLN AVE	MA,ANTHONY	880 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 027	860 S LINCOLN AVE	TSENG,KUANG C AND YU ING TRS	860 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 028	840 S LINCOLN AVE	SETO, JOHN E AND DIANNA L TRS	840 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 029	826 S LINCOLN AVE	DO,JENNIFER	2032 S 4TH ST	ALHAMBRA CA	91803

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* 5264 018 030	810 S LINCOLN AVE	LAM,JENNIE S	810 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 031	786 S LINCOLN AVE	LEE,JUDY TR	786 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 033	740 S LINCOLN AVE	PAN, ZHOGREN AND PAN, MENGLIN	740 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 001	730 S LINCOLN AVE	OCHI,THOMAS H AND TAKAYO R TRS	730 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 002	728 S LINCOLN AVE	TOYAMA,TOM T AND RYOKO	728 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 003	722 S LINCOLN AVE	BARAJAS, GILBERT J CO TR	722 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 004	716 S LINCOLN AVE	LAI,VIVIANA TR	716 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 005	708 S LINCOLN AVE	TRAN,ELAINE	708 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 006	700 S LINCOLN AVE	WANG,TERESA J AND GARCIA, ADOLFO R	700 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 007	698 S LINCOLN AVE	WANG,SCOTT AND LAM, DAISY	698 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 008	694 S LINCOLN AVE	CHU,HUNG Y AND YUK L	694 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 009	692 S LINCOLN AVE	TRINH,THOMAS V AND NG A YEN NGUYEN	202 E GRAVES AVE	MONTEREY PARK CA	91755
* 5264 019 011	686 S LINCOLN AVE	WONG, LAMONT ET AL	686 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 012	680 S LINCOLN AVE	SHEFFIELD,BRADLEY W AND BALVINA G	680 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 013	674 S LINCOLN AVE	BIG CHUN NG AND CHO MONG HO	674 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 014	662 S LINCOLN AVE	ISKANDAR,EDDY AND KUMALA D	662 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 024 063	S GARFIELD AVE	GARFIELD ESTATES II	1100 S GARFIELD AVE	MONTEREY PARK CA	91754
5265 001 803	POTRERO GRANDE DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 809	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 810	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768

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5265 001 812	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 813	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5265 004 047	2080 CLOVER DR	GIOIA,FRANK C	2080 CLOVER DR	MONTEREY PARK CA	91755
* 5265 004 048	2113 HEATHER DR	LEE,FRANK K AND STELLA H	2113 HEATHER DR	MONTEREY PARK CA	91755
5265 004 052	FULTON AVE	FONG,ARNOLD AND BARBARA	1401 MERIDIAN AVE	S PASADENA CA	91030
* 5265 004 053	2150 FULTON AVE	CHUNG, KAREN T AND WANG, YUN CHING	PO BOX 422	ROSEMEAD CA	91770
* 5265 008 016	201 E GLEASON ST	WONG, DAVID F	28846 STARTREE LN	SANTA CLARITA CA	91390
* 5265 008 019	200 E MARKLAND DR	GOMEZ, ELVA	200 E MARKLAND DR	MONTEREY PARK CA	91755
* 5265 010 001	268 E GLEASON ST	CHRIST EVANGELICAL MISSION	1441 PASO REAL AVE UNIT 269	ROWLAND HEIGHTS CA	91748
* 5265 010 002	264 E GLEASON ST	LAU,LEO C AND HO, JESSICA Y	264 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 010 003	260 E GLEASON ST	DANGLACRUZ,CORNELIA R AND FRED G	260 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 010 004	256 E GLEASON ST	CHAN, WAH K AND CORA K	256 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 010 008	245 E FERNFIELD DR	MIRANDA,ROBERTO AND MUNGUIA, ELIZABETH	245 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 009	249 E FERNFIELD DR	LOPEZ, RAMON A TR	249 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 010	253 E FERNFIELD DR	FIGUEROA,ROBERT A TR	453 E MARKLAND DR	MONTEREY PARK CA	91755
* 5265 010 011	257 E FERNFIELD DR	GARCIA, LUIS G AND CHRISTINE A	2200 FLORECITA DRIVE	ALTADENA CA	91001
* 5265 010 012	261 E FERNFIELD DR	VALENZUELA,ERNEST JR AND JOSEPHINE L	261 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 014	269 E FERNFIELD DR	CHAGOLLA,CHRISTOPHER P	269 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 015	273 E FERNFIELD DR	SERRANO,FRANK AND CLAUDIA	273 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 010	204 E FERNFIELD DR	LECARO,EDUARDO M AND MARIA L	204 E FERNFIELD DR	MONTEREY PARK CA	91755

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* 5265 012 011	200 W FERNFIELD DR	MARTINEZ,IVAN AND PEREZ, ESMERALDA	200 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 012	201 E FERNFIELD DR	MENDEZ,SALVADOR AND YOLANDA R	201 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 014	204 E GLEASON ST	SUMMERS,CLAUDIA TR	428 E OAKMONT DR	MONTEBELLO CA	90640
* 5265 013 010	236 E FERNFIELD DR	UNDERWOOD,KATHRYN M TR	236 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 011	232 E FERNFIELD DR	ORNELAS PROPERTY MANAGEMENT LLC	15434 CONDESA DR	WHITTIER CA	90603
* 5265 013 012	228 E FERNFIELD DR	HUI,FANG CHEN	228 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 013	224 E FERNFIELD DR	PIERRE,MILHAUD R AND SANDRA	224 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 014	216 E FERNFIELD DR	MORENO,JOSE	216 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 015	212 E FERNFIELD DR	SANDOVAL,RUDY JR	212 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 016	208 E FERNFIELD DR	ROCHA,TOM G AND OFELIA	208 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 018 004	500 WOODLAND WAY	LING,YUNXIN AND MAY H	500 WOODLAND WAY	MONTEREY PARK CA	91755
* 5265 018 009	441 E MARKLAND DR	KUSAMA,MASAMICHI AND KAZUKO	441 E MARKLAND DR	MONTEREY PARK CA	91755
* 5265 018 012	596 E FERNFIELD DR	SCOTT,LISA G	596 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 018 013	588 E FERNFIELD DR	MOHRI,ZINA S	588 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 018 021	516 POTRERO GRANDE DR	PRIMERO,MARLOWE ET AL	519 POTRERO GRANDE DR	MONTEREY PARK CA	91755
* 5265 018 025	527 POTRERO GRANDE DR	LIEU,KENNY QUANG AND LIN, JUAN M	527 POTRERO GRANDE DR	MONTEREY PARK CA	91755
5265 018 027	POTRERO GRANDE DR	INCHRIST COMMUNITY CHURCH VALLEY	19514 RINALDI ST	PORTER RANCH CA	91326
* 5265 019 003	561 E FERNFIELD DR	SAUCEDO,MANUEL O AND AZUCENA	561 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 025 044	2054 SATURN ST	MONT PARK L P THE KORDA GROUP	2566 OVERLAND AVE NO 700	LOS ANGELES CA	90064
* 5265 025 046	2 RED PLUM CIR	ROSS, MARC J TR ET AL	2 RED PLUM CIR	MONTEREY PARK CA	91755

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* 5265 025 047	2019 SATURN ST	CENTRAL CITY COMMUNITY HEALTH	5233 E BEVERLY BLVD	LOS ANGELES CA	90022
* 5265 025 048	2001 SATURN ST	UNION BANK OF CALIFORNIA NA	P O BOX 7788	NEWPORT BEACH CA	92658
* 5266 002 001	1939 BRADSHAWE AVE	ROMERO, EILEEN AND ROMERO TR	641 E SAN YSIDRO BLVD #B3-638	SAN YSIDRO CA	92173
* 5266 002 002	1937 BRADSHAWE AVE	CASILLAS,RAFAEL O AND GINA M AND	1937 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 003	1935 BRADSHAWE AVE	SAKAE,KIYO AND MINORU	1935 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 004	1933 BRADSHAWE AVE	TANAKA,RODGER K	1933 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 005	1931 BRADSHAWE AVE	ONG, YUDI K AND SANTOSOI, MEGAWATI	1931 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 006	1929 BRADSHAWE AVE	GAIN,LYDIA TR	833 W SUFFOLK AVE	MONTEBELLO CA	90640
* 5266 002 007	1927 BRADSHAWE AVE	GAIN,LYDIA TR	833 W SUFFOLK AVE	MONTEBELLO CA	90640
* 5266 002 008	1925 BRADSHAWE AVE	CHOY,STEPHEN AND WINNIE	1925 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 009	1923 BRADSHAWE AVE	LEW,CATHY AND LEW, SALLY	1923 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 011	1919 BRADSHAWE AVE	GARCIA,MANUEL G AND IRMA R	1919 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 012	1917 BRADSHAWE AVE	CHEUNG,PHILIP	1917 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 013	1915 BRADSHAWE AVE	AU,KIN L AND ANNIE A	1915 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 014	1913 BRADSHAWE AVE	CHAN,WOODY W AND TRINH CHAN, CECILIA B	1913 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 021	510 BRIGHTWOOD ST	TEZBER, CHRISTOPHER M AND YU L	510 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 024	516 BRIGHTWOOD ST	YU,YUNG S CO TR	220 W PALM DR	ARCADIA CA	91007
* 5266 002 025	518 BRIGHTWOOD ST	FREIRE,ANTONIO AND OFELIA	518 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 027	602 BRIGHTWOOD ST	POON,IRENE K	602 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 028	604 BRIGHTWOOD ST	CHEN,KURT C	604 BRIGHTWOOD ST	MONTEREY PARK CA	91754

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* 5266 002 029	606 BRIGHTWOOD ST	TENORIO, GLORIA AND ROLAND M JR	606 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 030	608 BRIGHTWOOD ST	SOTO, FRANK AND GLORIA A TRS	608 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 031	610 BRIGHTWOOD ST	DUMKE, DARLENE L AND RALPH TRS	20400 SW BRAMBLEWOOD LN	SHERWOOD OR	97140
* 5266 003 032	2000 S ATLANTIC BLVD	ATLANTIC SQUARE LLC C/O TERRAMAR RETAIL CENTERS LLC	5973 AVENIDA ENCINAS STE 300	CARLSBAD CA	92008
5266 017 800	BRIGHTWOOD ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 017 802	ALMORA ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 018 801	ALMORA ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 020 802	RIGGIN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5274 003 013	1801 LUPINE AVE	MAO, YAN P	1801 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 015	1845 LUPINE AVE	YEE, DANNY H AND MAY H	1845 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 016	1859 LUPINE AVE	LIE, SIANG AND PAULA T	1859 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 017	1871 LUPINE AVE	YU, MACY	1871 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 018	1889 LUPINE AVE	YANG, I LING S	1889 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 019	1901 LUPINE AVE	UJITA, KEVIN AND SHARON	1901 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 020	1921 LUPINE AVE	FAN, QIANG AND ZHU, QINGNIAO	1921 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 021	1935 LUPINE AVE	TAM, YONG CO TR	1935 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 022	1949 LUPINE AVE	LEE, YOUNG AI	1949 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 023	1963 LUPINE AVE	MENDOZA, VIRGINIA C TR	1963 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 012	1974 HEATHER DR	TIMMONS, JENNIFER CO TR	1974 HEATHER DR	MONTEREY PARK CA	91755
* 5274 004 013	1962 LUPINE AVE	CHIU, PATRICK AND KIMBERLY	1962 LUPINE AVE	MONTEREY PARK CA	91755

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* 5274 004 014	1948 LUPINE AVE	WONG, HAYLEY AND SAITA, GRANT	1948 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 015	1934 LUPINE AVE	HIEP MINH LUU TR	1934 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 016	1920 LUPINE AVE	KOBAYASHI,MASASHI & HIDEKO AND	1920 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 017	1898 LUPINE AVE	GUSTAFSON,DENNIS AND STEVEN L	1898 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 018	1890 LUPINE AVE	LIANG, QUIN & YAO YAO	927 W DUARTE RD	ARCADIA CA	91007
* 5274 006 022	345 CORAL VIEW ST	MONJE,EDWARD Y AND ANGELINA	345 CORAL VIEW ST	MONTEREY PARK CA	91755
* 5274 008 001	2000 HEATHER DR	LA,LARRY AND MELISSA	2000 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 002	2004 HEATHER DR	MAI, KATIE D AND YAN, KEYUN	2004 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 003	2008 HEATHER DR	READING,HOWARD CO TR	2008 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 004	2012 HEATHER DR	CHANG,HUI H	2012 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 005	2016 HEATHER DR	WONG,DONALD AND CHEUNG, TAMMY W	2016 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 007	2024 HEATHER DR	NEVAREZ,DANIEL R	2024 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 008	2028 HEATHER DR	DAM,RITA TR	2028 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 013	2044 WHEELER DR	ZAPATA,JOE AND MIN, FANG ZHENG	2044 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 014	2046 WHEELER DR	RAMOS,LAURA	2046 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 015	2048 WHEELER DR	ORME,KATHY H ET AL	2048 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 016	2050 WHEELER DR	SU,PHILIP TR	2050 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 017	2052 WHEELER DR	TSANG,DANIEL K AND BETTY T	2052 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 018	2056 WHEELER DR	LOPEZ,LEONARD J AND KATHLEEN TRS	2056 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 019	2058 WHEELER DR	YU,SHELLEY T AND ANITA S	3027 BAGLEY AVE	LOS ANGELES CA	90034

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5274 008 020	2060 WHEELER DR	MCKIBBEN,JERRY C AND ELIZABETH J	2060 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 022	2043 EMERALD WAY	LIM,BARBARA Y AND THERESA A	2043 EMERALD WAY	MONTEREY PARK CA	91755
* 5274 008 025	284 BLOOM DR	YUEN, DIANE T TRS	284 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 026	290 BLOOM DR	YONG GANG LI AND LI THOMAS	290 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 027	294 BLOOM DR	FONG,KWONG M CO TR	294 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 028	300 BLOOM DR	WONG,VIRGINIA Q TR	300 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 029	310 BLOOM DR	WONG, SELINA T AND CHU, RONALD	310 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 030	318 BLOOM DR	KATO,ROBERT M AND KATHERINE A	1047 MC COMB WAY	MONTEREY PARK CA	91755
* 5274 008 031	326 BLOOM DR	CHOW,LOK AND SIU C	326 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 032	334 BLOOM DR	CHOW,OI CHUN	334 BLOOM DR	MONTEREY PARK CA	91755
* 5275 001 018	MARKLAND DR	BRADLEY MCCALL LLC	3296 E GUASTI RD STE 120	ONTARIO CA	91761
* 5275 001 022	430 POTRERO GRANDE DR	QUAD FUEL INC	2226 FAIRGREEN AVE	MONROVIA CA	91016
5275 001 800	501 W MARKLAND DR	SO CAL EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5276 004 004	764 TAYLOR DR	HUANG,CARMEN L	764 TAYLOR DR	MONTEREY PARK CA	91755
* 5276 004 005	775 TAYLOR DR	JUNG,MARTIN AN CAMILLA L TRS	775 TAYLOR DR	MONTEREY PARK CA	91755
* 5276 004 015	733 OLIVE PL	TRAN,THAI N AND NG A T	733 OLIVE PL	MONTEREY PARK CA	91755
* 5276 004 031	1976 HOLLY OAK DR	MARTINEZ,MARIA S	1976 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 004 032	1970 HOLLY OAK DR	ARRIOLA,M JR AND D M TRS	1970 HOLLY OAK DR	MONTEREY PARK CA	91755
5276 008 044	ORANGE AVE	GOLDSTAR DEVELOPMENT INC	1025 WESTMONT DR	ALHAMBRA CA	91803
5276 008 045	ORANGE AVE	GOLDSTAR DEVELOPMENT INC	1025 WESTMONT DR	ALHAMBRA CA	91803

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5276 013 001	1900 ALISAR AVE	ITO,KEIJI H AND MARY J TRS	1900 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 013 003	1920 ALISAR AVE	DUONG, WILLIAM AND PAN, WEN	1920 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 013 004	1915 ALISAR AVE	KITAZAKI,SHU AND ATSUKO	1915 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 013 005	1966 HOLLY OAK DR	SUWANNARAT,SURAPONG AND RATANA	1966 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 006	1960 HOLLY OAK DR	FUJITA,STEVEN K TR	1960 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 007	1956 HOLLY OAK DR	PERALTA,CONSTANCE TR	1956 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 008	1950 HOLLY OAK DR	PARK, SUELI L	1950 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 009	1946 HOLLY OAK DR	HO,FRANKLIN C	1946 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 011	1936 HOLLY OAK DR	VANLOI, TAM AND CHAN, SHEILA	1936 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 012	1930 HOLLY OAK DR	JURADO,VICTOR M	PO BOX 192	ALHAMBRA CA	91802
* 5276 013 013	1926 HOLLY OAK DR	SAAVEDRA,JILL I TR	1920 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 014 020	1880 ALISAR AVE	ORTEGA,JOSE S AND STELLA R TRS	1880 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 014 042	1890 ALISAR AVE	TANIGAWA,THOMAS S & JOAN N TRS	1890 ALISAR AVE	MONTEREY PARK CA	91755
5276 018 804	ARROYO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 805	ALISAR AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 806	ARROYO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 807	POTRERO GRANDE DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 020 018	KENTON DR	DEWOLFE,TERRY E AND TILDA D	1142 KENTON DR	MONTEREY PARK CA	91755
* 5276 020 023	1133 KENTON DR	DEWOLFE,TERRY E AND TILDA D	1142 KENTON DR	MONTEREY PARK CA	91755
5286 010 018	1110 E HELLMAN AVE	TRINH,LANH T AND TRAN,YEN	3838 N CHARLOTTE AVE	SAN GABRIEL CA	91776

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5286 019 013	126 N NEW AVE	GREENSTATE HOLDING INC	312 WHISPERING PINES DR	ARCADIA CA	91006
* 5354 002 041	633 N ATLANTIC BLVD	ETHAN CAPITAL LLC	378 TORREY PINES DR	ARCADIA CA	91754
TOTAL IMPROVED RECORDS					1447
TOTAL UNIMPROVED RECORDS					115
TOTAL RECORDS					1562

ATTACHMENT 2
Resolution and Weed Abatement
Declaration List – June 3, 2020

RESOLUTION NO. _____

**A RESOLUTION ADOPTED PURSUANT TO GOVERNMENT
CODE § 39561 DECLARING THAT WEEDS, BRUSH, RUBBISH
AND REFUSE UPON OR IN FRONT OF SPECIFIED PROPERTY
IN THE CITY ARE A SEASONAL AND RECURRENT PUBLIC
NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE
FOR ABATEMENT**

The City Council does resolve as follows:

SECTION 1: Pursuant to Government Code §§ 39500 to 39588, and evidence received by it, the City Council finds and declares that:

- A. The weeds or brush growing or existing upon the streets and sidewalks in front of those properties identified in attached Exhibit "A" have attained such large growth as to become, when dry, a fire menace to adjacent improved property, or which are otherwise noxious, dangerous, or a public nuisance;
- B. The presence of dry grass, stubble, refuse, or other flammable materials are conditions which endanger the public safety by creating a fire hazard; and
- C. By reason of the foregoing fact, the weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material growing or existing upon the private property identified in Exhibit "A", or upon the streets and sidewalks in front of said property constitute a seasonal and recurrent public nuisance (as defined by applicable law including, without limitation Monterey Park Municipal Code §§ 4.30.040 and 4.30.050(j)) and should be abated before the coming fire season.

SECTION 2: Pursuant to the findings outlined in Section 1, the Agricultural Commissioner/Director of Weights and Measures, County of Los Angeles, is hereby designated to give notice to destroy said weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material and will cause notices to be given to each property owner by United States Mail and said notice must be substantially in the following form:

**NOTICE TO DESTROY WEEDS,
REMOVE BRUSH, RUBBISH AND REFUSE**

Notice is hereby given that on June 3, 2020, the City Council of the City of Monterey Park passed or will pass a resolution declaring noxious or dangerous vegetation including weeds, brush, tumbleweeds, sagebrush or rubbish and refuse were growing or occurring upon or in front of said property on certain streets in said city or unincorporated area of the County of Los Angeles, and more particularly described in the resolution, and that they constitute a public nuisance which must be abated by the removal of said noxious or dangerous vegetation, rubbish and refuse. The resolution further declares that, if not abated, the vegetation and/or rubbish and refuse may be removed and the nuisance abated by County authorities in which case the cost of removal shall

be assessed upon the land from or in front of which the noxious or dangerous vegetation, rubbish and refuse are removed. Such cost will constitute a special assessment against such lots or lands. Reference is hereby made to said resolution for further particulars. In addition, the Board of Supervisors of the County of Los Angeles authorized and directed the Agricultural Commissioner to recover its costs of details. All property owners having any objections to the proposed removal of noxious or dangerous vegetation, rubbish and refuse and the recovery of inspection costs, are hereby notified that they may attend a hearing of the City Council of said city to be held at 320 W. Newmark Avenue, Monterey Park, CA 91754, in the Council Chambers on June 3, 2020 at 7:00 p.m. where their objections will be heard and given due consideration. If the property owner does not want to present objections to the proposed removal of the noxious or dangerous vegetation including weeds, brush, tumbleweeds, sagebrush or rubbish and refuse, or the recovery of inspection costs, the owner need not appear at the above-mentioned hearing.

Vincent Chang, City Clerk, City of Monterey Park

SECTION 3: The Agricultural Commissioner is authorized and directed to recover its costs of inspection of the properties hereinabove described in a manner consistent with prior action of the Board adopting a fee schedule for such inspections. The recovery of these costs is vital to the ongoing operation governing the identification and abatement of those properties that constitute a seasonal and recurrent public nuisance and endanger the public safety.

SECTION 4: The 3rd day of June, 2020, at the hour of 7:00 p.m. of said day is the day and hour, and the Meeting Room of the City Council of the City of Monterey Park in the City Hall in the City of Monterey Park is fixed by this City Council as the place when and where any and all property owners having any objections to the aforesaid proposed removal of weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material may appear before the City Council and show cause why said weeds, brush, dry grass, stubble, refuse, or other flammable material should not be removed in accordance with this resolution, and said objections will then and there be heard and given due consideration.

SECTION 5: The notices to destroy weeds, brush, rubbish, dry grass, stubble, refuse or other flammable material hereinbefore referred to shall be mailed by said Agricultural Commissioner/Director of Weights and Measures at least ten days prior to June 3, 2020.

SECTION 6: This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

PASSED AND ADOPTED this _____ day of _____, 2020.

Hans Liang, Mayor, City of Monterey Park

ATTEST:

BY _____
Vincent Chang, City Clerk, City of Monterey Park

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By:  _____
Natalie C. Karpeles, Deputy City Attorney

ABATEMENT ORDER _____

June 3, 2020

FOLLOWING THE PUBLIC HEARING HELD JUNE 3, 2020, IN THE MATTER OF RESOLUTION ABATE NOXIOUS WEEDS, RUBBISH, AND REFUSE, THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, BY MOTION ADOPTED AN ORDER DIRECTING THE AGRICULTURAL COMMISSIONER/DIRECTOR OF WEIGHTS AND MEASURES TO ABATE THE NUISANCE BY HAVING THE WEEDS, RUBBISH, AND REFUSE REMOVED.

CITY COUNCIL OF THE
CITY OF MONTEREY PARK

BY _____
Hans Liang, Mayor

ATTEST:

BY _____
Vincent Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By:  _____
Natalie C. Karpeles, Deputy City Attorney

LOS ANGELES COUNTY DECLARATION LIST
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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
5225 019 020	MCBRIDE AVE	BAR V BAR LLC C/O CLARK COOPER	PO BOX 389	WATSONVILLE CA	95077
5225 019 930	1060 N EASTERN AVE	L A COUNTY	500 W TEMPLE ST RM 648	LOS ANGELES CA	90012
5225 031 016	MCBRIDE AVE	BAR V BAR LLC C/O CLARK COOPER	PO BOX 389	WATSONVILLE CA	9507
* 5225 031 018	101 LINCOLN WAY	MONTEREY CHASE LLC, C/O LINDA REEVES	PO BOX 3944	GLENDALE CA	91221
5225 031 019	SHERIFF RD	CROWN ENTERPRISES INC C/O LINDA REEVES	PO BOX 869	WARREN MI	48090
5225 031 916	4500 E CITY HALL DR	L A COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 917	SHERIFF RD	L A COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 918	4700 W RAMONA BLVD	L A CO LAW ENFORCEMENT PUBLIC	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 919	RAMONA BLVD	STATE OF CALIFORNIA C/O JUDICIAL COUNCIL OF CA	455 GOLDEN GATE AVE REFM 8TH FL	SAN FRANCISCO CA	94102
5225 031 920	RAMONA BLVD	LA COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
* 5237 008 027	360 LADERA ST	GRIGSBY, DARID C AND HAI CHU TRS	360 LADERA ST	MONTEREY PARK CA	91754
5237 010 901	CASUDA CANYON DR	ALHAMBRA CITY UNIFIED SCHOOL DISTRICT	1515 W MISSION ROAD	ALHAMBRA CA	91803
* 5237 012 001	1930 COPA WAY	MIYAHIRA, TETSUO AND CAROL TRS	1930 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 002	1910 COPA WAY	HASHIMOTO, STAN S AND LYNNE K	1910 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 003	1886 COPA WAY	ZHEN, MICHAEL Y AND CHENG, QUEENY K	1886 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 004	1878 COPA WAY	LILEY, BOBBY AND HELEN F	1878 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 005	1872 COPA WAY	BANUELOS, JESSIE L TR	1872 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 006	1864 COPA WAY	MARIN, DOLORES J CO TR	1322 W GAGE AVE	FULLERTON CA	92833
* 5237 012 007	1848 COPA WAY	NISHI, TERUMI P	1848 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 008	1832 COPA WAY	LEE, EDWARD H AND DO C	1832 COPA WAY	MONTEREY PARK CA	91754

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* 5237 012 009	1816 COPA WAY	JAISLE, GERD E	1816 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 019	1801 ARRIBA DR	LEE, CHONG R AND KYUNG N	1801 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 020	1825 ARRIBA DR	NARUMI, MARGARET	283 LADERA ST	MONTERERY PARK CA	91754
* 5237 012 021	1853 ARRIBA DR	CHEN,HSIANG JUI AND CAROLINE TRS	PO BOX 532	MONTEREY PARK CA	91754
* 5237 012 022	1875 ARRIBA DR	LEE, DAPHNE	1875 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 034	1943 ARRIBA DR	FURUKAWA,NORMAN AND LINDA TRS	1943 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 035	1933 ARRIBA DR	LAW,KAM C	1740 ALBION ST	LOS ANGELES CA	90031
* 5237 012 036	1927 ARRIBA DR	SHUM,DONALD M	1927 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 037	1919 ARRIBA DR	CHENG, KEVIN C AND NGO, JULIE	1919 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 038	1915 ARRIBA DR	WONG,RICHARD T AND HAZEL F TRS	11 MCCLINTOCK CT	IRVINE CA	92617
* 5237 012 039	1909 ARRIBA DR	CHENG,ALLAN W AND ABBY A TRS	PO BOX 80277	SAN MARINO CA	91118
* 5237 012 040	1901 ARRIBA DR	CHENG,DAVID W AND CHI K	1901 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 041	500 CASUDA CYN DR	WONG, MARY H TR	500 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 042	504 CASUDA CYN DR	JOE,PATRICIA S K	504 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 043	508 CASUDA CYN DR	CHEUNG,YIM S AND MARISOL	508 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 044	510 CASUDA CYN DR	WHALEN,PAUL L AND CAROLE J AND	510 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 001	512 CASUDA CYN DR	MONTUFAR, BYRON	512 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 002	514 CASUDA CYN DR	LIM,CHIN K AND HUM, ANGELA H	514 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 003	516 CASUDA CYN DR	TAMURA,STEVEN H AND JADENE M	516 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 004	518 CASUDA CYN DR	KIMURA,ROBERT W AND BARBARA K	518 CASUDA CANYON DR	MONTEREY PARK CA	91754

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5237 013 005	520 CASUDA CYN DR	IZUNO,MIKE R AND GAYLE N TRS	520 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 006	522 CASUDA CYN DR	WU,BEVERLY L	522 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 007	524 CASUDA CYN DR	LEE,DIN L AND SO K	524 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 008	526 CASUDA CYN DR	NUNEZ,ENRIQUE O AND IRMA G TRS	526 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 009	530 CASUDA CYN DR	WALLACE,KAREN C	530 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 010	532 CASUDA CYN DR	SHIGIO,WESLEY D TR	11643 BANYAN RIM DR	WHITTIER CA	90601
* 5237 013 011	534 CASUDA CYN DR	WONG,KAI S AND FUNG H TRS	534 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 012	536 CASUDA CYN DR	WOO,HOWARD K AND BIK F TRS	536 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 013	538 CASUDA CYN DR	TAKAHASHI,EDWARD K AND MINNIE	538 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 014	540 CASUDA CYN DR	JUE,JOANNE L TR	540 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 015	542 CASUDA CYN DR	LEE,MARSHALL W AND MARY L TRS	542 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 016	544 CASUDA CYN DR	BALDINI,LINDA J	559 TAYLOR DR	MONTEREY PARK CA	91755
* 5237 013 019	2137 ARRIBA DR	YIP,TIMOTHY W AND PATRICIA H	2137 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 020	2127 ARRIBA DR	WONG,ALVIN CO TR	2127 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 021	2107 ARRIBA DR	LEE,YOUNG M AND KYOUNG O	2107 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 022	2095 ARRIBA DR	SOO, HOO H C TR	2095 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 023	2085 ARRIBA DR	NG, ARMANDO AND MELINDA	2085 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 024	2075 ARRIBA DR	KONG, LEONIDA P TR	2075 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 025	2065 ARRIBA DR	ACOSTA, RAMONA S TR	2065 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 026	2055 ARRIBA DR	KAWAHARA, TAKASHI TR	2055 ARRIBA DR	MONTEREY PARK CA	91754

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5237 013 027	2045 ARRIBA DR	DON, RICHARD S AND LUCINDA L TRS	2045 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 028	2035 ARRIBA DR	YEE, WARREN	1001 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5237 013 029	2025 ARRIBA DR	HUANG,JASON C CO TR	2025 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 030	2015 ARRIBA DR	TON, JAMES Q TR	2015 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 031	1999 ARRIBA DR	HENG, PECH	1999 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 032	1983 ARRIBA DR	YANG, KEVIN Y TR	1983 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 033	1973 ARRIBA DR	LYNCH, EMILY V	PO BOX 4024	ALHAMBRA CA	91803
* 5237 013 034	1963 ARRIBA DR	YASUDA, BRUCE K TR	1963 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 035	1953 ARRIBA DR	GUISTRON,ARMIDA AND ROBERT O	1953 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 900	ARRIBA DR	MONTEREY PARK CITY	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
* 5237 014 001	625 PUEBLO DR	CASTILLO,MARTIN G TR	625 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 014 004	1964 ARRIBA DR	FREIRE,SANDRA	1964 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 005	1974 ARRIBA DR	BANK OF AMERICA TR C/O HARDIND AND CARBONE	1235 NORTH LOOP W STE 205	HOUSTON TX	77008
* 5237 014 006	1984 ARRIBA DR	YOW,KENNETH JR AND PUI Y	1984 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 007	1994 ARRIBA DR	CHIN,CHARLES AND BETTY TRS	1994 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 008	2016 ARRIBA DR	WONG,TERRANCE ET AL	2016 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 009	2026 ARRIBA DR	TSE,DEXTER C AND LIN, JIAN L	2026 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 010	2046 ARRIBA DR	YIP,SANDRA TR	2046 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 011	2056 ARRIBA DR	LEW, ROBERT V TR	2056 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 012	2066 ARRIBA DR	GOTO,DANIEL AND NANCY M	2066 ARRIBA DR	MONTEREY PARK CA	91754

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* 5237 014 013	2076 ARRIBA DR	LEE, KEITH Y AND JENNIE Q	2072 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 014	2086 ARRIBA DR	MALHOTRA,VASISHT AND NANCY L TRS	2086 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 017	766 TOPACIO DR	CHUNG,EUGENE AND KATHY TRS	766 TOPACIO DR	MONTEREY PARK CA	91754
* 5237 014 018	779 TOPACIO DR	LEE,ERNEST K AND TAN L TRS	779 TOPACIO DR	MONTEREY PARK CA	91754
* 5237 014 023	754 CEREZA DR	JOE,BETTY W TR	758 CEREZA DR	MONTEREY PARK CA	91754
* 5237 014 024	763 CEREZA DR	WOO,STARBOARD Y AND BRENDA H	763 CEREZA DR	MONTEREY PARK CA	91754
* 5237 015 007	585 COLINA TER	RUDHOLM, HAYDEE TRS	585 COLINA TER	MONTEREY PARK CA	91754
* 5237 015 008	582 COLINA TER	WANG,JAMES AND CHANG, LUFEN	582 COLINA TER	MONTEREY PARK CA	91754
* 5237 015 010	1681 ABAJO DR	WONG,THOMAS K AND SHARON Y TRS	1681 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 012	520 CASITAS ST	KACKSTETTER, WADE R AND YANG, QIN	520 CASITAS ST	MONTEREY PARK CA	91754
* 5237 015 013	527 CASITAS ST	YAMAMOTO,TADASHI AND JUNKO TRS	527 CASITAS ST	MONTEREY PARK CA	91754
* 5237 015 014	1705 ABAJO DR	NISHIKAWAI, RYAN S	1705 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 015	1715 ABAJO DR	YASUI,BETTIE M TR	1715 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 016	1725 ABAJO DR	MURASE,TAKASHI AND GRACE TRS	1725 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 017	1735 ABAJO DR	CHOW, CHRIS CO TR	1735 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 018	1745 ABAJO DR	MURAKAMI,RICHARD TR	1745 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 019	1765 ABAJO DR	TAM,ANNIE H AND FREDERICK	1765 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 020	1785 ABAJO DR	LOUIE,GARY S ET AL	1785 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 021	1805 ABAJO DR	WONG,EVELYN C TR	1805 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 022	1815 ABAJO DR	MEKPONGSATORN, ALANA AND TSUKIMOTO, TAI	5907 RADFORD AVE	VALLEY VILLAGE CA	91607

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* 5237 015 023	1825 ABAJO DR	SZETO,WARREN W AND MEE LEE	1825 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 024	1845 ABAJO DR	LIONG,YAU K AND DIANA Y TRS	2670 MELVILLE DR	SAN MARINO CA	91108
* 5237 015 025	1855 ABAJO DR	YAMASAKI,YO AND EDITH TRS	1855 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 026	1875 ABAJO DR	FIGUEROA,CHRISTINE R	1875 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 036	665 PUEBLO DR	SUZUKI,LEO M AND KEIKO H	665 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 037	655 PUEBLO DR	LIU,ELISA C TR	655 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 038	645 PUEBLO DR	ALTON, AIMIN S & PATRICIA S	645 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 039	635 PUEBLO DR	FAULKNER, MOLLY	635 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 016 001	562 COLINA TER	GONG, GARY E CO TR	562 COLINA TER	MONTEREY PARK CA	91754
* 5237 016 002	542 COLINA TER	LIAO,CHANG HO AND CHUEN MEI H	542 COLINA TER	MONTEREY PARK CA	91754
* 5237 016 005	1784 ARRIBA DR	FONG, JACK S AND BETTY TRS	1608 APPIAN WAY	MONTEBELLO CA	90640
* 5237 016 007	1756 ARRIBA DR	PARK,YONG S AND SUK H	1756 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 016 008	1742 ARRIBA DR	YEE,KEVIN S AND LISA M	1742 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 016 012	1640 COPA WAY	CHIANG, GRACE S	641 BARNUM WAY	MONTEREY PARK CA	91754
* 5237 016 013	1641 COPA WAY	LEE,WILLIAM U AND JUNG HUI TR	1611 COPA WAY	MONTEREY PARK CA	91754
* 5237 016 014	515 ARBOLES ST	BURLEY,BRENT DAVID AND ERB, PATRICIA J	515 ARBOLES ST	MONTEREY PARK CA	91754
* 5237 016 023	558 CASITAS ST	BERGARA,ROBERT M AND MARIE I	558 CASITAS ST	MONTEREY PARK CA	91754
* 5237 016 024	550 CASITAS ST	WONG,KENNETH AND HAN M	PO BOX 494	MONTEREY PARK CA	91754
* 5237 016 025	540 CASITAS ST	LEE,NORMAN C	540 CASITAS ST	MONTEREY PARK CA	91754
* 5237 016 026	530 CASITAS ST	YAMAMOTO,KEN AND JUNE M TRS	530 CASITAS ST	MONTEREY PARK CA	91754

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* 5237 017 006	477 ELEVADO TER	LEE,TONG JOO	477 ELEVADO TER	MONTEREY PARK CA	91754
* 5237 018 002	1720 ABAJO DR	TAM,LINDA S	1720 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 003	1730 ABAJO DR	DONG,EDITH TR	1730 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 004	1740 ABAJO DR	INOCENCIO,ERWIN AND RAQUEL	1740 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 005	1750 ABAJO DR	LONG, NICOLE AND CORBIN	1750 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 006	1760 ABAJO DR	DIAZ,GREGORIA	1760 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 007	1780 ABAJO DR	LAM,PEGGY W TR	1780 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 008	1920 ABAJO DR	SUZUKI,ELIZABETH H TR	1790 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 009	1800 ABAJO DR	LEE,RICHARD L	1800 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 011	1820 ABAJO DR	CHAN, JANE TRS	1820 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 012	1830 ABAJO DR	CHIU, RAYMOND AND HUANG, LAURA	1830 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 014	1850 ABAJO DR	AU,NATHAN H CO TR	1850 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 015	1860 ABAJO DR	JUNG,STEVEN P AND HAZEL M TRS	1860 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 016	1870 ABAJO DR	CHING,JOSE AND TINA K TRS	1870 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 017	707 MONTEREY PASS RD	NG,VINCENT AND YAN, CHANTAL	707 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 019	711 MONTEREY PASS RD	D E N INC	717 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 020	717 MONTEREY PASS RD	D E N INC	717 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 021	721 MONTEREY PASS RD	LEE,JIM AND ANNA	721 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 022	727 MONTEREY PASS RD	KBF PROPERTIES LLC	801 S FIGUEROA ST 600	LOS ANGELES CA	90017
* 5237 018 023	767 MONTEREY PASS RD	SGC MONTEREY HILL INVESTMENT LLC	2270 HUNTLEY CIR	SAN MARINO CA	91108

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* 5237 018 025	777 MONTEREY PASS RD	BEVEN,C FINLEY CO TR ET AL	10005 MISSION MILL RD	WHITTIER CA	90601
* 5237 019 001	1880 ABAJO DR	OSUGI,CRAIG K	1880 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 002	1890 ABAJO DR	MAR,RICHARD T C/O MARY MAR	3 LILAC	IRVINE CA	92618
* 5237 019 003	1900 ABAJO DR	GENOVIA,MARY K TR	1900 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 004	1910 ABAJO DR	YAMASHIRO,PAUL T AND MILDRED TRS	1910 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 007	1940 ABAJO DR	WOO,PAUL T AND CHANG, YI LIN	1940 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 008	1950 ABAJO DR	KOBA,JUNE S TR	1950 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 009	1960 ABAJO DR	SAIKI,ELSII H TR	1960 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 012	1990 ABAJO DR	LEUNG,ROSIE W TR	548 S BERKELEY AVE	SAN MARINO CA	91108
* 5237 019 013	2000 ABAJO DR	NAKAGUCHI,STEVEN	2000 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 015	2020 ABAJO DR	DEMESTRE,JOAQUIN CO TR	2020 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 016	2030 ABAJO DR	GONZALES, MARIA F TR	2030 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 017	2040 ABAJO DR	LEE,MARGARET P TR	2040 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 018	2050 ABAJO DR	NAGATO,LINCOLN M TRS	2050 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 019	2060 ABAJO DR	LEE,BOWMAN AND CHRISTINE TRS	2060 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 020	2070 ABAJO DR	QU,WEN	2070 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 022	777 MONTEREY PASS RD	BEVEN,C FINLEY CO TR ET AL	10005 MISSION MILL RD	WHITTIER CA	90601
* 5237 019 023	831 MONTEREY PASS RD	JC MONTEREY PARK LLC	415 S ATLANTIC BLVD	MONTEREY PARK CA	91754
* 5237 019 024	855 MONTEREY PASS RD	877 MONTEREY PARTNERS	877 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 019 025	877 MONTEREY PASS RD	877 MONTEREY PARTNERS	877 MONTEREY PASS RD	MONTEREY PARK CA	91754

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* 5237 019 026	901 MONTEREY PASS RD	C AND S PROPERTIES	23505 CRENSHAW BLVD STE 152	TORRANCE CA	90505
* 5237 020 001	955 MONTEREY PASS RD	955 MONTEREY PASS LLC	PO BOX 777	MONTEREY PARK CA	91754
* 5237 020 004	2100 ABAJO DR	NAKANO,GREGORY AND GUTIERREZ, JANET	2100 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 005	2110 ABAJO DR	WANG,RICHARD D AND ISCAH Y TRS	2110 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 006	2120 ABAJO DR	YOON,HONG R AND YUN J	2120 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 007	2130 ABAJO DR	KESSINGER, MATTHEW AND CHAN, DIANA	2130 ABJO DR	MONTEREY PARK CA	91754
* 5237 020 008	2140 ABAJO DR	MOH, DANIEL TR	1920 GRAHAM AVE	REDONDO BEACH CA	90278
* 5237 020 009	2150 ABAJO DR	WONG,MICHAEL E AND GAY Y	2150 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 019	999 MONTEREY PASS RD	CAZZO PROPERTIES LLC C/O DANIEL JOHNSON	PO BOX 777	MONTEREY PARK CA	91754
* 5237 020 020	1001 MONTEREY PASS RD	CAZZO PROPERTIES LLC C/O DANIEL JOHNSON	PO BOX 777	MONTEREY PARK CA	91754
* 5237 021 001	1231 MONTEREY PASS RD	REFRIGERATION SUPPLIES	26021 ATLANTIC OCEAN DR	LAKE FOREST CA	92630
* 5237 021 002	1051 MONTEREY PASS RD	JONES,ROLAND AND HUE LE TAN	8451 LEROY ST	SAN GABRIEL CA	91775
* 5237 021 003	1101 MONTEREY PASS RD	LITTLE NANA MP LLC	104 N UNION AVE	LOS ANGELES CA	90026
* 5237 021 004	1131 MONTEREY PASS RD	LIN,DANNY J AND JESSIE S	1511 S SHALE HOLLOW LN	DIAMOND BAR CA	91765
* 5237 021 005	1161 MONTEREY PASS RD	ROBLES FAMILY LLC	2275 HUNTINGTON DR 410	SAN MARINO CA	91108
* 5237 021 006	1191 MONTEREY PASS RD	TANG,HUNG PHIE CO TR	3338 E CALIFORNIA BLVD	PASADENA CA	91107
* 5237 021 007	1201 MONTEREY PASS RD	REFRIGERATION SUPPLIES	26021 ATLANTIC OCEAN DR	LAKE FOREST CA	92630
* 5237 022 009	1100 CORPORATE CENTER DR	SEANDA PROPERTIES LLC	1100 CORPORATE CENTER DR # 201	MONTEREY PARK CA	91754
* 5237 022 014	701 CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
* 5237 022 017	900 CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212

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* 5237 022 018	1000 CORPORATE CENTER DR	LOS ANGELES CORPORATE CENTER LLC	PO BOX A3879	CHICAGO IL	60690
5237 022 021	CORPORATE CENTER DR	M & A GABEE AND COLLISEUM INVESTMENTS LP	PO BOX 5357	BEVERLY HILLS CA	90209
* 5237 022 026	1155 CORPORATE CENTER DR	INTERNATIONAL UNION OF PARTNERS	2333 LAKE AVE UNIT H	ALTADENA CA	91001
* 5237 022 028	1111 CORPORATE CENTER DR #101	JOU, JIANN JONG AND KWEI CHI	PO BOX 766	LA VERNE CA	91750
* 5237 022 029	1111 CORPORATE CENTER DR #102	WANG, YUNGMIN AND YUAN HWI	1111 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5237 022 030	1111 CORPORATE CENTER DR #103	LEE, DEBORAH L	438 EVERETT AVE	MONTEREY PARK CA	91754
* 5237 022 031	1111 CORPORATE CENTER DR #104	GRILLIANT INVESTMENT GROUP LLC	1111 CORPORATE CENTER DR NO 104	MONTEREY PARK CA	91754
* 5237 022 032	1111 CORPORATE CENTER DR #105	GRILLIANT INVESTMENT GROUP LLC	1111 CORPORATE CENTER DR NO 104	MONTEREY PARK CA	91754
* 5237 022 033	1111 CORPORATE CENTER DR #106	KADD INVESTMNET GROUP LLC	1111 CORPORATE CENTER DR STE 106	MONTEREY PARK CA	91754
* 5237 022 034	1111 CORPORATE CENTER DR #201	WU, ALLEN AND CHRISTINE TRS	1718 WARWICK RD	SAN MARINO CA	91108
* 5237 022 035	1111 CORPORATE CENTER DR #202	YEN, TIN JEN CO TR	21795 D BAGLIO WAY	YORBA LINDA CA	92887
* 5237 022 036	1111 CORPORATE CENTER DR #203	GSKK INC	2221 CIELO PL	ARCADIA CA	91006
* 5237 022 037	1111 CORPORATE CENTER DR #204	WONG, DEEPA S TR	2711 CAROLINE WAY	ARCADIA CA	91007
* 5237 022 038	1111 CORPORATE CENTER DR #205	YEN, TIN JEN CO TR	21795 D BAGLIO WAY	YORBA LINDA CA	92887
* 5237 022 039	1111 CORPORATE CENTER DR #206	YAN, PAUL CO TR	18601 S SUSANA RD	COMPTON CA	90221
* 5237 022 040	1111 CORPORATE CENTER DR #301	YU, CHIU WAN	1455 MONTEREY PASS RD UNIT 204	MONTEREY PARK CA	91754
* 5237 022 041	1111 CORPORATE CENTER DR #302	SHEN, ENGLES S AND HELEN M	1111 CORPORATE CENTER DR NO 302	MONTEREY PARK CA	91754
* 5237 022 042	1111 CORPORATE CENTER DRI #303	VANGUARD GT INVESTMENTS LLC	100 PHOENIX DR STE 311	ANN ARBOR MI	48108
* 5237 022 043	1111 CORPORATE CENTER DR #304	CA PC 1111 CORPORATE CENTER LLC	1413 CENTER DR STE 220	PARK CITY UT	84098
* 5237 022 044	1111 CORPORATE CENTER DR #305	LEE, ERNEST AND SHIRLEY L TRS	1006 HOLIDAY DR	WEST COVINA CA	91791

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* 5237 022 045	1111 CORPORATE CENTER DR #306	WONG, TOMMY AND MYRA M	649 N LINCOLN AVE	MONTEREY PARK CA	91755
5237 022 046	CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
* 5237 022 047	901 CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
5237 022 048	CORPORATE CENTER DR	JOINT WIN DEV LLC	13517 PENN ST	WHITTIER CA	90602
+ 5237 022 903	1055 CORPORATE CENTER DR	LA COMMUNITY COLLEGE DIST	770 WILSHIRE BLVD	LOS ANGELES CA	90017
5237 023 907	MCBRIDE AVE	LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803
5237 023 908	MCBRIDE AVE	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 017	1255 CORPORATE CENTER DR	LOS ANGELES CORPORATE CENTER LLC	PO BOX A3879	CHICAGO IL	60690
* 5237 024 025	2526 CORPORATE PL	F & A FEDERAL CREDIT UNION	PO BOX 30831	LOS ANGELES CA	90030
* 5237 024 026	2525 CORPORATE PL	EAST GROUP PROPERTIES LP	400 W PARKWAY BLVD	RIDGELAND MS	39157
* 5237 024 029	2630 CORPORATE PL	2000 GOLD LIMITED PARTNERSHIP LP	111 BALDWIN PARK BLVD	CITY OF INDUSTRY CA	91746
* 5237 024 055	1588 CORPORATE CENTER DR	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5237 024 056	2530 CORPORATE PL	REAL ESTATE INVESTORS	PO BOX 25025	GLENDALE CA	91201
* 5237 024 059	CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
5237 024 061	DAVIDSON DR	PERRY, MARSHALL	17600 COMMUNITY ST	NORTHRIDGE CA	91325
* 5237 024 065	DAVIDSON DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 066	DAVIDSON DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 067	1200 CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 068	1200 CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 071	1600 CORPORATE CENTER DR	PAMC LTD C/O SHI-YIN WOND	531 W COLLEGE ST	LOS ANGELES CA	90012

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5237 024 072	CORPORATE CENTER DR	PAMC LTD C/O SHI-YIN WOND	531 W COLLEGE ST	LOS ANGELES CA	90012
5237 024 800	KERN AVE	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	MONTEREY PARK CA	91754
* 5252 001 023	793 BARNUM WAY	KHOO,HENRY	793 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 024	789 BARNUM WAY	KABAKIAN,ADOUR V AND DAKESSIAN, TALEEN	789 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 025	785 BARNUM WAY	CHO,SOO W AND JUM J	785 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 026	781 BARNUM WAY	LIN, EUGENE C AND ANNA S	781 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 027	777 BARNUM WAY	RUI ZHEN ZHAO AND	777 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 028	773 BARNUM WAY	CHING YU KO AND CHEN, LING KO	773 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 029	769 BARNUM WAY	CHOU,DAVID C	769 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 030	765 BARNUM WAY	POON, EVA K TR	765 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 031	761 BARNUM WAY	WAKINO, BRETT P	750 S YNEZ AVE	MONTEREY PARK CA	91755
* 5252 001 032	757 BARNUM WAY	MA,PATRICK CO TR	757 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 033	753 BARNUM WAY	CHING,BENJAMIN D TR	753 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 034	749 BARNUM WAY	LEE,YUAN AND MEI NA	749 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 035	745 BARNUM WAY	SZE,RAYMOND CO TR	745 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 036	741 BARNUM WAY	CHOW,REGINA W TR	741 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 037	737 BARNUM WAY	YUAN,HSIN	737 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 038	733 BARNUM WAY	LAI,TIMOTHY S AND JANET M TRS	733 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 039	729 BARNUM WAY	MA, SAM	729 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 040	725 BARNUM WAY	PATEL,RAMANBHAI A CO TR	725 BARNUM WAY	MONTEREY PARK CA	91754

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* 5252 001 041	721 BARNUM WAY	HE, GORDON AND JAU WINNEY	721 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 042	717 BARNUM WAY	TRINIDAD, JON	717 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 043	713 BARNUM WAY	TRANG, SI DU AND KIM H	713 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 044	709 BARNUM WAY	MAYEMURA, DAVID J AND BARBARA K	709 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 045	705 BARNUM WAY	TOM, WILLIAM Y AND LANORA TRS	705 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 046	701 BARNUM WAY	LI, BOHAO AND WU, HUI	701 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 047	697 BARNUM WAY	CHERNG, ESTHER F TR	697 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 048	693 BARNUM WAY	CHOY, MAN F CO TR	693 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 049	689 BARNUM WAY	CHOW, WING P AND CATHERINE K	689 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 002 002	608 MONTEREY PASS RD	JU FAT LLC	608 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 002 008	656 MONTEREY PASS RD	GULDALIAN, ANTHONY AND SUZY TRS	609 MICHAEL COLLINS CIR	MONTEBELLO CA	90640
* 5252 002 010	670 MONTEREY PASS RD	JONAMERICA LLC	3712 W JEFFERSON BLVD	LOS ANGELES CA	90016
* 5252 002 011	616 MONTEREY PASS RD	DIETERICH POST CO	P O BOX 155	MONTEREY PARK CA	91754
5252 002 016	MONTEREY PASS RD	ETON MONTEREY INVESTMENTS LLC C/O ALAN S TON AND THI L KIENG	1045 MONTECITO DR	SAN GABRIEL CA	91776
* 5252 002 017	632 MONTEREY PASS RD	DANIELSON, M JOYCE CO TR	5151 AVENIDA DESPACIO	LAGUNA WOODS CA	92637
* 5252 003 009	1200 MONTEREY PASS RD	FARBSTEIN, JAY TR	219 14TH ST	SANTA MONICA CA	90402
* 5252 003 010	1190 MONTEREY PASS RD	MONTEREY PASS PROPERTIES LLC C/O THEODORE HAAS	1938 LA FREMONTIA ST	SO PASADENA CA	91030
* 5252 003 011	1160 MONTEREY PASS RD	J E M ASSOCIATES INC	3926 VIRGINIA RD	LOS ANGELES CA	90008
* 5252 003 012	1130 MONTEREY PASS RD	JEM ASSOCIATES INC	3926 VIRGINIA RD	LOS ANGELES CA	90008
* 5252 003 013	1110 MONTEREY PASS RD	PWCHOU LLC	1435 SOMBRERO DR	MONTEREY PARK CA	91754

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* 5252 003 020	900 MONTEREY PASS RD	RATIGAN, JOAN D TR	7123 SEAWIND DR	LONG BEACH CA	90803
* 5252 003 021	890 MONTEREY PASS RD	LE, KAREN	166 W NAIMI AVE	ARCADIA CA	91007
* 5252 003 022	870 MONTEREY PASS RD	PANDA REAL ESTATE INVESTMENT INC	870 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 027	800 MONTEREY PASS RD	ZHAO AND LUO LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91755
* 5252 003 028	798 MONTEREY PASS RD	JRL LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91754
* 5252 003 029	786 MONTEREY PASS RD	CLINTON, EDMOND J III CO TR	1647 GLORIETTA AVE	GLENDALE CA	91208
* 5252 003 030	774 MONTEREY PASS RD	JY ASSOCIATES LLC	750 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 033	748 MONTEREY PASS RD	SCHWARTZ TEA LLC	748 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 042	1100 MONTEREY PASS RD	BROWN, GORDON AND LIN, XIAOXIA	1314 ASHLAND AVE	SANTA MONICA CA	90405
* 5252 003 043	810 MONTEREY PASS RD	JRL LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91754
* 5252 003 046	750 MONTEREY PASS RD	OAKCROFT ASSOCIATES INC	PO BOX 63309	LOS ANGELES CA	90063
* 5252 003 049	960 MONTEREY PASS RD	PASS ROAD LLC	1880 CENTURY PARK E #607	LOS ANGELES CA	90067
* 5252 003 050	930 MONTEREY PASS RD	MIKEN PROPERTIES	1880 CENTURY PARK E #607	LOS ANGELES CA	90067
* 5252 003 052	724 MONTEREY PASS RD	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5252 003 053	850 MONTEREY PASS RD	JRL LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91754
* 5252 003 055	1090 MONTEREY PASS RD	EVERLIGHT LLC	122 S EL MOLINO ST	ALHAMBRA CA	91801
* 5252 003 057	990 MONTEREY PASS RD	HILANDS LUCY L TRS	1719 WARWICK RD	SAN MARINO CA	91108
* 5252 003 058	708 MONTEREY PASS RD	KONTOS, PHILLIP J AND MARY J TRS	18924 CARMEL CREST DR	TARZANA CA	91356
* 5252 003 065	716 MONTEREY PASS RD	MONTEREY PASS HI TECH LLC	718 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 066	1000 MONTEREY PASS RD	TRAN, DANIEL CO TR	PO BOX 5007	SAN GABRIEL CA	91778

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* 5252 003 067	1290 MONTEREY PASS RD	MEGA HZ ELECTRIC INC	1290 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 069	736 MONTEREY PASS RD	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5252 003 070	1260 MONTEREY PASS RD	SHIN, YONG S	915 TOWNE AVE	LOS ANGELES CA	90021
* 5252 003 071	1230 MONTEREY PASS RD	BOHER FINE ARTS LLC	1230 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 004 074	1390 MONTEREY PASS RD	HERSCOWITZ, MORIS CO TR	5020 BLUEBELL AVE	VALLEY VILLAGE CA	91607
* 5252 004 075	1350 MONTEREY PASS RD	NYH PROPERTIES LLC	1350 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 004 078	1300 MONTEREY PASS RD	HOM,HENRY Y AND CHING W	1300 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 004 080	1460 MONTEREY PASS RD NO A	ZHANG,JASON AND LIU, YAN	153 DIAMOND ST # B	ARCADIA CA	91006
* 5252 004 081	1460 MONTEREY PASS RD NO B	NING,CECILIA TR	PO BOX 1349	MONTEREY PARK CA	91754
* 5252 004 082	1460 MONTEREY PASS RD NO C	WANG,JAMES	1460 MONTEREY PASS RD C	MONTEREY PARK CA	91754
* 5252 004 083	1460 MONTEREY PASS RD NO D	PHAT LU AND	2809 WARREN WAY	ARCADIA CA	91007
* 5252 004 084	1460 MONTEREY PASS RD NO E	HON,JOHN H	1460 MONTEREY PASS RD NO E	MONTEREY PARK CA	91754
* 5252 004 085	1460 MONTEREY PASS RD NO F	CML GROUP LLC, C/O CHRISTINA LIU	5538 ANGELUS AVE	SAN GABRIEL CA	91776
* 5252 004 086	1430 MONTEREY PASS RD NO A	LAM,PETER K AND YUEN, ANNA M	1430 MONTEREY PASS RD NO A	MONTEREY PARK CA	91754
* 5252 004 087	1430 MONTEREY PASS RD NO B	NG,ANTHONY AND CORRIN	305 ALMORA ST	MONTEREY PARK CA	91754
* 5252 004 088	1430 MONTEREY PASS RD NO C	LO,ALAN T AND HELEN S TRS	1381 SAN MARINO AVE	SAN MARINO CA	91108
* 5252 004 089	1430 MONTEREY PASS RD NO D	YEN, BEN	441 LOS GATOS DR	WALNUT CA	91789
* 5252 004 090	1430 MONTEREY PASS RD NO E	KENG LIN AND CHIA TSUI YUAN	15107 EL SELINDA DR	HACIENDA HTS CA	91745
* 5252 004 091	1430 MONTEREY PASS RD NO F	EMPIRE ENTOURAGE LLC	2168 S ATLANTIC BLVD UNIT 217	MONTEREY PARK CA	91755
5252 004 800	MONTEREY PASS RD	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	POMONA CA	91768

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5252 004 801	MONTEREY PASS RD	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	POMONA CA	91768
* 5252 005 071	1810 COLLEGE VIEW DR	CHI KAN KWAN AND LAI HING KWAN LI	1810 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 072	1820 COLLEGE VIEW DR	TRAN,PETER K AND LAI, WAI YAN	1820 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 074	1860 COLLEGE VIEW DR	VENTI,BENJAMIN F AND MARTHA	668 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 005 075	1880 COLLEGE VIEW DR	CANTERO,TERESA G	1880 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 076	1890 COLLEGE VIEW DR	HOM,LESLIE Y AND SHUI T TRS	8524 LARKDALE RD	SAN GABRIEL CA	91775
* 5252 005 077	1900 COLLEGE VIEW DR	JOHN CHI DUONG	1900 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 078	1910 COLLEGE VIEW DR	WU, QINFANG	1910 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 079	1920 COLLEGE VIEW DR	LEUNG, SI SING TR	20707 E RIM LN	WALNUT CA	91789
* 5252 005 080	1940 COLLEGE VIEW DR	DELIANG LI AND CUI WEI LIANG	1940 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 081	1960 COLLEGE VIEW DR	LIU,JOHNNY AND CHRISTINE	1960 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 082	1980 COLLEGE VIEW DR	WOO, GEORGE J AND KAM Y TRS	1980 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 083	1990 COLLEGE VIEW DR	TRAN, KHAM D	1990 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 084	2000 COLLEGE VIEW DR	SHENM YI	2000 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 085	2020 COLLEGE VIEW DR	LUE, JAY J AND LINDA C TRS	2020 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 086	2040 COLLEGE VIEW DR	HAYASHI, MASANOBU AND SACHIKO TRS	2040 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 087	2060 COLLEGE VIEW DR	WU, HUIJUN	2060 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 088	2080 COLLEGE VIEW DR	LING SEE HO	2080 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 089	2090 COLLEGE VIEW DR	LOW, BOON H	2090 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 090	2100 COLLEGE VIEW DR	HOEY, LAWRENCE M AND VIRGINIA	2100 COLLEGE VIEW DR	MONTEREY PARK CA	91754

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* 5252 005 091	2120 COLLEGE VIEW DR	SHEN,PO CHYUN AND SHIRLEY S	641 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 005 092	2140 COLLEGE VIEW DR	QUON, VIOLET TR	2140 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 093	2180 COLLEGE VIEW DR	DUONG, CHILIE M	2180 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 094	2190 COLLEGE VIEW DR	JUNG, SUSAN TR	2190 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 095	2200 COLLEGE VIEW DR	TSUI, MAN W AND CHRISTINA W	220 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 096	2220 COLLEGE VIEW DR	YU, BEN	2220 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 097	2238 COLLEGE VIEW DR	CROCKER, NEAL AII	2238 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 098	2260 COLLEGE VIEW DR	MOY, SHAOLI	2260 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 099	2280 COLLEGE VIEW DR	WU, RICHARD B AND NANCY J TRS	2280 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 100	2290 COLLEGE VIEW DR	HIGASHI, MASAHARU AND SHIRLEY TRS	2290 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 101	2300 COLLEGE VIEW DR	CHEW,KIM M TR	2300 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 103	2160 COLLEGE VIEW DR	CHIO, KUOK L	2160 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 104	1800 COLLEGE VIEW DR	WAN, JASON	1800 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 105	2320 COLLEGE VIEW DR	MCKITTRICK, RAQUEL TR	2320 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 013 026	1301 LIGHTVIEW ST	TAT,QUANG T AND	1301 LIGHTVIEW ST	MONTEREY PARK CA	91754
* 5252 013 031	1800 BLUFFHILL DR	CHOW,SUSIE	1800 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 014 011	1367 HILLSIDE ST	LI,ANDY W TR	1367 HILLSIDE ST	MONTEREY PARK CA	91754
* 5252 014 023	1295 HILLSIDE ST	WILLIAMS,DONALD CO TR	26441 BELSHIRE WAY	LAKE FOREST CA	92630
* 5252 015 001	1184 S LONGHILL WAY	MARTY,BETTY J TR	1184 S LONGHILL WAY	MONTEREY PARK CA	91754
* 5252 015 014	1795 BLUFFHILL DR	AKIYOSHI,CARY AND TAMMIE K	1795 BLUFFHILL DR	MONTEREY PARK CA	91754

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* 5252 015 015	1801 BLUFFHILL DR	YEUNG, FLORA F	1801 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 017	1855 BLUFFHILL DR	QUAN, DAN CO TR	1164 HIGHLAND DR	MONTEREY PARK CA	91754
* 5252 015 018	1877 BLUFFHILL DR	MURAKAMI, ROBERT K AND PATRICIA I	1877 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 019	1895 BLUFFHILL DR	LEE, PATRICIA W TR	1895 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 020	1901 BLUFFHILL DR	BOW, RONALD D AND LILLIAN M	1901 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 021	1915 BLUFFHILL DR	QUAN, OLIN TR	1915 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 022	1833 BLUFFHILL DR	GODINEZ, NOEL A AND NUNEZ, MARICELA	1833 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 003	2068 W LONGHILL DR	MITANI, DENNIS T AND DIANA Y TRS	2068 W LONGHILL DR	MONTEREY PARK CA	91754
* 5252 016 004	1187 S LONGHILL WAY	PL COYNE REAL ESTATE LP	1311 BELHAM RIDGE CT	SPRING TX	77379
* 5252 016 005	1190 S LONGHILL WAY	PEREZ, CARMEN ET AL	1190 S LONGHILL WAY	MONTEREY PARK CA	91754
* 5252 016 006	1933 BLUFFHILL DR	HASHIMA, MARK I TR	1933 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 007	1947 BLUFFHILL DR	CHAN, DAVID AND QUACH, LE	1947 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 008	1963 BLUFFHILL DR	KAWAHARA, JAMES B AND LESLIE E	1963 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 009	1985 BLUFFHILL DR	FONG, MARY L TR	1985 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 018 004	1255 RIDGECREST ST	KIM, BRIAN J	1255 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 005	1241 RIDGECREST ST	SHITARA, SHIZUKO	1241 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 006	1225 RIDGECREST ST	HUGHES, PETER GDN	3655 YORKSHIRE RD	PASADENA CA	91107
* 5252 018 007	1201 RIDGECREST ST	SCOBIE, TRENTON J II	1201 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 008	1187 RIDGECREST ST	KAPPELER, DORIS AND LINDA	1187 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 011	1149 RIDGECREST ST	WONG, SUSAN TR	2167 COLLEGE VIEW DR	MONTEREY PARK CA	91754

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* 5252 018 013	1125 RIDGECREST ST	SHUM, YUK KIU	1125 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 014	1113 RIDGECREST ST	DANERI, CHARLES R TR	1113 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 016	1091 RIDGECREST ST	NISHIKUBO, NAPAPOM J	1091 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 017	1087 RIDGECREST ST	WAI YIN CHAN	1087 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 018	1083 RIDGECREST ST	SEN, DARWIN Y TR	1083 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 019	1079 RIDGECREST ST	SAI, JUDY TR	1079 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 001	1071 RIDGECREST ST	CARR, NATHALIE M TR	930 S CHARLOTTE AVE	SAN GABRIEL CA	91774
* 5252 019 002	1069 RIDGECREST ST	CHENG, HON M AND POCHING L	1069 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 003	1065 RIDGECREST ST	PAUL, WILFRED D II AND KARELLE	1065 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 004	1061 RIDGECREST ST	LU, DULY TR	1068 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 005	1057 RIDGECREST ST	CAI, ZHIJUAN AND QIU, HAO	1057 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 006	1053 RIDGECREST ST	YAMAUCHI, NORMAN K AND NORA S TRS	1053 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 007	1049 RIDGECREST ST	OGURA, KEVIN AND JEAN	1049 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 008	1045 RIDGECREST ST	LIAO, KAO H AND CHING H	1045 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 009	1041 RIDGECREST ST	FERRIERE, THOMAS AND GINA Y	1041 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 010	1037 RIDGECREST ST	GEE, DANNY S	1037 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 011	1033 RIDGECREST ST	NEWMAN, ANDREW K AND AMY L TRS	1033 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 012	1029 RIDGECREST ST	KAWA, CYNTHIA TR	1029 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 014	1021 RIDGECREST ST	WANG, QIN XIA	613 N HUNTINGTON AVE	MONTEREY PARK CA	91754
* 5252 019 015	1017 RIDGECREST ST	WONG, TOMAS A AND CUAN-WONG, DIANA L	1017 RIDGECREST ST	MONTEREY PARK CA	91754

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* 5252 019 016	1013 RIDGECREST ST	HARTLEY, JULIA C TR	1013 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 017	1009 RIDGECREST ST	YIU CHOK CHAN AND	1009 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 018	1005 RIDGECREST ST	CHEN,CHARLES T AND	1005 RIDGECREST ST	MOUNTAIN VIEW CA	94040
* 5252 019 019	1001 RIDGECREST ST	COX,CATHERINE	1001 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 020 017	1052 RIDGECREST ST	KWOK,PIT AND IKA ET AL	1052 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 021 009	1623 BLUFFHILL DR	ARCHER, SALLY K TR	1623 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 022 020	1611 BLUFFHILL DR	JO,KYUNG	1611 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 029 035	1740 COLLEGE VIEW DR	LEE, FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 029 036	1720 COLLEGE VIEW DR	WONG, JACK W AND JENNIFER TRS	1408 VIA ROMA	MONTEBELLO CA	90640
* 5252 029 037	1700 COLLEGE VIEW DR	AQYAGI,MAY TR	22606 CORAL PL	LAKE FOREST CA	92630
* 5252 029 038	1690 COLLEGE VIEW DR	MACIAS, CARMEN E TR	1690 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 029 039	1680 COLLEGE VIEW DR	CHONG, ROSANA TR	912 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 029 040	1660 COLLEGE VIEW DR	DER, JAMES J AND MAY F TRS	844 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 029 041	1640 COLLEGE VIEW DR	YEE, FIRMAN	1640 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 029 042	1620 COLLEGE VIEW DR	TAN, THEAN YEAT AND	2090 VANCOUVER AVE	MONTEREY PARK CA	91754
* 5252 029 043	1600 COLLEGE VIEW DR	GONG, RONALD M ET AL TRS	2240 MOON VIEW DR	MONTEREY PARK CA	91754
* 5252 029 044	1590 COLLEGE VIEW DR	WONG, NORMAN S AND ELINA P TRS	55 W PALM DR	ARCADIA CA	91007
* 5252 029 045	1580 COLLEGE VIEW DR	DANG, MICHAEL	6962 FERNCROFT AVE	SAN GABRIEL CA	91775
* 5252 029 046	1560 COLLEGE VIEW DR	NG, WUN P AND MEI C TRS	294 SIERRA OAKS DR	ARCADIA CA	91006
* 5252 029 048	1520 COLLEGE VIEW DR	MAR, DO G ET AL	11015 FREER ST	TEMPLE CITY CA	91780

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* 5252 029 050	1540 COLLEGE VIEW DR	SANCHEZ, JORGE A	1608 APPIAN WAY	MONTEBELLO CA	90640
* 5252 029 051	1500 COLLEGE VIEW DR	YEE, MICHAEL	1197 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5252 031 001	991 RIDGECREST ST	HIGA, MERY	1445 FORESTVIEW DR	BREA CA	92821
* 5252 031 002	985 RIDGECREST ST	YIP, ROLAND	985 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 031 003	979 RIDGECREST ST	HE, DONG	979 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 031 006	1526 RIDGECREST WAY	ONO, DAVID Y AND LEUNG, MARGARET	1526 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 007	1540 RIDGECREST WAY	UJITA, SCOTT L AND LAURI I TRS	1540 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 008	1552 RIDGECREST WAY	DE GUZMAN, GIL AND VARGAS, CRISTINA	1552 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 009	1566 RIDGECREST WAY	LEE, DAISY W AND WOO, THOMAS	1566 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 010	1580 RIDGECREST WAY	MURRAY, ROCHELLE R	1580 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 011	1592 RIDGECREST WAY	LEM, KAI S ET AL	1592 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 020	1501 VAGABOND RD	FIRST MOLOKAN CH OF MONTEBELLO	1501 VAGABOND RD	MONTEREY PARK CA	91754
* 5252 032 003	929 RIDGECREST ST	PAVLIC, LOUIS S TR	929 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 032 004	921 RIDGECREST ST	TAKAYANAGI, SUMIKO TR	2505 STRATHMORE AVE	ROSEMEAD CA	91770
* 5252 032 005	915 RIDGECREST ST	HIRAOKA, DONNA CO TR	2823 BURKSHIRE AVE	LOS ANGELES CA	90064
* 5252 032 006	901 RIDGECREST ST	CHAO, LAWRENCE S TR	901 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 032 007	889 RIDGECREST ST	CAO, CECILIA L TR	889 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 004	865 DONNER PL	QUAN, NELSON W AND HELEN L TRS	250 S ATLANTIC BLVD	LOS ANGELES CA	90022
* 5252 033 005	861 DONNER PL	WHITTAKER, YVONNE R TR	861 DONNER PL	MONTEREY PARK CA	91754
* 5252 033 006	857 DONNER PL	MATSUI, MICHIO TR	857 DONNER PLACE	MONTEREY PARK CA	91754

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* 5252 033 008	849 RIDGECREST ST	MIYAMOTO,SAM S AND JEAN Y TRS	849 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 009	843 RIDGECREST ST	KUO,EDWARD T AND NINA	843 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 010	841 RIDGECREST ST	KURAMOTO, JOHN TR ET AL	1836 OAKGATE ST	MONTEREY PARK CA	91755
* 5252 033 011	837 RIDGECREST ST	YAMATE,MEIKO A TR	837 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 016	827 BARNUM WAY	MATSUNAMI,DAN AND LE, THUY THANH NGUYEN	827 BARRUM WAY	MONTEREY PARK CA	91754
* 5252 033 017	809 BARNUM WAY	NGO, NANCY	809 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 033 020	772 BARNUM WAY	HO, SONNY CO TR	2355 MELVILLE DR	SAN MARINO CA	91108
* 5252 034 001	1199 CREST HAVEN WAY	WU,JIACHENG	1199 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 034 010	880 RIDGECREST ST	HO,ELAINE L	880 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 034 011	888 RIDGECREST ST	HUANG,MICHELLE Y TR	888 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 034 013	906 SUMMIT PL	TMW INVESTMENT INC	906 SUMMIT PL	MONTEREY PARK CA	91754
* 5252 035 001	1175 CREST HAVEN WAY	LONG,HELEN TR	1175 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 036 001	1197 DOVER WAY	SHUM,TONY K AND KIT M TRS	2695 LOMBARDY RD	SAN MARINO CA	91108
* 5252 036 002	1181 DOVER WAY	TEO,GARY S AND	1181 DOVER WAY	MONTEREY PARK CA	91754
* 5252 036 016	1196 CREST HAVEN WAY	CECILA, MARY J TR	1196 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 037 001	1211 W CREST WAY	ZEPEDA,JOSE A AND MARIA A TRS	1211 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 002	1201 W CREST WAY	SHAM, THOMAS & KONG C	1201 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 003	1263 W CREST WAY	CHAN, PETER C AND COURTNEY M	1263 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 004	1251 W CREST WAY	GUO QIANG LENG AND MEI RAN HOU	1251 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 005	1243 W CREST WAY	MINOHARA,STEVEN & CHARMAINE P	1243 W CREST WAY	MONTEREY PARK CA	91754

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* 5252 037 012	1198 DOVER WAY	KAWATA,JOE S AND MAY S TRS	1198 DOVER WAY	MONTEREY PARK CA	91754
* 5252 037 013	912 SUMMIT PL	CHUANG, KAI WIN AND WANG, HSIU HUA	2095 S LEO AVE	COMMERCE CA	90040
5252 038 003	SUMMIT PL	SANCHEZ, IRENE TRS	924 SUMMIT PL	MONTEREY PARK CA	91754
* 5252 038 009	1295 W CREST WAY	LEE,CHARLES C AND AMY W TRS	1160 BUSCH GARDEN CT	PASADENA CA	91105
* 5252 040 011	1290 HIGHLAND DR	QINGYU FU AND SHU P HE	1290 HIGHLAND DR	MONTEREY PARK CA	91754
* 5252 040 018	1295 WINDOVER WAY	SOTO,LUIS JR AND IRMA	1295 WINDOVER WAY	MONTEREY PARK CA	91754
* 5252 040 019	1281 WINDOVER WAY	TOMITA ,SHIRLEY T	221 S RUSSELL AVE	MONTEREY PARK CA	91754
* 5252 040 022	1233 WINDOVER WAY	PHOSUK,SIRIPORN	1233 WINDOVER WAY	MONTEREY PARK CA	91754
* 5252 041 007	801 RIDGECREST ST	HOSHIZAKI,KOTARO R TR	801 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 008	805 RIDGECREST ST	GIN, KAM CHUN TR	805 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 009	809 RIDGECREST ST	SATO,WILLIAM AND ISABELLE	809 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 010	815 RIDGECREST ST	MATSUI,RICKY K AND	815 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 011	819 RIDGECREST ST	PENA,ANGEL B AND IVETTE C TRS	819 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 012	823 RIDGECREST ST	WONG THOMAS, NANCY TR	515 S FIGUEROA ST STE 2060	LOS ANGELES CA	90071
* 5252 041 013	827 RIDGECREST ST	NAKASHIMO,SHOJI AND MASAKO	827 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 014	831 RIDGECREST ST	RAMIREZ,DOLORES R TR	831 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 015	797 RIDGECREST ST	IRWIN,LOWELL E AND ROSE M TRS	343 WYNN CT	THOUSAND OAKS CA	91362
* 5252 041 021	781 RIDGECREST ST	HASHIMOTO,TED S CO-TRS	781 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 028	765 RIDGECREST ST	JIANG, CHANGCAN AND DENG, LIZHEN	14438 FAIRGROVE AVE	LA PUENTE CA	91744
* 5252 041 029	795 RIDGECREST ST	PHUNG,AMY N TR	795 RIDGECREST ST	MONTEREY PARK CA	91754

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* 5252 041 032	773 RIDGECREST ST	TONG,KEVIN K AND YUSHAN K	773 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 033	769 RIDGECREST ST	DEGEORGE,KAREN A TR	769 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 034	720 BARNUM WAY	CHAN, PEDRO CO TR	720 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 035	724 BARNUM WAY	TANG,HUNG K TR	724 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 036	728 BARNUM WAY	HUYNH,UT C AND TUYET HONG	728 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 037	732 BARNUM WAY	CHOW,BENJAMIN H AND KAZUKO K	732 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 038	736 BARNUM WAY	SIU,LUIS AND YUNG, MANDY	736 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 039	740 BARNUM WAY	CHUI, STEPHEN AND MAGGIE M	740 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 040	744 BARNUM WAY	HUANG,MING C AND SHUMEI C TRS	744 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 041	748 BARNUM WAY	LAI,PHILLIP L AND QUAN, BETTY C	748 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 042	752 BARNUM WAY	YOUNG,MICHAEL	752 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 043	756 BARNUM WAY	JUNG,DEWEY AND BETTY C TRS	1363 ROCK VIEW ST	MONTEREY PARK CA	91754
* 5252 041 044	760 BARNUM WAY	CHUNNE,FERNAND C TR C/O MIREILLE HANFT	628 CREEKMORE CT	WALNUT CREEK CA	94598
* 5252 041 045	764 BARNUM WAY	TANG,CHING W AND LINDA C	764 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 046	768 BARNUM WAY	TING,WILLIAM C AND	768 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 042 009	1097 BRIER CLIFF WAY	MARQUEZ,ALMA V	1097 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 010	1101 BRIER CLIFF WAY	NG,JACK CO TR	1101 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 011	1113 BRIER CLIFF WAY	LEE, NORMAN T AND CARMEN J	1113 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 012	1125 BRIER CLIFF WAY	QUAN, HENRY C AND DIANA K	1177 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5252 042 013	1149 BRIER CLIFF WAY	YAMAMOTO,PETER P	1149 BRIER CLIFF WAY	MONTEREY PARK CA	91754

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* 5252 043 003	1087 CHALET TER	MURPHY,JOHN JR AND ELAINE TRS	2234 HIGHLAND VISTA DR	ARCADIA CA	91006
* 5252 043 004	1090 CHALET TER	LEW, MARILYN L ET AL TRS	1090 CHALET TER	MONTEREY PARK CA	91754
* 5252 043 011	1067 ALPINE TER	NGUYEN, THUAN DUC AND PHAM, AMY P	2627 W AVE 31	LOS ANGELES CA	90065
* 5252 043 012	1089 ALPINE TER	TAWEESUP,PATAMA	PO BOX 1363	MONTEREY PARK CA	91754
* 5252 043 014	812 RIDGECREST ST	DUONG, NICK AND CHRISTINE L	812 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 015	806 RIDGECREST ST	HUEY, WAI J AND LINDA J TRS	806 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 020	851 CREST VISTA DR	MATSUMOTO,MITSUKO M TR	PO BOX 1390	SOUTH PASADENA CA	91031
* 5252 043 021	869 CREST VISTA DR	HENG,JOHN M AND MONA TRS	869 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 023	903 CREST VISTA DR	RAMIREZ,ROBERT L AND CORINA	903 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 038	790 RIDGECREST ST	LIM,JANE H TR	790 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 041	1055 CHALET TER	HO,KENNY AND LUONG, HIEN T	1055 CHALET TER	MONTEREY PARK CA	91754
* 5252 043 042	752 RIDGECREST ST	AOCHI,ETSUKO	752 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 043	758 RIDGECREST ST	HAO,PHILIP B TR	758 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 045	770 RIDGECREST ST	LEE,FRANK T AND JENNIE O TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 047	782 RIDGECREST ST	HUYNH, VIET K AND TAM, JENNIFER	782 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 048	794 RIDGECREST ST	WONG,TAN F AND GLORIA	794 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 001	761 RIDGECREST ST	KANZAWA,SANJI AND MIYOKO	1400 W LONGHILL DR	MONTEREY PARK CA	91754
* 5252 044 002	757 RIDGECREST ST	MORISHITA,TOYOMI K TR	757 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 003	753 RIDGECREST ST	XUE XIU ZHAO TR	753 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 004	749 RIDGECREST ST	SOHO INVESTMENTS LLC	8334 LINCOLN BLVD	LOS ANGELES CA	90045

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* 5252 044 005	745 RIDGECREST ST	CHAN,FANNY O TR	745 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 006	741 RIDGECREST ST	KAWARATANI, AIKO TR	741 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 007	737 RIDGECREST ST	NAKAMURA, ROY H AND SETSUKO A TRS	737 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 008	733 RIDGECREST ST	GUO,XUEZE AND	733 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 016	692 BARNUM WAY	LAW,JIMMY K AND LILY C	2345 SHERWOOD RD	SAN MARINO CA	91108
* 5252 044 017	696 BARNUM WAY	TANG,ARTHUR TR	696 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 018	700 BARNUM WAY	WONG,HENRY H AND MARY P	700 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 019	704 BARNUM WAY	WAI YEE YAN AND DENG, AMY	704 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 020	708 BARNUM WAY	IWAKI,JIMMY M AND JUDY M TRS	708 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 021	712 BARNUM WAY	JUATMA, VUNAPHA W TR	712 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 022	716 BARNUM WAY	RO,STEVE S AND SUNMI K	716 BARNUM WAY	MONTEREY PARK CA	91754
5253 002 022	ATLANTIC BLVD	SC INVESTMENT GROUP LLC	2707 E VALLEY BLVD STE 311	WEST COVINA CA	91792
* 5253 005 003	915 DE LA FUENTE ST	NGUYEN,NAM AND PHAM, JENNELYNN	915 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 013	1015 DE LA FUENTE ST	LEE, DUSTIN	1015 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 014	1031 DE LA FUENTE ST	XIANG, PIN AND DING, MICHELLE X	1031 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 015	1027 DE LA FUENTE ST	ZHU, CONGWANG	1027 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 016	898 VIA VENTI AVE	YOUNG, KALLY W TR	898 VIA VENTI AVE	MONTEREY PARK CA	91754
* 5253 006 018	983 KINGSFORD ST	LEE,VICTOR AND KIM T	983 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 019	989 KINGSFORD ST	NGO,HY P TR	989 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 020	999 SNYDER LN	LU,LOU	999 SNYDER LN	MONTEREY PARK CA	91754

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* 5253 006 021	1039 SNYDER LN	NG, PHACH T C TR	1039 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 027	887 SCUDDER WAY	LI, YUZHEN	887 SCUDDER WAY	MONTEREY PARK CA	91754
5253 006 028	SCUDDER WAY	LAU,YEE H AND ANNA	7318 TERESA AVE	ROSEMEAD CA	91770
* 5253 006 040	899 HOLLADAY WAY	LIEN,JIMMY AND SHIRLEY S TR	899 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 041	898 HOLLADAY WAY	OGINO,JAMES T AND MYRA M	898 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 042	888 HOLLADAY WAY	WONG, SIN WEI	888 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 043	886 HOLLADAY WAY	YAMADA,DEAN O AND ABAD, LEILANI T	PO BOX 1526	MONTEREY PARK CA	91754
* 5253 006 044	882 HOLLADAY WAY	WU, ZHUOFU AND RUI SHEN	882 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 051	1086 SNYDER LN	LUK,LINCOLN JR AND MA, VIVIEN	1086 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 052	1082 SNYDER LN	LIU,SU CHIAO	1082 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 056	1038 SNYDER LN	HADDAD,IKHLAS TR	882 SCUDDER WAY	MONTEREY PARK CA	91754
* 5253 006 058	988 SNYDER LN	MAI,DAMING	988 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 059	988 KINGSFORD ST	YIU, YVONNE Y	988 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 060	986 KINGSFORD ST	TSUI,SAN CO TR	986 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 061	982 KINGSFORD ST	CHI,SAMUEL C AND SUI J	982 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 062	928 KINGSFORD ST	WONG,SIU W	928 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 063	898 KINGSFORD ST	XING LI	898 KINGSFORD ST	MONTEREY PARK CA	91754
5253 007 005	DE LA FUENTE ST	CHEN,HSIANG JUI CO TR	1040 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 007 017	1030 DE LA FUENTE ST	KO,WINSTON P AND PUI YUK D TRS	1030 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 007 024	DE LA FUENTE ST	WONG,KYLE R	1068 DE LA FUENTE ST	MONTEREY PARK CA	91754

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* 5253 007 025	1068 DE LA FUENTE ST	WONG,KYLE R	1068 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 007 027	1088 DE LA FUENTE ST	RAMIREZ, SELOMITH	1088 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 007 028	1002 DE LA FUENTE ST	RHE LLC	711 N BROADWAY # 403	LOS ANGELES CA	90012
5253 008 023	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
5253 008 024	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
* 5253 008 026	828 VIA VENTI AVE	KAO,CHARLES C CO TR	828 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 027	832 VIA VENTI AVE	LAU,CHI YAM	832 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 028	838 VIA VENTI AVE	KAZEIAN,NORAIR AND DIANA	838 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 029	866 VIA VENTI AVE	HYUN,CHUL CHOI AND	866 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 030	868 VIA VENTI AVE	LO,VEYKIE C AND LAU, TISINE	868 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 031	880 VIA VENTI AVE	WU,JONATHAN Y	880 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 032	882 VIA VENTI AVE	TSOI, ALPHAN AND CHOI, JULIE H	882 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 033	886 VIA VENTI AVE	AU, BRANDON & ANGELICA R	886 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 034	888 VIA VENTI AVE	CHAN, ROBERT O & OUYANG FRANCES Y	888 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 035	892 VIA VENTI AVE	VU, THAI	201 E CENTER ST STE 108	ANAHEIM CA	92805
5253 008 036	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
* 5253 008 037	809 KINGSFORD ST	BOUAYAD,HASSAN M AND MLISS L	809 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 038	829 KINGSFORD ST	FONG,ARTURO AND AGNES TRS	829 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 039	839 KINGSFORD ST	CHEN,CHINGCHI AND	839 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 040	863 KINGSFORD ST	TSUJII,RYAN B AND ABE, SANDRA Y CO TR	863 KINGSFORD ST	MONTEREY PARK CA	91754

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* 5253 008 041	869 KINGSFORD ST	PATEL,AMRATLAL N AND BHANU A	869 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 042	883 KINGSFORD ST	YEUNG,WING K CO TR	883 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 043	889 KINGSFORD ST	CHENG,HOA AND FAY F TRS	889 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 044	893 KINGSFORD ST	LUM,BING K AND LISA G	893 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 045	896 KINGSFORD ST	JIN, MING	896 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 046	888 KINGSFORD ST	FANG ZHAO	888 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 047	886 KINGSFORD ST	SUN,HELEN	886 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 048	882 KINGSFORD ST	QUAN,JEFF AND ENG, ENG LI	4111 THISTLE HILL CT	SUGAR LAND TX	77479
* 5253 008 049	880 KINGSFORD ST	WANG,KOUG C AND MANPING	880 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 050	868 KINGSFORD ST	GALLINOT,GARY F AND DEBRA J	868 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 052	862 KINGSFORD ST	SUKANDADINATA,ALBERT C AND LAMSAILA, ANGELA	5925 COLGATE AVE	LOS ANGELES CA	90036
* 5253 008 054	832 KINGSFORD ST	THAMMAVONGSA AMPHASOUK AND TRAN, THUY B	832 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 055	828 KINGSFORD ST	LI, YING	828 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 060	818 VIA VENTI AVE	QUACH,HAI C AND LUI, SHARI	818 VIA VENTI	MONTEREY PARK CA	91754
5253 008 061	CADIZ ST	YOUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
* 5253 009 019	877 W EL REPETTO DR	EMERALD HILLS LLC	21700 OXNARD ST STE 345	WOODLAND HILLS CA	91367
5253 010 031	ATLANTIC BLVD	CALIF WATER SERVICE CO	1720 N 1ST ST	SAN JOSE CA	95112
* 5253 010 036	1995 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
* 5253 010 037	1969 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
* 5253 010 039	1955 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240

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* 5253 010 040	1935 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
* 5253 012 019	1000 COLLEGE VIEW DR	TSUI, CHI K AND WAI Y	1000 COLLEGE VIEW DR # A	MONTEREY PARK CA	91754
* 5253 012 020	1010 COLLEGE VIEW DR	JLC INVESTMENT LLC	416 DANIMERE AVE	ARCADIA CA	91006
* 5253 012 021	1020 COLLEGE VIEW DR	NAYFACK, PEARL TR	12512 CHANDLER BLVD #306	VALLEY VILLAGE CA	90605
* 5253 012 022	1030 COLLEGE VIEW DR	SANCHEZ, CELIA TR	8317 VILLAGE VIEW DR	WHITTIER CA	90605
* 5253 012 023	1050 COLLEGE VIEW DR	CHONG, OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 012 025	1070 COLLEGE VIEW DR	LAU,NATALIA Y TR	1536 SOMBRERO DR	MONTEREY PARK CA	91754
* 5253 013 021	1080 COLLEGE VIEW DR	MYNL LLC	18605 E GALE AVE STE 205	CITY OF INDUSTRY CA	91748
* 5253 013 022	1100 COLLEGE VIEW DR	MYNL LLC	18605 E GALE AVE STE 205	CITY OF INDUSTRY CA	91748
* 5253 013 023	1110 COLLEGE VIEW DR	CHONG, OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 024	1120 COLLEGE VIEW DR	GEE, GEORGE N TR	1081 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5253 013 025	1130 COLLEGE VIEW DR	CHONG,OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 026	1140 COLLEGE VIEW DR	HAO, PHILLIP B TR	758 RIDGE ST	MONTEREY PARK CA	91754
* 5253 013 027	1150 COLLEGE VIEW DR	LEW, TERRY TR	635 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 013 028	1160 COLLEGE VIEW DR	XIAO LING JIN	1160 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 029	1170 COLLEGE VIEW DR	ZACHARIO, BILL AND HELEN TRS	1170 COLLEGE VIEW DR # 4	MONTEREY PARK CA	91754
* 5253 013 031	1180 COLLEGE VIEW DR	HUANG, JULIE TR	6306 LONGMONT AVE	SAN GABRIEL CA	91775
* 5253 014 018	1109 COLLEGE VIEW DR	MONTEREY PARK GARDEN LLC C/O JOHN RONG	724 W HELLMAN AVE	MONTEREY PARK CA	91754
* 5253 024 003	961 WANDERING DR	SISWANTO,EDWIN K AND ANNE S	191 ROCA WAY	MONTEREY PARK CA	91754
* 5253 024 004	931 WANDERING DR	AWANA,SHIRLEY S	241 W FOOTHILL BLVD	ARCADIA CA	91006

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* 5253 024 005	901 WANDERING DR	HAYASHI, LEO TRS	PO BOX 331302	LOS ANGELES CA	90033
* 5253 024 006	1204 DELL DR	OU,JUNE AND TING, PHILIP H	1204 DELL DR	MONTEREY PARK CA	91754
* 5253 024 008	1264 DELL DR	WU,DANNY T CO TR	851 S BRADSAWE AVE	MONTEREY PARK CA	91754
* 5253 024 010	921 W EL REPETTO DR	RODELA, DAVID AND GWEN	921 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5253 024 012	1086 W EAST CREST WAY	CHONG,ANDREW G	1086 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 024 013	1060 W EAST CREST WAY	BRUNIE,RAYMOND AND FAUSTINA TRS	1060 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 024 014	1028 W EAST CREST WAY	LAI,ALBERT S AND JANE	1028 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 028 007	1360 CREST VISTA DR	CHU, HAIMING CO TR	1360 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 004	1240 CREST VISTA DR	YIP,JOHNSON C AND ADRIANNE E TRS	1240 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 005	1220 CREST VISTA DR	CHAN,STEWART W TR	1220 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 006	1200 CREST VISTA DR	PRICE,MARY LOU TR	1200 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 007	1231 RIDGESIDE DR	MIGUEL,ROBERT AND CHIZUKO TRS	1231 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 030 013	1360 HIGHLAND DR	WONG,VIVIAN C TR	1618 GOODMAN AVE	REDONDO BEACH CA	90278
* 5253 030 014	1310 W GRAND VISTA WAY	TAKEUCHI,TED AND SUMIYE	1310 W GRAND VISTA WAY	MONTEREY PARK CA	91754
* 5253 034 046	1470 COLLEGE VIEW DR	FONG,CHONG M AND EILLEN T TRS	445 S JADE TREE DR	MONTEREY PARK CA	91754
* 5253 034 047	1450 COLLEGE VIEW DR	FONG,CHONG M AND EILEEN T TRS	445 S JADE TREE DR	MONTEREY PARK CA	91754
* 5253 034 048	1430 COLLEGE VIEW DR	GONG, RONALD M ET AL TRS	2240 MOON VIEW DR	HACIENDA HEIGHTS CA	91745
* 5253 034 049	1801 CREST VISTA DR	QUIHUIS, ROBERT G TR	9121 LONGDEN AVE	TEMPLE CITY CA	91745
* 5253 034 050	1260 COLLEGE VIEW DR	WONG, DON Y AND SALLY P TRS	816 BARTOLO AVE	MONTEBELLO CA	90640
* 5253 034 051	1280 COLLEGE VIEW DR	TRAN, MUOI M CO TR	799 KING ST	SAN GABRIEL CA	91776

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* 5253 034 052	1300 COLLEGE VIEW DR	MAI, RUNQIU	144 W ROSELYN PL	MONTEREY PARK CA	91754
* 5253 034 053	1310 COLLEGE VIEW DR	DER, JAMES J AND MAY F TRS	844 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 034 054	1340 COLLEGE VIEW DR	LEE, FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5253 034 055	1370 COLLEGE VIEW DR	LEE,FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5253 034 056	1390 COLLEGE VIEW DR	LEE,FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5253 034 057	1400 COLLEGE VIEW DR	WONG,HUBERT ET AL	1616 ABAJO DR	MONTEREY PARK CA	91754
* 5253 034 058	1490 COLLEGE VIEW DR	KD BROTHER INVESTMENTS LLC	8812 DUARTE RD	SAN GABRIEL CA	91775
* 5253 035 006	1169 RIDGESIDE DR	KAR HO CHU	1169 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 035 008	1185 RIDGESIDE DR	NISHIMOTO ALICE	1185 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 035 009	1191 RIDGESIDE DR	KIKUCHI,KYLE	43 ROYAL DR	WEST WARWICK RI	
* 5253 035 010	1197 RIDGESIDE DR	YEE,MICHAEL Q AND	1197 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 035 015	1108 CREST VISTA DR	TANI,MASAO AND SADAOKA TRS	1108 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 016	1140 CREST VISTA DR	TAY, LUIS AND STELLA	1148 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 017	1148 CREST VISTA DR	TAY,LUIS C AND STELLA TRS	1148 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 018	1156 CREST VISTA DR	LAU, WINNIE W	1581 VALLEY VISTA DR	MONTEREY PARK CA	91754
* 5253 035 019	1164 CREST VISTA DR	KOBAYASHI,SEIICHI AND IKUKO TRS	1164 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 020	1182 CREST VISTA DR	FARIAS,ARMANDO JR AND GUADALUPE M	1182 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 021	1190 CREST VISTA DR	LIM,JULIUS K	1190 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 002	1101 RIDGESIDE DR	TAKEMOTO,FRANK T CO TR	1101 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 003	1107 RIDGESIDE DR	ESQUIVEL,MOISES AND DIANE H	1107 RIDGESIDE DR	MONTEREY PARK CA	91754

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* 5253 036 004	1115 RIDGESIDE DR	AU,ALEX AND ERIKO	1115 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 005	1123 RIDGESIDE DR	LEE,JOHN H AND LEE, CHING LUN CO TR	PO BOX 1253	ROSEMEAD CA	91770
* 5253 036 009	1072 CREST VISTA DR	ITO,SALLY S AND LANCE E	1072 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 010	1060 CREST VISTA DR	HOO, HAYWARD S	1411 SOLAR DR	MONTEREY PARK CA	91754
* 5253 036 011	1048 CREST VISTA DR	TRAN, CALVIN AND LEE, CATHERINE	1048 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 012	1036 CREST VISTA DR	ALVAREZ,JOHN	3544 W BEVERLY BLVD	MONTEBELLO CA	90640
* 5253 036 013	1024 CREST VISTA DR	WONG,CAREY K AND JANICE TRS	1024 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 014	1012 CREST VISTA DR	HARADA,CLARA M CO TR	1012 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 029	1095 RIDGESIDE DR	HWANG, ISABELLA	1095 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 030	1000 CREST VISTA DR	SHIMIZU, SPENCER S AN DAWN A TRA	2317 W 184TH ST	TORRANCE CA	90504
* 5253 036 031	990 CREST VISTA DR	TOMITA,PAUL S AND JOYCE S	990 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 032	980 CREST VISTA DR	HIRATA, ALICE H TR	980 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 033	964 CREST VISTA DR	CHU,AH SANF AND HELEN AND CHU, JUDY	964 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 034	1075 RIDGESIDE DR	SUDIRGO,RIDWAN AND EVI B	1075 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 035	1057 RIDGESIDE DR	WOO,BING AND MARILYN TRS	1057 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 036	1041 RIDGESIDE DR	QUON,RANDOLPH W AND ANGELA W TRS	6508 CERTA DR	RANCHO PALOS VERDES	90275
* 5253 036 038	1009 RIDGESIDE DR	TUEY, SHEANG & BETTY	1009 RIDGESIDD DR	MONTEREY PARK CA	91754
* 5253 037 001	1000 W EAST CREST WAY	WONG,DANNY M AND MAYFUN K	1000 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 002	1015 W EAST CREST WAY	LEE,ANDREW M AND CHIN, ROSA W	1015 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 003	1031 W EAST CREST WAY	TRAN,MUOI CO TR	1031 W EAST CREST WAY	MONTEREY PARK CA	91754

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* 5253 037 004	1045 W EAST CREST WAY	CHANG, KENT V CO TR	1045 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 013	1130 RIDGESIDE DR	ROCK,NATHANIEL M AND DAWN M	1130 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 037 014	1124 RIDGESIDE DR	SIMONCINI,JEANNE M TR	1124 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 037 025	1112 RIDGESIDE DR	SUN, CHANGJIAN AND XU, HUA	1112 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 001	946 CREST VISTA DR	CHANG WEI CHEN	946 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 004	894 CREST VISTA DR	KIM, JOHN C AND KYUNG J	894 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 015	917 RIDGESIDE DR	SHUI, MICHAEL	10104 OLIVE ST	TEMPLE CITY CA	91780
* 5253 038 016	929 RIDGESIDE DR	LEE,JAMES AND JENNY L	929 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 017	941 RIDGESIDE DR	WONG,WAIHONG H AND LISA D	941 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 018	955 RIDGESIDE DR	NG, KELVIN	955 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 019	973 RIDGESIDE DR	HUM,JON G AND CHRISTINE A	1580 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5253 039 001	978 RIDGESIDE DR	WONG,KENNETH S AND PING Y TRS	978 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 003	1006 RIDGESIDE DR	MITANI,JERRY M AND GLADYS H TRS	1006 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 004	1014 RIDGESIDE DR	YIP, YUENU AND LI, TIEZHONG	1014 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 005	1022 RIDGESIDE DR	NAKAMURA,MAKOTO H AND CINDY L	1022 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 008	1066 RIDGESIDE DR	SHIM,ALDRIC J	1066 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 009	1086 RIDGESIDE DR	CHAN,WA HING AND MEI LIN	1086 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 010	968 RIDGESIDE DR	NG,KENNY K AND WUNG, TERESA	968 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 013	924 RIDGESIDE DR	LEE,SHIRLEY A	924 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 015	900 RIDGESIDE DR	ORTEGA,ADRIAN F AND ANA R	900 RIDGESIDE DR	MONTEREY PARK CA	91754

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* 5253 040 028	720 RODMAN CIR	QUAN,JAMES	PO BOX 1624	ROSEMEAD CA	91770
* 5253 040 030	712 RODMAN CIR	SAKUMA,CHRISTOPHER AND	712 RODMAN CIR	MONTEREY PARK CA	91754
5253 040 031	RODMAN CIR	HIGH SEAS RODMANM LLC	1107 FAIR OAKS AVE # 234	S PASADENA CA	91030
* 5253 040 037	622 CREST VISTA DR	KAM, CHING KWOK AND MAGGIE W	622 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 040 038	616 CREST VISTA DR	KWAN,MICHAEL AND SAU C TRS	616 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 040 039	610 CREST VISTA DR	WONG, SIU NGOR	610 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 040 040	606 CREST VISTA DR	SAM,CHUCK M AND KAREN	606 CREST VISTA DR	MONTEREY PARK CA	91754
* 5254 002 012	1367 SOMBRERO DR	HIRONAKA,ALVIN T	1367 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 013	1355 SOMBRERO DR	SOMBRERO ENTERPRISES LLC	1355 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 014	1345 SOMBRERO DR	ZHAO,GUANFU	1345 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 016	1321 SOMBRERO DR	VARGAS, ORLANDO	1321 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 017	1311 SOMBRERO DR	LEI,CONNIE U TR	1311 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 018	1301 SOMBRERO DR	BRADSHAW,JAMES T JR CO TR	1304 OLD MILL RD	SAN MARINO CA	91108
* 5254 002 019	1300 SOMBRERO DR	ENDO,JESSE C AND MARGARET K	1300 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 027	403 MONTEREY PASS RD	RAGO,DOMENICK	3348 PUNTA DEL ESTE DR	HACIENDA HEIGHTS CA	91745
5254 002 029	GARVEY AVE	ABAJO VILLA LLC	960 E LAS TUNAS DR STE A	SAN GABRIEL CA	91776
+ 5254 002 902	1000 ABAJO DR	MONTEREY PARK CITY HOUSING	1000 ABAJO DR	MONTEREY PARK CA	91754
* 5254 003 005	1457 SOMBRERO DR	KOCHI,TATSUO AND KIMIKO	1457 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 003 007	1421 SOMBRERO DR	CAUCIA,DANTE D AND MITSUKO	1421 SOMBRERO DR	MONTEREY PARK CA	91754
5254 003 014	1585 SOMBRERO DR	LA, TIMMY AND DUAN, YAONAN	333W GARVEY AVE	MONTEREY PARK CA	91754

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5254 003 018	SOMBRERO DR	TRUONG,PHAM S	4838 FIESTA AVE	TEMPLE CITY CA	91780
5254 003 019	SOMBRERO DR	AMEXSYN PROPERTIES INC	6415 WHITTIER BLVD	LOS ANGELES CA	90022
* 5254 003 126	125 CAMPANITA CT	CAI,CHANG	125 CAMPANITA CT	MONTEREY PARK CA	91754
* 5254 003 127	108 CAMPANITA CT	XU, GANG	108 CAMPANITA CT	MONTEREY PARK CA	91754
* 5254 004 009	1597 VERDE VISTA DR	PAN,FRANCIS M AND WENDA T TRS	1597 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 004 010	1591 VERDE VISTA DR	LOPEZ,ELEANOR A TR	1591 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 004 027	1485 ARRIBA DR	CHAN,HUNG YIU AND LUO, JIE MEI	1485 ARRIBA DR	MONTEREY PARK CA	91754
* 5254 004 038	1458 SOMBRERO DR	HAYASHI,SACHI TR	1458 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 004 039	1478 SOMBRERO DR	HIROSAWA,RONALD AND DORIS TRS	1580 ABAJO DR	MONTEREY PARK CA	91754
* 5254 004 040	1500 SOMBRERO DR	ITO,JUNE	1500 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 004 041	1518 SOMBRERO DR	YANG,ASHLEY L	1518 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 004 044	1588 SOMBRERO DR	IWAMOTO,DEBORAH L TR	1588 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 004 045	1495 ARRIBA DR	KWOK , CLARK T	1495 ARRIBA DR	MONTEREY PARK CA	91754
* 5254 004 046	1503 ARRIBA DR	YAMAGATA, TAKEHIRO AND MIEKG TRS	1503 ARRIBA DR	MONTEREY PARK CA	91754
* 5254 004 052	1581 VERDE VISTA DR	NOVASEL,EDWARD AND MARGARET TRS	1581 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 004 053	1587 VERDE VISTA DR	KAWASHIMA, MASAJI	1587 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 005 034	2080 DURANGO DR	CHEN, CHARLES K	1721 GARVEY AVE NO C	ALHAMBRA CA	91803
* 5254 005 045	2095 CERCO ALTA DR	CHAN,PETER N AND VIVIEN C	2095 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 005 046	2096 CERCO ALTA DR	WANG, CHE Y AND SUNG, TING TING	2096 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 006 020	1825 VERDE VISTA DR	LEE,CHRIS Y AND SUZIE TRS	1825 VERDE VISTA DR	MONTEREY PARK CA	91754

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* 5254 006 021	1813 VERDE VISTA DR	ROURA,QUETZAL A AND KIMBERLY A	1813 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 007 006	1912 CERCO ALTA DR	RAMIREZ,VINCE AND EDNA TRS	1912 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 007	1918 CERCO ALTA DR	CHUI,SIU HONG AND HUANG, FENG CHU	1918 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 008	1924 CERCO ALTA DR	CHALE,PHAN T TR	1924 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 010	1936 CERCO ALTA DR	BAKER,ROBERT D AND MARIA E	1936 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 008 001	288 BARRANCA DR	TODA, KATY S	288 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 008 028	282 BARRANCA DR	PRASAD PIERRIBIA,RAJ L TR	282 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 009 020	174 LADERA ST	ZHAO, DAVID AND MARILYN	178 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 021	168 LADERA ST	MASADA,GREGG AND SUSAN	168 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 023	154 LADERA ST	GOEI,BERNARD T AND SIOE T TRS	154 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 026	134 LADERA ST	TANIGUCHI, SACHIKO TR	207 S OAKLAND AVE #E	PASADENA CA	91101
* 5254 009 040	2096 DURANGO DR	FONG,HENRY W AND JANE B TRS	2096 DURANGO DR	MONTEREY PARK CA	91754
* 5254 010 001	265 BARRANCA DR	CHUN,WING Y AND LILY H	265 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 002	261 BARRANCA DR	CHU,CATHERINE	261 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 003	253 BARRANCA DR	LEE,DENNIS G	253 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 027	141 LADERA ST	CHENG,JOHN AND CECILIA	431 CUMBRE ST	MONTEREY PARK CA	91754
* 5254 010 028	149 LADERA ST	TAY, DEBBIE J CO TR	1857 HANSCOM DR	S PASADENA CA	91030
* 5254 010 029	153 LADERA ST	KWOK, SHARONK AND ZHENG, YANG Y	153 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 042	157 LADERA ST	YANG,SUSHI L AND JOHNNY	157 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 043	161 LADERA ST	NATSUME,MARGARET	161 LADERA ST	MONTEREY PARK CA	91754

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* 5254 012 044	167 LADERA ST	MARSDEN,STEVEN AND	167 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 045	173 LADERA ST	HO,ULLIN AND MAGDALENE Y	PO BOX 1508	MONTEREY PARK CA	91754
* 5254 012 046	177 LADERA ST	HO,ULLIN AND MAGDALENE Y	PO BOX 1508	MONTEREY PARK CA	91754
* 5254 012 047	183 LADERA ST	WEYERMANN, ROLF H P AND HANNELORE	183 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 048	187 LADERA ST	LI, HONG HUI	187 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 049	193 LADERA ST	SUNN, MICHAEL CO TR	2007 LA PALOMA AVE	ALHAMBRA CA	91803
* 5254 012 050	201 LADERA ST	WONG,JOSEPH K AND SUSIE L	201 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 051	215 LADERA ST	LEE, RONALD K	215 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 043	200 LADERA ST	PENG,KEVIN S AND WAN, ERBI	200 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 045	188 LADERA ST	MENDEZ,DAVID A AND CRUZMENDEZ, HEIDI	188 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 046	182 LADERA ST	WELSH,DENNIS J AND ROSE W TRS	182 LADERA ST	MONTEREY PARK CA	91754
* 5254 016 017	1574 FELIZ ST	LEE,VICTOR AND FANNY K	1574 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 018	1560 FELIZ ST	KAN,ROSE Y TR	1560 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 019	1544 FELIZ ST	HAHN,KYUNG H	1544 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 020	1530 FELIZ ST	SHI,SHUN PU	1530 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 021	1516 FELIZ ST	ARASE,HAROLD AND EDITH TRS	1516 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 022	1500 FELIZ ST	RITUA, GRADY G CO TR	1500 FELIZ ST	MONTEREY PARK CA	91754
* 5254 017 026	480 CAMPO ST	WONG,MABEL T TR	480 CAMPO ST	MONTEREY PARK CA	91754
* 5254 017 029	1446 AVION DR	CHENG,CHEN AND MARGARET TRS	1446 AVION DR	MONTEREY PARK CA	91754
* 5254 017 033	355 ALISO ST	WU,SUSAN I	355 ALISO ST	MONTEREY PARK CA	91754

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* 5254 017 034	385 ALISO ST	MACALESTER,D S AND VICTORIA	385 ALISO ST	MONTEREY PARK CA	91754
* 5254 017 037	1479 ABAJO DR	EFFENDY,YANICK AND LIM, MEI L	1479 ABAJO DR	MONTEREY PARK CA	91754
* 5254 017 038	1469 ABAJO DR	WU,CHARLES AND MING H	1469 ABAJO DR	MONTEREY PARK CA	91754
* 5254 017 039	1459 ABAJO DR	MITCHELL,RALPH A CO TR	1459 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 014	1510 ABAJO DR	SUZUKI,HAJIME AND HIDEKO	1510 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 015	1500 ABAJO DR	MAGDALENO,RAUL CO TR	1500 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 016	1480 ABAJO DR	DUNN,JASON AND TINA Y	1480 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 017	1470 ABAJO DR	SALAZAR,JOAQUIN G AND ELIZABETH E	1470 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 018	1460 ABAJO DR	WEI HUANG	1460 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 019	1450 ABAJO DR	JIN, CHARLES AND ANGELA	1450 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 020	1440 ABAJO DR	YOSHINAGA,ROBERT TR	1440 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 021	1430 ABAJO DR	SAHARA,RONALD R AND FRED A F	1888 MAPLEGATE ST	MONTEREY PARK CA	91755
* 5254 018 022	1420 ABAJO DR	KO, ANITA M TR	2748 ELLISON DR	BEVERLY HILLS CA	90210
* 5254 018 023	1410 ABAJO DR	HUI,WILLIAM L AND TAM, ROSLYN B	1410 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 024	1400 ABAJO DR	CHEN,KENDALL S TR	1400 ABAJO DR	MONTEREY PARK CA	91755
* 5254 018 025	1390 ABAJO DR	TONG,JOHN AND JANICE	1390 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 026	1380 ABAJO DR	OSUGI,JOHN H AND JUNE H	1380 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 027	1370 ABAJO DR	SOTO,GILDARDO AND TERESA	1370 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 029	1350 ABAJO DR	NAKANO,WALTER F TR	1350 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 034	525 MONTEREY PASS RD	FARBSTEIN, JAY D TR ET AL, C/O SEN CHENG	219 14TH ST	SANTA MONICA CA	90402

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* 5254 018 035	505 MONTEREY PASS RD	2PL LLC	4063 ADAIR ST	LOS ANGELES CA	90011
* 5254 018 037	543 MONTEREY PASS RD	ROBLES,DANIEL P AND ELENA N TRS	543 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 018 038	569 MONTEREY PASS RD	KML MONTEREY LLC	573 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 018 039	583 MONTEREY PASS RD	BLUE PANGU CO LTD	43750 VISTA DEL MAR	FREMONT CA	94539
* 5254 018 040	1340 ABAJO DR	CHEN, SU SHING	469 LAS TUNAS DR	ARCADIA CA	91007
* 5254 018 041	ABAJO DR	TJENDERA,NAKA	1330 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 085	1690 ABAJO DR	CHEN,YUHSU	1690 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 086	1680 ABAJO DR	LUM,FRANK T CO TR	1680 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 087	1670 ABAJO DR	WONG,WEBER W TRS ET AL	1670 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 089	1650 ABAJO DR	YE,XINTAO AND YAN, XIAOFEI	1650 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 092	1624 ABAJO DR	WONG,MATTHEW N CO TR	1624 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 093	1616 ABAJO DR	WONG,HARRY TR	1616 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 094	1608 ABAJO DR	NG, ANGEL CO TR	1608 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 095	1600 ABAJO DR	FAVELA,RICHARD C AND TOSHIKO N	1600 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 096	1590 ABAJO DR	RODRIGUEZ,CAROL A	1590 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 098	1570 ABAJO DR	LEE,LILLIAN W TR	1570 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 099	1560 ABAJO DR	LAW,PATRICK AND EUNICE	1560 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 100	1550 ABAJO DR	KAN, LAO IP AND SIM, LAO ION	1550 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 101	1540 ABAJO DR	IWAMOTO,RAYMOND T AND FUMIE TRS	1540 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 102	1530 ABAJO DR	HAM,ORWIN AND HENRIETTA	1530 ABAJO DR	MONTEREY PARK CA	91754

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* 5254 019 103	1520 ABAJO DR	GOV,RICKY AND LORI L	1520 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 104	673 MONTEREY PASS RD	665 673 MONTEREY PASS LLC	1100 S SAN PEDRO ST STE A13	LOS ANGELES CA	90015
5254 019 105	VAGABOND DR	NGUYEN, NANCY N	811 S 3RD ST	MONTEBELLO CA	90640
* 5254 019 106	665 MONTEREY PASS RD	665 673 MONTEREY PASS LLC	1100 S SAN PEDRO ST STE A13	LOS ANGELES CA	90015
* 5254 019 107	657 MONTEREY PASS RD	W GOLDSTONE LLC	657 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 108	649 MONTEREY PASS RD	INTERTECH SUPPLY INC	641 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 109	641 MONTEREY PASS RD	INERTECH INC	641 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 110	633 MONTEREY PASS RD	LEE,STEPHEN Y AND TRACY H	815 GLENMERE WAY	LOS ANGELES CA	90049
* 5254 019 111	625 MONTEREY PASS RD	TRAN,JULIE TR	338 PARSONS LNDG	LONG BEACH CA	90803
* 5254 019 112	617 MONTEREY PASS RD	LU,DANG T AND THUYEN U	1068 RIDGECREST ST	MONTEREY PARK CA	91754
* 5254 019 113	609 MONTEREY PASS RD	M AND M FAMILY PROPERTY LIMITED	2940 MILITARY AVE	LOS ANGELES CA	90064
* 5254 019 114	601 MONTEREY PASS RD	28 TRADING INC	10239 LA ROSA DR	TEMPLE CITY CA	91780
* 5254 019 115	597 MONTEREY PASS RD	MARELL,PHYLLIS S TR	433 S PALM DR	BEVERLY HILLS CA	90212
* 5254 019 117	595 MONTEREY PASS RD	YUE,FRED	150 SAN MIGUEL RD	PASADENA CA	91105
5255 002 016	120 W HELLMAN AVE	CITIZENS GROUP LLC	1211 CENTER COURT DR STE 200	COVINA CA	91724
5255 016 021	LINCOLN AVE	PINNACLE LLC	421 N PINE ST	SAN GABRIEL CA	91775
5255 016 022	LINCOLN AVE	PINNACLE LLC	421 N PINE ST	SAN GABRIEL CA	91775
* 5256 003 034	795 W GARVEY AVE	CHAN, RAYMOND AND CINDY TRS ET AL C/O EDWARD CHAN	PO BOX 861056	LOS ANGELES CA	90086
5256 003 049	220 N ATLANTIC BLVD	220 HOTEL ATLANTIC LLC	2225 S 6TH AVE	ARCADIA CA	91006
5257 001 085	780 W GARVEY AVE	PROGRESSIVE INVESTMENT 2014 LLC	2275 HUNTINGTON DR UNIT 199	SAN MARINO CA	91108

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5257 004 019	130 S CHANDLER AVE	LATIGO CANYON DEVELOPMENT LLC	825 S GOLDEN WEST AVE STE 8	ARCADIA CA	91007
5257 004 020	202 S CHANDLER AVE	LATIGO CANYON DEVELOPMENT LLC	825 S GOLDEN WEST AVE STE 8	ARCADIA CA	91007
5257 015 001	114 E GARVEY AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 002	100 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 004	150 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 005	200 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
* 5257 017 005	510 S GARFIELD AVE	SHEL,TOA ET AL TRS	888 GARDNER DR	MONTEBELLO CA	90640
* 5258 007 096	129 N NEW AVE	BUDDHA MONASTERY SUPPORT	129 N NEW AVE	MONTEREY PARK CA	91755
5258 013 030	1024 E HELLMAN AVE	CHEN,ENYUEN AND RU HUANN TRS	PO BOX 4067	ALHAMBRA CA	91803
5259 007 064	338 SEFTON AVE	HJM INVESTMENT LLC	PO BOX 661203	ARCADIA CA	91066
5259 007 065	346 SEFTON AVE	HJM INVESTMENT LLC	PO BOX 661203	ARCADIA CA	91066
5260 006 901	SEFTON AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 006 902	SEFTON AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 006 903	GRAVES AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 009 009	1012 MONNEY DR	CHUANG, FRANK W AND GRACE K TRS	718 MOONEY DR	MONTEREY PARK CA	91755
* 5260 011 016	811 METRO DR	MAKI,MITCHELL T AND CAYLEEN R	811 METRO DR	MONTEREY PARK CA	91755
* 5260 011 017	833 METRO DR	HENG,KHENG P ET AL	833 METRO DR	MONTEREY PARK CA	91755
* 5260 011 018	865 METRO DR	WONG,JOHN S CO TR	865 METRO DR	MONTEREY PARK CA	91755
* 5260 011 023	945 METRO DR	TAN,JUAN A ET AL	945 METRO DR	MONTEREY PARK CA	91755
* 5260 011 032	922 VILLAGE DR	ZHANG, LING	922 VILLAGE DR	MONTEREY PARK CA	91755

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* 5260 011 033	900 VILLAGE DR	MANDAP,BESSIE M	900 VILLAGE DR	MONTEREY PARK CA	91755
* 5260 011 034	890 VILLAGE DR	CHANG,SHIRLEY H TR	890 VILLAGE DR	MONTEREY PARK CA	91755
* 5260 011 035	860 VILLAGE DR	JOA,DAMIAN CO TR	860 VILLAGE DR	MONTEREY PARK CA	91755
* 5260 011 036	735 PLATEAU AVE	SAIDI,GHOLAM R AND MEIMAN L TRS	735 PLATEAU AVE	MONTEREY PARK CA	91755
* 5260 011 037	801 METRO DR	TAM,PING L AND ELIZABETH N AND	801 METRO DR	MONTEREY PARK CA	91755
5260 013 905	RUSSELL AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 013 907	ORANGE AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 013 909	RUSSELL AVE	MONTEREY PARK CITY	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
* 5260 014 016	1114 KEMPTON AVE	LEW,JAMES K	1114 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 017	1198 KEMPTON AVE	RENTERIA,IRIS D	1198 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 018	1234 KEMPTON AVE	TSUI, GARY AND BING CHEUNG	1371 VANDYKE RD	SAN MARINO CA	91109
* 5260 014 019	1266 KEMPTON AVE	SAINZ,RUBEN R AND YVONNE S TRS	1266 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 020	1292 KEMPTON AVE	DANG,CAM AND HELEN TRS	115 SPINKS CANYON RD	BRADBURY CA	91008
* 5260 014 021	1300 KEMPTON AVE	CHU,TIEN-CHING AND SHANG C	16080 LA MONDE ST	HACIENDA HEIGHTS CA	91745
* 5260 014 022	1332 KEMPTON AVE	HO, KWOK LUN CO TR	621 BALTIMORE AVE	MONTEREY PARK CA	91754
* 5260 014 023	1366 KEMPTON AVE	HU, RAYMOND AND CHOW, JENNIFER	1366 KEMPTON AVE	MONTEREY PARK CA	91754
* 5260 014 025	1400 KEMPTON AVE	LAC, DANIEL AND LAC, NATASHA	1398 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 026	1422 KEMPTON AVE	RUIZ,HUMBERTO R AND MARIA A AND RUIZ, RAFAEL	1422 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 027	1444 KEMPTON AVE	JOKO,TADASHI AND DORIS T TRS	1444 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 028	1466 KEMPTON AVE	BACKER,JUDITH A TR	1466 KEMPTON AVE	MONTEREY PARK CA	91755

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* 5260 014 034	1825 FERNBANK AVE	LOU,PEGGY F	1825 FERNBANK AVE	MONTEREY PARK CA	91754
* 5260 014 035	1590 FULTON AVE	HWANG,JERRY L AND LIU, DAISY	1590 FULTON AVE	MONTEREY PARK CA	91755
* 5260 014 036	1600 FULTON AVE	KWON,YOUNG NAM AND CONNIE J TRS	1350 HIGHLAND DR	MONTEREY PARK CA	91754
* 5260 015 005	417 VAN BUREN DR	HO,RAYMOND W AND KWAN	42 SAIL VIEW AVE	RCH PALOS VRD CA	90275
* 5260 015 006	1701 GRANT ST	WANG, RICHARD C AND WANG, MARK K	1701 GRANT ST	MONTEREY PARK CA	91755
* 5260 015 013	1670 FULTON AVE	SILOS,GLORIA TR	1670 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 025	1780 FULTON AVE	WONG, FOON YUNG LEE AND WONG, KOK LUN	2531 DUNSWELL AVE	HACIENDA HEIGHTS CA	91745
* 5260 015 028	1708 FULTON AVE	SEETAO,CARRYL ET AL	1708 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 029	1720 FULTON AVE	CHAN,STEVE K AND WEI W TRS	17665 DEER VALLEY CT	RIVERSIDE CA	92504
* 5260 016 016	1874 BUCHANAN PL	HUANG, QIAN	1874 BUCHANAN PL	MONTEREY PARK CA	91755
* 5260 016 018	467 ACKLEY ST	IZUMI, HIROSH & EUNICE C	467 ACKLEY ST	MONTEREY PARK CA	91755
* 5260 017 022	1895 LUY ST	YUE,WARREN AND HUI YUN CHANG	1895 LUY ST	MONTEREY PARK CA	91755
* 5260 019 030	1716 FILLMORE DR	FERRER,VINCENT Z AND VERONICA A	1716 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 019 031	1724 FILLMORE DR	YOUNG, BRENT AND DENG, IRENE	1724 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 020 001	1732 FILLMORE DR	TAKAESU,MIKIKO AND TAKAESU, JAMIE R	1732 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 020 002	1740 FILLMORE DR	VALENZUELA,GAVIN V TR ET AL	1740 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 023 007	813 BROWNING PL	QUYEN AI PHAN TRAN	5235 TEMPLE CITY BLVD	TEMPLE CITY CA	91780
5260 024 024	TENGER RD	LUI, KUI DIN AND GIN, SUE YEN	2825 W GRAND AVE	ALHAMBRA CA	91801
* 5260 024 031	858 BROWNING PL	LI,ANTHONY	858 BROWNING PL	MONTEREY PARK CA	91755
* 5260 024 032	848 BROWNING PL	WANG,XIANG D AND ZENG, HONG	848 BROWNING PL	MONTEREY PARK CA	91755

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* 5260 024 033	838 BROWNING PL	HSIAO,TSOC	838 BROWNING PL	MONTEREY PARK CA	91755
* 5260 025 035	926 BERKEBILE CT	HA, HUNG MAI CO TR	926 BERKEBILE CT	MONTEREY PARK CA	91755
* 5260 025 059	945 ABE WAY	LIN,HELEN H	945 ABE WAY	MONTEREY PARK CA	91755
* 5260 025 062	942 ABE WAY	HO,ROMAN S AND JENNY L	942 ABE WY	MONTEREY PARK CA	91755
5260 025 063	ABE WAY	SOLANKI,UKABHAI AND NALINI TRS	2690 S OAK KNOLL AVE	SAN MARINO CA	91108
5260 025 064	ABE WAY	SOLANKI,UKABHAI AND NALINI TRS	2690 S OAK KNOLL AVE	SAN MARINO CA	91108
* 5260 026 011	687 AZTEC WAY	CHEUNG,KWOK C AND	687 AZTEC WAY	MONTEREY PARK CA	91755
* 5260 026 016	667 AZTEC WAY	LAW,LOK T AND TAMMY	667 AZTEC WAY	MONTEREY PARK CA	91755
* 5260 026 017	663 AZTEC WAY	MAH,J TRS	663 AZTEC WAY	MONTEREY PARK CA	91755
* 5260 027 004	820 COUNTRY RD	ENG, FREDERICK P AND YVONNE T TRS	820 COUNTRY RD	MONTEREY PARK CA	91755
* 5260 027 005	804 COUNTRY RD	TANG,LILLIAN W TR AND LAM,DAISY S TR	804 COUNTRY RD	MONTEREY PARK CA	91755
* 5260 027 006	788 COUNTRY RD	LAM,KA Y AND CINDY W	788 COUNTRY RD	MONTEREY PARK CA	91755
* 5260 027 024	671 BATAAN PL	WONG,MELVIN K AND LAVERNE K	671 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 025	667 BATAAN PL	BACHMANN,GEORGE AND IRENE TRS	667 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 026	674 BATAAN PL	TANG,CHI SHIEN AND LIU WAN TRS	674 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 032	698 BATAAN PL	KUI,KIN YAN AND BEVERLY P TRS	698 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 033	702 BATAAN PL	EAMRANOND,PRATHEEP P	702 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 034	706 BATAAN PL	LIBING,GU AND LING, LI	706 BATAAN PL	MONTEREY PARK CA	91755
* 5261 001 040	500 MONTEREY PASS RD	JAMES M HARDING CORP	28032 PASEO RINCON	MISSION VIEJO CA	92692
* 5261 001 043	508 MONTEREY PASS RD	ORO CONSTRUCTION COMPANY	10005 MISSION MILL RD	WHITTIER CA	90601

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* 5261 001 046	524 MONTEREY PASS RD	NAVARRO,HERIBERTO E	524 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 047	532 MONTEREY PASS RD	MALDONADO FAMILY LIMITED	765 RUSSELL AVE	MONTEREY PARK CA	91755
* 5261 001 048	540 MONTEREY PASS RD	HZS LLC	660 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 001 049	548 MONTEREY PASS RD	SPRING FOUNTAIN LLC	548 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 050	556 MONTEREY PASS RD	CHEN, JENQ HORNG CO TR	1937 PONTIUS AVE	LOS ANGELES CA	90025
* 5261 001 051	566 MONTEREY PASS RD	LEE,CHUI S ET AL TRS	576 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 001 052	580 MONTEREY PASS RD	3M PROPERTY INVESTMENT CO	582 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 053	582 MONTEREY PASS RD	3M PROPERTY INVESTMENT CO	582 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 054	588 MONTEREY PASS RD	QUAD PROPERTIES LLC C/O LINDO, TERESA	22850 NE 8TH ST UNIT 105	SAMMAMISH WA	98074
* 5261 001 055	592 MONTEREY PASS RD	THAI VARIETY FOOD INC	590 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 056	598 MONTEREY PASS RD	LU, FUZHONG TR	608 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 059	602 MONTEREY PASS RD	PALMER,JEFFREY P TR ET AL	1250 E WALNUT ST STE 236	PASADENA CA	91106
* 5261 001 060	606 MONTEREY PASS RD	HAAS INVESTMENT LLC	1190 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 061	516 MONTEREY PASS RD	KAIROS COMMUNICATION SERVICE	516 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 009 024	591 WHITNEY PL	MEZA,VICTOR R AND CELESTE J	591 WHITNEY PL	MONTEREY PARK CA	91754
5261 009 025	571 WHITNEY PL	LY, REGINA AND LY, HUONG H	571 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 009 026	551 WHITNEY PL	CHANG,JERRY P AND LUNG, CECILIA M	551 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 009 029	1180 WILLIAMS ST	TERRAZAS,ESTEBAN AND DALIA S	1180 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 032	550 TEDFORD WAY	MORINAGA,HIROMI K	550 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 033	570 TEDFORD WAY	YAO, ALEXANDER AND NG, MANDY	570 TEDFORD WAY	MONTEREY PARK CA	91754

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* 5261 009 034	576 TEDFORD WAY	OU,TSE HSIEN AND TSE YANG	576 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 035	591 TEDFORD WAY	PANG,JON L AND YI CHENG H	591 TED FORD WAY	MONTEREY PARK	91754
* 5261 009 036	571 TEDFORD WAY	WAKITA,DENNIS M AND CYNTHIA TRS	571 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 037	551 TEDFORD WAY	TAN, SUTHEP AND VIPHA TRS	551 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 039	1220 WILLIAMS ST	LAU, LEO K AND LOISA P	1220 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 040	1240 WILLIAMS ST	MARTINEZ,JOSE L AND OLIVIA	1240 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 041	1260 WILLIAMS ST	LU YONG GUAN	1260 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 042	1280 WILLIAMS ST	SU,GUAN H AND MEI P	1280 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 048	701 NACHI WAY	CHUNG,KENNETH H	701 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 049	703 NACHI WAY	LIN,JOHN C AND ANNIE S TRS	703 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 050	705 NACHI WAY	CHU,NGAI F AND MARIA	705 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 052	709 NACHI WAY	FOON,JEU JR AND JUDY J TRS	709 NACHI WAY	MONTEREY PARK CA	91754
* 5261 010 040	1000 W NEWMARK AVE	CHEN, JUNSEN AND CHEN, XIAOTONG	1000 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 010 053	339 MONTECHICO DR	SONDAY,MARK G AND REIKO N TRS	2056 MEADOW VALLEY TER	LOS ANGELES CA	90039
* 5261 010 054	956 W NEWMARK AVE	TENORIO,JOSE E AND GERTRUDIS H	956 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 010 055	MONECHICO DR	INVESTORS EQUITABLE FUND INC	PO BOX 931839	LOS ANGELES CA	90093
* 5261 010 068	351 MONTECHICO DR	CHAO,SAMMY TR	351 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 010 071	1010 W NEWMARK AVE	CHAO,SAMMY TR	1010 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 010 075	NEWMARK AVE	CHAO,SAMMY TR	351 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 016	398 MONTECHICO DR	KWOK, RICHARD Y AND ROSITA I	398 MONTECHICO DR	MONTEREY PARK CA	91754

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* 5261 011 017	352 MONTECHICO DR	PETERS,SUSAN TR	352 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 018	346 MONTECHICO DR	TETREALT,DAVID AND LORETTA TRS	346 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 020	334 MONTECHICO DR	CHING TANG YU	334 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 032	329 KINGSFORD ST	HAINES,JOSEPH C CO TR	6709 LONICERA ST	CARLSBAD CA	92011
* 5261 011 033	333 KINGSFORD ST	PHAM, LIEU KIM AND	2709 BELGRAVE AVE	HUNTINGTON PARK CA	90255
* 5261 011 034	339 KINGSFORD ST	HERNANDEZ,EDWARD R	339 KINGSFORD ST	MONTEREY PARK CA	91754
* 5261 011 035	401 HERMOSA VISTA ST	CHOU,PAI AND LEE, FRANCES	401 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 036	411 HERMOSA VISTA ST	JIMENEZ,MARLON AND CHAU, FONG	411 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 037	417 HERMOSA VISTA ST	TAMURA,KUMIKO CO TR	417 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 038	425 HERMOSA VISTA ST	CHEN,LINDA	425 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 045	468 JADE TREE DR	LEE, WAYNE AND FRANCES N	468 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 046	456 JADE TREE DR	JAO, BIENVENIDO JR	456 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 048	432 JADE TREE DR	TANTRAPHOL,EDWARD CO TR	432 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 049	420 JADE TREE DR	PARK,LISA AND PARK, NOREEN K	2889 PLAZA DEL AMO UNIT 900	TORRANCE CA	90503
* 5261 012 019	656 BARNUM WAY	KOO,JOSEPH L AND HELEN C TRS	656 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 020	660 BARNUM WAY	WU,HONGBO CO TR	660 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 021	662 BARNUM WAY	ZHANG,JU AND ZHENG, DANDAN	662 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 022	668 BARNUM WAY	VENTI,BENJAMIN F AND MARTHA	668 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 023	672 BARNUM WAY	OGURA,KEVIN AND CHUNG, SAMANTHA	672 BARNUM WY	MONTEREY PARK CA	91754
* 5261 012 024	676 BARNUM WAY	MA, SAM AND NATTHAYA	676 BARNUM WY	MONTEREY PARK CA	91754

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* 5261 012 026	685 BARNUM WAY	WEN,JIN CO TR	685 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 027	688 BARNUM WAY	LIU,STANLEY T TR	688 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 028	684 BARNUM WAY	TOM,CARLTON AND DONNA TRS ET AL	684 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 031	649 BARNUM WAY	CHEUNG,SZE WAI AND IP KWAI C TRS	649 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 033	680 BARNUM WAY	PROUT,DAVID L AND SUSAN J	680 BARNUM WAY	MONTEREY PARK CA	91754
5261 012 035	BARNUM WAY	GU,LUOFU AND TAN, SINING	1290 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 012 036	681 BARNUM WAY	NGUYEN,HUNG Q AND MAI N	681 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 013 015	737 KINSFORD ST	TOY,DONALD G	737 KINGSFORD ST	MONTEREY PARK CA	91754
* 5261 013 016	724 CADIZ ST	LIU,ANYA TR	724 S CADIZ ST	MONTEREY PARK CA	91754
* 5261 013 017	720 CADIZ ST	GALVAN,GINA	720 CADIZ ST	MONTEREY PARK CA	91754
* 5261 013 018	714 CADIZ ST	YIU,JONATHAN M	714 CADIZ ST	MONTEREY PARK CA	91754
* 5261 013 030	641 KINSFORD ST	HSU, YIN PEN AND CHU SAN HSU	641 KINSFORD ST	MONTEREY PARK CA	91754
* 5261 013 049	701 KINSFORD ST	WILLS,CATHERINE A TR	701 KINSFORD ST	MONTEREY PARK CA	91754
* 5261 013 050	709 KINSFORD ST	LI,ZHENG	2624 MILL LN	FULLERTON CA	92831
* 5261 014 019	825 W MABEL AVE	LWIN,SOE CO TR	825 W MABEL AVE	MONTEREY PARK CA	91754
5261 014 021	817 W MABEL AVE	M AND A GABAE LP	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 022	813 W MABEL AVE	M AND A GABAE LP	P O BOX 5357	BEVERLY HILLS CA	90209
5261 014 023	809 W MABEL AVE	M AND A GABAE LP	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 025	ATLANTIC BLVD	M AND A GABAE	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 026	808 E GARVEY AVE	M AND A GABAE	PO BOX 5357	BEVERLY HILLS CA	90209

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5261 014 027	864 E GARVEY AVE	GABAE,M AND A	P O BOX 5357	BEVERLY HILLS CA	90209
5261 014 028	910 W GARVEY AVE	M AND A GABAE THE CHARLES CO	P O BOX 5357	BEVERLY HILLS CA	90209
* 5261 015 015	915 W NEWMARK AVE	GUTIERREZ,MIGUEL AND MARY A TRS	915 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 016	911 W NEWMARK AVE	FRATINO,RAYMOND M AND PAOLA TRS	911 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 017	901 W NEWMARK AVE	OGDEN,JEROME C AND LAURA CA	901 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 022	943 W NEWMARK AVE	MA,MAN SZE AND NORA W	943 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 023	939 W NEWMARK AVE	LAU,GAVIN	939 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 024	935 W NEWMARK AVE	PEREZ,ABEL	935 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 025	931 W NEWMARK AVE	YIP,RAYLIAN HIU	1234 GREENFIELD AVE	ARCADIA CA	91006
5261 015 042	810 W MABEL AVE	LY,KIM B AND TRAN, SUSAN L	961 S GLENDORA AVE	WEST COVINA CA	91790
* 5261 015 045	883 W NEWMARK AVE	RANSONS,ANDRE J AND IRENE M TRS	PO BOX 846	ALHAMBRA CA	91802
* 5261 015 046	879 W NEWMARK AVE	RANSONS,ANDRE J AND IRENE M TRS	PO BOX 846	ALHAMBRA CA	91802
* 5261 015 047	875 W NEWMARK AVE	RANSONS,ANDRE AND IRENE TRS	PO BOX 846	ALHAMBRA CA	91802
* 5261 015 053	308 DE LA FUENTE ST	POON,EDDIE AND CHAN, KATHERINE	308 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5261 015 054	302 DE LA FUENTE ST	ACOSTA, JOSE AND STEPHANIE LYNN	209 E HAMMEL ST	MONTEREY PARK CA	91755
5261 015 087	151 S ATLANTIC BLVD	HI BANH	3115 LASHBROOK AVE	EL MONTE CA	91733
5261 015 088	ATLANTIC BLVD	SANSAN LLC	1125 S GRANADA AVE	ALHAMBRA CA	91801
* 5261 018 009	408 DE LA FUENTE ST	WARD,BRIAN C	408 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5261 019 043	435 HERMOSA VISTA ST	SANCHEZ,RAMIRO S TR	435 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 019 046	511 HERMOSA VISTA ST	LEE, ERNEST K AND L TRS	779 TOPACIO DR	MONTEREY PARK CA	91754

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* 5261 019 048	660 CADIZ ST	OKITA, GRANT R AND LAURA L	660 CADIZ ST	MONTEREY PARK CA	91754
* 5261 019 049	640 CADIZ ST	NG, NHU L AND CAREY J AND NG, FRANCES H AND MAY K	638 CADIZ ST	MONTEREY PARK CA	91754
* 5261 019 050	620 CADIZ ST	ORO ASHI LLC	PO BOX 1598	STUDIO CITY CA	91614
* 5261 019 052	588 JADE TREE DR	LIN,E SING TR	588 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 053	576 JADE TREE DR	LEE, MAY S	576 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 054	564 JADE TREE DR	BANG,THOMAS D	564 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 055	552 JADE TREE DR	IMOTO,KATSUMI AND HELEN K TRS	552 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 056	540 JADE TREE DR	CHAN,STEPHEN S AND MAN, ALICE M	540 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 057	528 JADE TREE DR	TANAKA,JULIE W	528 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 059	508 JADE TREE DR	HOANG,KEVIN M CO TR	508 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 061	480 JADE TREE DR	TONG,YUI Y AND WAI C TRS	480 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 041	350 ELECTRIC AVE	HO,VINCENT W	350 ELECTRIC AVE	MONTEREY PARK CA	91754
* 5261 020 043	370 ELECTRIC AVE	LADIA,LEONARD C AND LAURA R TRS	1016 SPRUCE LN	PASADENA CA	91103
* 5261 020 044	1100 WILLIAMS ST	GONZALEZ,MARIAN C TR	1100 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 020 045	1110 WILLIAMS ST	CHUI,TIMOTHY AND XIONG, XIAOQING	636 PINRAIL LN	FOSTER CITY CA	94404
* 5261 020 046	1120 WILLIAMS ST	INJARUSORN,CHAIVUT	1120 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 020 047	1130 WILLIAMS ST	RAKSANOH,FARLIDA	1130 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 020 048	1140 WILLIAMS ST	STADLER, JOSEPH N CO TR	2956 W SHORB ST	ALHAMBRA CA	91803
* 5261 020 050	550 WHITNEY PL	ROMAN,JOSE G AND MARIA A	550 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 020 051	570 WHITNEY PL	YOSHIDA,HIDEYUKI AND HIROE AND	570 WHITNEY PL	MONTEREY PARK CA	91754

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* 5261 020 052	590 WHITNEY PL	CHUN,TIT K AND ELLIE C	590 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 020 054	433 JADE TREE DR	ABELLA,ROSANNA R TR	433 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 057	469 JADE TREE DR	KING,GEORGE Y AND PEARLIE	469 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 058	481 JADE TREE DR	ANGKADJAJA,JOHANES	481 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 059	493 JADE TREE DR	IWO,SHOYE S AND MARSHA M	493 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 060	505 JADE TREE DR	SOO HOO,TERRY AND BONNIE	505 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 062	429 JADE TREE DR	HO, ANITA AND LAU, JASON	PO BOX 520	ALHAMBRA CA	91802
* 5261 020 064	555 JADE TREE DR	KIM,CHUNG W AND HAE K TRS	555 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 065	565 JADE TREE DR	WONG,NORMAN J AND SOPHIE C TRS	565 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 066	577 JADE TREE DR	OONG,WAYLAND AND PHAM, NANCY	577 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 067	589 JADE TREE DR	NG,HOWARD C AND ROSA C TRS	589 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 069	605 CREST VISTA DR	LIN, MEILYN TR	605 CREST VISTA DR	MONTEREY PARK CA	91754
* 5262 020 028	843 LOMA VERDE ST	LIM,BERNARD W AND ELEANOR L	PO BOX 80985	SAN MARINO CA	91118
* 5262 021 012	724 S YNEZ AVE	DUENAS,RUBEN A	724 S YNEZ AVE	MONTEREY PARK CA	91754
* 5262 021 013	720 S YNEZ AVE	WONG, MICHAEL M ET AL TRS	4612 ALVEDO RD	LA CANADA FLINT CA	91011
* 5262 021 018	731 DIVINA VISTA ST	MELENDEZ,DENNIS	2132 S WESTBORO AVE	ALHAMBRA CA	91803
* 5262 021 024	755 DIVINA VISTA ST	MOY,MONTY L AND HARADA, KIMBERLY A	755 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 008	822 LOMA VERDE ST	WANG, JUN AND SO, JOYCE G	822 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 009	818 LOMA VERDE ST	CHI, DEAN AND YANG, YANG	818 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 010	814 LOMA VERDE ST	WONG, TAK SHING AND LIN, YUN CHIEN	814 LOMA VERDE ST	MONTEREY PARK CA	91754

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* 5262 022 011	810 LOMA VERDE ST	CHIN, GRACE S TR	810 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 012	806 LOMA VERDE ST	SENTENO, JIMMY R	806 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 013	802 LOMA VERDE ST	FOO, EDWIN AND MAY CHAN TRS	1380 LIGHTVIEW ST	MONTEREY PARK CA	91754
* 5262 022 014	776 S YNEZ AVE	MARTINEZ, CONSTANCE AND MARTINEZ, EDWARD	1155 ALICE DR	SANTA CLARA CA	95050
* 5262 022 015	772 S YNEZ AVE	MORITA, MELANIE K	772 S YNEZ AVE	MONTEREY PARK CA	91754
* 5262 022 016	771 DIVINA VISTA ST	NAGASHIMA, TATSUO AND TOKIE	771 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 017	777 DIVINA VISTA ST	SORIA, E DANIEL	777 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 019	805 DIVINA VISTA ST	TRAN, JAMIE AND CHEUNG, MEI Y	805 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 020	809 DIVINA VISTA ST	TRAN, JAMIE DE AND CHEUNG, MEI YUK	809 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 021	813 DIVINA VISTA ST	MAYORAL, RAQUEL	813 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 022	817 DIVINA VISTA ST	HO, SCOTT H AND CHRISTY M	817 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 023	821 MIRA VALLE ST	UTHENPONG, SURACHAI AND PAEK, MELANIE	821 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 001	1034 LOMA VERDE ST	MACIAS, SONIA	401 W DONCREST ST	MONTEREY PARK CA	91754
* 5262 023 002	1030 LOMA VERDE ST	HOLTZMAN, IRVING AND NOHEMI TRS	15892 REDLANDS ST	WESTMINSTER CA	92683
* 5262 023 008	1006 LOMA VERDE ST	WONG, LAP Y & CHAN, BERYL W & LUM, BRIAN & AMY Y	5248 MOUNT ROYAL DR	LOS ANGELES CA	90041
* 5262 023 018	909 MIRA VALLE ST	PAEZ, OSCAR A AND PAEZ, OLGA A	909 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 019	913 MIRA VALLE ST	MURAI, GERALD H AND SUSAN M AND MURAI, TAMIKO	913 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 020	917 MIRA VALLE ST	HUANG, I LING	917 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 021	921 MIRA VALLE ST	CHAN, CONRAD H AND SELINA W	921 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 027	945 MIRA VALLE ST	CARRILLO, ENRIQUETA TR	945 MIRA VALLE ST	MONTEREY PARK CA	91754

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* 5262 024 001	1200 LOMA VERDE ST	LI,WING H AND CHAN, GRACE	1200 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 003	1240 LOMA VERDE ST	TANAKA,KAREN I TR	1240 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 004	1260 LOMA VERDE ST	LIU,NORMAN AND LINDA W	1260 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 014	1220 LOMA VERDE ST	HO,PAUL AND VICTORIA W	1220 LOMA VERDE ST	MONTEREY PARK CA	91754
5262 028 800	MCPHERIN	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5262 032 003	1300 MIRA VALLE ST	LEUNG,FAN K AND LEUNG, HOYIN J	1300 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 004	1350 MIRA VALLE ST	SALAS,LEOPOLDO G AND CARMEN TRS	1350 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 005	1380 MIRA VALLE ST	LIU,RAYMOND Y AND CAROL W	1380 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 006	1400 MIRA VALLE ST	ZEE,ANNA	1400 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 007	1450 MIRA VALLE ST	WONG,YUK M AND WAI Y	1450 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 008	1480 MIRA VALLE ST	ESPIRITU,ANTONIO O AND AMELIA P	1480 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 015	1451 BRADSHAWE AVE	BY,CHHUM AND HOU, CHANTHAN	12496 FARMBOROUGH CT	MIRA LOMA CA	91752
* 5262 032 016	1401 BRADSHAWE AVE	JIM,KIN KIT TR	1401 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 032 017	1371 BRADSHAWE AVE	ABDALLAH,SAMIRA AND WALID	1371 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 032 018	1351 BRADSHAWE AVE	ITO,RICHARD ET AL	1351 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 032 019	1301 BRADSHAWE AVE	PAGE,ARTHUR D AND KEIKO T	1301 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 033 001	1000 MIRA VALLE ST	CHIC,HENRY T AND HELEN N	1000 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 002	1080 MIRA VALLE ST	SAKAZAKI,TERRY AND LOURDES TRS	1080 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 003	1100 MIRA VALLE ST	VILLALOBOS,MANUEL AND CAROL TRS	1100 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 004	1150 MIRA VALLE ST	YAO,JIE AND DUAN, LEI	1150 MIRA VALLE ST	MONTEREY PARK CA	91754

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* 5262 033 005	1170 MIRA VALLE ST	CHEUNG, MICHAEL L AND JAIMIE M	1170 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 007	1181 BRADSHAWE AVE	COVARRUBIAS, ALFONSO AND VASQUEZ, HEIDI	1181 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 033 008	1101 BRADSHAWE AVE	FARIAS, JAVIER TR	1101 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 033 009	1081 DIVINA VISTA ST	NOBUTO, MASARU AND KAZUKO	1081 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 010	1061 DIVINA VISTA ST	NY, THONG CO TR	1061 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 011	1051 DIVINA VISTA ST	JOSEPH & KATHY CHEN	927 DIVINA VISTA STREET	MONTEREY PARK, CA	91754
* 5262 033 012	1001 DIVINA VISTA ST	LEON, JOSEPH AND ROLANDA Y	1001 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 017	1180 MIRA VALLE ST	HOUN, SONN L CO TR	1180 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 002	938 MIRA VALLE ST	GRAPE, JAYMEE	938 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 007	908 MIRA VALLE ST	SERRANO, ARIEL AND MARIA	908 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 022	961 DIVINA VISTA ST	SUAREZ, JAIME AND AVILA SUAREZ, SUSAN	961 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 034 027	933 DIVINA VISTA ST	DERR, LAWRENCE E AND JEANNETTE	933 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 034 028	942 MIRA VALLE ST	KELLER, REID AND BRENDA	PO BOX 2138	BLAINE WA	98231
5262 034 029	MIRA VALLE ST	MBRC LLC	PO BOX 1639	BEVERLY HILLS CA	90213
* 5263 003 021	422 W GRAVES AVE	KAO, ROY C AND DONNA W TRS	3536 LOCKSLEY DR	PASADENA CA	91107
* 5263 003 022	420 W GRAVES AVE	FANG, CARDY J & CINDY Y	420 W GRAVES AVE	MONTEREY PARK CA	91754
* 5263 003 023	418 W GRAVES AVE	LEUNG, KAI SUN	507 W WISTARIA AVE	ARCADIA CA	91007
* 5263 003 024	412 W GRAVES AVE	ACKERMAN, DAVID AND YING C	412 W GRAVES AVE	MONTEREY PARK CA	91754
* 5263 003 029	310 W GRAVES AVE	LENG, HENG AND LENG, BIN	310 W GRAVES AVE	MONTEREY PARK CA	91754
* 5263 004 001	740 DIVINA VISTA ST	BARRAZA, JAIME A AND ELSA O	740 DIVINA VISTA ST	MONTEREY PARK CA	91754

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* 5263 004 002	736 DIVINA VISTA ST	QU,CHANG	736 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 003	730 DIVINA VISTA ST	CHARLES,KEVIN L	730 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 004	728 DIVINA VISTA ST	YUN,HEIDI Y TR	728 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 005	722 DIVINA VISTA ST	KUBOTA,LESTER TR	722 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 006	716 DIVINA VISTA ST	O CELLO,RORY	716 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 007	704 DIVINA VISTA ST	CHAN,VINCENT D AND TAMMY S	704 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 003	DIVINA VISTA ST	SANCHEZ, IVAN H	814 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 004	814 DIVINA VISTA ST	SANCHEZ, IVAN H	814 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 005	810 DIVINA VISTA ST	MOLINA, RAUL AND IRMA	810 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 006	804 DIVINA VISTA ST	MOLINA,RAUL	804 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 007	776 DIVINA VISTA ST	FRANCO,GILLIAN AND CARDENAS, EDDIE	776 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 008	768 DIVINA VISTA ST	TANAKA,JEAN TR	768 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 009	762 DIVINA VISTA ST	GREESON,CHRISTINE B TR	762 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 010	756 DIVINA VISTA ST	TSUI,PAUL H AND JOY L	756 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 011	750 DIVINA VISTA ST	HERNANDEZ,GILBERT M AND GRIEGO, DENISE D	750 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 012	744 DIVINA VISTA ST	SHAR, DIANA AND STANLEY	744 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 013	DIVINA VISTA ST	CHEN, INGRID S	1060 DEL LA FUENTE ST	MONTEREY PARK CA	91754
* 5263 006 002	1031 BRADSHAWE AVE	CHINN,PETE AND MARGARET	11038 VALLEY MALL	EL MONTE CA	91731
* 5263 006 003	1033 BRADSHAWE AVE	ANNEYAN, VARDUI	215 S VAIL AVE	MONTEBELLO CA	91754
* 5263 006 005	1037 BRADSHAWE AVE	TELLENBACH,FREDRICK DECD EST OF	321 S BEVERLY DR STE A	BEVERLY HILLS CA	90212

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* 5263 006 006	1039 BRADSHAWE AVE	YOSHIMURA, FUMIKO TR	1039 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 007	1041 BRADSHAWE AVE	MOREAU, BRUCE R	1041 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 008	1043 BRADSHAWE AVE	MIZUNO, DEAN Y	87 E GREEN ST STE 310	PASADENA CA	91105
* 5263 006 009	1045 BRADSHAWE AVE	LIU, BOB Y AND LI YU	1045 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 010	1047 BRADSHAWE AVE	YU, RUOY LIN	1047 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 011	1049 BRADSHAWE AVE	MORALES, ALMA S	1049 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 001	801 BRADSHAWE AVE	TJIOE, HENRY AND FLORENCE TRS	801 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 002	825 BRADSHAWE AVE	SHIROISHI, ALLEN L CO TR	825 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 003	851 BRADSHAWE AVE	WU, DANNY T AND CARMAN	851 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 004	891 BRADSHAWE AVE	LU, JUSTON CO TR	891 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 005	901 BRADSHAWE AVE	IMUTA, SHIGETAKA AND TERRY L TRS	901 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 006	951 BRADSHAWE AVE	PHU, TIM AND SARAH T TRS	951 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 008	993 BRADSHAWE PL	ROGERS, JOHN E AND CAROLYN	993 BRADSHAWE PL	MONTEREY PARK CA	91754
* 5263 007 009	999 BRADSHAWE PL	ORTEGA, JULIO A TR	999 BRADSHAWE PL	MONTEREY PARK CA	91754
* 5263 007 010	1001 BRADSHAWE AVE	HAMASAKI, MARK	1001 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 010 008	835 S GRANDRIDGE AVE	CHEN, CHIN YUAN AND CHUN Y	547 WORKMAN AVE	ARCADIA CA	91007
* 5263 010 009	801 S GRANDRIDGE AVE	RAMIREZ, RUDY AND RUIZ, STACEY	801 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 013 011	1001 S GARFIELD AVE	CROFT, LORI A TR	1001 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 013 012	1025 S GARFIELD AVE	MORALES, ALEX G AND JULIA M TRS	1025 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 013 013	1059 S GARFIELD AVE	ROBLES, ROSALIE M	316 W ARLIGHT ST	MONTEREY PARK CA	91754

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* 5263 013 017	151 ROCA WAY	MI FEN LIN BANH	301 E COLORADO BLVD STE 325	PASADENA CA	91101
* 5263 014 007	150 ROCA WAY	TSE,CHUCK AND BETSY B TRS	150 ROCA WAY	MONTEREY PARK CA	91754
* 5263 014 008	130 ROCA WAY	FUJIWARA, ALICIA D TR	130 ROCA WAY	MONTEREY PARK CA	91754
* 5263 014 010	1115 S GARFIELD AVE	BAIMA,ALBERT J TR	30 BERMUDA CT	MANHATTAN BEACH CA	90266
* 5263 014 011	1133 S GARFIELD AVE	CHIANG, SUSAN N	220 S ELECTRIC AVE	ALHAMBRA CA	91801
* 5263 014 012	1147 S GARFIELD AVE	HOWARD,LINDA H	1147 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 014 013	1167 S GARFIELD AVE	ESCOTO, SARA TR	1167 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 014 014	1171 S GARFIELD AVE	IPPOLITO, FRANCES L TR	3581 SW 58TH DR	PORTLAND OR	97221
* 5263 014 015	1177 S GARFIELD AVE	TSUCHIYA,MIEKO TR	350 TOYON RD	SIERRA MADRE CA	91024
* 5263 014 026	1181 S GARFIELD AVE	YU,KOUGING AND ZHANG, YUHUI	1181 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 016 002	1255 S GARFIELD AVE	NAKASHIMA,TAKUMA AND KIMIKO TRS	1255 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 016 004	111 W EL REPETTO DR	HUANG, YAO DUAN AND ZHU, TIN	111 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 016 006	135 W EL REPETTO DR	DURAN,CHRISTOPHER F AND MOZQUEDA, MIREYA	135 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 016 019	1182 S ISABELLA AVE	QUON,WING L AND NORI TRS	1182 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 005	1033 S ISABELLA AVE	LI, MIN AND YANG, ZONGPEI	1033 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 006	1043 S ISABELLA AVE	CHANG,TSUNG J AND JUDY TRS	1043 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 007	1057 S ISABELLA AVE	HO,YU CHICH AND RU CHIEN	1057 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 008	1065 S ISABELLA AVE	SAETIA,MARIA M	1065 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 009	1073 S ISABELLA AVE	CHOU,CHIHCHUNG AND LICHEN TRS	1193 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 015	1048 S GRANDRIDGE AVE	YAYLA,ZAKAR K AND SONIA K TRS	1048 S GRANDRIDGE AVE	MONTEREY PARK CA	91754

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* 5263 017 018	1032 S GRANDRIDGE AVE	MORIOKA,YOSHITAKA AND MICHIKO	1032 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 017 019	1022 S GRANDRIDGE AVE	SALEM, RAMZY S AND JANET I TRS	1022 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 001	1133 S ISABELLA AVE	LAW, IVAN S AND CHING, RONNIA L	1133 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 003	1096 S GRANDRIDGE AVE	HIROTA, SATOSHI	1096 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 004	1078 S GRANDRIDGE AVE	SUGIURA, MIYOKO AND WONG, HARRY AND DONNA D	11927 SIERRA SKY DR	WHITTIER CA	90601
* 5263 018 005	1066 S GRANDRIDGE AVE	JUNG, CLAYTON D CO TR	1066 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 006	1151 S ISABELLA AVE	VALENCIA VALLEY LLC SERIES T	PO BOX 1754	MONTEREY PARK CA	91754
* 5263 018 007	1193 S ISABELLA AVE	CHOU, CHIHCHUNG AND LICHEN TRS	1193 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 008	1201 S ISABELLA AVE	HINO, GLENN M AND JOSEPHENE T TRS	1201 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 009	1255 S ISABELLA AVE	CHONG, VINCENT AND LILIAN TRS	1255 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 010	1293 S ISABELLA AVE	LOUIE, STEVEN W AND ELLEN W	1293 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 011	1301 S ISABELLA AVE	NGAN, HON W AND YEUNG, FION S	1301 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 012	1333 S ISABELLA AVE	NG, CHOR BUN AND CHAN, JULIE Y	1333 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 013	1375 S ISABELLA AVE	WANG, WENHUA AND HUANG, WEI	1375 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 014	1397 S ISABELLA AVE	FLORDELIS, ALEXANDER CO TR	1397 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 022	1332 S GRANDRIDGE AVE	KAWARATANI, YUKIO CO TR	1332 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 023	1300 S GRANDRIDGE AVE	PEI JUN GRACE GE	1300 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 024	1290 S GRANDRIDGE AVE	SUEHIRO, LLOYD E AND SEIKO D TRS	1290 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 025	1250 S GRANDRIDGE AVE	WATAMURA, TSURUKO TR	1250 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 026	1200 S GRANDRIDGE AVE	FONG, WAYMOND	3129 DURAND DR	LOS ANGELES CA	90068

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* 5263 018 027	1188 S GRANDRIDGE AVE	KAWASAKI,DIANE	1188 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 028	1152 S GRANDRIDGE AVE	NG,LOUIS C AND PAULA V TRS	1152 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 029	1100 S GRANDRIDGE AVE	LOPEZ,PAULINE L TR	1100 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 018 033	GRANDRIDGE AVE	FLORDELIS,ALEXANDER CO TR	1397 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 018 034	GRANDRIDGE AVE	WONG,ANTHONY	236 E GARVEY AVE	MONTEREY PARK CA	91755
* 5263 018 035	1374 S GRANDRIDGE AVE	WONG,ANTHONY	1374 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 001	1014 BRADSHAW AVE	NG,YUNG YU	1014 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 019 002	1010 BRADSHAW AVE	YU, THOMAS P CO TR	1010 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 019 003	1006 BRADSHAW AVE	TAM,ROBERT P AND LINABELLIE	1006 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 019 004	1006 BRADSHAW AVE	TZE LEUNG NG CO TR	1002 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 019 006	950 BRADSHAW AVE	CHANBONPIN,JIMMY AND ARACELI TRS	1654 S EL MOLINO AVE	SAN MARINO CA	91108
* 5263 019 012	338 ROCA WAY	NAGAMATSU,ERNEST AND ELAINE TRS	2035 KENILWORTH AVE	LOS ANGELES CA	90039
* 5263 019 014	1005 S GRANDRIDGE AVE	AU,GEORGE K AND CHU, WAI Y	1005 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 015	1009 S GRANDRIDGE AVE	CLARK,LAURA J CO TR	1332 VALLEY VIEW RD	GLENDALE CA	91202
* 5263 019 016	1015 S GRANDRIDGE AVE	SHYER, JANICE R TRS	1015 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 017	1021 S GRANDRIDGE AVE	KWONG,KEI FAT AND SAU TRS	1021 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 019	1031 S GRANDRIDGE AVE	CHOY,WOODY M AND KATHERINE S	1031 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 021	1039 S GRANDRIDGE AVE	CORDOVA, DANIEL AND CLAUDIA Y	1039 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 020 002	1040 BRADSHAW AVE	GARCIA,JOSE A	1040 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 003	1038 BRADSHAW AVE	BURNS,ISABELLA J CO TR	8505 RED HILL COUNTRY CLUB DR	RO CUCAMONGA CA	91730

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* 5263 020 004	1036 BRADSHAW AVE	MORITA,YUKIHI AND MAYUMI	1036 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 005	1034 BRADSHAW AVE	TAM,PETER AND MYLAN	1034 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 006	1030 BRADSHAW AVE	PANG,THOMAS AND RITA	1030 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 007	1026 BRADSHAW AVE	SAIS,EDWARD E JR AND JEAN	1026 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 008	1022 BRADSHAW AVE	DODGE,ELIZABETH A CO TR	1022 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 012	1071 S GRANDRIDGE AVE	TERAISHI,BEN M AND ESTHER	1071 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 020 013	1095 S GRANDRIDGE AVE	HONG,BENNY N AND SHARLENE L TRS	1095 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 021 003	1060 BRADSHAW AVE	SHEN,RAY AND EMILY M	1060 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 021 004	1070 BRADSHAW AVE	KLEIN,JOSEPH JR AND ROBERTA TRS	1550 HASTINGS WAY	PLACENTIA CA	92870
* 5263 021 005	1080 BRADSHAW AVE	CHAN, JOHN WAI SUN AND CHI MING	1080 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 021 006	1100 BRADSHAW AVE	DOBLER,KARL AND MARLENE TRS	1100 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 021 007	1150 BRADSHAW AVE	RENTERIA,ANTHONY S AND ALMA	1150 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 021 019	1155 PUNTA WAY	LUSTER,LORA A TR	1155 PUNTA WAY	MONTEREY PARK CA	91754
* 5263 021 023	1257 PUNTA WAY	STEFANSKY, PETER	1257 PUNTA WAY	MONTEREY PARK CA	91754
* 5263 021 044	1373 S GRANDRIDGE AVE	LAM,SIMON AND WU, LILIAN	1373 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 021 045	1201 PUNTA WAY	JIN,MING AND CHEN, YVONNE	896 KINSFORD ST	MONTEREY PARK CA	91754
5263 021 900	GRANDRIDGE AVE	MONTEREY PARK CITY S BY S	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
* 5263 022 004	345 W EL REPETTO DR	LEE,PEGGY B TR ET AL	345 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 022 005	363 W EL REPETTO DR	CHUANG,KAI WIN	2095 S LEO AVE	COMMERCE CA	90040
* 5263 022 007	373 POCO WAY	LINN,ALICE E TR	373 POCO WAY	MONTEREY PARK CA	91754

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* 5263 022 008	375 POCO WAY	LEE,MICHAEL AND ELISA	375 POCO WAY	MONTEREY PARK CA	91754
* 5263 022 021	1350 BRADSHAWE AVE	BJORKMAN, CARL S CO TR ET AL	6 JOURNEY #250	ALISO VIEJO CA	92625
* 5263 022 022	1370 BRADSHAWE AVE	CHAN, YAU S AND CHAN, WAYLYN	1370 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 022 023	1400 BRADSHAWE AVE	FARAJ,ZIAD F CO TR	1400 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 022 033	1401 PIEDRA WAY	HUI,KAM S AND DEE C	920 WYNNEWOOD DR	DIAMOND BAR CA	91765
* 5263 022 034	1400 PIEDRA WAY	PALOMINO,BORIS AND AMANDA	1400 PIEDRA WAY	MONTEREY PARK CA	91754
* 5263 022 040	317 W EL REPETTO DR	DAI,HUAZHANG	317 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 022 041	1300 BRADSHAWE AVE	BJORKMAN, CARL S CO TR ET AL	6 JOURNEY #250	ALISO VIEJO CA	92625
* 5263 027 002	1592 S GRANDRIDGE AVE	LIU,JOANNE CJ	6908 N VISTA ST	SAN GABRIEL CA	91775
* 5263 027 007	1528 S GRANDRIDGE AVE	NG, DERRICK AND HO, WINNIE N	1528 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 027 017	1601 S MCPHERRIN AVE	DOMINGO, FIDENCIO E JR AND MARGARITA R	1601 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 027 019	1701 S MCPHERRIN AVE	SHEN,SABINA C Y TR	1701 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 027 022	1653 S MCPHERRIN AVE	SFT INVESTMENT PROPERTIES LLC	1278 GLENNEYRE ST UNIT 148	LAGUNA BEACH CA	92651
* 5263 028 002	1700 S MCPHERRIN AVE	SHIBATA,SHUNICHI AND MIZUE	1700 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 004	1654 S MCPHERRIN AVE	NG,PETER AND SANDY	1654 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 005	1600 S MCPHERRIN AVE	SHIMIZU,SHOJI ET AL TRS	1600 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 024	1690 S MCPHERRIN AVE	CHUI, PEARL CO TR	2357 COUNTRY CANYON DR	HACIENDA HEIGHTS CA	91745
5263 028 800	ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 029 800	GRANDRIDGE AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5263 035 001	1809 GARFIELD PL	CHENG,SU CHING AND CHAO YU TRS	150 W WISTARIA AVE	ARCADIA CA	91007

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* 5263 037 007	162 W EL REPETTO DR	FREEMAN,ROBERTO AND MARIA A	162 W EL REPETTO DR	MONTEREY PARK CA	91754
5263 037 010	EL REPPETO DR	GONZALES,RICHARD Q	1397 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 037 011	100 W EL REPETTO DR	NOUR GROUP LLC	14411 TELEGRAPH RD	WHITTIER CA	90604
5263 037 800	ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 037 801	1690 ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 037 804	EL REPPETO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5263 038 017	607 BRADSHAW AVE	SANCHEZ,LINDA C	607 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 038 018	609 BRADSHAW AVE	LEE,TSE KIU AND XIONG, DE GUI LEE AND LI, CHUN	609 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 038 020	623 BRADSHAW AVE	YAN,STANLEY AND NANCY	623 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 038 021	627 BRADSHAW AVE	CHAN,HENRY AND GRACE E TRS	5512 FRANCES AVE NE	TACOMA WA	98422
* 5263 038 022	637 BRADSHAW AVE	LAU,MONA	637 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 039 001	665 VILLA MONTE AVE	SZETO,LIM Y AND DEIDRE L	665 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 039 002	657 VILLA MONTE AVE	CARTER,AMELIA R TR	5200 LOUISE AVE	ENCINO CA	91316
* 5263 039 003	651 VILLA MONTE AVE	EMOTO,HIROSHI AND JUNKO TRS	909 BRIGHTON WAY	MONTEBELLO CA	90640
* 5263 039 004	643 VILLA MONTE AVE	KWOK,MATTHEW F AND MAKI, KUMI	643 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 039 005	637 VILLA MONTE AVE	SALZ, CONSTANCE E AND HILLYARD, HARVEY A	1020 RUBERTA AVE UNIT 1	GLENDALE CA	91201
* 5263 040 001	639 BRADSHAW AVE	TANG,MICHAEL AND TONG, ANGELA L	639 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 040 002	641 BRADSHAW AVE	LEE,IRENE S TR	641 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 040 003	647 BRADSHAW AVE	YAMAMURO,TOMIKAZU AND YOKO TRS	647 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 040 004	653 BRADSHAW AVE	LIN,MAGGIE T	653 BRADSHAW AVE	MONTEREY PARK CA	91754

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* 5263 040 005	657 BRADSHAWE AVE	LIAW, DA AN TR	657 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 008	687 BRADSHAWE AVE	KUO,MEI SHI	687 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 009	695 BRADSHAWE AVE	NHIN, HO SEC AND DIEP, YEN VE ET AL	695 BRAHSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 011	608 VILLA MONTE AVE	PEREZ,DOLISA	608 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 012	614 VILLA MONTE AVE	DASCA,MARK AND MARY C	614 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 013	622 VILLA MONTE AVE	JOVEN,MICHAEL AND RACHEL	622 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 015	636 VILLA MONTE AVE	SHAO, HUI & HE RUI	636 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 016	642 VILLA MONTE AVE	TAN,NIYADA S AND KATAWETHEESAKUN, SONG	642 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 017	650 VILLA MONTE AVE	VEGA,MARCOS AND EUFEMIA E TRS	1102 CADIZ ST	MONTEREY PARK CA	91754
* 5263 040 018	656 VILLA MONTE AVE	CHAN, YUEN MUI AND KELLION	656 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 019	664 VILLA MONTE AVE	MAK,CHI H AND BILLIE	664 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 041 005	685 S GRANDRIDGE AVE	LY,KEVIN H AND LU, PHUONG	685 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 041 006	689 S GRANDRIDGE AVE	CHEN,JEFFREY M AND YEO, MONICA	1601 S GRANADA AVE	ALHAMBRA CA	91801
* 5263 041 007	695 S GRANDRIDGE AVE	LEE,JAMES H AND JEANIE E TRS	695 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 041 009	696 BRADSHAWE AVE	APICHTATHANAPATH,SANGCHAI	1549 KEMPTON AVE	MONTEREY PARK CA	91755
* 5263 041 010	688 BRADSHAWE AVE	APICHTATHANAPATH,SANGCHAI	1549 KEMPTON AVE	MONTEREY PARK CA	91755
* 5263 041 011	678 BRADSHAWE AVE	CHANG, NGA TING	678 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 041 012	672 BRADSHAWE AVE	HSU,MINGKEE T ET AL	2300 LORAIN RD	SAN MARINO CA	91108
* 5263 041 013	660 BRADSHAWE AVE	LOH,DAVID S K AND ANNA T	660 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 041 014	658 BRADSHAWE AVE	LIAW,JUN Y AND WEN Y	658 BRADSHAWE AVE	MONTEREY PARK CA	91754

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* 5263 041 015	652 BRADSHAWE AVE	LIN,SANNIE L ET AL	652 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 005	735 BRADSHAWE AVE	SIN,SING CHEUNG CO TR	735 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 006	743 BRADSHAWE AVE	CARR,ROBERT H AND JANICE E TRS	743 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 008	763 BRADSHAWE AVE	VIDALES,VICTOR AND RICO, ANNA	763 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 009	777 BRADSHAWE AVE	NAGATA,SHIKO AND CHIEKO	777 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 010	795 BRADSHAWE AVE	DAHL, PATRICIA E TR	626 ALTA VISTA CIR	SOUTH PASADENA CA	91030
* 5263 042 011	670 VILLA MONTE AVE	TU, DAVID AND NANCY	670 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 013	690 VILLA MONTE AVE	PEREZ,ROGELIO AND CARMEN	690 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 015	679 VILLA MONTE AVE	YEE,TONY C AND DAY T	679 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 016	671 VILLA MONTE AVE	GUAN, ANNA M TR	671 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 043 010	724 OJAI CIR	DANG,HANH C AND NGUYEN, TINA	724 OJAI CIR	MONTEREY PARK CA	91754
* 5263 043 016	758 ALTA MESA PL	KAN,JOE FUNG CHING TRS	30 CHOATE	IRVINE CA	92620
5263 043 017	ALTA MESA PL	SCOTT,DAVID C	951 GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 043 018	ALTA MESA PL	DAGHLIAN,HRATCH AND MARY TRS	351 ROCA WAY	MONTEREY PARK CA	91754
* 5264 002 001	149 DIANE WAY	KELLEY,FERNANDO CO TR	149 DIANE WAY	MONTEREY PARK CA	91755
* 5264 002 002	145 DIANE WAY	CHONG,ALBERT G AND MARY Y TRS	145 DIANE WAY	MONTEREY PARK CA	91755
* 5264 002 006	650 CECIL ST	ISMEN,JACK AND WILMA	650 CECIL ST	MONTEREY PARK CA	91755
* 5264 002 007	648 CECIL ST	LAU,JAY H	10536 OLIVE ST	TEMPLE CITY CA	91780
* 5264 002 008	642 CECIL ST	TANG,DUC AND TINA	642 CECIL ST	MONTEREY PARK CA	91755
* 5264 002 009	634 CECIL ST	KANG,CLAUDIA TR	634 CECIL ST	MONTEREY PARK CA	91755

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* 5264 002 010	628 CECIL ST	LOW,JONATHAN B ET AL	1510 S BALDWIN PARK AVE UNIT A	ARCADIA CA	91077
* 5264 002 011	618 CECIL ST	KAMEI,TADASHI AND NORIKO TRS	618 CECIL ST	MONTEREY PARK CA	91755
* 5264 002 022	643 S LINCOLN AVE	LEW,NORMAN AND MARLENE F TRS	643 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 023	649 S LINCOLN AVE	WONG,TOMMY AND MYRA M	649 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 024	655 S LINCOLN AVE	CHU,YIMKING A AND ANGELINE I	655 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 025	661 S LINCOLN AVE	TRAN,NAM T AND FRANCES TRS	PO BOX 1598	MONTEREY PARK CA	91755
* 5264 002 026	667 S LINCOLN AVE	GUTIERREZ,JESUS AND REGALADO, MARIBEL	667 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 027	675 S LINCOLN AVE	SRABERG,GERALD AND ILENE S	PO BOX 512037	LOS ANGELES CA	90051
* 5264 002 028	683 S LINCOLN AVE	LIN,TYLER AND VUONG, JANET L	PO BOX 7583	ALHAMBRA CA	91802
* 5264 002 029	689 S LINCOLN AVE	LIN,RYAN Q AND LAN TU TRINH	689 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 030	691 S LINCOLN AVE	MORELL,AUGUST AND ELVERA TRS	691 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 031	695 S LINCOLN AVE	TRUONG,EDWIN K AND TRAN, DELPHINE	695 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 002	692 CECIL ST	CHANG,CHUN F AND CHUI L TRS	692 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 003	688 CECIL ST	GONG,JENNIFER M TR ET AL C/O RICHARD H GONG	1543 FORD AVE	REDONDO BEACH CA	90278
* 5264 003 004	684 CECIL ST	TSUJI,NORIKATSU AND JENNY H	684 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 005	680 CECIL ST	CHOI, ANTHONY K AND WANG, YVONNE Y	680 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 010	144 DIANE WAY	SUEN,PUI W TR	144 DIANE WAY	MONTEREY PARK CA	91755
* 5264 003 011	150 DIANE WAY	MENDEZ,ERIC AND ANABEL	150 DIANE WAY	MONTEREY PARK CA	91755
* 5264 003 012	699 S LINCOLN AVE	LAM,SING B AND LAM, MY Y AND LAM, PETER K	699 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 013	701 S LINCOLN AVE	PETERSEN,PENNEY P TR	701 S LINCOLN AVE	MONTEREY PARK CA	91755

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* 5264 003 014	707 S LINCOLN AVE	CHANG,RICHARD JR TR	9542 E NAOMI AVE	ARCADIA CA	91007
* 5264 003 015	715 S LINCOLN AVE	MA,DEREK S AND DAISY L TRS	715 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 016	721 S LINCOLN AVE	HIGUERA,RICHARD H AND ARMIDA TRS	721 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 017	741 S LINCOLN AVE	LUONG,PHIL K AND HOLLIE T	741 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 018	755 S LINCOLN AVE	LUONG,PHIL K AND HOLLIE T	755 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 019	771 S LINCOLN AVE	TAK KUEN MAU AND TAM, TAMMY M	771 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 020	787 S LINCOLN AVE	CHOW,ANTHONY C AND LIU, XUEMEI	787 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 021	803 S LINCOLN AVE	ORTIZ,RAYMOND AND DONNA TRS	803 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 022	819 S LINCOLN AVE	KURAI,SHUICHI T	819 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 023	833 S LINCOLN AVE	ROJO,PRESCILLA E TR	833 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 024	849 S LINCOLN AVE	LEE,THOMAS W AND ANNA K TRS	849 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 025	863 S LINCOLN AVE	YOUNG,KEVIN S AND CARMEN	863 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 026	879 S LINCOLN AVE	KWOK, SELINA Y TR	8528 LORATIN RD	SAN GABRIEL CA	91775
* 5264 003 027	901 S LINCOLN AVE	HALIM,THIO N AND HAMDJA, MEITJE	901 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 028	921 S LINCOLN AVE	WOO,KENNETH C AND SANDY L	921 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 029	941 S LINCOLN AVE	QUACH,VAN THE AND SAM, MELISSA L	941 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 030	961 S LINCOLN AVE	LAM,PAUL AND VIRGINIA TRS	961 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 031	981 S LINCOLN AVE	FONG,HARMON AND ANNIE TRS	981 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 032	1001 S LINCOLN AVE	ROBLES,FRANK G AND ELIZABETH	1001 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 035	676 CECIL ST	FANG,SHI YAN	676 CECIL ST	MONTEREY PARK CA	91755

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* 5264 004 007	1061 S LINCOLN AVE	XU, SHERRY Y	1061 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 008	1081 S LINCOLN AVE	MATSUMOTO,SEIJI AND EIKO TRS	1081 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 009	1101 S LINCOLN AVE	GARCIA,MARGARET E TR	1101 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 010	1121 S LINCOLN AVE	CHEN,MEI Y TR	1121 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 028	1021 S LINCOLN AVE	DUAN, SHIANG SHU AND LIU, AMY M	463 W CAMINO REAL AVE	ARCADIA CA	91007
* 5264 005 017	1060 S LINCOLN AVE	ESCOBEDO,DANIEL TR	1060 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 005 026	1201 WILCOX AVE	LAU,LELAND G TR	3056 W MAIN ST	ALHAMBRA CA	91801
* 5264 007 026	281 STARBIRD DR	SCHOFIELD,MARVENA A TR	281 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 027	277 STARBIRD DR	PEREZ,ALFRED V AND JENNIE F TRS	277 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 028	273 STARBIRD DR	CHAN, BONITA TR	273 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 030	265 STARBIRD DR	MOTONAGAHERBERT & MILDRED TRS	990 SHERWOOD RD	SAN MARINO CA	91108
* 5264 007 035	247 STARBIRD DR	HO LOK CHIU	247 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 040	269 STARBIRD DR	ROMO, RICHARD R AND MCCARTHY, MINDY M	269 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 008 007	285 STARBIRD DR	CHOW,CHI K AND NG, BEVERLEY P	285 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 008 016	1341 FULTON AVE	KWAN,DENNY CO TR	1341 FULTON AVE	MONTEREY PARK CA	91755
* 5264 008 024	293 STARBIRD DR	WALKER,ROBERT N AND MELINDA K	293 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 011 002	1781 FULTON AVE	BINH MY TRAN	1781 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 003	1775 FULTON AVE	YANG,RICHARD M	144 DIANE WAY	MONTEREY PARK CA	91755
* 5264 011 004	1769 FULTON AVE	CHOI,SUNNY W	1769 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 005	1763 FULTON AVE	ALMARAZ,SYLVIA I TR	1763 FULTON AVE	MONTEREY PARK CA	91755

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* 5264 011 006	1755 FULTON AVE	VU, LONG HOANG	1755 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 007	1749 FULTON AVE	TAI, MICHAEL	1749 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 008	1733 FULTON AVE	TRAN, NAM	1733 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 009	1725 FULTON AVE	HARTONO, RUDDY	1725 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 010	1721 FULTON AVE	YONEMURA, ERIC M CO TR ET AL	1721 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 013	1868 WHITEHURST DR	PEREZ, DENNISE I JR ET AL	1868 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 014	1854 WHITEHURST DR	CHAN, ANDY J & LEE, IRENE H	419 ELMGATE ST	MONTEREY PARK CA	91754
* 5264 011 015	1838 WHITEHURST DR	QI, LI NONG CO TR	1838 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 019	1770 MANCHA WAY	LIAO, BRANDA M AND MANDY M	1770 MANCHA WAY	MONTEREY PARK CA	91755
* 5264 011 020	1768 MANCHA WAY	WONG, CINDY H AND TONY A	1768 MANCHA WAY	MONTEREY PARK CA	91755
* 5264 011 021	1756 MANCHA WAY	HUANG, YONG T & NG HUANK, MARIA C	5632 CAMBURY AVE	TEMPLE CITY CA	91780
* 5264 011 032	1875 WHITEHURST DR	GORMAN, DONNA J TRS	1875 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 033	1876 WHITEHURST DR	NG, CHING YEE AND CHEUNG, MAN HO	1876 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 034	1895 FULTON AVE	LAU, I KEI TR	1895 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 037	1851 FULTON AVE	CHAU, MAN AND MAY	1851 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 038	1843 FULTON AVE	PANG, STEPHEN AND NANCY	1843 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 039	1835 FULTON AVE	CASTELAZO, THOMAS J & KUN HSIN CHANG	1835 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 040	1821 FULTON AVE	MORALES, JUANITA E TR	1821 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 041	1821 FULTON AVE	VILLAROMAN, JAMES R	1801 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 001	1057 FULTON AVE	ESPOLONG, CESAREO D CO TR	1057 FULTON AVE	MONTEREY PARK CA	91755

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* 5264 018 002	1065 FULTON AVE	LEE-VONGPHACHANH,MELISA M	1065 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 005	1097 FULTON AVE	LAM,SYDNEY V TR	1097 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 006	1101 FULTON AVE	YU TANG YANG	1101 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 007	1143 FULTON AVE	AGUILERA,ROSALINDA AND MARISCAL, DIANA	1143 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 009	1195 FULTON AVE	BALLINGER,LORIA	1195 S FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 010	1201 FULTON AVE	PUGA,CHRIS M	1201 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 011	1253 FULTON AVE	CHOW,KUI F AND SIU K	1253 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 012	1183 WILCOX AVE	CHU,CHAU	1183 WILCOX AVE	MONTEREY PARK CA	91755
* 5264 018 016	1100 LANGLEY WAY	NAING,THAN AND WENDY L	1100 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 017	1090 LANGLEY WAY	HANGSE,SORATH AND VANTHA	1090 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 018	1070 LANGLEY WAY	SANCHEZ, PEDRO TR	1070 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 019	1038 LANGLEY WAY	WONG,WAYNE CO TR	1038 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 020	1000 LANGLEY WAY	TSENG,YI CHUAN AND HAGEDORN, AARON	1000 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 022	960 S LINCOLN AVE	CHEN,NING	960 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 024	920 S LINCOLN AVE	MEI, DIANA TR	920 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 025	900 S LINCOLN AVE	GLOBAL INFOCONSULTATION INC.	900 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 026	800 S LINCOLN AVE	MA,ANTHONY	880 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 027	860 S LINCOLN AVE	TSENG,KUANG C AND YU ING TRS	860 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 028	840 S LINCOLN AVE	SETO, JOHN E AND DIANNA L TRS	840 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 029	826 S LINCOLN AVE	DO,JENNIFER	2032 S 4TH ST	ALHAMBRA CA	91803

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* 5264 018 030	810 S LINCOLN AVE	LAM,JENNIE S	810 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 031	786 S LINCOLN AVE	LEE,JUDY TR	786 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 033	740 S LINCOLN AVE	PAN, ZHOGREN AND PAN, MENGLIN	740 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 001	730 S LINCOLN AVE	OCHI,THOMAS H AND TAKAYO R TRS	730 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 002	728 S LINCOLN AVE	TOYAMA,TOM T AND RYOKO	728 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 003	722 S LINCOLN AVE	BARAJAS, GILBERT J CO TR	722 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 004	716 S LINCOLN AVE	LAI,VIVIANA TR	716 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 005	708 S LINCOLN AVE	TRAN,ELAINE	708 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 006	700 S LINCOLN AVE	WANG,TERESA J AND GARCIA, ADOLFO R	700 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 007	698 S LINCOLN AVE	WANG,SCOTT AND LAM, DAISY	698 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 008	694 S LINCOLN AVE	CHU,HUNG Y AND YUK L	694 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 009	692 S LINCOLN AVE	TRINH,THOMAS V AND NGAYEN NGUYEN	202 E GRAVES AVE	MONTEREY PARK CA	91755
* 5264 019 011	686 S LINCOLN AVE	WONG, LAMONT ET AL	686 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 012	680 S LINCOLN AVE	SHEFFIELD,BRADLEY W AND BALVINA G	680 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 013	674 S LINCOLN AVE	BIG CHUN NG AND CHO MONG HO	674 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 014	662 S LINCOLN AVE	ISKANDAR,EDDY AND KUMALA D	662 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 024 063	S GARFIELD AVE	GARFIELD ESTATES II	1100 S GARFIELD AVE	MONTEREY PARK CA	91754
5265 001 803	POTRERO GRANDE DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 809	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 810	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768

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5265 001 812	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 813	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5265 004 047	2080 CLOVER DR	GIOIA,FRANK C	2080 CLOVER DR	MONTEREY PARK CA	91755
* 5265 004 048	2113 HEATHER DR	LEE,FRANK K AND STELLA H	2113 HEATHER DR	MONTEREY PARK CA	91755
5265 004 052	FULTON AVE	FONG,ARNOLD AND BARBARA	1401 MERIDIAN AVE	S PASADENA CA	91030
* 5265 004 053	2150 FULTON AVE	CHUNG, KAREN T AND WANG, YUN CHING	PO BOX 422	ROSEMEAD CA	91770
* 5265 008 016	201 E GLEASON ST	WONG, DAVID F	28846 STARTREE LN	SANTA CLARITA CA	91390
* 5265 008 019	200 E MARKLAND DR	GOMEZ, ELVA	200 E MARKLAND DR	MONTEREY PARK CA	91755
* 5265 010 001	268 E GLEASON ST	CHRIST EVANGELICAL MISSION	1441 PASO REAL AVE UNIT 269	ROWLAND HEIGHTS CA	91748
* 5265 010 002	264 E GLEASON ST	LAU,LEO C AND HO, JESSICA Y	264 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 010 003	260 E GLEASON ST	DANGLACRUZ,CORNELIA R AND FRED G	260 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 010 004	256 E GLEASON ST	CHAN, WAH K AND CORA K	256 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 010 008	245 E FERNFIELD DR	MIRANDA,ROBERTO AND MUNGUIA, ELIZABETH	245 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 009	249 E FERNFIELD DR	LOPEZ, RAMON A TR	249 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 010	253 E FERNFIELD DR	FIGUEROA,ROBERT A TR	453 E MARKLAND DR	MONTEREY PARK CA	91755
* 5265 010 011	257 E FERNFIELD DR	GARCIA, LUIS G AND CHRISTINE A	2200 FLORECITA DRIVE	ALTADENA CA	91001
* 5265 010 012	261 E FERNFIELD DR	VALENZUELA,ERNEST JR AND JOSEPHINE L	261 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 014	269 E FERNFIELD DR	CHAGOLLA,CHRISTOPHER P	269 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 015	273 E FERNFIELD DR	SERRANO,FRANK AND CLAUDIA	273 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 010	204 E FERNFIELD DR	LECARO,EDUARDO M AND MARIA L	204 E FERNFIELD DR	MONTEREY PARK CA	91755

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* 5265 012 011	200 W FERNFIELD DR	MARTINEZ,IVAN AND PEREZ, ESMERALDA	200 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 012	201 E FERNFIELD DR	MENDEZ,SALVADOR AND YOLANDA R	201 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 014	204 E GLEASON ST	SUMMERS,CLAUDIA TR	428 E OAKMONT DR	MONTEBELLO CA	90640
* 5265 013 010	236 E FERNFIELD DR	UNDERWOOD,KATHRYN M TR	236 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 011	232 E FERNFIELD DR	ORNELAS PROPERTY MANAGEMENT LLC	15434 CONDESA DR	WHITTIER CA	90603
* 5265 013 012	228 E FERNFIELD DR	HUI,FANG CHEN	228 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 013	224 E FERNFIELD DR	PIERRE,MILHAUD R AND SANDRA	224 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 014	216 E FERNFIELD DR	MORENO,JOSE	216 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 015	212 E FERNFIELD DR	SANDOVAL,RUDY JR	212 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 016	208 E FERNFIELD DR	ROCHA,TOM G AND OFELIA	208 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 018 004	500 WOODLAND WAY	LING,YUNXIN AND MAY H	500 WOODLAND WAY	MONTEREY PARK CA	91755
* 5265 018 009	441 E MARKLAND DR	KUSAMA,MASAMICHI AND KAZUKO	441 E MARKLAND DR	MONTEREY PARK CA	91755
* 5265 018 012	596 E FERNFIELD DR	SCOTT,LISA G	596 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 018 013	588 E FERNFIELD DR	MOHRI,ZINA S	588 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 018 021	516 POTRERO GRANDE DR	PRIMERO,MARLOWE ET AL	519 POTRERO GRANDE DR	MONTEREY PARK CA	91755
* 5265 018 025	527 POTRERO GRANDE DR	LIEU,KENNY QUANG AND LIN, JUAN M	527 POTRERO GRANDE DR	MONTEREY PARK CA	91755
5265 018 027	POTRERO GRANDE DR	INCHRIST COMMUNITY CHRUCH VALLEY	19514 RINALDI ST	PORTER RANCH CA	91326
* 5265 019 003	561 E FERNFIELD DR	SAUCEDO,MANUEL O AND AZUCENA	561 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 025 044	2054 SATURN ST	MONT PARK L P THE KORDA GROUP	2566 OVERLAND AVE NO 700	LOS ANGELES CA	90064
* 5265 025 046	2 RED PLUM CIR	ROSS, MARC J TR ET AL	2 RED PLUM CIR	MONTEREY PARK CA	91755

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* 5265 025 047	2019 SATURN ST	CENTRAL CITY COMMUNITY HEALTH	5233 E BEVERLY BLVD	LOS ANGELES CA	90022
* 5265 025 048	2001 SATURN ST	UNION BANK OF CALIFORNIA NA	P O BOX 7788	NEWPORT BEACH CA	92658
* 5266 002 001	1939 BRADSHAW AVE	ROMERO, EILEEN AND ROMERO TR	641 E SAN YSIDRO BLVD #B3-638	SAN YSIDRO CA	92173
* 5266 002 002	1937 BRADSHAW AVE	CASILLAS,RAFAEL O AND GINA M AND	1937 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 003	1935 BRADSHAW AVE	SAKAE,KIYO AND MINORU	1935 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 004	1933 BRADSHAW AVE	TANAKA,RODGER K	1933 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 005	1931 BRADSHAW AVE	ONG, YUDI K AND SANTOSOI, MEGAWATI	1931 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 006	1929 BRADSHAW AVE	GAIN,LYDIA TR	833 W SUFFOLK AVE	MONTEBELLO CA	90640
* 5266 002 007	1927 BRADSHAW AVE	GAIN,LYDIA TR	833 W SUFFOLK AVE	MONTEBELLO CA	90640
* 5266 002 008	1925 BRADSHAW AVE	CHOY,STEPHEN AND WINNIE	1925 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 009	1923 BRADSHAW AVE	LEW,CATHY AND LEW, SALLY	1923 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 011	1919 BRADSHAW AVE	GARCIA,MANUEL G AND IRMA R	1919 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 012	1917 BRADSHAW AVE	CHEUNG,PHILIP	1917 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 013	1915 BRADSHAW AVE	AU,KIN L AND ANNIE A	1915 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 014	1913 BRADSHAW AVE	CHAN,WOODY W AND TRINH CHAN, CECILIA B	1913 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 021	510 BRIGHTWOOD ST	TEZBER, CHRISTOPHER M AND YU L	510 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 024	516 BRIGHTWOOD ST	YU,YUNG S CO TR	220 W PALM DR	ARCADIA CA	91007
* 5266 002 025	518 BRIGHTWOOD ST	FREIRE,ANTONIO AND OFELIA	518 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 027	602 BRIGHTWOOD ST	POON,IRENE K	602 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 028	604 BRIGHTWOOD ST	CHEN,KURT C	604 BRIGHTWOOD ST	MONTEREY PARK CA	91754

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (IMPROVED AND UNIMPROVED)

DATE: 01/07/20

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5266 002 029	606 BRIGHTWOOD ST	TENORIO, GLORIA AND ROLAND M JR	606 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 030	608 BRIGHTWOOD ST	SOTO, FRANK AND GLORIA A TRS	608 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 031	610 BRIGHTWOOD ST	DUMKE, DARLENE L AND RALPH TRS	20400 SW BRAMBLEWOOD LN	SHERWOOD OR	97140
* 5266 003 032	2000 S ATLANTIC BLVD	ATLANTIC SQUARE LLC C/O TERRAMAR RETAIL CENTERS LLC	5973 AVENIDA ENCINAS STE 300	CARLSBAD CA	92008
5266 017 800	BRIGHTWOOD ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 017 802	ALMORA ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 018 801	ALMORA ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 020 802	RIGGIN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5274 003 013	1801 LUPINE AVE	MAO, YAN P	1801 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 015	1845 LUPINE AVE	YEE, DANNY H AND MAY H	1845 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 016	1859 LUPINE AVE	LIE, SIANG AND PAULA T	1859 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 017	1871 LUPINE AVE	YU, MACY	1871 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 018	1889 LUPINE AVE	YANG, I LING S	1889 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 019	1901 LUPINE AVE	UJITA, KEVIN AND SHARON	1901 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 020	1921 LUPINE AVE	FAN, QIANG AND ZHU, QINGNIAO	1921 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 021	1935 LUPINE AVE	TAM, YONG CO TR	1935 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 022	1949 LUPINE AVE	LEE, YOUNG AI	1949 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 023	1963 LUPINE AVE	MENDOZA, VIRGINIA C TR	1963 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 012	1974 HEATHER DR	TIMMONS, JENNIFER CO TR	1974 HEATHER DR	MONTEREY PARK CA	91755
* 5274 004 013	1962 LUPINE AVE	CHIU, PATRICK AND KIMBERLY	1962 LUPINE AVE	MONTEREY PARK CA	91755

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
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DATE: 01/07/20

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5274 004 014	1948 LUPINE AVE	WONG, HAYLEY AND SAITA, GRANT	1948 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 015	1934 LUPINE AVE	HIEP MINH LUU TR	1934 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 016	1920 LUPINE AVE	KOBAYASHI,MASASHI & HIDEKO AND	1920 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 017	1898 LUPINE AVE	GUSTAFSON,DENNIS AND STEVEN L	1898 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 018	1890 LUPINE AVE	LIANG, QUIN & YAO YAO	927 W DUARTE RD	ARCADIA CA	91007
* 5274 006 022	345 CORAL VIEW ST	MONJE,EDWARD Y AND ANGELINA	345 CORAL VIEW ST	MONTEREY PARK CA	91755
* 5274 008 001	2000 HEATHER DR	LA,LARRY AND MELISSA	2000 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 002	2004 HEATHER DR	MAI, KATIE D AND YAN, KEYUN	2004 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 003	2008 HEATHER DR	READING,HOWARD CO TR	2008 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 004	2012 HEATHER DR	CHANG,HUI H	2012 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 005	2016 HEATHER DR	WONG,DONALD AND CHEUNG, TAMMY W	2016 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 007	2024 HEATHER DR	NEVAREZ,DANIEL R	2024 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 008	2028 HEATHER DR	DAM,RITA TR	2028 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 013	2044 WHEELER DR	ZAPATA,JOE AND MIN, FANG ZHENG	2044 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 014	2046 WHEELER DR	RAMOS,LAURA	2046 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 015	2048 WHEELER DR	ORME,KATHY H ET AL	2048 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 016	2050 WHEELER DR	SU,PHILIP TR	2050 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 017	2052 WHEELER DR	TSANG,DANIEL K AND BETTY T	2052 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 018	2056 WHEELER DR	LOPEZ,LEONARD J AND KATHLEEN TRS	2056 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 019	2058 WHEELER DR	YU,SHELLEY T AND ANITA S	3027 BAGLEY AVE	LOS ANGELES CA	90034

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (IMPROVED AND UNIMPROVED)

DATE: 01/07/20

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5274 008 020	2060 WHEELER DR	MCKIBBEN,JERRY C AND ELIZABETH J	2060 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 022	2043 EMERALD WAY	LIM,BARBARA Y AND THERESA A	2043 EMERALD WAY	MONTEREY PARK CA	91755
* 5274 008 025	284 BLOOM DR	YUEN, DIANE T TRS	284 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 026	290 BLOOM DR	YONG GANG LI AND LI THOMAS	290 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 027	294 BLOOM DR	FONG,KWONG M CO TR	294 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 028	300 BLOOM DR	WONG,VIRGINIA Q TR	300 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 029	310 BLOOM DR	WONG, SELINA T AND CHU, RONALD	310 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 030	318 BLOOM DR	KATO,ROBERT M AND KATHERINE A	1047 MC COMB WAY	MONTEREY PARK CA	91755
* 5274 008 031	326 BLOOM DR	CHOW,LOK AND SIU C	326 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 032	334 BLOOM DR	CHOW,OI CHUN	334 BLOOM DR	MONTEREY PARK CA	91755
* 5275 001 018	MARKLAND DR	BRADLEY MCCALL LLC	3296 E GUASTI RD STE 120	ONTARIO CA	91761
* 5275 001 022	430 POTRERO GRANDE DR	QUAD FUEL INC	2226 FAIRGREEN AVE	MONROVIA CA	91016
5275 001 800	501 W MARKLAND DR	SO CAL EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5276 004 004	764 TAYLOR DR	HUANG,CARMEN L	764 TAYLOR DR	MONTEREY PARK CA	91755
* 5276 004 005	775 TAYLOR DR	JUNG,MARTIN AN CAMILLA L TRS	775 TAYLOR DR	MONTEREY PARK CA	91755
* 5276 004 015	733 OLIVE PL	TRAN,THAI N AND NG A T	733 OLIVE PL	MONTEREY PARK CA	91755
* 5276 004 031	1976 HOLLY OAK DR	MARTINEZ,MARIA S	1976 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 004 032	1970 HOLLY OAK DR	ARRIOLA,M JR AND D M TRS	1970 HOLLY OAK DR	MONTEREY PARK CA	91755
5276 008 044	ORANGE AVE	GOLDSTAR DEVELOPMENT INC	1025 WESTMONT DR	ALHAMBRA CA	91803
5276 008 045	ORANGE AVE	GOLDSTAR DEVELOPMENT INC	1025 WESTMONT DR	ALHAMBRA CA	91803

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (IMPROVED AND UNIMPROVED)

DATE: 01/07/20

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5276 013 001	1900 ALISAR AVE	ITO,KEIJI H AND MARY J TRS	1900 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 013 003	1920 ALISAR AVE	DUONG, WILLIAM AND PAN, WEN	1920 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 013 004	1915 ALISAR AVE	KITAZAKI,SHU AND ATSUKO	1915 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 013 005	1966 HOLLY OAK DR	SUWANNARAT,SURAPONG AND RATANA	1966 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 006	1960 HOLLY OAK DR	FUJITA,STEVEN K TR	1960 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 007	1956 HOLLY OAK DR	PERALTA,CONSTANCE TR	1956 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 008	1950 HOLLY OAK DR	PARK, SUELI L	1950 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 009	1946 HOLLY OAK DR	HO,FRANKLIN C	1946 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 011	1936 HOLLY OAK DR	VANLOI, TAM AND CHAN, SHEILA	1936 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 012	1930 HOLLY OAK DR	JURADO,VICTOR M	PO BOX 192	ALHAMBRA CA	91802
* 5276 013 013	1926 HOLLY OAK DR	SAAVEDRA,JILL I TR	1920 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 014 020	1880 ALISAR AVE	ORTEGA,JOSE S AND STELLA R TRS	1880 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 014 042	1890 ALISAR AVE	TANIGAWA,THOMAS S & JOAN N TRS	1890 ALISAR AVE	MONTEREY PARK CA	91755
5276 018 804	ARROYO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 805	ALISAR AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 806	ARROYO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 807	POTRERO GRANDE DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 020 018	KENTON DR	DEWOLFE,TERRY E AND TILDA D	1142 KENTON DR	MONTEREY PARK CA	91755
* 5276 020 023	1133 KENTON DR	DEWOLFE,TERRY E AND TILDA D	1142 KENTON DR	MONTEREY PARK CA	91755
5286 010 018	1110 E HELLMAN AVE	TRINH,LANH T AND TRAN,YEN	3838 N CHARLOTTE AVE	SAN GABRIEL CA	91776

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (IMPROVED AND UNIMPROVED)

DATE: 01/07/20

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5286 019 013	126 N NEW AVE	GREENSTATE HOLDING INC	312 WHISPERING PINES DR	ARCADIA CA	91006
* 5354 002 041	633 N ATLANTIC BLVD	ETHAN CAPITAL LLC	378 TORREY PINES DR	ARCADIA CA	91754
TOTAL IMPROVED RECORDS					1447
TOTAL UNIMPROVED RECORDS					115
TOTAL RECORDS					1562



City Council Staff Report

DATE: June 3, 2020

AGENDA ITEM NO: New Business
Agenda Item 5-A

TO: The Honorable Mayor and City Council

FROM: Ron Bow, City Manager & Director of Emergency Services

SUBJECT: Adopt a Resolution ratifying certain actions completed by the City Manager regarding COVID-19 Pandemic and continue to extend the existence of a local emergency

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting a Resolution Ratifying Certain Actions Completed by the City Manager; and
2. Taking such additional, related, action that may be desirable.

CEQA:

The Resolution itself and the actions anticipated by the Resolution were reviewed pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"). Based upon that review, this action is exempt from further review pursuant to CEQA Guidelines § 15269(a) because the protection of public and private property is necessary to maintain service essential to the public, health and welfare.¹

EXECUTIVE SUMMARY:

On March 18, 2020, the City Council adopted Resolution No. 12142 which declared a local emergency resulting from the COVID-19 Pandemic (the "COVID-19 Pandemic"). Pursuant to Resolution No. 12142 and the Monterey Park Municipal Code ("MPMC"), the City Manager implemented certain emergency policies and procedures ("EP&P") to protect public health and safety.

On April 15, the City Council adopted Resolution No. 12151 ratifying certain actions completed by the City Manager and extending the existence of a local emergency.

¹ CEQA findings regarding an anticipated imminent emergency are valid (see *CalBeach Advocates v. City of Solana Beach* (2002) 103 Cal.App.4th 529).

Since that time, the City Manager implemented a number of additional actions including, without limitation, the modification of previous EP&P. While the Governor's March 4, 2020, Proclamation of Emergency (see paragraph 8) suspended the requirement for reports under Government Code § 8630, it is prudent for the City Council to be provided an update regarding the City's actions during this emergency and to ratify them. Based upon readily available information, it does not appear that the Pandemic will end any time soon. The Governor's March 4, 2020 Proclamation of Emergency extends all declared emergencies until terminated.

FISCAL IMPACT:

The fiscal impact is unknown at this time. The City Manager's Office will provide a report within 60 days after the City Council's action.

Respectfully Submitted by:



Ron Bow
City Manager

Reviewed by:



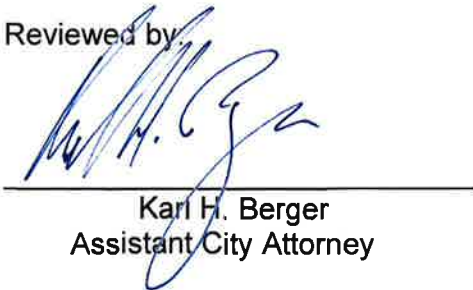
Kelly Gordon
Police Chief

Reviewed by:



Matt Hallock
Fire Chief

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENT:

1. Draft Resolution

RESOLUTION NO.

A RESOLUTION ADOPTED BY THE CITY COUNCIL FOR THE CITY OF MONTEREY PARK RATIFYING CERTAIN ACTIONS COMPLETED BY THE CITY MANAGER AND EXTENDING THE EXISTENCE OF A LOCAL EMERGENCY.

BE IT RESOLVED by the Council of the City of Monterey Park as follows:

SECTION 1: The City Council finds as follows:

- A. Responses to the COVID-19 Pandemic have occurred on nearly a daily basis since March 11, 2020 which is when the City Manager declared a local emergency to exist.
- B. The City Council last ratified actions implemented by the City Manager via Resolution No. 12151 adopted on April 15, 2020. Since that time, the City Manager has taken additional actions needed to respond to the COVID-19 Pandemic.
- C. While the Governor's March 4, 2020, Proclamation of Emergency (see paragraph 8) suspended the requirement for reports under Government Code § 8630, it is prudent for the City Council to be provided an update regarding the City's actions during this emergency and to ratify them.

SECTION 2: The City Council reviewed the state of the community and continues to extend the COVID-19 Pandemic emergency. The actions set taken by the City Manager in attached Exhibit "A," and incorporated by reference, are ratified and approved.

SECTION 3: This Resolution supplements Resolution No. 12151 and confirms the ongoing COVID-19 Pandemic emergency. This local emergency will continue to exist until otherwise determined by California law and City Council Resolution.

SECTION 4: This Resolution will take effect immediately upon adoption.

PASSED AND ADOPTED this 3rd day of June 2020.

Hans Liang, Mayor

Resolution No.
Page 2 of 2

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, Assistant City Attorney

Attachments:

Exhibit A: Emergency Policies and Procedures

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF MONTEREY PARK)

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. was duly adopted by the City Council of the City of Monterey Park at a regular meeting held on the 3rd of June 2020, by the following vote of the Council:

Ayes:	Council Members:
Noes:	Council Members:
Absent:	Council Members:
Abstain:	Council Members:

Dated this 3rd day of June, 2020.

Vincent D. Chang, City Clerk
City of Monterey Park, California

EXHIBIT A

- Effective March 11, 2020 City Manager extends deadlines for application review, automatic approvals, and appeal deadlines, for all land use, subdivision and zoning applications.
- City Manager orders all parking lots at park sites closed.
- City Manager orders specific park amenities closed at parks, but open space areas to remain open for exercise.
- City Manager orders Help Desk operations be moved from the Management Services Department to the Library Services Department.
- City Manager orders temporary emergency policies implemented for employees.
- City Manager orders Social Distancing Protocols be posted at all City facilities as required by the County of Los Angeles Department of Public Health.
- City Manager orders Monterey Park recovery and reopening plan be prepared.
- Police Chief orders street sweeping to resume May 18 and orders notice to residents.
- City Manager orders execution of a contract amendment with I-Build for City Hall lobby modification.
- City Manager cancels all City sponsored events through August 2020.
- City Manager orders opening of Edison Trails on May 8.
- City Manager orders workspaces to be moved and adjusted to provide social distance for employees.
- City Manager orders COVID-19 resource guide to be published in May issue of the *Cascades*.
- City Manager modifies employee travel restrictions and quarantine period and defers to the Los Angeles County Department of Public Health recommendations.
- City Manager orders resumption of public meetings via virtual means.
- City Manager implements City Council surplusage of three fire apparatus via donation.

- City Manager orders tennis and pickleball courts using the protocols issued by LA County Public Health Official.
- City Manager orders Farmers Market to reopen on Thursdays from 5pm – 9pm using the protocols issued by LA County Public Health Official.
- City Manager authorizes the accepting of permits for the sale of Safe and Sane Fireworks.
- City Manager authorizes the opening of the Library for curbside pickup in June.



City Council Staff Report

DATE: June 3, 2020

AGENDA ITEM NO: New Business
Agenda Item 5-B

TO: The Honorable Mayor and City Council
FROM: Chief Kelly Gordon, Monterey Park Police Department
Chief Matthew Hallock, Monterey Park Fire Department
SUBJECT: Project Roomkey

RECOMMENDATION:

It is recommended that the City Council consider:

1. Receiving and filing this report; and
2. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

At the direction of the Governor, the County of Los Angeles and City of Los Angeles implemented an unprecedented effort to establish temporary housing for at-risk homeless individuals at hotels and motels in local communities. Utilizing the Los Angeles Homeless Services Authority (LAHSA), the County is procuring hotel and motel rooms to shelter these individuals. The operation is identified as Project Roomkey. Two hotels in the City of Monterey Park were selected as Project Roomkey sites.

BACKGROUND:

In the past two years, the State of California allocated \$1.15 billion to local partners through the Homeless Emergency Aid Program and the Homeless Housing, Assistance, and Prevention Program, funding intended to provide for a variety of programs and facilities aimed at combating homelessness. Senate Bill 89 was signed on March 17, 2020, which included support to local governments to protect the health and safety of homeless populations, reduce the spread of COVID-19 in homeless populations, and provide safe beds for people experiencing homelessness. COVID-19 necessitated emergency protective measures to bring unsheltered Californians safely indoors, expand shelter capacity, and maintain health to mitigate the effects of the pandemic.

Los Angeles County is undertaking an unprecedented effort to provide temporary housing at hotels and motels in local communities. One purpose of these efforts is to provide housing for individuals experiencing homelessness who are at high risk, such as people over 65 or who have certain underlying health conditions, to prevent the spread of COVID-19 and flatten the curve. This effort of procuring hotel and motel rooms for sheltering individuals is known as Project Roomkey. The State and County

will receive up to 75 percent cost-share reimbursement from FEMA for hotel and motel rooms, including wraparound supports such as meals (three a day), security, and custodial services. Essential behavioral health and health care services are provided by community partners.

To qualify to participate in Project Roomkey, individuals must be 65 years of age or older or have underlying medical conditions or be medically compromised. This group of people is significantly more likely to need hospitalization and require critical care if infected with COVID-19. That surge of infection would severely impact the regional healthcare system.

To participate in Project Roomkey, clients must be referred to the program by a homeless services provider or law enforcement. Only people who meet the requirements and are referred through appropriate channels can participate. Project Roomkey sites are not walk-up facilities. The County (through LAHSA) and partners from the non-profit and philanthropy sectors are working together to develop a comprehensive plan for those who receive temporary assistance under Project Roomkey, so that they do not return to the streets once the COVID-19 crisis comes to an end. While participants are staying at these hotels, on-site service providers are working with each client individually to develop an exit plan, with the goal of moving them to a situation that permanently resolves their homelessness.

Every Project Roomkey site is staffed 24/7. Staff monitors guest behavior to ensure program rules are followed, provides daily health and wellness checks of guests, delivers food to client rooms and responds to client needs. Staffing at the Project Roomkey sites consist of:

- LA County Fire – Shelter/Site Manager
- Homeless Service Provider – Client Services Managers and Case Manager
- LAHSA staff
- County Disaster Service Workers
- Nursing Staff
- 24/7 private Security

Governor Newsom's current Emergency Declaration preempts local jurisdiction over homeless housing matters. On April 21, 2020, Norwalk City Council passed an "emergency moratorium" prohibiting the use of hotels and motels located in the City of Norwalk from converting or using its business or properties for temporary housing for persons experiencing homelessness without Norwalk's approval. That action was ruled as a direct "attack" on Project Roomkey by U.S. District Judge David O. Carter as it purports to inject an illegal city approval process to a State-directed, County administered program that has been expressly authorized under state law and attempts to supersede the clear authority of the State and the County to address the COVID-19 emergency without delay. Cities cannot override, whether by way of letter, ordinance, or lawsuit, the authority of the State and the County as a political subdivision of the State

to address the COVID-19 emergency for the protection of public health and safety of the entire community. On April 30, 2020, the County Board of Supervisors authorized the County Counsel's office to file litigation against any local agency seeking to interfere with Project Roomkey.

RECOMMENDATION:

It is recommended that the City Council receive and file this report.

Respectfully submitted by:



Chief Kelly Gordon
Monterey Park Police
Department



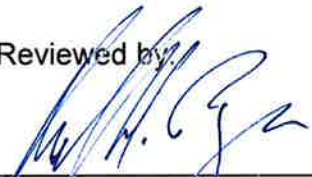
Chief Matt Hallock
Monterey Park Fire Department

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENT(S):

None



City Council Staff Report

DATE: June 3, 2020

AGENDA ITEM NO: New Business
Agenda Item 5-C

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
SUBJECT: Draft Land Use Element (LUE) of the General Plan.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Receiving and filing this report; and
- (2) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The City Council adopted a new land use element ("LUE") on December 5, 2019. That LUE was placed on the March 2020 ballot as Measure II for voter approval. Measure II, however, was not adopted by voters and, accordingly, did not become effective.

It is recommended that the City Council consider amending the LUE and placing that version of the LUE on the November 2020 ballot for voter consideration. As explained more fully below, the recommended LUE would reflect the original version that was recommended by the Planning Commission and first considered by the City Council on October 28, 2019. It would not include provisions added by the City Council between October and December 2019 that included various housing overlays to the LUE in reaction to new California law taking effect in January 2020.

Staff reports from the City Council meetings of October 28, 2019; November 20, 2019; and December 5, 2019 are attached (without exhibits) for a comprehensive review of the City's drafting and ultimate adoption of the LUE. Since Measure II was not approved by the voters, however, the City Council should consider amending the LUE as described below. A public hearing to consider such an amendment is noticed for June 17, 2020.

BACKGROUND:

As described in the various staff reports, the City undertook approximately a year long process to develop the LUE for voter consideration. Among other things, the LUE was developed with the advice and supervision of the General Plan Advisory Committee ("GPAC") before it was presented to the Planning Commission or City Council. The version of the LUE recommended by the GPAC and Planning Commission was presented to the City Council at its October 28, 2019 meeting.

After deliberation, the City Council chose to alter the LUE as follows:

- Reduced the Housing Overlay to the portions of South Atlantic Boulevard, between Avenida Cesar Chavez and Brightwood Street (Figure LUE-3);
- Added a new Housing Overlay to Corporate Center South (90 du/ac, 125 feet) (Figure LUE-3 and Table LUE-1);
- Increased the Market Place height allowance to 80 feet (Figure LUE-4);
- Proposed Land Use Plan plus Housing Overlay I on both sides of Corporate Center Drive and Land Use Policy Map Option 1 (which shows the Overlay zone added to the Corporate Center Drive area);
- Reduced the floor area ratio (FAR) to 60 percent and height to 40 feet in the Saturn Park area – consistent with 2001 LUE (Figure LUE-4) and modified Policy 25.1 to address hazardous materials; and
- Clarified Policy 20.1 regarding the Downtown area (page 64) and Innovation Technology Uses Focus Area description (page 73) regarding cut-through traffic.

Those changes to the LUE were approved via Resolution No. 12124 on December 5, 2019. The City Council then placed the LUE on the March 2020 ballot for voter consideration.

Between December 2019 and February 2020, the City conducted a series of informational meetings regarding the March 2020 ballot propositions. As to Measure II, the common item of concern expressed by the public was the housing overlay over the Corporate Center area. Based upon those comments, and the subsequent voter rejection of Measure II, it seems appropriate for the City Council to reconsider its December 2019 actions and revert back to the October 28th version of the LUE.

Included with this Agenda item is the LUE as originally recommended by the GPAC and Planning Commission. This version of the LUE should be considered by the City Council during the public hearing scheduled for June 17, 2020. At that time, the City Council should give direction regarding whether to amend the LUE (as adopted by the City Council on December 5, 2019) and place it on the November 2020 ballot for voter consideration. All ballot propositions should be placed onto the ballot by the end of July 2020 (the statutory deadline is August 7, 2020).

ALTERNATIVE CONSIDERATIONS:

None.

FISCAL IMPACT:

No foreseeable costs associated with this staff report.

Respectfully Submitted by:



Mark A. McAvoy
Director of Public Works/City
Engineer/City Planner

Prepared By:



Samantha Tewasart
Senior Planner

Ron Bow
City Manager

Reviewed by:



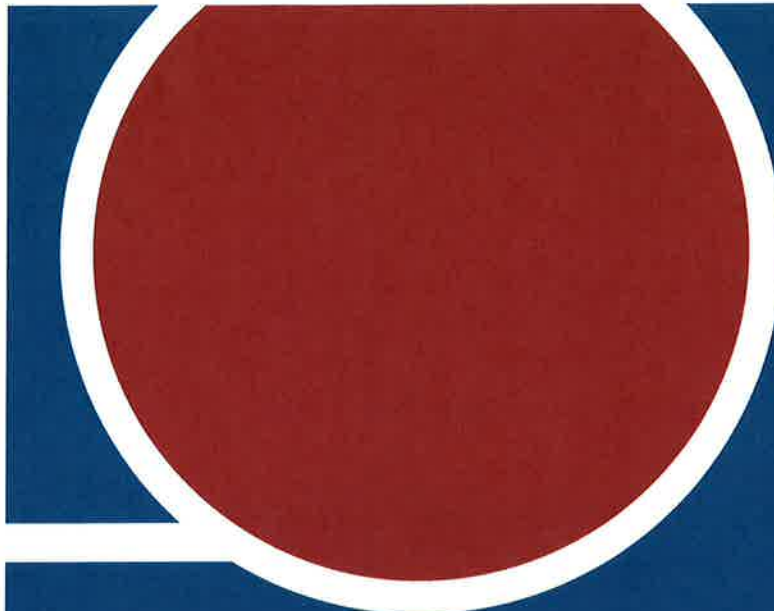
Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Monterey Park General Plan Land Use Element (from
October 28, 2019)
- Attachment 2: City Council Staff Report dated October 28, 2019
- Attachment 3: City Council Staff Report dated November 20, 2019
- Attachment 4: City Council Staff Report dated December 5, 2019

ATTACHMENT 1

Draft Monterey Park General Plan Land Use Element (from
October 28, 2019)



MONTEREY PARK

Land Use and Urban Design Element

OCTOBER 28, 2019





MONTEREY PARK

Land Use and Urban Design Element

City of Monterey Park
320 West Newmark Ave.
Monterey Park, CA 91754

www.montereypark.ca.gov

Revised for City Council Hearing
October 28, 2019

acknowledgements

The City would like to thank everyone involved including those who served in an official capacity as acknowledged below.

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KOA

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Economics

01 Introduction

02 Context

- a. Regional
- b. Planning Area

03 Monterey Park 2040

- a. Challenges
- b. Big Ideas Moving Forward

05 Land Use Plan

- a. Land Use Policy Map
- b. Land Use Designations
- c. Regulating Plan
- d. Implications of Land Use Policy
- e. Land Use Plan Buildout

04 Understanding Land Use Terms

06 Goals and Policies

- a. Citywide
- b. Residential
- c. Commercial
- d. Mixed Use
- e. Innovation/Technology
- f. Corporate Center
- g. Public Facilities
- h. Open Space

Implementation Plan

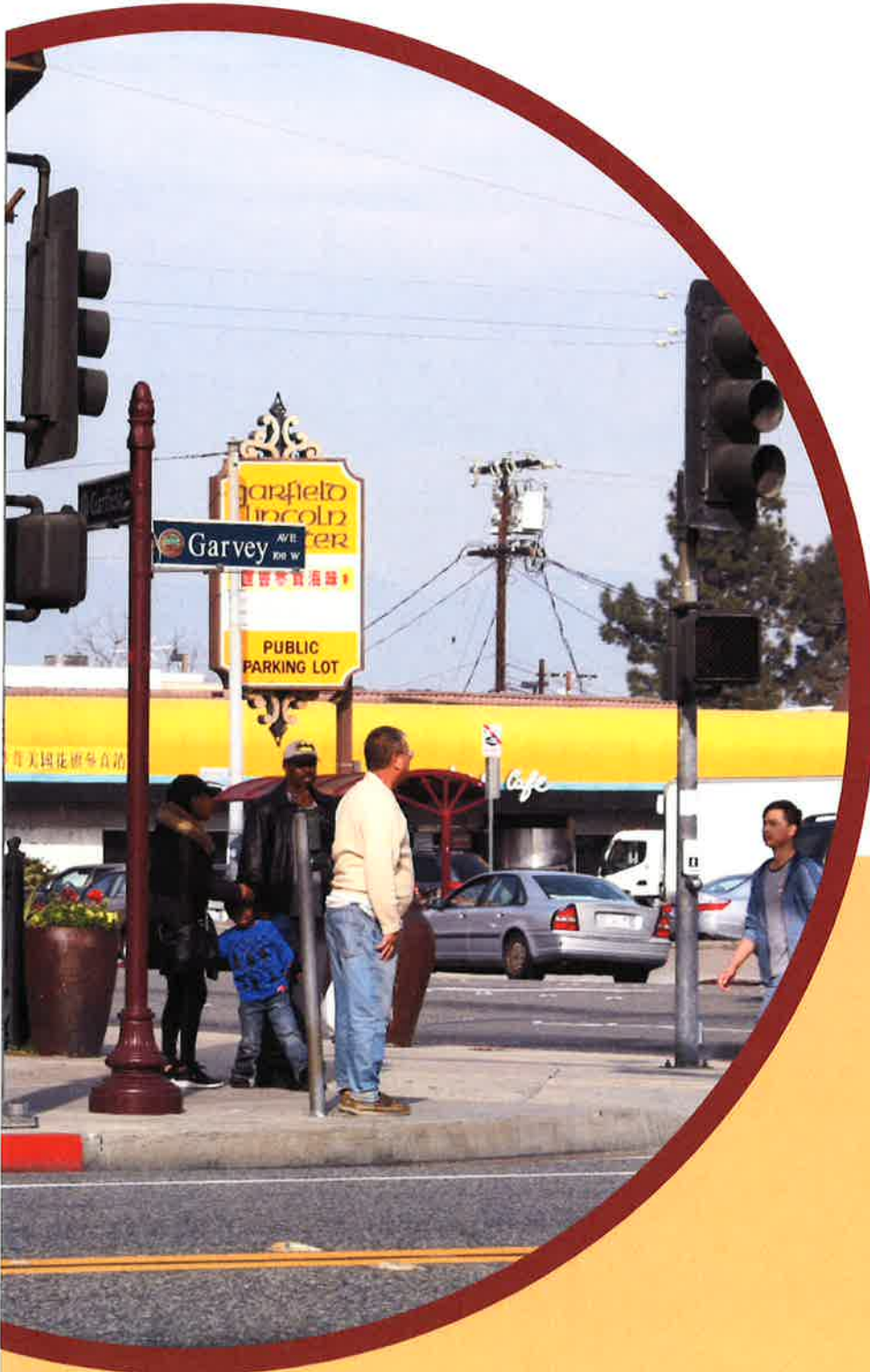
**“My Monterey Park will
continue to grow in its
vibrancy and diversity. I see
Monterey Park as a model
for neighboring cities and
as an introduction to the
San Gabriel Valley for our
Los Angeles friends to the
west. ”**

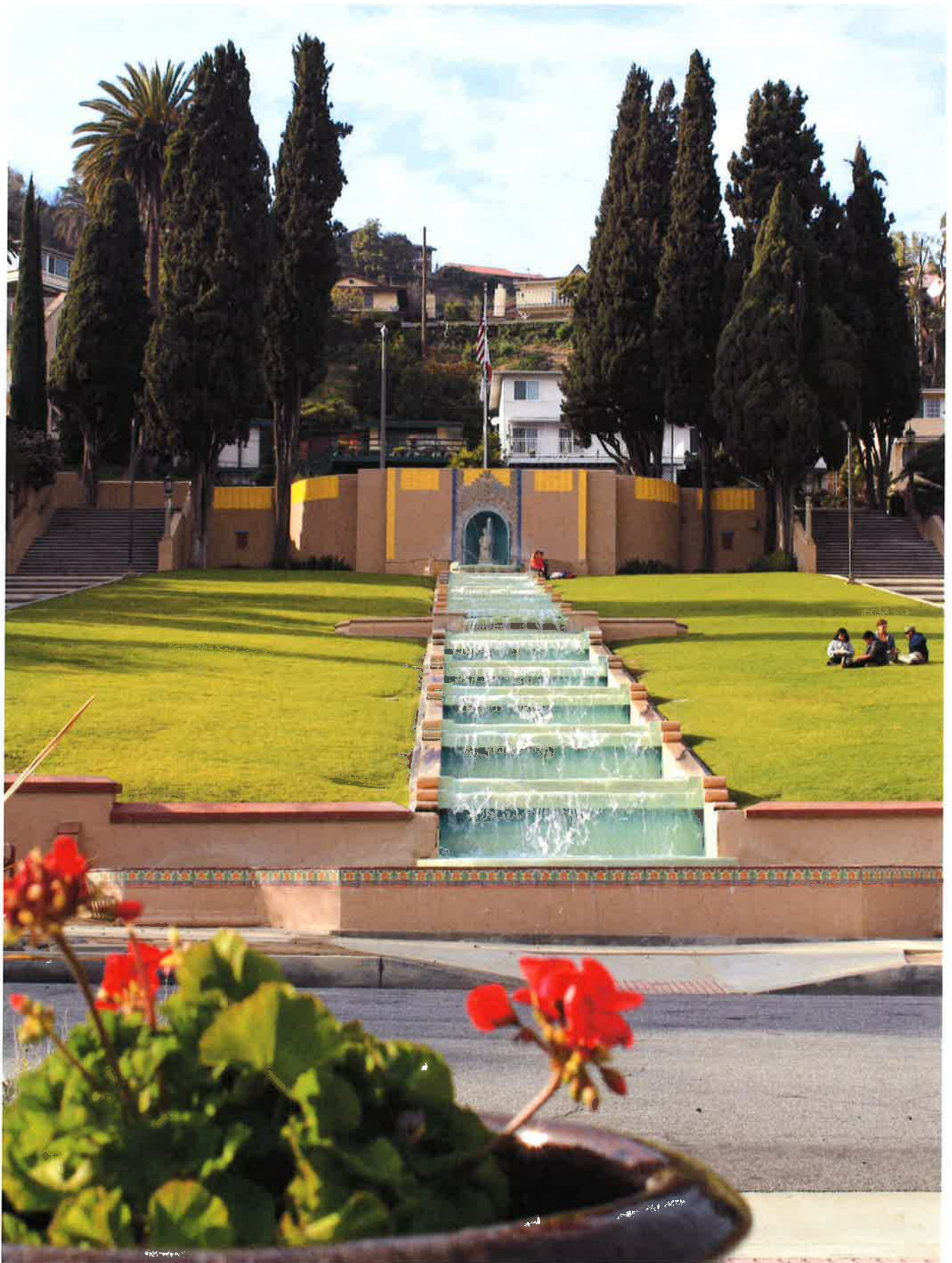
- Monterey Park resident



INTRODUCTION

1





01

INTRODUCTION

The types and physical distribution of land uses in Monterey Park—the residential neighborhoods, business district, parks, and community gathering places—affect the quality of life and local experiences for residents, people who work here, and visitors. By carefully crafting the interrelationship of uses and the urban form, we can create distinct places that encourage interaction, promote community pride, and support successful enterprises critical to economic development.

This Land Use and Urban Design Element sets forth a resident-inspired vision to guide growth and development through the year 2040 by designating the future use and reuse of land within the City of Monterey Park and adjacent lands within the City's designated sphere of influence, the unincorporated community of South San Gabriel. This element establishes long-range goals for the physical development of the community, both in terms of land use type and intensity, as well as urban character and form. The element also provides the framework for all other General Plan elements, since the way land is used in Monterey Park affects:

- The design of the circulation system (Mobility Element);
- How the City pursues new business activity (Economic Development Element);
- Where new housing development occurs (Housing Element);
- How the City provides urban services to residents and businesses (Safety and Community Services Element);
- How open space and similar resources are allocated for many purposes: parks, environmental resource protection, and passive recreation, among others (Resources Element);
- The ability of the City to achieve its sustainability, resiliency, and healthy community goals (Sustainable Community and Healthy Community Elements).

Foremost, this element supports the community's desire to protect those features of Monterey Park that distinguish the city: its diverse residential neighborhoods, the cherished parks, and business districts that attract people from throughout the region and beyond to unique restaurants and shops. At the same time, the goals and policies look toward the need to ensure the City's long-term fiscal health, accommodate housing demands for all household income levels, and respond to the rapidly evolving ways in which people shop and spend leisure time.

California planning law requires that the Land Use Element designate "the proposed general distribution and general location and extent of the uses of the land" for a variety of purposes [Government Code Section 65302(a)]. Through maps and text, this element defines the distribution and intensity of development of residential neighborhoods, commercial and employment districts, mixed-use environments, parks and other open spaces, and governmental and institutional uses of property in Monterey Park. In particular, the Land Use Policy Map and Regulating Plan present graphical representations of land use policy.

**“In looking to the future,
Monterey Park will
have more mixed-use
development, improved
alternative transportation
options, and varied
entertainment amenities.
This city will become a
major jobs center.”**

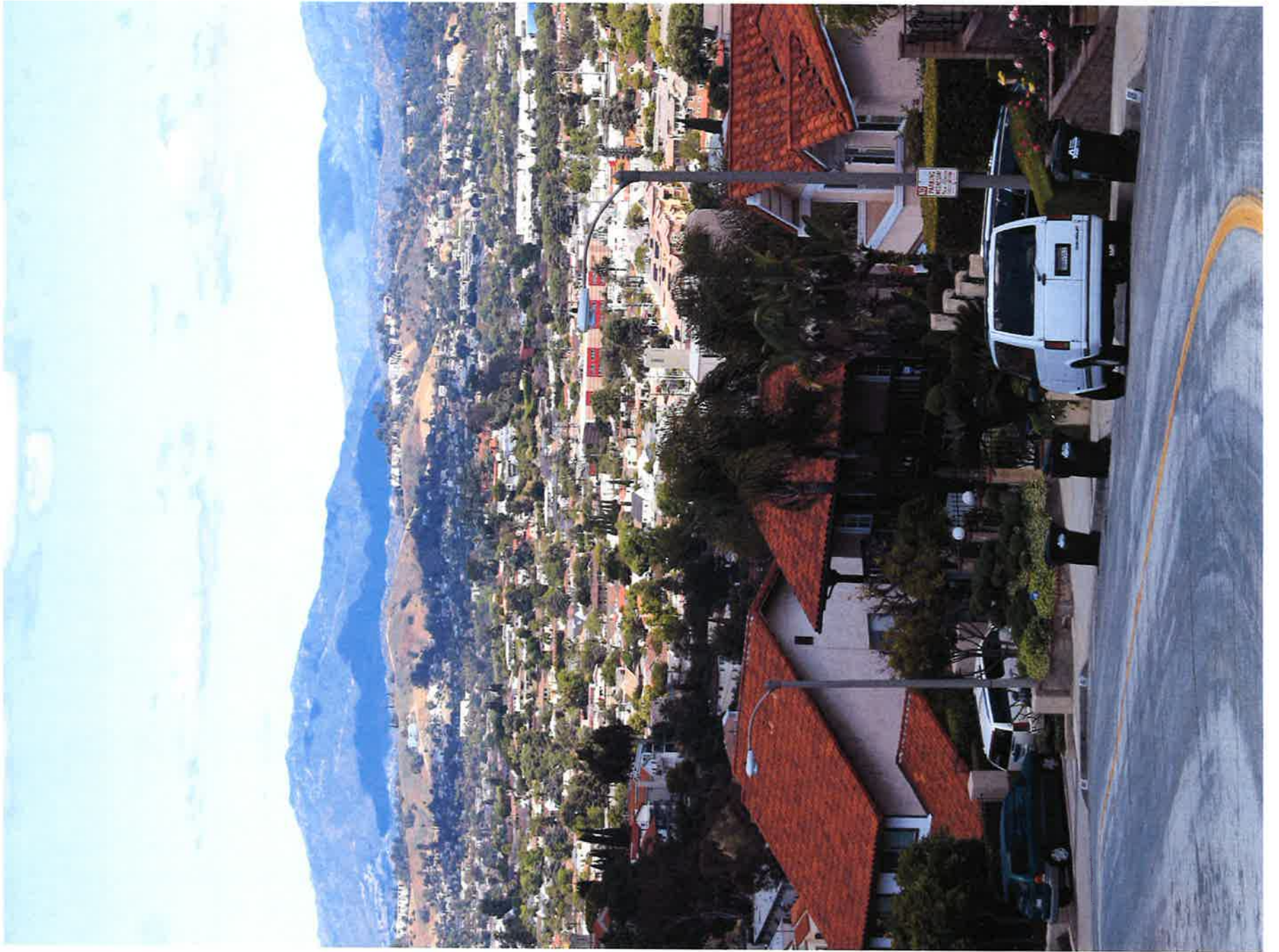
- Monterey Park resident



CONTEXT



2



02

CONTEXT

REGIONAL

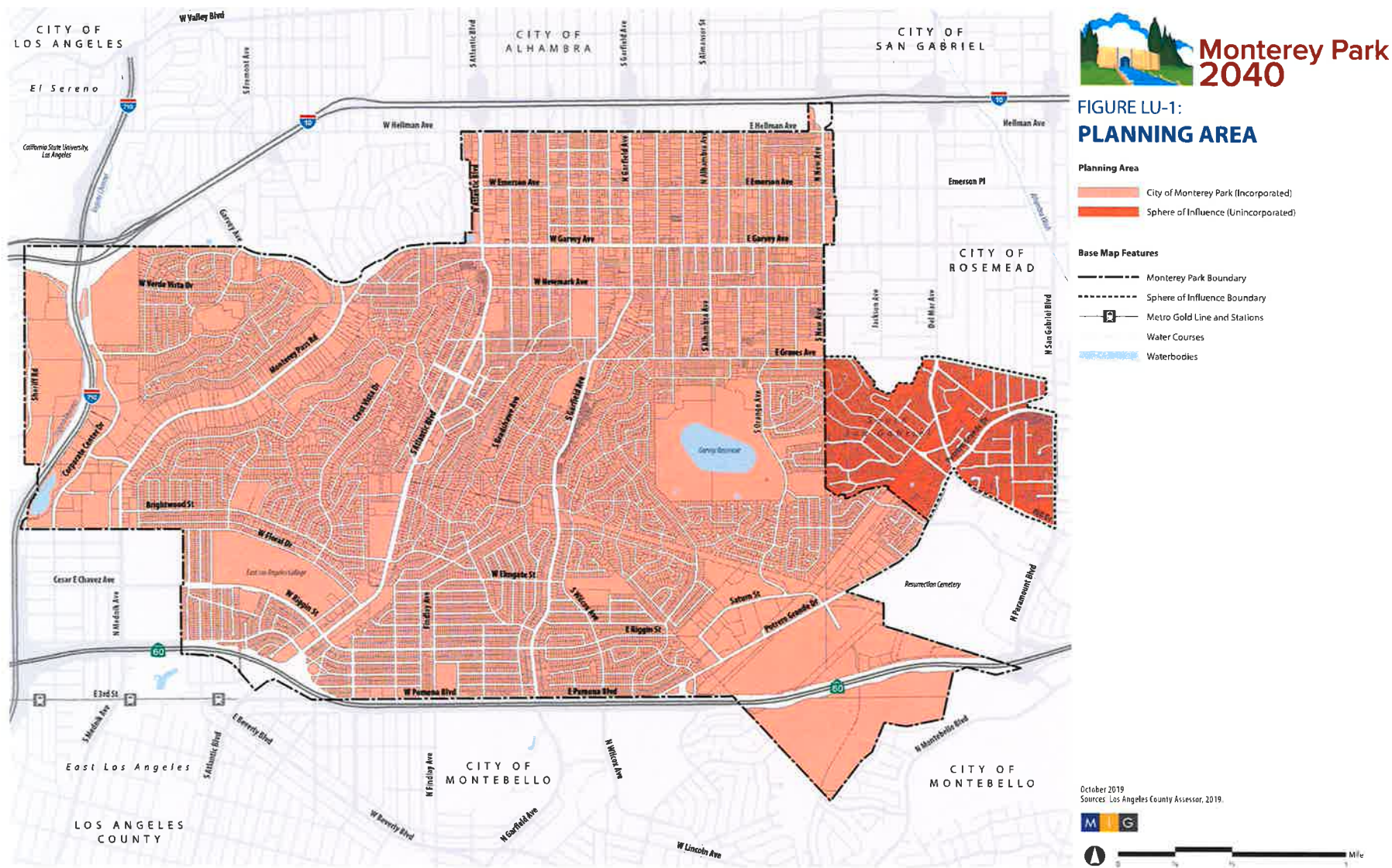
Monterey Park lies seven miles east of downtown Los Angeles, at the western edge of the San Gabriel Valley. Several freeways connect the City to downtown and destinations throughout Los Angeles County and beyond: the Pomona Freeway (SR-60) on the south, the San Bernardino Freeway (I-10) to the north, and the Long Beach Freeway (I-710) to the west. Regional arterial roads traversing the City include Garvey Avenue, Atlantic Boulevard, and Garfield Avenue. And for people who opt to use transit to get around, the Metro light rail system and bus lines serve Monterey Park directly, as does the Montebello bus lines.

The hilly terrain that distinguishes Monterey Park from its neighboring cities creates distinct neighborhoods and districts, including neighborhoods offering panoramic views of downtown and the San Gabriel Valley. These neighborhoods—and Monterey Park as a whole—are largely built out, with development opportunities limited to a few scattered vacant parcels and the redevelopment of aging or underperforming properties. To encourage new housing, new

businesses, and reinvestment, Monterey Park has increased allowable development intensities in its commercial districts and embraced mixed-use developments. This traditionally suburban community offer districts of urban-scale living and commerce amid the beloved neighborhoods of single-family homes. The region has transformed but continues to support diverse lifestyle choices for all.

THE PLANNING AREA

The City of Monterey Park encompasses approximately eight square miles (3,980 acres), and the sphere of influence area covers 289 acres. California law defines a sphere of influence as the probable physical boundary and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) (Gov't. Code §56076). Together, these are the 4,270-acre Planning Area; see Figure LU-1 (Planning Area). While the City has no formal authority within the sphere of influence, it is empowered by the State to consider and proactively plan for areas that bear relation to the City's future.



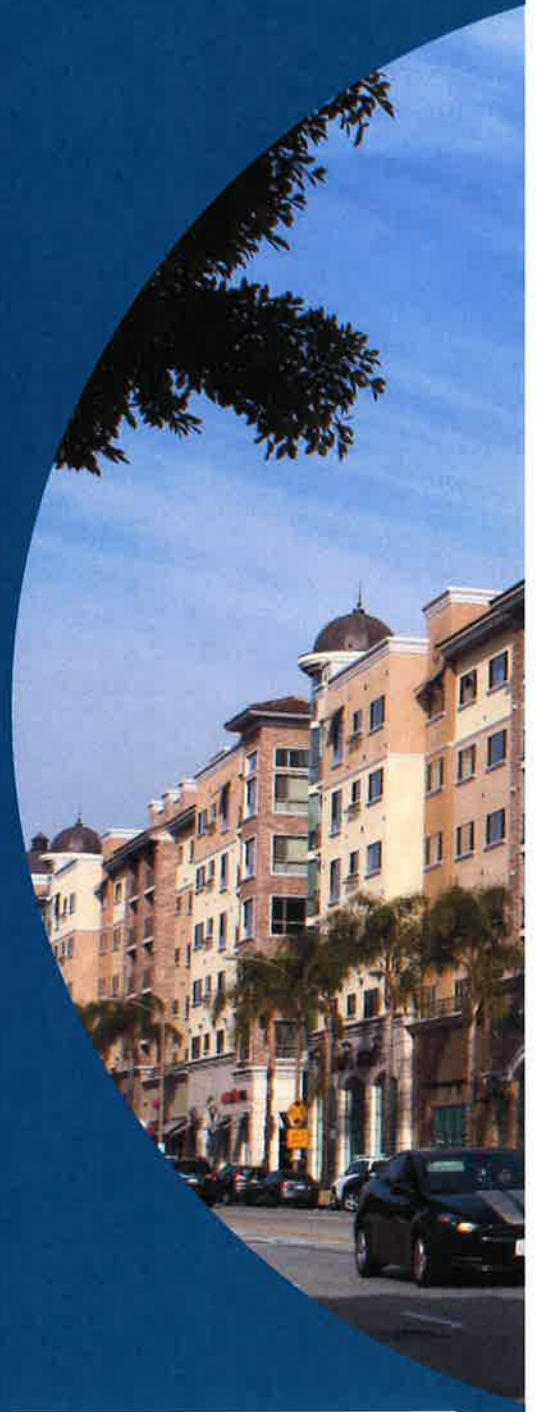
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**“My favorite place in
Monterey Park?**

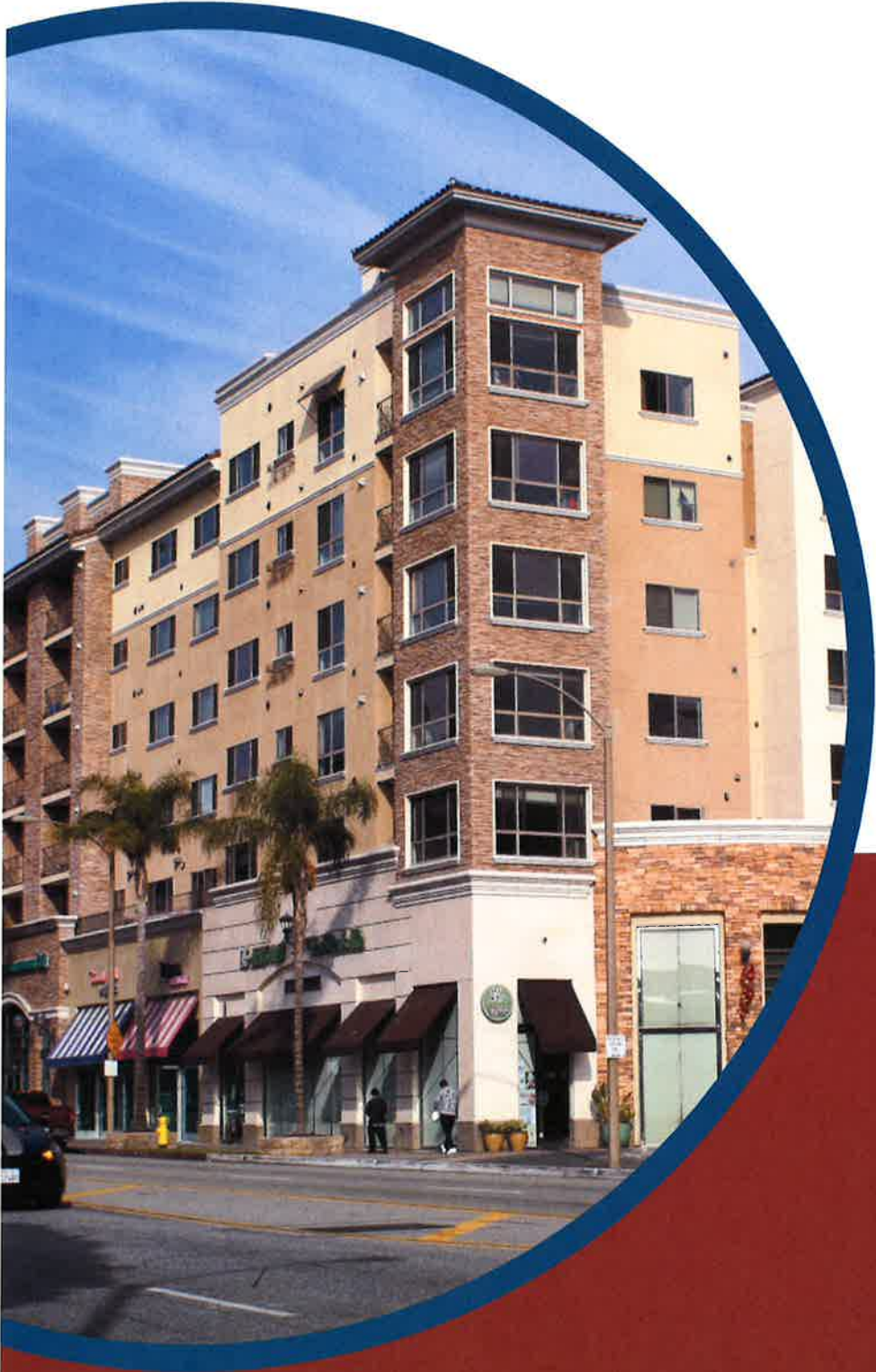
My neighborhood.

My neighbors.”

- Monterey Park resident



MONTEREY PARK 2040



3



03

MONTEREY PARK 2040

CHALLENGES

Through a comprehensive public engagement process, community members identified challenges.

Built Out and Inadequate Lots. Monterey Park has limited vacant land available for new development. Narrow and shallow lots and multiple property ownership along commercial corridors (i.e., Garvey Avenue and of Atlantic Boulevard) create hurdles for larger, cohesive development projects.

Unimproved Older Buildings. Older buildings with tired facades and outdated systems (plumbing, ventilation) are common along the commercial corridors. Many buildings have not been improved for quite some time and, therefore, do not encourage the highest and best use tenants. As the buildings age, the properties will continue to attract marginal tenants, resulting in reduced sales tax revenue.

Lackluster Streetscape. Streetscapes lack character and placemaking elements that create a sense of place and identity. Wayfinding signage is limited; gateways are poorly defined or absent. The paucity of street trees along some corridors creates a less desirable walking experience.

Lack of Commercial Diversity. Monterey Park is a regional draw for authentic Asian food; however,

restaurant diversity is lacking. As a result, residents seek restaurant alternatives elsewhere. Similarly, Monterey Park lacks general merchandise retail. Many residents leave Monterey Park to do basic shopping, thus increasing vehicles miles traveled and reducing sales tax revenue to fund community services and facilities.

Inadequate Parking. Some neighborhoods and commercial districts do not have enough off-street parking, which creates crowded street conditions. Commercial parking may spill over into surrounding neighborhoods. Parking inavailability can lead to increased congestion and vehicle exhaust as drivers circle local streets seeking available parking.

Cost and Shortage of Housing Options. The high cost of housing—and lack of land to build new housing—concerns many residents, particularly because their adult children cannot afford to purchase a home in the community. New and different housing types aimed at younger adults and families are desired.

Design Preference Toward Vehicles. Driving is the preferred transportation option. The large single-family neighborhoods, hillsides, and lack of street grid in some areas create an environment that makes walking difficult.

BIG IDEAS MOVING FORWARD

The Land Use and Urban Design Element proposes a number of big ideas for land use change over time that reflect community goals, address land use challenges, and move the City toward achieving its full potential.



Strategic Development Opportunity.

Allow for increased development opportunities along corridors and districts, where access to freeways and arterial roadways optimize economic development potential.

Attract Quality Employment Opportunities.

Pursue technology, professional, managerial, and tourism industries that can translate to higher-quality employment opportunities.



Protect Low-Density Residential

Neighborhoods. Create buffers between established low-density residential neighborhoods adjacent to higher-intensity development. Identify transition areas where potentially higher building heights will directly abut low-density residential neighborhoods. In the transition areas, integrate design approaches that step down building heights toward the homes, increase building setbacks, and incorporate landscaped buffers to address potential privacy, shade and shadow, noise, and



Pedestrian-Friendly Environments and Outdoor Spaces. Improve streetscape and building frontages—and specifically building store-front transparency—to create vibrant places for the pedestrian experience. Create unique urban public spaces that allow people to socially connect and gather in outdoors spaces. Outdoor dining spaces, comfortable outdoor “living rooms,” flexible courtyards and plazas, and innovative use of streets and sidewalks create exciting and unique destinations.



Environmentally Friendly Design. Promote sustainable building and site design approaches that minimize resource consumption and protect the environment. Approaches include using green building strategies, creating pedestrian-friendly environments to reduce vehicles trips, and integrating renewable energy approaches to minimize greenhouse gases and to sustain limited resources over the long term.



Build on Tourism and Hospitality.

Maximize hospitality uses—such as restaurants and hotels—in key areas of the city. Encourage restaurant and ancillary commercial uses along Corporate Drive to complement long-established professional office uses.



Flexible Zoning Options. Emphasize adjusting implementation tools to ensure that flexible zoning options allow for greater development opportunities for developing places that allow mixed-use development, housing, and emerging business types.

“My favorite places in Monterey Park are all the mom-and-pop eateries. Whether it’s going to my trusty usual places or trying new restaurants, our community of small businesses and our food scene make Monterey Park special. We stand out from other nearby cities because of this sort of small-town charm.”

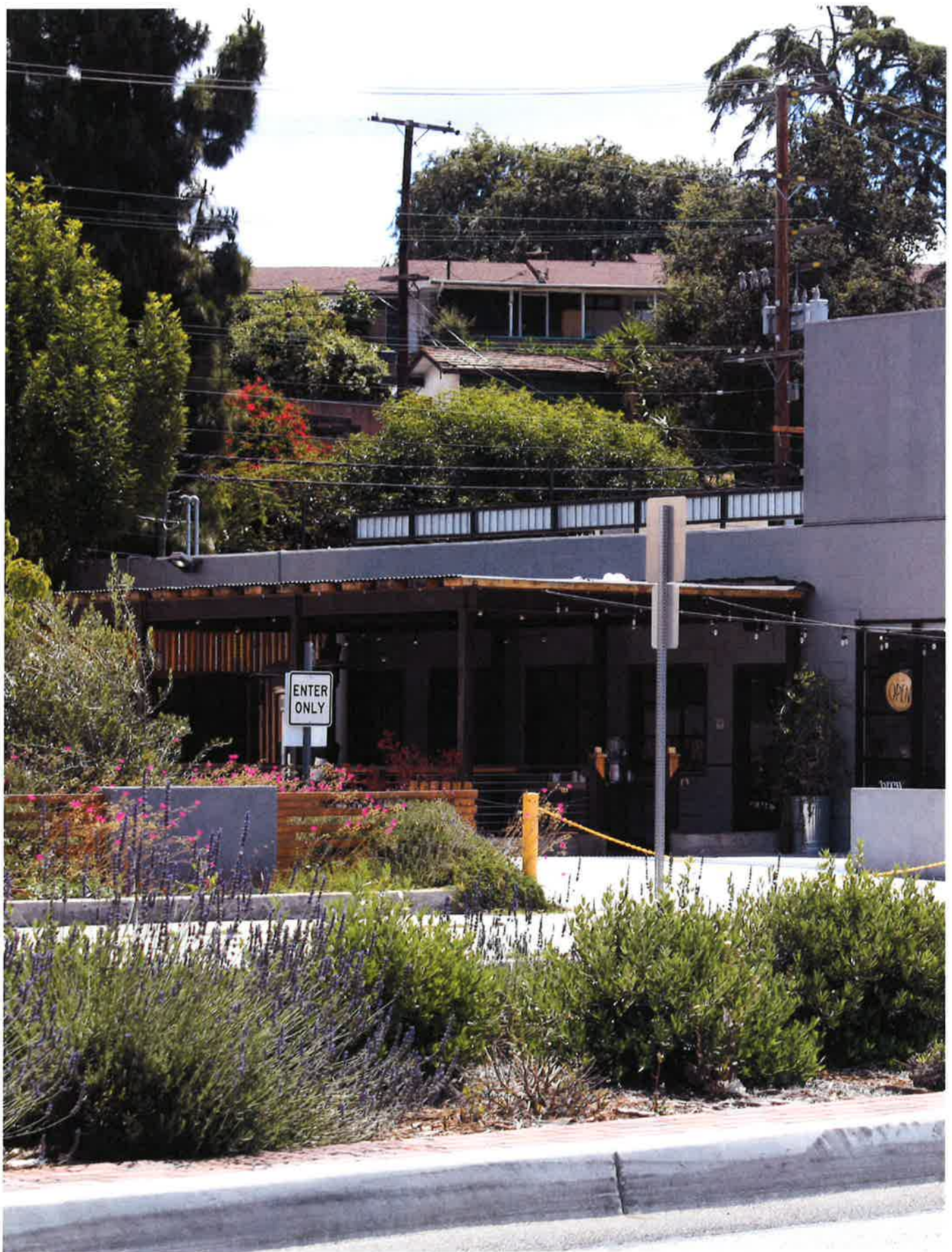
- Monterey Park resident



UNDERSTANDING LAND USE TERMS



4



04

UNDERSTANDING LAND USE TERMS

The following terminology is used to describe planning strategies and design features applicable to public spaces and private development.

FLOOR AREA RATIO (FAR)

Floor Area Ratio (FAR) is a ratio of the gross floor area permitted on a site divided by the total net area of the site. Intensity is measured in FAR and typically describes nonresidential uses.

DWELLING UNITS PER ACRE (DU/AC)

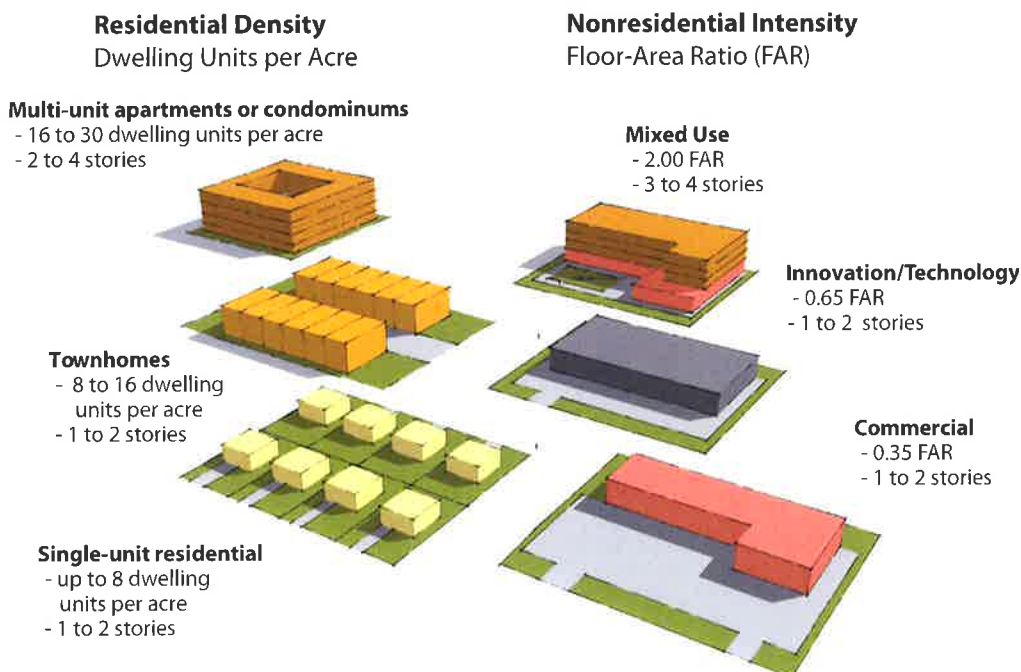
Dwelling units per acre (du/ac) refers to the maximum number of dwelling units allowed per acre of developable land. Density is measured in du/ac and only applies to residential uses.

DENSITY AND INTENSITY

Density and intensity are quantitative measures used to describe the degree to which land can be used and developed, see Figure LU-2 (Density and Intensity).

FIGURE LU-2

DENSITY AND INTENSITY





HEIGHT

The maximum allowable height (measured in feet) of a building.

This element establishes maximum building heights rather than maximum number of stories. Using building heights provides design flexibility — particularly for a building's architectural detail — while maintaining consistent urban form. For example, a mixed-use building with a maximum FAR of 1.5 and maximum height of 50 feet might be built as either a three- or four-story building, depending upon how the architect designs each story. A building's massing, placement, and orientation dictate its relationship to a street to a greater extent than the number of building stories.

PUBLIC REALM

The public realm comprises the streets, squares, parks, green spaces, and other outdoor places which are available, without charge, for everyone to use.

URBAN FORM

Urban form refers to the configuration of a place's physical components (buildings and structures, street and infrastructure patterns and networks).

URBAN DESIGN

Urban design focuses on spatial relations within the public realm and how the built environment affects social interaction and communication. This includes site design (block size, building placement, massing, and orientation), street design (sidewalk widths, building frontages, and pedestrian amenities such as benches, street trees, and lighting), and building design (architectural character).

DEVELOPMENT POTENTIAL

Development potential is influenced by factors such as parcel size, building-to-land value ratio, environmental constraints, land use, and how extensive a property is developed.



GOALS AND POLICIES

Consistent with the overall City vision, this Element's goals and policies aim to preserve long-established residential neighborhoods and community assets. Either applied citywide or to a specific land use designation or focus area, the goals and policies integrate land use with urban design strategies to achieve consistent and predictable development patterns, high-quality design, and long-term viable growth.

- **A GOAL** sets general direction or vision. It is an ideal future end related to the public health, safety, and general welfare of people living in, working in, and visiting Monterey Park. A goal is a general expression of community values and may, therefore, be abstract in nature. Thus, a goal is generally not quantifiable or time dependent.
- **A POLICY** is a specific statement that guides decision-making and is carried out by implementation measures. A policy indicates the City's commitment to a course of action. A policy is based on and helps implement the goals and the larger vision.

LAND USE DESIGNATION

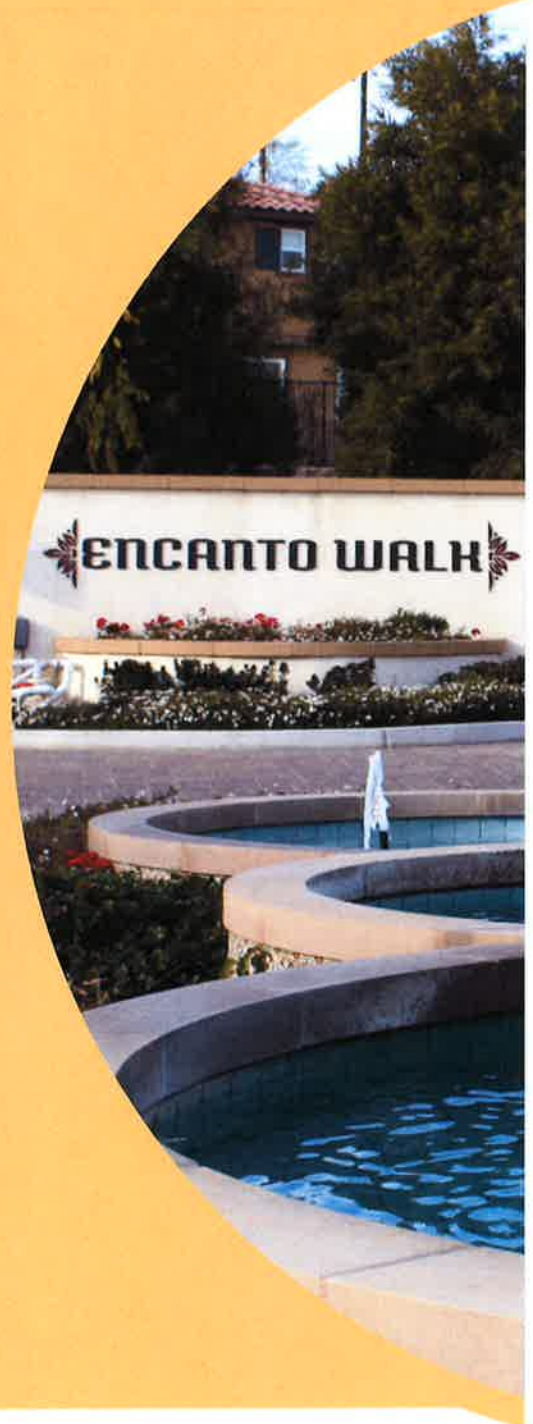
A land use designation describes the type of activity allowed to occur on a parcel of land, which in turn dictates how a parcel and/or building will be occupied.

FOCUS AREA(S)

Monterey Park's land use patterns are well established. Residential neighborhoods are the predominant land use, with single-family homes representing approximately three-quarters of the residences. Given the overarching goal of preserving the integrity of these neighborhoods, this element identifies Focus Areas in which development activity will occur to create new business opportunities and provide housing in mixed-use projects and districts.

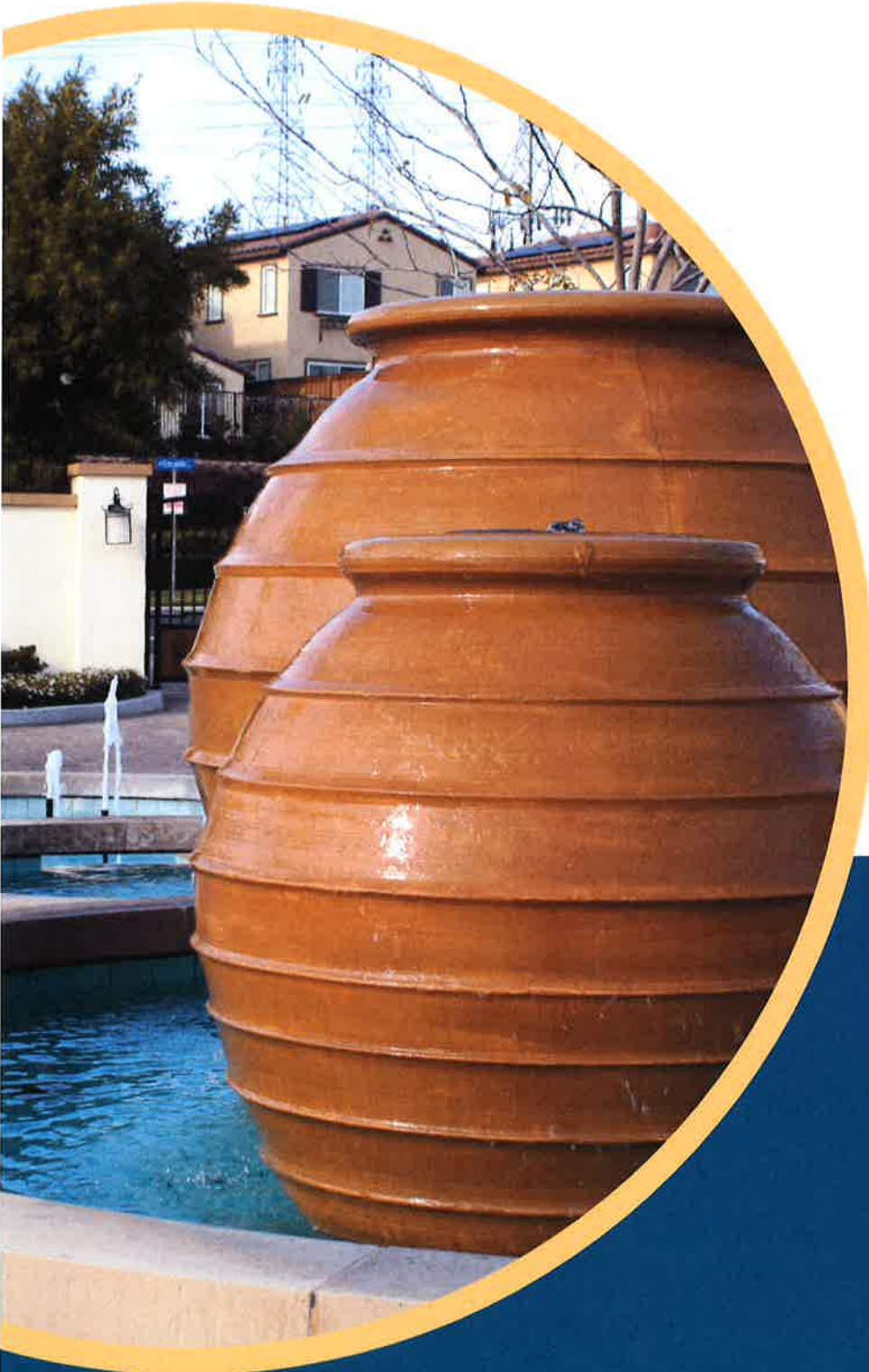
**“My vision for Monterey
Park? A family-oriented
community with great
schools, parks, multi-
cultural activities, shops,
and restaurants.”**

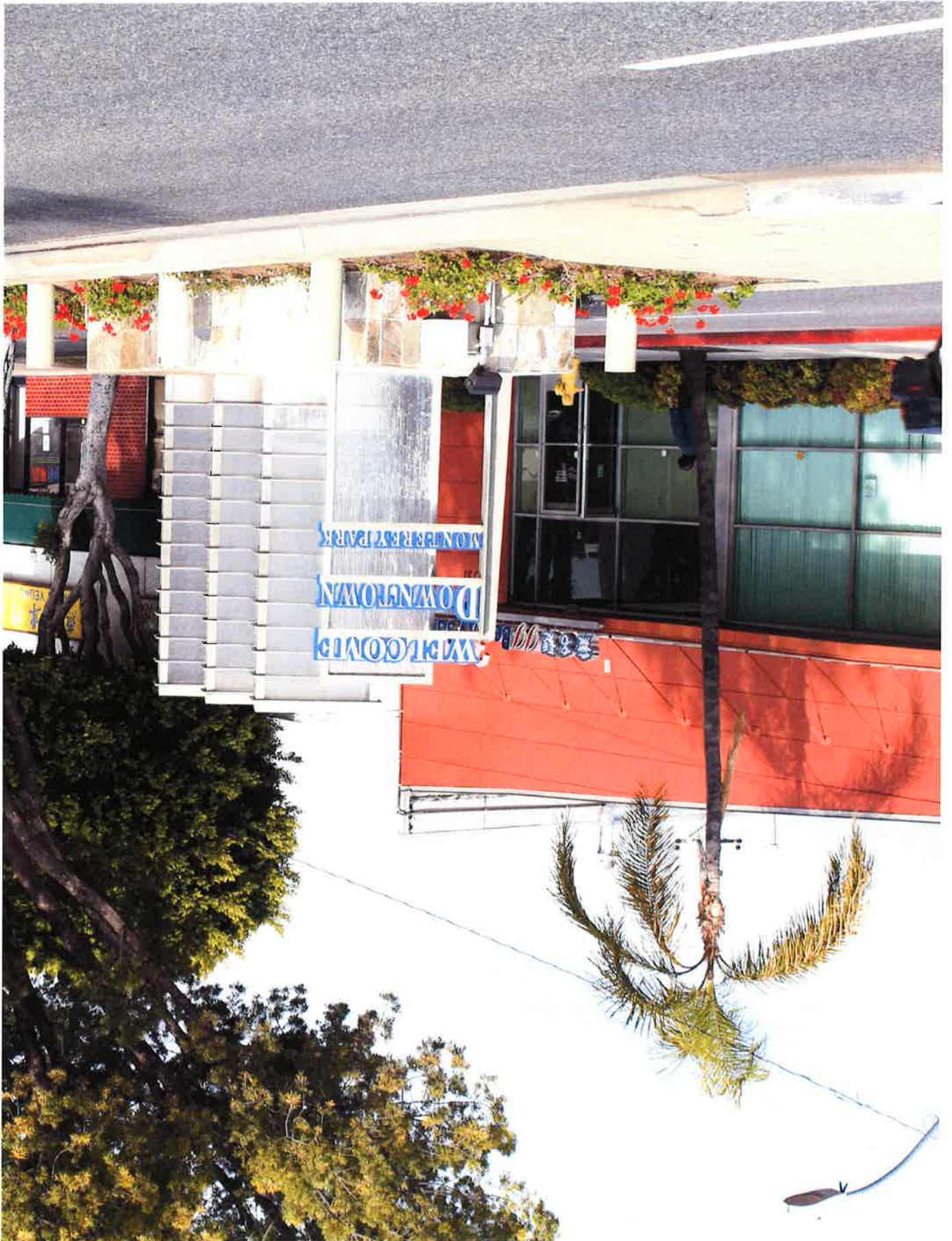
- Monterey Park resident



LAND USE PLAN

5



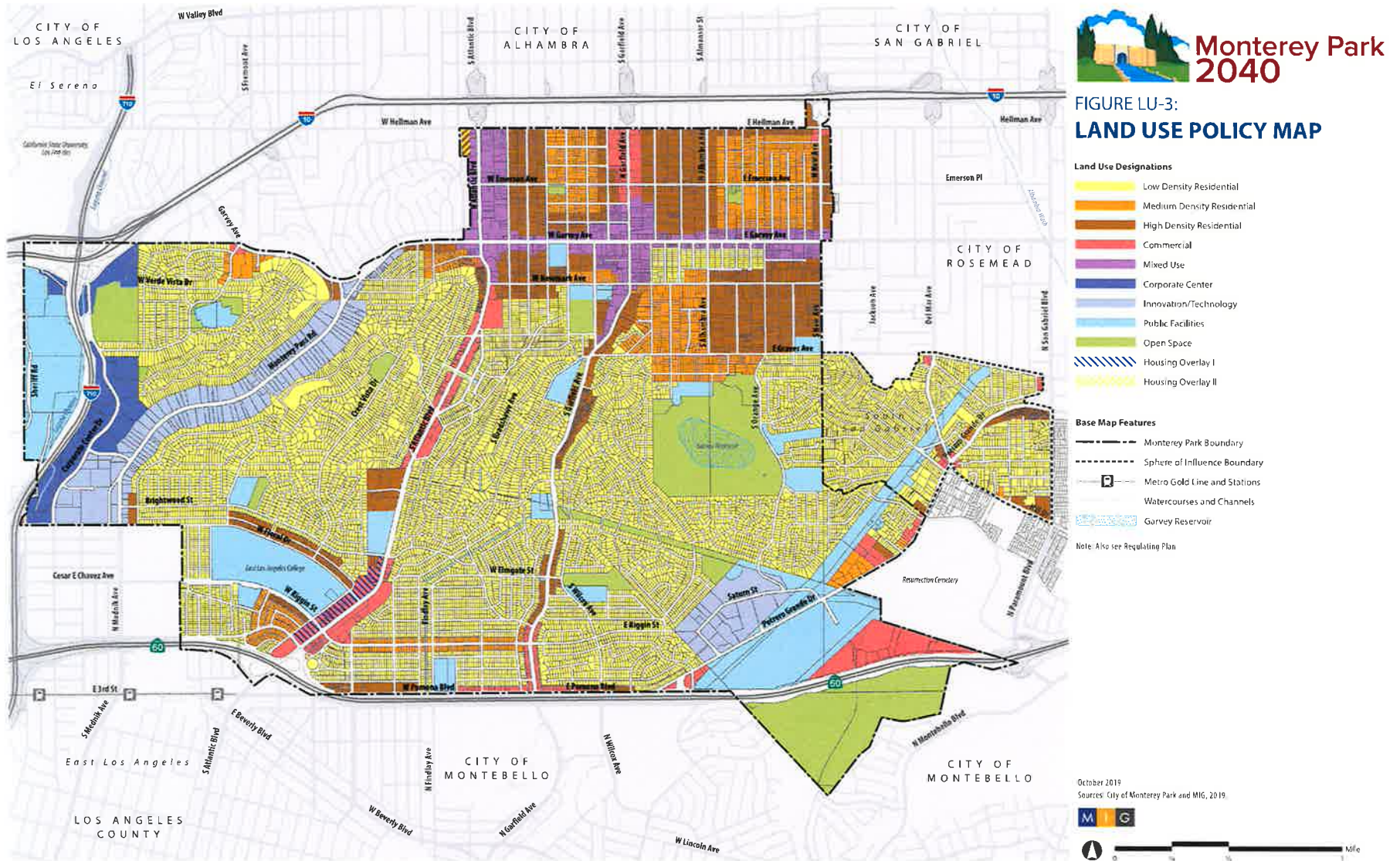


05

LAND USE PLAN

To achieve the desired balance of uses, thus achieving community goals regarding housing, economic development, parks, and education, the City will make land use decisions in conformance with the Land Use Policy Map and the associated Regulating Plan. The Land Use Policy Map (Figure LU-3) locates land use designations throughout

the Planning Area. The map's land use designation categories, their primary uses, and development intensities/densities are shown on Table LU-1 (Land Use Designations). Focus Area's densities/intensities and maximum heights are shown in the Regulating Plan (Figure LU-4).



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TABLE LU-1: LAND USE DESIGNATIONS

LAND USE		DEVELOPMENT LIMITS
Residential Designations and Uses		Density Range
Low Density	Primary Use: One residential unit per lot, with private open space Other Permitted Uses: Schools, public assembly uses, public utilities, home occupations, and similar uses per zoning regulations	0-8.0 units/acre Approximate population density = 25 persons/acre
Medium Density	Primary Uses: Attached or detached residential units, with private and common open space Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, home occupations, and similar uses per zoning regulations	8.1-16.0 units/acre Approximate population density = 61 persons/acre
High Density	Primary Uses: Attached or detached residential units, with private and common open space Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, home occupations, and similar uses per zoning regulations	16.1-30.0 units/acre Approximate population density = 184 persons/acre

Commercial and Business Designations and Uses	Intensity/Heights
Commercial	Primary Uses: Broad range of retail and service commercial uses, hospitality, entertainment, medical, and professional offices Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations As indicated on Figure LU-4 (Regulating Plan)
Corporate Center	Primary Uses: Professional offices, hospitality, entertainment, and medical Support Uses: Retail and service commercial uses Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations As indicated on Figure LU-4 (Regulating Plan)
Innovation/Technology	Primary Uses: Research and development, light manufacturing, service commercial, professional offices, entertainment, and breweries/wineries/distilleries Other Permitted Uses: Trade and technical schools, public utilities, and similar uses per zoning regulations Prohibited Uses: Warehousing, freight terminals, vehicle storage, and heavy manufacturing As indicated on Figure LU-4 (Regulating Plan)

Mixed Use Designation and Uses	Density/Intensity/Heights
Mixed Use Primary Uses: Broad range of retail and service commercial uses, hospitality, entertainment, medical, professional offices, and residential uses Residential permitted as stand-alone use, except where ground-floor commercial uses are required as indicated on Figure LU-4 (Regulating Plan) Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations	As indicated on Figure LU-4 (Regulating Plan) No density maximum to provide flexibility in unit types and sizes.

Public Facilities and Open Space Designations and Uses		Intensity/Heights
Public Facilities	Primary Uses: Public buildings, childcare centers for City-supported programs, community gardens, public utility facilities, utility easements, reservoirs and wells, public schools, and similar uses of a public-serving nature Other Permitted Uses: Within utility easements, private nurseries and open space uses per zoning regulations	0.75 FAR maximum Maximum building height as specified in zoning regulations
Open Space	Primary Uses: Parks and City-owned recreational facilities, community gardens, golf courses, and resource conservation areas Other Permitted Uses: Public utility facilities and historic landfills	0.35 FAR maximum Maximum building height as specified in zoning regulations
Overlay Designation and Uses		Density/Height
Housing Overlay	Permitted Uses: In addition to uses permitted in the underlying land use designation, attached residential uses	As indicated on Figure LU-3 (Land Use Policy Map)

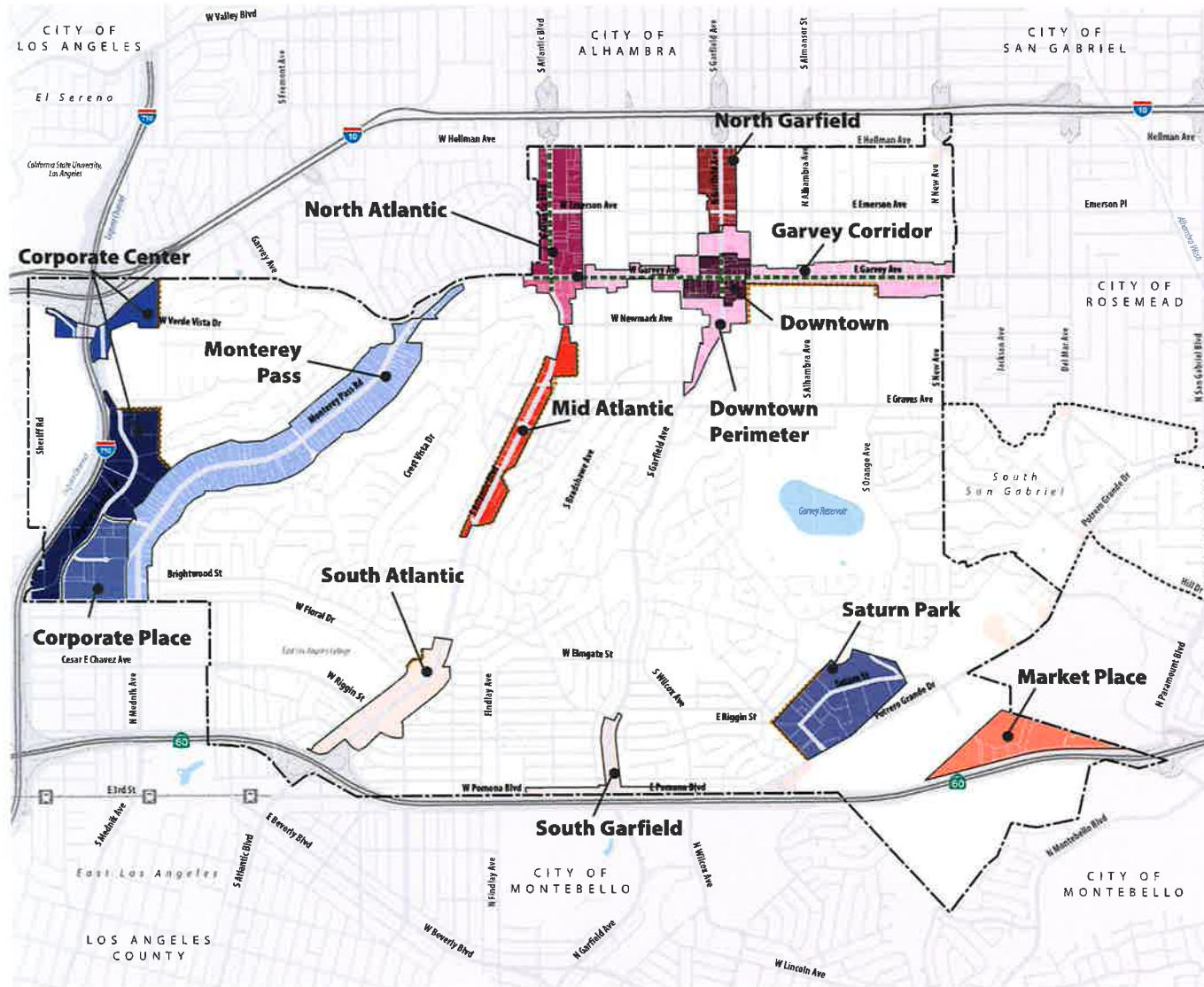


FIGURE LU-4:
REGULATING PLAN



October 2019
Sources: City of Monterey Park, Los Angeles County, 2019.



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IMPLICATIONS OF LAND USE POLICY

As properties within the focus areas change over time from one use to another, land uses and intensities will gradually shift to align with the intent of this Land Use and Community Design Element. If Monterey Park is developed in accordance with the Land Use and Urban Design Element and at the intensities and densities permitted, then the Planning Area is anticipated to have 26,298 dwelling

units, 15.5 million square feet of nonresidential use, and 80,581 residents as shown in Table LU-2 (Land Use Plan Buildout).

(Please note other assumptions were made on the expected intensities of development to calculate the total number of dwelling units, population, non-residential building square feet, and employment.)

TABLE LU-2: LAND USE PLAN BUILDOUT

Type		Monterey Park		Sphere of Influence		Planning Area	
		Baseline (2019)	Proposed (2040)	Baseline (2019)	Proposed (2040)	Baseline (2019)	Proposed (2040)
Dwelling Units	Single-Unit	12,219	12,039	1,269	1,429	13,488	13,468
	Multi-Unit	8,746	12,582	248	248	8,994	12,830
	Total	20,965	24,621	1,517	1,677	22,482	26,298
Population		64,240	75,442	4,648	5,139	68,888	80,581
Non-residential Building Square Feet:¹		14,179,900	15,426,450	37,950	68,100	14,217,860	15,494,550
Employees		31,532	34,206	58	113	31,590	34,320
Lodging Rooms		727	1,334	-	-	727	1,334
Students		43,234	48,211	-	-	43,234	48,211

Note: 1) Non-residential building: commercial, office, medical and hospital, and industrial buildings.

Source: City of Monterey Park and Land Use and Community Design Element update GIS data, California Department of Finance, and Southern California Association of Governments, 2018 and 2019.

**“Monterey Park is and will
continue to be a city rich
with cultural heritage,
sustainable infrastructure,
and parks that provide
places for people to
enjoy the outdoors and
participate in community
life at farmers’ markets, at
free concerts, and along
biking and walking trails.”**

- Monterey Park resident



GOALS AND POLICIES



6



06

GOALS AND POLICIES

CITYWIDE GOALS AND POLICIES

GOAL 1 Commercial districts that allow a variety of retail, service, and entertainment uses and that accommodate flexibility over time

Policy 1.1 **Flexibility.** Ensure zoning regulations provide flexibility regarding allowed uses.

Policy 1.2 **Local Businesses.** Advocate for and support local businesses and small business owners.

Policy 1.3 **Economic Development.** Maintain a proactive economic development program that promotes the benefits of Monterey Park for both local businesses and national and international companies.

Policy 1.4 **Commercial Corridors.** Invest in commercial corridors by establishing a continuity of streetscapes that define the public realm, are scaled to the pedestrian experience, and reflect the City's cultural identity through public art, architectural character, and materials.

GOAL 2 Dynamic mix of businesses, uses, and employment that sustain a strong local economy and contributes to a fiscally sustainable tax base

- Policy 2.1** **Flexibility.** Provide flexible and clear development standards to allow commercial, professional, industrial, institutional, and hospitality businesses and uses to expand and thrive economically.
- Policy 2.2** **Business Growth.** Facilitate the growth of a diverse business sector resilient to change over time and compatible with a broad range of skills and workers.
- Policy 2.3** **Innovation.** Create a culture of innovation and growth, encouraging emerging businesses to attract high-quality jobs.

GOAL 3 Distinctive, complete residential neighborhoods that enhance the quality of life and promote a healthy community

- Policy 3.1** **Quality Neighborhoods.** Maintain the quality and character of residential neighborhoods.
- Policy 3.2** **Diversified Housing.** Diversify housing options with the goal of establishing new opportunities for persons of varied incomes, ages, lifestyles, interests, and family needs – providing for aging in place and multi-generational cohabitation.
- Policy 3.3** **Established Housing.** Maintain and enhance the established housing stock.
- Policy 3.4** **Strategic Housing Opportunities.** Strategically facilitate multi-unit housing opportunities in proximity to transit facilities, mixed-use areas, and employment and education centers.
- Policy 3.5** **Improvement Prioritization.** Prioritize siting new public facilities and public spaces using creative use of land and streets, and facilitate new infrastructure improvements within a disadvantaged neighborhood.
- Policy 3.6** **Public Space.** Create an interconnected system of inviting, safe, and accessible public spaces that serve residents and visitors.
- Policy 3.7** **Safe and Sanitary.** Pursue code enforcement efforts that simultaneously work to enhance the visual quality of residential neighborhoods and to ensure safe, decent, and sanitary housing for all residents.
- Policy 3.8** **Physical Activity.** Provide access to recreational facilities, including parks, trails, greenways, open spaces, and community centers that allow opportunities for physical activities for all ages and abilities.

GOAL 4 A built environment that is resilient and promotes health and wellness

- Policy 4.1** **Climate Change.** Adapt to and mitigate the effects of climate change.
- Policy 4.2** **Sustainable Practices.** Balance development with the preservation of environmental assets and the natural beauty of the area through sustainable practices in site planning, landscaping, construction, maintenance, and operations.
- Policy 4.3** **Environmental Burden.** Prevent and reduce disproportionate environmental burdens and compounding health risks affecting low-income and minority populations.
- Policy 4.4** **Freeway Buffer Greening.** Integrate greening buffers and maximize tree canopies within neighborhoods directly adjacent to SR-60 freeway to help improve air quality.
- Policy 4.5** **New Development.** Ensure new development is planned in areas that can sustain it long term – considering air quality, health indicators of residents, infrastructure networks and services, and socio-economic factors.
- Policy 4.6** **Active Transportation.** Prioritize and integrate active transportation strategies into the built environment that increase walking, bicycling, and transit modes of travel, with a focus on improving first and last mile connectivity.

GOAL 5 A community that is equitable and inclusive

- Policy 5.1** **Equitable Access.** Expand equitable access to community resources that improve quality of life. Community resources include cultural and natural amenities, health care services, education, commercial services, parks and recreation, and healthy foods.
- Policy 5.2** **Services and Amenities.** Facilitate safe, convenient, and affordable access to basic services and community-based amenities.
- Policy 5.3** **Community Involvement.** Engage residents, property owners, business owners, and organizations in the advanced and current planning processes.
- Policy 5.4** **Translation.** Ensure residents are engaged in languages that allow for their participation in community events and community engagement activities.

RESIDENTIAL

DENSITIES

LOW DENSITY
DU/AC: 0.0-8.0

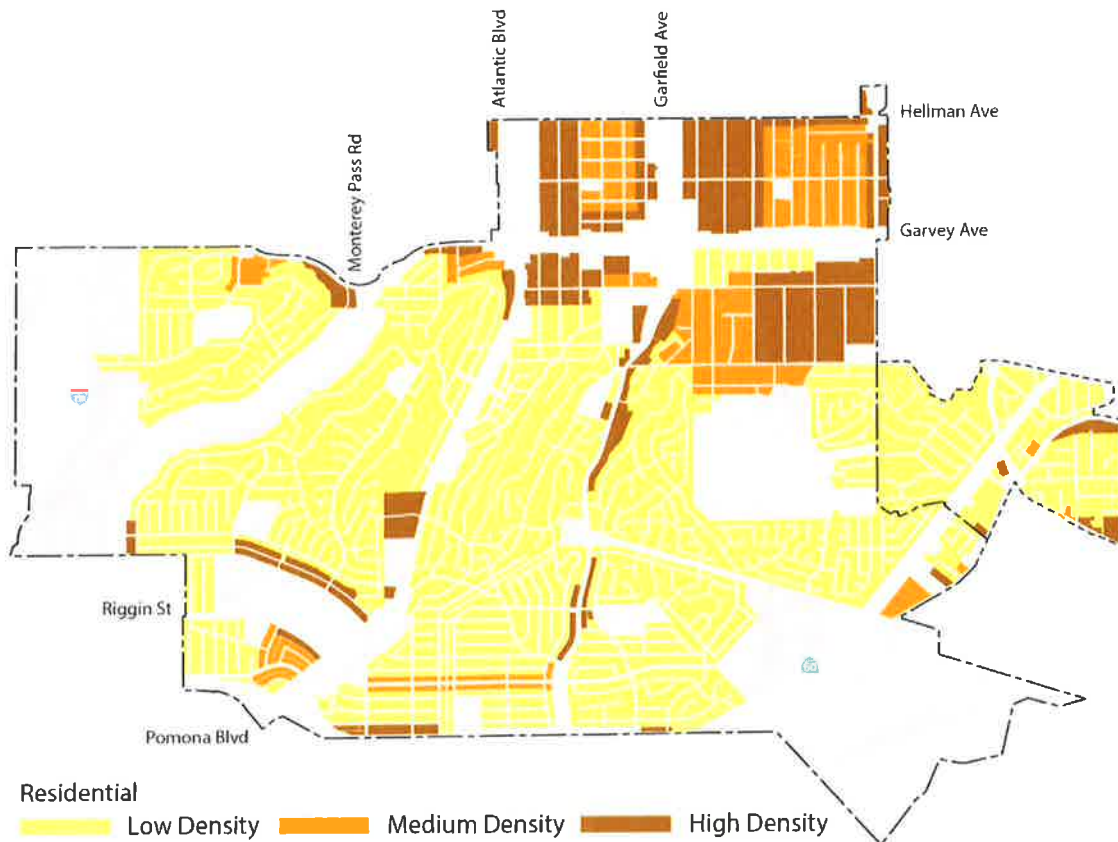
MEDIUM DENSITY
DU/AC: 8.1-16.0

HIGH DENSITY
DU/AC: 16.1-30.0

A list of all land use designated **DENSITIES & INTENSITIES** is provided in Table LU-1.







The three residential land use categories reflect long-established development patterns and densities in Monterey Park. Monterey Park residents treasure their neighborhoods. During the public engagement process that produced this element, residents repeatedly expressed the importance of preserving and improving neighborhood character. To a large extent, this sentiment means maintaining long-established densities and scale of development in the neighborhoods and accommodating new housing largely in mixed-use districts. Thus, the goals and policies are focused on maintaining the qualities that define Monterey Park's many neighborhoods.

Many single-family homes in the City were constructed in the 1950s and 1960s. Maintenance levels vary from block to block. A key goal will be to encourage renovation and

maintenance that improve neighborhoods house by house.

In the Medium-Density and High-Density neighborhoods, housing types may consist of rowhouses, townhouses, stacked flats, and similar housing types, with the scale of development guided by the maximum permitted density and development standards set forth by the zoning regulations. Where new development is proposed, the City looks for design features that create quality living environments for residents: well-located and functional open spaces, common areas that encourage interactions among residents, parking facilities that are easily accessible and attractively designed, good pedestrian access and circulation, and use of building materials that weather well.



GOAL 6 Accommodating all household sizes and income levels with a variety of housing types

- Policy 6.1** **Standards.** Maintain zoning standards for Low Density neighborhoods to allow only detached single-unit homes.
- Policy 6.2** **First-Time Homeowners.** Encourage the construction of housing that can accommodate the needs of younger people and families seeking to buy their first home.

- Policy 6.3** **Accessory Dwelling Units.** Adopt accessory dwelling unit regulations and policies that can accommodate evolving housing needs and preferences.
- Policy 6.4** **Affordable Housing Units.** Support policies that facilitate and incentivize the development of affordable housing units, such as inclusionary housing requirements and development bonus programs.



GOAL 7 Enhanced neighborhood character

- Policy 7.1** **Complete Neighborhoods.** Ensure neighborhoods are “complete” neighborhoods by integrating schools, childcare centers, community centers, infrastructure, green spaces and parks, and other public amenities into each neighborhood.
- Policy 7.2** **Identity.** Foster a sense of community and facilitate engagement by encouraging residents to take pride in their neighborhoods and form neighborhood groups that address issues affecting the area where they live.
- Policy 7.3** **Protection.** Protect neighborhoods from the encroachment of incompatible activities or land uses that may have a negative impact on the residential living environment.
- Policy 7.4** **Sensitive Design.** Require that new additions, renovations, and infill development be sensitive to neighborhood context and building form and scale (for example, upper stories, detached garages, setbacks, enhanced front entrances).
- Policy 7.5** **Transition.** Require high-density or mixed-use developments to transition sensitively to adjacent lower-density residential uses.
- Policy 7.6** **Home Occupations.** Encourage home occupations that have minimal traffic, parking, or other impacts to neighbors and neighboring uses.
- Policy 7.7** **Compatibility.** Strengthen neighborhood identity with new development that is architecturally compatible with surrounding structures.
- Policy 7.8** **Safety.** Address safety concerns associated with people living in illegal garage conversions or unpermitted accessory units.



GOAL 8 High-quality residential design

Policy 8.1

Streetscapes. Provide and maintain high-quality public streetscapes in all neighborhoods.

Policy 8.2

Street Relationship.

Encourage new development to create direct a clear visual relationship between residences and public streets, while minimizing driveways, parking areas, and garage doors in front yard spaces.

Policy 8.3

Street Frontage. Encourage building forms that create coherent and consistent street frontages on blocks that emphasize the visibility of entrance doors, porches, stoops, and/or entrance patios.

Policy 8.4

Site Frontages. Require building and site frontages that define public streets with high-quality architecture and landscape design, including small-scale architectural elements and plane changes.

Policy 8.5

New Development. Require new development to provide engaging, well-landscaped outdoor spaces that invite and support outdoor activities.

Policy 8.6

Parking. Minimize the street presence and visibility of parking facilities from public streets and neighboring properties.



GOAL 9 Increase in homeownership

Policy 9.1

Homeownership. Create homeownership opportunities by encouraging development of smaller scale, for-sale residential units such as condominiums, townhomes, and duplexes.

Policy 9.2

Cooperative Homeownership. Explore opportunities for cooperative homeownership programs such as a condominium conversion program that transfers ownership from apartment complex owners to the renters of that apartment complex.

COMMERCIAL



DENSITIES & INTENSITIES

GENERAL COMMERCIAL

FAR: 0.65
HEIGHT: 35 FEET

MARKET

FAR: 0.65
HEIGHT: 50 FEET

SOUTH ATLANTIC*

FAR: 0.65
HEIGHT: 35 FEET

SOUTH GARFIELD

FAR: 0.65
HEIGHT: 35 FEET

MID ATLANTIC

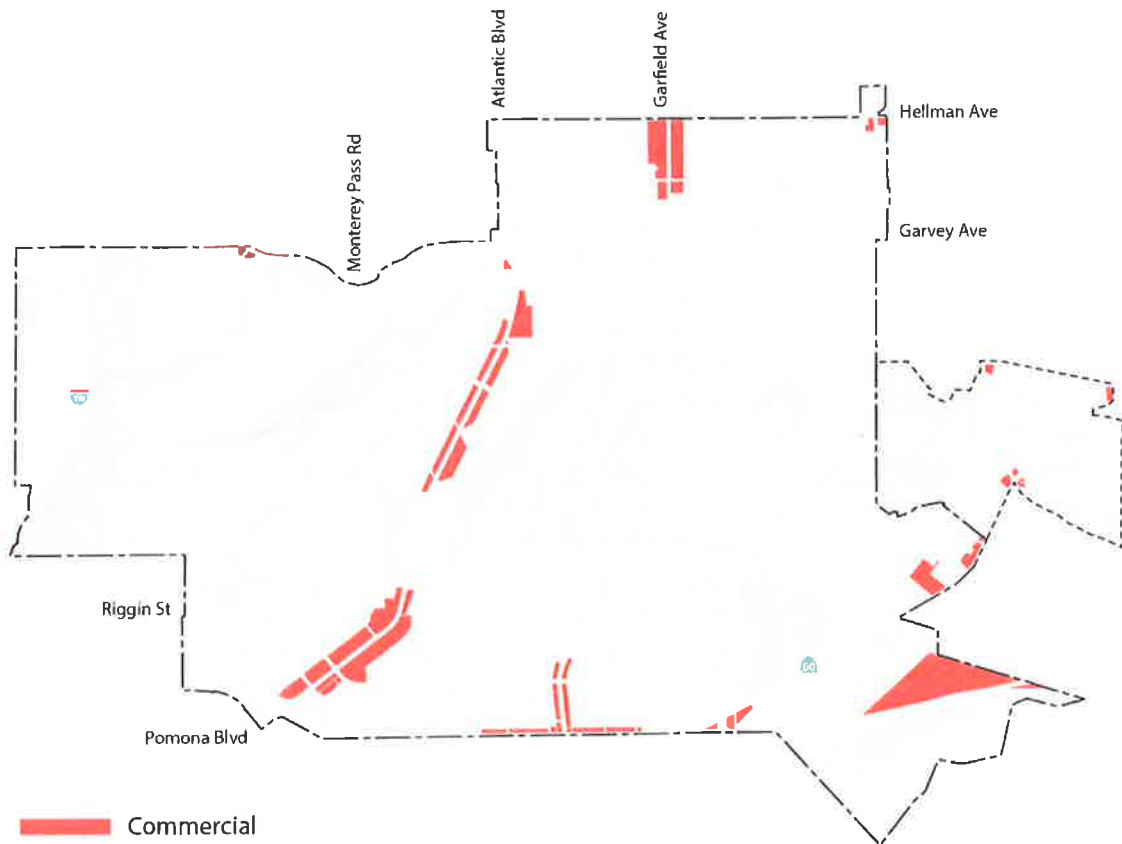
FAR: 1.50
HEIGHT: 50 FEET

NORTH GARFIELD

FAR: 1.50
HEIGHT: 60 FEET

*Housing Overlay Applies. See Figure LU-3.

A list of all land use designated **DENSITIES & INTENSITIES** is provided in Table LU-1.



Commercial districts are located primarily along the City's major thoroughfares: Atlantic Boulevard, South Garvey Avenue, and Garfield Avenue. With the opening of the Market Place regional center along SR-60 in 2017, new large-format retail stores and national restaurants added variety to the commercial mix.

A healthy, balanced mix of home-grown businesses and national chains provides variety for shopping, dining, socializing, accessing services—like getting a haircut or visiting an architect's office—and entertainment. This diversity also creates more assurance of economic stability

for Monterey Park as the economy ebbs and flows. Also, by establishing flexible areas for small and large businesses alike, the City is better prepared for continually evolving changes in how people buy goods and receive services. The land use plan allows for varied development intensities, as shown on Figure LU-4 (Regulating Plan).

Branding each of the commercial districts with signage and unique streetscapes will help market businesses both locally and to visitors, including—importantly—foreign visitors.

ALL COMMERCIAL USES/AREAS



GOAL 10 Commercial districts that allow a variety of retail, service, and entertainment uses and that accommodate flexibility over time

- Policy 10.1** **Flexibility.** Ensure zoning regulations provide flexibility regarding allowed uses.
- Policy 10.2** **Local Businesses.** Advocate for and support local businesses and small business owners.
- Policy 10.3** **Economic Development.** Maintain a proactive economic development program that promotes the benefits of Monterey Park for both local businesses and national and international companies.
- Policy 10.4** **Commercial Corridors.** Invest in commercial corridors by establishing a continuity of streetscapes that define the public realm, are scaled to the pedestrian experience, and reflect the City's cultural identity through public art, architectural character, and materials.

ALL COMMERCIAL USES/AREAS

GOAL 11 Transition and compatibility of new commercial development with and to adjacent residential districts

Policy 11.1 **Privacy.** Ensure new commercial developments address privacy issues relative to any abutting residential neighborhoods.

GOAL 12 High design quality in all new commercial developments and rehabilitation projects

Policy 12.1 **Compatibility.** Require new, infill, and rehabilitation projects in commercial districts be compatible with existing contexts in terms of site design, scale, building design, materials, and architectural approaches.

Policy 12.2 **Comprehensive Design.** Provide for comprehensive design review of new commercial development.

Policy 12.3 **Undergrounding of Utilities.** Strive to place utilities underground in conjunction with new development projects and/or as comprehensive undergrounding programs within commercial districts.

GOAL 13 Identifiable, unique commercial districts

Policy 13.1 **Streetscape.** Establish well-defined streetscape treatments for each commercial district.

Policy 13.2 **Wayfinding.** Use a comprehensive, city-wide wayfinding program to identify Monterey Park's commercial areas.



FOCUS AREA: MARKET PLACE

GOAL 14 The Market Place as a regional destination for diverse shopping, dining, and entertainment experiences

- Policy 14.1** **Flexibility.** Ensure that zoning regulations applicable to the Market Place properties provide focus for the uses the City looks to attract while providing flexibility to accommodate emerging new uses and markets over time.
- Policy 14.2** **Traffic.** Work with property owners and property managers to address and manage traffic associated with the Market Place so that visitors avoid traveling through adjacent residential neighborhoods.
- Policy 14.3** **High Design Quality.** Insist upon high design quality and landscape treatments upon establishment and over time.
- Policy 14.4** **Transit Access.** Advocate for alignment of the Gold Line east extension that places a station adjacent to the Market Place.



FOCUS AREA: SOUTH ATLANTIC

GOAL 15 A commercial district that meets local commercial needs, caters to students and employees at East Los Angeles College, and takes advantage of proximity to the Gold Line Atlantic Station

Policy 15.1 **Commercial.** Allow for commercial uses focused on daily shopping and service needs while continuing to accommodate long-established regional-serving uses, such as automobile dealerships, at appropriate locations.

Policy 15.2 **Pedestrian Movement.** Require that new development and rehabilitation of existing centers and buildings accommodate safe pedestrian movement from sidewalks and within internal parking lots.

Policy 15.3 **Streetscape Improvements.** Use urban design and streetscape improvement strategies to create an identifiable and pleasant travel path for pedestrians from Atlantic Station to the South Atlantic commercial district.

Policy 15.4 **Landscaping.** Ensure new development incorporates and maintains attractive on-site landscaping.

GOAL 16 Limited new and unique housing as part of mixed-use developments

Policy 16.1 **Housing Overlay.** Allow housing as part of mixed-used development projects along the west side of Atlantic Boulevard as designated by the Housing Overlay on Figure LU-3 (Land Use Policy Map). Housing may be incorporated into projects as either stand-alone buildings (not fronting on Atlantic Boulevard) or as second story and above over commercial uses.

FOCUS AREA: SOUTH GARFIELD

GOAL 17 An attractive, village-like neighborhood commercial district with lower-intensity retail, office, and service-oriented businesses that cater to surrounding residential neighborhoods and Gold Line transit users

Policy 17.1 **South Garfield Village.** Regulate land uses and development and guide public realm enhancements in accordance with the South Garfield Village Specific Plan.

Policy 17.2 **Accommodate Pedestrians.** Pursue roadway, sidewalk, crosswalk, and traffic control improvements that well accommodate pedestrian traffic in the district.

Policy 17.3 **Incentives.** Provide incentives for local businesses to establish and thrive in the district.





FOCUS AREA: MID ATLANTIC

GOAL 18 A commercial corridor for businesses of all types, with public realm improvements that work to reduce vehicle speeds to enhance the visibility of and access to businesses along Mid Atlantic

- Policy 18.1** **Zoning.** Ensure zoning regulations accommodate office, service-oriented, retail, dining, and medical-related uses.
- Policy 18.2** **Mix of Uses.** Encourage a mix of uses that have operating hours that extend past 5:00 in the evening.
- Policy 18.3** **Land Assembly.** Use land assembly strategies and incentives to promote compatible infill development.
- Policy 18.4** **Streetscape.** Enrich the streetscape with themed lighting, benches, and trees. Consider using excess street width and adjacent public right-of-way to create parklets, greenspace, and places for public art.
- Policy 18.5** **Mobility.** Improve pedestrian and vehicular mobility and safety with urban design interventions such as additional mid-block crossings, designated pedestrian walkways through surface parking lots, and shortened street crossings.
- Policy 18.6** **Design Inspirations.** Draw from the Cascades fountain, historical structures and historical influences, and landscaping within the public realm as inspirations for public space design treatments, site design and architecture, and landscaping. Use these inspirations to create a cohesive public realm plan for Mid Atlantic.
- Policy 18.7** **Land Use Transitions.** Remain sensitive to the adjacency of low-scale residential neighborhoods by providing appropriate transitions such as parking lots and landscaped areas as buffers and step-down building approaches.

FOCUS AREA: NORTH GARFIELD

GOAL 19 A district centered on intensive medical and office uses, with lower-scale buildings housing varied commercial uses

Policy 19.1 **Healthcare Facilities.** Encourage the concentration of established and proposed healthcare facilities and their related uses.



MIXED USE



DENSITIES* & INTENSITIES

GARVEY CORRIDOR

FAR: 1.50

HEIGHT: 50 FEET

DOWNTOWN PERIMETER

FAR: 1.50

HEIGHT: 50 FEET

NORTH ATLANTIC

FAR: 2.00

HEIGHT: 75 FEET

DOWNTOWN

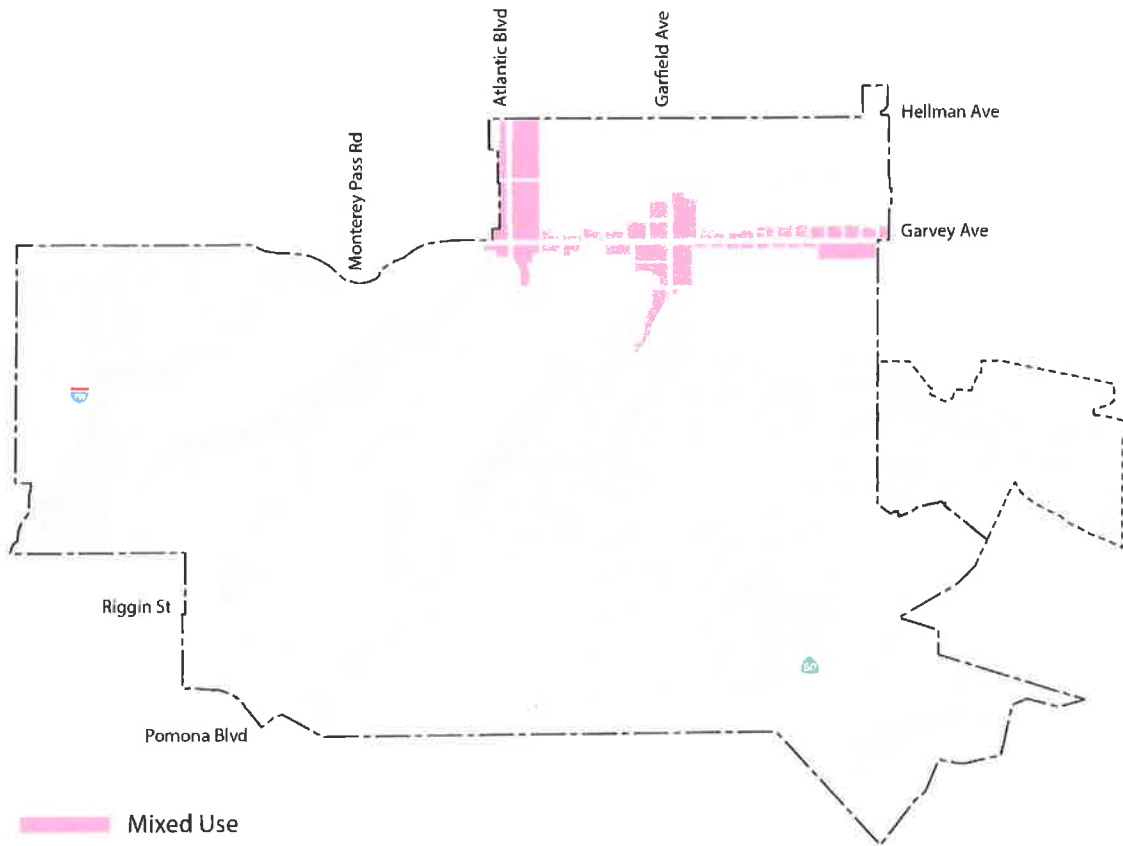
FAR: 2.50

HEIGHT: 75 FEET

*No density maximum to provide flexibility in unit types and sizes.

A list of all land use designated DENSITIES & INTENSITIES is provided in Table LU-1.





Mixed-use development is characterized by pedestrian-friendly environments that integrate residential, commercial, cultural, and institutional uses. Mixed-use development works to create vibrant, compact, walkable environments, with shorter pedestrian connections between living, working, learning, and recreational destinations. In Monterey Park, the Mixed Use designation allows a combination of compatible retail, entertainment,

office, residential, hotel, civic, cultural, and recreation uses that establish authentic physical environments. Mixed-use developments will incorporate social gathering places for the community and foster economic vitality. This variety of uses creates spaces for people to live, work, play, learn, and shop without getting into their cars to get from place to place.

ALL MIXED USES/AREAS



GOAL 20 Dynamic pedestrian-oriented mixed-use districts that provide vibrant uses, spaces, buildings, and experiences

- Policy 20.1** **Diversified Uses.** Attract diversified uses, including urban housing options, a mix of cultural and entertainment uses, a variety of businesses and restaurants, and places for people to connect.
- Policy 20.2** **Pedestrian Activity and Experiences.** Create pedestrian-friendly activity and experiences by requiring active uses on the ground floor, with storefronts providing ample window space along street frontages.
- Policy 20.3** **Attractive Streetscape.** Create attractive streetscape environments by using thematic design that integrates landscaping, street furniture, outdoor dining, lighting, wayfinding signage, public art, and other amenities and improvements.
- Policy 20.4** **Mixed-Use Compatibility.** Promote design solutions and construction techniques to ensure that new development is compatible with established uses, taking into account noise and other pre-existing conditions.

ALL MIXED USES/AREAS

- Policy 20.5** **Transition.** Transition mixed-use areas that border low-density residential neighborhoods to minimize visual and shade impacts by stepping down building heights, creating landscape buffers, and creating larger setbacks.
- Policy 20.6** **Parking.** Develop parking management strategies for mixed-use corridors that include shared parking lots and structures and park-once-and-walk districts to provide adequate and convenient parking for customers and employees.
- Policy 20.7** **Enhanced Character.** Incentivize property owners to renovate and improve tired and outdated buildings along mixed-use corridors to improve their aesthetic appearance, create readily identifiable places, utilize cohesive architectural design, and enhance the streetscape character.
- Policy 20.8** **Meeting the City and Community Needs.** Encourage a diverse mix of uses that are innovative, competitive, entrepreneurial, local, and sustainable, thereby promoting economic development, increasing City revenues, expanding job growth, increasing property values, and meeting residents' and visitors' desires and needs.
- Policy 20.9** **Housing.** Accommodate a variety of housing options, including medium- and high-density apartments and condominiums, live/work units, and mixed-use buildings with a residential component.
- Policy 20.10** **Undergrounding of Utilities.** Strive to place utilities underground in conjunction with new development projects and/or as comprehensive undergrounding programs within mixed-use districts.



FOCUS AREA: DOWNTOWN

Downtown is the urban core of Monterey Park, located at the intersection of Garvey and Garfield Avenues. Downtown's urban form is compact in character, with more intense infill development and pedestrian connections to the Civic Center and Barnes Park, the Garvey Avenue corridor, and medical uses along Garfield Avenue.

GOAL 21 A vibrant urban core that accommodates high-quality residential, entertainment, commercial, hospitality, civic, and public spaces

- Policy 21.1** **Community Focal Point.** Establish Downtown as the anchor for local businesses, public amenities, and public space experiences.
- Policy 21.2** **Destination.** Create a destination that includes uses and spaces for public gathering areas, community events, and local activities.
- Policy 21.3** **Pedestrian Connections.** Create pedestrian connections from Downtown to the Civic Center, Garvey Corridor, and Garfield Avenue medical uses using urban design and landscaping approaches.
- Policy 21.4** **Identity.** Strengthen the identify and character of Downtown through design, landscaping, public art, branding, and signage using consistent themes.
- Policy 21.5** **Wayfinding.** Establish a wayfinding program to assist in identifying location of Barnes Park, Monterey Park Bruggemeyer Library, the Garfield Medical Center, and other surrounding landmarks and uses.



FOCUS AREA: NORTH ATLANTIC

Located at the northern boundary of the City along Atlantic Boulevard, the North Atlantic mixed-use district serves a gateway that combines hospitality, retail and commercial services, culture and arts, entertainment, and residential uses. Development along this corridor is urban and compact and, while Atlantic Boulevard is a heavily traveled vehicular corridor, encourages people to walk and frequent businesses and uses on both sides of the corridor.

GOAL 22 A vibrant, urban gateway that integrates commercial, hospitality, entertainment, and residential uses

- Policy 22.1 Gateway Identity and Urban Design.** Establish a focal northern gateway into Monterey Park that welcomes visitors and identifies the district as a key destination. Incorporate gateway signage, wayfinding, and landscaping to create a sense of arrival. Extend similar treatments within the district to identify the district visually.
- Policy 22.2 Tourism and Entertainment.** Expand upon mixed-use activities that support tourism and complement economic success, vibrancy, and livability, with a special focus on hospitality, cultural events and institutions, retail, public spaces, and arts and entertainment.
- Policy 22.3 Encourage Activity.** Encourage the development of uses that are active in the evenings and on weekends, such as restaurants, commercial services, retail stores, and performance spaces.
- Policy 22.4 Active Streetfront.** Require new development fronting Atlantic Boulevard to be clearly oriented toward the street, with buildings near the front lot line and parking either underground or to the rear of a lot.
- Policy 22.5 Design Approaches.** Require design approaches that provide for façade articulation vertically and horizontally, transition appropriately to abutting lower-scale residential uses in residential zones, incorporate pedestrian-oriented design on the ground floor (such as ample windows and inviting entrances), make use of plazas, and incorporate interesting roof forms.



FOCUS AREA: DOWNTOWN PERIMETER

The Downtown Perimeter encompasses properties around the urban core, extending to the Civic Center and Barnes Park and north and south along Garfield Avenue. The goal is to extend the mixed-use character of the Downtown core but at lower development intensities and to allow stand-alone residential uses.

GOAL 23 A Downtown core-adjacent district of high-quality residential, commercial, civic, and public spaces

- Policy 23.1** **Integration of Civic Center with Mixed-Use District.** Allow for a mix of compatible residential and commercial uses that connect the Civic Center to the Downtown Core.
- Policy 23.2** **Transitions.** Ensure development within the Downtown Perimeter transitions in scale to the adjacent low-density residential neighborhoods.



FOCUS AREA: GARVEY CORRIDOR

The Garvey Corridor, stretching from Atlantic Boulevard to New Avenue, is a lower-intensity mixed-use corridor that emphasizes commercial businesses on the ground floor, integration of residential and/or office uses on the upper floors, and restaurants, retail services, and convenience goods for residents and visitors. New development is encouraged to provide opportunities for people to live and work in the same building. Many of the single-story buildings will transition to multi-story buildings, with interfaces to adjacent low-density residential neighborhoods respected by increased building setbacks and rear building forms that step down toward the neighborhoods. Incentives and procedural enticements are provided to encourage consolidating smaller lots to allow for complete developments.

To address parking needs at a district level, the City envisions construction of one or more public parking garages at central locations, thus allowing visitors to park once to patronize numerous businesses (and to have employees park, thus freeing up spaces adjacent to business for less mobile visitors).

GOAL 24 A modest-intensity, pedestrian-friendly, mixed-use corridor that provides active street frontage with a mix of retail, commercial services, restaurants, and residential uses

- Policy 24.1** **Active Street Front.** Encourage pedestrian activity along Garfield Avenue by requiring active street frontage commercial uses, buildings, and entrances oriented to the street and sidewalks, outdoor dining, and transparent building frontages.
- Policy 24.2** **Balance.** Encourage pedestrian-oriented specialty retail shops offering quality goods, a diverse range of restaurants, and service businesses. Attract a balance of locally owned businesses and franchise or corporate enterprises.
- Policy 24.3** **Incentives for Lot Consolidation.** Develop financial and procedural incentives for property owners to consolidate smaller lots for larger development projects.
- Policy 24.4** **Building Façade Renovations.** Encourage the renovation and updating of older building façades.
- Policy 24.5** **Parking.** Promote a variety of parking opportunities that take advantage of alleyways

and parking structures that promote park-once-and-walk strategies.

Policy 24.6 **Transition.** Maintain established alleyways and use landscaped buffers, building step-downs, and setbacks to transition mixed-use buildings to adjoining low-density residential neighborhoods.

Policy 24.7 **Parklets.** Considering using side streets that intersect Garvey Avenue for adding parklets to expand outdoor dining options and add public gathering and urban green spaces.



INNOVATION/ TECHNOLOGY USES



INTENSITIES

MONTEREY PASS
FAR: 0.65
HEIGHT (FT): 35

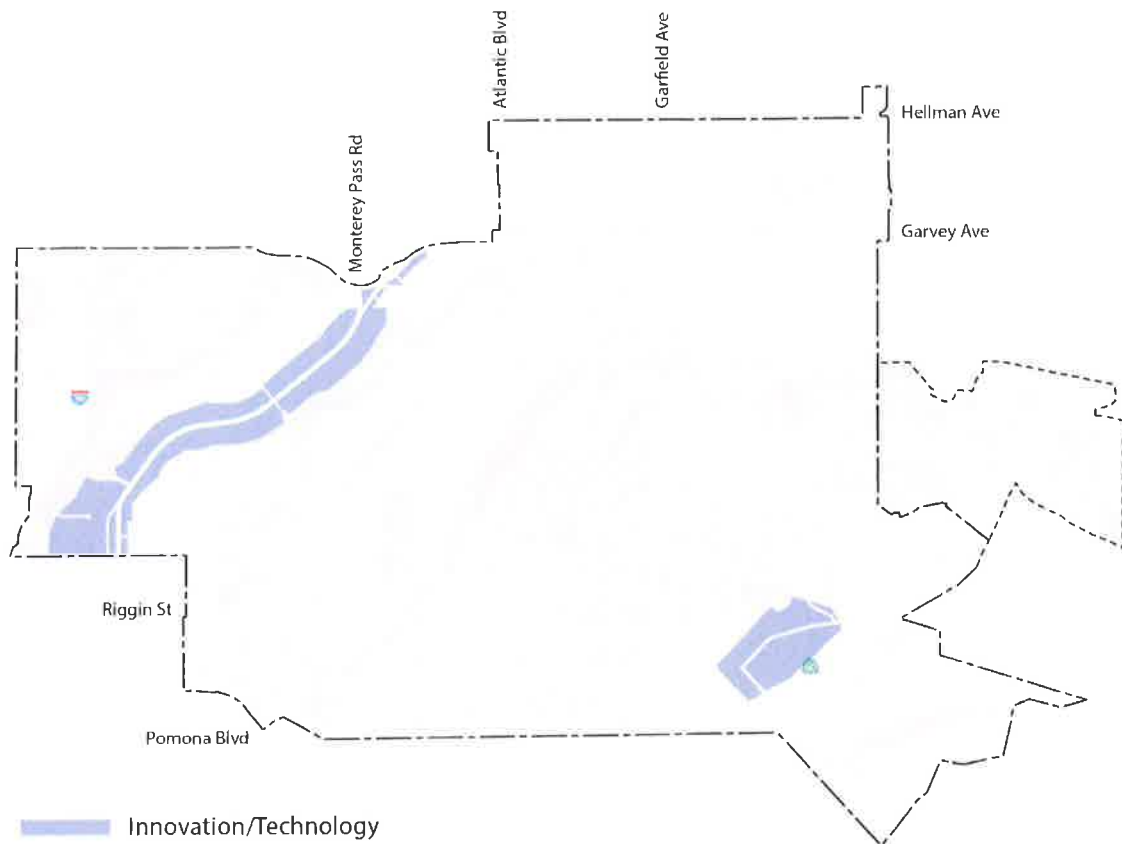
SATURN PARK
FAR: 1.00
HEIGHT (FT): 50

CORPORATE PLACE
FAR: 1.00
HEIGHT (FT): 50

A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.







Technology will continue to evolve rapidly, changing how people work and do business. The City aims to accommodate and encourage new businesses that promote innovation and advances in technology, creating places for high-skilled and knowledge workers. The Monterey Pass Road corridor and Saturn Park district (on Saturn Street) provide prime properties, easy access to arterial roadways and freeways, and locations near housing perfect for new, clean technology, and creative industries.

The Monterey Pass Road corridor and Saturn Park district historically have been areas where a range of industrial businesses—including intensive manufacturing operations—have thrived. However, in Saturn Park, uses transitioned in the latter 1990s to lighter industrial and office enterprises in response to public concerns about the proximity of heavy industrial uses to residential neighborhoods. Along Monterey Pass Road, warehousing, trucking, and auto repair uses increased because of the distance from neighborhoods and relatively easy freeway access. While these uses have provided service-oriented jobs, the City is interested in attracting industries that offer higher-paying jobs and attract people of diverse interests, incomes, and talents who wish to both live and work in

Monterey Park.

Properties along Monterey Pass Road and south of Davidson Drive between Monterey Pass Road and Corporate Center Drive have interesting and unique industrial buildings that can be retrofitted for creative office, research and development, and even commercial space such as breweries. The City's goal is to phase out trucking-intensive uses in favor of more environmentally sensitive businesses. Also, the City aims to improve the physical appearance of the corridor with increased landscaping, improved signage, identity lighting, and other public realm interventions. Finally, to provide for better interaction among land uses along the corridor, the City will provide better accommodations for pedestrians and cyclists and limit cut-through traffic, as described in the Mobility Element.

Saturn Park will continue to function as a business park, focused on office-type and research and development uses, with supportive commercial businesses. Private reinvestment in properties will be encouraged through higher development intensity allowances. In turn, the City will require greater attention to landscaping, creative site design, and building quality.



GOAL 25 Monterey Pass Road as a prime location for new technology-oriented, creative industry, and emerging trends businesses

Policy 25.1 **Zoning.** Ensure that zoning regulations applicable to the Monterey Pass Road corridor permit the range of uses necessary to achieve land use goals. Prohibit uses that conflict with those goals, including prohibition of warehousing and trucking-related uses.

Policy 25.2 **Amortization.** Consider limited use of amortization provisions in the zoning ordinance to eliminate businesses incompatible with long-term land use objectives for the Monterey Pass Road corridor.

Identity. Create a distinct

Policy 25.3 physical identity for the Monterey Pass Road Innovation/Technology district.

Policy 25.4 **Market.** Market the premier location of the Monterey Pass Road Innovation/Technology district relative to its proximity to California State University Los Angeles and East Los Angeles College for incubator businesses and public/private partnerships and investments.



GOAL 26 Saturn Park as a destination business park for high-quality service industry, research and development, and emerging industry jobs

Policy 26.1 **Zoning.** Ensure that zoning regulations applicable to Saturn Park permit the range of uses necessary to achieve land use goals. Prohibit uses that conflict with the goals.

Policy 26.2 **Market.** Market the Saturn Park district as a premier location in the San Gabriel Valley for emerging technology businesses.

Policy 26.3 **Identity.** Create a distinct physical identity for the Saturn Park district.

CORPORATE CENTER USES



INTENSITIES

CORPORATE CENTER N

FAR: 2.00

HEIGHT (FT): 60

CORPORATE CENTER S

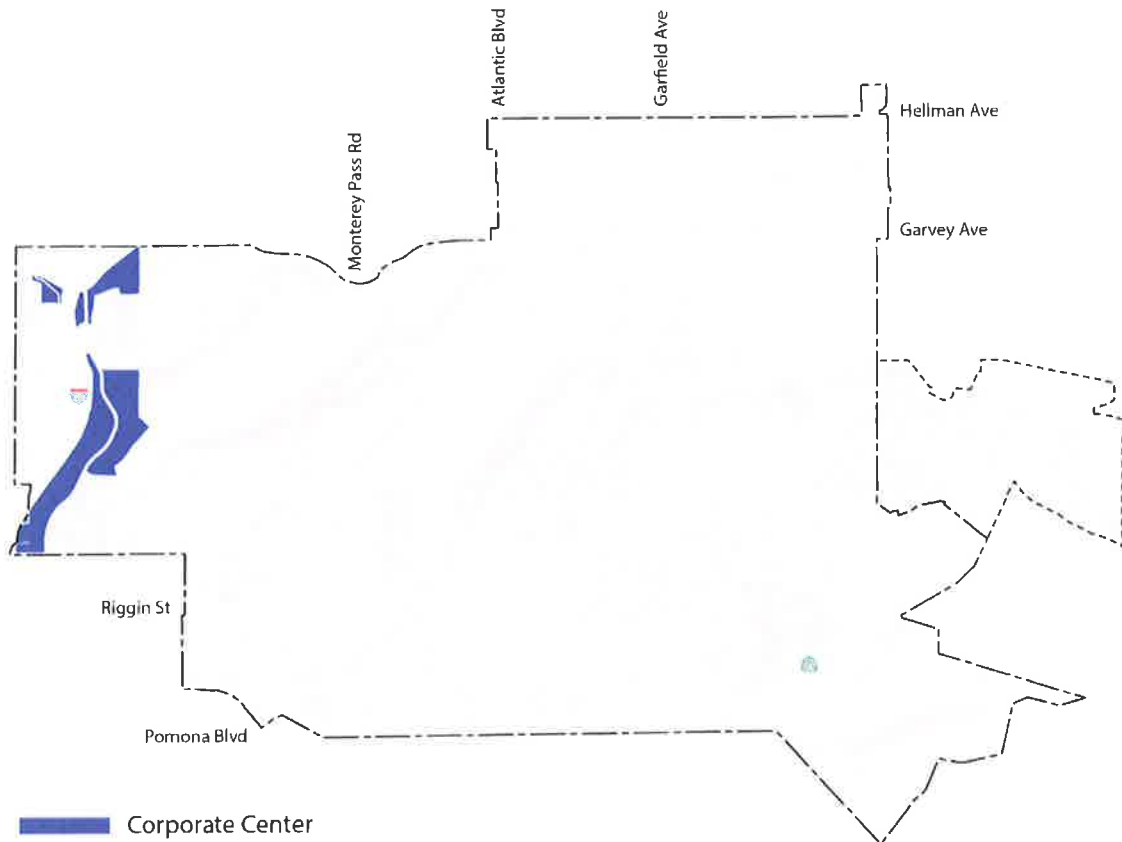
FAR: 4.00

HEIGHT (FT): 125



A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.





Corporate Center Drive winds along the west side of Monterey Park, parallel to I-710 and up a steep south-to-north grade that terminates at Ramona Boulevard, adjacent to the City-owned Monterey Park Golf Club. The hilly terrain provides tremendous views to the west. City land-use policy has long recognized that topography in this area and its relative separation from the rest of Monterey Park provide opportunity to allow more intense, high-rise development approaches. Also, City-owned properties adjacent to the golf course offer sites for hospitality businesses that can take advantage of views and proximity to I-710 and I-10. With downtown Los Angeles a short drive west along I-10 and California State University Los Angeles just across the freeway, the Corporate Center Drive district is well located to offer a market for corporate office, hotel, and support uses.

This district is divided into two subdistricts to reflect

location-appropriate FAR and building height limits. The district will continue to provide places for higher intensity office uses, as well as hotels, conference facilities, and ancillary restaurant and retail businesses. Building intensities will be allowed consistent with Figure LU-4 (Regulating Plan).

Regarding the golf course-adjacent properties, the City's aim is to maximize revenue-generating businesses that attract tourist and business visitor dollars.

New investment consisting of taller buildings may incorporate multi-story parking structures. Design standards will require design approaches that well integrate parking facilities into overall site design and architectural treatments. Ample landscaping will be required. Where multi-story structures abut residentially zoned properties, project design will make use of increased setbacks and building tiering and setbacks to

ALL CORPORATE CENTER USES

GOAL 27 Corporate Center corridor as a premier regional location for high-rise office, hospitality, and complementary uses

- Policy 27.1** **Zoning.** Ensure that zoning regulations applicable to Corporate Center properties permit the range of uses necessary to achieve land use goals. Prohibit uses that conflict with those goals.
- Policy 27.2** **Market.** Market the premier location of the Corporate Center district relative to its proximity to downtown Los Angeles, California State University Los Angeles, and East Los Angeles College for corporate headquarters, research and development facilities, hotels, conference facilities, and related uses.
- Policy 27.3** **Maximize Use of City Properties.** Actively seek users for City-owned properties adjacent to the Monterey Park Golf Club that maximize use of the properties and generate reliable revenue streams.



PUBLIC FACILITIES



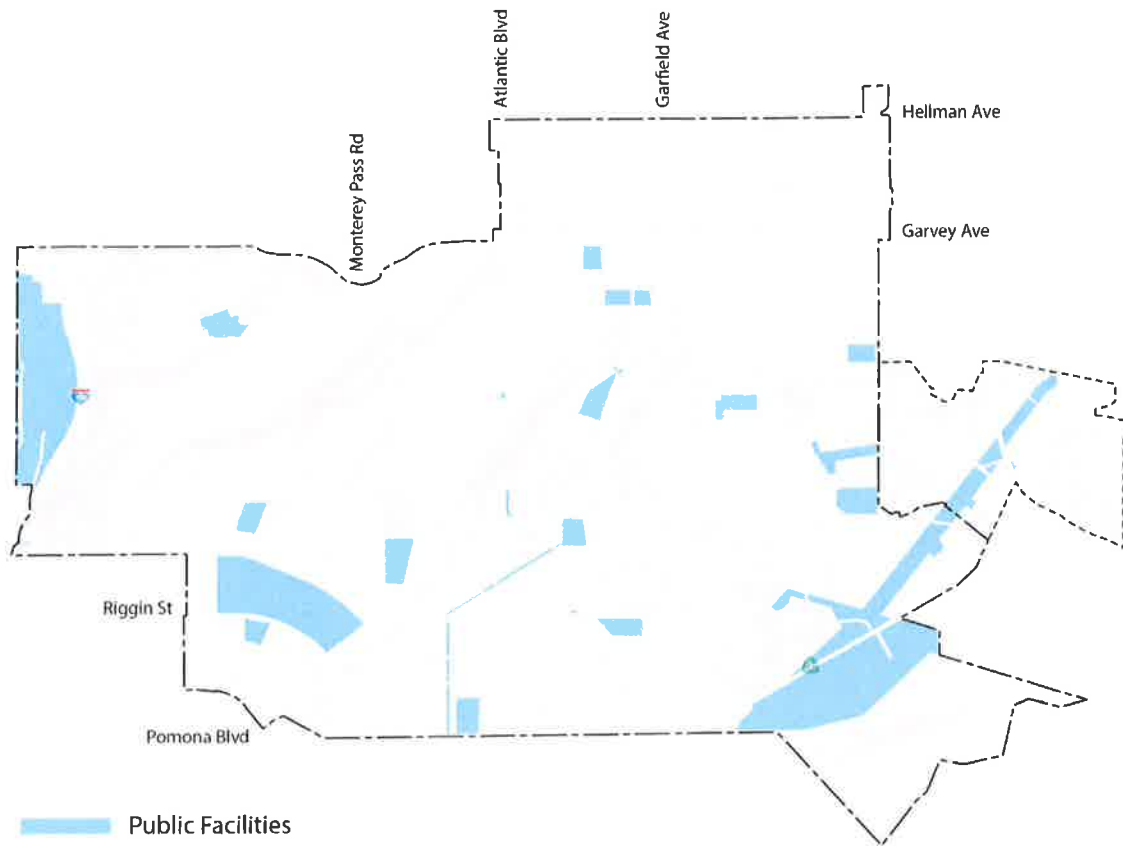
INTENSITIES

All Public Facilities
FAR: 0.75
HEIGHT (FT): Per Zoning



A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.





The Public Facilities designation encompasses government, civic, cultural, public school, and infrastructure uses that support community needs. Monterey Park has well-used community facilities and a library that provide important places for gathering and education. Programs at these facilities contribute significantly to community life; residents have expressed the importance of upgrading these facilities in response to heavy use.

Regarding public schools, four distinct school districts serve City students, which is unusual, as well as a bit chaotic and confusing for residents. Often home values can be affected by the school district's quality, which in turn affects neighborhood quality. While the land use plan recognizes the location of established schools, it does not and cannot address the influences of school district boundaries. However, the City is supportive of efforts to consolidate districts or redraw district boundaries.



GOAL 28 State-of-the-art community facilities that support established programs, accommodate future needs, and are accessible to all community members

Policy 28.1 **Functional and Flexible.**

Maintain multi-functional, flexible, and complementary space at Monterey Park's community buildings and spaces.

Policy 28.2 Maximize Use. Maximize public facility use by sharing with nonprofit organizations, school districts, and community organizations.

Policy 28.3 New Facilities. Locate new community facilities in neighborhoods and centers where they will serve populations of the greatest needs. Look for opportunities to create joint-use community space at facilities owned by private organizations such as faith-based groups, service groups, and hospitals.

Policy 28.4 Library. Maintain a state-of-the-art library collection in an attractive and inviting facility capable of accommodating users of all ages and abilities.



GOAL 29 Utility infrastructure that minimize adverse visual impacts

Policy 29.1 **New Facilities.** Locate and design new capital-intensive potable water storage and distribution facilities, particularly storage tanks, in a manner that minimizes visual, cost, and environmental impacts on the surrounding areas.

Policy 29.2 **Reduce Visual Impact.** Reduce visual impact of aboveground and overhead utilities, including electric lines, by working with local providers to maximize opportunities to place utilities underground.

Policy 29.3 **Utilities Placement.** Continue to require the placement of utilities underground within new development.

Policy 29.4 **Undergrounding.** Strengthen requirements for underground utilities in older sections of the City as part of private redevelopment projects to improve the aesthetic quality of streets and neighborhoods.

Policy 29.5 **Alternative Energy.** Accommodate alternative energy infrastructure as new technology evolves.

OPEN SPACE



INTENSITIES

All Open Space

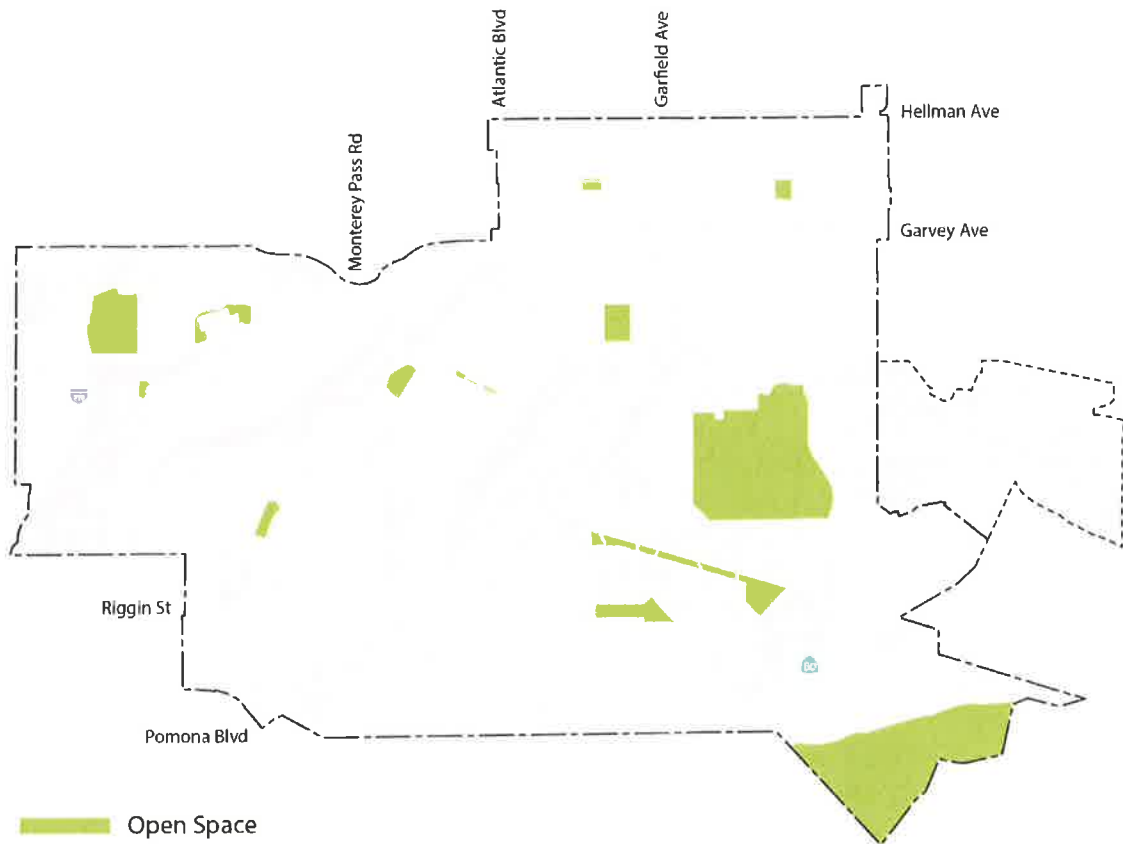
FAR: 0.35

HEIGHT (FT): Per Zoning



A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.





Natural open spaces and urban recreation areas contribute to a healthy and environmentally sustainable community. While Monterey Park has well-used parks, establishing new green space will be difficult given the community's built-out character. The General Plan features traditional concepts for open space, as well as innovative open space such as parklets, public right-of way conversions, and urban recreation/plazas/facilities.

Other open spaces include a former landfill and the Monterey Park Golf Club. While the portion of the former landfill north of SR-60 has been remediated and developed as the Market Place commercial center, the 145-acre portion south of SR-60 remains a Superfund site (as designated by the U.S. Environmental Protection Agency)

and is thus unavailable for development or even passive open space use due to extensive contamination. The Monterey Park Golf Club, a City-owned nine-hole facility, is available for general public use.

Given the very limited opportunities to create new open space, focused creative solutions to meet demands of new residents include:

- Creating mini green spaces in conjunction with roadway enhancements
- Creating urban recreation spaces through public plazas and linear greenways
- Supporting urban agriculture and community gardens

GOAL 30 Unique new open spaces to complement the City's established and well-used park and trails systems

- Policy 30.1** **Trails System.** Create and maintain a system of trails, sidewalks, linear parks, and other connections that provide residents of all abilities with opportunities to exercise, enjoy nature, and access recreation facilities within a five-minute walk from home. Activate and encourage discovery along urban trails.
- Policy 30.2** **Green Space.** Consider the development of new park land or green space through the repurposing of excess street right-of-way.
- Policy 30.3** **Gardens.** Pursue the use of Edison Trails Park for community gardens and urban agriculture.
- Policy 30.4** **Public Spaces.** Develop guidelines for commercial and mixed-use development projects to incorporate accessible plazas, paseos, and other public spaces into project design.
- Policy 30.5** **Community Gathering Spaces.** Design, construct, and program community gathering spaces, plazas, and an outdoor stage/amphitheater in the Downtown Core, Garvey Corridor, North Atlantic, and South Atlantic focus areas.
- Policy 30.6** **Parkland.** Require parkland dedications and/or provision of usable onsite public space for significant development projects involving new residential construction.
- Policy 30.7** **Surplus Land.** Consider the acquisition of surplus land owned by public agencies for future open space.
- Policy 30.8** **Urban Agriculture.** Create urban agriculture areas to encourage property owners of vacant parcels to convert them into community gardens through the incentives made available through the Urban Agriculture Incentive Zones Act (Sections 51040-51042 of Chapter 6.3 of the California Government Code).
- Policy 30.9** **Recreational Space.** Enhance street corridors, parkways, and public property between buildings to serve as green space and functional recreation space (e.g., community gardens, parklets, play spaces, public seating).

GOAL 31 Public places evolve to meet the needs of changing demographics and public interests

- Policy 31.1** **Flexible Design.** Incorporate flexible design characteristics into the renovation of existing and development of new parks and community facilities.
- Policy 31.2** **Environmental Responsibility.** Continue to build, renovate, and maintain parks and community facilities in a manner that is environmentally responsible.



“Now and in the future, our city will offer a comfortable and modern environment with plenty of job opportunities.”

- Monterey Park resident



IMPLEMENTATION PLAN



TABLE LU-2 IMPLEMENTATION PLAN TABLE

Procedures, Permits, Agreements, and Ordinances

PROGRAM 1: AMEND ZONING REGULATIONS

Program Description	Amend the zoning regulations and zoning map to reflect General Plan land use policy and design standards. In particular: • Require active storefronts in Mixed Use designated areas • Provide flexibility to accommodate emerging new uses, markets, and business practices over time • Implement development incentives geared toward land assembly • Accommodate transit-oriented districts and uses around future (planned and proposed) Gold Line stations • Match development standards, including maximum densities, intensities, FAR, du/ac, building heights, to General Plan land use designation standards • Include standards that address building massing and front façade transparency • Create standards for transition areas to ensure new development is compatible with established uses • Allow housing as part of mixed-use development projects along the west side of Atlantic Boulevard • Ensure compliance with California law as to affordable housing, density bonuses and inclusionary housing requirements • Allow for urban agriculture, community gardens, and gathering spaces
Related Land Use & Urban Design Element Policies	1.1, 1.2, 1.5, 2.1, 2.2, 2.3, 3.1, 3.2, 3.3, 3.4, 3.7, 6.1, 6.2, 6.4, 7.1, 7.3, 7.4, 7.5, 7.6, 7.7, 9.1, 9.2, 10.1, 10.2, 11.1, 12.1, 14.1, 14.4, 15.1, 16.1, 17.3, 18.1, 18.2, 18.3, 18.7, 19.1, 20.1, 20.4, 20.5, 20.8, 20.9, 22.5, 24.6, 25.1, 26.1, 27.1
Time Frame	After LUE approval
Responsibility	Planning, Community and Economic Development
Funding Source(s)	General Fund

PROGRAM 2: ACCESSORY DWELLING UNIT (ADU) LAW COMPLIANCE

Program Description	Update accessory unit requirements and regulations to comply with current California law.
Related Land Use & Urban Design Element Policies	6.3, 7.8
Time Frame	Short Term
Responsibility	Planning, Building and Safety, Code Enforcement
Funding Source(s)	General Fund

PROGRAM 3: DEVELOPMENT STANDARDS AND GUIDELINES

Program Description	Create and codify development standards and guidelines to direct site and building design in accordance with the Land Use and Urban Design Element. Standards and guidelines should address: • Private and public realm standards requirements that reflect a distinctive community character • Pedestrian circulation and safety • Parking • Building materials, massing and orientation • Architectural character, drawing design inspiration from historical influences (i.e. Cascades fountain) • Landscaping and public art • Pedestrian amenities (e.g., benches, trash receptacles, street trees, and lighting)
Related Land Use & Urban Design Element Policies	1.3, 1.4, 1.6, 8.2, 8.3, 8.4, 8.5, 8.6, 10.4, 13.1, 14.3, 15.3, 15.4, 17.2, 18.4
Time Frame	Short Term and Ongoing
Responsibility	Planning
Funding Source(s)	General Fund

PROGRAM 4: AMORTIZATION

Program Description	Conduct an investigation of uses throughout nonresidential designated areas to determine which are inconsistent with the policy direction outlined in sections 2.7 through 2.14 of the Land Use and Urban Design Element. Establish a program for the gradual relocation, or elimination, of specific nonconforming uses.
Related Land Use & Urban Design Element Policies	25.2
Time Frame	Intermediate Term
Responsibility	Planning
Funding Source(s)	General Fund

PROGRAM 5: DEVELOPMENT APPLICATION PROCESS AND DESIGN REVIEW

Program Description	Examine the current plan review, permitting, and design review processes to ensure: • Comprehensive review of all new commercial and industrial development • Dependable, transparent, and on schedule processing of all applications
Related Land Use & Urban Design Element Policies	12.2
Time Frame	Short Term and Ongoing
Responsibility	Planning
Funding Source(s)	General Fund, Application Fees

PROGRAM 6: PLAN CONSISTENCY

Program Description	• Repeal the North Atlantic, Mid Atlantic, and Garvey-Garfield specific plans and replace them with zone districts. As needed, develop streetscape plans for these areas. • Review the Pedestrian Linkages Plan and update as necessary to implement land use and urban design policies.
Related Land Use & Urban Design Element Policies	17.1, 21.3
Time Frame	Short Term
Responsibility	Community and Economic Development
Funding Source(s)	General Fund

Plans and Studies

PROGRAM 7: STREETSCAPE PLAN

Program Description	Create and implement a citywide streetscape plan that: - Enhances streetscapes with aesthetic treatments that also contribute to the comfort and safety of pedestrians - Creates well-defined, recognizable districts and neighborhoods - Provides consistent design themes - Requires integrated street and pedestrian amenities such as landscaping, street furniture, outdoor dining, lighting, wayfinding signage, public art - Uses the public realm to connect places and districts citywide - Includes durable pedestrian and bicycle facilities including trails, sidewalks, bike lanes, and linear parks - Incorporates design strategies that encourage flexibility and a range of uses and users - Provides residents and visitors with functional and flexible spaces at and around the City's public community buildings and facilities
Related Land Use & Urban Design Element Policies	1.3, 1.4, 1.6, 20.2, 20.3, 22.4, 24.1, 25.3, 26.3, 28.1, 30.1, 30.9, 31.1
Time Frame	Intermediate to Long Term
Responsibility	Planning, Engineering, Public Works
Funding Source(s)	CIP Funds, Grants

PROGRAM 8: ECONOMIC DEVELOPMENT PLAN

Program Description	As part of the City’s ongoing economic development efforts: • Seek well-known, economically proven hospitality users for City-owned properties within the Corporate Center district • Consider land acquisition as a way to create larger, marketable properties • Promote and market the City’s assets and opportunities • Ensure access between residential and non-residential uses, services, and public facilities
Related Land Use & Urban Design Element Policies	5.1, 5.2, 10.3, 25.4, 26.2, 27.2, 27.3, 30.7, 30.8, 30.5
Time Frame	Ongoing
Responsibility	Planning, Community and Economic Development, City Council
Funding Source(s)	General Fund, BID Funds, Grants

PROGRAM 9: GATEWAY AND WAYFINDING PLAN

Program Description	Develop a citywide gateway and wayfinding plan to: • Help identify major activity areas, landmarks, key businesses, and community facilities • Create a sense of arrival • Foster a sense of community and identity • Welcome visitors and increase tourism revenue
Related Land Use & Urban Design Element Policies	13.2, 20.3, 21.4, 21.5, 22.1
Time Frame	Intermediate Term
Responsibility	City Manager, Public Works, Community and Economic Development
Funding Source(s)	General Fund, Grants

PROGRAM 10: PARKING MANAGEMENT PLAN

Program Description	Develop a parking management plan to address: • Traffic flow • Parking lot circulation (including landscaping and pedestrian passageways) • Vehicular and pedestrian circulation and safety • New development requirements (including parking needs along Garvey Avenue)
Related Land Use & Urban Design Element Policies	14.2, 15.2, 20.6, 24.5
Time Frame	Short Term
Responsibility	Public Works
Funding Source(s)	General Fund

PROGRAM 11: CLIMATE CHANGE ACTION PLAN

Program Description	Develop a Climate Change Action Plan to address: • Sustainable development best practices and new development requirements • Reducing environmental burdens, particularly in identified disadvantaged communities • Mitigating urban heat island effect and increased tree canopy coverage • Approaches to decrease vehicle miles traveled and increase active transportation (walking, bicycling)
Related Land Use & Urban Design Element Policies	4.1, 4.2, 4.3, 4.4, 4.5, 4.6
Time Frame	Intermediate Term
Responsibility	Planning
Funding Source(s)	General Fund, Grants

Physical Improvements

PROGRAM 12: EXPAND RECREATIONAL AND OPEN SPACES

Program Description	Encourage active living, physical activity, health, and wellness by creating and maintaining a green network that provides ready access to parks, open space, trails, gardens, plazas, and public spaces.
Related Land Use & Urban Design Element Policies	3.6, 3.8, 28.1, 28.2, 30.1, 30.2, 30.3, 30.4, 30.5, 30.6, 30.7, 31.1, 31.2
Time Frame	Ongoing
Responsibility	Planning, Recreation and Community Services
Funding Source(s)	General Fund, Grants

PROGRAM 13: COMMERCIAL FAÇADE IMPROVEMENT PROGRAM

Program Description	Identify financial incentives that will encourage property and business owners to improve the exterior appearance of their buildings and storefronts.
Related Land Use & Urban Design Element Policies	20.7, 24.4
Time Frame	Intermediate Term and Ongoing
Responsibility	Community and Economic Development
Funding Source(s)	General Fund, Grants, BID Fees, Loans

PROGRAM 14: PARKLET PROGRAM

Program Description	Develop a parklet program that identifies potential locations and the permitting process to allow businesses, property owners, and other groups to install parklets in public rights-of-way.
Related Land Use & Urban Design Element Policies	22.4, 24.1, 24.7
Time Frame	Short Term and Ongoing
Responsibility	Planning, Public Works
Funding Source(s)	General Fund

PROGRAM 15: BUSINESS IMPROVEMENT DISTRICT (BID)

Program Description	Continue to consult with the Business Improvement District to: • Promote event programming • Prioritize and fund public and capital improvement projects
Related Land Use & Urban Design Element Policies	20.4, 20.7, 21.1, 21.2, 21.4, 21.5, 22.2, 22.3, 22.4, 24.1, 24.4, 24.7
Time Frame	Ongoing
Responsibility	Community and Economic Development
Funding Source(s)	General Fund, BID Fees

PROGRAM 16: SERVICE PROVIDER COORDINATION

Program Description	Consult and coordinate with local service providers (such as Southern California Edison, AT&T, etc.) to: - Underground overhead utility lines concurrent with new development - Maximize use of existing public facilities and utilities - Strategically locate new public facilities and utilities to minimize cost, and mitigate visual and environmental impacts - Incentivize alternative energy infrastructure, technology, and use
Related Land Use & Urban Design Element Policies	12.3, 20.4, 29.1, 29.2, 29.3, 29.4, 29.5
Time Frame	Ongoing
Responsibility	Public Works
Funding Source(s)	General Fund, Grants, Development Agreements

Special Programs and Projects**PROGRAM 17: LOT CONSOLIDATION PROGRAM**

Program Description	Develop a lot consolidation program that identifies regulatory and financial incentives to encourage lot consolidation to achieve the scale and quality of development envisioned in the Land Use and Urban Design Element.
Related Land Use & Urban Design Element Policies	24.3
Time Frame	Short Term
Responsibility	Community and Economic Development
Funding Source(s)	General Fund

PROGRAM 18: COMPLETE STREETS AND NEIGHBORHOODS

Program Description	Develop and implement a Complete Streets and Neighborhoods program that: • Accommodates all modes of travel (e.g. walking, bicycling, scooting, driving) • Integrates schools, childcare and community centers, green spaces and parks, and public amenities Consult with developers and project applicants to require publicly accessible urban public spaces—such as plazas, courtyards, parklets, mini-parks, and similar public spaces—to be integrated into mixed-use projects.
Related Land Use & Urban Design Element Policies	7.1, 18.5, 21.1, 21.2, 22.2, 22.3
Time Frame	Intermediate Term and Ongoing
Responsibility	Planning, Engineering, Recreation and Community Services, Community and Economic Development
Funding Source(s)	General Fund, Grants, Development Agreements

Education and Outreach

PROGRAM 19: ONGOING COMMUNITY EDUCATION AND ENGAGEMENT

Program Description	Encourage diverse participation in local planning and decision-making processes by: • Targeting outreach events to accommodate populations that are typically underserved and/or underrepresented • Publishing outreach and meeting materials in English, Spanish, and other languages, as appropriate • Engaging the public early and often throughout planning and design processes
Related Land Use & Urban Design Element Policies	5.3, 5.4, 7.2
Time Frame	Ongoing
Responsibility	City Manager, Planning
Funding Source(s)	General Fund, Grants

PROGRAM 20: EDUCATIONAL BROCHURE OR MANUAL

Program Description	Develop a graphic brochure or manual that includes illustrations and images to identify zoning standards and design approaches that effectively transition the massing and scale of taller buildings adjacent to existing Low Density residential.
Related Land Use & Urban Design Element Policies	20.5, 22.5, 23.2, 24.6
Time Frame	Short Term
Responsibility	Community and Economic Development
Funding Source(s)	General Fund



Monterey Park
2040

320 West Newmark Ave.
Monterey Park, CA 91754
montereypark2040.org

ATTACHMENT 2

City Council Staff Report dated October 28, 2019



City Council Staff Report

DATE: October 28, 2019

AGENDA ITEM NO: Public Hearing
Agenda Item 4-A

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
SUBJECT: A Public Hearing to consider the draft Land Use Element of the General Plan, Focused Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting a Resolution adopting the Land Use Element (subject to voter approval); and certifying the Final Focused Environmental Impact and adopting Mitigation Measures, Findings of Facts and Statement of Overriding Considerations for the Land Use Element;
- (5) Directing the City Manager, or designee, to prepare appropriate documents to place a proposition on the ballot for the previously called March 3, 2020 election seeking voter ratification of the City Council's actions; and
- (6) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act)

The City prepared a draft environmental impact report ("DEIR") pursuant to CEQA Guidelines § 15080. No initial study was conducted nor were any of the CEQA Appendix G checklist topical areas eliminated from consideration of impacts. Consequently, all 20 of these topical areas were analyzed in the DEIR before determining that any impact was insignificant or less than significant. As may be seen, the DEIR identifies several significant and unavoidable impacts.

CEQA permits agencies to certify a final EIR ("FEIR") that discloses significant and unavoidable impacts if it can determine that the benefits of the proposed project outweigh the significant impacts. Significant and unavoidable impacts anticipated as a result of implementation of this Project include air quality, greenhouse gas emissions, noise, and transportation and traffic. While mitigation has been recommended to reduce these impacts, they remain significant and unavoidable for several reasons. Implementation of certain traffic and transportation improvements are outside the City's jurisdiction and the City cannot compel another agency to implement these improvements. The benefits of the proposed Project that should be weighed against

these significant and unavoidable impacts include, without limitation, economic growth and development; promotion of sustainable development; increased employment opportunities for highly skilled workers; reduction in per capita vehicle miles traveled; and the provision of housing. Accordingly, the recommendation is that the City Council adopt a Statement of Overriding Considerations in order to adopt the draft Land Use Element ("LUE").

EXECUTIVE SUMMARY:

In 2018, the City Council commenced the process for updating the Monterey Park General Plan. The first element identified by the City Council for consideration was the Land Use Element ("LUE").

On September 24, 2019, the Planning Commission reviewed the proposed draft LUE, Focused Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations (the "Project"). After considering the Project, the Commission adopted a resolution recommending that the City Council approve the draft documents. The Planning Commission staff report dated September 24, 2019, and the minutes from the September 24, 2019 Planning Commission meeting are attached for reference.

TYPE OF ACTION (LEGISLATIVE)

The recommended action includes a proposed change to the Monterey Park General Plan. In considering such actions, the City Council acts in its discretionary legislative capacity (formulating rules that apply to all future cases). For the LUE, the City Council must find that it complies with California's General Plan regulations including Government Code § 65358(a), namely that the LUE is in the public interest. Additionally, the action of placing the LUE onto the ballot for voter consideration is a legislative act under Elections Code § 9222.

These findings are included with the draft Resolution; the facts upon which these findings rely are also included with the draft documents.

The City Council may approve, modify or disapprove the Project as recommended by the Planning Commission. However, any substantial modifications proposed by the Council, which were not previously considered by the Planning Commission during its hearing(s), must first be referred back to the Planning Commission (Government Code § 65356).

Certification of the FEIR is also considered a quasi-legislative act because the City Council would need to adopt a statement of overriding considerations. This type of statement is interpreted to focus "on the larger, more general reasons for approving the project, such as the need to create new jobs, provide housing, generate taxes, and the like." Accordingly, the dominant concern of the action is broad and public.

BACKGROUND

In 2018, the City Council began the process for updating the Monterey Park General Plan, which was last updated in 2001. To facilitate this process, the City Council directed that the LUE be updated first. While these updates were initially planned to be completed for the November 2019 election, the cost of placing a proposition on a ballot for that election was prohibitive. Accordingly, the schedule for the LUE consideration was adjusted for the previously called March 3, 2020 election.

Between February and May of 2019, the City participated in various engagement efforts related to amending the LUE including, the formation of the General Plan Advisory Committee, a City Council initiated workshop, seven events for public attendance, a dedicated webpage on the City's website and circulation of a public survey. Following these efforts, an update was provided to the City Council on September 4, 2019. Overall, the City Council did not express concerns about the public outreach process and did not provide further direction.

On September 24, 2019, the Planning Commission considered both the DEIR and the LUE. A complete overview of the information provided to the Planning Commission – including a more in-depth explanation of proposed changes to the LUE – is included as attachments to this staff report.

Following the public hearing, the Planning Commission made the following changes to the draft LUE:

- Designated the parcel located at 1688 West Garvey Avenue from “High Density Residential” to “Low Density Residential;”¹
- Revised the language under the heading Program 11: Climate Change Action Plan Time Frame (on page 99 of the Land Use Element Action Plan) to read “Short and Intermediate.”

ALTERNATIVE COMMISSION CONSIDERATIONS:

While separate from the Planning Commission's consideration of the LUE, the Planning Commission also requested that the following items be brought to the attention of the City Council:

- Further analyze whether the proposed zone change for Atlantic Square (from “Commercial” to “Mixed-Use”) in the draft LUE would allow for a housing overlay zone;²

¹ From a topographical standpoint, as well as the underlying geologic issues and the proposed geotechnical solutions for development, this parcel is not a good candidate for high density residential. Specifically, development will be constrained due to the steep slopes on the property and the required corrective action to cure historic geotechnical failures on the property – which is anticipated to involve the use of tiebacks. Accordingly, the property should be designated as Low Density Residential and the LUE should be amended to reflect that change in designation.

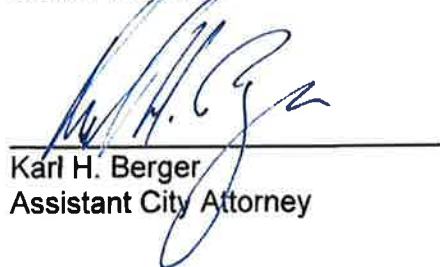
- An ordinance to formally recognize and designate the Cascades Waterfall, El Encanto, the observatory, and Historical Museum as historical landmarks in the City; and
- Adding policies to vigorously encourage and promote higher quality property maintenance standards

FISCAL IMPACT:

The City Council has authorized \$749,607 for this Project.

Respectfully Submitted by:

Prepared By:


Mark A. McAvoy
Director of Public Works/City
Engineer/City Planner
Samantha Tewasart
Senior Planner
Ron Bow
City Manager
Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Finding of Facts and Statement of Overriding Considerations
- Attachment 3: Draft Monterey Park General Plan Land Use Element and Focused Environmental Impact Report
- Attachment 4: Letters from TRC Retail to City regarding General Plan Update – (dated September 24, 2019 and October 24, 2019)
- Attachment 5: Planning Commission Staff Report dated September 24, 2019
- Attachment 6: Planning Commission Minutes dated September 24, 2019

ATTACHMENT 3

City Council Staff Report dated November 20, 2019



City Council Staff Report

DATE: November 20, 2019

AGENDA ITEM NO: Old Business
Agenda Item 2-A

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
SUBJECT: Consideration of a draft Land Use Element (LUE) of the General Plan, Final Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Adopting a Resolution adopting the Land Use Element (subject to voter approval); certifying the Final Environmental Impact Report; and adopting Mitigation Measures, Findings of Facts and Statement of Overriding Considerations for the Land Use Element; and
- (2) Taking such additional, related, action that may be desirable.

SUMMARY

On October 28, 2019, the City Council considered both the Draft Environmental Impact Report and the LUE. The staff report from that meeting is attached for reference. Following the public hearing, the City Council made the following changes to the draft LUE:

- Reduced the Housing Overlay to the portions of South Atlantic Boulevard, between Avenida Cesar Chavez and Brightwood Street (Figure LUE-3);
- Added a new Housing Overlay to portions of Corporate Center Drive (100 du/ac, 125 feet) (Figure LUE-3 and Table LUE-1); and
- Increased the Market Place height allowance to 80 feet (Figure LUE-4).

These changes were incorporated into the draft LUE for review and consideration. However, with regard to the new Corporate Center Drive Housing Overlay, the record is unclear as to the proposed limits of the Overlay zone in relation to Corporate Center Drive, *e.g.*, whether the Overlay zone will be limited to the east side of Corporate Center Drive, or whether it will include both the east and west sides of Corporate Center Drive. Consequently, staff prepared two maps – Land Use Policy Map 1 (which limits the Overlay zone to the east side of Corporate Center Drive) and Land Use Policy Map 2 (which includes both the east and west sides of Corporate Center Drive into the

proposed Overlay zone) – and requests further clarification from Council as to which map accurately depicts Council's direction.

Respectfully Submitted by:

Prepared By:



Mark A. McAvoy
Director of Public Works/City
Engineer/City Planner

Samantha Tewasart
Senior Planner

Ron Bow
City Manager

Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Findings of Fact and Statement of Overriding Considerations
- Attachment 3: Draft Monterey Park General Plan Land Use Element and
Focused Environmental Impact Report
- Attachment 4: City Council Staff Report dated October 28, 2019
- Attachment 5: Land Use Policy Map 1 and Land Use Policy Map 2

ATTACHMENT 4

City Council Staff Report dated December 5, 2019



City Council Staff Report

DATE: December 5, 2019

AGENDA ITEM NO: Public Hearing
Agenda Item 2-A

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
SUBJECT: Consideration of a draft Land Use Element (LUE) of the General Plan, Final Environmental Impact Report, Findings of Fact, and Statement of Overriding Considerations.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Opening a public hearing and taking testimonial and documentary evidence;
- (2) After the public hearing and considering the evidence submitted during the public hearing, adopt a Resolution adopting the Land Use Element (subject to voter approval); certifying the Final Environmental Impact Report; and adopting Mitigation Measures, Findings of Facts and Statement of Overriding Considerations for the Land Use Element; and
- (3) Taking such additional, related, action that may be desirable.

SUMMARY

On October 28, 2019 and November 20, 2019, the City Council considered both the Draft Environmental Impact Report and the LUE. The staff reports from both meetings are attached for reference. At the November 20, 2019 public hearing, the City Council confirmed the following changes to the draft LUE:

- Reduced the Housing Overlay to the portions of South Atlantic Boulevard, between Avenida Cesar Chavez and Brightwood Street (Figure LUE-3);
- Added a new Housing Overlay to Corporate Center South (90 du/ac, 125 feet) (Figure LUE-3 and Table LUE-1);
- Increased the Market Place height allowance to 80 feet (Figure LUE-4);
- Reduced the floor area ratio (FAR) to 60 percent and height to 40 feet in the Saturn Park area – consistent with 2001 LUE (Figure LUE-4) and revised Policy 25.1 to address hazardous materials; and
- Clarified Policy 20.1 regarding the Downtown area (page 64) and Innovation Technology Uses Focus Area description (page 73) regarding cut-through traffic.

At the November 20th meeting, the City Council considered the draft 6th Cycle Regional Housing Needs Assessment (RHNA) housing numbers allocated to the City by the Southern California Association of Governments (SCAG) Regional Council-approved draft RHNA Allocation Methodology. Based upon that discussion, the City Council directed staff to research adding a Housing Overlay to the Sybil Brand area west of the 710 Interstate Freeway designated as Public Facility and to the Garvey Reservoir property designated as Open Space. According to SCAG, the City was allocated a draft number of 5,221 housing units for the planning period of 2021 to 2019.

After the meeting, staff and the City's consultant (MIG) analyzed the number of housing units that could potentially result from adding a Housing Overlay to the Corporate Center, Sybil Brand, and Garvey Reservoir areas. An Options Matrix table was prepared to summarize the three scenarios, including Option 1: Proposed Land Use Plan plus Housing Overlay I on both sides of Corporate Center Drive, Option 2: Adding Housing Overlay II to Sybil Brand site plus adjacent vacant parcel, and Option 3: Adding Housing II to Garvey Reservoir site.

The Matrix table shows net capacity relative to existing conditions. Option 1 could potentially yield 1,400 units at 90 units per acre resulting in a cumulative net new unit count of 5,236 units. Option 2 could potentially yield 1,410 at 60 units per acre resulting in a cumulative net new unit count of 6,646 units. Option three could potentially yield 3,870 units at 30 units per acre resulting in a cumulative net new unit count of 10,516.

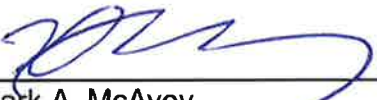
As shown on the Options Matrix table, Option 1 is analyzed in the DEIR; Options 2 and 3 are not.

Three maps have been prepared for the City Council's consideration, including Land Use Policy Map Option 1 (which shows the Overlay zone added to the Corporate Center Drive area), Land Use Policy Map 2, (which shows the Overlay zone added to the Corporate Center Drive and the Sybil Brand areas), and Land Use Policy Map 3 (which shows the Overlay zone added to the Corporate Center Drive, Sybil Brand, and Garvey Reservoir areas).

CEQA (California Environmental Quality Act):

As shown on the Matrix table, Option 1 was analyzed in the General Plan DEIR; Options 2 and 3 are not analyzed. For Option 1, the DEIR assumes 9,971 net new trips. If instead of offices, residential units are built, then approximately 1,400 residential units could be built without requiring additional CEQA analysis. For Option 2, the DEIR assumes no new trips because no changes were proposed to the Sybil Brand area as part of the circulated DEIR. Option 2 would add approximately 10,321 new trips and, accordingly, would require additional CEQA analysis and – likely – recirculation of the DEIR. For Option 3, the DEIR assumed no new trips because no changes were proposed to Garvey Reservoir as part of the circulated DEIR. Option 3 would add approximately 28,328 new trips and certainly require additional CEQA analysis and recirculation of the DEIR.

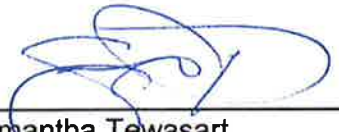
Respectfully Submitted by:

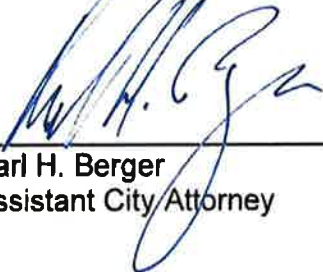


Mark A. McAvoy
Director of Public Works/City
Engineer/City Planner

Ron Bow
City Manager

Prepared By:



Samantha Tewasart
Senior Planner

Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Findings of Fact and Statement of Overriding Considerations
- Attachment 3: Draft Monterey Park General Plan Land Use Element and
Focused Environmental Impact Report
- Attachment 4: City Council Staff Report dated October 28, 2019
- Attachment 5: City Council Staff Report dated November 20, 2019
- Attachment 6: Options Matrix Table
- Attachment 7: Proposed LUE Plan Options 1, 2, and 3

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK RECOGNIZING THE MONTH OF JUNE AS
LESBIAN, GAY, BISEXUAL, AND TRANSGENDER (LGBT)
PRIDE MONTH**

The City Council does resolve as follows:

SECTION 1. The City Council finds and declares that:

- A. The month of June is LGBT Pride Month in the City of Monterey Park.
- B. The City of Monterey Park has a diverse Lesbian, Gay, Bisexual, and Transgender (LGBT) community and is committed to supporting visibility, dignity, and equity.
- C. Many of the residents, students, employees, and business owners within the City of Monterey Park contribute to enriching our city and are a part of the lesbian, gay, bisexual, and transgender community.
- D. Various advancements have been made concerning the equitable treatment of lesbians, gay men, bisexuals, and transgender persons throughout the nation. Still, there is some opposition against people from this community and around the world, making it important to stand up and show support to those affected.
- E. Other cities across the United States recognize the month of June as LGBT Pride Month and celebrate the diversity and support for Lesbian, Gay, Bisexual, and Transgender community.
- F. June has become a symbolic month in which lesbians, gay men, bisexual people, transgender persons, and supporters come together in various celebrations of pride.
- G. The rainbow flag is an iconic symbol of the LGBT community and aims to celebrate inclusivity, diversity and unity.

NOW, THEREFORE, the City Council of the City of Monterey Park does call upon its residents, employers, and public officials to work together to promote equal rights for all, regardless of sexual orientation or gender identity.

BE IT FURTHER RESOLVED, the City Council of the City of Monterey Park encourages all to observe the month of June as LGBT Pride Month and celebrate our diversity and live and work together with a commitment to mutual respect and understanding.

SECTION 2. The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of Monterey Park, and the City Clerk, or his duly appointed deputy, is directed to attest thereto.

SECTION 3. This Resolution takes effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK ON THIS 3RD DAY OF JUNE 2020.

Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

State of California)
County of Los Angeles) ss.
City of Monterey Park)

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. _____ was duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 3rd day of June 2020, by the following vote:

Ayes:	Council Members:
Noes:	Council Members:
Absent:	Council Members:
Abstain:	Council Members:

Dated this 3rd day of June, 2020.

Vincent D. Chang, City Clerk
Monterey Park, California