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Patrice Y. Latimore, City Clerk Ordinance Passed May 19, 2026 Karen Bass, Mayor Approved May 28, 2026 6/2/26

CITY OF LOS ANGELES

Ordinance No. 188951

An Ordinance of the City of Los Angeles confirming the annual report and levying of special assessments on businesses located within the Wilshire Center Business Improvement District (District) for the fiscal and program year beginning January 1, 2026 through December 31, 2026 (fiscal year 2026), as provided for in Section 36530 of the California Streets and Highways Code (Act).

WHEREAS, on October 31, 1995, the City Council adopted Ordinance No. 170755, establishing the Parking and Business Improvement District known as the Wilshire Center Business Improvement District; and WHEREAS, the Advisory Board for the District has caused to be prepared the required annual report for the District for fiscal year 2026; and

WHEREAS, the annual report for fiscal year 2026 has been reviewed and has been found to meet or exceed the minimum requirements of Section 36533 of the Act and by the Office of the City Clerk; and

WHEREAS, during a public meeting on March 27, 2026 the City Council adopted Ordinance No. 188902, an Ordinance of Intention, to confirm the annual report for the District for fiscal year 2026; and WHEREAS, during the same public meeting the City Council did declare its intention to confirm the annual report and levy special assessments upon businesses located within the District for fiscal year 2026; and

WHEREAS, the adoption of this ordinance confirms a public hearing, as provided for in Section 36535 of the Act.

Section 1. FINDINGS. The City Council hereby finds and declares that: A. At the public hearing held before the City Council on May 19, 2026 in the John Ferraro Council Chamber in Room 340 at City Hall, 200 North Spring Street, Los Angeles, California 90012, the City Council heard and considered all written and verbal protests regarding the confirmation of the annual report and levying of special assessments.

B. There was no majority protest, as defined by Section 36525 of the Act, by the owners of businesses in the District to be assessed.

C. A special assessment for the District for fiscal year 2026 is hereby authorized to be levied upon businesses located within the boundaries of the District.

D. Having evaluated the improvements and activities to be provided for the District by the levy of the assessment, as described below in Section 5 of this ordinance and further described in the District annual report, this Council thus determines that the benefits to be derived from the special benefit on the businesses located within the District.

E. Businesses in the District established by Ordinance No. 188902 and by this ordinance shall be subject to any amendments to the Act.

Sec. 2. ANNUAL ASSESSMENT. The City Council has authorized by its adoption of this ordinance, the levy of a special assessment on all businesses in the District, in the amounts and according to the classifications set forth in the annual report prepared by the Advisory Board and filed with the City Clerk. The subject annual report for fiscal year 2026 has been reviewed and approved by the Office of the City Clerk.

Sec. 3. DISTRICT BOUNDARIES. The boundaries of the District for the 2026 operating year remain unchanged from the boundaries as set forth for the 2025 operating year. The boundaries of the District for 2026 are as follows: Third Street to the north, Eighth Street to the south, Hoover Street to the east and Wilton Way to the west. A description of the boundaries and a map are included in the Annual Report on file with the City Clerk and contained in Council File No. 22-058-52.

Sec. 4. METHOD AND BASIS OF LEVYING THE SPECIAL ASSESSMENT. For fiscal year 2026, the assessment methodology for the District is based on zone, lot area, business type, and square footage of gross building or land area, whichever is larger, occupied by the respective business or businesses.

Sec. 5. USE OF REVENUE. The improvements and activities to be provided for the District by the levy of the special assessment. The revenue from the levy of the special assessment will not be used to provide improvements or activities to the District, or for any purposes other than the purposes specified in Ordinance No. 188902. The improvements and activities to be funded by the special assessment shall be as follows: A. The City Council has appointed an Advisory Board pursuant to the Act, in order to make recommendations to the City Council on the expenditure of revenues derived from the levy of assessments, on proposed improvements and activities, and on the method or the basis for levying assessments.

B. The Advisory Board shall cause to be prepared a report for each fiscal year, in which assessments are to be levied. The report shall be filed with the City Clerk and shall comply with all requirements of Section 36533 of the Act.

Sec. 6. ADVISORY BOARD. A. The City Council has appointed an Advisory Board pursuant to the Act, in order to make recommendations to the City Council on the expenditure of revenues derived from the levy of assessments, on proposed improvements and activities, and on the method or the basis for levying assessments.

B. The Advisory Board shall cause to be prepared a report for each fiscal year, in which assessments are to be levied. The report shall be filed with the City Clerk and shall comply with all requirements of Section 36533 of the Act.

Sec. 7. CHANGES TO THE ANNUAL REPORT BY THE CITY COUNCIL. During the course of or upon the conclusion of the public hearing required to levy the special assessment, the proposed annual report, the City Council may order changes on any of the matters provided in the annual report, including changes in the proposed assessment, proposed improvements and activities to be funded with the revenues derived from the levy of the special assessment, and the proposed boundaries of the District and any benefit zones within the District. Any such changes shall not change the boundaries of the District to include any territory that will not, in its judgment, benefit from the improvements or activities to be provided.

Sec. 8. SPECIAL FUND. The special assessment authorized by this ordinance shall be billed and collected by the City, with all funds collected to be placed in a special fund known as the "Wilshire Center Business Improvement District Fund" (Fund). All interest and other earnings attributable to the assessments, contributions and other funds deposited in the Fund shall be credited to the Fund.

Sec. 9. BILLING AND COLLECTION OF ASSESSMENT. After the effective date of this ordinance, the billing and collection of the special assessment will be accomplished by the mailing of assessment notices (Statement of Assessment Due) to each business owner in the District, to the address shown on City records, with the assessments becoming due 45 calendar days from the notice date on the Statement of Assessment Due.

Sec. 10. PENALTY FOR DELINQUENT PAYMENT. No business owner shall fail to pay or refuse to pay the special assessment hereby imposed. Any business owner who fails to pay the special assessment levied shall receive a notice of failure to pay (Notice of Delinquent Assessment) on or about the 48th calendar day from the notice date on the Statement of Assessment Due.

If the business owner has not paid the full assessment, the City shall add a penalty of 10% of the assessment amount on the 48th day and every 30 days thereafter, until such time the assessment and applicable penalties are paid in full. If the business owner continues to fail to pay, an action may be brought by the City of Los Angeles in a court of competent jurisdiction, and a penalty amount to be added shall not exceed 100% of the base assessment amount.

The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality HYDE FELDSTEIN SOTO, City Attorney by DANIEL WHITLEY, Deputy City Attorney File No. 22-058-52

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles. Patrice Y. Latimore, City Clerk Ordinance Passed May 15, 2026 Karen Bass, Mayor Approved May 28, 2026 6/2/26

Ordinance No. 188950

An Ordinance of Intention to modify the Larchmont Village Business Improvement District pursuant to the Provisions of the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California) and to levy assessments.

WHEREAS, the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California) and to levy assessments.

WHEREAS, the Larchmont Village Business Improvement District is an existing and currently active district, and it is proposed to constitute a modification to the Management District Plan and assessment structure for the remaining term of the District, which does not require the submission of preliminary petitions and may proceed directly to notice and balloting pursuant to the Property and Business Improvement District Law of 1994 and Proposition 218; and

WHEREAS, the Management District Plan and Engineer's Report supporting the establishment of the proposed Business Improvement District have been reviewed and have been found to meet or exceed the minimum requirements of Article XIIID of the California Constitution and the Property and Business Improvement District Law of 1994 (Section 36600 et seq. of the Streets and Highways Code of California) by the Office of the City Clerk.

Section 1. DECLARATION. Pursuant to the provisions of Property and Business Improvement District Law of 1994, Section 36600 et seq. of the Streets and Highways Code (Act), the City Council declares its intention to consider the modification of the Larchmont Village Business Improvement District (District) for the levy of assessments on property.

Section 2. ADOPTION OF ENGINEER'S REPORT AND MANAGEMENT DISTRICT PLAN. The City Council hereby adopts, approves and confirms the Engineer's Report and the Management District Plan included in Council File No. 22-0058-52.

Section 3. BENEFIT TO PARCELS WITHIN THE DISTRICT. The City Council hereby affirms its finding that all parcels within the District will receive a special benefit from the improvements and activities to be funded by the assessments to be levied on the parcels.

Section 4. DISTRICT BOUNDARIES. The City Council hereby declares that the boundaries of the proposed District are as follows: Pomonca Court to the north, the college of abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que se entree un formulario que usted pueda usar para su respuesta.

Section 5. IMPROVEMENTS AND ACTIVITIES. The City Council hereby declares that the proposed activities and improvements to be funded by the levy of the special assessment shall be as follows: A. The City Council has appointed an Advisory Board pursuant to the Act, in order to make recommendations to the City Council on the expenditure of revenues derived from the levy of assessments, on proposed improvements and activities, and on the method or the basis for levying assessments.

B. The Advisory Board shall cause to be prepared a report for each fiscal year, in which assessments are to be levied. The report shall be filed with the City Clerk and shall comply with all requirements of Section 36533 of the Act.

Section 6. ADVISORY BOARD. A. The City Council has appointed an Advisory Board pursuant to the Act, in order to make recommendations to the City Council on the expenditure of revenues derived from the levy of assessments, on proposed improvements and activities, and on the method or the basis for levying assessments.

B. The Advisory Board shall cause to be prepared a report for each fiscal year, in which assessments are to be levied. The report shall be filed with the City Clerk and shall comply with all requirements of Section 36533 of the Act.

Section 7. CHANGES TO THE ANNUAL REPORT BY THE CITY COUNCIL. During the course of or upon the conclusion of the public hearing required to levy the special assessment, the proposed annual report, the City Council may order changes on any of the matters provided in the annual report, including changes in the proposed assessment, proposed improvements and activities to be funded with the revenues derived from the levy of the special assessment, and the proposed boundaries of the District and any benefit zones within the District. Any such changes shall not change the boundaries of the District to include any territory that will not, in its judgment, benefit from the improvements or activities to be provided.

Section 8. SPECIAL FUND. The special assessment authorized by this ordinance shall be billed and collected by the City, with all funds collected to be placed in a special fund known as the "Wilshire Center Business Improvement District Fund" (Fund). All interest and other earnings attributable to the assessments, contributions and other funds deposited in the Fund shall be credited to the Fund.

Section 9. BILLING AND COLLECTION OF ASSESSMENT. After the effective date of this ordinance, the billing and collection of the special assessment will be accomplished by the mailing of assessment notices (Statement of Assessment Due) to each business owner in the District, to the address shown on City records, with the assessments becoming due 45 calendar days from the notice date on the Statement of Assessment Due.

Section 10. PENALTY FOR DELINQUENT PAYMENT. No business owner shall fail to pay or refuse to pay the special assessment hereby imposed. Any business owner who fails to pay the special assessment levied shall receive a notice of failure to pay (Notice of Delinquent Assessment) on or about the 48th calendar day from the notice date on the Statement of Assessment Due.

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case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, you may ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court clerk.

The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su respuesta.** Una carta o una llamada telefónica no lo protege. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.suorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le queda más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.suorte.ca.gov) o por contacting your local court clerk.

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A California corporation; KEVIN LIAO, an individual; and DOES 1 through 20. YOU ARE BEING SUED BY PLAINTIFF (Name of Plaintiff) (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es: [Name of Plaintiff, PC, Min N, Thai, Esq., #232770 25124 Narbonne, Suite 106, Losim, CA 90717 (310) 539-6334 DATE (Fecha): 02/19/2025] (Secretary), by D. KIM, Deputy (Adjunto) (SEAL)

STATEMENT OF DAMAGES (Personal Injury or Wrongful Death) To: Willie Charles Hogans Jr. Plaintiff: Mercury Insurance Company seeks damages in the above-entitled action, as follows: a. Property damages b. Physical custody of children to petitioner c. Child visitation (parenting time) granted to Respondent d. Other Uninsured Motorist Bodily Injury Payments \$129,950.00 DATE (Fecha): 02/19/2025 /S/ MIN N. THAI

AMENDMENT TO COMPLAINT (Fictitious/Incorrect Name) INCORRECT NAME (El nombre del demandante que no tiene abogado, es: [Name of Plaintiff, PC, Min N, Thai, Esq., #232770 25124 Narbonne, Suite 106, Losim, CA 90717 (310) 539-6334 DATE (Fecha): 02/19/2025] (Secretary), by D. KIM, Deputy (Adjunto) (SEAL)

ORDER THE COURT ORDERS the amendment approved and filed. Date: 12/08/2025 /S/ Min N. THAI

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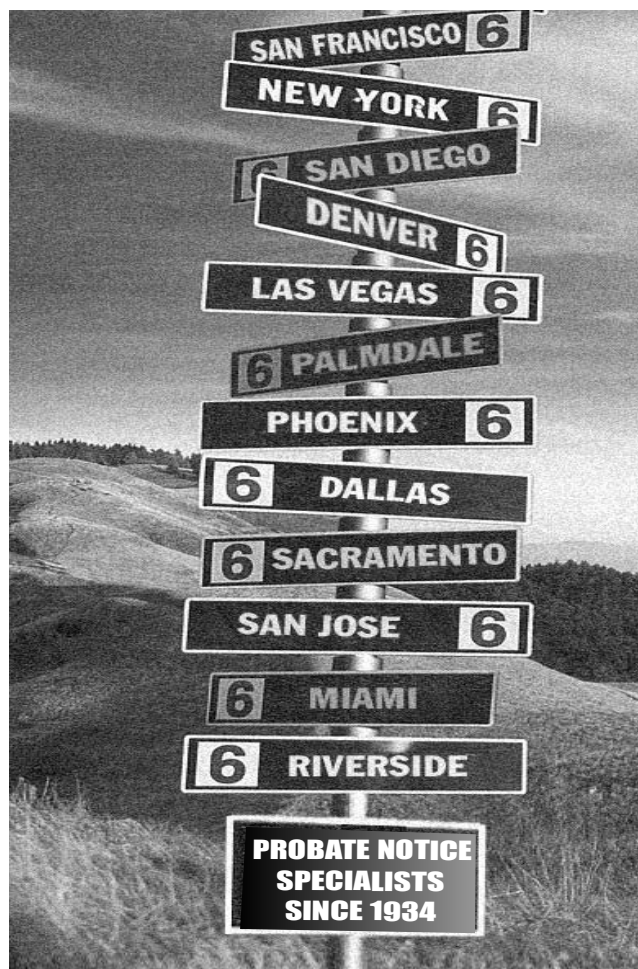
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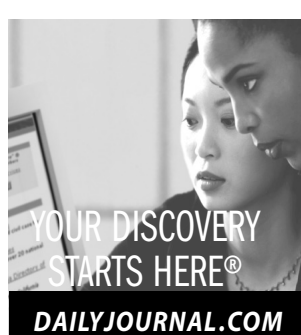
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A TRIBUTE TO RON MALLEN

Ronald E. Mallen, preeminent legal malpractice authority, died on May 9, 2026, at the age of 83.



Ron Mallen was a preeminent national authority on legal malpractice and ethics and widely regarded as one of the nation's leading lawyers on the law of lawyering. He was a co-author of the five-volume treatise, "Legal Malpractice," first published in 1977. He was also a certified legal malpractice law expert, a former president of the Association of Professional Responsibility Lawyers, and the inspiration for the Legal Malpractice and Risk Management Conference, now in its 25th year. Mallen was also listed in Best Lawyers in America from its inception, and received numerous other honors. From 1967 to 1997, Mallen practiced with Long & Levit LLP, and with Hinshaw & Culbertson LLP, from 1997 to 2018. He is remembered here by some of the colleagues whose professional lives he impacted so profoundly.

As a young lawyer coming out of law school in 1976, I was supremely blessed to work with Ron at Long & Levit. At the time he had practiced less than a decade and yet had the wisdom and intellect of someone much older. I marveled at how he could work defending lawyers every day and still have the energy and focus to write his treatise on legal malpractice. These were exciting and challenging years as we worked with Ron and helped make the law in California on legal malpractice and ethics. But the best part was his kindness and mentoring and his willingness to give me and others the opportunity to fast track our career development. Once we proved to him we were trustworthy, there were no limits. As a result, we were the envy of young

lawyers in much bigger firms and as the years passed and many of us went off in different directions, we carried with us the self-confidence and skills Ron gave us and eternal gratitude for our time with him. —*James A. Roberts*

I was privileged to be at Long & Levit in "the early days" back in 1976-1981. Ron balanced his incredible knowledge with large doses of wisdom for us as we evolved into "seasoned" lawyers. My favorite example was a car ride with Ron returning from a trial after receiving a great verdict for our client. I was perplexed that Ron didn't seem more excited. "Steve, you are going to lose cases you should win and win cases you should lose. A different jury hearing the same evidence and arguments might have reached a different result than the one we got today. So, you don't want to seek satisfaction from a result you can't control. Instead, you want to gain satisfaction from what you can control; and the one thing you can control is doing your best job. I was excited yesterday when I gave my closing argument and I knew that I had given my client my very best." —*Steven A. Lewis*

Having spent 20 years practicing with Ron at Long & Levit, I can think of countless examples of how he helped me learn to be a successful lawyer for other lawyers. Exciting times and cherished memories. I will never forget how much he did for me and I am proud to carry on Ron's legacy at Long & Levit. There will never be a more impactful individual in our specialty. My thoughts and prayers are with Penny and his family. —*Joseph P. McMonigle*

It was my great good fortune to work with Ron for nearly 20 years at Long & Levit. Ron was a great trial lawyer; it was a privilege to try cases with him. He had complete mastery of the facts and legal issues. On the first day of trial in a legal malpractice case, he would present the judge and opposing counsel with copies of his treatise "Legal Malpractice." Opposing counsel would invariably attempt to support his argument by referring to a passage in the book, and Ron would pounce — explaining in detail why counsel had premised his entire case on a misunderstanding of the law. In their spare time, Ron and Penny were bird parents, raising parrots, cockatoos, parakeets and cockatiels. I once went to their house to drop off a draft brief. Ron answered the door with a large parrot on his shoulder. Inside, Penny greeted me with a cockatoo on hers. As we passed a small alcove, I noticed a bowl holding some large eggshells. Ron stopped and pointed out the shell that had produced the parrot on his shoulder. They once gifted me a cockatiel, Lily, who was an important member of our family for many years. —*Marsha L. Morrow*

Early in my years at Long & Levit, I entered Ron's office for a phone conference. The client was on speaker, and Ron was telling him that he was assigning Victoria Henley to the case. "Is that a woman you're assigning?" the client asked, with discernible apprehension. Ron said yes and explained why he thought I was well suited to the case. He also noted — in a lightly joking tone — that the client was lucky he wasn't in our office as he'd be getting worked over by both of us. Ron's mentoring was exceptional. He fostered rigorous professionalism and kept us striving to always do our best for every client (even the ones that didn't want a woman attorney handling their case). Decades later, I remain grateful to him for giving me such a great start. —*Victoria B. Henley*

I was a partner of Ron's at Long & Levit for 12 years. When I first joined the firm, Ron's prominence in professional liability was the stuff of legend. His treatise was on every bookshelf, and set the bar for scholarly material, long before reliable computer research replaced Shepardizing. I still smile remembering my days as a young lawyer, when I would turn to Ron's book for support on the very principle I was trying to advance, only to find the lone citation was *Rex v. Regina*, Court of King's Bench, 1694. Judges would ask if I perhaps had slightly more recent authority. I'd think "darn, Ron...update the damn book...". He was convinced it was still good law. —*Randall A. Miller*

Ron and I met when I joined Long & Levit in 1985; we also worked together at Hinshaw. Ron was a brilliant enigma dedicated to the profession. Rich and I traveled with him and Penny many times over the years. For our three-week South American adventure, Penny, Rich and I prevailed upon him not to bring his computer. A real coup since Ron constantly read new cases and edited his legal malpractice treatise himself, almost daily. We focused instead on his other passions, his wife Penny, food and wine and his love of nature, especially exotic birds. What a privilege to have had him as a friend over more than 40 years. —*Russell S. Roeca*

I met Ron when I was a young summer associate at Long & Levit almost 40 years ago; we also worked together at Hinshaw. Ron has been a friend, mentor and someone who generously provided countless opportunities to me and many others. He was always generous with his time and wise counsel. Ron shared a genuine passion for the practice of law. He will be missed by me and his many colleagues from all parts of the world. I am eternally grateful for the kindness and friendship he always showed me and my family. My three now adult daughters fondly remember the firm picnics he and Penny graciously hosted at their beautiful Napa Valley home. —*Robert J. Romero*

Ron was a brilliant attorney with a rare combination of superior intellect and practical wisdom. While he "wrote the book" on legal malpractice, he also acted as lead trial counsel on many serious cases, often defending high-profile firms in high-stakes litigation. He was a great partner and friend who was in many ways responsible for the expansion of the Hinshaw firm into both California and New York. He was a trusted advisor to me during my years as Chairman of Hinshaw. Ron's fondness for birds was also legendary — whether at dinner at his home in Napa with his pet macaws on his shoulder or even in New York on a trip together when he commandeered a macaw from a fellow patron during dinner! —*Donald Mrozek*

For several decades I was privileged to be Ron's practice partner after he joined Hinshaw. We traveled the country together giving "roadshow" lectures to lawyer and insurer groups, speaking at professional forums and tending to the development of our practice. His teaching method never compromised. He insisted on providing the profession with the most current and deepest understanding of the evolving law, along with his forward-looking insights into its future development. It was widely known that Ron was a credentialed foodie of the highest magnitude. (Was he a Zagat reviewer? Nobody was sure.) A Napa resident and peerless wine expert, he taught us to enjoy our time together. And as to his hometown, Napa, he once observed to me that "you know, Switzerland is indeed the most beautiful country...but it's not Napa." Ron's presence remains in the books he wrote, the lessons he taught, the reputation he built, and friendship, he gave so generously. I will remember him with deep respect, genuine affection, and enduring gratitude. —*Thomas P. McGarry*

Ron was a long-time partner at Hinshaw. Ron loved being a lawyer and he loved representing lawyers. He also taught thousands of other lawyers and judges how to practice law at the highest level of ethics and integrity and, simply put, how to be a better lawyer. We will miss you Ron and we thank you for your significant contributions to the law of lawyering and helping all lawyers be better. —*Peter Sullivan*

Contributions may be made in honor of Ronald E. Mallen for Brain Disease Research at Gladstone Institutes: <https://gladstone.org/make-a-gift>.