

EXHIBIT 1

MARSHA L. BROWN
PRESIDENT

PEDRO BIRBA
VICE-PRESIDENT

VAN AMBATIELOS
HELENA JUBANY
ELENORE A. WILLIAMS



ANTONIO R. VILLARAIGOSA
MAYOR

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

TOWNHOUSE COCKTAILS, C/O: RONALD BENNETT
52 WINDWARD AVE.
VENICE, CA 90291

CASE #: 210580
ORDER #: A-1624850
EFFECTIVE DATE: November 16, 2007
COMPLIANCE DATE: December 11, 2007

OWNER OF

SITE ADDRESS: 52 E WINDWARD AVE - TOWNHOUSE COCKTAILS (BASEMENT BAR)
ASSESSORS PARCEL NO.: 4226-009-014
ZONE: C2; Commercial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of Section 12.29 of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

1. Unapproved occupancy or use of the basement as a bar.

You are therefore ordered to: 1) Discontinue the unapproved occupancy or use of the basement as a bar.
OR

Obtained the required approvals from the Department of City Planning for use of basement as a bar. Also obtain the required permits from the Department of Building and Safety, request required inspections and obtain Certificate of Occupancy.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 91.106.1.1, 91.108.1, 91.109.1 12.26E and 12.21A.1.(a) of the L.A.M.C.

2. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: 1) Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1., 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Violations at unapproved bar in the basement.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

NON-COMPLIANCE FEE WARNIN

A proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE NOTICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

If you have any questions or require any additional information please feel free to contact me at (213)252-3963.
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector:

David Hickman

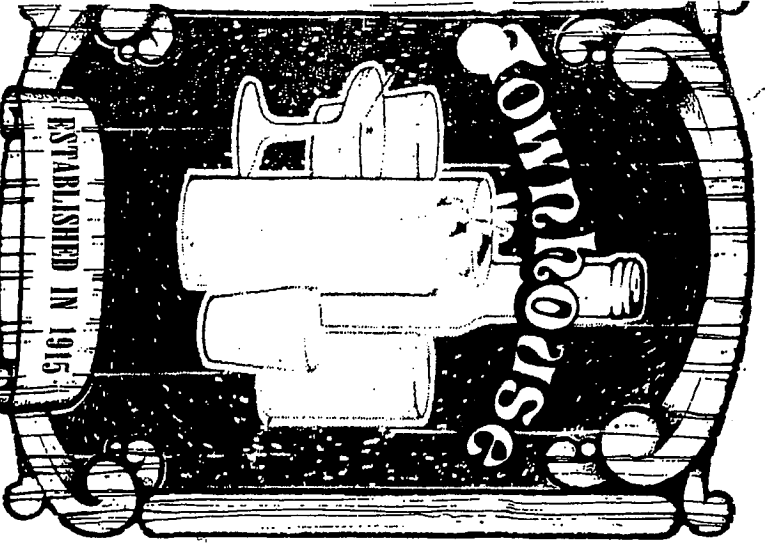
Date: November 08, 2007

DAVID HICKMAN
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3963

JH
REVIEWED BY

EXHIBIT 2

2 Windward Ave., Venice, CA 392-4040



Just off the boardwalk in Venice, Jack Waukeen Cochran, a country rock favorite of the west side is now appearing downstairs in the Townhouse lounge. Part of the colorful history of Venice, in 1930 the basement of the Townhouse was a speakeasy called the Del Monte Club.

WAUKEEN COCHRAN

AT THE

TOWNHOUSE

Live Entertainment & Dancing
Country, Rockabilly & Rock 'n Roll
Thurs., Fri. & Sat. Night
9:00-1:30
Sunday Jam Session
3:00-9:00

52 Windward Ave., Venice, CA 392-4040



NEWS • CALENDAR • FILM+TV • MUSIC • EAT+DRINK • STAGE • ART+BOOKS • LA VIDA PROMOTIONS

MUSIC

BE SOCIAL PRINT E-MAIL WRITE YOUR COMMENT

JACKIE LEE WAUKEEN COCHRAN, R.I.P.

BY JONNY WHITESIDE

Tuesday, March 17, 1998 - 11:00 pm

Jackie Lee Waukeen Cochran, the restless, intense singer-guitarist best known for rockabilly classics "Hip Shakin' Mama" and "Ruby Pearl," was found dead, apparently from a heart attack, at his Toluca Lake apartment on Sunday, March 15. Cochran, who entertained at Santa Monica's Gaslite club on and off for the last four decades, was a pure product of America's Southeastern musical culture.

Born on February 5, 1934, in Dalton, Georgia, by age 12 Cochran was playing guitar with local country bands. After making an early-'50s guest appearance with Hank Snow, he was invited by M.C. Slim Willet to join Willet's Abilene, Texas, country music revue, which led to work on Dallas' Big D Jamboree stage show. In 1955, he relocated to Mississippi, playing in rough backwoods "blind pig" juke joints, but after he saw Elvis Presley perform at New Orleans' Ponchartrain Beach, Jack the Cat was born. In short order, he was back on the Big D Jamboree, where his manager defined this new persona in shrewdly iconographic terms: constructing a 7-foot-tall wooden black cat with flashing red light-bulb eyes - one of rock & roll's earliest set pieces - that stagehands rolled out every time Cochran took the stage ("I hated the damn thing," he said, "but it sure was effective").

He made his first records, for indie label Sims, in Dallas, but by 1957 the Cat was in Los Angeles. Assisted by legendary A&R man "Uncle" Art Satherley (the first to record Bessie Smith, Bob Wills and Gene Autry), he signed to Decca. With his new single, "Ruby Pearl," getting substantial airplay, Jack was poised to become "the next Elvis and all this crap," but he'd forgotten about his manager hack in Texas. Threats of a lawsuit derailed his career and Jack quit the music business entirely for several years. He appeared briefly with Marilyn Monroe in Let's Make Love and re-emerged in 1962 to cut "Georgia Lee Brown," a searingly moody piece of rock & roll mysticism (covered by the Cramps in 1985).

A key force in the '70s Rollin' Rock stable, by 1986 Cochran had returned to the Gaslite, the bar where he'd sporadically worked since the early '60s; he routinely packed the joint until unexpectedly quitting last month. Cochran, an unpredictable, ornery and passionate man, was also one of rock & roll's most distinctive stylists, and now, hopefully, has found the peace that always seemed to elude him.

TOP VIEWED

TOP COMM

L.A. GANGS: NINE MILI
BY PETER LANDESMAN
More codeless, arbitrary and coming to a neighborhood r

I CAN HAS CHEEZBUR
BY JONATHAN GOLD
Comme Ça - finally, a brass

WHEN BAD MEALS HA
PLACES
BY JONATHAN GOLD
Alternatives to arson

WILL SMITH: THE STU
BY SCOTT FOUNDAS
Infectious

EMPEROR TASTE BOA
BY JONATHAN GOLD
Morning Glory

MOST POPULAR SPONSO

ADVERTI



CLICK TO WA1

COMMENTS

NO COMMENTS

All reader comments are subject to our Terms of Use. By clicking Post Comment, you acknowledge that you have reviewed and agree to these Terms.

Name

Email Address

BLOGS

PLAY
THE 10 BEST LOCAL ALB
Fri, Dec 14, 9:46 am

LURKER

Visit to Townhouse recalls days of speak-easy

BY TOMM CARROLL
SPECIAL TO RAVE!

When Orson Welles filmed "Touch of Evil" on the street outside its door, the Townhouse was nearly 40 years old. Perhaps Welles and the film's lead, Chuck Heston, even had a beer there. Memories of the past are still present at Venice's oldest bar and nightclub.

The Buzz: With its minimal outdoor signage, the Townhouse tends to get lost in the historic block of buildings on Winward Avenue just up from Venice Beach, and overshadowed by the popular (and much younger) jazz club across the street, St. Mark's Place. But to the regulars — and those in the know — this is the joint to hang out in.

The Roots: We're talkin' pre-Prohibition here. Established in 1915, the Townhouse is one of Southern California's oldest watering holes, according to Frank Bennett, proprietor for the last 30 years. And during the original "Just Say No" to alcohol era of the 1920's, it was, predictably, a speakeasy, aided and abetted by the then-secret tunnels beneath the establishment used to spirit in the spirits and, presumably, the patrons.

The Look: Historic dive. The small lobby leads into a long, beige-colored room with high ceilings and a well-stocked bar running the length of the space. A pseudo-tudor motif on

CLUB REVIEW

The Townhouse, 52 Winward Ave., Venice, 392-4040, open daily, live music occasionally, 21 and older, no cover.

the walls and ceiling seems to tie into the bar's name.

The room widens to the back to include a few pool tables and a CD jukebox. Downstairs is a large, low-ceiling room, painted black and dimly lit with year-round Christmas lights.

Reportedly, the walls are original murals of Venician scenes. A bit funky and musty, this is probably where the tunnels led, but now it makes for the perfect venue for the Townhouse's occasional live entertainment. Tables, chairs, banquettes, a temporary bar and a stage area sit ready.

The Clientele: Locals, original Venice homeboys, trendeschewing bar-hoppers and fans of the bands when they perform. The staff is exceedingly colorful and friendly as well, especially Richie, the straight-outta-Noo-Yawk bartender who will regale you with stories on virtually any topic — and by the way, did he tell you about the underground tunnels?

Where There's Smoke: Outside, where it belongs. This isn't a "smoke-easy" for the late '90s. Sometimes laws are worth obeying.

On Tap: Nothing... us! Normally, beer is available from the full bar only in ounce bottles or 16-ounce cans with labels like Bass, Steinlager, Guinness, Beck's and Miller Lite.

But, in a special temporary promotion called "Brews & Blues," Culver City's own Angel City Brewing Company is offering three of its tasty wares on draught (ale, lager and hefeweizen) on Saturday evenings when bands, like the blues-belting Terraplanes featuring Sweet Willie Tate, rock the house — or at least the basement — and no doubt resonate through the tunnels.

Mark The Date: Saturday night is the last of this initial phase of Angel City "Brews & Blues" evenings at the Townhouse, with affable, award-winning brewmeister Michael Bowe on hand to pour his beers and pour forth about the wonders of home- and craft-brewing. A spicy, Cajun rhythm-and-blues soundtrack is provided by the Zydeco Party Band.

Suggestion: Given some folks' (usually unfounded) fear of venturing into Venice at night (despite valet parking availability), the Townhouse might consider continuing the worthwhile "Brews & Blues" concept on Saturday and Sunday afternoons to attract the beach crowd.

■ Tomm Carroll is a free-lance writer who lives in Culver City.

עלם סלאבוביץ, אריאל זילברמן, אריאל זילברמן

ROCK



THE FRINGE

1983

TOWNHOUSE

SUN

APRIL 3

52 Windward Av, Venice

K
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C
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2-6-33

MEMORIAL

FOR



3-30-82

JACKIE TURNER
ALL FRIENDS INVITED

SATURDAY 17 APRIL
THE TOWNHOUSE
52 WINDWARD
2-5 P.M.



EXHIBIT 3

OFFICE OF ZONING ADMINISTRATIONMEMORANDUM

Z. A. - 40

February 4, 1977

TO: PUBLIC COUNTERS

FROM: THOMAS W. GOLDEN, Chief Zoning Administrator *TWG*

SUBJECT: CONDITIONAL USE - SALE OF ALCOHOLIC BEVERAGES
FOR CONSUMPTION ON THE PREMISES

Effective March 1, 1977, any establishment proposing to engage in the sale for consumption on the premises of alcoholic beverages, including wine and beer, will be subject to a recent amendment to the Municipal Code requiring the filing of a Conditional Use application with the Office of Zoning Administration.

As provided for in Section 12.24-F of the Municipal Code, any property being lawfully used for this purpose on March 1, 1977, will be considered a deemed-to-be-approved Conditional Use and such a business can be continued, but is subject to review and approval of plans by a Zoning Administrator for any additions or alterations to the building which would constitute expansion of the use on the site.

Deemed-to-be-approved Conditional Use status will also apply to those establishments which were only temporarily closed and not lawfully engaged in such a business on March 1, 1977, when all of the following criteria are met:

- (1) The lawful sale for consumption on the premises of alcoholic beverages was conducted at that site between the period of March 1, 1976 and March 1, 1977; and,
- (2) The premises has not been utilized for any other use since the temporary termination of the sale of alcoholic beverage use; and,
- (3) The establishment has continued to be equipped and furnished for the conduct of the business of sale of alcoholic beverages for on-site consumption.

NEW ESTABLISHMENTS

Except as specified above, any property which has not been used for the lawful sale of alcoholic beverages for on-site consumption prior to March 1, 1977, and proposes to establish such a use on or after that date, will be required to file a Conditional Use application with the Office of Zoning Administration. This requirement applies whether or not a license from the Alcoholic Beverage Control Agency was approved or issued before March 1, 1977, or whether or not building permits were issued prior to March 1, 1977, or the building is under construction on that date. For new establishments, deemed-to-be-approved Conditional Use status will be achieved only if the actual lawful sale of alcoholic beverages began prior to March 1, 1977.

EXHIBIT 4

Applicant(s) BENNETT Annie M. & Ronald F.

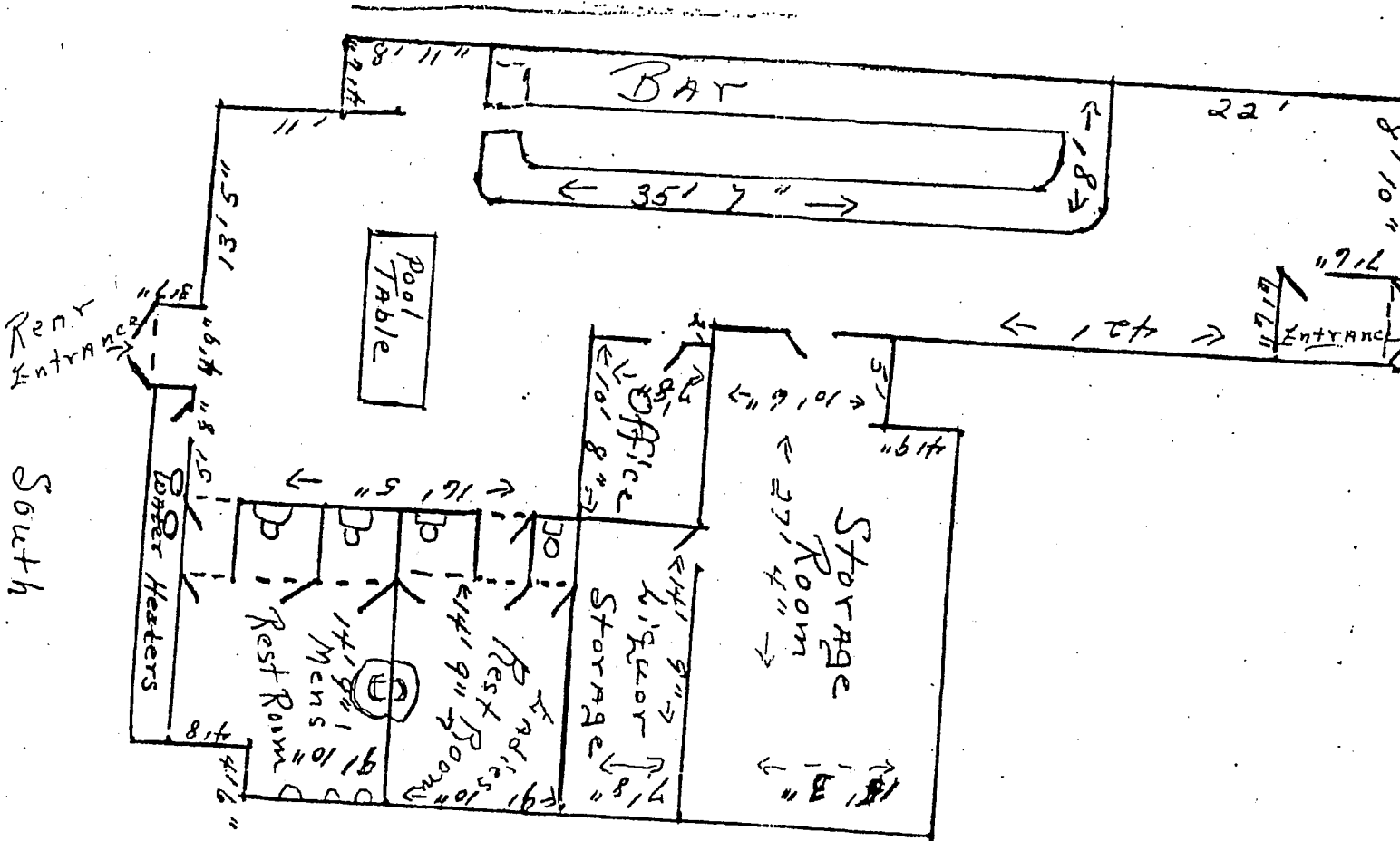
Address 52 Windward Ave., Venice 90201
(Street and Number) (City)

"48" ON SALE GENERAL PUBLIC PREMIS
(Type of License)

The diagram below is a true and correct description of the entrances and boundaries of the premises to be licensed, and is the only area where alcoholic beverages will be sold, served, consumed, possessed or stored. (If only a portion of the floor plan is to be licensed, please outline in red the area where alcoholic beverages will be sold, served, consumed, possessed or stored.)

DIAGRAM:

West



EAST

It is hereby declared that the above-described boundaries and entrances will not be changed without first notifying and securing prior approval of the Department of Alcoholic Beverage Control. I declare under penalty of perjury that the foregoing is true and correct.

Date: 4-5-72 Place: Los Angeles

Ronald F. Bennett
Signature

Annie M. Bennett
Signature

Special Instructions for Applicants for Public Premises Type Licenses

Your signature above acknowledges that you are aware that in premises operated as Public Premises under 21 years of age...

EXHIBIT 5

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
One Manchester Boulevard
P. O. Box 6500
Inglewood, California 90306
Phone: (213) 674-8311



January 6, 1982

Annie M. & Ronald F. Bennett
dba: Town House
52 Windward Avenue
Venice/Los Angeles, Ca. 90201

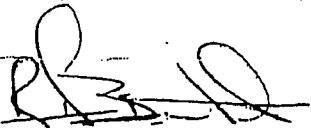
Re: License No. 48-23737

Dear Licensees:

This letter is to confirm approval of the expansion of your premises in accordance with the attached sketch submitted by you.

Please contact this office should you contemplate any future expansion or change in your premises.

Very truly yours,


ROBERT F. BRISTOL
District Administrator

RFB:jb
Attachment

cc: Sacramento Licensing

EXHIBIT 6

Approval of
Expansion of
Premises
to Basement

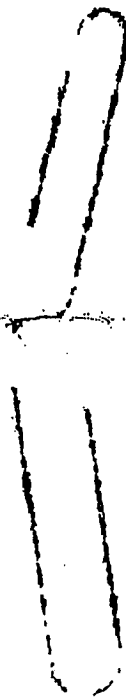


EXHIBIT 7

BENNETT FAMILY, LLC
255 N EL CIELO RD
STE 140-648
PALM SPRING, CA 92262
760-799-7785 (CELL)
760-776-1075 (FAX)

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Louie Ryan	Don Bennett
COMPANY:	DATE:
Townhouse Cocktails	11/10/2007
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
310-306-4393	10
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
310-392-4040	
RE:	YOUR REFERENCE NUMBER:
Info	N/A

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

Louie,

I've been going over a myriad of documents in search of anything relating to the downstairs. Of course it being a speakeasy means it was "off" the radar for most of the time, at least during prohibition times and beyond. However, I think you may be pleased with what I found.

My parents purchased the bar on July 15th, 1972 from Robert Otto and Gustav Hinkelman. Their monthly lease payment was \$400. a month. On June 17, 1976 escrow was opened with a \$1,000. check for the purchase of the entire building. I found a grant deed dated September 22, 1976 to Ronald F. Bennett and Annie M. Bennett, husband and wife as joint tenants from Lucile Ballantyne, Gustav Hinkelman, and Robert Otto, a married man. I'm sure all are deceased but I do know Gus knew a lot about the history of the place.

I ran across a copy of the original diagram my parents provided to the A.B.C. for the Townhouse. It is dated April 5, 1972. There is no mention of the downstairs basement in this document though.

However, I did run across a letter from the A.B.C. and dated January 6, 1982, which confirmed approval for expansion from the original floor plan. Unfortunately, I haven't been able to locate that particular sketch in any of the paperwork. I do know that from the original sketch they removed the original office and opened up the basement at this time. What is extremely significant about this particular document is that on the other side of it, in my mother's handwriting, is written "Approval of expansion of premises to basement." So, in theory, A.B.C. should have that updated sketch of the basement as they did approve it back in 1982.

I enclosed a copy of the old Fire permit that used to be behind the bar. It is dated May 1989 and lists an occupancy rating for the first floor as 75. I applied to change all of the permits (Dance Hall, Café Entertainment & Shows etc) on 11-10-2004 with final approval coming on 02-09-2005. I recall when I paid all of the fees the clerk told me that they automatically sent notice to the Fire Department so they could update their information. Obviously this never happened and I subsequently forgot with all the hectic days that followed. You can see that I had been current up until that time, except I tried to change everything over from my parents name to the LLC.

Enclosed too is an Application to Alter, Repair, Move, Or Demolish permit dated February 11, 1935 (right after prohibition ended in 1933). This permit describes the following work to be done "Construct two stairs to basement as per plans and dec[unreadable] and other minor repairs." Under the heading of owner it shows a "M. Hume and Atwood"? Maybe these folks were the contractors doing the work? So, the city was aware of the basement and apparently approved the construction of the stairways and other remodeling.

Lastly, I found a Alter, Repair, Move, Or Demolish permit dated, so it appears, May 28, 1958 in the name of John C. Menotti, more than likely the son of Cesare Menotti. Nothing too significant other than it appears this is when they split the bar, which used to occupy the entire first floor into two separate areas, a bar and a restaurant.

I hope some, or all, of this information helps.

Regards to all,

Dan

EXHIBIT 8

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles through the Office of the Superior...
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the Office of the Superior...
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM Lot _____ Tract _____
REMOVED TO Lot _____ Tract _____
Present location of building ~~52 - 54 - Woodward Ave~~ (House Number and Street)
New location of building _____ (House Number and Street)
Between what cross streets Trolley Way & Speedway

1. Purpose of PRESENT building... Families... Rooms...
2. Use of building AFTER alteration or moving... Families... Rooms...
3. Owner (Print Name) M. Hume + Atwood Phone _____
4. Owner's address 57 Woodward
5. Certificated Architect _____ State License No. _____ Phone _____
6. Licensed Engineer _____ State License No. _____ Phone _____
7. Contractor _____ State License No. _____ Phone _____
8. Contractor's address _____

9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 1000.00
10. State how many buildings NOW on lot and give use of each...
11. Size of existing building... Number of stories high... Height to highest point...
12. Class of building D-Block Material of existing walls... Exterior framework... Wood or Steel

Describe briefly and fully all proposed construction and work
Construct two stairs to second floor
and floor plan & decorating & other
minor repairs

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY
PERMIT NO. 2226
PLANS 2/10/35
Date and Specifications checked
Zone C3
Fire District No. 1
Inspection verified
Blgd. Line No. Pl. Street Widening Pl.
Plans, Specifications and Applications checked and approved
Application checked and approved
Inspector
For Plans Fee Filed with

Fee 6.00
Stamp here when Permit is issued
FEB 11 1935
Inspector

EXHIBIT 9

3

PERMITS TO ALTER, REPAIR - REMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT 19 & 20	BLK. 2	TRACT Venice of America	DIST MAP 7187
2. BUILDING ADDRESS 52 & 54 Windward Ave.		APPROVED EF	ZONE C-3
3. BETWEEN CROSS STREETS Pacific		AND Speedway	FIRE DIST 2
4. PRESENT USE OF BUILDING Vacant		NEW USE OF BUILDING Bar & Restaurant	INSIDE X KEY
5. OWNER John C. Menotti		PHONE EX 8-6243 EX 8-6784	COR. LOT REV. COR. LOT SIZE 50 X 81.4
6. OWNER'S ADDRESS 1339 Princeton St. Apt. E. Santa Monica		STATE LICENSE	PHONE
7. CERT. ARCH		STATE LICENSE	PHONE
8. LIC. ENGR.		STATE LICENSE	PHONE
9. CONTRACTOR		STATE LICENSE	PHONE
10. CONTRACTOR'S ADDRESS		P. O.	ZONE
11. SIZE OF EXISTING BLDG. 50' x 81'		STORIES 2	HEIGHT
		NO. OF EXISTING BUILDINGS ON LOT AND USE one	BLDG. AREA
12. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	ROOFING rock

3 52 & 54 Windward		DISTRICT OFFICE Venice	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 2,000		DWELL. UNITS	
14. SIZE OF ADDITION none		VALUATION APPROVED	
15. NEW WORK: EXT. WALLS Occupancy survey for Restaurant and Bar on the first floor only		APPLICATION CHECKED Doherty	
C. OF O. ISSUED		PLANS CHECKED	
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		CORRECTIONS VERIFIED	
SIGNED		PLANS APPROVED	
This Form When Properly Validated is a Permit to Do the Work Described.		APPLICATION APPROVED	

TYPE IIIA	GROUP B-2	MAX. OCC. 150	P.C.	S.P.C.	B.P. 100	I.F. 100	0.50.00	C/O
---------------------	---------------------	-------------------------	------	--------	--------------------	--------------------	----------------	-----

VALIDATION

MAY 28 1958

1958

Da

Form B-3 INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

EXHIBIT 10

52-58 Windward Ave.

<input type="checkbox"/> All	Document Type	Sub Type	Doc Date	User Doc Number	Digital Image	52-58 Windward Ave.
<input type="checkbox"/>	ADMINISTRATIVE APPROVAL	MISCELLANEOUS	6/9/1992			
<input checked="" type="checkbox"/>	BUILDING PERMIT		2/25/1992	1992HO15998		Complete work on permit 89HO00632
<input checked="" type="checkbox"/>	BUILDING PERMIT	3	12/4/1926	1926LA35288		Drain to rear.
<input checked="" type="checkbox"/>	BUILDING PERMIT	3	7/9/1931	1931LA13776		Change front (non-struct.)
<input checked="" type="checkbox"/>	BUILDING PERMIT	3	2/11/1935	1935LA02226		Construct 2 stairs to basement, decorating, and other repairs.
<input type="checkbox"/>	BUILDING PERMIT	3	2/11/1935	1935LA02226		
<input checked="" type="checkbox"/>	BUILDING PERMIT	3	2/27/1939	1939LA07084		12 ft. front extension of Bldg.
<input type="checkbox"/>	BUILDING PERMIT	3	2/27/1939	1939LA07084		
<input checked="" type="checkbox"/>	BUILDING PERMIT	3	10/11/1939	1939LA39858		change front (non-struct)
<input checked="" type="checkbox"/>	BUILDING PERMIT	3	11/6/1939	1939LA43642		Tile work
<input checked="" type="checkbox"/>	BUILDING PERMIT	3	9/12/1955	1955LA24684		Parapet alteration
<input type="checkbox"/>	BUILDING PERMIT	3	9/10/1958	1958VE19407		Occupancy survey for restaurant then on the first floor only.
<input checked="" type="checkbox"/>	BUILDING PERMIT	3	9/10/1958	1958VE19407		
<input checked="" type="checkbox"/>	BUILDING PERMIT	3	9/27/1961	1961WL37775		Conv. 2nd Flc to art studio.
<input checked="" type="checkbox"/>	BUILDING PERMIT	3	12/11/1961	1961WL38720		New store front, plate glass, ^{non-struct}
<input checked="" type="checkbox"/>	BUILDING PERMIT	ALTERATION	1/10/1962	1962WL39119		Install dropped ceiling.
<input checked="" type="checkbox"/>	BUILDING PERMIT	ALTERATION	9/10/1962	1962LA20301		Proj. sign
<input checked="" type="checkbox"/>	BUILDING PERMIT	ALTERATION	1/10/1963	1963LA27666		wall sign
<input checked="" type="checkbox"/>	BUILDING PERMIT	ALTERATION	7/10/1965	1965LA98850		Conservation Bureau work
<input checked="" type="checkbox"/>	BUILDING PERMIT	ALTERATION	1/10/1966	1966LA16939		change of Plans on J
<input checked="" type="checkbox"/>	BUILDING PERMIT	ALTERATION	4/10/1966	1966LA22319		Projecting sign.
<input type="checkbox"/>	BUILDING PERMIT	ALTERATION	6/10/1966	1966WL63852	SS	Conv. retail to cafe. (no alcohol)
<input type="checkbox"/>	BUILDING PERMIT	ALTERATION	8/10/1966	1966LA30903		Sign
<input checked="" type="checkbox"/>	BUILDING PERMIT	ALTERATION	7/11/1989	1989HO00632		Div 88 Repairs
<input checked="" type="checkbox"/>	BUILDING PERMIT	ALTERATION	10/16/1989	1989HO02486		change of Contractor.
<input type="checkbox"/>	BUILDING PERMIT	BLOG-ALTER/REPAIR	12/12/2005	05016-10000-26006	SS	Change use = cafe to condy manuf.
<input type="checkbox"/>	COMMISSION	BAAB BOARD FILE	12/31/1989	BF 890578		
<input type="checkbox"/>	COMMISSION	BAAB BOARD LETTER	8/8/1989	BF 890578		
<input type="checkbox"/>	COMMISSION	BAAB BOARD LETTER	8/8/1989	BF 890578		Div. 88
<input type="checkbox"/>	ELECTRICAL PERMIT		10/3/1988	1088V9931		
<input type="checkbox"/>	EQ-COMPLIANCE CERT		10/1/1992	1989HO00632		
<input type="checkbox"/>	PLAN MAINTENANCE		7/11/1989	1989HO00632		
<input checked="" type="checkbox"/>	PLAN MAINTENANCE		7/28/1992	1989HO00632		
<input checked="" type="checkbox"/>	RANGE FILE	MISCELLANEOUS	9/27/1988			Emergency egress lighting + stair handrail at baseme
<input checked="" type="checkbox"/>	RANGE FILE	MISCELLANEOUS	6/11/1992			Clearance. for OTC D7051 N.

IDIS 9-30-07

EXHIBIT 11

1 RALPH BARAT SALTSMAN, ESQ (SBN: 59959)
SHANNON Y. HUMPHREY, ESQ (SBN: 249394)
2 **SOLOMON, SALTSMAN & JAMIESON**
3 426 Culver Boulevard
Playa Del Rey, CA 90293
4 Tel: (310) 822-9848
Fax: (310) 822-3512

5 Attorneys for Townhouse Cocktails LLC
6

7
8 **CITY OF LOS ANGELES**
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10
11 RE: TOWNHOUSE COCKTAILS
52 Windward Avenue
12 Venice, CA 90291
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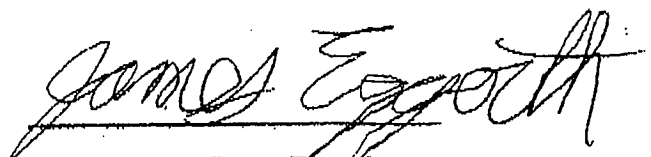
**DECLARATION OF:
JAMES EGGERTH**

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16 I, James Eggerth, declare as follows:

- 17 1. I am over 18 years of age and am competent to testify as to the facts stated herein. The facts stated
18 herein are of my own personal knowledge except where stated upon information and belief, and where
19 stated on information and belief, I believe them to be true.
- 20 2. I currently live at 52 Windward Avenue, Venice Beach, CA 90291.
- 21 3. I have worked as a waiter, busboy, and security at the business now known as Townhouse
22 Cocktails located at 52 Windward Avenue since the year 1985.
- 23 4. I served liquor to patrons in the downstairs area while I worked as a waiter in 1986, and patrons
24 paid money for liquor while in the downstairs area of Townhouse Cocktails.
- 25 4. I have personal knowledge that the business now known as Townhouse Cocktails located at 52
26 Windward Avenue has offered entertainment, including music and dancing, in conjunction with its
27 service of alcohol for at least twenty-two years.
28

1 I declare under penalty of perjury under the laws of California, that the foregoing is true and correct.
2 Executed on November 29, 2007 in Venice California.

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James Eggerth

1 RALPH BARAT SALTSMAN, ESQ (SBN: 59959)
 2 SHANNON Y. HUMPHREY, ESQ (SBN: 249394)
 3 SOLOMON, SALTSMAN & JAMIESON
 4 426 Culver Boulevard
 5 Playa Del Rey, CA 90293
 6 Tel: (310) 822-9848
 7 Fax: (310) 822-3512

8 Attorneys for Townhouse Cocktails LLC

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 11 **CITY OF LOS ANGELES**

12 RE: TOWNHOUSE COCKTAILS
 13 52 Windward Avenue
 14 Venice, CA 90291

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**DECLARATION OF:
 SUE ANN STEPP**

16 I, Sue Ann Stepp, declare as follows:

- 17 1. I am over 18 years of age and am competent to testify as to the facts stated herein. The facts stated
- 18 herein are of my own personal knowledge except where stated upon information and belief, and where
- 19 stated on information and belief, I believe them to be true.
- 20 2. I currently live at 1501 Main Street, Suite 104, Venice, CA, 90291.
- 21 3. I have been a patron in the downstairs area of the business now known as Townhouse Cocktails
- 22 located at 52 Windward Avenue since the year 1983.
- 23 4. I purchased and was served liquor in the downstairs area of the business now known as
- 24 Townhouse Cocktails, and I observed other patrons also purchasing and being served liquor in the
- 25 downstairs area of this business.
- 26 4. I have personal knowledge that the business now known as Townhouse Cocktails located at 52
- 27 Windward Avenue has offered entertainment, including music and dancing, in conjunction with its
- 28 service of alcohol for at least twenty-four years.

1 I declare under penalty of perjury under the laws of California, that the foregoing is true and correct.

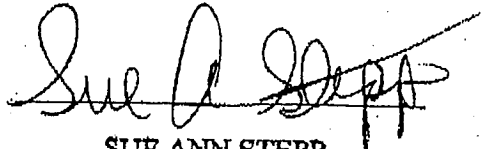
2 Executed on November _____, 2007 in _____, California.

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SUE ANN STEPP

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1 RALPH BARAT SALTSMAN, ESQ (SBN: 59959)
2 SHANNON Y. HUMPHREY, ESQ (SBN: 249394)
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7 Fax: (310) 822-3512
8 Attorneys for Townhouse Cocktails LLC

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CITY OF LOS ANGELES

RE: TOWNHOUSE COCKTAILS
52 Windward Avenue
Venice, CA 90291

DECLARATION OF:
BILL WELCHHANCE

I, Bill Welchhance, declare as follows:

1. I am over 18 years of age and am competent to testify as to the facts stated herein. The facts stated herein are of my own personal knowledge except where stated upon information and belief, and where stated on information and belief, I believe them to be true.
2. I currently live at 4257 Chase Avenue, Los Angeles, CA, 90066.
3. I have been a patron in the downstairs area of the business now known as Townhouse Cocktails located at 52 Windward Avenue since the year 1972.
4. I purchased and was served liquor in the downstairs area of the business now known as Townhouse Cocktails, and I observed other patrons also purchasing and being served liquor in the downstairs area of this business.
4. I have personal knowledge that the business now known as Townhouse Cocktails located at 52 Windward Avenue has offered entertainment, including music and dancing, in conjunction with its service of alcohol for at least thirty-five years.

1 I declare under penalty of perjury under the laws of California, that the foregoing is true and correct.

2 Executed on December 3, 2007 in Venice, 90291, California.

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William D. Welchance

Bill Welchance

1 RALPH BARAT SALTSMAN, ESQ (SBN: 59959)
 2 SHANNON Y. HUMPHREY, ESQ (SBN: 249394)
 3 **SOLOMON, SALTSMAN & JAMIESON**
 4 426 Culver Boulevard
 5 Playa Del Rey, CA 90293
 6 Tel: (310) 822-9848
 7 Fax: (310) 822-3512

8 Attorneys for Townhouse Cocktails LLC

9 **CITY OF LOS ANGELES**
 10 **PLANNING DIVISION**

11
 12 **RE: TOWNHOUSE COCKTAILS**
 13 52 Windward Avenue
 14 Venice, CA 90291

15
 16 **DECLARATION OF:**
 17 **JOHN SHEA**

18 I, John Shea, declare as follows:

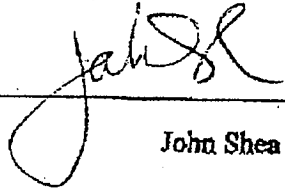
- 19 1. I am over 18 years of age and am competent to testify as to the facts stated herein. The facts stated
 20 herein are of my own personal knowledge except where stated upon information and belief, and where
 21 stated on information and belief, I believe them to be true.
 22 2. I currently live at 1662 Sawtelle Boulevard, Los Angeles, CA 90025.
 23 3. I have been a patron in the downstairs area of the business now known as Townhouse Cocktails
 24 located at 52 Windward Avenue since the year 1979.
 25 4. I purchased and was served liquor in the downstairs area of the business now known as
 26 Townhouse Cocktails, and I observed other patrons also purchasing and being served liquor in the
 27 downstairs area of this business.
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-1-
 DECLARATION

1 4. I have personal knowledge that the business now known as Townhouse Cocktails located at 52
 2 Windward Avenue has offered entertainment, including music and dancing, in conjunction with its
 3 service of alcohol for at least thirty-five years.

4 I declare under penalty of perjury under the laws of California, that the foregoing is true and correct.
 5 Executed on December 4, 2007 in Los Angeles, California.

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 John Shea

EXHIBIT 12

mydivebar.com

No Cover, No Hipsters, and definitely No Apple Mac

[reviews](#)

The Townhouse

52 Windward Ave Venice, CA 90291 310-392-1040

[r.i.p.](#)

[click here for a map](#)

[drunken tales](#)

This once trashy dive is looking a little cleaned up. While prices re- foreboding look during daylight hours, the only thing sketchy about patrons. Though still a cash only bar, they've upgraded to plasma. Not to worry, even though the barkeeps are now wearing uniform the many Steins on display above the bar and pretensions are still bears not worthy of their patrons, the Townhouse serves only 32. inclined. Stop by on a weekend and check out the basement if it's prohibition it now serves as darkened discotheque...

[submit a review](#)

[suggest a bar](#)

[stuff](#)

Jukebox: make a music snob proud
Crowd: you might even pick up here
Bartenders: friendly enough

[links](#)

on taps for "beer, and rubin" but bottles 2. cans for beer
Your wallet: not bad for the bush economy

[leave/read a comment](#)

Comments

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E-mail: _____

Image verification: _____

The Townhouse

BY JOE (CONTRIBUTOR), SEPTEMBER 30, 2006, PUBLISHED IN BROOWAHA LOS ANGELES

NIGHT LIFE»

For people looking to leave pretension at the door, the Townhouse might be the local Venice hangout you're looking for. Though the decor leaves a lot to be desired and at times there are strange scents coming from the bathrooms, the Townhouse never fails in remaining true to its essence -- a dive bar through and through. The bartenders are *mostly* friendly and drinks tend toward the expensive, but incredibly stiff. Even the beers come in jumbo-sized bottles.

The Townhouse also happens to be one of the oldest bars still running on the West Coast. It opened in 1915 as Menotti's Buffet and during prohibition its basement served as a speakeasy with liquor bottles being run through the pipes serving the old Venice Canals. Some of this old charm is remnant in the hip basement which is unfortunately closed on most nights.

In recent years the bar has become a bit of a NASCAR bar, but this has done little to detract from it. Ask for Jesse on Sunday nights... ■

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JOE IS A CONTRIBUTOR FOR BROOWAHA NATION
SEPTEMBER 30, 2006

REPORT ABUSE PRINT

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- » Lindsay Deal Another Low Hand
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- » Slurpin' Those Cold Me's

In the Headlines:

- » Nothin' But a Good Time
- » What Is Your Native Language?
- » Another Gay Sunshine... Fall Lineup?
- » A Simple Night

Fresh news:

- » Alice in Bollyland...
- » Movie Stars: The Studio System
- » Nothin' But a Good Time
- » A Good Old Fashioned, Weiryo Roast

3 comments on 'The Townhouse', by Joe"

by Ariel (from [BrooWaha Los Angeles](#)) on October 1, 2006 at 12:30 am

Score +1

That sounds cool! where is this place Joe?

Report abuse

by Epileptic Guinea Pig (from [BrooWaha Los Angeles](#)) on October 1, 2006 at 12:48 am

Score +1

Yes... I live in Venice and I don't recall seeing it around! Sounds interesting though definitely, especially the part about its history. Where did you learn that?

Report abuse

by Joe (author) on October 1, 2006 at 1:20 am

Score +2



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NIGHT LIFE

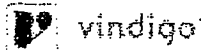
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The Townhouse

52 Windward Ave, Venice
310-392-4040

Hours: Daily, 10 a.m.-2 a.m

The oldest bar in Venice, and rumored to be an old Morrison haunt. Since 1915

Popular Drinks: Beer in large bottles, standard cocktails, bloody marys

Unique Drinks:

Seating: Plenty of bar stools and a few tables upstairs

Ambience: Casual, but the local hipsters have discovered it.

Extras/Notes: Just steps from the beach (which is pretty deserted at night), this place is perfect if you don't want to deal with hoity-toity Main St. If you're lucky, a band might be playing--in that case they open up the large downstairs space. Pool table, pinball machine, electronic darts (when they can locate the darts), and a great jukebox. Cats live in the bar--they are friendly and expect to be pet.

Parking: Metered street

For more reviews like this, get your own copy of *Thirsty? Los Angeles*

Venue Details

Night Life	Bars, Live Music, Pool Tables
Payment	Cash Only

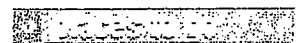
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- Fine Art Cafe
- The Auto Dubbin'
- The Entangle
- Sunny McLean's Irish Pub & Restaurant

Town House

4.0 based on 5 reviews

Categories: Night Life [edit]

Neighborhood: Venice

52 Windward Ave
Venice, CA 90291

(310) 392-4040

Accepts Credit Cards: No

You Might Also Consider

Vinum Populi
Culver City, CA
4.0 48 reviews

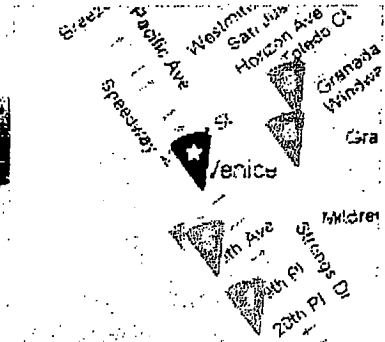
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2. Venice Beach Boardwalk **3.0** 59 reviews
3. Hama **3.0** 30 reviews
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5. Good Karma **3.0** 7 reviews

More Nearby Businesses »

5 Reviews for Town House

Sort by **Relevance**

First to Review James L.

marlane I.
Reviews
Written: 123

4.0

12/24/2006

Seeing the first review reminded me of this place. No food, only mega sized beers and cheap wine. BUT, hear me out, this place has history and some of the coolest (sorry, I am getting old) bartenders you will ever meet. If you go in, ask to see the coffee table books of the venice canals. An amazing history lesson.

Also, if you hit up the right bartender they will tell you about the bar itself, complete with where the tunnels were dug during prohibition and still exist. And, when they changed the policy to allow women into the bar. They still polish the original brass rails.

They support veterans and sell poppies year round for whatever donation you want, be it a dime or ten dollars. I like that.

[Bookmark](#) [Send to a Friend](#)

James L.
Reviews
Written: 40

4.0

12/21/2006

So before going out with the guys, my wife orders me to have only one drink. Like a good husband, I say yes dear. So I take the guys to Townhouse, where the bottles or cans of beer come supersized, looks like a 40. I follow my instructions and order one. That's called a win-win situation.

[Bookmark](#) [Send to a Friend](#)

Kellee S.
Reviews

4.0

04/04/2007

Local Wateringhole. Need I say more?

Okay, fine.

You Might Also Like...

Hama
213 Windward Ave
Venice, CA

Written: 79

Cheap drinks, large beers, and an underground bar with low ceilings, which I believe has a DJ on Friday nights (but just could have been the Friday night I was there).

If you are just looking for a "bah"(that's "bar" with the Boston inflection), this is definitely the place.

[Bookmark](#) [Send to a Friend](#)



05/30/2007



Steve O.
Reviews
Written: 18

EDIT: I JUST HEARD THE TOWNHOUSE WAS CLOSING/IS CLOSED AS OF LAST NIGHT :(

EDIT: Ignore above, they switched owners, no word on "remodeling" but its still open

This is what most people in America would consider a "regular" bar...which makes it a GEM in LA. I love this place.

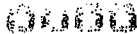
Try to go when the downstairs is open, its got a kickass atmosphere...low ceilings, bricks, candles, cheap drinks.

The bartenders here could be mistaken for rude....it turns out they are just normal people and being from/living in LA you are not used to it....rest assured they are nice. Wipe the hardened LA imposed "douche" look off your face and re-evaluate them :)

[Bookmark](#) [Send to a Friend](#)



Samantha S.
Reviews
Written: 11



07/06/2007

Ah The Town House....

My first time to this establishment was how I met my boyfriend. Let me explain. A group of us headed here to play pool and have a few beers after a nearby party. My (now) boyfriend was part of the group, but we hadn't really spoken much until we entered the Town House and he bought me a beer.

The times have changed at The Town House. The bar recently was bought by the same owners of a few other Santa Monica bars and they're changing the clientele. They hired new bartenders, revamped the interior (new lighting, paint and actually keep the place clean).

Oh yeah, and they raised the price of drinks.

It feels a lot closer to Nikki's vibe now, and I'm not sure I like it. But I do like that there are other women in the bar now and the regulars who sit there are day aren't quite as happy about the changes.

We'll see how it grows and changes and the word spreads about the new updated look.

[Bookmark](#) [Send to a Friend](#)

1 to 5 of 5