

December 17, 2019

VIA U.S. MAIL AND OVERNIGHT MAIL

Angela Sanbrano
Central American Resource Center – CARECEN
2845 West 7th Street
Los Angeles, California 90005

Re: **CARECEN Day Labor Center,
1675 Wilshire Boulevard, Los Angeles, California 90017
30-Day Notice to Vacate**

Dear Ms. Sanbrano:

This firm represents Wilshire Union Center, L.P. (“Wilshire Union”), owner of the commercial property located at 1700 West 6th Street, Los Angeles, California 90017 (the “Property”). As you know, Wilshire Union supports the Central American Resource Center’s (“CARECEN”) mission of investing in the economic well-being of the Central American immigrant community in Los Angeles. Accordingly, Wilshire Union has generously permitted CARECEN to operate the CARECEN Day Labor Center (the “Day Labor Center”) on the Property, free of charge, since the Property was built in 2000. Wilshire Union is proud to have served a vital role in empowering countless immigrants to secure employment opportunities using CARECEN’s services.

Unfortunately, however, the Day Labor Center has become a nuisance and a blight. Wilshire Union cannot allow this to continue, and has decided that **the Day Labor Center will no longer be allowed on the Property.** Wilshire Union has seen increasing criminal and hostile conduct among individuals who appear to be applicants to the Day Labor Center loitering on the Property. Numerous photos, videos, and first-hand accounts have revealed an alarming amount of illegal alcohol and drug use, public urination, vandalism, theft, and, most worryingly, threatening behavior towards Wilshire Union’s employees and visitors. On several occasions, these individuals have been caught stealing personal items from customers and employees of tenants at the Property, including The Home Depot, which provides a critical source of employment for applicants of the Day Labor Center. These individuals have also violently insulted and threatened Wilshire Union security personnel. Wilshire Union has notified the nearby Los Angeles Police Department Rampart Community Police Station of these issues.

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Out of concern for the safety and welfare of Wilshire Union's employees, tenants, and visitors, Wilshire Union has no choice but to terminate CARECEN's use of the Property in **thirty (30) days** from the date of service of this letter. By no later than that date, please vacate the Property, remove all of CARECEN's property from the premises, and return any of Wilshire Union's property within CARECEN's possession to Wilshire Union.

In the event that CARECEN fails to completely vacate the Property by January 17, 2019, Wilshire Union reserves all rights and remedies, including bringing legal proceedings against CARECEN. Because it continues to support CARECEN's mission and work in the community, Wilshire Union hopes and expects that CARECEN will depart from the Wilshire Union Property in a timely and orderly fashion, and it will not be necessary to commence litigation.

Please do not hesitate to contact me if your office would like to discuss this matter. This letter does not constitute a complete recitation of my Wilshire Union's claims or rights, all of which are hereby expressly reserved. Please confirm that CARECEN will comply and move out as requested. We look forward to hearing from you.

Very truly yours,



Geoffrey M. Gold

cc: Jordan Wheeler (By Email)
Kenneth Hsu, Esq. (By Email)