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11 UNITED STATES OF AMERICA

12 UNITED STATES DISTRICT COURT
13 FOR THE CENTRAL DISTRICT OF CALIFORNIA

14 UNITED STATES OF AMERICA,
15 Plaintiff,
16 v.
17 GEORGE ESPARZA,
18 Defendant.

No. CR 2:20-cr-00208-SVW
COOPERATION PLEA AGREEMENT FOR
DEFENDANT GEORGE ESPARZA

19
20 1. This constitutes the plea agreement between GEORGE ESPARZA
21 ("defendant") and the United States Attorney's Office for the Central
22 District of California ("the USAO") in the above-captioned case.
23 This agreement is limited to the USAO and cannot bind any other
24 federal, state, local, or foreign prosecuting, enforcement,
25 administrative, or regulatory authorities.

26 DEFENDANT'S OBLIGATIONS

27 2. Defendant agrees to:
28

1 a. Give up the right to indictment by a grand jury and,
2 at the earliest opportunity requested by the USAO and provided by the
3 Court, appear and plead guilty to a one-count information in the form
4 attached to this agreement as Exhibit 1 or a substantially similar
5 form, which charges defendant with Racketeer Influenced and Corrupt
6 Organization ("RICO") Conspiracy, in violation of 18 U.S.C.
7 § 1962(d).

8 b. Not contest the Factual Basis agreed to in this
9 agreement.

10 c. Abide by all agreements regarding sentencing contained
11 in this agreement.

12 d. Appear for all court appearances, surrender as ordered
13 for service of sentence, obey all conditions of any bond, and obey
14 any other ongoing court order in this matter.

15 e. Not commit any crime; however, offenses that would be
16 excluded for sentencing purposes under United States Sentencing
17 Guidelines ("U.S.S.G." or "Sentencing Guidelines") § 4A1.2(c) are not
18 within the scope of this agreement.

19 f. Be truthful at all times with the United States
20 Probation and Pretrial Services Office and the Court.

21 g. Pay the applicable special assessment at or before the
22 time of sentencing unless defendant has demonstrated a lack of
23 ability to pay such assessment.

24 3. Defendant further agrees to cooperate fully with the USAO,
25 the Federal Bureau of Investigation ("FBI"), and, as directed by the
26 USAO, any other federal, state, local, or foreign prosecuting,
27 enforcement, administrative, or regulatory authority. This
28 cooperation requires defendant to:

1 a. Respond truthfully and completely to all questions
2 that may be put to defendant, whether in interviews, before a grand
3 jury, or at any trial or other court proceeding.

4 b. Attend all meetings, grand jury sessions, trials or
5 other proceedings at which defendant's presence is requested by the
6 USAO or compelled by subpoena or court order.

7 c. Produce voluntarily all documents, records, or other
8 tangible evidence relating to matters about which the USAO, or its
9 designee, inquires.

10 4. For purposes of this agreement: (1) "Cooperation
11 Information" shall mean any statements made, or documents, records,
12 tangible evidence, or other information provided, by defendant
13 pursuant to defendant's cooperation under this agreement; and
14 (2) "Plea Information" shall mean any statements made by defendant,
15 under oath, at the guilty plea hearing and the agreed to factual
16 basis statement in this agreement.

17 THE USAO'S OBLIGATIONS

18 5. The USAO agrees to:

19 a. Not contest the Factual Basis agreed to in this
20 agreement.

21 b. Abide by all agreements regarding sentencing contained
22 in this agreement.

23 c. At the time of sentencing, provided that defendant
24 demonstrates an acceptance of responsibility for the offenses up to
25 and including the time of sentencing, recommend a two-level reduction
26 in the applicable Sentencing Guidelines offense level, pursuant to
27 U.S.S.G. § 3E1.1, and recommend and, if necessary, move for an
28 additional one-level reduction if available under that section.

1 6. The USAO further agrees:

2 a. Not to offer as evidence in its case-in-chief in the
3 above-captioned case or any other criminal prosecution that may be
4 brought against defendant by the USAO, or in connection with any
5 sentencing proceeding in any criminal case that may be brought
6 against defendant by the USAO, any Cooperation Information.
7 Defendant agrees, however, that the USAO may use both Cooperation
8 Information and Plea Information: (1) to obtain and pursue leads to
9 other evidence, which evidence may be used for any purpose, including
10 any criminal prosecution of defendant; (2) to cross-examine defendant
11 should defendant testify, or to rebut any evidence offered, or
12 argument or representation made, by defendant, defendant's counsel,
13 or a witness called by defendant in any trial, sentencing hearing, or
14 other court proceeding; and (3) in any criminal prosecution of
15 defendant for false statement, obstruction of justice, or perjury.

16 b. Not to use Cooperation Information against defendant
17 at sentencing for the purpose of determining the applicable guideline
18 range, including the appropriateness of an upward departure, or the
19 sentence to be imposed, and to recommend to the Court that
20 Cooperation Information not be used in determining the applicable
21 guideline range or the sentence to be imposed. Defendant
22 understands, however, that Cooperation Information will be disclosed
23 to the United States Probation and Pretrial Services Office and the
24 Court, and that the Court may use Cooperation Information for the
25 purposes set forth in U.S.S.G § 1B1.8(b) and for determining the
26 sentence to be imposed.

27

28

1 c. In connection with defendant's sentencing, to bring to
2 the Court's attention the nature and extent of defendant's
3 cooperation.

4 d. If the USAO determines, in its exclusive judgment,
5 that defendant has both complied with defendant's obligations under
6 paragraphs 2 and 3 above and provided substantial assistance to law
7 enforcement in the prosecution or investigation of another
8 ("substantial assistance"), to move the Court pursuant to U.S.S.G.
9 § 5K1.1 to fix an offense level and corresponding guideline range
10 below that otherwise dictated by the sentencing guidelines, and to
11 recommend a term of imprisonment within this reduced range.

12 DEFENDANT'S UNDERSTANDINGS REGARDING COOPERATION

13 7. Defendant understands the following:

14 a. Any knowingly false or misleading statement by
15 defendant will subject defendant to prosecution for false statement,
16 obstruction of justice, and perjury and will constitute a breach by
17 defendant of this agreement.

18 b. Nothing in this agreement requires the USAO or any
19 other prosecuting, enforcement, administrative, or regulatory
20 authority to accept any cooperation or assistance that defendant may
21 offer, or to use it in any particular way.

22 c. Defendant cannot withdraw defendant's guilty plea if
23 the USAO does not make a motion pursuant to U.S.S.G. § 5K1.1 for a
24 reduced guideline range or if the USAO makes such a motion and the
25 Court does not grant it or if the Court grants such a USAO motion but
26 elects to sentence above the reduced range.

27 d. At this time the USAO makes no agreement or
28 representation as to whether any cooperation that defendant has

1 provided or intends to provide constitutes or will constitute
2 substantial assistance. The decision whether defendant has provided
3 substantial assistance will rest solely within the exclusive judgment
4 of the USAO.

5 e. The USAO's determination whether defendant has
6 provided substantial assistance will not depend in any way on whether
7 the government prevails at any trial or court hearing in which
8 defendant testifies or in which the government otherwise presents
9 information resulting from defendant's cooperation. That is, whether
10 any other person, after trial, is found guilty or not guilty of any
11 offense will have no effect on the government's sentencing
12 recommendation for defendant.

13 NATURE OF THE OFFENSES

14 8. Defendant understands that for defendant to be guilty of
15 the crime charged in count one, that is, RICO Conspiracy, in
16 violation of 18 U.S.C. § 1962(d), the following must be true:

17 a. First, there was an agreement between two or more
18 persons that: (i) an enterprise, namely, the CD-A Enterprise would
19 exist, as alleged in the Information; and (ii) a member of the
20 agreement associated with the CD-A Enterprise would conduct or
21 participate, directly or indirectly, in the conduct of the CD-A
22 Enterprise affairs through a pattern of racketeering activity, as
23 described in the Information;

24 b. Second, defendant became a member of the agreement
25 knowing of its purpose and agreeing to further or facilitate it; and

26 c. Third, the CD-A Enterprise would or did engage in, or
27 its activities would or did affect, interstate or foreign commerce.

28 An "enterprise" includes a group of people associated together for a

1 common purpose of engaging in a course of conduct over a period of
2 time. "Racketeering activity" refers to the commission of multiple
3 acts chargeable under provisions of federal and state law listed in
4 the RICO Act, including Giving or Offering a Bribe, in violation of
5 California Penal Code § 67, Requesting or Taking a Bribe, in
6 violation of California Penal Code § 68, Honest Services Fraud
7 through Mail and Wire Fraud, in violation of 18 U.S.C. §§ 1346, 1341,
8 and 1343, Money Laundering, in violation of 18 U.S.C. §§ 1956, 1957,
9 and Obstruction of Justice and Witness Tampering, in violation of 18
10 U.S.C. § 1512. A "pattern of racketeering activity" is at least two
11 racketeering acts, the last of which occurred within ten years of the
12 commission of a prior act of racketeering, that have a relationship
13 to each other and pose a threat of continuity. Conduct forms a
14 pattern if it consists of criminal acts that have the same or similar
15 purposes, results, participants, victims, or methods of commission,
16 or otherwise are interrelated by distinguishing characteristics and
17 are not isolated. Defendant admits that defendant is, in fact,
18 guilty of this offense as described in count one of the Information.

19 PENALTIES

20 9. Defendant understands that the statutory maximum sentence
21 that the Court can impose for a violation of 18 U.S.C. § 1962(d) is:
22 20 years' imprisonment; a 3-year period of supervised release; a fine
23 of \$250,000 or twice the gross gain or gross loss resulting from the
24 offense, whichever is greatest; and a mandatory special assessment of
25 \$100.

26 10. Defendant understands that supervised release is a period
27 of time following imprisonment during which defendant will be subject
28 to various restrictions and requirements. Defendant understands that

1 if defendant violates one or more of the conditions of any supervised
2 release imposed, defendant may be returned to prison for all or part
3 of the term of supervised release authorized by statute for the
4 offense that resulted in the term of supervised release, which could
5 result in defendant serving a total term of imprisonment greater than
6 the statutory maximum stated above.

7 11. Defendant understands that, by pleading guilty, defendant
8 may be giving up valuable government benefits and valuable civic
9 rights, such as the right to vote, the right to possess a firearm,
10 the right to hold office, and the right to serve on a jury.
11 Defendant understands that he is pleading guilty to a felony and that
12 it is a federal crime for a convicted felon to possess a firearm or
13 ammunition. Defendant understands that the conviction in this case
14 may also subject defendant to various other collateral consequences,
15 including but not limited to revocation of probation, parole, or
16 supervised release in another case and suspension or revocation of a
17 professional license. Defendant understands that unanticipated
18 collateral consequences will not serve as grounds to withdraw
19 defendant's guilty plea.

20 FACTUAL BASIS

21 12. Defendant admits that defendant is, in fact, guilty of the
22 offense to which defendant is agreeing to plead guilty. Defendant
23 and the USAO agree to the statement of facts attached hereto as
24 Attachment A and agree that this statement of facts is sufficient to
25 support a plea of guilty to the charge described in this agreement
26 and to establish the Sentencing Guidelines factors set forth in
27 paragraph 14 below but is not meant to be a complete recitation of
28

1 all facts relevant to the underlying criminal conduct or all facts
2 known to either party that relate to that conduct.

3 SENTENCING FACTORS

4 13. Defendant understands that in determining defendant's
5 sentence the Court is required to calculate the applicable Sentencing
6 Guidelines range and to consider that range, possible departures
7 under the Sentencing Guidelines, and the other sentencing factors set
8 forth in 18 U.S.C. § 3553(a). Defendant understands that the
9 Sentencing Guidelines are advisory only, that defendant cannot have
10 any expectation of receiving a sentence within the calculated
11 Sentencing Guidelines range, and that after considering the
12 Sentencing Guidelines and the other § 3553(a) factors, the Court will
13 be free to exercise its discretion to impose any sentence it finds
14 appropriate up to the maximum set by statute for the crime of
15 conviction.

16 14. Defendant and the USAO agree to the following applicable
17 Sentencing Guidelines factors:

18	Base Offense Level:	12	U.S.S.G. §§ 2E1.1(a) (2); 2C1.1(a) (1)
19	More than 1 Bribe:	+2	U.S.S.G. § 2C1.1(b) (1)
20	Bribe Value >\$550,000:	+14	U.S.S.G. §§ 2C1.1(b) (2); 2B1.1(b) (1) (H)
21	Elected Official:	+4	U.S.S.G. § 2C1.1(b) (3)

22
23 Defendant and the USAO reserve the right to argue that additional
24 specific offense characteristics, adjustments, and departures under
25 the Sentencing Guidelines are appropriate.

26 15. Defendant understands that there is no agreement as to
27 defendant's criminal history or criminal history category.
28

1 16. Defendant and the USAO reserve the right to argue for a
2 sentence outside the sentencing range established by the Sentencing
3 Guidelines based on the factors set forth in 18 U.S.C. § 3553(a) (1),
4 (a) (2), (a) (3), (a) (6), and (a) (7).

5 WAIVER OF CONSTITUTIONAL RIGHTS

6 17. Defendant understands that by pleading guilty, defendant
7 gives up the following rights:

- 8 a. The right to persist in a plea of not guilty.
- 9 b. The right to a speedy and public trial by jury.
- 10 c. The right to be represented by counsel - and if
11 necessary have the Court appoint counsel - at trial. Defendant
12 understands, however, that, defendant retains the right to be
13 represented by counsel - and if necessary have the Court appoint
14 counsel - at every other stage of the proceeding.
- 15 d. The right to be presumed innocent and to have the
16 burden of proof placed on the government to prove defendant guilty
17 beyond a reasonable doubt.
- 18 e. The right to confront and cross-examine witnesses
19 against defendant.
- 20 f. The right to testify and to present evidence in
21 opposition to the charges, including the right to compel the
22 attendance of witnesses to testify.
- 23 g. The right not to be compelled to testify, and, if
24 defendant chose not to testify or present evidence, to have that
25 choice not be used against defendant.
- 26 h. Any and all rights to pursue any affirmative defenses,
27 Fourth Amendment or Fifth Amendment claims, and other pretrial
28 motions that have been filed or could be filed.

1 WAIVER OF APPEAL OF CONVICTION

2 18. Defendant understands that, with the exception of an appeal
3 based on a claim that defendant's guilty plea was involuntary, by
4 pleading guilty defendant is waiving and giving up any right to
5 appeal defendant's conviction on the offense to which defendant is
6 pleading guilty. Defendant understands that this waiver includes,
7 but is not limited to, arguments that the statute to which defendant
8 is pleading guilty is unconstitutional, and any and all claims that
9 the statement of facts provided herein is insufficient to support
10 defendant's plea of guilty.

11 LIMITED MUTUAL WAIVER OF APPEAL OF SENTENCE

12 19. Defendant agrees that, provided the Court imposes a total
13 term of imprisonment of no more than 87 months, defendant gives up
14 the right to appeal all of the following: (a) the procedures and
15 calculations used to determine and impose any portion of the
16 sentence; (b) the term of imprisonment imposed by the Court; (c) the
17 fine imposed by the Court, provided it is within the statutory
18 maximum; (d) to the extent permitted by law, the constitutionality or
19 legality of defendant's sentence, provided it is within the statutory
20 maximum; (e) the term of probation or supervised release imposed by
21 the Court, provided it is within the statutory maximum; and (g) any
22 of the following conditions of probation or supervised release
23 imposed by the Court: the conditions set forth in General Order 20-04
24 of this Court; the drug testing conditions mandated by 18 U.S.C.
25 §§ 3563(a)(5) and 3583(d).

26 20. The USAO agrees that, provided all portions of the sentence
27 are at or below the statutory maximum specified above, the USAO gives
28 up its right to appeal any portion of the sentence.

1 RESULT OF WITHDRAWAL OF GUILTY PLEA

2 21. Defendant agrees that if, after entering a guilty plea
3 pursuant to this agreement, defendant seeks to withdraw and succeeds
4 in withdrawing defendant's guilty plea on any basis other than a
5 claim and finding that entry into this plea agreement was
6 involuntary, then (a) the USAO will be relieved of all of its
7 obligations under this agreement, including in particular its
8 obligations regarding the use of Cooperation Information; (b) in any
9 investigation, criminal prosecution, or civil, administrative, or
10 regulatory action, defendant agrees that any Cooperation Information
11 and any evidence derived from any Cooperation Information shall be
12 admissible against defendant, and defendant will not assert, and
13 hereby waives and gives up, any claim under the United States
14 Constitution, any statute, or any federal rule, that any Cooperation
15 Information or any evidence derived from any Cooperation Information
16 should be suppressed or is inadmissible.

17 EFFECTIVE DATE OF AGREEMENT

18 22. This agreement is effective upon signature and execution of
19 all required certifications by defendant, defendant's counsel, and an
20 Assistant United States Attorney.

21 BREACH OF AGREEMENT

22 23. Defendant agrees that if defendant, at any time after the
23 signature of this agreement and execution of all required
24 certifications by defendant, defendant's counsel, and an Assistant
25 United States Attorney, knowingly violates or fails to perform any of
26 defendant's obligations under this agreement ("a breach"), the USAO
27 may declare this agreement breached. For example, if defendant
28 knowingly, in an interview, before a grand jury, or at trial, falsely

1 accuses another person of criminal conduct or falsely minimizes
2 defendant's own role, or the role of another, in criminal conduct,
3 defendant will have breached this agreement. All of defendant's
4 obligations are material, a single breach of this agreement is
5 sufficient for the USAO to declare a breach, and defendant shall not
6 be deemed to have cured a breach without the express agreement of the
7 USAO in writing. If the USAO declares this agreement breached, and
8 the Court finds such a breach to have occurred, then:

9 a. If defendant has previously entered a guilty plea
10 pursuant to this agreement, defendant will not be able to withdraw
11 the guilty plea.

12 b. The USAO will be relieved of all its obligations under
13 this agreement; in particular, the USAO: (i) will no longer be bound
14 by any agreements concerning sentencing and will be free to seek any
15 sentence up to the statutory maximum for the crime to which defendant
16 has pleaded guilty; and (iii) will no longer be bound by any
17 agreement regarding the use of Cooperation Information and will be
18 free to use any Cooperation Information in any way in any
19 investigation, criminal prosecution, or civil, administrative, or
20 regulatory action.

21 c. The USAO will be free to criminally prosecute
22 defendant for false statement, obstruction of justice, and perjury
23 based on any knowingly false or misleading statement by defendant.

24 d. In any investigation, criminal prosecution, or civil,
25 administrative, or regulatory action: (i) defendant will not assert,
26 and hereby waives and gives up, any claim that any Cooperation
27 Information was obtained in violation of the Fifth Amendment
28 privilege against compelled self-incrimination; and (ii) defendant

1 agrees that any Cooperation Information and any Plea Information, as
2 well as any evidence derived from any Cooperation Information or any
3 Plea Information, shall be admissible against defendant, and
4 defendant will not assert, and hereby waives and gives up, any claim
5 under the United States Constitution, any statute, Rule 410 of the
6 Federal Rules of Evidence, Rule 11(f) of the Federal Rules of
7 Criminal Procedure, or any other federal rule, that any Cooperation
8 Information, any Plea Information, or any evidence derived from any
9 Cooperation Information or any Plea Information should be suppressed
10 or is inadmissible.

11 COURT AND UNITED STATES PROBATION AND PRETRIAL SERVICES

12 OFFICE NOT PARTIES

13 24. Defendant understands that the Court and the United States
14 Probation and Pretrial Services Office are not parties to this
15 agreement and need not accept any of the USAO's sentencing
16 recommendations or the parties' agreements to facts or sentencing
17 factors.

18 25. Defendant understands that both defendant and the USAO are
19 free to: (a) supplement the facts by supplying relevant information
20 to the United States Probation and Pretrial Services Office and the
21 Court, (b) correct any and all factual misstatements relating to the
22 Court's Sentencing Guidelines calculations and determination of
23 sentence, and (c) argue on appeal and collateral review that the
24 Court's Sentencing Guidelines calculations and the sentence it
25 chooses to impose are not error, although each party agrees to
26 maintain its view that the calculations in paragraph 14 are
27 consistent with the facts of this case. This paragraph permits both
28 the USAO and defendant to submit full and complete factual

1 information to the United States Probation and Pretrial Services
2 Office and the Court, even if that factual information may be viewed
3 as inconsistent with the Factual Basis agreed to in this agreement.

4 26. Defendant understands that even if the Court ignores any
5 sentencing recommendation, finds facts or reaches conclusions
6 different from those agreed to, and/or imposes any sentence up to the
7 maximum established by statute, defendant cannot, for that reason,
8 withdraw defendant's guilty plea, and defendant will remain bound to
9 fulfill all defendant's obligations under this agreement. Defendant
10 understands that no one -- not the prosecutor, defendant's attorney,
11 or the Court -- can make a binding prediction or promise regarding
12 the sentence defendant will receive, except that it will be within
13 the statutory maximum.

14 NO ADDITIONAL AGREEMENTS

15 27. Defendant understands that, except as set forth herein,
16 there are no promises, understandings, or agreements between the USAO
17 and defendant or defendant's attorney, and that no additional
18 promise, understanding, or agreement may be entered into unless in a
19 writing signed by all parties or on the record in court.

20 //

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1 PLEA AGREEMENT PART OF THE GUILTY PLEA HEARING

2 28. The parties agree that this agreement will be considered
3 part of the record of defendant's guilty plea hearing as if the
4 entire agreement had been read into the record of the proceeding.

5 AGREED AND ACCEPTED

6 UNITED STATES ATTORNEY'S OFFICE
7 FOR THE CENTRAL DISTRICT OF
8 CALIFORNIA

9 NICOLA T. HANNA
United States Attorney

10 
11 MACK E. JENKINS
12 VERONICA DRAGALIN
Assistant United States Attorneys

5/21/20
Date

13 
14 GEORGE ESPARZA
Defendant

5/21/20
Date

15 
16 TERRENCE JONES
Attorney for Defendant
17 GEORGE ESPARZA

MAY 21, 2020
Date

CERTIFICATION OF DEFENDANT

I have read this agreement in its entirety. I have had enough time to review and consider this agreement, and I have carefully and thoroughly discussed every part of it with my attorney. I understand the terms of this agreement, and I voluntarily agree to those terms. I have discussed the evidence with my attorney, and my attorney has advised me of my rights, of possible pretrial motions that might be filed, of possible defenses that might be asserted either prior to or at trial, of the sentencing factors set forth in 18 U.S.C. § 3553(a), of relevant Sentencing Guidelines provisions, and of the consequences of entering into this agreement. No promises, inducements, or representations of any kind have been made to me other than those contained in this agreement. No one has threatened or forced me in any way to enter into this agreement. I am satisfied with the representation of my attorney in this matter, and I am pleading guilty because I am guilty of the charge and wish to take advantage of the promises set forth in this agreement, and not for any other reason.



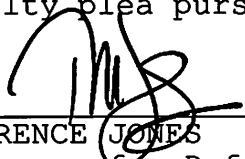
GEORGE ESPARZA
Defendant

5/21/20

Date

CERTIFICATION OF DEFENDANT'S ATTORNEY

I am GEORGE ESPARZA's attorney. I have carefully and thoroughly discussed every part of this agreement with my client. Further, I have fully advised my client of his rights, of possible pretrial motions that might be filed, of possible defenses that might be asserted either prior to or at trial, of the sentencing factors set forth in 18 U.S.C. § 3553(a), of relevant Sentencing Guidelines provisions, and of the consequences of entering into this agreement. To my knowledge: no promises, inducements, or representations of any kind have been made to my client other than those contained in this agreement; no one has threatened or forced my client in any way to enter into this agreement; my client's decision to enter into this agreement is an informed and voluntary one; and the factual basis set forth in this agreement is sufficient to support my client's entry of a guilty plea pursuant to this agreement.



TERRENCE JONES
Attorney for Defendant
GEORGE ESPARZA

May 20, 2020

Date

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1 ATTACHMENT A

2 FACTUAL BASIS

3 A. The CD-A Enterprise

4 1. Throughout the period described in the attached
5 Information, the Council District A Enterprise ("CD-A Enterprise"),
6 located in the City of Los Angeles ("the City"), is and was a
7 criminal enterprise composed of a group of individuals associated for
8 a common purpose of engaging in a course of conduct, which course
9 includes bribery, extortion, honest services fraud, money laundering,
10 structuring, and obstruction of justice, to achieve the goals of the
11 enterprise. The goals of the CD-A Enterprise included, but were not
12 limited to:

13 a. enriching the members and associates of the CD-A
14 Enterprise;

15 b. advancing the political goals and maintaining the
16 control and authority of the CD-A Enterprise by elevating members and
17 associates of the CD-A Enterprise to, and maintaining those
18 individuals' placement in, prominent political positions;

19 c. concealing the financial activities of the CD-A
20 Enterprise through money laundering and structuring; and

21 d. protecting the CD-A Enterprise by obstructing justice.

22 2. The CD-A Enterprise was led by Councilmember A,
23 Councilmember for CD-A, who had jurisdiction over a large number of
24 development projects undergoing the application and approval process
25 in the City. Members and associates of the CD-A Enterprise conspired
26 with one another to facilitate bribery schemes that would provide
27 Councilmember A and other City officials financial benefits and keep
28

DEFT. INITIALS G.E

1 Councilmember A in power and maintain the CD-A Enterprise's political
2 stronghold in the City.

3 3. In exchange, Councilmember A and members and associates of
4 the CD-A Enterprise would take official action to ensure certain
5 development projects and CD-A Enterprise associates received favored
6 treatment from the City and thereby secure their bribe-financed
7 influence. In addition, members and associates of the CD-A
8 Enterprise sought political contributions from developers and their
9 proxies (e.g., lobbyists, consultants, etc.) to benefit Councilmember
10 A and allies in exchange for official acts to benefit those
11 developers and their proxies.

12 4. In order to protect and hide the financial payments that
13 flowed from the developers and their proxies to the public officials,
14 members and associates of the CD-A Enterprise engaged in money
15 laundering and other illegal activities to conceal monetary
16 transactions and bribe payments.

17 5. In order to protect the CD-A Enterprise and avoid law
18 enforcement detection, members and associates of the CD-A Enterprise
19 engaged in the following types of obstructive conduct: (1) lying to
20 law enforcement in an effort to impede the investigation into
21 criminal conduct of the CD-A Enterprise; and (2) attempting to
22 corruptly influence the statements of others to law enforcement.

23 6. As a result of its bribery, extortion, honest services
24 fraud, money laundering, and structuring conduct, throughout the
25 period described in the attached Information, and as known to
26 defendant ESPARZA, CD-A Enterprise members and associates engaged in,
27 and their activities in some way affected, commerce between one state
28 and another state.

1 **B. Defendant's Role in the CD-A Enterprise**

2 7. Beginning no later than February 2013, and continuing at
3 least until November 2018, defendant ESPARZA was a member of the CD-A
4 Enterprise. In that capacity, defendant ESPARZA conspired and agreed
5 with other CD-A Enterprise members that a conspirator would commit at
6 least two racketeering acts, in the form of conspiracy to commit
7 bribery, honest services fraud, and structuring, which acts had a
8 relationship to one another and the CD-A Enterprise, and posed a
9 threat of continued criminal activity. Defendant ESPARZA became a
10 member of this conspiracy knowing of this object, knowing it was
11 illegal, and intending to help accomplish it.

12 8. Defendant ESPARZA was Councilmember A's Special Assistant
13 and an employee of the City from September 2009 until December 31,
14 2017.

15 9. Defendant ESPARZA, along with other members and associates
16 of the CD-A Enterprise, operated and helped to operate a pay-to-play
17 scheme within the City, wherein public officials solicited and
18 demanded direct and indirect financial benefits from developers and
19 their proxies in exchange for official acts. In exchange for such
20 financial benefits from developers and their proxies, defendant
21 ESPARZA and Councilmember A agreed to perform and performed the
22 following types of official acts, among others: (1) filing motions
23 and voting on projects in various City committees, including City
24 Council; (2) taking, or not taking, action on the Planning and Land
25 Use Management ("PLUM") Committee to influence the approval process
26 and project costs; (3) negotiating with and exerting pressure on
27 labor unions and other City entities to resolve issues on projects;
28 (4) exerting pressure on developers with projects pending before the

1 City to affect their business practices; and (5) taking official
2 action to enhance the professional reputation and marketability of
3 businesspersons in the City.

4 10. Also in furtherance of the racketeering conspiracy,
5 defendant ESPARZA facilitated and participated in at least the
6 following schemes:

7 1. Project E Bribery Scheme

8 11. In or around February 2013, Individual 1, then the Interim
9 General Manager of the Los Angeles Department of Building and Safety
10 ("LADBS"), introduced defendant ESPARZA and Councilmember A to
11 Chairman E at a dinner in Los Angeles, California. Chairman E, a
12 Chinese national and billionaire, owned Company E, one of China's
13 leading real estate development companies. Chairman E also owned
14 Property E, located in CD-A, and another property, located in another
15 Council District in the City.

16 12. Between March 2013 and November 2018, Chairman E, aided and
17 abetted by Individual 1 and others, provided financial benefits
18 directly and indirectly to defendant ESPARZA and Councilmember A, in
19 exchange for defendant ESPARZA's and Councilmember A's assistance to
20 Chairman E and Company E in Councilmember A's official capacity as a
21 City Councilmember on an ongoing and as-needed basis and related to
22 specific matters. Defendant ESPARZA, Councilmember A, Chairman E,
23 Individual 1, and others established a mutually beneficial agreement
24 to exchange a stream of benefits for official acts and to further the
25 CD-A Enterprise's goals. Specifically, Chairman E provided defendant
26 ESPARZA and Councilmember A financial benefits in over a dozen trips
27 to casinos in Las Vegas and Australia. Between June 2014 and January
28 2018, defendant ESPARZA personally accepted at least approximately

1 \$32,000 in gambling chips, plus flights on private jets and
2 commercial airlines, stays at luxurious hotels, expensive meals and
3 alcohol, spa services, event tickets, and escort services from
4 Chairman E.

5 13. For example, on January 1, 2016, defendant ESPARZA,
6 Councilmember A, Chairman E, and Executive Director E, Chairman E's
7 right hand man, traveled to Australia (the "January 2016 Australia
8 trip"), where defendant ESPARZA and Councilmember A accepted
9 financial benefits from Chairman E, including private jet flights for
10 defendant ESPARZA, a \$10,980 commercial airline ticket for
11 Councilmember A, hotels, meals, alcohol, and other expenses. In
12 addition, Chairman E provided defendant ESPARZA and Councilmember A
13 casino chips, which defendant ESPARZA and Councilmember A cashed out
14 in Australian dollars.

15 14. After the January 2016 Australia trip, defendant ESPARZA
16 and Councilmember A discussed evading bank reporting requirements in
17 converting Australian dollars to American dollars in an effort to
18 conceal their financial relationship with Chairman E, to avoid law
19 enforcement detection, and to protect the CD-A Enterprise.
20 Specifically, on February 8, 2016 and February 9, 2016, defendant
21 ESPARZA and Councilmember A had a conversation via text message
22 regarding evading bank reporting requirements when converting
23 Australian dollars they received from Chairman E. Defendant ESPARZA
24 told Councilmember A about the exchange rate, adding: "They are
25 asking me for my drivers license and social security for IRS record.
26 Do you think it's fine to leave my info?" Councilmember A responded:
27 "No. Maybe we can change a little at a time...under 10 k in future."
28 Councilmember A also wrote: "Don't exchange if they are asking u for

1 all that info." Councilmember A later instructed defendant ESPARZA
2 by text message: "Go to the other place tomorrow and take 9 k. See if
3 they change 9 k without getting your social security number."
4 Councilmember A added: "Even if they take your social security, it
5 doesn't mean that they will report to irs. They probably will just
6 keep it for their records but not do anything with tax reporting."
7 Defendant ESPARZA responded: "Ok cool. I'll go tomorrow." Defendant
8 ESPARZA later wrote: "I exchanged 10k today. Will do another
9 tomorrow. If it's under 10k, they will not report."

10 15. Between approximately July 2014 and September 2014,
11 Chairman E, at Individual 1's urging and with defendant ESPARZA's
12 knowledge, facilitated the payment of \$600,000 to help Councilmember
13 A privately and confidentially resolve a sexual harassment lawsuit
14 filed against Councilmember A during the time Councilmember A was
15 facing re-election. Specifically, on June 7, 2013, a sexual
16 harassment lawsuit was filed against Councilmember A by a former CD-A
17 employee. Thereafter, Councilmember A, Chairman E, and Individual 1
18 orchestrated an arrangement whereby Chairman E secured \$600,000 in
19 collateral for Councilmember A to obtain a personal loan from a bank
20 for \$570,000 to privately pay the sexual harassment settlement and
21 legal fees and resolve it without publicly disclosing details.
22 Defendant ESPARZA and Executive Director E, on behalf of Chairman E,
23 facilitated the arrangement. Councilmember A expressed to defendant
24 ESPARZA the need to conceal this arrangement, including concealing
25 the fact that Chairman E was the source of the \$600,000 collateral.

26 16. In exchange for the \$600,000 collateral for Councilmember
27 A's personal loan, Chairman E asked for a series of benefits from
28 defendant ESPARZA and Councilmember A during the time Chairman E was

1 also supplying financial benefits to defendant ESPARZA and
2 Councilmember A.

3 17. For example, in 2014, to benefit Chairman E's reputation in
4 the City's business community, Councilmember A introduced and signed
5 a resolution before the City Council recognizing Chairman E for
6 Chairman E's achievements and contributions to the economy of CD-A,
7 which the City Council signed and adopted.

8 18. Most significantly, Chairman E provided bribes to defendant
9 ESPARZA and Councilmember A because, as the Chair of the PLUM
10 Committee and CD-A Councilmember, Councilmember A was poised to
11 significantly benefit Chairman E's desire and plans to redevelop
12 Property E and transform it into a 77-story skyscraper, making it the
13 tallest building west of the Mississippi River ("Project E").
14 Project E would require official acts from Councilmember A at various
15 stages of the City approval process.

16 19. On August 4, 2016, Councilmember A, Individual 1, senior
17 officials from the Planning Department, and senior CD-A staff members
18 met with Chairman E and his team to discuss Project E, including
19 Chairman E's interest in pursuing Transient Occupancy Tax ("TOT")
20 rebates, Transfer of Floor Area Rights ("TFAR"), and other incentives
21 from the City.

22 20. In or around August 2016, on a private jet flight back from
23 Las Vegas, Chairman E requested Councilmember A's assistance in
24 hiring a consultant on Project E. Thereafter, on August 15, 2016,
25 defendant ESPARZA texted Councilmember A regarding Project E:
26 "Reminder boss to decide what land use expediters you want to
27 recommend to the Chairman [E]."
28

1 21. On December 16, 2016, defendant ESPARZA forwarded an e-mail
2 to Councilmember A from City Staffer A-2, a CD-A staff member,
3 listing a number of consultants, writing: "Hi Boss, Here is the list
4 of land use consultants per [City Staffer A-2]'s past
5 recommendations. Chairman [E] would like us to schedule interviews
6 on Monday."

7 22. On April 27, 2017, in a telephone call between defendant
8 ESPARZA and Executive Director E, the two discussed a proposed
9 consultant for Project E. Defendant ESPARZA stated: "So, remember,
10 the Chairman [E] was gonna hire [a specific consultant]? ...
11 [Councilmember A] wanted me to tell the Chairman [E] not to hire him
12 anymore." When Executive Director E asked why, defendant ESPARZA
13 responded: "Because, ah, [Councilmember A] can't trust him ... he's
14 too loyal to another elected official.... So [Councilmember A]
15 doesn't think it's a good idea, it's not a good idea to, to put him
16 on the project."

17 23. Chairman E brought up Project E on numerous occasions in
18 the presence of defendant ESPARZA and Councilmember A. Chairman E,
19 through translation provided by Executive Director E, expressed to
20 Councilmember A that Chairman E wanted to build the tallest tower
21 west of the Mississippi. In response, Councilmember A expressed
22 support of the project.

23 24. On May 9, 2017, in a telephone call, defendant ESPARZA and
24 Executive Director E discussed the relationship between Chairman E
25 and Councilmember A. Executive Director E stated that Chairman E
26 expected to lay everything in front of Councilmember A at an upcoming
27 trip to Cabo San Lucas, which defendant ESPARZA understood to refer
28 to the assistance Chairman E expected from Councilmember A on Project

1 E. Executive Director E added that Chairman E was "going to make
2 [Councilmember A] think that, make it, otherwise Chairman [E] ask him
3 to, uh, pay back that \$600,000 already. Last night." When defendant
4 ESPARZA stated that "[Councilmember A]'s not going to do that
5 either," Executive Director E responded: "Chairman [E] will push
6 him." According to Executive Director E, Chairman E raised this
7 issue with Councilmember A the previous evening at the same time that
8 Chairman E told Councilmember A that Chairman E heard from multiple
9 sources that the FBI was looking into Councilmember A.

10 25. On May 9, 2017, in a telephone call between defendant
11 ESPARZA and another CD-A staffer, defendant ESPARZA stated: "Chairman
12 [E] should have all the leverage in the world [be]cause of what
13 [Councilmember A] owes [Chairman E]." Defendant ESPARZA meant that
14 Chairman E expected Councilmember A's assistance on Project E, or any
15 other requested assistance, from Councilmember A because of the
16 financial benefits Chairman E had provided to Councilmember A.

17 2. Project C Bribery Scheme

18 26. In the summer of 2016, Labor Organization A filed an appeal
19 requesting to suspend all activity to implement one of Developer C's
20 development projects, Project C, that required City approval until
21 Project C was brought into compliance with the requirements of the
22 California Environmental Quality Act ("CEQA") by correcting certain
23 deficiencies (the "appeal"). The appeal prevented Project C from
24 progressing through the rest of the City approval processes,
25 including approvals by the PLUM Committee and City Council.

26 27. Between August 2016 and July 2017, Developer C agreed to
27 fund a \$500,000 cash bribe designed to benefit Councilmember A,
28 through defendant ESPARZA and Justin Kim ("Kim"), in exchange for

1 Councilmember A's assistance on Project C. Developer C, through Kim,
2 initially provided \$400,000 in cash that Developer C intended for
3 Councilmember A between February and March 2017. Councilmember A
4 directed defendant ESPARZA to hold on to \$200,000 of the total bribe
5 payment for Councilmember A. Defendant ESPARZA and Kim each kept a
6 portion of the remaining \$200,000 bribe payment for themselves as
7 kickbacks for facilitating the bribe. In exchange, Developer C,
8 through Kim and defendant ESPARZA, sought to use Councilmember A's
9 influence as the Councilmember of CD-A and Chair of the PLUM
10 Committee to pressure Labor Organization A to withdraw, abandon, or
11 otherwise lose its appeal opposing Project C, thereby allowing the
12 project to move forward in its City approval process.

13 28. On September 1, 2016, defendant ESPARZA, Kim, and
14 Councilmember A had dinner together and then visited a Korean karaoke
15 establishment in Los Angeles. During the karaoke meeting, Kim asked
16 Councilmember A for assistance with the appeal on Project C, and
17 Councilmember A agreed to help. Kim then called Developer C and
18 asked him to join the group at karaoke, which Developer C did.

19 29. On September 2, 2016, defendant ESPARZA and Kim met for
20 lunch in Los Angeles. At Councilmember A's direction, defendant
21 ESPARZA expressed to Kim that Councilmember A would not help Project
22 C for free and that Councilmember A's help would require a financial
23 benefit in exchange for help ensuring Project C moved forward through
24 the City approval process.

25 30. On January 17, 2017, defendant ESPARZA, Councilmember A,
26 Kim, and Developer C's business associates met at Councilmember A's
27 City Hall office to discuss, among other things, Project C. During a
28 private meeting that included only defendant ESPARZA, Councilmember

1 A, and Kim, Kim again asked Councilmember A for assistance with the
2 appeal, and Councilmember A responded that he could help.

3 31. In or around January 2017, at the direction of
4 Councilmember A, defendant ESPARZA learned that resolving the appeal
5 on Project C would save Developer C an estimated \$30 million on
6 development costs.

7 32. In or around January 2017, based on conversations with
8 Councilmember A and Lobbyist C, defendant ESPARZA told Kim that it
9 would cost approximately \$1.2 million to \$1.4 million to get
10 Councilmember A to resolve the appeal and allow Project C to move
11 forward in the City approval process.

12 33. Between February 2, 2017 and February 10, 2017, defendant
13 ESPARZA had individual text message conversations with Councilmember
14 A and Kim, discussing the negotiation of the bribe payment and the
15 amount of the bribe payment from Developer C to Councilmember A.

16 34. In approximately February 2017, defendant ESPARZA and Kim
17 had discussions regarding the negotiation of the bribe amount. Kim
18 conveyed a counteroffer of \$500,000 cash from Developer C for
19 Councilmember A. Defendant ESPARZA then conveyed this counteroffer
20 to Councilmember A.

21 35. In approximately February 2017, defendant ESPARZA and Kim
22 met at a restaurant in Los Angeles to discuss the bribe amount.
23 Defendant ESPARZA and Kim discussed that Developer C agreed to pay
24 \$500,000 in cash in exchange for Councilmember A's assistance in
25 resolving the appeal so that Project C could move forward in the City
26 approval process, including approvals by the PLUM Committee and City
27 Council. Thereafter, defendant ESPARZA conveyed this agreed-upon
28 bribe payment amount to Councilmember A, stating specifically that

1 Councilmember A would get \$300,000 total and Kim would get \$200,000
2 total for facilitating the bribery scheme.

3 36. In approximately February and March 2017, defendant ESPARZA
4 and Councilmember A discussed the appeal. Councilmember A instructed
5 defendant ESPARZA to speak to Lobbyist C, a close associate of the
6 Executive Director of Labor Organization A. Subsequently,
7 Councilmember A told defendant ESPARZA that Councilmember A discussed
8 the appeal with Lobbyist C. Councilmember A conveyed to Lobbyist C
9 that Councilmember A would oppose the appeal in the PLUM committee.
10 Lobbyist C agreed to discuss the issue with the Executive Director of
11 Labor Organization A.

12 37. On February 14, 2017, defendant ESPARZA had a text message
13 conversation with Lobbyist C about setting up a private meeting
14 between Lobbyist C and Councilmember A. Specifically, defendant
15 ESPARZA wrote: "My boss [Councilmember A] asked if you guys can have
16 a one on one on Tuesday at 830am?... Just you and the Councilman."

17 38. On February 22, 2017, defendant ESPARZA had a text message
18 conversation with Lobbyist C about another private meeting at
19 Councilmember A's request. Specifically, defendant ESPARZA wrote:
20 "Hi [Lobbyist C], free tomorrow to meet? Councilman asked me to meet
21 with you." Lobbyist C responded: "Yea." Defendant ESPARZA then
22 replied: "I still need to talk to you one on one per my bosses
23 [Councilmember A] request." Lobbyist C responded: "No problem."

24 39. On March 1, 2017, defendant ESPARZA had a text message
25 conversation with Lobbyist C regarding the appeal. Specifically,
26 defendant ESPARZA asked: "Everything good?" Lobbyist C then replied:
27 "Think so, You?" Defendant ESPARZA responded: "Yes sir.. just
28 checking in."

1 40. On March 3, 2017, Lobbyist C sent defendant ESPARZA a text
2 message regarding the appeal on Project C, writing: "Appeal dropped
3 today." Defendant ESPARZA then informed Kim that Councilmember A had
4 held up Councilmember A's end of the bargain and helped resolve the
5 appeal.

6 41. On March 14, 2017, defendant ESPARZA and Councilmember A
7 met at Councilmember A's residence. Defendant ESPARZA told
8 Councilmember A that Developer C had provided \$400,000 in cash to
9 date, and that Developer C would provide the remaining \$100,000
10 later. Defendant ESPARZA stated that Kim had provided \$200,000 of
11 that cash to defendant ESPARZA. At the meeting, defendant ESPARZA
12 showed Councilmember A a liquor box filled with approximately
13 \$200,000 cash. Councilmember A told defendant ESPARZA to hold on to
14 and hide the money at defendant ESPARZA's residence until
15 Councilmember A asked for it. Defendant ESPARZA understood this was
16 because Councilmember A wanted to hide the money. Councilmember A
17 told defendant ESPARZA that defendant ESPARZA could have \$100,000 of
18 the \$300,000 total amount Councilmember A expected to receive from
19 Developer C.

20 42. In or around July 2017, defendant ESPARZA asked Executive
21 Director E to hold on to approximately \$250,000 in cash for defendant
22 ESPARZA because defendant ESPARZA feared that law enforcement would
23 search his residence and find the illicit cash. This cash was
24 comprised of the cash provided by Kim as part of the Project C
25 bribery scheme for Councilmember A and defendant ESPARZA and
26 additional cash defendant ESPARZA received from Chairman E and
27 Businessperson A, as discussed below. Executive Director E agreed to
28 hide the cash for defendant ESPARZA.

1 43. On December 28, 2017, defendant ESPARZA and Councilmember A
2 met at City Hall and, in Councilmember A's private bathroom,
3 discussed various topics, including defendant ESPARZA's interviews
4 with the FBI, and the cash bribe defendant ESPARZA was holding for
5 Councilmember A. Specifically, during that conversation,
6 Councilmember A stated: "And secondly, um, look, uh, I have a lot of
7 expenses now that with [Relative A-1] running, [Relative A-1]'s not
8 going to be working anymore. I'm gonna need money. Um, that is
9 mine, right? That is mine." Defendant ESPARZA understood that
10 Councilmember A was referring to the \$200,000 cash bribe payment from
11 Developer C via Kim that Councilmember A had asked defendant ESPARZA
12 to hide at defendant ESPARZA's residence. Defendant ESPARZA affirmed
13 the bribe money was for Councilmember A. Defendant ESPARZA and
14 Councilmember A agreed to wait until April 1, 2018, for defendant
15 ESPARZA to provide the \$200,000 cash owed to Councilmember A, to
16 allow some cooling off period after defendant ESPARZA's interviews
17 with the FBI in hopes that it would decrease the likelihood of law
18 enforcement discovering the cash. However, defendant ESPARZA never
19 gave Councilmember A the outstanding \$200,000 cash because defendant
20 ESPARZA was concerned about the FBI corruption investigation, so
21 instead defendant ESPARZA gave the money to Executive Director E to
22 hide.

23 3. Businessperson A Retainer Payment Scheme

24 44. Businessperson A was a business owner with businesses
25 operating in CD-A. Defendant ESPARZA and Councilmember A met
26 Businessperson A in approximately 2016 or 2017 through Chairman E and
27 Executive Director E. Businessperson A requested assistance from
28 defendant ESPARZA and Councilmember A to enhance Businessperson A's

1 financial prospects. Specifically, Businessperson A asked defendant
2 ESPARZA and Councilmember A to use their official positions to make
3 introductions to developers and advocate that such developers use
4 Businessperson A's business.

5 45. In order to facilitate this scheme, Businessperson A
6 provided defendant ESPARZA retainer payments for his services.
7 Specifically, from approximately January 2017 to June 2017, defendant
8 ESPARZA accepted approximately \$8,000 to \$10,000 in cash from
9 Businessperson A on a monthly basis in exchange for defendant ESPARZA
10 arranging meetings for Businessperson A with developers in the City.
11 On several occasions, Businessperson A provided the cash to defendant
12 ESPARZA in the bathroom during meetings in restaurants.

13 4. Businessperson A Funds June 2017 Las Vegas Trip

14 46. On or around June 1, 2017, defendant ESPARZA traveled to
15 Las Vegas with, among others, Businessperson A, then CD-12
16 Councilmember Mitchell Englander, City Staffer B, Lobbyist A, and
17 Developer A (the "June 2017 Las Vegas trip"). During the June 2017
18 Las Vegas Trip, defendant ESPARZA, Englander, City Staffer B, and
19 others each received at least the following benefits directly or
20 indirectly (via hotel "comps") from Businessperson A: a hotel room at
21 a Las Vegas Casino and Hotel, transportation to and from the hotel,
22 casino chips to gamble, dinner and drinks at the hotel restaurant
23 totaling approximately \$2,481 (for the group), bottle service at a
24 nightclub for which Businessperson A paid approximately \$25,000 and
25 Developer A paid an approximately additional \$10,000 (for the group
26 and others).

27 47. After the group returned to their hotel in the early
28 morning of June 2, 2017, Businessperson A told defendant ESPARZA and

1 Englander that Businessperson A was going to order female escorts to
2 come to their hotel. When two escorts arrived to the hotel,
3 Businessperson A paid approximately \$300-400 in cash for the escorts'
4 services for Businessperson A and defendant ESPARZA and instructed
5 one of the escorts to go to Englander's hotel room to provide him
6 escort services.

7 48. On or about June 5, 2017, defendant ESPARZA and
8 Councilmember A discussed the June 2017 Las Vegas trip in a telephone
9 call. Specifically, Councilmember A asked about the use of escorts
10 during the trip, referring to "girls" that defendant ESPARZA and
11 Businessperson A sent to Englander. Defendant ESPARZA confirmed the
12 use of escorts during the trip.

13 **C. FBI's Interviews of Defendant ESPARZA**

14 49. On June 20, 2017, the FBI interviewed defendant ESPARZA
15 regarding a public corruption investigation. At the beginning of
16 this interview, defendant ESPARZA was advised that lying to the FBI
17 was a crime. During the interview, defendant ESPARZA falsely stated
18 that he had no knowledge of any City official helping on a project in
19 exchange for money, gifts, or campaign contributions. During the
20 interview, the FBI told defendant ESPARZA there was a Grand Jury
21 investigation and asked defendant ESPARZA not to reveal the interview
22 to others because it may negatively impact the federal investigation.
23 Defendant ESPARZA told the FBI he understood he should not reveal
24 such information to others.

25 50. Nevertheless, on June 20, 2017, the same day as his first
26 FBI interview, and in the days shortly thereafter, defendant ESPARZA
27 disclosed to numerous associates, including Councilmember A, Kim, and
28 Executive Director E, that he was interviewed by the FBI. For

1 example, on June 20, 2017, defendant ESPARZA told Councilmember A
2 about his interview with the FBI. Councilmember A was worried that
3 the FBI would ask questions about Businessperson A and Chairman E.
4 Councilmember A instructed defendant ESPARZA not to tell anyone that
5 defendant ESPARZA disclosed information to Councilmember A about the
6 FBI interview.

7 51. On July 1, 2017, the FBI again interviewed defendant
8 ESPARZA. At the beginning of this interview, defendant ESPARZA was
9 advised that lying to the FBI was a crime. During the second FBI
10 interview, defendant ESPARZA falsely stated that: (1) other than the
11 June 2017 Las Vegas trip with then-Councilmember Englander, defendant
12 ESPARZA was not aware of any chip sharing with any other
13 councilmember in Las Vegas; (2) Councilmember A told defendant
14 ESPARZA to be cooperative with and not hide information from the FBI;
15 (3) Executive Director E had no City business with defendant ESPARZA;
16 (4) Kim did not have City business with defendant ESPARZA; and (5)
17 defendant ESPARZA did not know of anyone paying money to City
18 officials.

19 52. On July 12, 2017, defendant ESPARZA and Kim met in person
20 in a car near defendant ESPARZA's residence, and then drove around in
21 the car. During this meeting, defendant ESPARZA and Kim discussed
22 the content of their recent respective FBI interviews, in which both
23 defendant ESPARZA and Kim lied to the FBI and deliberately failed to
24 disclose information regarding the Project C bribery scheme. During
25 this meeting, Kim asked if defendant ESPARZA wanted the remaining
26 \$100,000 from Developer C. Due to defendant ESPARZA's concern that
27 the FBI investigation was closing in on him and Councilmember A,
28

1 defendant ESPARZA declined to take possession of the outstanding
2 bribery money at that time.

3 **D. Defendant ESPARZA's Concealment of Benefits**

4 53. Defendant ESPARZA did not report any of the financial
5 benefits from Chairman E, Developer C, Kim, or Businessperson A as
6 gifts on his applicable Form 700s.

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From: [REDACTED]
 Sent: [REDACTED]
 To: [REDACTED]
 Subject: RE(3): LA City Councilman Jose Huizar Fundraiser at JMBM on September 9, 2015. Topic: The Challenges of Development in LA
 Importance: High
Dear Dr. Carson,

The attached is respectfully resubmitted to HUD, under new administration, as a reminder for code enforcement. All prior correspondence from the undersigned can be found under fairhousing@usdoj.gov.

Thank you,

-----Original Message-----

Sent: Thursday, December 29, 2016 11:30 AM
To: 'bryan.greene@hud.gov'; 'Fairhousing@usdoj.gov'; 'Anne.Quesada@hud.gov'; 'Kenneth.J.Carroll@hud.gov'; 'Renaee.M.Campbell@hud.gov'; 'Susan.M.Sheftel@hud.gov'; 'David.Ziaya@hud.gov'; 'Jesse.Webster@hud.gov'; 'Paul.E.Smith@hud.gov'; 'Stephen.J.Cogswell@hud.gov'; 'damon.y.smith@hud.gov'; 'Helen.R.Kanovsky@hud.gov'; 'Tonya.T.Robinson@hud.gov'; 'Jeanine.Worden@hud.gov'; 'Gustavo.Velasquez@hud.gov'; 'Robert.E.Mulderig@hud.gov'; 'nathanael.r.hill@hud.gov'; 'debbie.l.harmon@hud.gov'; 'claudia.l.lopez@hud.gov'; 'kdiaz@comptroller.nyc.gov'
Subject: RE(3): LA City Councilman Jose Huizar Fundraiser at JMBM on September 9, 2015. Topic: The Challenges of Development in LA
Importance: High

Dear Sirs/Madams:

In accordance with 57 CFR 296, the following & attached letter needs to be released by HUD as soon as possible, to the following recipients:

Los Angeles City Hall
 c/o George E. Esparza, Jose Huizar
 200 N. Spring St., Room 465
 Los Angeles, CA 90012

Tel.: (213) 473-7014
 Fax: (213) 847-0680

Fidelity National Title Group
 c/o Emily Gordon
 6601 Frances Street
 Omaha, NE 68106

Tel.: (402) 498-7000, (877) 737-6521, (888) 453-4095
 Fax: (402) 498-7898

Cache Valley Bank
 West RADC 2010-2 LLC
 c/o Brett Greene
 101 North Main
 Logan, UT 84321

Tel.: (435) 753-3020

**NOTICE OF NON COMPLIANCE TO THE US FAIR HOUSING ACT
 VOLUNTARY COMPLIANCE, 28 CFR Ch. I, §50.3 (l)(c)
 57 CFR 296**

The Department of Housing and Urban Development (HUD) administers the Fair Housing Act (the Act). The Department has completed its investigation of the subject complaint, which was filed under the Act. Informal efforts to resolve the case during the investigation were unsuccessful.

The DOJ has power to file a formal investigation\charges for financial damages in relation to the Fair Housing Act. (DOJ Office of Public Affairs Friday, June 28, 2013; 13-739 Title VI of the Civil Rights Act of 1964, and the Federal Fair Housing Act)

This case is based upon Official Records related to real property. Not including the statements in the records verbatim, constitutes tampering with evidence. The 17 December 2013 HUD letter does not include verbatim statements, therefore they are included hereunder. The determination is revised to include statements in evidence verbatim, and not paraphrasing. (18 USC 1512(b)(c); 18 USC 1001). The following cases have been cited in the County where the Complainant lives:

- In 1964, President Lyndon B. Johnson enacted the US Fair Housing Act.

SPP / ENV-2008-2263-CE. A letter to City Council followed on 11 September 2015.

From 15 October 2015 to 23 May 2016, I received numerous e-mail requests to donate to various Democrat public officials, including \$27,000 'pay for play' to Hillary Clinton who on 8 November 2016 won California's 55 Electoral College but overall lost to Donald Trump's 290 Electoral College.

-----Original Message-----

From: george.e.esparza [mailto:george.e.esparza@gmail.com]
Sent: Saturday, April 30, 2016 4:51 PM

Subject: Hillary Clinton Event hosted by Councilmember Jose Huizar

Councilmember Jose Huizar invites you to a private and intimate conversation with Hillary Rodham Clinton. Secretary Clinton will speak on her current race for the presidency and the important issues facing the nation, our state and Los Angeles.

Thursday, May 5th
Location (Address to be provided upon RSVP)
Early Afternoon (Exact Time TBD)

Champion
 \$2,700

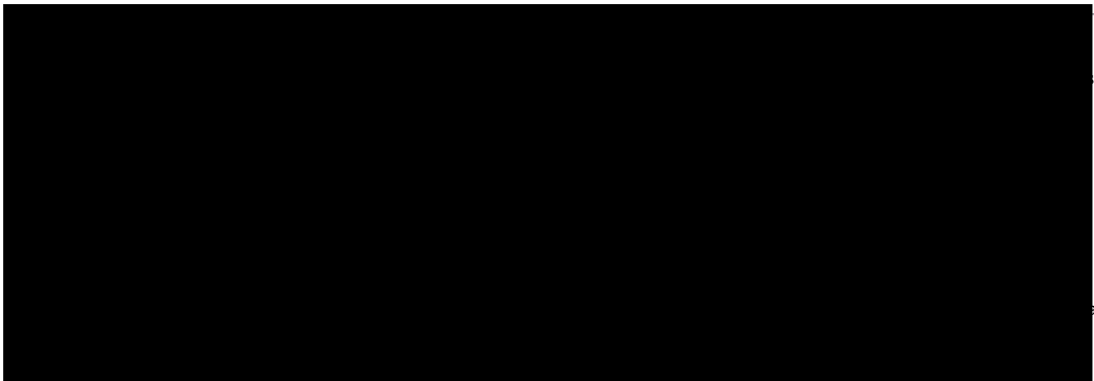
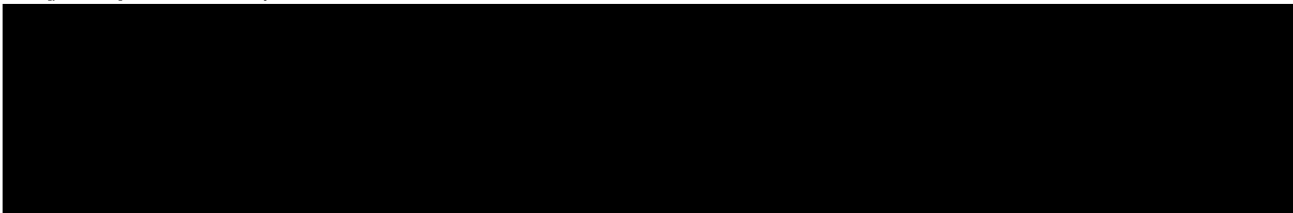
Co-Host
 Raise \$10,000
 (Includes photo with Hillary)

Host
 Raise \$27,000
 (Includes Host reception with Hillary and membership in Hillary For America Finance Committee)

I hope you will join Councilmember Jose Huizar in supporting Hillary for America. This event is expected to reach capacity, so please reply as soon as possible if you can join us. Please see attached flyer for information. Thank you for your generous support. Please RSVP to this email.

Please click on the link to make your contribution.
<https://www.hillaryclinton.com/events/tickets/4C5Q26QSMQ4KVX2Q/?raiser=589674>
 Most Appreciated,
 George Esparza
 Cell: [562-305-5579](tel:562-305-5579)

On 7 November 2016 after 30 million early Presidential election votes were tabulated, I receive the Mount Washington Glassell Park Specific Plan Compliance for Lowell Theard of **Lot 30 of Tract 4417** (attached .jpgs). Note that no appeal was filed by me up to the 18 November deadline as it would be a Title VI & VIII violation, with [potential] bilateral retaliatory effects.



doj.gov;

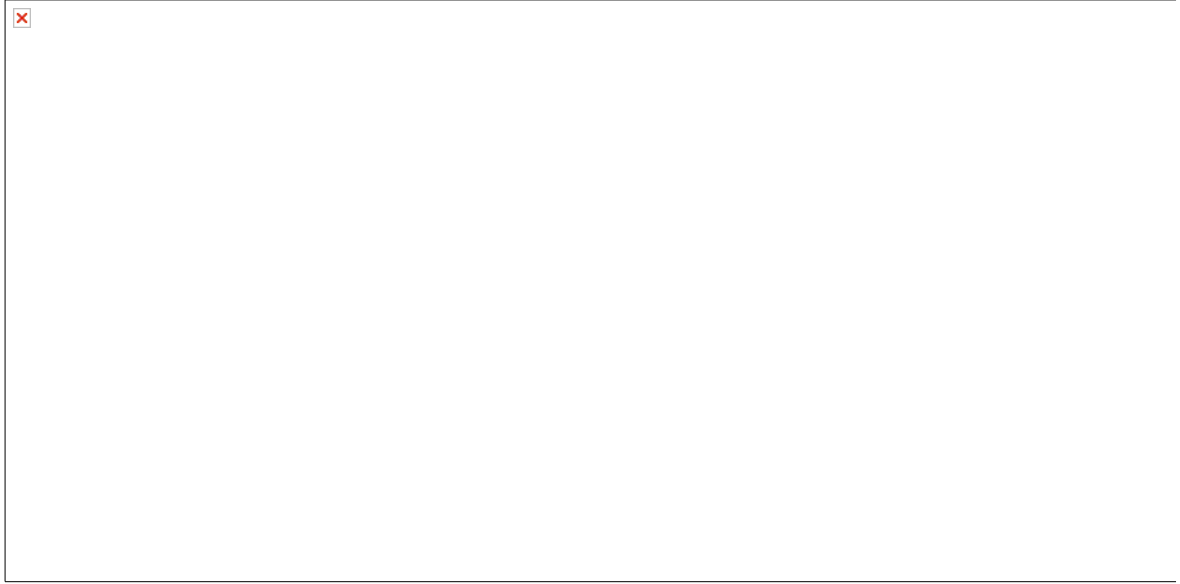
amily

There was

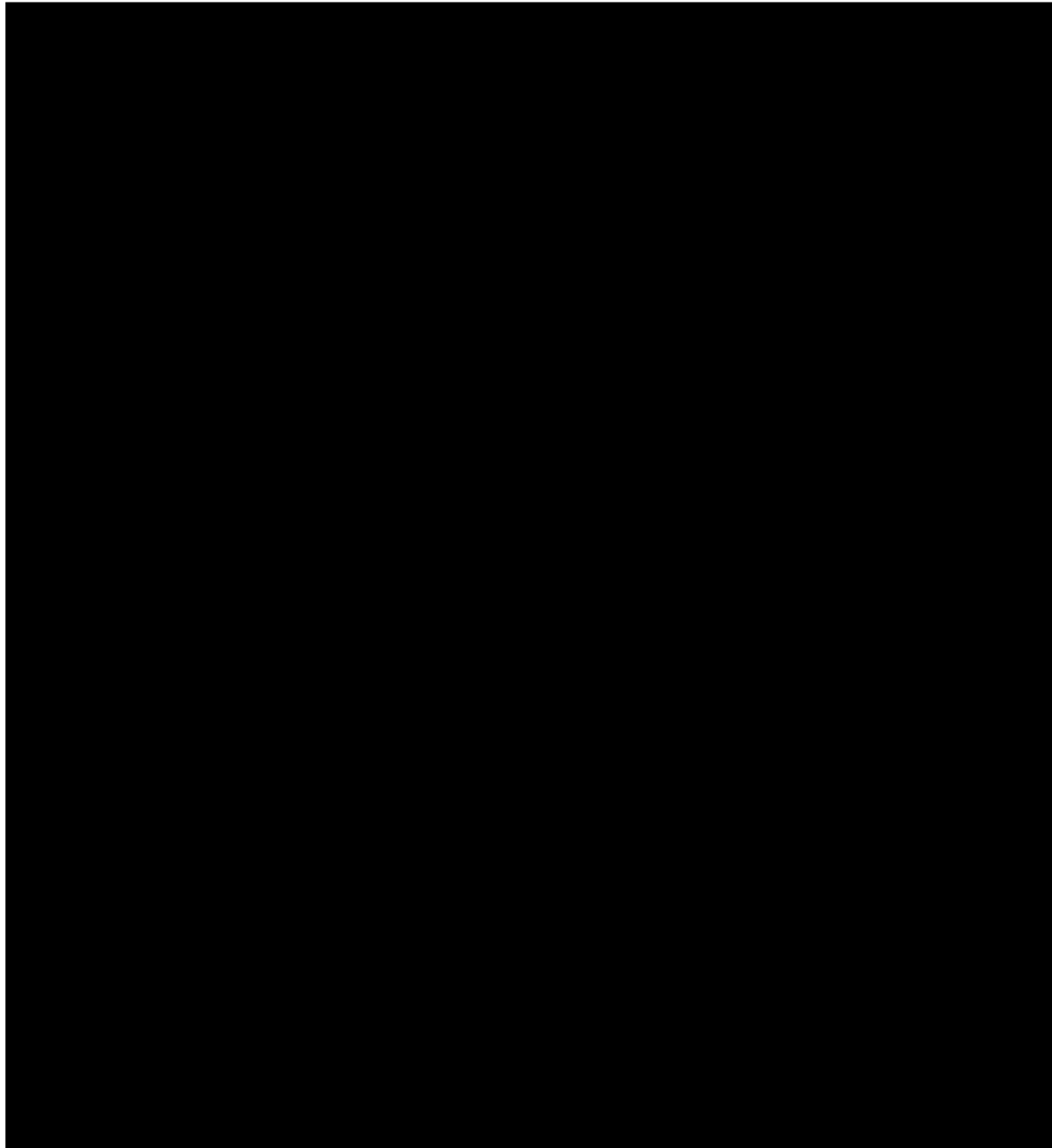
no application for a zoning variance:

R1-1 Limitation	Per Building Plan	Compliant (Yes/No)
3,200 sq. ft. maximum house area	2,975 sq. ft.	YES
45' maximum building height	36'6"	YES
20' minimum road access	20' surveyed road access	YES
1,000 cu. yd. maximum grading	3 cu. yd.	YES

The City's Zoning Information and Map Access system denotes the subject property only as 1538 Randall Court:



The Tract 4417 surveyed in 1964 is attached (A) denoting that the subject property **abuts Randall Court, and is 10-feet away from Killarney Ave.** In the 1960's when the property was surveyed & recorded, hillsides in Los Angeles had restrictive covenants whereby Jews, Blacks and Armenians could not own the property, nor receive benefits from the property.





-----Original Message-----

Sent: Tuesday, September 29, 2015 5:28 AM

To: 'Shawn Kuk'

Cc: 'ondrea.tye@lacity.org'; 'michael.logrande@lacity.org'; 'dakara.smith@lacity.org'; 'ken.gill@lacity.org'; 'dan.scott@lacity.org'; 'lynda.smith@lacity.org'; 'shana.bonstin@lacity.org'; 'cherry.yap@lacity.org'; 'Jimmy.Anguiano@lacity.org'; 'george.esparza@lacity.org'; 'ed.p.reyesla@gmail.com'

Subject: FW: LA City Councilman Jose Huizar Fundraiser at JMBM on September 9, 2015. Topic: The Challenges of Development in LA

Hello Shawn,

The City Planning staff that have been empowered to collectively release the attached permit are cc'd as follows:

- Daniel Scott, Principal City Planner, (213) 978-1182
- Lynda Smith, City Planner, (213) 978-1196
- Shana Bonstin, Senior City Planner, (213) 978-1217
- Ondrea Tye, Planning Assistant, (213) 978-1197
- Michael LoGrande, Building and Safety, (213) 978-1271
- Dakari Smith, Building and Safety, (213) 202-5415
- Ken Gill, Building and Safety
- Cherry Yap, Clerk, (213) 978-1164
- Jimmy Anguiano, Project Manager (retired), (213) 978-1212

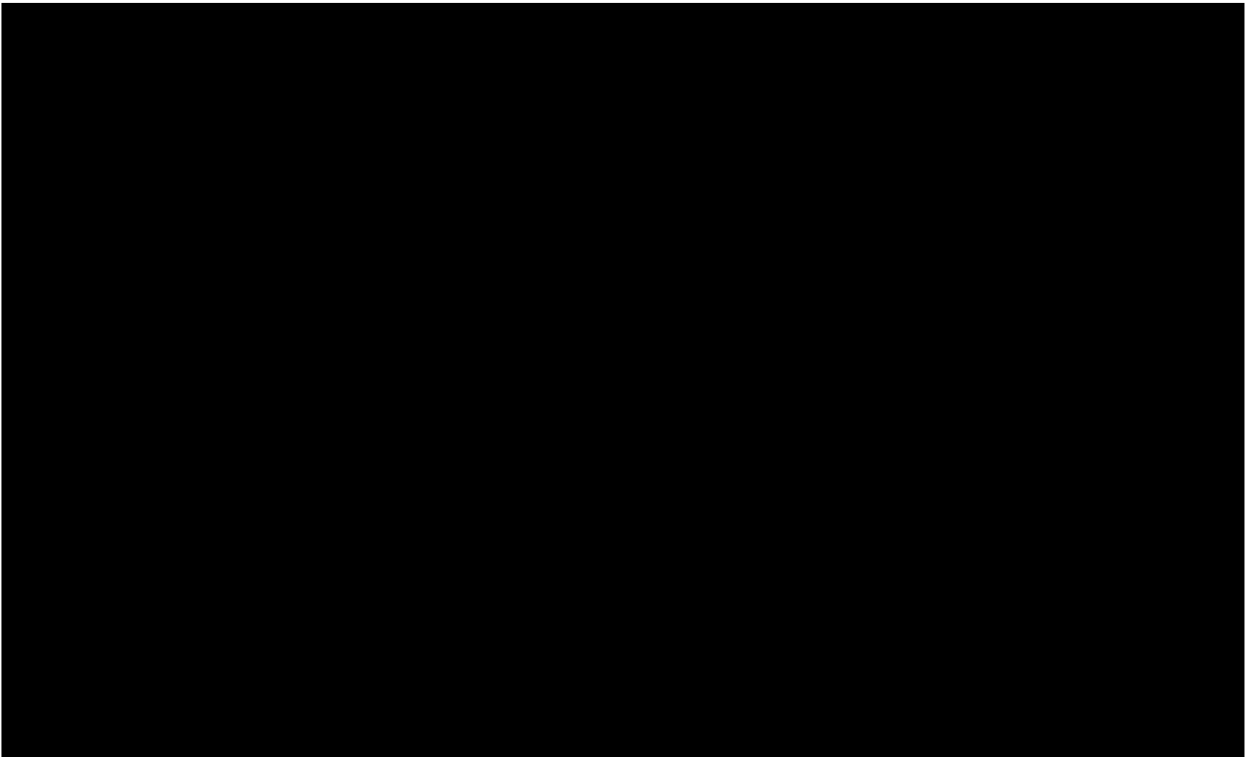


for release:

1538 Randall Court 90065, DIR-2015-2262-SPP / ENV-2015-2263-CE (permit no. 08010-10000-01335)

reference;

- 1539 Randall Court 90065, DIR-2013-597-SPP / ENV-2013-598-CE
- 841 Moon 90065, DIR-2005-5058-SPP / ENV-2005-5059-CE
- 1448 Randall Court 90065, DIR-2007-0457-SPP / ENV-2007-0458-CE
- 4217 Scandia Way 90065, DIR-2004-5241-SPP / ENV-2004-5242-CE



I've been asked to follow up with you. Not certain why your permit issuance has been delayed. If you can provide the contact information for the person you've been working with at Building/Safety, I can follow up. Thank you.

Shawn Kuk
Planning Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-5962 office | (213) 847-0680 fax
shawn.kuk@lacity.org

For regular updates and to sign up for our E-Newsletter, please visit our updated [Jose Huizar CD 14 website](#). Click on the icons below to follow us on Twitter, Facebook, and YouTube



----- Forwarded message -----

From: **George Esparza** <george.esparza@lacity.org>
Date: Thu, Sep 17, 2015 at 11:36 AM
Subject: Fwd: LA City Councilman Jose Huizar Fundraiser at JMBM on September 9, 2015. Topic: The Challenges of Development in LA
To: Shawn Kuk <shawn.kuk@lacity.org>

See below. the CM met this guy at an event. Not sure what he needs help with.



-----Original Message-----

From: Reznik, Benjamin M. [mailto:BMR@jmbm.com]
Sent: Tuesday, August 18, 2015 5:02 PM
Subject: LA City Councilman Jose Huizar Fundraiser at JMBM on September 9, 2015. Topic: The Challenges of Development in LA

--
George E. Esparza
Special Assistant to the Councilmember
Office of Councilmember Jose Huizar
Los Angeles City Council, District 14
200 N. Spring St, Rm 465
[\(213\) 473-7014](tel:(213)473-7014)