CALIFORNIA FORM **700**
FAIR POLITICAL PRACTICES COMMISSION
A PUBLIC DOCUMENT

STATEMENT OF ECONOMIC INTERESTS

CG

COVER PAGE

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FAIR POLITICAL
PRACTICES COMMISSION
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Please type or print in ink.

NAME OF FILER (LAST)	(FIRST)	(MIDDLE)
PATEL	BART	

1. Office, Agency, or Court

Agency Name *(Do not use acronyms)*
CITY OF EL MONTE

Division, Board, Department, District, if applicable: EL MONTE CITY COUNCIL

Your Position: MAYOR PRO TEMPORE

► If filing for multiple positions, list below or on an attachment. *(Do not use acronyms)*

Agency: SEE ATTACHED LISTING Position: _____

2. Jurisdiction of Office *(Check at least one box)*

- ☐ State
- ☐ Multi-County _____
- ☑ City of EL MONTE
- ☐ Judge or Court Commissioner (Statewide Jurisdiction)
- ☑ County of LOS ANGELES
- ☐ Other _____

3. Type of Statement *(Check at least one box)*

☑ **Annual:** The period covered is January 1, 2014, through December 31, 2014.

-or-

The period covered is ____/____/_____, through December 31, 2014.

☐ **Assuming Office:** Date assumed ____/____/_____

☐ **Leaving Office:** Date Left ____/____/_____ *(Check one)*

○ The period covered is January 1, 2014, through the date of leaving office.

○ The period covered is ____/____/_____, through the date of leaving office.

☐ **Candidate:** Election year _____ and office sought, if different than Part 1: _____

4. Schedule Summary

Check applicable schedules or "None."

► Total number of pages including this cover page: 5

- ☐ **Schedule A-1** - *Investments* – schedule attached
- ☒ **Schedule A-2** - *Investments* – schedule attached
- ☒ **Schedule B** - *Real Property* – schedule attached
- ☐ **Schedule C** - *Income, Loans, & Business Positions* – schedule attached
- ☐ **Schedule D** - *Income – Gifts* – schedule attached
- ☐ **Schedule E** - *Income – Gifts – Travel Payments* – schedule attached

-or-

☐ **None** - *No reportable interests on any schedule*

5. [redacted]

[redacted] herein and in any attached schedules is true and complete. I ackn[redacted]

I certify under penalty of perjury under the laws of the State of [redacted]

Date Signed 3/31/2015
(month, day, year)

SCHEDULE A-2
Investments, Income, and Assets of Business Entities/Trusts
(Ownership Interest is 10% or Greater)

CALIFORNIA FORM 700
FAIR POLITICAL PRACTICES COMMISSION

Name: Bart Patel

▶ 1. BUSINESS ENTITY OR TRUST

Name: MAJhiv, inc dba America's Best

Address (Business Address Acceptable): 12040 Garvey Ave. El Monte, CA. 91732

Check one
- [ ] Trust, go to 2
- [x] Business Entity, complete the box, then go to 2

GENERAL DESCRIPTION OF THIS BUSINESS: Hospitality

FAIR MARKET VALUE
- [ ] $0 - $1,999
- [ ] $2,000 - $10,000
- [ ] $10,001 - $100,000
- [x] $100,001 - $1,000,000
- [ ] Over $1,000,000

IF APPLICABLE, LIST DATE:
__/__/14 ACQUIRED
__/__/14 DISPOSED

NATURE OF INVESTMENT
- [ ] Partnership
- [ ] Sole Proprietorship
- [x] Inc. (Other)

YOUR BUSINESS POSITION: Manager

▶ 2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)

- [ ] $0 - $499
- [ ] $500 - $1,000
- [ ] $1,001 - $10,000
- [x] $10,001 - $100,000
- [ ] OVER $100,000

▶ 3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF $10,000 OR MORE (Attach a separate sheet if necessary.)

- [ ] None or
- [ ] Names listed below

100% Business Net Operation

▶ 4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST

Check one box:
- [ ] INVESTMENT
- [x] REAL PROPERTY

Name of Business Entity, if Investment, or Assessor's Parcel Number or Street Address of Real Property: BP AP FLP

Description of Business Activity or City or Other Precise Location of Real Property: Real Estate Holdings

FAIR MARKET VALUE
- [ ] $2,000 - $10,000
- [ ] $10,001 - $100,000
- [x] $100,001 - $1,000,000
- [ ] Over $1,000,000

IF APPLICABLE, LIST DATE:
__/__/14 ACQUIRED
__/__/14 DISPOSED

NATURE OF INTEREST
- [x] Property Ownership/Deed of Trust
- [ ] Stock
- [ ] Partnership
- [ ] Leasehold ____ Yrs. remaining
- [ ] Other

- [ ] Check box if additional schedules reporting investments or real property are attached

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▶ 1. BUSINESS ENTITY OR TRUST

Name:

Address (Business Address Acceptable):

Check one
- [ ] Trust, go to 2
- [ ] Business Entity, complete the box, then go to 2

GENERAL DESCRIPTION OF THIS BUSINESS:

FAIR MARKET VALUE
- [ ] $0 - $1,999
- [ ] $2,000 - $10,000
- [ ] $10,001 - $100,000
- [ ] $100,001 - $1,000,000
- [ ] Over $1,000,000

IF APPLICABLE, LIST DATE:
__/__/14 ACQUIRED
__/__/14 DISPOSED

NATURE OF INVESTMENT
- [ ] Partnership
- [ ] Sole Proprietorship
- [ ] (Other)

YOUR BUSINESS POSITION:

▶ 2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)

- [ ] $0 - $499
- [ ] $500 - $1,000
- [ ] $1,001 - $10,000
- [ ] $10,001 - $100,000
- [ ] OVER $100,000

▶ 3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF $10,000 OR MORE (Attach a separate sheet if necessary.)

- [ ] None or
- [ ] Names listed below

▶ 4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST

Check one box:
- [ ] INVESTMENT
- [ ] REAL PROPERTY

Name of Business Entity, if Investment, or Assessor's Parcel Number or Street Address of Real Property:

Description of Business Activity or City or Other Precise Location of Real Property:

FAIR MARKET VALUE
- [ ] $2,000 - $10,000
- [ ] $10,001 - $100,000
- [ ] $100,001 - $1,000,000
- [ ] Over $1,000,000

IF APPLICABLE, LIST DATE:
__/__/14 ACQUIRED
__/__/14 DISPOSED

NATURE OF INTEREST
- [ ] Property Ownership/Deed of Trust
- [ ] Stock
- [ ] Partnership
- [ ] Leasehold ____ Yrs. remaining
- [ ] Other

- [ ] Check box if additional schedules reporting investments or real property are attached

Comments:

CALIFORNIA FORM **700**
FAIR POLITICAL PRACTICES COMMISSION

Name: Bart Patel

SCHEDULE B
Interests in Real Property
(Including Rental Income)

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS
12040 Garvey Ave.

CITY
El Monte CA. 91732

FAIR MARKET VALUE
- ☐ $2,000 - $10,000
- ☐ $10,001 - $100,000
- ☐ $100,001 - $1,000,000
- ☒ Over $1,000,000

IF APPLICABLE, LIST DATE:
___/___/14 ACQUIRED ___/___/14 DISPOSED

NATURE OF INTEREST
- ☒ Ownership/Deed of Trust
- ☐ Easement
- ☐ Leasehold _____ Yrs. remaining
- ☐ _____ Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED
- ☐ $0 - $499
- ☐ $500 - $1,000
- ☐ $1,001 - $10,000
- ☐ $10,001 - $100,000
- ☐ OVER $100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of $10,000 or more.
☐ None

1w/o Business Net operating

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS

CITY

FAIR MARKET VALUE
- ☐ $2,000 - $10,000
- ☐ $10,001 - $100,000
- ☐ $100,001 - $1,000,000
- ☐ Over $1,000,000

IF APPLICABLE, LIST DATE:
___/___/14 ACQUIRED ___/___/14 DISPOSED

NATURE OF INTEREST
- ☐ Ownership/Deed of Trust
- ☐ Easement
- ☐ Leasehold _____ Yrs. remaining
- ☐ _____ Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED
- ☐ $0 - $499
- ☐ $500 - $1,000
- ☐ $1,001 - $10,000
- ☐ $10,001 - $100,000
- ☐ OVER $100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of $10,000 or more.
☐ None

* You are not required to report loans from commercial lending institutions made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER*
City of El Monte

ADDRESS *(Business Address Acceptable)*
11333 Valley Blvd. El Monte 91731

BUSINESS ACTIVITY, IF ANY, OF LENDER
El Monte Housing Authority

INTEREST RATE: 5 %
☐ None

TERM (Months/Years): 25 years

HIGHEST BALANCE DURING REPORTING PERIOD
- ☐ $500 - $1,000
- ☐ $1,001 - $10,000
- ☐ $10,001 - $100,000
- ☐ OVER $100,000

Balance Ø

☐ Guarantor, if applicable

Loan fully paid on 8/8/2014. Please See Attached Letter and Exhibits.

NAME OF LENDER*

ADDRESS *(Business Address Acceptable)*

BUSINESS ACTIVITY, IF ANY, OF LENDER

INTEREST RATE: ____ %
☐ None

TERM (Months/Years)

HIGHEST BALANCE DURING REPORTING PERIOD
- ☐ $500 - $1,000
- ☐ $1,001 - $10,000
- ☐ $10,001 - $100,000
- ☐ OVER $100,000

☐ Guarantor, if applicable

Comments:

March 31, 2015

To: California Fair Political Practices Commission

In regards to form 700, schedule B please see the attached 2 Exhibits.

Exhibit # 1. Letter dated August 19, 2014 from AmeriNational Community shows that the city loan was paid in full 7 years before maturity.

Exhibit #2. Letter dated December 29, 1997 showing the city council restructured 2 loans into One.

With regards,

[redacted]

Exhibit #1

AMERINATIONAL COMMUNITY SERVICES, INC.

August 19, 2014

Bharat Patel
PO Box 6136
El Monte, CA 91734

Subject: Paid Off Loan – Account# 3551003355
Property Address: 12040 Garvey Ave, El Monte, CA 91731

Dear Borrower:

This letter is to advise you that the loan was paid in full on August 13, 2014. Please find our company check, check number 1167354 in the amount of $633.73, which is the overpayment of your loan.

It has been a pleasure servicing your loan.

Sincerely,

Maria Alvarez

Maria Alvarez
Reconveyance Representative

Exhibit #2

CITY OF EL MONTE

COMMUNITY DEVELOPMENT DEPARTMENT
11333 VALLEY BOULEVARD • EL MONTE, CA 91731-3293
(626) 580-2070 • FAX: (626) 580-2293

December 29, 1997

United States Escrow
Attn.: Olga Zamora
8121 E. Florence Avenue
Downey, CA 90240

Dear Ms. Zamora:

Subject: Preparation of Loan Documents Commercial Loan between B.T. Patel and the City of El Monte

Attached for your review is a staff report detailing the terms of the abovementioned loan between B.T. Patel and the City of El Monte. The El Monte City Council approved the restructuring of two (2) loans into one which calls for re execution of a new promissory note and deed of trust. Also, we need to prepare the documents needed to request a full reconveyance for the two (2) outstanding loans (see attached deeds of trust and promissory notes).

If you have additional questions regarding this matter, please do not hesitate to contact me at (626)580-2077.

Sincerely,

Tranda G. Drumwright
Housing Manager

Attachments

C: Harold Johanson, Acting City Administrator
Juan Mireles, Acting Community Development Director
Bharat Patel, Operations Executive-Super 8 Motel

TGD/lgb

Bart Patel: Form 700, Statement of Economic Interests

Other Agencies:

1) City of El Monte

a. El Monte Public Financing Authority Agency
b. El Monte Public Facility Corporation
c. El Monte Housing Authority Agency
d. El Monte Water Authority

2) (COG) San Gabriel Valley Council of Governments
3) San Gabriel Valley Economic Partnership of Commerce and Cities
4) (ACE) Alameda Corridor East Gateway to America Construction Authority