

Communication from Public

Name: Daisy L. Villa (Social Equity Applicant)

Date Submitted: 03/16/2021 09:02 AM

Council File No: 00-9999

Comments for Public Posting: I call into question the surprising and suspicious reversal of authorization of NEWMARK KNIGHT FRANK, initiated by Senior Managing Director Steven Salas. The PLUM Committee deserves to know the history of the relationship between 1051 S BROADWAY AND HOPE LLC, including a previously executed lease and a potential timeline for initiation of a new lease. See attached documents for evidence.

March 16, 2021

Re: Response to Steven Salas' Public Comment "Void Signature on PCN Application #LA-P-19-310325-R-APP"

To: The Honorable Members of the PLUM Committee,

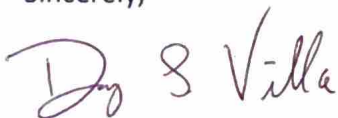
I have reviewed the public comment recommending the voiding of my PCN Application (Council File 21-0420-S13) by Steven Salas, Senior Managing Director at NEWMARK KNIGHT FRANK. It is surprising and suspicious for reasons I will make clear below. I feel compelled to respond with the intent to provide transparency and clarity on the course of events.

With the help of investors, 1051 S BROADWAY AND HOPE LLC executed a signed lease agreement with NEWMARK KNIGHT FRANK in place for approximately six (6) months in 2019-2020. Due to the unexpected investigation and suspension of the entire PCN process for an unknown period of time, continued payment of the lease was not tenable. I had the intention to sign a new agreement once the process resumed and communicated this with both Senior Managing Director Steven Salas and Executive Vice President David Chiprut. Throughout my communications with them, most recently earlier this month (see attached—email history), it was made clear that there is no current long-term lease holder on the property. Furthermore, at the time of obtaining Mr. Salas' signature, he indicated that a short-term agreement was in place until March 2021 and that I would have the opportunity to obtain the lease at that time.

On March 9, 2021, Executive Vice President Daniel Chiprut stated that the property would be available, "potentially in July [,] there is a tenant on contingencies", and provided me the properties' marketing flyer in that same communication. I have reason to believe that the contingencies are directly referring to whether or not the current short-term lease payee, 'Green Qween', is selected for licensure. Specifically, that if not selected for licensure, the property would become available for lease. It is not clear what exactly happened in the last week that would cause this change of heart, but it is clear that this development seeks to undermine my application.

As a first-round PCN Social Equity applicant, I honor the power and role of the PLUM Committee to provide a fair and equitable opportunity for disadvantaged communities (e.g. Latinx Women) to participate in the application process. I urge the Committee to not void my application and to provide me the opportunity to be judged fairly and without partiality. I am prepared to once again pay a lease at 1051 S. Broadway or modify my application with another property within the authorized zone.

Sincerely,

A handwritten signature in dark ink that reads "Daisy L. Villa". The signature is written in a cursive, flowing style.

Daisy L. Villa

From: daisy Villa daisyvilla1@icloud.com
Subject: Re: 1051 S Broadway
Date: Mar 9, 2021 at 3:43:54 PM
To: Daniel Chiprut daniel@cag-re.com
Cc: Salas, Steven Steve.Salas@ngkf.com

[Thank you both.. I will be in touch.]

Sent from my iPhone

On Mar 9, 2021, at 1:01 PM, Daniel Chiprut <daniel@cag-re.com> wrote:

Hi potentially in July there is a tenant on contingencies
Here is the flyer for more info [https://www.dropbox.com/s/sj9fzaylnbush02/1051%20S%20Broadway-For%20Lease-Flyer-v4-lr.pdf?
dl=0](https://www.dropbox.com/s/sj9fzaylnbush02/1051%20S%20Broadway-For%20Lease-Flyer-v4-lr.pdf?dl=0)

Daniel Chiprut
Executive Vice President
CAG
1801 Century Park East, Suite 1550
Los Angeles, CA 90067
C 310.800.7955
daniel@cag-re.com
RE License #01808709

For Property Availabilities:
www.danielchiprut.com

On Mar 9, 2021, at 12:55 PM, Salas, Steven <Steve.Salas@ngkf.com> wrote:

Danny?

Steven Salas

NEWMARK KNIGHT FRANK

O 310.407.6569

M 310.508.0660

steven.salas@ngkf.com

RE LIC #01232955

On Mar 9, 2021, at 12:52 PM, daisy Villa <daisyvilla1@icloud.com> wrote:

Hi Steven,

I just wanted to know if 1051 s Broadway is currently available or if it will be in the near future. If so how much ? I also might be looking for another location in the same area.

If you prefer to call me that would be great too. Thanks in advance. I appreciate you.

Sincerely,

Daisy Villa
(818) 987-6902

Sent from my iPhone

This email originated from outside the Firm

NOTICE: This e-mail message and any attachments are intended solely for the use of the intended recipient, and may contain information that is confidential, privileged and exempt from disclosure under applicable law. If you are not the intended recipient, you are not permitted to read, disclose, reproduce, distribute, use or take any action in reliance upon this message and any attachments, and we request that you promptly notify the sender and immediately delete this message and any attachments as well as any copies thereof. Delivery of this message to an unintended recipient is not intended to waive any right or privilege. Newmark Knight Frank is neither qualified nor authorized to give legal or tax advice, and any such advice should be obtained from an appropriate, qualified professional advisor of your own choosing.