United Neighborhoods for Los Angeles

www.un4la.com

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January 14, 2019

Hon. Jackie Lacey, District Attorney
Los Angeles County District Attorney's Office
Public Integrity Unit
211 West Temple Street, Suite 1200
Los Angeles, CA 90012
info@da.lacounty.gov

Hon. Xavier Becerra, California Attorney General
Office of the Attorney General
300 South Spring Street
Los Angeles, CA 90013-1230
agpressoffice@doj.ca.gov

Hon. Nicola T. Hanna, US Attorney
United States Attorney's Office, Central District of California (LA), Criminal Division
Attn: Public Corruption and Civil Rights Section
312 N. Spring Street
Los Angeles, CA 90012
tracy.webb@usdoj.gov

Re: Request to Investigate and Prosecute City of Los Angeles Officials Under California Government Code Section 1222 In Relation To Real Estate Development Misconduct In Hollywood

Dear Local, State and Federal Law Enforcement Officials,

United Neighborhoods for Los Angeles (UN4LA) is writing to request the investigation and possible prosecution of all City of Los Angeles officials identified below for violation of California Government Code Section 1222 based upon facts summarized in this letter. We are ready to provide additional documentation, beyond that provided herein, as further proof that Section 1222 has been violated.

Over the past few years, real estate developer Relevant Group has submitted applications and/or received approvals for five hotel projects, six restaurants, and six nightclubs near the intersection of Selma and Wilcox Avenues in Hollywood. **UN4LA believes that Relevant Group has failed to disclose the true scope of its ambition to develop a "SOHO Project" (South of Hollywood). City of Los Angeles officials, having been presented with evidence of the true scope of the SOHO Project, and even a blatantly piecemealed building within the SOHO Project, have failed to uphold California state law.** These officials include:

Los Angeles Department of Planning
Vince Bertoni, Director of Planning
Kevin Keller, Executive Officer
Lisa Webber, Deputy Director

Members of the Los Angeles City Planning Commission
Samantha Millman, President
Vahid Khorsand, Vice-President
David Ambroz
Caroline Choe
Karen E. Mack
Marc Mitchell
Veronica Padilla
Dana M. Perlman
Renee Dake Wilson

The Criminal Statute

Government Code Section 1222 provides in its entirety:

"Every willful omission to perform any duty enjoined by law upon any public officer, or person holding any public trust or employment, where no special provision is made for the punishment of such delinquency, is punishable as a misdemeanor. (Enacted by Stats. 1943, Ch. 134.)"

Government Code Section 1222 is premised on the fundamental principle that public officers and persons employed by public agencies will carry out all the duties set forth in state and local laws with "disinterested skill, zeal, and diligence, and primarily for the benefit of the public." Noble v. City of Palo Alto (1928) 89 Cal.App.2d 47, 51; Clark v. City of Hermosa Beach (1996) 48 Cal.App.4th 1152, 1170. It is a fundamental principle of law that public officers must obey the law, Wirin v. Parker (1957) 48 Cal.2d 890, 894. They cannot decide to ignore laws they are duty bound by their office to carry out. Lockyer v. City and County of San Francisco (2004) 33 Cal. 4th 1055, 1079-1082.

Every elected and appointed officer of the City of Los Angeles is required to take an oath of office to uphold our laws and faithfully execute the duties of office. Section 215 of the Los Angeles City Charter provides: *"Every officer provided for in the Charter shall, before entering upon the discharge of the duties of office, take the following oath or affirmation: 'I do solemnly swear (or affirm, as the case may be) that I will support the Constitution of the United States and the Constitution of the State of California and the Charter of the City of Los Angeles, and that I will faithfully discharge the duties of the office of (here inserting the name of the office) according to the best of my ability.'"*

When a public official is specifically put on notice of a legal duty imposed by law, and despite that knowledge, continues to refuse to carry out such affirmative duties imposed by law, it can no longer be considered inadvertent neglect by such person. It is a criminal act knowingly and willfully undertaken in defiance of the law and the solemn duty to discharge official responsibilities in the public interest. Such willful misfeasance in office is in derogation of the public interest in faithful execution of the laws, and is punishable as a misdemeanor crime under Government Code Section 1222. California courts have long recognized that Government Code Section 1222 is a valid criminal statute under which willful refusal to carry out public duties set forth in other laws may be prosecuted as a misdemeanor crime.

Duties Imposed by Law in Connection With the California Environmental Quality Act

Public Resources Code Section 21065 defines a "Project" as "any activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and which is . . . [a]n activity that involves the issuance to a person of a . . . entitlement for use by one or more public agencies." Public Resources Code Section 21083 mandates that the Office of Planning and Research prepare "guidelines for the implementation of [the California Environmental Quality Act] by public agencies." Those CEQA Guidelines are duly adopted and are incorporated in the California Code of Regulations as Title 14, ch. 3 (14 Cal. Code Regs. §§ 15000-15387. Public Resources Code Section 21082 mandates that "[a]ll public agencies shall adopt by ordinance, resolution, rule, or regulation, objectives, criteria, and procedures for the evaluation of projects and the preparation of environmental impact reports and negative declarations."

On July 31, 2002, the City Council approved by resolution: *"The City hereby adopts as its own City CEQA Guidelines all of the State CEQA Guidelines, contained in title 15, California Code of Regulations, sections 15000 et seq., and incorporates all future amendments and additions to those guidelines as may from time to time be adopted by the State."* Accordingly, the City has adopted as binding upon itself the state CEQA Guideline regulations as codified.

14 Cal. Code Reg. § 15002(d) provides: *"Project. A 'project' is an activity subject to CEQA. The term 'project' has been interpreted to mean far more than the ordinary dictionary definition of the term. See Section 15378."*

14 Cal. Code Reg. § 15378(a) provides the following definition of the word *"Project" as used in Public Resources Code Section 21065 and in the CEQA duties set forth in the CEQA regulations. It provides: " 'Project' means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a*

reasonably foreseeable indirect physical change in the environment, and that is any of the following: . . . (3) [a]n activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies."

14 Cal. Code Reg. § 15378(c) provides: *"The term 'project' refers to the activity which is being approved and which may be subject to several discretionary approvals by governmental agencies. The term 'project' does not mean each separate governmental approval."*

Public Resources Code Section 21003.1(b) states: *"The Legislature further finds and declares it is the policy of the state that: . . . (b) Information relevant to the significant effects of a project, alternatives, and mitigation measures which substantially reduce the effects shall be made available as soon as possible by lead agencies, other public agencies, and interested persons and organizations."*

Public Resources Code Section 21080(a) imposes a mandatory duty to comply with [CEQA] for *"all discretionary projects proposed to be . . . approved by public agencies."* Subdivisions (c) and (d) of Section 21080 set forth the circumstances under which a public agency shall prepare either a negative declaration (including a mitigated negative declaration), or an environmental impact report for a project that is not otherwise exempt from CEQA.

Consistent with all of these statutory and regulatory provisions, it is critical that all phases of a proposed project, including future phases, be set forth in a project description and fully analyzed under CEQA procedures. As a well-known treatise on CEQA advises:

"The entire project being proposed for approval (and not some smaller aspect of it) must be described in the EIR. This requirement reflects the CEQA Guidelines' definition of a 'project' as 'the whole of an action' that may result in either a direct physical environmental change or a reasonably foreseeable indirect change. 14 Cal. Code Regs § 15378. [Citations omitted.] A complete project description is necessary to ensure that the environmental impacts of the entire project are considered. [Citation omitted.] A lead agency may not split a single large project into smaller ones resulting in piecemeal environmental review that fails to consider the environmental consequences of the entire project. [Citations omitted.]" Kostka & Ziscke, Practice Under The California Environmental Quality Act, 2d Ed., § 6.32.

Thus, the legal duties imposed upon a public agency evaluating a development project includes enforcement of the rule that the entire project contemplated by the real estate developer is set forth in the project description so that all foreseeable direct, indirect, and cumulative impacts on the surrounding environment can be identified, analyzed, and mitigated at a cost to the developer. A failure to properly examine and mitigate the true scope of a project at the outset can lead to a real estate developer shifting the costs of constructing remedial public infrastructure to the taxpayers of the public agency. Such an evasion would not be in the public interest, but it would be in the private interest of the real estate developer.

The Imperative for Investigation of Routine Willful Violation of Laws In Los Angeles

UN4LA believes that Los Angeles City officials have violated Government Code Section 1222 in approving a number of hotels, restaurants, and nightclubs, all owned or slated to be owned by real estate developer Relevant Group (formerly known as Five Chairs). These facilities represent over 370,000 square feet of new or rehabilitated development within one block of the intersection of Selma and Wilcox in Hollywood. The portion of this project that has been completed is already having severe noise, traffic and parking impacts on the community. City officials have ignored knowingly and willfully clear evidence that the developer violated CEQA by:

a) piecemealing proper CEQA review of individual hotel projects (the Dream 1 and Dream 2 hotels located at 6417 and 6421 Selma Avenue, respectively)

and

b) piecemealing approval of a complex of five hotels that were planned as the SOHO district (the projects mentioned above, and also the Tommie Hotel under construction at 6516 Selma Avenue, the Thompson Hotel under construction at 1541 Wilcox Avenue, and the Schrader Hotel proposed for 1600 Schrader Boulevard)

Piecemealing of 6421 Selma Hotel/Dream 2 From Dream Hotel 1 And Related Projects

The most blatant example of this misconduct is the 6421 Selma/Dream 2 Hotel project planned for 6421 Selma, at the corner of Selma and Wilcox in Hollywood (Los Angeles Planning Case Nos.: VTT-74406, CPC-2016-2601-VZC-HD-CUB-ZAA-SPR, ENV-2016-2602-MND) which is a planned extension of and part of Dream Hotel 1 at 6417 Selma Avenue (Case No. CPC 2007-3931 -ZC-HD-CUB-ZV-SPR & Case No. ZA 2013-3504(ZV) & ENV-2007-3932-MND-REC1) The project site is directly adjacent to the recently opened Dream Hotel 1, a previous project by the same developer, Relevant Group.

The Department of City Planning ignored residents' information about the projects, and City officials approved a collection of building permits and alcohol permits to an entity named "6421 Selma Wilcox Hotel LLC" even though there was no hotel proposed for construction.

The 6421 Selma/Dream 2 Hotel building was piecemealed into at least three parts to avoid complete environmental review of a single building, let alone the entire set of facilities being constructed by Relevant Group in the area. In 2015, Relevant Group submitted an application stating the intention to build a 20,000 square foot restaurant and a 6,000 square foot retail space, along with a 3-level subterranean parking structure. After the application was filed, Hollywood residents noted in communications with the Department of City Planning (DCP) that the application was filed by "6421 Selma Wilcox Hotel LLC", and questioned whether the developer truly intended to build only a restaurant/retail space, and three level underground parking garage. In a letter dated January 14, 2016, prior to the public hearing, Hollywood resident David Carrera submitted comments on the project, including a brochure that he had received in 2014 from Hollywood International Regional Center (HIRC). HIRC is controlled by Relevant Group's principals, Richard Heyman and Grant King, raising money under the EB 5 program for Relevant's projects. The 2014 brochure submitted to City officials by Mr.

Carrera included a rendering which showed both the Dream 1 Hotel at 6417 Selma and another hotel, then called the Dream 2, at 6421 Selma. The existence of this brochure clearly establishes that as far back as 2014 Relevant Group was the proposed single owner and/or operator of at least these projects. The fact that Mr. Carrera sent this brochure to the Department of City Planning shows that City officials had this information in advance of granting approvals for the 6421 Selma/Dream 2 Hotel, that they were aware that Relevant planned this hotel as part of a larger complex which included the Dream 1 Hotel, and that City officials failed to consider the implications of this information as it related to the California Environmental Quality Act.

In July 2016, Relevant Group submitted a new application in the name of "6421 Selma Wilcox Hotel LLC", now requesting entitlements for an 8-story hotel to be constructed on the same site as the previously approved restaurant/retail project. Residents strongly objected, saying that they had warned City officials that this was the developer's intent all along, and that the approvals and building permits issued were unlawfully piecemealed under CEQA.

However, City officials persisted in refusing to acknowledge that unlawful piecemealing was occurring and failed to order a proper environmental review of the "whole of the action." **When the 6421 Selma/Dream 2 Hotel came before the City Planning Commission, Commissioner Renee Dake Wilson stated, "The first application you made was obviously to get this going. It was very much..., although not piecemealing, a sham, in order to get this hotel going in the future." In spite of her comments, Commissioner Dake Wilson then voted to approve the project.**

We consider her comments, made before the full Commission, to be evidence that Commissioners and planning staff had actual knowledge that multiple Relevant Group projects were being piecemealed. City Planning officials and the City Planning Commission willfully violated the law by failing to perform their duty, mandated by CEQA, to require an environmental study assessing all significant impacts of the "whole of the action", including all of Relevant's existing and proposed projects in within a one-block radius of Selma and Wilcox. Since that City Planning Commission hearing, the City has received further evidence *[See Exhibit A]* that the Dream 1 and Dream 2, along with the Beauty & Essex bar and the TAO restaurant, were planned as a single project as far back as 2014. In spite of having received this evidence and heard strong objections at its November 27, 2018 hearing, the Planning & Land Use Management Committee of the Los Angeles City Council denied appeals of the 6421 Selma/Dream Hotel 2 approvals by four different parties who all extensively objected to and documented unlawful piecemealing of Relevant Group Projects.

The intent of Relevant Group was apparent to City officials as evidenced by Commissioner Dake Wilson's public observations. Relevant applied for the ministerial building permit parts of the 6421 Selma/Dream Hotel 2 so that once it was under construction it would be difficult for City officials to deny the discretionary 6421 Selma Hotel application because it would leave a half-finished building. This was fraud on the City, yet City planners, the City Planning Director, and City Attorney took no action to immediately revoke the certificate of occupancy for Tao Restaurant and building permit for the underground garage.

The City's inaction when it became aware of the piecemealing violations at the 6421 Selma/Dream Hotel 2 violated other provisions of law and regulation. 14 Cal. Code Reg. § 15268(d) mandates that *"Where a project involves an approval that contains elements*

of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." This regulation is specifically targeted to prohibit that which Relevant Group did: seek ministerial building permits for part of the 6421 Selma/Dream Hotel 2 building while failing to disclose to City officials the discretionary portions. For these reasons, City officials' failure to enforce CEQA's piecemealing prohibitions inflicted harm upon our community as the cumulative impacts of these projects will add to the current impacts of the Dream 1 Hotel, currently operating at 6417 Selma.

The Piecemealed Even Greater SOHO Project

As Relevant Group has submitted more and more project applications under different corporate names, City officials have been informed that the true scope of Relevant Group's ambitions are far greater than just Dream 1 Hotel and 6421 Selma/Dream 2 Hotel. City officials for months have had possession of a letter filed on behalf of tenants in an affected apartment building *[See Exhibit B]* that makes clear the whole project is a collection of five boutique hotels, food and beverage establishments, and nightclubs centered along the intersections of Selma Avenue, Wilcox Avenue and Schrader Boulevard in the City of Los Angeles. Called the "SOHO Project" (South of Hollywood), it has been marketed to investors by Relevant Group as a single investment project. However, in actions before the City, the project applicant, Relevant Group, and its principals Richard Heyman and Grant King, continued to prepare and submit separate applications for ministerial and discretionary development projects as if the project components were separate.

Further signaling an intent to deceive the public and City Planning Department officials, some of the project components have been pursued in a series of shell corporations named after the street address, but in each case Relevant Group is the parent or real party in interest. In the case of two of the hotels, Relevant Group has worked in tandem with other real estate entities linked to it, but investor brochures make clear that the ultimate owner of all of the hotels and entertainment properties will be Relevant Group.

The web of different entities used by Relevant was exposed in the objection letter filed on behalf of the tenants in the apartment building affected by the Schrader Hotel portion of the SOHO Project. We adopt and incorporate by reference all analysis of the piecemealing of the SOHO Project as outlined in that letter.

Substantial portions of the SOHO Project have not reached final approval before the Los Angeles City Council, yet the City principal planners, the City Planning Director, the City Attorney, the members of the City Planning Commission, and the members of the Planning & Land Use Management Committee of the Los Angeles City Council have taken actions, with written knowledge of the contents of Exhibits A and B, to continue to process and approve separate pieces of the SOHO Project without stopping this process and ordering preparation of a full Environmental Impact Report to capture the true cumulative environmental impacts of the entire SOHO Project. As recently as November 27, 2018, members of the Planning & Land Use Management Committee of the City Council listened to significant testimony explaining Relevant Group's piecemealing of the SOHO Project, and voted to recommend that the City Council approve yet another piece of the SOHO Project – the 6421 Selma/Dream 2 Hotel.

Failure of City Officials to Act in Accordance with the Law

In the remaining proceedings related to portions of the SOHO Project, City planners, the City Planning Director, the City Attorney, members of the City Planning Commission, members of the Planning & Land Use Management Committee of the Los Angeles City Council have been put on specific notice of the Relevant Group's piecemealing of the SOHO Project. Particularly relevant, and specifically cited to them, is the case of Arviv Enterprises, Inc. v. South Area Planning Commission (2002) 101 Cal.App.4th 1333, a case of illegal piecemealing that arose out of the City of Los Angeles. In that case, a City Area Planning Commission enforced CEQA's mandate that a piecemealed real estate development project be subjected to full environmental review.

The facts in Arviv are directly on point to the facts in this case concerning the SOHO Project. Mr. Arviv obtained a preliminary geologic study for 21 lots he bought in hillsides of Los Angeles, yet began submitting only two, three, five or more houses for construction at a time. At first, and just like in this case, the City Planning staff refused to order preparation of an environmental impact report for the entire 21 house project. Only when various appeals were before the South Area Planning Commission did the volunteer President of the Area Planning Commission have the backbone to move that an EIR ought to be prepared for the entire 21 house project so that all of the cumulative impacts and hillside safety problems would be addressed. The Commission adopted his motion. When Arviv sued to overturn the Commission's order of an EIR, both the trial court and the Court of Appeal agreed with the Commission that Arviv's misleading actions were intended to evade proper environmental review, and that the record established that an EIR was required to assess all the potential impacts of the project. The courts also found that nothing barred comprehensive environmental review of all 21 houses, even though many of them already were constructed.

Just like Mr. Arviv, Relevant Group has taken false and misleading actions to evade a full environmental review. Just like Mr. Arviv, some of Relevant Group's pieces of the SOHO Project are open and operating, some are currently under construction, and some have not yet been approved. But we would like to note one significant difference....

A search of the LA City Ethics web site shows no contributions made to officeholders by Mr. Arviv. Perhaps he should have followed the lead of Relevant Group and its associates. Over the past several years, people associated with Relevant, most notably Richard Heyman, have made generous donations to accounts associated with elected officials. Councilmember Mitch O'Farrell, in whose district all of these projects are located, has received at least $3,500 from contributors associated with Relevant or its partners. Included in that total is $2,100 O'Farrell received from Relevant Managing Partner Richard Heyman between November 2015 and April 2016, which coincides with the period Relevant was seeking approvals for the 6421 Selma/Dream 2 Hotel project. Mayor Eric Garcetti has received at least $2,000. And the total of all contributions made by persons associated with Relevant to accounts associated with elected officials comes to well over $10,000. Does anyone in this City believe claims by elected officials that they are not influenced by campaign contributions? And UN4LA is unable to know how many City officials may have received other contributions for favorite charities, or free meals or other consideration at the nightclubs and restaurants controlled by Relevant Group. Based upon the foregoing, we strongly suspect that Relevant Group is receiving preferential treatment by City officials due to the largesse of individuals associated with the company.

Extreme Negative Cumulative Impacts Are Occurring or Will Occur

In the case of the SOHO Project, the Relevant Group marketing brochures found in Exhibit B establish the scope of the "whole of the action" the developer seeks to build. But the entire SOHO Project has not yet been subjected to a full environmental impact review. The City Planning staff and City Planning Director passively allow Relevant Group to apply for ministerial permits for illegally segregated portions of the whole SOHO Project.

Noise Impacts

The first SOHO component to open was the Dream 1 Hotel. In an unprecedented approval, Councilmember O'Farrell supported the approval of an OUTDOOR ROOFTOP nightclub. From its first opening, the Dream Hotel and its outdoor nightclub has been a cacophony of disruptive nuisance in residential areas, with the noise reaching more than a half-mile from the building. Some residents have posted on YouTube videos of the sound emanating from the Dream 1 Hotel rooftop nightclub well after midnight, making sleep difficult. Similar rooftop entertainment areas have been sought by Relevant Group, or its shell companies, and approved, for the Thompson Hotel, the Tommie Hotel, the 6421 Selma/Dream 2 Hotel, and the 1600 Schrader Hotel. If Relevant Group is allowed to fulfill its vision unchecked, soon there will be the cumulative noise of five rooftop entertainment decks in a two-block area. The Tommie Hotel and the Schrader Hotel are immediately adjacent to an affordable housing project at the southeast corner of Schrader and Selma. A senior housing facility sits at the corner of Selma and Ivar, just over one block away from the Dream Hotel 1, and about two blocks from other SOHO project components.

Alcohol Density and Crime

Each of Relevant Group's five hotels either has received or has applied for a conditional use permit to sell and serve alcohol, not only at the various bars and restaurants included in these facilities but also in mini-bars within the rooms. These hotels are dripping in wall-to-wall alcohol. They are all located in the Hollywood area, which already has an alcohol density higher than any other neighborhood in Los Angeles except Koreatown. In 2014, Los Angeles Police Department Chief Charlie Beck wrote to the City Planning Department asking for restraint in approving further alcohol license locations in the Hollywood area due to high levels of violent crime. Since then, the City officials have approved liquor permits for dozens of additional locations in the central Hollywood area where these Relevant Group facilities are situated. As of November 2015, 1,080 violent crimes had been reported for that year in the Hollywood area. As of November of 2018, the number has risen to 1,249, an increase of more than 16%. As these Relevant Group projects were considered, UN4LA submitted information regarding rising crime in Hollywood and the research which shows a relationship between violent crime and alcohol density. City officials refuse to acknowledge that there is cause for concern, and have approved every request made by Relevant Group for alcohol permits without first requiring a full environmental impact report to assess the overall cumulative impact on neighborhood peace and crime rates.

Traffic and Parking

For each of the Relevant Group facilities comprising the SOHO Project, the City has failed to require any space for vehicles arriving at or departing from the hotels to pull off the street. Instead, the City is essentially ceding one lane of traffic on these small side streets to Relevant Group. The same is true for persons arriving at and departing from Tao Restaurant and Beauty & Essex. And probably the same will be true of

restaurant/bar/nightclubs associated with the under construction Thompson Hotel, Tommie Hotel, Citizens News Building Restaurant, and the Schrader Hotel. Most of Selma between Cahuenga Boulevard and Wilcox Avenue will have on-street parking removed and the curb will be turned over to valet parking services hired by Relevant Group. As a result, residents and businesses are losing on-street parking for their existing uses, and Relevant Group has been granted exclusive use of the street curb in front of their SOHO Project "empire".

The Dream 1 Hotel was initially approved to maintain 77 parking spaces on its first two floors. However, without returning for proper discretionary modification of its project, Relevant converted those two floors of the Dream 1 Hotel to more hotel space. As currently developed, the Dream 1 Hotel has no parking whatsoever on-site. Using different LLCs and separate applications for pieces of the SOHO Project, Relevant Group has conducted a confusing shell game regarding required parking for its hotel district. At the City Planning Commission hearing for the 6421 Selma/Dream 2 Hotel, it became clear that Relevant Group had not made arrangements for adequate parking on the project site, and could not explain where visitors to the hotel would actually park their cars. It was suggested by their representative that space might be available at one of the two Relevant hotels currently under construction, however no comprehensive review of all components has ever been made to assure Relevant Group pays all costs for providing proper parking facilities for all of its SOHO Project. As a result, the SOHO Project is destined to become a parking nuisance.

For all of the foregoing reasons, the ongoing criminal violation of CEQA duties by City officials is causing and will cause devastating noise, traffic, parking and crime impacts to the Hollywood community.

Disqualification of the Office of the Los Angeles City Attorney

Normally prosecution of a misdemeanor in the City of Los Angeles would be undertaken by Los Angeles City Attorney Mike Feuer and his criminal prosecutors. In this case, however, the entire office of the Los Angeles City Attorney is disqualified from acting because, in its capacity as counsel to the Mayor, City Council, and City Departments, the Los Angeles City Attorney's office has advised City officials on legal issues related to these projects. Under such circumstances, we believe the Los Angeles County District Attorney or the California Attorney General has the responsibility to investigate and prosecute such crimes and misdemeanors as appear to have been committed by City officials.

Conclusion

On the basis of the information and evidence submitted in this communication, UN4LA respectfully requests that you investigate and prosecute all relevant persons of the City of Los Angeles for violation of California Government Code Section 1222. *Although we realize that such an action falls outside the scope of the US Attorney's jurisdiction, we know that the US Attorney's Office is currently conducting an investigation into possible wrongdoing by Los Angeles City Officials, and we forward this information in case it may relate to that investigation.*

UN4LA is ready to meet with representatives of your Public Integrity or Public Corruption

Units to provide additional evidence and answer questions you might have about this complaint for investigation and prosecution of open violations of Government Code Section 1222.

Sincerely,
Casey Maddren, President
United Neighborhoods for Los Angeles

cc: Los Angeles City Councilmembers via email
Los Angeles City Attorney via email
Los Angeles Mayor via email

space
since 2001 亦空房产
ABOUT
INVESTMENT OPPORTUNITIES
PORTFOLIO
BLOG
FAQ
CONTACT
中文
EXHIBIT A
DREAM HOTEL
HOLLYWOOD
(PHASE II)

FUNDRAISING EB-5 CAPITAL

Investment Details

$

$28 Million

Seeking EB-5 Capital (56 individual EB-5 investors at $500,000 minimum per person)

Hollywood, California

Investment Summary

Property Details

Following the success of Phase 1, we are working with Hollywood International Regional Center to raise EB-5 capital for Phase 2 of the Dream Hotel Hollywood. The second phase of the hotel, a $43 million extension, is expected to begin construction by the end of 2014 and will feature 86 rooms and 6 marquee food & beverage venues, including the world-renowned Tao Restaurant & Lounge and Beauty & Essex. With $15 million in equity capital already raised, we are seeking $28 million in EB-5 investor capital (56 individual EB-5 investors at $500,000 minimum per person) to complete fundraising.

Development Cost
$43 Million

Site Area
9,079 sqm
97,727 sq. ft.

Hotel Rooms
86

F&B Venues
6

Project Highlights

Best-in-Class Partners

The hotel and food & beverage services will be managed by two of the most respected and internationally-recognized hospitality management companies in the world.

Unbeatable Location

The hotel is in the heart of Hollywood, the entertainment destination of the world.

Strong Demand

The Hollywood district is currently suffering from a severe shortage of hotel rooms.

Email us and we'll be happy to get you more information.

DOWNLOAD THE PROJECT TEASER

Phone: +86 21 6258 2100

Address: 273 Jiaozhou Road, Unit 58, Suite 101, Shanghai, China 200040

Scott Barrack

Managing Director

Email: scott@spaceglobal.com

Mobile: +86 138 1818 7372

Chinese Inquiries

Raymond Shi

Investment Manager

Email: raymond@spaceglobal.com

Mobile: +86 138 1607 253

Receive the latest real estate market news and access our project updates.

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EXHIBIT B

P: (626) 381-9248
F: (626) 389-5414
E: mitch@mitchtsailaw.com

Mitchell M. Tsai
Attorney At Law

155 South El Molino Avenue
Suite 104
Pasadena, California 91101

VIA HAND DELIVERY AND E-MAIL

September 6, 2018

Los Angeles City Planning Commission
Los Angeles City Council Chamber, Room 340
200 North Spring Street, Los Angeles, CA 90012
Em: cpc@lacity.org

Mindy Nguyen, Hearing Officer for the City Planning Commission
Los Angeles Department of City Planning
200 N Spring Street, Room 621
Los Angeles, CA 90012
Em: mindy.nguyen@lacity.org

Jason Hernández, Tract Case Planner
Los Angeles Department of City Planning
200 North Spring Street, Room 621
Los Angeles, CA 90012
Em: Jason.hernandez@lacity.org

RE: 1600-1616 ½ N Schrader Boulevard and 6533 Selma Avenue / Schrader Hotel Project (Case No. VTT-74521 CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR, ENV-2016-3751-MND, ENV-2016-3751-MND)

Dear President Millman, Honorable Planning Commissioners, Mr. Williams, Ms. Nguyen and Mr. Hernandez,

On behalf of the Schrader Boulevard Tenant's Association ("**Commenter**" or "**Tenants Association**"), my Office is submitting these comments on 1600-1616 ½ N Schrader Boulevard and 6533 Selma Avenue / Schrader Hotel Project (Case No. VTT-74521 CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR, ENV-2016-3751-MND) ("**Project**"). These comments address issues identified with the Project, related approvals and its environmental documentation.

The Tenants Association is an unincorporated association representing the interests of tenants living in the Schrader Boulevard area of Los Angeles, California. The Schrader Boulevard Tenants Association is concerned with protecting tenant's rights, affordable housing, environmental and quality of life

Commenter expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121. Commenter incorporates by reference all Project objections raised by themselves and others during the environmental review and land use entitlement process. *Citizens for Clean Energy v City of Woodland*

(2014) 225 CA4th 173, 191 (finding that any party who has objected to the Project's environmental documentation may assert any issue timely raised by other parties).

Commenter requests that the City keep this Office on the list of interested persons to receive timely notice of all hearings and determinations related to the Project, and requests that the City provide a copy of any Notice of Determination issued by the City related to this Project. Cal. Pub. Res. Code 21167(f).

I. BACKGROUND ON THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA has two basic purposes. First, CEQA is designed to inform decision makers and the public about the potential, significant environmental effects of a project. 14 California Code of Regulations ("**CCR**" or "**CEQA Guidelines**") § 15002(a)(1). "Its purpose is to inform the public and its responsible officials of the environmental consequences of their decisions *before* they are made. Thus, the EIR 'protects not only the environment but also informed self-government.' [Citation.]" *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal. 3d 553, 564. The EIR has been described as "an environmental 'alarm bell' whose purpose it is to alert the public and its responsible officials to environmental changes before they have reached ecological points of no return." *Berkeley Keep Jets Over the Bay v. Bd. of Port Comm'rs.* (2001) 91 Cal. App. 4th 1344, 1354 ("*Berkeley Jets")*; *County of Inyo v. Yorty* (1973) 32 Cal.App.3d 795, 810.

Second, CEQA directs public agencies to avoid or reduce environmental damage when possible by requiring alternatives or mitigation measures. CEQA Guidelines § 15002(a)(2) and (3). *See also, Berkeley Jets,* 91 Cal. App. 4th 1344, 1354; *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553; *Laurel Heights Improvement Ass'n v. Regents of the University of California* (1988) 47 Cal.3d 376, 400. The EIR serves to provide public agencies and the public in general with information about the effect that a proposed project is likely to have on the environment and to "identify ways that environmental damage can be avoided or significantly reduced." CEQA Guidelines § 15002(a)(2). If the project has a significant effect on the environment, the agency may approve the project only upon finding that it has "eliminated or substantially lessened all significant effects on the environment where feasible" and that any unavoidable significant effects on the environment are "acceptable due to overriding concerns" specified in CEQA section 21081. CEQA Guidelines § 15092(b)(2)(A–B).

While the courts review an EIR using an "abuse of discretion" standard, "the reviewing court is not to 'uncritically rely on every study or analysis presented by a project proponent in support of its position.' A 'clearly inadequate or unsupported study is entitled to no judicial deference.'" *Berkeley Jets*, 91 Cal.App.4th 1344, 1355 (emphasis added) (quoting *Laurel Heights,* 47 Cal.3d at 391, 409 fn. 12). As the court stated in *Berkeley Jets*, 91 Cal. App. 4th at 1355:

> A prejudicial abuse of discretion occurs "if the failure to include relevant information precludes informed decision-making and informed public participation, thereby thwarting the statutory goals of the EIR process.

The preparation and circulation of an EIR is more than a set of technical hurdles for agencies and developers to overcome. The EIR's function is to ensure that government officials who decide to build

or approve a project do so with a full understanding of the environmental consequences and, equally important, that the public is assured those consequences have been considered. For the EIR to serve these goals it must present information so that the foreseeable impacts of pursuing the project can be understood and weighed, and the public must be given an adequate opportunity to comment on that presentation before the decision to go forward is made. *Communities for a Better Environment v. Richmond* (2010) 184 Cal. App. 4th 70, 80 (quoting *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 449–450)

II. BACKGROUND ON THE SUBDIVISION MAP ACT

The Subdivision Map Act, Government Code section 66410, *et seq*, ("Subdivision Map Act" or "Act") requires local agencies to review and approve **all land subdivisions**. The Act regulates both the process for approving subdivisions and sets substantive requirements for approval of land subdivisions. The Act requires that a local agency deny approval of a land subdivision, referred to as a tentative map or a parcel map, if it decides that "the proposed map is not consistent with applicable general and specific plans" or that "the design or improvements of the proposed subdivision is not consistent with the applicable general and specific plans." Cal. Gov. Code, § 66474(a–b).

III. THE PROJECT FAILS TO ACKNOWLEDGE THE PRESENCE OF RENT CONTROLLED TENANTS ON THE PROJECT SITE

The Tenants Association is concerned that the Project appears to not acknowledge the presence of numerous tenants currently residing at the Project Site in an existing 12-unit apartment building that is set to be merged with four other lots as part of the Project. As page four of the Staff Report for the Project notes "[a] tenant list was not submitted as the project site is not developed with residential dwelling units." This is despite the acknowledged presence of an existing 12-unit apartment building that is currently occupied, subject to the City's Rent Stabilization Ordinance and that would be merged with other lots were the Project to be approved.

The 12-unit apartment building is a residential unit and conditions of approval protecting the existing 12 units of long-term residential rental housing should be imposed on the Project in order to protect existing housing stock in the City of Los Angeles.

IV. THE PROJECT REQUIRES A FULL ENVIRONMENTAL IMPACT REPORT TO ANALYZE ITS IMPACTS ON LAND USE, TRAFFIC, NOISE AND GREENHOUSE GAS EMISSIONS

The Project violates the Subdivision Map Act and CEQA as it is currently inconsistent with the City's existing General Plan and would have substantial impacts on the supply of current long-term rental housing. Among its inconsistencies, the Project would lift a D limitation restriction development on the Project Site from a Floor Area Ratio ("FAR") of 2:1 to allow a FAR OF 3.14:1, nearly twice its permitted FAR. A Project is inconsistent with the applicable general plan and land use ordinances if the Project requires a zoning change and adjustment as the Project is applying for.

In addition, the Project will have significant traffic, noise and emit significant amounts of greenhouse gases, impacts that the City is failing to analyze under CEQA for the purposes of this Project.

V. THE PROJECT, BY EFFECTIVELY SPOT ZONING THE PROJECT SITE AND GRANTING SPECIAL ENTITLEMENTS, VIOLATES THE CITY CHARTER

Section 555 of the City Charter allows amendments to the City's General Plan "by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic or physical identity."

The Project's proposed zoning change and adjustment amounts to a general plan amendment as it modifies the applicable zoning ordinances at the Project Site. However, the Project Site lacks any significant social, economic or physical identity and is therefore ineligible for a general plan amendment.

VI. APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION AT THE PROJECT VIOLATES LAMC 12.24.W.1

Section 12.24.W.1 of the LAMC requires that the City find:

> (1) that the proposed use will not adversely affect the welfare of the pertinent community;
>
> (2) that the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceeding have been initiated for any use in the area; and
>
> (3) that the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

The City has failed to issue any of the required findings, engaged in any factfinding regarding the concentration of premises selling alcoholic beverages in the area surrounding the Project Site. The conditional use permit for this Project violates the LAMC.

VII. COMMENTER REQUEST A STAY OF ALL PROJECT APPROVALS, INCLUDING ALL RELATED PROJECT APPROVALS, PENDING COMPLETION / EXHAUSTION OF ALL ADMINISTRATIVE REMEDIES INCLUDING AN APPEAL TO CITY COUNCIL.

CEQA requires that an appeal of any CEQA determination, including categorical exemptions be appealable to an elected decision-making body. CEQA requires public agencies to allow the public to appeal a CEQA determination to a public "agency's elected decision-making body." Pub. Res. § 21151(c). A CEQA determination and project approval is not "final" until the "final adjudicatory administrative decision." *Hensler v. City of Glendale* (1994) 8 Cal. 4th 1, 22. CEQA defines "project" broadly to mean "the whole of an action, which has a potential for resulting in a physical change in the environment, directly or ultimately ... [¶] [t]he term . . . refers to the activity which is being approved . . . ." Guidelines[1], § 15378, subds. (a) and (c). The scheme proposed by the City, that CEQA only requires a perfunctory appeal regarding the sufficiency of an EIR to an elected decision-making body, defeats the entire point of an EIR, which requires an agency, and if available an agency's elected decision-makers, to "have a real confrontation with the EIR," to "face "the political heat of certifying an EIR," leaving them with "no alternative to taking arms against the troubles identified in the EIR," and to have a "real confrontation . . . with the economic and social values in the project." *Vedanta Soc'y of So. Cal. v. Cal. Quartet* (2000) 84 Cal. App. 4th 517, 527 – 529.

Without granting a stay on issuance of the vesting tentative tract map, the City Council will be unable to disapprove or modify the tentative tract map for the Project if it were appealed to City Council. The conditions of approval for the Project's Vesting Tentative Tract Map notes that "the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete." *See also* Government Code § 66498.1(b); LAMC § 17.15(C). The City Council will not have discretion to modify or disapprove the Project's vesting tentative tract map unless the City imposes a stay on issuance of the Project's vesting tentative tract map pending completion of all administrative appeals related to the Project.

It is a well-established principle that "CEQA is violated when the authority to approve or disapprove the project is separated from the responsibility to complete the environmental review." *POET, LLC v. State Air Resources Bd.* (2013) 218 Cal. App. 4th 681, 734, and that an elected decision-making body "act[] as the final, independent decision-making body for both the Project and the environmental review documents." *Citizens for the Restoration of L Street v. City of Fresno* (2014) 229 Cal.App.4th 340, 359 (emphasis added); *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal. App. 4th 1184, 1202 ("It is the City's bifurcated process, which resulted in segregation of environmental review from project approval, that supports an imputation of bad faith"). The City's practice does exactly what POET and L Street disapprove of -- separating project approval from responsibility to complete the environmental review and allowing elected decision-making bodies to ignore the merits of the project ultimately being analyzed and considered for approval.

As *POET* noted, an EIR cannot be certified after a project had already been approved, as the City has done in declaring the Project Approvals final prior to completing the administrative appeals of the Project's EIR. *POET*, *supra*, 218 Cal. App. 4th at 730 ("The Executive Officer's adoption of the final regulation was improper because it violated the timing requirement of CEQA that "approval" occur

[1] Known as the CEQA Guidelines, codified in Title 14 of the Cal. Code of Regulations.

after consideration of the environmental review documents."). Similarly, *L Street* independently found that an appeal that included only the sufficiency of an EIR failed to satisfy CEQA's mandates under PRC § 21177. *L Street*, *supra*, 229 Cal. App. 4th at 362 ("the administrative appeal, standing as a separate and independent procedure, did not comply with the CEQA requirement for findings by the decision-making body."). As such, the City's CEQA procedure allowing for appeal to an elected decision-making body is in violation of CEQA because it separates components of the project from the environmental review. See *POET*, *supra*, 218 Cal. App. 4th at 734.

VIII. THE CITY PLANNING COMMISSION PAGE LIMIT AND FILING DEADLINES VIOLATE STATE DUE PROCESS AND FAIR HEARING REQUIREMENTS

The City Planning Commissions unreasonably restrictive page limitations on submissions in response to Staff Reports as well as failure to notify my Office as well as members of my client's organization of the City's decision in this matter violates California's administrative due process requirements. "Due process, however, always requires a relatively level playing field, the so-called 'constitutional floor' of a 'fair trial in a fair tribunal,'" in other words, a fair hearing before a neutral or unbiased decision maker." Nightlife Partners, Ltd. v. City of Beverly Hills (2003) 108 Cal. App. 4th 81, 90.

IX. THE SCHRADER HOTEL PROJECT IS BEING UNLAWFULLY PIECEMEALED FROM A LARGER DEVELOPMENT PROJECT INCLUDING THE DREAM HOLLYWOOD, THOMPSON HOLLYWOOD, TOMMIE HOTEL AND SELMA HOTEL

It is well established that CEQA forbids piecemeal review of the significant environmental impacts of a project. *Bozung v. Local Agency Formation Com.* ("*Bozung*") (1975) 13 Cal.3d 263, 283–284; *Arviv Enterprises, Inc. v. South Valley Area Planning Com.*(2002) 101 Cal. App. 4th 1333, 1340. Rather, CEQA mandates "that environmental considerations do not become submerged by chopping a large project into many little ones—each with a minimal potential impact on the environment—which cumulatively may have disastrous consequences." *Bozung*, 13 Cal.3d at 283–284. Thus, the term "project" as used for CEQA purposes is defined broadly as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment...." 14 CCR § 15378(a).

CEQA similarly requires that "[a]ll phases of a project must be considered when evaluating its impact on the environment." 14 CCR § 15126. An EIR must analyze the environmental effects of other phases or future expansions of a project if (1) the other activities are reasonably foreseeable consequences of the initial project (*Bozung*, 13 Cal.3d at 283–284); (2) the other activities are a future expansion of the first activity that will change the scope of the first activity's impacts (*Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal. 3d 376, 396); or (3) the related activities are all integral parts of the same project. *Sierra Club v. West Side Irrigation Dist.* (2005) 128 Cal. App. 4th 690, 698, citing *No Oil, Inc. v. City of Los Angeles* (1987) 196 Cal. App. 3d 223.

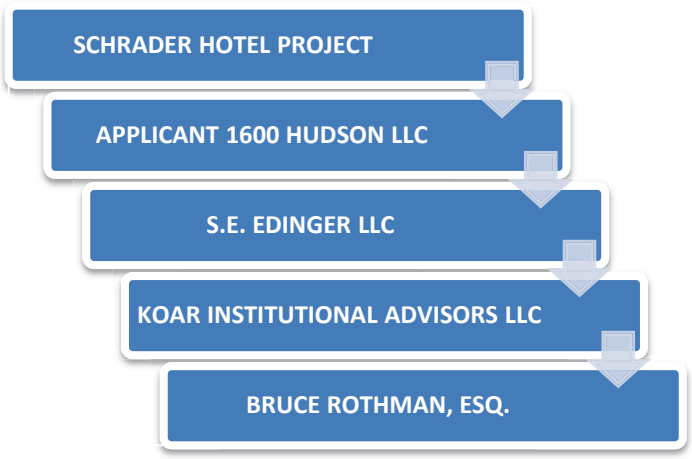
Based on the facts and analysis set forth hereinbelow, the Schrader Hotel Project should have been adequately described and analyzed as part of a larger project, encompassing five (5) luxury hotels and

four (4) restaurants and nightclubs just south of Hollywood Blvd. informally dubbed "Soho Hollywood." The City unlawfully piecemealed from the "whole of an action" into five (5), separate hotel projects (and other food and beverage projects) and failed to prepare an EIR to analyze the potentially significant environmental impacts of these pieces as a larger project.

A. The Project Applicant 1600 Hudson, LLC

The Applicant for the project is 1600 Hudson, LLC., 2870 Los Feliz Pl., 2nd Fl., Los Angeles, CA 90039. 1600 Hudson, LLC is the owner of both lots of the Project Site.[2] Applicant 1600 Hudson, LLC is comprised of and connected to following key entities and individual: **S.E. Edinger LLC, Koar Institutional Advisors LLC ("KOAR") and Bruce Rothman.**

More specifically, S.E. Edinger LLC is a member of Applicant 1600 Hudson, LLC.[3] KOAR is a member of S.E. Edinger LLC.[4] Bruce Rothman is the managing member of KOAR. Applicant 1600 Hudson, LLC, KOAR, and S.E. Edinger LLC and Bruce Rothman all share one, single mailing address of 2870 Los Feliz Pl., 2nd Fl., Los Angeles, CA 90039.[5]

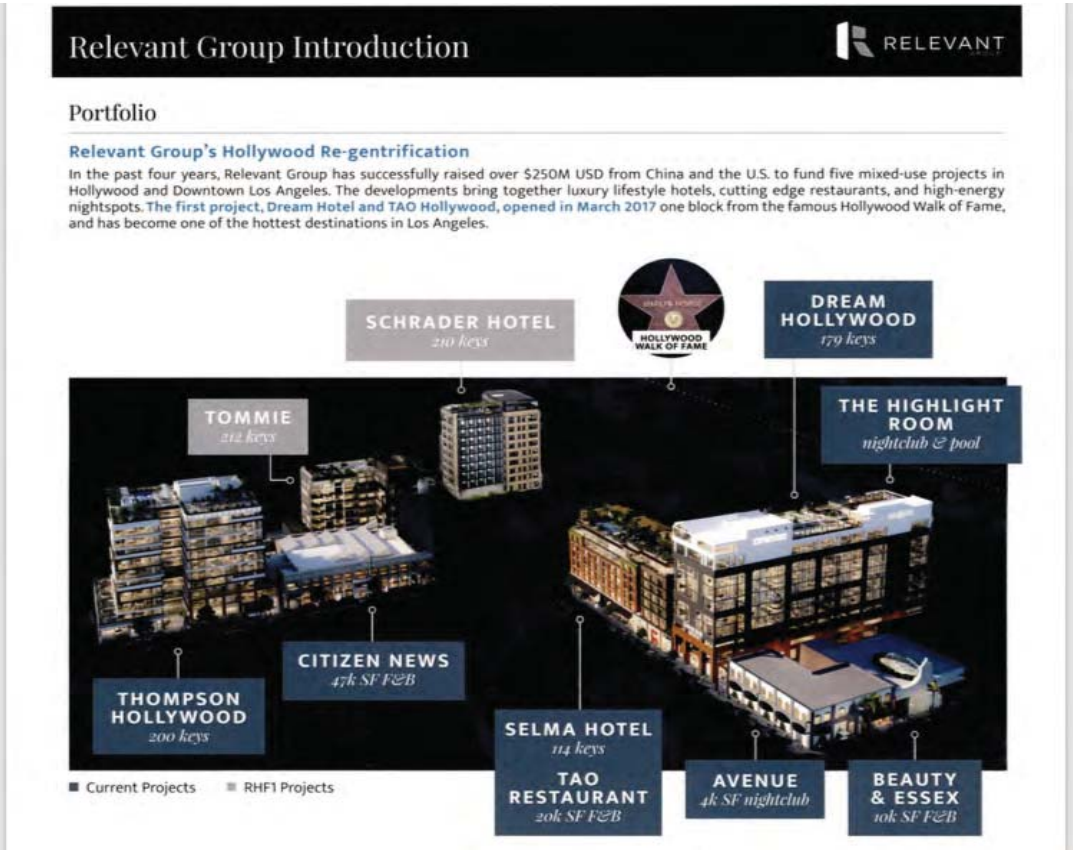


Applicant 1600 Hudson LLC, S.E. Edinger, KOAR and Bruce Rothman, are all linked to the Relevant Group, LLC which is responsible for the development of 5 hotels, including the current Schrader Hotel Project: (1) Dream Hollywood, (2) Thompson Hollywood, (3) Tommie Hotel, (4) Selma Hotel, and (5) Schrader Hotel (current Project). Evidence indicates that at least two of the five hotels, Tommie Hotel and Schrader Hotel, are being jointly developed by Relevant Group and Bruce Rothman of SE Edinger and KOAR. Although Relevant Group, LLC's name has been skillfully omitted from the Schrader Hotel Project related documents, it is nevertheless one of the 5 projects that is planned and developed by Relevant Group, LLC.

[2] See Exhibit 1(containing property and corporate documents regarding the Schrader Hotel Project) – Deeds and title reports for 1600 Hudson and 1614 Schrader.
[3] See Exhibit 1 – Corporate documents for 1600 Hudson LLC.
[4] See Exhibit 2 (containing corporate documents of SE Edinger and KOAR) – Corporate documents for KOAR
[5] See Exhibit 2 – Corporate documents for S.E. Edinger, LLC, KOAR, and 1600 Hudson, LLC

B. Developer Relevant Group LLC

Relevant Group, LLC[6], a Delaware limited liability company, is a real estate development company which is in the process of building hotels, restaurants and clubs in an effort to form a **mega-district referred to as "Soho Hollywood"** or South of Hollywood.[7] According to its own pamphlet, Relevant Group touts its efforts for "Hollywood Re-gentrification" by building 5 luxury lifestyle hotels, 3 restaurants and two night clubs all within a 2-3 block radius just south of Hollywood Blvd on and around Wilcox Ave, Schrader Blvd and Selma Ave.[8] The hotel projects include Dream Hollywood, Thompson Hollywood, Tommie Hotel, Selma Hotel, and Schrader Hotel. The restaurants and night club projects include Tao Restaurant, Beauty & Essex, Avenue, The Highlight Room and Citizen News.[9]

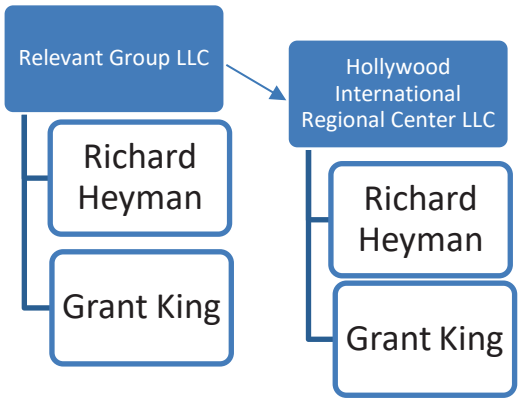


[6] See Exhibit 3 (containing documents regarding Relevant Group, LLC) - Amendment to Registration of a Foreign LLC – filed 3/2/2017. Relevant Group, LLC was previously named Five Chairs Holdings, LLC. The name was changed to Relevant Group, LLC on or about February 27, 2017.
[7] Stated by Grant King. 2017 Hollywood Economic summit https://www.youtube.com/watch?v=oVF6kifY0lg; Also attached as Exhibit 10
[8] See Exhibit 3 – Pamphlet entitled "Relevant Group Introduction."
[9] *Id.*

Relevant Group, LLC's managing partners are Richard Heyman and Grant King.[10] Corporate filings list 1605 No. Cahuenga Blvd, Los Angeles, CA 90028 as its address and lists a Richard Heyman and Grant King as members.[11] Richard Heyman is also listed as Managing Member of Relevant Group, LLC.[12]

C. Hollywood International Regional Center, LLC

Relevant Group is the parent company to Hollywood International Regional Center, a successful EB5 immigration investment fundraising company.[13] Hollywood International Regional Center LLC (HIRC) is a Delaware limited liability company.[14] Corporate filings list 1605 No. Cahuenga Blvd, Los Angeles, CA 90028 as its address and lists a Richard Heyman and Grant King as members.[15] Richard Heyman is also listed as Managing Member of HIRC.[16] **The corporate address and members of both Relevant Group, LLC and HIRC are the same.**



D. SE Edinger, LLC, Koar Instituional Advisors, LLC and Bruce Rothman

Bruce Rothman is the individual behind S.E. Edinger and KOAR, the entities behind Applicant 1600 Hudson LLC.[17] KOAR is a member of S.E. Edinger LLC.[18] Bruce Rothman is the managing member of KOAR. Applicant 1600 Hudson, LLC, KOAR, and S.E. Edinger LLC and Bruce Rothman all share one, single mailing address of 2870 Los Feliz Pl., 2nd Fl., Los Angeles, CA 90039.[19]

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[10] See Exhibit 3 – Screenshot of Relevant Group's Team from http://www.relevantgroup.com/about/
[11] See Exhibit 3 – Corporate filings for Relevant Group
[12] See Exhibit 3 – 7/25/2018 State of No Change filing for Relevant Group, LLC.
[13] See Exhibit 4 – Screenshot of Relevant Group's About page from http://www.relevantgroup.com/about/#who-we-are
[14] See Exhibit 4 – HIRC's corporate filings
[15] *Id.*
[16] See Exhibit 4 – 7/24/2018 State of No Change filing for HIRC
[17] See Exhibit 2 – Corporate documents
[18] See Exhibit 2 – Corporate documents for KOAR
[19] See Exhibit 2 – Corporate documents for S.E. Edinger, LLC, KOAR, and 1600 Hudson, LLC

Bruce Rothman, through S.E. Edinger and KOAR, is linked to at least two of the five hotels developed by Relevant Group: Tommie Hotel and the current Schrader Hotel Project. In addition, Bruce Rothman and Relevant Group are also involved in the development of Citizen News.

E. The Project Is Only A Segment Of the Larger Soho Hollywood Project That Includes 5 Total Hotels and Various Restaurants and Nightclubs.

In addition to Relevant Group's own admission in its brochure and websites that it has developed and continue to develop "Soho Hollywood," a mega-district comprised of numerous "segments" including 5 luxury hotels (including the current Schrader Hotel Project) and various restaurants and nightclubs,[20] numerous documents and details regarding each of the hotels **expose** Relevant Group's involvement in the development of 5 following hotels within a 2-3 block radius in Hollywood: the Schrader Hotel Project, Tommie Hotel, Selma Hotel, Thompson Hollywood Hotel, and Dream Hollywood Hotel.

The name of the applicant of each of the 5 hotels merely echo the street address associated with each hotel (e.g. Applicant 1600 Hudson LLC for the Schrader Hotel Project) and do not reveal Relevant Group's involvement on the face of the applications, CEQA documents, and other project documents.

However, upon examining the Corporate filings, grant deeds and title reports of Tommie Hotel, Selma Hotel, Thompson Hollywood and Dream Hollywood Hotel, a direct link can be established that Relevant Group was and continue to be the primary developer and orchestrator of the 5 hotels, including the current Schrader Hotel Project. Primarily, the two managing partners of Relevant Group, Richard Heyman and/or Grant King are listed on the corporate filings of each LLC behind the hotels except for the current Schrader Hotel Project. The LLCs behind each of the 4 hotels, except the current Schrader Hotel Project, Relevant Group and its subsidiary HIRC all share the same address: 1605 N. Cahuenga Blvd., Los Angeles, CA 90028.

Relevant Group is linked to the Schrader Hotel Project through its connection and relationship with Bruce Rothman (through S.E. Edinger and KOAR).[21] One of the parcels where Tommie Hotel is located was once owned by Bruce Rothman and his two entities, the very entities behind the current Schrader Hotel Project.[22] Bruce Rothman, through S.E. Edinger, subsequently conveyed the parcel to the 6516 Tommie Hotel LLC, which is held by Relevant Group.[23] Based on this information and the fact that Relevant Group is touting Schrader Hotel as one of its own projects on its marketing brochure,[24] it is clear that Relevant Group is behind the Schrader Hotel Project, in conjunction with Bruce Rothman (through S.E. Edinger and KOAR).

[20] See Exhibit 3 – Relevant Group brochure; Also see https://www.youtube.com/watch?v=oVF6kifY0lg
[21] See Exhibit 5 – Deed and title history for 6526 Selma Ave. of Tommie Hotel
[22] *Id.*
[23] *Id.*
[24] See Exhibit 3 - Brochure

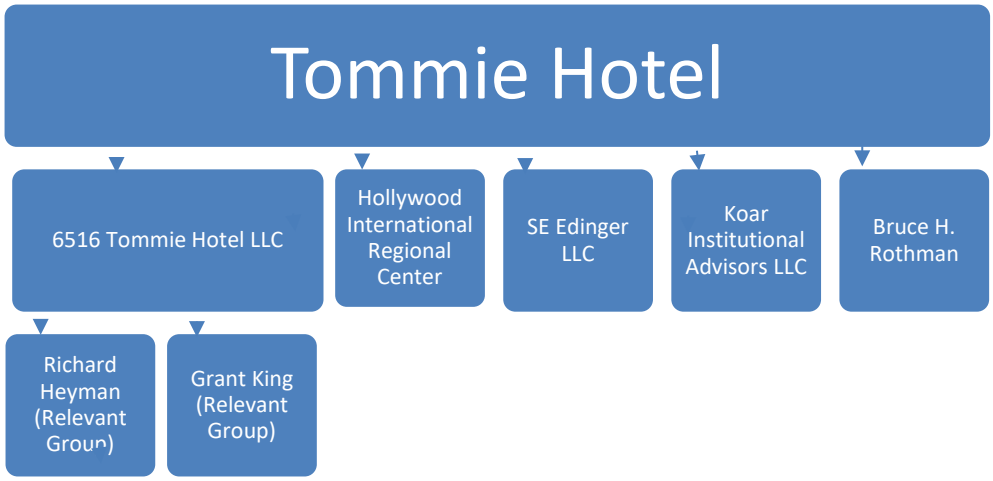
1. TOMMIE HOTEL

The Tommie Hotel site encompasses two separate lots. **Tommie Hotel is directly linked to both Relevant Group and Bruce Rothman (SE Edinger and KOAR), like Citizen News discussed below.** The following chart outlines some pertinent details regarding the Tommie Hotel which has been approved and is currently under construction.

APN #	**5547-017-042**	**5547-017-008**
Address(es)	**6516 Selma Ave.**	**6526 Selma Ave.**
True Owner	**6516 Tommie Hotel LLC** **Address: 1605 N. Cahuenga Blvd., Los Angeles, CA 90028**[25]	
Members	**Member:** **Richard Heyman (Managing Partner of Relevant Group)**[26] **Member:** **Hollywood International Regional Center Mama LLC**[27] **Agent:** **Amie Marben, Director of Entitlements of Relevant Group**[28]	
Other related entities		**-Hollywood International Regional Center** **-SE Edinger LLC** **-Koar Institutional Advisors** **-Bruce H. Rothman**[29]
Purchase Date	**6/13/2016**	**6/13/2016**[30]
Status	**Under construction**	
Environmental Review	**ENV-2016-4313-MND**	
Planning Case No.	**CPC-2016-270-VZC-HD-CUB-SPR**	

[25] See Exhibit 5 - 6516 Tommie Hotel corporate docs (formerly known as 6515 Mama Hotel LLC) and title docs
[26] See Exhibit 5 – 4/8/2016 Amendment to Articles
[27] See Exhibit 5 – Articles of Organization for 6515 Mama Hotel (which was the former name of 6516 Tommie Hotel LLC) 9/17/2015. There are no corporate records available of Hollywood International Regional Center Mama LLP on the California Business Portal. However, there are corporate records (2017 and 2018 Statements of Information) of Hollywood International Regional Center Tommie LLP which provide its managing members are Richard Heyman in 2017 and Grant King in 2018.
[28] See Exhibit 5 – Statement of No Change form dated 10/19/2017; Also see Exhibit 3 – Screenshot of Relevant Group's Team from http://www.relevantgroup.com/about/
[29] See Exhibit 5 – all 4 entities are implicated in the 6/13/2016 Grant Deed
[30] See Exhibit 5 – Title Reports

The 6/13/2016 Grant Deed for APN 5547-017-008 of Tommie Hotel provides the grantor of said parcel to be SE Edinger, LLC and signed by Bruce H. Rothman, who is the authorized signatory and managing member of KOAR. **This transaction unambiguously links SE Edinger, KOAR and Bruce H. Rothman with Relevant Group.**



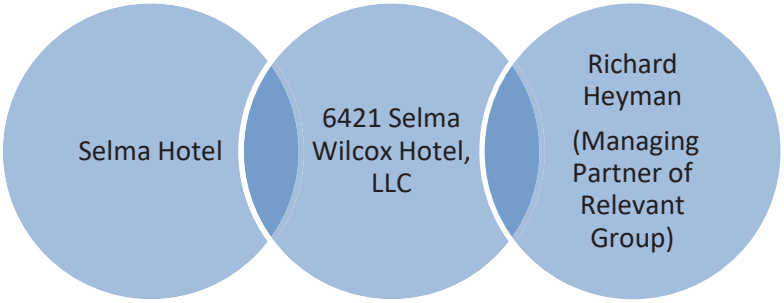
2. SELMA HOTEL

The Selma Hotel site encompasses two separate lots. The following chart outlines some pertinent details regarding the Selma Hotel which has been approved and is currently under construction.

Applicant	**6421 Selma Wilcox Hotel, LLC**
APN #s	**5546-007-018 and 5546-007-024 (the below information pertain to 5546-007-018)**
Address(es)	**1600 Wilcox Ave.**
True Owner	**6421 Selma Wilcox Hotel LLC** **Address: 1605 N. Cahuenga Blvd., Los Angeles, CA 90028**[31]
Members	**Managing Member:** **Richard Heyman (Managing Partner of Relevant Group)**[32] **Member: 6421 Dream 2 Holdings LLC (1605 N. Cahuenga Blvd)**[33]
Purchase Date	**12/31/2015**[34]
Status	**Not yet approved; NOD by the Planning Commission dated 8/17/2018**
Environmental Review	**ENV-2016-2602-MND**
Planning Case No.	**CPC-2016-2601-VZC-HD-CUB-ZAA-SPR**

[31] Exhibit 6 – Corporate filings
[32] *Id.*
[33] *Id.*
[34] Exhibit 6 – Title Report and Deed

Selma Hotel is directly linked to Relevant Group because (1) a Managing Partner of Relevant Group, Richard Heyman, is also the managing member of Selma Hotel's LLC, 6421 Selma Wilcox Hotel, LLC and (2) both Relevant Group and 6421 Selma Wilcox Hotel, LLC share one address of 1605 N. Cahuenga Blvd.



3. THOMPSON HOLLYWOOD HOTEL

The following chart outlines some pertinent details regarding the Thompson Hotel which has been approved and is currently under construction.

Applicant	**1541 Wilcox Hotel LLC**
APN #	**5547-017-003**
Address(es)	**1541 Wilcox Ave.**
True Owner	**1541 Wilcox Hotel LLC** **Address: 1605 N. Cahuenga Blvd., Los Angeles, CA 90028**[35]
Members	- **Registration signed by: Andrew Shayne (Partner and CFO of Relevant Group)** - **Member: Richard Heyman (Managing Partner of Relevant Group)** - **Member: Grant King (Managing Partner of Relevant Group)**[36]
Related entities	**Hollywood International Regional Center (a subsidiary of Relevant Group)**[37]
Purchase Date	**9/2015**[38]
Status	**Scheduled to open 2019**
Environmental Review	**ENV-2014-3707-MND**
Planning Case No.	**CPC-2014-3706-ZC-HD-ZAA-SPR**

Thompson Hotel is directly linked to Relevant Group because (1) a Managing Partner of Relevant Group, Richard Heyman, is a member of Thompson Hotel's LLC, 1541 Wilcox Hotel LLC, (2) a

[35] Exhibit 7 – Corporate filings
[36] Exhibit 7 – from various corporate filings
[37] Exhibit 7 - 9/24/2015 Grant Deed: (1541 Wilcox Hotel LLC c/o Hollywood International Regional Center)
[38] *Id.*

Managing Partner of Relevant Group, Grant King, is a member of Thompson Hotel's LLC, 1541 Wilcox Hotel LLC, (3) Partner and CFO of Relevant Group, Andrew Shayne, signed the LLC registration form, (4) Relevant Group's subsidiary Hollywood International Regional Center is listed on the 9/24/2015 Grant Deed for the Thompson Hotel property and (5) both Relevant Group and 1541 Wilcox Hotel LLC share one address of 1605 N. Cahuenga Blvd.

4. DREAM HOLLYWOOD HOTEL

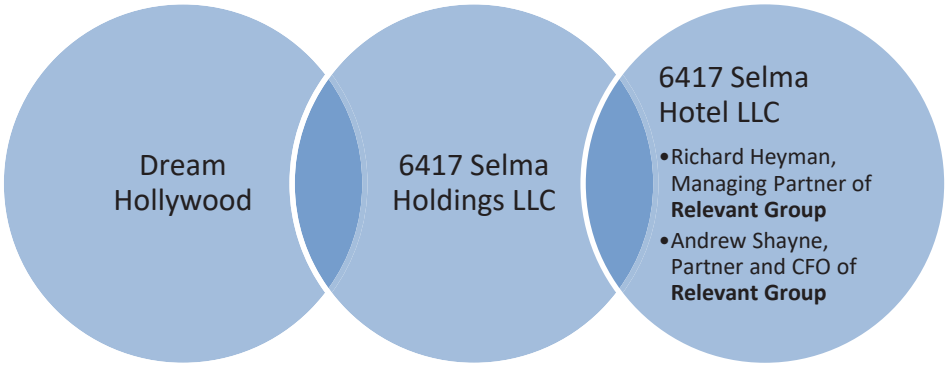
The following chart outlines some pertinent details regarding Dream Hollywood Hotel which has been completed and is currently in operation.

APN #	**5546007038 (previously 5546-007-022 and 5546-007-034)**
Address(es)	**6417 Selma Avenue**
True Owner	**6417 Selma Holdings LLC** **Address: 1605 N. Cahuenga Blvd., Los Angeles, CA 90028** **Member: 6417 Selma Hotel LLC**[39]
Member	**6417 Selma Hotel LLC** **Address: 1605 N. Cahuenga Blvd., Los Angeles, CA 90028** - **Authorized agent: Andrew Shayne (partner, CFO of Relevant Group) on 2015 Grant Deed)** - **Member: Richard Heyman (Managing Partner of Relevant Group)** [40]
Purchase Date	**12/2013 by 6417 Selma Hotel LLC (subsequently transferred to current owner 6417 Selma Holdings LLC)**[41]
Status	**Fully completed; In operation**
Environmental Review	**ENV 2007-3932-MND**

[39] Exhibit 8 – various corporate filings for 6417 Selma Holdings LLC
[40] Exhibit 8 – corporate filings for 6417 Selma Hotel Group
[41] Exhibit 8 – title report

Planning Case No.	**CPC-2007-3931-ZC-HD-CUB-CU-ZV-SPR-EXT2**

Dream Hotel is directly linked to Relevant Group because (1) a Managing Partner of Relevant Group, Richard Heyman, is also a member of Dream Hotel's LLCs, 6417 Selma Holdings, LLC and 6417 Selma Hotel LLC and (2) Relevant Group, 6417 Selma Holdings, LLC and 6417 Selma Hotel LLC all share one address of 1605 N. Cahuenga Blvd.



5. TIMING OF THE PURCHASE OF PROPERTIES UNDERLYING THE 5 HOTELS

The bulk of the purchase activity by the Relevant Group and Bruce Rothman (SE Edinger and KOAR) of the properties underlying the 5 hotels at issue occurred within a year and of half of each other, especially close in time were Thompson Hotel properties (purchased 9/2015), Selma Hotel properties (purchased 12/2015), Tommie Hotel properties (purchased 6/2016), Schrader Hotel properties (purchased 10/2016 and 3/28/2017). The Dream Hollywood Hotel, which set initiated the development of the larger Soho Hollywood project, was an outlier in that its properties were purchased in 12/2013. However, regardless of the initial 1 ¾ year lag in property acquisition after Dream, Thompson Hotel and Selma Hotel properties were acquired within mere 3 months. The evidence establishes that these hotels were developed as a larger project and plan to create the Soho Hollywood mega-district.

6. RESTAURANTS AND CLUBS IN CONJUNCTION WITH THE 5 HOTELS

In addition to the five hotels, Relevant Group has developed and continues to develop the following restaurants and nightclubs: (1) Tao Restaurant, (2) Citizen News, (3) Beauty & Essex, (4) Avenue Nightclub.[42] **Of these, Citizen News in particular implicates and establishes a connection between Relevant Group and Bruce Rothman (KOAR and SE Edinger).**

[42] Property and corporate documents for Tao Restaurant and Citizen News linking these projects to Relevant Group are attached herein as Exhibit 9.

a. Citizen News

The Citizen News building is located at 1545 Wilcox Ave. and is adjacent to the Thompson Hotel. On or about 12/18/2017, SE Edinger LLC conveyed the property to Hollywood Citizen News LLC.

Hollywood Citizen News LLC's manager/member is listed as Hollywood International Regional Center, LLC with business address of 1605 N. Cahuenga Blvd.[43] Richard Heyman is listed as a member of Hollywood Citizen News LLC.[44] There are four (4) other holding companies that are related to Citizen News which list Grant King of Relevant Group and provide 1605 N. Cahuenga Blvd as their business addresses.

Relevant Group and Bruce Rothman (KOAR and SE Edinger) employed the same exact scheme for Citizen News as it did for Tommie Hotel whereby Bruce Rothman purchased the subject property and conveyed it to Relevant Group. Facts underlying Citizen News further cement the connection between Relevant Group and Bruce Rothman (KOAR and SE Edinger) and that they are working together to carry out the larger project of "Soho Hollywood."

b. Tao Restaurant

Tao Restaurant is adjacent to Dream Hollywood Hotel and Selma Hotel. It is owned by the same entity that owns the Selma Hotel, 6421 Selma Wilcox Hotel, LLC.

To the extent that these restaurant and night club projects have been segmented from the "whole of the action" of Soho Hollywood mega-district development project that Relevant has envisioned and is developing, they were improperly piecemealed and must be analyzed as part of the entire action, including the Schrader Hotel Project.

Relevant Group, jointly with Bruce Rothman (KOAR and SE Edinger), planned and executed a plan to develop a mega-district comprised of five (5) luxury hotels and four (4) restaurants and nightclubs just south of Hollywood Blvd. informally dubbed "Soho Hollywood."

As analyzed in full above, corporate and real estate documents establish that Relevant Group and Bruce Rothman (KOAR and SE Edinger) are partners in carrying out at least 3 segments of the larger project here – current Schrader Hotel Project, Tommie Hotel and Citizen News. And this evidence, together with Relevant Group's own marketing brochure, unequivocally links Relevant Group to the Schrader Hotel Project.

However, rather than considering these segments of a larger project as a single project under one EIR, the City, together with Relevant Group and Bruce Rothman (of KOAR and SE Edinger), segmented the pieces of the "whole of an action" mainly into five (5) separate hotel projects. As a result, the City merely prepared and approved (or is in the process of approving) mitigated negative declarations (MNDs) for each of the 5 hotels, **ignoring the significant environmental impacts of these hotel developments as a whole and the cumulative impacts.** All 5 of the hotel projects

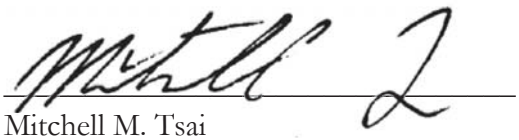
[43] Exhibit 9 – 8/4/2016 Statement of Information filing.
[44] Exhibit 9 – 7/18/2016 Application to Register a Foreign LLC

should be considered as together as the "whole of an action" for the Schrader Project **in an EIR** as they were developed by Relevant Group and Bruce Rothman (of KOAR and SE Edinger) as one project rather than improperly segmenting a larger project into multiple, smaller pieces.

X. CONCLUSION

For the aforementioned reasons, Comments request that the City continue the hearing, modify its findings for the Project or deny the Project and order the preparation of a full environmental impact report.

Sincerely,



Mitchell M. Tsai
Attorneys for
Schrader Boulevard Tenant's Association

EXHIBIT LIST:

Exhibit 1 – The Schrader Hotel Project property and corporate documents

Exhibit 2 – Corporate documents of SE Edinger LLC and Koar Institutional Advisors LLC

Exhibit 3 – Corporate documents, marketing material and website information for Relevant Group LLC

Exhibit 4 – Corporate documents and webpage screenshots for Hollywood International Regional Center LLC

Exhibit 5 – Corporate documents, deeds, title reports for Tommie Hotel

Exhibit 6 – Corporate documents, deeds, title reports for Selma Wilcox Hotel

Exhibit 7 – Corporate documents, deeds, title reports for the Thompson Hotel

Exhibit 8 – Corporate documents, deeds, title reports for the Dream Hollywood Hotel

Exhibit 9 – Title report for Tao Restaurant

Exhibit 10 - 2017 Hollywood Economic Summit, Relevant Group's Vision 2017 video https://www.youtube.com/watch?v=oVF6kifY0lg

EXHIBIT 1

LLC-1	Articles of Organization of a Limited Liability Company (LLC)

201614710433

FILED
Secretary of State
State of California
MAY 20 2016

To form a limited liability company in California, you can fill out this form, and submit for filing along with:

- A **$70** filing fee.
- A separate, non-refundable **$15** service fee also must be included, if you **drop off** the completed form.

Important! LLCs in California may have to pay a minimum $800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

LLCs may not provide "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

Note: *Before submitting the completed form,* you should consult with a private attorney for advice about your specific business needs.

lcc This Space For Office Use Only

For questions about this form, go to *www.sos.ca.gov/business/be/filing-tips.htm.*

LLC Name (List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State.)

① 1600 Hudson, LLC

Proposed LLC Name

The name **must** include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to www.sos.ca.gov/business/be/name-availability.htm.

Purpose

② The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

LLC Addresses

③ a. 2870 Los Feliz Place, 2nd Floor | Los Angeles | CA | 90039

Initial Street Address of Designated Office in CA - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

b. | | |

Initial Mailing Address of LLC, if different from 3a | *City (no abbreviations)* | *State* | *Zip*

Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may **not** list an LLC as the agent. **Do not** *list an address if the agent is a California registered corporate agent as the address for service of process is already on file.*)

④ a. C T Corporation System.

Agent's Name

b. | | CA |

*Agent's Street Address (if agent is **not** a corporation) - Do not list a P.O. Box* | *City (no abbreviations)* | *State* | *Zip*

Management (Check only one.)

⑤ The LLC will be managed by:

☑ One Manager ☐ More Than One Manager ☐ All Limited Liability Company Member(s)

This form must be signed by each organizer. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are made part of these articles of organization.

▶ Carissa M. Saucedo

Organizer - Sign here

Carissa M. Saucedo

Print your name here

Make check/money order payable to: **Secretary of State**	***By Mail***	***Drop-Off***
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a $5 certification fee.	Secretary of State Business Entities, P.O. Box 944228 Sacramento, CA 94244-2280	Secretary of State 1500 11th Street., 3rd Floor Sacramento, CA 95814

16-332162

FILED
Secretary of State
State of California

SEP 22 2016

Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

IMPORTANT — Read instructions before completing this form.

Filing Fee - $20.00

Copy Fees – Face Page $1.00 & .50 for each attachment page;
Certification Fee - $5.00

This Space For Office Use Only

1. Limited Liability Company Name
1600 Hudson, LLC

2. 12-Digit Secretary of State File Number	3. State or Place of Organization (only if formed outside of California)
201614710433	

4. Business Addresses

	City (no abbreviations)	State	Zip Code
a. Street Address of Principal Office - Do not list a P.O. Box 2870 Los Feliz Place, 2nd Floor	Los Angeles	CA	90039
b. *Mailing Address of LLC, If different than Item 4a*	*City (no abbreviations)*	*State*	*Zip Code*
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box	City (no abbreviations)	State CA	Zip Code

5. Manager(s) or Member(s) If no *managers* have been appointed or elected, provide the name and address of each *member*. At least one name and address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see Instructions).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix

b. Entity Name - Do not complete Item 5a
SE Edinger, LLC, a Delaware limited liability company

c. Address	City (no abbreviations)	State	Zip Code
2870 Los Feliz Place, 2nd Floor	Los Angeles	CA	90039

6. Agent for Service of Process **Item 6a and 6b:** If the agent is an **individual**, the agent must reside in California and Item 6a and 6b must be completed with the agent's name and California address. **Item 6c:** If the agent is a California Registered **Corporate Agent**, a current agent registration certificate must be on file with the California Secretary of State and Item 6c must be completed (leave Item 6a-6b blank).

a. California Agent's First Name (If agent is not a corporation)	Middle Name	Last Name	Suffix

b. Street Address (If agent is not a corporation) - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
		CA	

c. California Registered Corporate Agent's Name (If agent is a corporation) – Do not complete Item 6a or 6b
C T Corporation System (C0108400)

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
Real Estate Investment

8. Chief Executive Officer, If elected or appointed

a. First Name	Middle Name	Last Name	Suffix

b. Address	City (no abbreviations)	State	Zip Code

9. The information contained herein, including any attachments, is true and correct.

9/22/16	Carissa M. Saucedo	Authorized Person	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:
Company:
Address:
City/State/Zip:

This page is part of your document - DO NOT DISCARD

20161275057

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California

10/18/16 AT 08:00AM

Pages: 0003

FEES:	25.00
TAXES:	29,120.00
OTHER:	0.00
PAID:	29,145.00

LEADSHEET

201610180270008

00012795108

007879119

SEQ:
18

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

E521952

T72

RECORDING REQUESTED BY:
Chicago Title Insurance Company
AND WHEN RECORDED MAIL TO:

Bruce Rothman
KOAR Institutional Advisors, LLC
2870 Los Feliz Place, 2nd Floor
Los Angeles, CA 90039

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 00053842-994-LT2-DB Escrow No.: 132298-024

GRANT DEED

THE UNDERSIGNED GRANTORS DECLARE
DOCUMENTARY TRANSFER TAX is $5,720.00
CITY TRANSFER TAX $23,400.00
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area [X] City of Los Angeles **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Margot E. Amestoy, Co-Trustee of the Helen Amestoy Lee Trust, dated 7/25/05, as to an undivided one-half interest; and Ronald C. Antinoja and Margot E. Amestoy, Trustees of The Ronald Antinoja and Margot Amestoy 2001 Family Trust, dated 4/11/01, as to an undivided one-half interest

hereby GRANT to:

1600 Hudson, LLC, a California limited liability company

the real property described as: Lots 1 and 2 of the L. M. Schallert Subdivision No. 2, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 12, Page 120 of Maps, in the Office of the County Recorder of said County.

Also Known as: 1600 North Hudson Avenue, Los Angeles, CA 90028
AP#: 5547-016-017

THIS PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO:
(i) the lien of all real estate taxes and assessments not yet delinquent as of the date hereof;
(ii) all local, state and federal laws, rule, ordinances and governmental regulations, including but not limited to, building and zoning laws, rules, ordinances and regulations now or hereafter in effect relating to the Property;
(iii) all rights of tenants in possession; and
(iv) all items appearing of record, all items which would be disclosed by an inspection of the Property and all items which would be disclosed by an accurate survey of the Property.

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

APN: 5547-016-017

00053842-x49

19E

Title Order No.: 00053842-994-LT2-DB
Escrow No.: 132298-024
A.P. # 5547-016-017

Signature Page

DATED: October 11, 2016

The Helen Amestoy Lee Trust, dated 7/25/05

BY: Margot E. Amestoy Co-Trustee
Margot E. Amestoy, Co-Trustee

The Ronald Antinoja and Margot Amestoy 2001 Family Trust, dated 4/11/01

BY: Ronald C Ant Trustee
Ronald C. Antinoja, Trustee

BY: Margot E. Amestoy Trustee
Margot E. Amestoy, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~CALIFORNIA~~ Washington
COUNTY OF Kitsap
On October 14, 2016
before me, Rosalind D. Lassoff,
A Notary Public in and for said State personally appeared
Margot E. Amestoy, Co-Trustee
Ronald C. Antinoja, Trustee
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Washington that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature Rosalind D. Lassoff

ROSALIND D. LASSOFF
NOTARY PUBLIC
6-09-17
STATE OF WASHINGTON

17-319842

Secretary of State
Statement of Information
(Limited Liability Company)

42

LLC-12

FILED
Secretary of State
State of California

MAR 08 2017

IMPORTANT — Read instructions before completing this form.

Filing Fee – $20.00

Copy Fees – First page $1.00; each attachment page $0.50;
Certification Fee - $5.00 plus copy fees

21/20/PU

This Space For Office Use Only

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

SE EDINGER, LLC

2. 12-Digit Secretary of State File Number	3. State, Foreign Country or Place of Organization (only if formed outside of California)
201312210375	DELAWARE

4. Business Addresses

	City (no abbreviations)	State	Zip Code
a. Street Address of Principal Office - Do not list a P.O. Box 2870 Los Feliz Place, 2nd Floor	Los Angeles	CA	90039
b. Mailing Address of LLC, if different than item 4a	City (no abbreviations)	State	Zip Code
c. Street Address of California Office, if item 4a is not in California - Do not list a P.O. Box	City (no abbreviations)	State CA	Zip Code

5. Manager(s) or Member(s)

If no managers have been appointed or elected, provide the name and address of each member. At least one name and address must be listed. If the manager/member is an individual, complete items 5a and 5c (leave item 5b blank). If the manager/member is an entity, complete items 5b and 5c (leave item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete item 5b	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete item 5a Koar Institutional Advisors, L.L.C.			
c. Address 2870 Los Feliz Place, 2nd Floor	City (no abbreviations) Los Angeles	State CA	Zip Code 90039

6. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State CA	Zip Code

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete item 6a or 6b

CT CORPORATION SYSTEM (C0168406)

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
Ownership of Real Estate

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. The information contained herein, including any attachments, is true and correct.

02/25/2017	Kelly Lethmann	POA	Kelly M Lethmann
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document, enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

Real Estate Reports

Property:
1600 N Hudson Ave
Los Angeles, CA 90028
APN: 5547-016-017

Data deemed reliable, but not guaranteed.
TM SM ® Trademark(s) of Black Knight IP Holding Company, LLC, or an affiliate.
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1600 Hudson Llc,
1600 N Hudson Ave, Los Angeles, CA 90028

APN: 5547-016-017
Los Angeles County

Owner Information

Primary Owner: **1600 HUDSON LLC,**

Secondary Owner:

Mail Address: **2870 LOS FELIZ PL # 2ND LOS ANGELES CA 90039**

Site Address: **1600 N HUDSON AVE LOS ANGELES CA 90028**

Assessor Parcel Number: **5547-016-017**

Census Tract: **1907.00**

Housing Tract Number:

Lot Number: **1,2**

Page Grid: **593-E4**

Legal description: **Lot: 1,2 Abbreviated Description: LOT:1,2 SUBD:L M SCHALLERT SUB #2 L M SCHALLERT SUB NO 2 LOTS 1 AND LOT 2**

Sale Information

Sale Date: **10/18/2016**

Document #: **16-1275057**

Sale Amount: **$5,200,000**

Seller: **AMESTOY, MARGOT E; THE HELEN AMESTOY LEE TRUST**

Sale Type:

Cost/SF: **$378**

Assessment & Tax Information

Assessed Value: **$5,200,000**

Land Value: **$5,200,000**

Imp. Value:

Homeowner Exemption:

% Improvement:

Tax Amount: **$71,338.20**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **0-200**

Tax Account ID:

Property Characteristics

Bedrooms:

Year Built:

Pool:

Bathrooms:

Square Feet: **13,750 SF**

Lot Size: **14,299 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms:

Garage: **Parking Lot 44**

Fire Place:

Property Type: **Commercial**

Building Style:

Owner Exclusions:

Use Code: **Parking Lot**

Zoning: **LAC4**

1600 Hudson Llc,
1600 N Hudson Ave, Los Angeles, CA 90028

APN: 5547-016-017
Los Angeles County

Prior Transfer

Recording Date: **10/18/2016**
Document #: **16-1275057 BK-PG -**
Price: **$5,200,000**
Document Type: **Grant Deed**
First TD: **N/A**
Type of Sale: **Sales Price Rounded From Tax**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **1600 HUDSON LLC**
Buyer Vesting:
Seller Name: **AMESTOY, MARGOT E; THE HELEN AMESTOY LEE TRUST; RONALD ANTINOJA & MARGOT AMESTOY 2001 FA; ANTINOJA, RONALD C**
Legal description: **Lot: 1&2 Map Ref: MB12 PG120**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **02/15/2007**
Document #: **07-0334357 BK-PG -**
Price: **N/A**
Document Type: **Intra-family Transfer Or Dissolution**
First TD: **N/A**
Type of Sale: **This Sale Only Conveys A Partial Interest**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **AMESTOY, MARGOT; ANTINOJA, RONALD C**
Buyer Vesting: **Family Trust**
Seller Name: **AMESTOY, MARGOT E**
Legal description: **Lot: 1&2 Map Ref: MB12 PG120**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **02/15/2007**
Document #: **07-0334356 BK-PG -**
Price: **N/A**
Document Type: **Intra-family Transfer Or Dissolution**
First TD: **N/A**
Type of Sale: **This Sale Only Conveys A Partial Interest**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **AMESTOY, MARGOT E**
Buyer Vesting: **Married Woman As Her Sole And Separate Property**
Seller Name: **ANTINOJA, MARGOT ELIZABETH AMESTOY; HELEN MONNETTE AMESTOY SURVIVORS TRUST**
Legal description: **Lot: 1&2 Map Ref: MB12 PG120**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **02/15/2007**
Document #: **07-0334355 BK-PG -**
Price: **N/A**
Document Type: **Intra-family Transfer Or Dissolution**
First TD: **N/A**
Type of Sale: **This Sale Only Conveys A Partial Interest**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **AMESTOY, MARGOT E**
Buyer Vesting: **Married Woman As Her Sole And Separate Property**
Seller Name: **ANTINOJA, MARGOT ELIZABETH AMESTOY; MICHEL FRANCOIS AMESTOY JR BYPASS TRUST**
Legal description: **Lot: 1&2 Map Ref: MB12 PG120**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **02/15/2007**
Document #: **07-0334309 BK-PG -**
Price: **N/A**
Document Type: **Intra-family Transfer Or Dissolution**
First TD: **N/A**
Type of Sale: **This Sale Only Conveys A Partial Interest**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **LEE, HELEN AMESTOY; HELEN AMESTOY LEE TRUST**
Buyer Vesting: **Trust**
Seller Name: **LEE, HELEN AMESTOY**
Legal description: **Lot: 1&2 Map Ref: MB12 PG120**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **02/15/2007**
Document #: **07-0334308 BK-PG -**
Price: **N/A**
Document Type: **Quit Claim Deed**
First TD: **N/A**
Type of Sale: **This Sale Only Conveys A Partial Interest**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **LEE, HELEN AMESTOY**
Buyer Vesting:
Seller Name: **ANTINOJA, MARGOT ELIZABETH AMESTOY; HELEN MONETTE AMESTOY SURVIVORS TRUST**
Legal description: **Lot: 1&2 Map Ref: MB12 PG120**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **02/15/2007**
Document #: **07-0334307 BK-PG -**
Price: **N/A**
Document Type: **Quit Claim Deed**
First TD: **N/A**
Type of Sale: **This Sale Only Conveys A Partial Interest**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **LEE, HELEN AMESTOY**
Buyer Vesting:
Seller Name: **ANTINOJA, MARGOT ELIZABETH AMESTOY; MICHEL FRANCOIS AMESTOY JR BYPASS TRUST**

Legal description: **Lot: 1&2 Map Ref: MB12 PG120**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **12/17/2002**
Document #: **02-3098142 BK-PG -**
Price: **N/A**
Document Type: **Intra-family Transfer Or Dissolution**
First TD: **N/A**
Type of Sale: **This Sale Only Conveys A Partial Interest**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **AMESTOY, HELEN MONNETTE; HELEN MONNETTE AMESTOY SURVIVORS TRUST**
Buyer Vesting: **Trust**
Seller Name: **AMESTOY, HELEN MONNETTE; AMESTOY TRUST**
Legal description: **Lot: 1&2 Map Ref: MB12 PG120**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

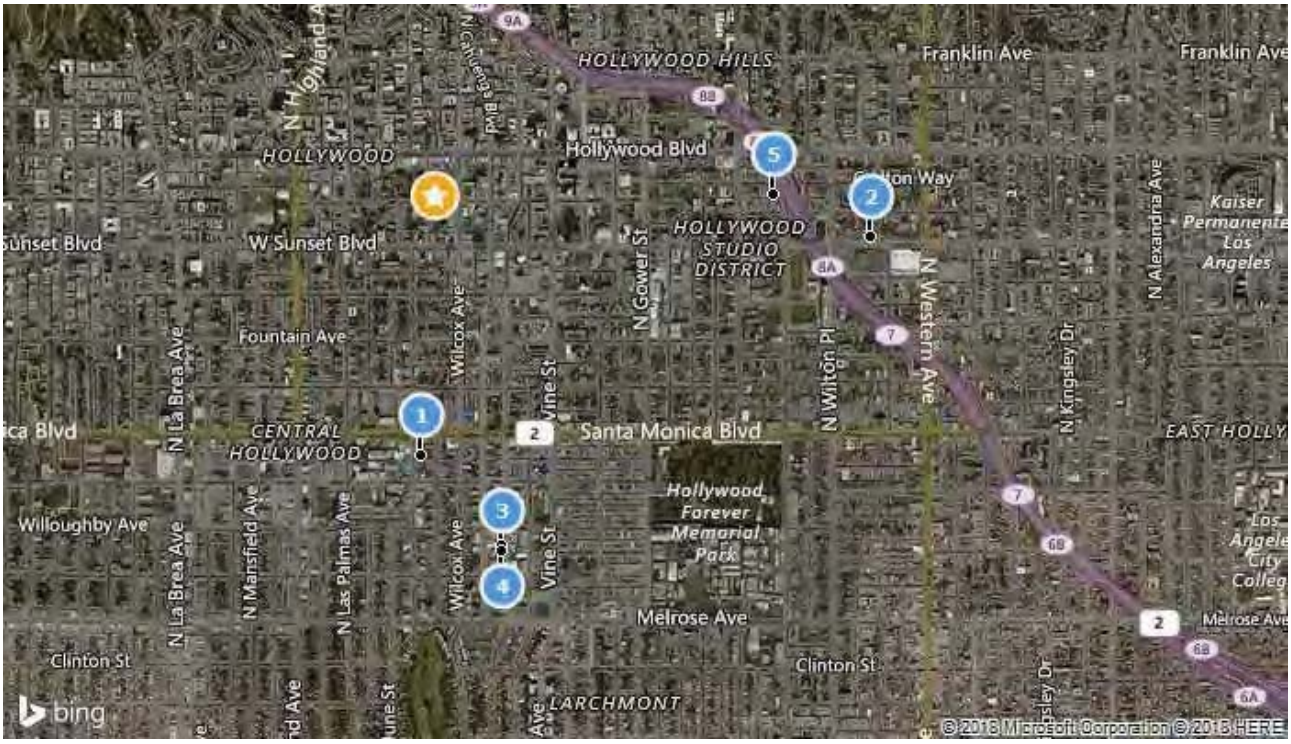
Recording Date: **12/17/2002**
Document #: **02-3098140 BK-PG -**
Price: **N/A**
Document Type: **Intra-family Transfer Or Dissolution**
First TD: **N/A**
Type of Sale: **This Sale Only Conveys A Partial Interest**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **AMESTOY, HELEN MONNETTE; MICHEL FRANCOIS AMESTOY JR BYPASS TRUST**
Buyer Vesting: **Trust**
Seller Name: **AMESTOY, HELEN MONNETTE; AMESTOY TRUST**
Legal description: **Lot: 1&2 Map Ref: MB12 PG120**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **06/19/2000**
Document #: **00-0939300 BK-PG -**
Price: **N/A**
Document Type: **Intra-family Transfer Or Dissolution**
First TD: **N/A**
Type of Sale: **Non-Arms Length Transfer**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **AMESTOY, HELEN MONNETTE; AMESTOY TRUST**
Buyer Vesting: **Trust**
Seller Name: **AMESTOY, MICHEL JR AND HELEN**
Legal description:
Abbreviated Description: **L M SCHALLERT SUB NO 2 LOTS 1 AND LOT 2**
City/Muni/Twp: **LOS ANGELES**

1600 Hudson Llc,
1600 N Hudson Ave, Los Angeles, CA 90028

APN: 5547-016-017
Los Angeles County



Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	**10/18/2016**	**$5,200,000**	**$378**	**13,750**	**//**		**14,299 SF**		
1	1028 SEWARD ST	06/08/2018	$12,000,000	$1,169	10,258	//	1956			.69 Mi.
2	5615 W SUNSET BLVD	03/20/2018	$8,650,000	$925	9,346	//	1998	30,274 SF		1.17 Mi.
3	833 N CAHUENGA BLVD	03/09/2018	$750,000	$125	6,000	//	1964	6,061 SF		.96 Mi.
4	841 N CAHUENGA BLVD	03/09/2018	$750,000	$125	6,000	//		6,062 SF		.94 Mi.
5	5826 CARLTON WAY	05/10/2017	$6,250,000	$1,582	3,950	//	1951	4,468 SF		.90 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	**10/18/2016**	**$5,200,000**	**$378**	**13,750**	**//**		**14,299 SF**		
1	**1028 SEWARD ST LOS ANGELES, CA 90038-2521**	**06/08/2018**	**$12,000,000**	**$1,169**	**10,258**	**//**	**1956**			**.69 Mi.**
	APN: 5533-012-033 Document #: 18-0570814 Document Type:Grant Deed Price Code: R									
	Property Type: Commercial				Land Use: Parking Lot					
	Legal: Lot:21&22 Subdivision:WHITE AND NEWBYS HOLLYWOOD BOULEVARD TRACT MapRef:MB 8 PG 176 City/Muni/Twp:LOS ANGELES									
	Buyer Name: SUNSET LAS PALMAS ENTERTAINMENT PROPERTI									
	Seller Name: ASAS LLC									
2	**5615 W SUNSET BLVD LOS ANGELES, CA 90028-8523**	**03/20/2018**	**$8,650,000**	**$925**	**9,346**	**//**	**1998**	**30,274 SF**		**1.17 Mi.**
	APN: 5544-028-031 Document #: 18-0263771 Document Type:Grant Deed Price Code: R									
	Property Type: Commercial				Land Use: Parking Lot					
	Legal: Lot:5-7 Subdivision:GRANT TRACT MapRef:MB 6 PG 106&107 City/Muni/Twp:LOS ANGELES									
	Buyer Name: 5609 SUNSET BOULEVARD LLC									
	Seller Name: KM ALLIANCE LLC									
3	**833 N CAHUENGA BLVD LOS ANGELES, CA 90038-3703**	**03/09/2018**	**$750,000**	**$125**	**6,000**	**//**	**1964**	**6,061 SF**		**.96 Mi.**
	APN: 5533-028-014 Document #: 18-0230969 Document Type:Grant Deed Price Code: R									
	Property Type: Commercial				Land Use: Parking Lot					
	Legal: Lot:19 Block:J Subdivision:SENECA HEIGHTS MapRef:MB 16 PG 72 City/Muni/Twp:LOS ANGELES									
	Buyer Name: AT THE P LLC									
	Seller Name: RED STUDIOS HOLLYWOOD LLC									
4	**841 N CAHUENGA BLVD LOS ANGELES, CA 90038-3703**	**03/09/2018**	**$750,000**	**$125**	**6,000**	**//**		**6,062 SF**		**.94 Mi.**
	APN: 5533-028-016 Document #: 18-0230975 Document Type:Grant Deed Price Code: R									
	Property Type: Commercial				Land Use: Parking Lot					
	Legal: Lot:21 Block:J Subdivision:SENECA HEIGHTS MapRef:MB 16 PG 72 City/Muni/Twp:LOS ANGELES									
	Buyer Name: RED STUDIOS HOLLYWOOD LLC									
	Seller Name: AT THE P LLC									
5	**5826 CARLTON WAY LOS ANGELES, CA 90028-6650**	**05/10/2017**	**$6,250,000**	**$1,582**	**3,950**	**//**	**1951**	**4,468 SF**		**.90 Mi.**
	APN: 5545-010-018 Document #: 17-0519662 Document Type:Grant Deed Price Code: R									
	Property Type: Commercial				Land Use: Parking Lot					
	Legal: Lot:37 Subdivision:HOLLYWOOD BOULEVARD TRACT MapRef:MB2 PG83 City/Muni/Twp:LOS ANGELES									
	Buyer Name: 5826 CARLTON 200F LP									
	Seller Name: 1501 LEAVENWORTH INVESTORS LP MORGENSTERN, JOEL									

Area Sales Analysis

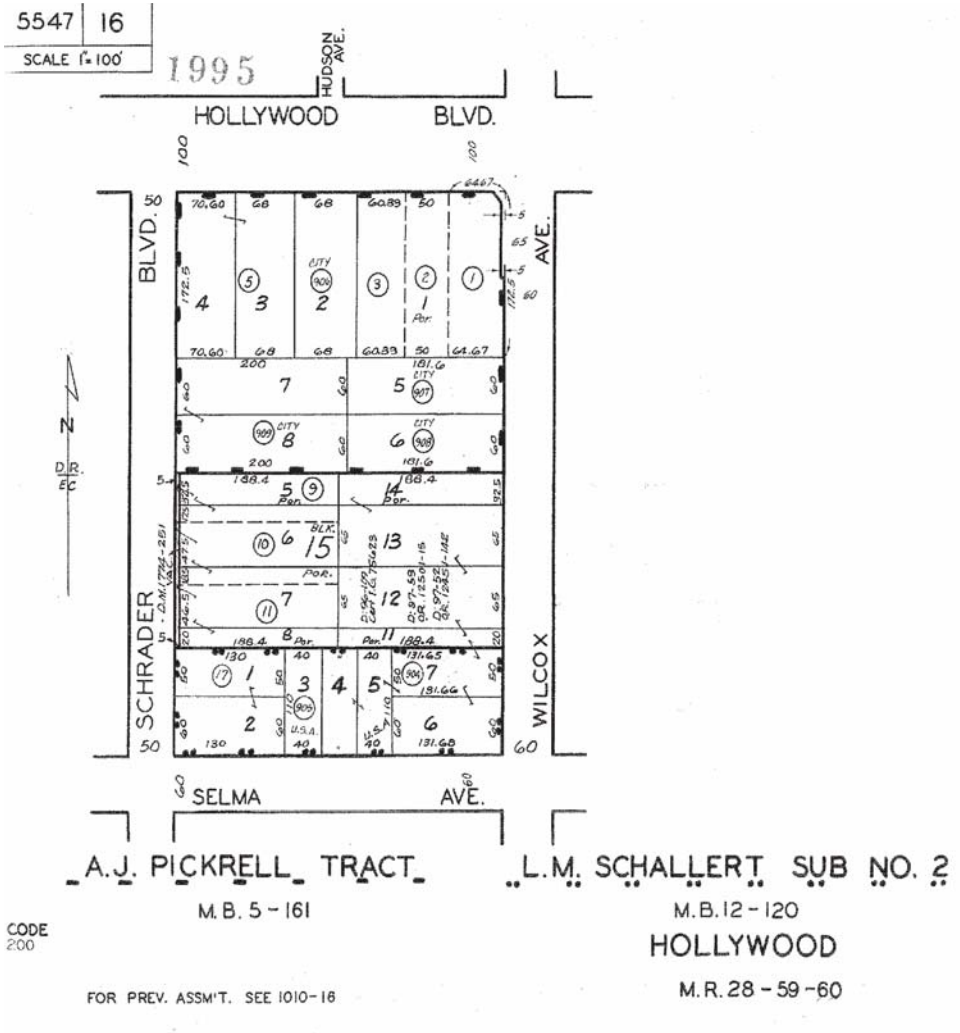
Total Area Sales: **5**

Median # of Bedrooms:

Median Lot Size:	**6,061 SF**	Median # of Baths:	
Median Living Area:	**6,000 SF**	Median Year Built:	**1960**
Price Range - 2 Yrs:	**$750,000 To $12,000,000**	Age Range:	**20 Years To 67 Years**
Median Value:	**$6,250,000**	Median Age:	**58 Years**

Assessor Map

Click here to get the map in PDF
Click here to get the map in TIF



12-31-64 671127201
680727 680512
670830
720104415
740108203
861203-67
9205/2020002004-28
940511

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

1600 Hudson Llc,
1600 N Hudson Ave, Los Angeles, CA 90028

APN: 5547-016-017
Los Angeles County

1600 HUDSON LLC,
1600 N HUDSON AVE
LOS ANGELES CA 90028
APN: 5547-016-017
Bedrooms: Bathrooms:
Square Feet: 13,750 SF Lot Size: 14,299 SF
Year Built: Garage: L

1600 HUDSON LLC,
1614 N HUDSON AVE
LOS ANGELES CA 90028
APN: 5547-016-011
Bedrooms: Bathrooms:
Square Feet: 9,170 SF Lot Size: 12,463 SF
Year Built: 1930 Garage:

6516 TOMMIE HOTEL LLC,
6526 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-017-008
Bedrooms: Bathrooms:
Square Feet: Lot Size: 6,912 SF
Year Built: Garage:

L A CITY PARKS PARKS
6567 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-015-909
Bedrooms: Bathrooms:
Square Feet: 5,625 SF Lot Size: 9,749 SF
Year Built: 1949 Garage:

MAMA WILCOX LAND LLC
1557 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-017-001
Bedrooms: Bathrooms:
Square Feet: 31,865 SF Lot Size: 6,863 SF
Year Built: 1926 Garage:

SUNSET LANDMARK INVESTMENT LLC
1540 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-017-006
Bedrooms: Bathrooms:
Square Feet: 10,898 SF Lot Size: 17,431 SF
Year Built: 1927 Garage:

HOLLYWOOD CITIZEN NEWS LLC,
1545 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-017-043
Bedrooms: Bathrooms:

U S POSTAL SERVICE
6523 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-016-905
Bedrooms: Bathrooms:
Square Feet: Lot Size: 4,400 SF
Year Built: Garage:

SCHRADER APARTMENTS LLC
1618 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-016-010
Bedrooms: 8 Bathrooms: 16
Square Feet: 11,160 SF Lot Size: 12,565 SF
Year Built: 1995 Garage:

DR HOSTELS LLC
1624 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-016-009
Bedrooms: Bathrooms:
Square Feet: 12,855 SF Lot Size: 9,565 SF
Year Built: 1915 Garage:

6516 TOMMIE HOTEL LLC
6516 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-017-042
Bedrooms: Bathrooms:
Square Feet: Lot Size:
Year Built: Garage:

L A CITY
1638 N HUDSON AVE
LOS ANGELES CA 90028
APN: 5547-016-909
Bedrooms: Bathrooms:
Square Feet: Lot Size: 23,999 SF
Year Built: Garage:

Y M C A OF L A
6600 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-018-029
Bedrooms: Bathrooms:
Square Feet: 65,858 SF Lot Size: 1.02 AC
Year Built: 1922 Garage:

L A CITY
1633 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-016-908
Bedrooms: Bathrooms:

Square Feet: 52,342 SF	Lot Size:	Square Feet:	Lot Size: 10,897 SF
Year Built: 1930	Garage:	Year Built:	Garage:

SUNSET LANDMARK INVESTMENT LLC
1530 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-017-005

Bedrooms:	Bathrooms:
Square Feet: 19,837 SF	Lot Size: 16,757 SF
Year Built: 1981	Garage: L

This page is part of your document - DO NOT DISCARD

20170340837

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

03/28/17 AT 08:00AM

Pages:
0003

FEES:	25.00
TAXES:	21,840.00
OTHER:	0.00
PAID:	21,865.00

LEADSHEET

201703280140031

00013522593

008230032

SEQ:
16

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

E175892

T72

RECORDING REQUESTED BY:

CHICAGO TITLE COMPANY
COMMERCIAL

03/28/2017
20170340837

2

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

1600 Hudson, LLC
2870 Los Feliz Place, 2nd Floor
Los Angeles, CA 90039
ATTN: Bruce Rothman

Title Order No.:63713-X49 Space Above This Line For Recorder's Use Escrow No.:63713-TG3

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s):
DOCUMENTARY TRANSFER TAX is $ 4,290.00. CITY TAX $ 17,550.00.
☒ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens or encumbrances remaining at time of sale,
☐ Unincorporated area: ☒ City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

1614 Schrader Apartments, LLC, a California limited liability company, which acquired title as 1614 Schrader Apartments "LLC"

hereby GRANT(s) to

1600 Hudson, LLC, a California limited liability company

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No.5547-016-011):

THE SOUTH FORTY-SIX AND ONE-HALF OF LOT 7 AND THE NORTH 20 FEET OF LOT 8 IN BLOCK 15 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28, PAGES 59 AND 60, OF MISCELLANEOUS RECORDS OF SAID COUNTY.

ALSO A STRIP OF LAND 5 FEET IN WIDTH ADJACENT TO SAID LAND ON THE WEST, LYING BETWEEN THE ABOVE DESCRIBED PREMISES AND HUDSON AVENUE, AS SHOWN ON MAP ATTACHED TO DEED RECORDED IN BOOK 1774, PAGE 250, OF DEEDS, AND BEING A PORTION OF DAE AVENUE, VACATED BY ORDINANCE, AS SHOWN UPON SAID MAP RECORDED IN BOOK 28, PAGE 59 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

APN: 5547-016-011

000063713-X49

IGD

3

Dated: 3/20/17

By: 1614 Schrader Apartments, LLC,
a California limited liability company

By: _____
Name: Christopher Malcolm
Its: managing Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } S.S.

On MARCH 20, 2017 before me, DAVID S. JONES, a Notary Public in and for said County and State, personally appeared, CHRISTOPHER MALCOLM, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

DAVID S. JONES
COMM. # 2170620
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm Expires DECEMBER 2, 2020

(Notary Seal)

Real Estate Reports

Property:
1614 N Hudson Ave
Los Angeles, CA 90028
APN: 5547-016-011

Data deemed reliable, but not guaranteed.
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1600 Hudson Llc,
1614 N Hudson Ave, Los Angeles, CA 90028

APN: 5547-016-011
Los Angeles County

Owner Information

Primary Owner: **1600 HUDSON LLC,**

Secondary Owner:

Mail Address: **2870 LOS FELIZ PL # 2ND LOS ANGELES CA 90039**

Site Address: **1614 N HUDSON AVE LOS ANGELES CA 90028**

Assessor Parcel Number: **5547-016-011**

Census Tract: **1907.00**

Housing Tract Number:

Lot Number: **7**

Page Grid: **593-E4**

Legal description: **Lot: 7 Block: 15 Abbreviated Description: LOT:7 BLK:15 HOLLYWOOD VAC ST ADJ ON W AND S 46.5 FT OF LOT 7 AND VAC ST ADJ ON W AND N 20 FT OF LOT 8 BLK 15**

Sale Information

Sale Date: **03/28/2017**

Document #: **17-0340837**

Sale Amount: **$3,900,000**

Seller: **1614 SCHRADER APARTMENTS LLC**

Sale Type:

Cost/SF: **$425**

Assessment & Tax Information

Assessed Value: **$1,225,057**

Land Value: **$731,360**

Imp. Value: **$493,697**

Homeowner Exemption:

% Improvement: **40.3%**

Tax Amount: **$19,177.20**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **0-200**

Tax Account ID:

Property Characteristics

Bedrooms:

Year Built: **1930**

Pool:

Bathrooms:

Square Feet: **9,170 SF**

Lot Size: **12,463 SF**

Partial Baths:

Number of Units: **12**

No of Stories:

Total Rooms:

Garage:

Fire Place:

Property Type: **Apartments**

Building Style:

Owner Exclusions:

Use Code: **Apartment House (5+ Units)**

Zoning: **LAC4**

1600 Hudson Llc,
1614 N Hudson Ave, Los Angeles, CA 90028

APN: 5547-016-011
Los Angeles County

Mortgage Release

Recording Date: **10/16/2017**
Document #: **17-1183657 BK-PG -**
Loan Amount: **$833,000**
Document Type: **Substitution Of Trustee And Full Reconveyance**
Original Lender: **NOT PROVIDED**
Origination Doc #: **09-0545398 BK-PG -**
Borrowers Name: **1614 SCHRADER APARTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**
Origination Recording Date: **04/15/2009**
Effective Date: **10/06/2017**
Current Lender: **FANNIE MAE, A CORPORATION**

Mortgage Record

Recording Date: **03/28/2017**
Document #: **17-0340838 BK-PG -**
Loan Amount: **$1,500,000**
Loan Type: **Commercial Loan**
TD Due Date:
Type of Financing:
Interest Rate:
Lender Name: **AMERICAN BUSINESS BANK**
Lender Type: **Bank**
Borrowers Name: **1600 HUDSON LLC**
Vesting:

Prior Transfer

Recording Date: **03/28/2017**
Document #: **17-0340837 BK-PG -**
Price: **$3,900,000**
Document Type: **Grant Deed**
First TD: **$1,500,000**
Type of Sale: **Sales Price Rounded From Tax**
Mortgage Doc #: **17-0340838**
Interest Rate:
Lender Name: **AMERICAN BUSINESS BANK**
Buyer Name: **1600 HUDSON LLC**
Buyer Vesting:
Seller Name: **1614 SCHRADER APARTMENTS LLC**
Legal description: **Lot: 7&8 Block: 15 Map Ref: MR28 PG59&60**
City/Muni/Twp: **LOS ANGELES**

Mortgage Record

Recording Date: **04/15/2009**
Document #: **09-0545398 BK-PG -**
Loan Amount: **$833,000**
Loan Type: **Commercial Loan**
TD Due Date: **05/01/2019**
Type of Financing:
Interest Rate:
Lender Name: **GREYSTONE SERVICING CORPORATION INC**
Lender Type: **Other**
Borrowers Name: **1614 SCHRADER APARTMENTS LLC**
Vesting:

Prior Transfer

Recording Date: **12/09/2004**
Document #: **04-3175526 BK-PG -**
Price: **N/A**
Document Type: **Grant Deed**
First TD: **N/A**
Type of Sale: **Price As "0", "None", "No Consideration"**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **1614 SCHRADER APARTMENTS LLC**
Buyer Vesting:
Seller Name: **MALCOLM, CHRISTOPHER; MALCOLM, WILLIAM; MALCOLM FAMILY TRUST; MALCOLM, SIDNEY A**
Legal description: **Lot: 7&8 Block: 15 Map Ref: MR28 PG59&60**
Abbreviated Description: **SOUTH46 & 1/2 FT LOT7 & N20 FT LOT8**
City/Muni/Twp: **LOS ANGELES**

Mortgage Record

Recording Date: **01/09/2004**
Document #: **04-0057366 BK-PG -**
Loan Amount: **$800,000**
Loan Type: **Commercial Loan**
TD Due Date:
Type of Financing:
Interest Rate:
Lender Name: **KERN COMMUNITY PROPERTY TRUST**
Lender Type: **Et Al**
Borrowers Name: **MALCOLM, CHRISTOPHER; MALCOLM, WILLIAM**
Vesting: **Tenants In Common**

Prior Transfer

Recording Date: **01/09/2004**
Document #: **04-0057365 BK-PG -**
Price: **$500,000**
Document Type: **Grant Deed**
First TD: **N/A**
Type of Sale: **This Sale Only Conveys A Partial Interest**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **MALCOLM, CHRISTOPHER; MALCOLM, WILLIAM; THE MALCOLM FAMILY TRUST; MALCOLM, PEGGY; MALCOLM, SIDNEY A**
Buyer Vesting: **Tenants In Common**
Seller Name: **FLIER, EDITH; FLIER, JACK; FLIER LIVING TRUST**
Legal description: **Lot: 7&8 Block: 15 Map Ref: MR28 PG59&60**
Abbreviated Description: **SOUTH46 1/2 FT LOT7 & N20 FT LOT8**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **01/09/2004**
Document #: **04-0057364 BK-PG -**
Price: **$500,000**
Document Type: **Grant Deed**
First TD: **N/A**
Type of Sale: **This Sale Only Conveys A Partial Interest**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **MALCOLM, CHRISTOPHER; MALCOLM, WILLIAM; THE MALCOLM FAMILY TRUST; MALCOLM, PEGGY; MALCOLM, SIDNEY A**

Buyer Vesting: **Tenants In Common**
Seller Name: **KERN, JESSIE; THE KERN COMMUNITY PROPERTY TRUST**
Legal description: **Lot: 7&8 Block: 15 Map Ref: MR28 PG59&60**
Abbreviated Description: **SOUTH46 1/2 FT LOT7 & N20 FT LOT8**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

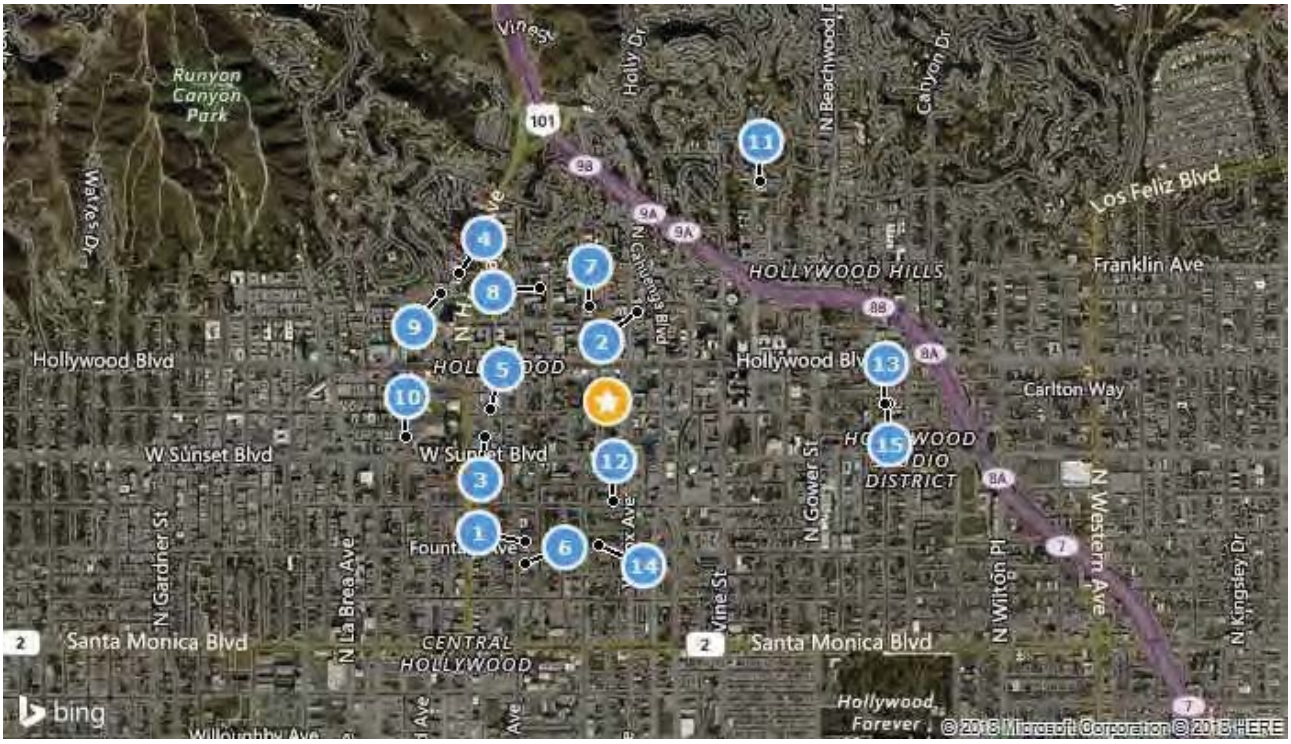
Recording Date: **01/09/2004**
Document #: **04-0057363 BK-PG -**
Price: **N/A**
Document Type: **Intra-family Transfer Or Dissolution**
First TD: **N/A**
Type of Sale: **Non-Arms Length Transfer**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **MALCOLM, WILLIAM**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **MALCOLM, LISA**
Legal description: **Lot: 7&8 Block: 15 Map Ref: MR28 PG59&60**
Abbreviated Description: **SOUTH46 1/2 FT LOT7 & N20 FT LOT8**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **06/16/1999**
Document #: **99-1107977 BK-PG -**
Price: **N/A**
Document Type: **Intra-family Transfer Or Dissolution**
First TD: **N/A**
Type of Sale: **Transfer Tax On Doc. Indicated As EXEMPT**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **FLIER, EDITH; FLIER, JACK**
Buyer Vesting: **Living Trust**
Seller Name: **FLIER, EDITH; FLIER, JACK**
Legal description:
Abbreviated Description: **HOLLYWOOD VAC ST ADJ ON W AND S 46.5 FT OF LOT 7 AND VAC ST ADJ ON W AND N 20 FT OF LOT 8 BLK 15**
City/Muni/Twp: **LOS ANGELES**

1600 Hudson Llc,
1614 N Hudson Ave, Los Angeles, CA 90028

APN: 5547-016-011
Los Angeles County



Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	**03/28/2017**	**$3,900,000**	**$425**	**9,170**	**//**	**1930**	**12,463 SF**		
1	1310 N LAS PALMAS AVE	07/26/2018	$2,150,000	$380	5,648	/10/8	1952	7,582 SF		.44 Mi.
2	6434 YUCCA ST	07/25/2018	$8,250,000	$305	27,032	/2/	1923	11,445 SF		.25 Mi.
3	1527 N MCCADDEN PL	07/03/2018	$5,525,000	$573	9,628	//20	1924	6,875 SF		.35 Mi.
4	1908 HILLCREST RD	05/11/2018	$5,200,000	$744	6,985	//	1912	16,874 SF		.52 Mi.
5	6753 SELMA AVE	05/10/2018	$3,240,000	$612	5,288	//11	1959	6,254 SF		.32 Mi.
6	1248 N LAS PALMAS AVE	03/28/2018	$2,000,000	$388	5,143	/18/10	1958	7,538 SF		.49 Mi.
7	1818 WHITLEY AVE	02/09/2018	$4,050,000	$331	12,232	//	1923	9,300 SF		.26 Mi.
8	1847 N CHEROKEE AVE	12/20/2017	$4,000,000	$452	8,844	//	1950	11,249 SF		.35 Mi.
9	6871 FRANKLIN AVE	12/19/2017	$8,625,000	$475	18,155	//	1958	15,431 SF	Yes	.53 Mi.
10	7006 LANEWOOD AVE	11/29/2017	$4,470,000	$363	12,306	/15/18	1958	10,004 SF		.55 Mi.
11	2062 ARGYLE AVE	11/09/2017	$2,900,000	$510	5,686	//	1929	6,611 SF		.71 Mi.
12	1405 N HUDSON AVE	10/31/2017	$2,225,000	$381	5,825	//	1905			.27 Mi.
13	5932 CARLTON WAY	10/25/2017	$2,800,000	$450	6,209	/10/10	1945	8,611 SF		.74 Mi.
14	6565 FOUNTAIN AVE	09/06/2017	$10,750,000	$366	29,304	//	1962	27,984 SF	Yes	.38 Mi.
15	5926 CARLTON WAY	08/17/2017	$2,525,000	$372	6,786	/12/10	1953	9,220 SF		.75 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	03/28/2017	$3,900,000	$425	9,170	//	1930	12,463 SF		
1	**1310 N LAS PALMAS AVE LOS ANGELES, CA 90028-7705**	07/26/2018	$2,150,000	$380	5,648	/10/8	1952	7,582 SF		.44 Mi.

APN: 5547-031-021 Document #: 18-0749296 Document Type:Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:10 Block:H Subdivision:STRONG AND DICKENSONS HOLLYWOOD HIGH SCHOOL TRACT MapRef:MB 7 PG 79 City/Muni/Twp:LOS ANGELES

Buyer Name: 1310 N LAS PALMAS LLC

Seller Name: BAY, L JULIAN THE L JULIAN BAY TRUST

2	**6434 YUCCA ST LOS ANGELES, CA 90028-5070**	07/25/2018	$8,250,000	$305	27,032	/2/	1923	11,445 SF		.25 Mi.

APN: 5546-006-013 Document #: 18-0741833 Document Type:Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:6 Subdivision:DE LONGPRE BLOCK MapRef:MB 6 PG 153 Abbreviated Description:WEST135FT LOT6 City/Muni/Twp:LOS ANGELES

Buyer Name: 6434 YUCCA STREET ASSOCIATES LP

Seller Name: PALMER, JOHN PALMER, AMY

3	**1527 N MCCADDEN PL LOS ANGELES, CA 90028-7139**	07/03/2018	$5,525,000	$573	9,628	//20	1924	6,875 SF		.35 Mi.

APN: 5547-020-021 Document #: 18-0664627 Document Type:Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:16 Block:A Subdivision:THE DAVIDSON TRACT MapRef:MB 5 PG 153 City/Muni/Twp:LOS ANGELES

Buyer Name: 1527 MCCADDEN LLC

Seller Name: ESP GAKUEN

4	**1908 HILLCREST RD LOS ANGELES, CA 90068-3117**	05/11/2018	$5,200,000	$744	6,985	//	1912	16,874 SF		.52 Mi.

APN: 5549-018-023 Document #: 18-0466736 Document Type:Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:3&4 Subdivision:A B FITCH TRACT MapRef:MB 9 PG 64 Abbreviated Description:NORTH12.5FT LOT4 City/Muni/Twp:LOS ANGELES

Buyer Name: 1908 HILLCREST RD INC

Seller Name: SAS AMERICAS LLC

5	**6753 SELMA AVE LOS ANGELES, CA 90028-6120**	05/10/2018	$3,240,000	$612	5,288	//11	1959	6,254 SF		.32 Mi.

APN: 5547-013-014 Document #: 18-0462243 Document Type:Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:27 Subdivision:G F STEVENSON TRACT NO 2 MapRef:MB 5 PG 129 City/Muni/Twp:LOS ANGELES

Buyer Name: SELMA PLACE LLC

Seller Name: V A M P INC

6	**1248 N LAS PALMAS AVE LOS ANGELES, CA 90038-1233**	03/28/2018	$2,000,000	$388	5,143	/18/10	1958	7,538 SF		.49 Mi.

APN: 5532-003-003 Document #: 18-0294828 Document Type:Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:3 Block:F Subdivision:STRONG AND DICKINSONS HOLLYWOOD HIGH SCHOOL TRACT MapRef:MB 7 PG 79 City/Muni/Twp:LOS ANGELES

Buyer Name: LAS PALMAS FLATS LLC

Seller Name: NEAL, JERRY W

7	**1818 WHITLEY AVE LOS ANGELES, CA 90028-4976**	**02/09/2018**	**$4,050,000**	**$331**	**12,232**	**//**	**1923**	**9,300 SF**		**.26 Mi.**

APN: 5547-005-006 Document #: 18-0139537 Document Type:Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:8 Block:25 Subdivision:HOLLYWOOD MapRef:MB 28 PG 59&60 Abbreviated Description:SOUTH62FT W150FT LOT8 City/Muni/Twp:LOS ANGELES

Buyer Name: MCP WHITLEY LLC

Seller Name: BURTON III, FERRELL SILLS, DONALD J

8	**1847 N CHEROKEE AVE LOS ANGELES, CA 90028-4713**	**12/20/2017**	**$4,000,000**	**$452**	**8,844**	**//**	**1950**	**11,249 SF**		**.35 Mi.**

APN: 5547-003-010 Document #: 17-1477640 Document Type:Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:12 Block:2 Subdivision:HOLLYWOOD OCEAN VIEW TRACT MapRef:MB1 PG62 City/Muni/Twp:LOS ANGELES

Buyer Name: 423 E 7TH STREET LLC

Seller Name: 1847 N CHEROKEE AVENUE LLC

9	**6871 FRANKLIN AVE LOS ANGELES, CA 90028-4413**	**12/19/2017**	**$8,625,000**	**$475**	**18,155**	**//**	**1958**	**15,431 SF**	**Yes**	**.53 Mi.**

APN: 5549-018-025 Document #: 17-1467569 Document Type:Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:1 Subdivision:THE PINEHURST TERRACE TRACT MapRef:MB6 PG90 City/Muni/Twp:LOS ANGELES

Buyer Name: MC PICO PROPERTIES LLC

Seller Name: HOLLYWOOD COZMO LLC

10	**7006 LANEWOOD AVE LOS ANGELES, CA 90028-7027**	**11/29/2017**	**$4,470,000**	**$363**	**12,306**	**/15/18**	**1958**	**10,004 SF**		**.55 Mi.**

APN: 5548-013-011 Document #: 17-1376189 Document Type:Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:14 Subdivision:HOLLYMAR TRACT MapRef:MB30 PG68 City/Muni/Twp:LOS ANGELES

Buyer Name: LANEWOOD BUILDERS LLC

Seller Name: KUSSIN FAMILY LLC

11	**2062 ARGYLE AVE LOS ANGELES, CA 90068-3306**	**11/09/2017**	**$2,900,000**	**$510**	**5,686**	**//**	**1929**	**6,611 SF**		**.71 Mi.**

APN: 5586-004-004 Document #: 17-1292423 Document Type:Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:A Tract No:5917 MapRef:MB66 PG67 City/Muni/Twp:LOS ANGELES

Buyer Name: COELER, PETER ANDREW COELER, BARBARA CARMEN

Seller Name: BR WORKFORCE LLC

12	**1405 N HUDSON AVE LOS ANGELES, CA 90028-7808**	**10/31/2017**	**$2,225,000**	**$381**	**5,825**	**//**	**1905**			**.27 Mi.**

APN: 5547-026-047 Document #: 17-1248892 Document Type:Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:8&9 Subdivision:BRAVENDER TRACT MapRef:MB3 PG62 City/Muni/Twp:LOS ANGELES

Buyer Name: 1405 HUDSON LLC

Seller Name: GUTTMAN, HELEN HELEN GUTTMAN LIVING TRUST

13	**5932 CARLTON WAY LOS ANGELES, CA 90028-6852**	**10/25/2017**	**$2,800,000**	**$450**	**6,209**	**/10/10**	**1945**	**8,611 SF**		**.74 Mi.**

APN: 5545-009-017 Document #: 17-1223797 Document Type:Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:19 Subdivision:THE BROKAW Tract No:2 MapRef:MB2 PG67 City/Muni/Twp:LOS ANGELES

Buyer Name: EDENROCK CARLTON LLC

Seller Name: BISON CARLTON APARTMENTS LLC

14	**6565 FOUNTAIN AVE LOS ANGELES, CA 90028-7864**	**09/06/2017**	**$10,750,000**	**$366**	**29,304**	**//**	**1962**	**27,984 SF**	**Yes**	**.38 Mi.**

APN: 5547-028-027 Document #: 17-1009191 Document Type:Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:24,42-44 Tract No:3538 MapRef:MB38 PG23 City/Muni/Twp:LOS ANGELES

Buyer Name: NNC 6565 FOUNTAIN LLC

Seller Name: NHVA1-XLII LLC

15	**5926 CARLTON WAY LOS ANGELES, CA 90028-6541**	**08/17/2017**	**$2,525,000**	**$372**	**6,786**	**/12/10**	**1953**	**9,220 SF**		**.75 Mi.**

APN: 5545-009-018 Document #: 17-0933847 Document Type:Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:19&20 Subdivision:BROKAW Tract No:2 MapRef:MB2 PG67 City/Muni/Twp:LOS ANGELES

Buyer Name: EDENROCK CARLTON LLC

Seller Name: VAUGHAN, EARLE RUSSELL

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms:

Median Lot Size: **9,220 SF**

Median # of Baths:

Median Living Area: **6,985 SF**

Median Year Built: **1950**

Price Range - 2 Yrs: **$2,000,000 To $10,750,000**

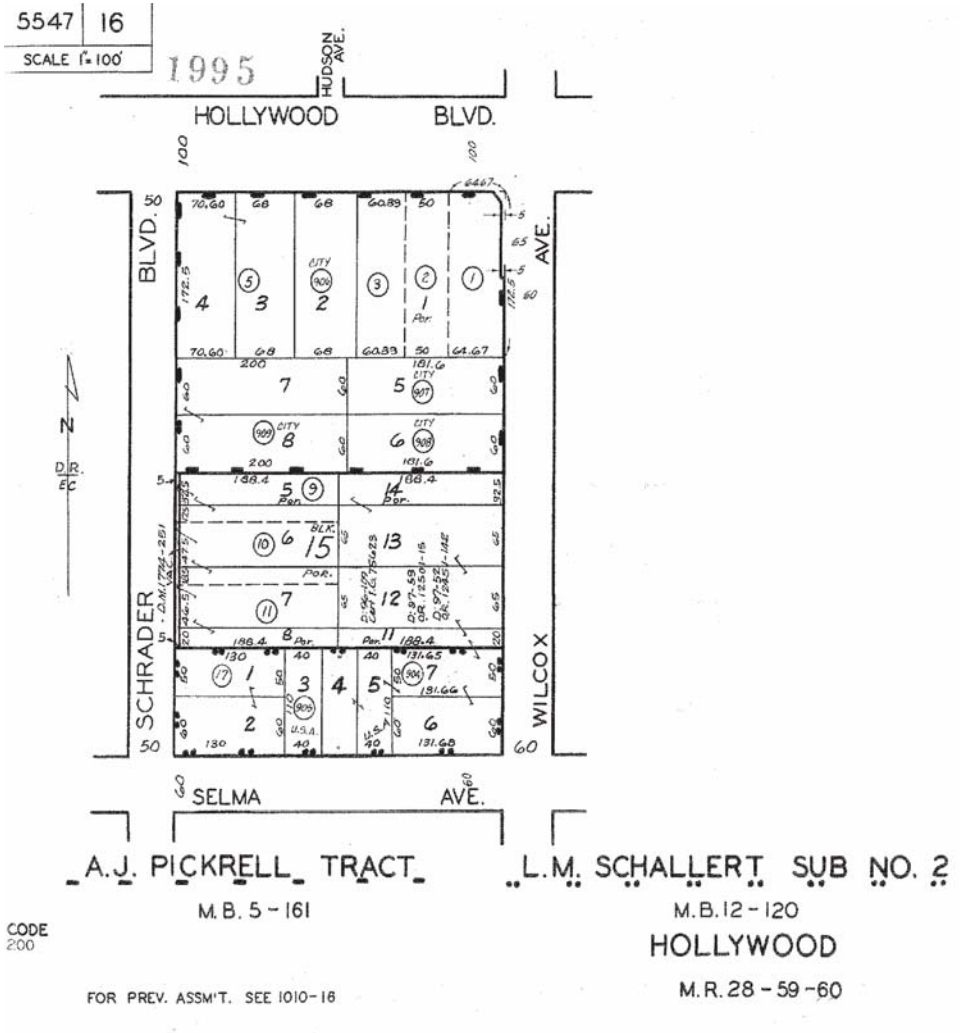
Age Range: **56 Years To 113 Years**

Median Value: **$4,000,000**

Median Age: **68 Years**

Assessor Map

Click here to get the map in PDF
Click here to get the map in TIF



12-31-64 671127201
680727 680512
670830
720104415
740108203
861203-67
9205/2020002004-28
940511

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

1600 Hudson Llc,
1614 N Hudson Ave, Los Angeles, CA 90028

APN: 5547-016-011
Los Angeles County

1600 HUDSON LLC,
1614 N HUDSON AVE
LOS ANGELES CA 90028
APN: 5547-016-011
Bedrooms: Bathrooms:
Square Feet: 9,170 SF Lot Size: 12,463 SF
Year Built: 1930 Garage:

SCHRADER APARTMENTS LLC
1618 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-016-010
Bedrooms: 8 Bathrooms: 16
Square Feet: 11,160 SF Lot Size: 12,565 SF
Year Built: 1995 Garage:

1600 HUDSON LLC,
1600 N HUDSON AVE
LOS ANGELES CA 90028
APN: 5547-016-017
Bedrooms: Bathrooms:
Square Feet: 13,750 SF Lot Size: 14,299 SF
Year Built: Garage: L

U S POSTAL SERVICE
6523 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-016-905
Bedrooms: Bathrooms:
Square Feet: Lot Size: 4,400 SF
Year Built: Garage:

DR HOSTELS LLC
1624 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-016-009
Bedrooms: Bathrooms:
Square Feet: 12,855 SF Lot Size: 9,565 SF
Year Built: 1915 Garage:

L A CITY
1638 N HUDSON AVE
LOS ANGELES CA 90028
APN: 5547-016-909
Bedrooms: Bathrooms:
Square Feet: Lot Size: 23,999 SF
Year Built: Garage:

L A CITY
1633 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-016-908
Bedrooms: Bathrooms:
Square Feet: Lot Size: 10,897 SF
Year Built: Garage:

L A CITY PARKS PARKS
6567 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-015-909
Bedrooms: Bathrooms:
Square Feet: 5,625 SF Lot Size: 9,749 SF
Year Built: 1949 Garage:

6516 TOMMIE HOTEL LLC,
6526 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-017-008
Bedrooms: Bathrooms:
Square Feet: Lot Size: 6,912 SF
Year Built: Garage:

6516 TOMMIE HOTEL LLC
6516 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-017-042
Bedrooms: Bathrooms:
Square Feet: Lot Size:
Year Built: Garage:

L A CITY
1637 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-016-907
Bedrooms: Bathrooms:
Square Feet: Lot Size: 10,895 SF
Year Built: Garage:

MAMA WILCOX LAND LLC
1557 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-017-001
Bedrooms: Bathrooms:
Square Feet: 31,865 SF Lot Size: 6,863 SF
Year Built: 1926 Garage:

6524 HOLLYWOOD ASSOCIATES LLC
6524 HOLLYWOOD BLVD
LOS ANGELES CA 90028
APN: 5547-016-005
Bedrooms: Bathrooms:

L A CITY
6518 HOLLYWOOD BLVD
LOS ANGELES CA 90028
APN: 5547-016-906
Bedrooms: Bathrooms:

Square Feet: 26,921 SF
Year Built: 1915

Lot Size: 23,909 SF
Garage:

Square Feet:
Year Built: 1916

Lot Size: 11,730 SF
Garage:

MJ HOLLYWOOD PROPERTIES LLC
6510 HOLLYWOOD BLVD
LOS ANGELES CA 90028
APN: 5547-016-003
Bedrooms:
Square Feet: 11,000 SF
Year Built: 1929

Bathrooms:
Lot Size: 10,405 SF
Garage: L

EXHIBIT 2

BILL JONES
SECRETARY OF STATE

LLC-5

LIMITED LIABILITY COMPANY
APPLICATION FOR REGISTRATION

IMPORTANT - Read the instructions before completing the form.

This document is presented for filing pursuant to Section 17451 of the California Corporations Code.

1. Name under which the foreign limited liability company proposes to transact business in California:
   KOAR Institutional Advisors, LLC
   (End the name with "LLC" or "Limited Liability Company". No periods between the letters in "LLC". "Limited" and "Company" may be abbreviated to "Ltd." and "Co.")

2. Name of the foreign limited liability company, if different from that entered above:
   Koar Institutional Advisors, L.L.C.

3. State (or other jurisdiction) and date of formation of the foreign limited liability company:
   Jurisdiction: Delaware Date of formation: March 23, 1995

4. Enter the name of the agent for service of process and check the appropriate provision below:
   CT Corporation System, which is
   [ ] an individual residing in California. Proceed to Item 5.
   [X] a corporation which has filed a certificate pursuant to Section 1505 of the California Corporations Code. Skip Item 5 and proceed to Item 6.

5. If the agent for service of process is an individual, enter a complete business or residential street address:
   Street address:
   City: State: CALIFORNIA Zip Code:

6. The Secretary of State of California is hereby appointed as the agent for service of process on the foreign limited liability company if the designated agent has resigned and has not been replaced or cannot be found and served with the exercise of reasonable diligence.

7. Address of the principal executive office:
   Address: 1640 South Sepulveda Blvd., Suite 112
   City: Los Angeles State: California Zip Code: 90025

8. Address of the principal office in California, if any:
   Address: 1640 South Sepulveda Blvd., Suite 112
   City: Los Angeles State: CALIFORNIA Zip Code: 90025

9. It is hereby declared that I am the person who executed this instrument, which execution is my act and deed.

Bruce H Rothman
Signature of authorized person

Bruce H. Rothman, Member
Type or print name and title

Date: March 23RD, 1995

101995087013

FILED: REGISTRN/ARTICLES OF ORG.
AT SACRAMENTO, CA ON MAR.28,1995
SECRETARY OF STATE OF CALIFORNIA

LLC-5
Filing Fee $80

Approved by the Secretary of State
1/95

State of Delaware

Office of the Secretary of State

I, EDWARD J. FREEL, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "KOAR INSTITUTIONAL ADVISORS, L.L.C." IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-FOURTH DAY OF MARCH, A.D. 1995.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.

Edward J. Freel, Secretary of State

2492519 8300

950064877

AUTHENTICATION: 7449534

DATE: 03-24-95

101995087013

State of California
Secretary of State

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118 Sak

STATEMENT OF INFORMATION
(Limited Liability Company)

Filing Fee $20.00. If this is an amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

FILED
Secretary of State
State of California
JUN 3 0 2015

1. LIMITED LIABILITY COMPANY NAME

KOAR INSTITUTIONAL ADVISORS, LLC

21/20/15 This Space For Filing Use Only

File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER	3. STATE OR PLACE OF ORGANIZATION (If formed outside of California)
199508710013	DELAWARE

No Change Statement

4. ***If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no Statement of Information has been previously filed, this form must be completed in its entirety.***

☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to item 15.

Complete Addresses for the Following (Do not abbreviate the name of the city. Items 5 and 7 cannot be P.O. Boxes.)

	CITY	STATE	ZIP CODE
5. STREET ADDRESS OF PRINCIPAL OFFICE: 2870 Los Feliz Place, 2nd Floor	Los Angeles	CA	90039
6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5	CITY	STATE	ZIP CODE
7. STREET ADDRESS OF CALIFORNIA OFFICE	CITY	STATE: CA	ZIP CODE

Name and Complete Address of the Chief Executive Officer, If Any

8. NAME	ADDRESS	CITY	STATE	ZIP CODE

Name and Complete Address of Any Manager or Managers, or If None Have Been Appointed or Elected, Provide the Name and Address of Each Member (Attach additional pages, if necessary.)

	ADDRESS	CITY	STATE	ZIP CODE
9. NAME: Bruce Rothman	2870 Los Feliz Place, 2nd Floor	Los Angeles	CA	90039
10. NAME	ADDRESS	CITY	STATE	ZIP CODE
11. NAME	ADDRESS	CITY	STATE	ZIP CODE

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 13 must be completed with a California address, a P.O. Box is not acceptable. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 13 must be left blank.

12. NAME OF AGENT FOR SERVICE OF PROCESS: CT CORPORATION SYSTEM (C0116402)

13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE: CA	ZIP CODE

Type of Business

14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY
Holding Company.

15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

DATE	TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM	TITLE	SIGNATURE
06/25/2015	Michelle Donato	POA	Michelle Donato

LLC-12 (REV 01/2014) APPROVED BY SECRETARY OF STATE

17-317923

Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

FILED
Secretary of State
State of California

MAR 02 2017

IMPORTANT — Read instructions before completing this form.

Filing Fee - $20.00

Copy Fees - Face Page $1.00 & .50 for each attachment page,
Certification Fee - $5.00

2120 PC

This Space For Office Use Only

1. Limited Liability Company Name

KOAR INSTITUTIONAL ADVISORS, LLC

2. 12-Digit Secretary of State File Number	3. State or Place of Organization (only if formed outside of California)
199508710013	DELAWARE

4. Business Addresses

	City (no abbreviations)	State	Zip Code
a. Street Address of Principal Office - Do not list a P.O. Box 2870 Los Feliz Place, 2nd Floor	Los Angeles	CA	90039
b. Mailing Address of LLC, if different than item 4a			
c. Street Address of California Office, if item 4a is not in California - Do not list a P.O. Box		CA	

5. Manager(s) or Member(s) If no *managers* have been appointed or elected, provide the name and address of each *member*. At least one name and address must be listed. Attach additional pages, if necessary.

a. First Name	Middle Name	Last Name	Suffix
Bruce		Rothman	
b. Address	**City (no abbreviations)**	**State**	**Zip Code**
2870 Los Feliz Place, 2nd Floor	Los Angeles	CA	90039

6. Agent for Service of Process Item 6a and 6b: If the agent is an individual, the agent must reside in California and Item 6a and 6b must be completed with the agent's name and California address. Item 6c: If the agent is a California Registered Corporate Agent, a current agent registration certificate must be on file with the California Secretary of State and Item 6c must be completed (leave item 6a-6b blank).

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - Do not list a P.O. Box	City (no abbreviations)	State CA	Zip Code
c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete item 6a or 6b C T CORPORATION SYSTEM C0168406			

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
Holding Company

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. The information contained herein, including any attachments, is true and correct.

02/18/2017	Kelly Lettman	POA	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:
Company:
Address:
City/State/Zip:

17-319842

Secretary of State
Statement of Information
(Limited Liability Company)

42

LLC-12

FILED
Secretary of State
State of California

MAR 08 2017

IMPORTANT — Read instructions before completing this form.

Filing Fee – $20.00

Copy Fees – First page $1.00; each attachment page $0.50;
Certification Fee - $5.00 plus copy fees

21/20/PU

This Space For Office Use Only

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

SE EDINGER, LLC

2. 12-Digit Secretary of State File Number	3. State, Foreign Country or Place of Organization (only if formed outside of California)
201312210375	DELAWARE

4. Business Addresses

	City (no abbreviations)	State	Zip Code
a. Street Address of Principal Office - Do not list a P.O. Box 2870 Los Feliz Place, 2nd Floor	Los Angeles	CA	90039
b. Mailing Address of LLC, if different than item 4a	City (no abbreviations)	State	Zip Code
c. Street Address of California Office, if item 4a is not in California - Do not list a P.O. Box	City (no abbreviations)	State CA	Zip Code

5. Manager(s) or Member(s)

If no managers have been appointed or elected, provide the name and address of each member. At least one name and address must be listed. If the manager/member is an individual, complete items 5a and 5c (leave item 5b blank). If the manager/member is an entity, complete items 5b and 5c (leave item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete item 5b	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete item 5a Koar Institutional Advisors, L.L.C.			
c. Address 2870 Los Feliz Place, 2nd Floor	City (no abbreviations) Los Angeles	State CA	Zip Code 90039

6. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State CA	Zip Code

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete item 6a or 6b

CT CORPORATION SYSTEM (C0168406)

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
Ownership of Real Estate

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. The information contained herein, including any attachments, is true and correct.

02/25/2017	Kelly Lethmann	POA	Kelly M Lethmann
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document, enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

20131221037 5

LLC-5	Application to Register a Foreign Limited Liability Company (LLC)

To register an LLC from another state or country in California, fill out this form, and submit for filing along with:

- A **$70** filing fee, and
- A certificate of good standing, issued within the last six (6) months by the agency where the LLC was formed.
- A separate, non-refundable **$15** service fee also must be included, if you drop off the completed form.

Important! LLCs in California may have to pay a minimum $800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

LLCs cannot provide *professional* services in California.

FILED
Secretary of State
State of California
APR 17 2013

ICC

This Space For Office Use Only

For questions about this form, go to *www.sos.ca.gov/business/be/filing-tips.htm*

Name to be used for this LLC in California

① SE EDINGER, LLC

Proposed LLC Name

The name **must** end with: "LLC," "L.L.C.," "Limited Liability Company," "Limited Liability Co.," "Ltd. Liability Co." or "Ltd. Liability Company;" and **may not** include: "bank," "trust," "trustee," "incorporated," "inc.," "corporation," or "corp.," "insurer," or "insurance company."

LLC History

② a. If the proposed LLC name you listed above is different than the LLC name you use **now** (as listed on your certificate of good standing), list the complete LLC name used now:

b. Date your LLC was formed *(MM, DD, YYYY)*: 04/15/2013

c. State or country where your LLC was formed: DELAWARE

d. Your LLC currently has powers and privileges to conduct business in the state or country listed above.

Service of Process (List a California resident or an active 1505 corporation in California that agrees to be your agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a 1505 corporation.)

③ a. C T Corporation System

Agent's Name

b. _____ CA

*Agent's Street Address (if agent is **not** a corporation)* | *City (no abbreviations)* | *State* | *Zip*

If the agent listed above has resigned or cannot be found or served after reasonable attempts, the California Secretary of State will be appointed the agent for service of process for your LLC.

LLC Addresses

④ a. 2870 LOS FELIZ PLACE, 2ND FLOOR, LOS ANGELES, CA 90039

Street Address of Principal Executive Office | *City (no abbreviations)* | *State* | *Zip*

b. 2870 LOS FELIZ PLACE, 2ND FLOOR, LOS ANGELES, CA 90039 CA

Street Address of Principal Office in California, if any | *City (no abbreviations)* | *State* | *Zip*

c. _____

Mailing Address of Principal Executive Office, if different from 4a or 4b | *City (no abbreviations)* | *State* | *Zip*

Read and sign below:

I am authorized to sign this document under the laws of the state or country where this LLC was formed.

▶ _____ SAHTOS KADI CONTROLLER

Sign here | *Print your name here* | *Your business title*

Make check/money order payable to: **Secretary of State**

Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a $5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944228
Sacramento, CA 94244-2280

Drop-Off
Secretary of State
1500 11th Street., 3rd Floor
Sacramento, CA 95814

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "SE EDINGER, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SIXTEENTH DAY OF APRIL, A.D. 2013.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.

Jeffrey W. Bullock, Secretary of State

5319237 8300

130437979

AUTHENTICATION: 0360506

DATE: 04-16-13

You may verify this certificate online at corp.delaware.gov/authver.shtml

20131221037 5

State of California
Secretary of State

L

STATEMENT OF INFORMATION
(Limited Liability Company)

31

Filing Fee $20.00. If this is an amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

FILED
Secretary of State
State of California
JUN 30 2015

1. **LIMITED LIABILITY COMPANY NAME**

SE EDINGER, LLC

21201PC

This Space For Filing Use Only

File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER	3. STATE OR PLACE OF ORGANIZATION (If formed outside of California)
201312210375	DELAWARE

No Change Statement

4. **If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no Statement of Information has been previously filed, this form must be completed in its entirety.**

☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 15.

Complete Addresses for the Following *(Do not abbreviate the name of the city. Items 5 and 7 cannot be P.O. Boxes.)*

	CITY	STATE	ZIP CODE
5. STREET ADDRESS OF PRINCIPAL OFFICE: 2870 Los Feliz Place, 2nd Floor	Los Angeles	CA	90039
6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5			
7. STREET ADDRESS OF CALIFORNIA OFFICE		CA	

Name and Complete Address of the Chief Executive Officer, If Any

8. NAME	ADDRESS	CITY	STATE	ZIP CODE

Name and Complete Address of Any Manager or Managers, or If None Have Been Appointed or Elected, Provide the Name and Address of Each Member (Attach additional pages, if necessary.)

	ADDRESS	CITY	STATE	ZIP CODE
9. NAME: Koar Institutional Advisors, L.L.C.	2870 Los Feliz Place, 2nd Floor	Los Angeles	CA	90039
10. NAME				
11. NAME				

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 13 must be completed with a California address, a P.O. Box is not acceptable. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 13 must be left blank.

12. NAME OF AGENT FOR SERVICE OF PROCESS: C T CORPORATION SYSTEM (CORPORATION)

13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE	ZIP CODE
		CA	

Type of Business

14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY
Ownership of Real Estate.

15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

DATE	TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM	TITLE	SIGNATURE
06/25/2015	Michelle Donato	POA	Michelle Donato

LLC-12 (REV 01/2014)

APPROVED BY SECRETARY OF STATE

EXHIBIT 3

201029810056

LLC-5	**Application to Register a Foreign Limited Liability Company (LLC)**

To register an LLC from another state or country in California, fill out this form, and submit for filing along with:

- A $70 filing fee,
- A certificate of good standing from the agency where your LLC was formed **originally**, and
- A separate, non-refundable $15 service fee, if you drop off the completed form.

Important! LLCs in California may have to pay a minimum $800 yearly tax to the Franchise Tax Board.

LLCs that provide *professional* services cannot register in California.

FILED
In the office of the Secretary of State
of the State of California

OCT 22 2010

This Space For Office Use Only

For questions about this form, go to *www.sos.ca.gov/business/be/filing-tips.htm*

① Name to be used for this LLC in California

FIVE CHAIRS HOLDINGS, LLC
(Proposed LLC name)

The proposed LLC name: **must** end with **one** of these terms: "LLC," "L.L.C.," "Limited Liability Company," "Limited Liability Co.," "Ltd. Liability Co." or "Ltd. Liability Company;" and **may not** include these words: "bank," "trust," "trustee," "incorporated," "inc.," "corporation," or "corp.," "insurer," or "insurance company."

② LLC History

a. If the proposed LLC name you listed above is different than the LLC name you use **now** (as listed on your certificate of good standing), list the complete LLC name used now:

b. Date your LLC was formed *(MM, DD, YYYY)*: 10/22/2010

c. State or country where your LLC was formed: dELAWARE

d. Your LLC currently has powers and privileges to conduct business in the state or country listed above.

③ Service of Process

List a California resident or a qualified 1505 corporation in California that agrees to be your agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may **not** list an LLC as your agent.

a. *Agent's name:* CT Corporation System

If the agent you listed above is a California *resident* (not a *corporation*), list that person's address:

b. *Agent's address:* _____ *street address* _____ *city (no abbreviations)* CA *state* _____ *zip*

If the agent listed above has resigned or cannot be found or served after reasonable attempts, the California Secretary of State will be appointed the agent for service of process for your LLC.

④ LLC Address

a. List address for your LLC's headquarters:

1605 Cahuenga Boulevard	Los Angeles	CA	90028
street address	*city (no abbreviations)*	*state*	*zip*

b. List address for your LLC's main office in **California**, if any:

1605 Cahuenga Boulevard	Los Angeles	CA	90028
street address	*city (no abbreviations)*	*state*	*zip*

⑤ Read and sign below:

I declare that I am the person who signed this form, and that I am authorized to do so under the laws of the state or country where this LLC was formed.

▶ Mari C. Miyatake
Sign here

October 22, 2010
Date

Mari C. Miyatake
Print your name here

Authorized Person
Your business title

Make check/money order payable to: **Secretary of State**

We can give you up to 2 free certified copies of your filed form if you submit up to 2 completed copies of this form (with all attachments).

By Mail
Secretary of State
Business Entities, P.O. Box 944228,
Sacramento, CA 94244-2280

Drop-Off
Secretary of State
1500 11th St., 3rd Floor,
Sacramento, CA 95814

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "FIVE CHAIRS HOLDINGS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-SECOND DAY OF OCTOBER, A.D. 2010.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.

Jeffrey W. Bullock, Secretary of State

4887523 8300

101020580

AUTHENTICATION: 8306135

DATE: 10-22-10

You may verify this certificate online at corp.delaware.gov/authver.shtml

201029810056

FIVE CHAIRS, LLC
1605 Cahuenga Boulevard
Los Angeles, CA 90028

October 22, 2010

TO: State of California
Secretary of State

Re: FIVE CHAIRS HOLDINGS, LLC

Dear Sir or Madam:

I, Richard Heyman, as an authorized person of FIVE CHAIRS, LLC, a California limited liability company, hereby consent to the use in California of the name "FIVE CHAIRS HOLDINGS, LLC", as requested in the Limited Liability Company Application for Registration submitted by said FIVE CHAIRS HOLDINGS, LLC.

Very truly yours,

FIVE CHAIRS, LLC,
a California limited liability company

By: _____
Name: Richard Heyman
Title: Member

201029810056

875950.01/LA
163847-00001/10-28-02/mcm/mcm

State of California
Secretary of State

L

41

STATEMENT OF INFORMATION
(Limited Liability Company)

Filing Fee $20.00. If this is an amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

FILED
Secretary of State
State of California
MAR 0 5 2014

120 | NF | PC | R 19
This Space For Filing Use Only 3/9/14

1. LIMITED LIABILITY COMPANY NAME
FIVE CHAIRS HOLDINGS, LLC

File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER	3. STATE OR PLACE OF ORGANIZATION (If formed outside of California)
201029810056	Delaware

No Change Statement

4. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no Statement of Information has been previously filed, this form must be completed in its entirety.

☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 15.

Complete Addresses for the Following (Do not abbreviate the name of the city. Items 5 and 7 cannot be P.O. Boxes.)

	CITY	STATE	ZIP CODE
5. STREET ADDRESS OF PRINCIPAL OFFICE 1605 No. Cahuenga Blvd	Los Angeles	CA	90028
6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5			
7. STREET ADDRESS OF CALIFORNIA OFFICE 1605 No. Cahuenga Blvd	Los Angeles	CA	90028

Name and Complete Address of the Chief Executive Officer, If Any

8. NAME	ADDRESS	CITY	STATE	ZIP CODE

Name and Complete Address of Any Manager or Managers, or if None Have Been Appointed or Elected, Provide the Name and Address of Each Member (Attach additional pages, if necessary.)

9. NAME Richard Heyman, 1605 No. Cahuenga Blvd, Los Angeles, California 90028	ADDRESS	CITY	STATE	ZIP CODE
10. NAME Grant King, 1605 No. Cahuenga Blvd, Los Angeles, California 90028	ADDRESS	CITY	STATE	ZIP CODE
11. NAME	ADDRESS	CITY	STATE	ZIP CODE

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 13 must be completed with a California address, a P.O. Box is not acceptable. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 13 must be left blank.

12. NAME OF AGENT FOR SERVICE OF PROCESS
Business Filings Incorporated C2113485

13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE	ZIP CODE
		CA	

Type of Business

14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY
Finance and construction development.

15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

3/4/2014	Richard Heyman	Member	
DATE	TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM	TITLE	SIGNATURE

LLC-12 (REV 01/2014) APPROVED BY SECRETARY OF STATE

Clear Form Print Form

LLC-6	Amendment to Registration of a Foreign Limited Liability Company (LLC)

To change the name of record for your registered foreign LLC, fill out this form, and submit for filing along with:

- A **$30** filing fee.
- A certificate by the agency where the LLC was formed, certifying that the name was changed in that state, country or other place, also must be included if that name has changed.
- A separate, non-refundable **$15** service fee also must be included, if you **drop off** the completed form.

Important! To change the LLC addresses, or to change the name or address of the LLC's agent for service of process, you must file a Statement of Information (Form LLC-12). To get Form LLC-12, go to www.sos.ca.gov/business-programs/business-entities/statements.

FILED
Secretary of State
State of California
MAR 0 2 2017

IPC

This Space For Office Use Only

For questions about this form, go to *www.sos.ca.gov/business-programs/business-entities/filing-tips*

① **LLC Name Used In California** (on file with CA Secretary of State)
FIVE CHAIRS HOLDINGS, LLC

② **LLC File No.** (issued by CA Secretary of State)
201029810056

New LLC Name to be used for this LLC in California

③ If changed, list the LLC name **now** in the state, country or other place of the LLC's formation:
Relevant Group, LLC
LLC Name

④ List an alternate name to be used in California if: **(1)** the LLC name in Item 3 does not comply with California naming requirements or **(2)** you only are filing this form to change an existing alternate name. List the alternate name exactly as it is to appear on the records of the California Secretary of State. The alternate name must include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. (California Corporations Code section 17701.08.) Go to www.sos.ca.gov/business-programs/business-entities/name-availability for general name requirements & restrictions:

Alternate Name

Existing Alternate LLC Name

⑤ *Check this box if you completed Item 3 above, and if applicable. If you check this box, do not complete Item 4 above.*

☐ This LLC registered in California **before** January 1, 2014; currently transacts intrastate business in California under the alternate name listed in Item 1 above; and upon this filing, will continue to transact intrastate business in California under the alternate name listed in Item 1 above.

⑥ *Check this box if applicable. If you check this box, do not complete Item 4 above.* Note: If this LLC registered in California after December 31, 2013, and the LLC name **now** used in the state, country or other place of the LLC's formation complies with California Corporations Code section 17701.08, you must check this box to relinquish the alternate name.

☐ The alternate name under which this LLC currently transacts intrastate business in California will no longer be used. Upon this filing, this LLC will transact intrastate business in California under the LLC name **now** used in the state, country or other place of the LLC's formation.

Read and sign below:

I am authorized to sign this document under the laws of the state, country or other place where this LLC was formed.

Sign here	Grant King *Print your name here*	Member *Your business title*

Make check/money order payable to: **Secretary of State**
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a $5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944228
Sacramento, CA 94244-2280

Drop-Off
Secretary of State
1500 11th Street., 3rd Floor
Sacramento, CA 95814

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THAT THE SAID "FIVE CHAIRS HOLDINGS, LLC", FILED A CERTIFICATE OF AMENDMENT, CHANGING ITS NAME TO "RELEVANT GROUP, LLC" ON THE TWENTIETH DAY OF FEBRUARY, A.D. 2017, AT 1:48 O`CLOCK P.M.

Jeffrey W. Bullock, Secretary of State

4887523 8320
SR# 20171336563

Authentication: 202108120
Date: 02-27-17

You may verify this certificate online at corp.delaware.gov/authver.shtml

20102981005 6

Secretary of State
Statement of No Change
(Limited Liability Company)

LLC-12NC

18-C49925

FILED

In the office of the Secretary of State
of the State of California

JUL 25, 2018

This Space For Office Use Only

IMPORTANT — Read instructions before completing this form. This form may be used only if a complete Statement of Information has been filed previously and there has been no change.

Filing Fee – $20.00

Copy Fee – $1.00;
Certification Fee - $5.00 plus copy fee

1. Limited Liability Company Name (Enter the **exact** name of the LLC as it is recorded with the California Secretary of State. Note: If you registered in California using an alternate name, see instructions.)

RELEVANT GROUP, LLC

2. 12-Digit Secretary of State File Number

201029810056

3. State, Foreign Country or Place of Organization (only if formed outside of California)

DELAWARE

4. No Change Statement (Do not alter the No Change Statement. If there has been any change, please complete a Statement of Information (Form LLC-12).)

There has been no change in any of the information contained in the previous complete Statement of Information filed with the California Secretary of State.

5. The information contained herein is true and correct.

07/25/2018	Richard Heyman	Managing Member	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document, enter the name of a person or company and the mailing address. This information will become public when filed. (SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

Relevant Group Introduction

Relevant Group is one of the largest independent hotel developers in Los Angeles and widely considered one of the most important drivers of redevelopment in the city's prime markets. Relevant Group and Colony NorthStar strike a perfect balance between the creativity and experience of an opportunistic hotel developer and the strength of a global institutional real estate finance company. Both companies are headquartered in Los Angeles.

Relevant Group Overview

Relevant Group, alongside its partner/shareholder Colony NorthStar, is a vertically integrated real estate development company that creates distinctive hospitality and lifestyle projects. With offices in LA and Shanghai, Relevant Group's team of over **700** employees oversees the entire development process, from acquisition, debt and equity financing, entitlement process, project design, construction and asset management.

$1B+	Projects in Development
705	Hotel Rooms Complete or in Development
$250M	Capital Raised in China
7	Luxury Hotels Secured or in Development

Colony NorthStar Overview

Colony NorthStar (NYSE: CLNS) is a leading global real estate and investment management firm that creates long-term value through investing in real estate and real estate-related assets. CLNS has extensive hospitality investment experience, having invested in **4,400** hospitality assets with over **550,000** rooms worldwide. In total, CLNS has invested over **$4 billion** of capital in hospitality projects around the world with a total capitalization of **$9.8 billion**.

$45B	Assets Under Management
500+	Employees Worldwide
$100B+	Invested Over 26 Years in 20+ Countries
$19B	Balance Sheet Assets

Executive Team

RICHARD HEYMAN
Managing Partner
Relevant Group

GRANT KING
Managing Partner
Relevant Group

THOMAS J. BARRACK, JR.
Executive Chairman of the Board
Colony NorthStar

RICHARD B. SALTZMAN
Chief Executive Officer
Colony NorthStar

ANDREW SHAYNE
Partner, CFO
Relevant Group

MARK MCGREGOR
Managing Director
Relevant Group

SCOTT BARRACK
China Director
Colony NorthStar

PETER J. EICHLER, III
Managing Director,
Investment Management
Colony NorthStar

WESTERN HEMISPHERE CLIENT RELATIONS
Mark McGregor | *Relevant Group*
M.McGregor@RelevantGroup.com

EASTERN HEMISPHERE CLIENT RELATIONS
Scott M. Barrack | *Colony NorthStar*
SBarrack@CLNS.com

Relevant Group Projects In The News

Robb Report

June 17, 2017

4 New Hotels Heating Up L.A.'s Luxury Travel Scene

From Malibu to Beverly Hills, Los Angeles is welcoming a host of hot new hotels.

DREAM

The dramatic homes of the Hollywood Hills inspired the design of the Dream Hollywood, which is slated to open next month in the heart of Hollywood. Floor-to-ceiling windows offer fabulous views from each of the 178 rooms; one of the guest house suites even features a 14-foot ceiling with a 180-degree vista. Nightlife will also be a draw, with entertainment venues including outposts of Beauty & Essex and Tao, as well as the Highlight Room, the enticingly named hotel rooftop which features a nightclub and sexy swimming pool. (Rates start at $305 for standard rooms and $5,000 for the guest house suites.)

Los Angeles Times

July 8, 2017

With retractable pool and Tao restaurant, flashy Dream Hotel anchors new Hollywood revival

Forbes

TimeOut

VARIETY

THE HUFFINGTON POST

AD ARCHITECTURAL DIGEST

HL HAUTE LIVING

The Telegraph

Relevant Group Introduction

Portfolio

Relevant Group's Hollywood Re-gentrification

In the past four years, Relevant Group has successfully raised over $250M USD from China and the U.S. to fund five mixed-use projects in Hollywood and Downtown Los Angeles. The developments bring together luxury lifestyle hotels, cutting edge restaurants, and high-energy nightspots. **The first project, Dream Hotel and TAO Hollywood, opened in March 2017** one block from the famous Hollywood Walk of Fame, and has become one of the hottest destinations in Los Angeles.

Dream Hotel Hollywood F&B Venues

TAO Restaurant

The Highlight Room

Beauty & Essex

Note: All information here is for marketing purposes. Please refer to legal documents for detailed information and data.

Relevant Hospitality Fund 1

RELEVANT GROUP

COLONY NORTHSTAR

5 Fully Secured, Fully Entitled Projects

$524 MILLION
ESTIMATED TOTAL BUDGET

$125 MILLION*
ESTIMATED RHF1 EQUITY

PROJECT	TOMMIE HOTEL *Hollywood*	SCHRADER HOTEL *Hollywood*	MORRISON HOTEL 1 *Downtown LA*	MORRISON HOTEL 2 & RESIDENCES *Downtown LA*	HOTEL BARCLAY *Downtown LA*
DESCRIPTION	**212-key** luxury boutique hotel in Hollywood with **12,000 SF** of F&B space including a restaurant, an outdoor terrace and a cocktail bar	**210-key** upscale lifestyle hotel with bungalow suites and **11,300 SF** of F&B and meeting space in Hollywood	Redevelopment of a historic hotel into a **300-key** luxury hotel in Downtown LA	**150-key** hotel with **89** branded residences in Downtown LA	**150-key** historical hotel renovation with large theater renovation in Downtown LA
ESTIMATED TOTAL BUDGET	**$84 Million**	**$85 Million**	**$136 Million**	**$153 Million**	**$66 Million**
ESTIMATED RHF1 EQUITY	**$14 Million**	**$30 Million**	**$26 Million**	**$31 Million**	**$13 Million**
STATUS	Construction started	Under contract; closing **September 2018**	Pre-Construction	Pre-Construction	Project acquired

*Includes fund-level expenses not offset by cashflow

RELEVANT GROUP & COLONY NORTHSTAR PRESENT RELEVANT HOSPITALITY FUND 1
RELEVANTGROUP.COM

Relevant Hospitality Fund 1

RELEVANT GROUP | COLONY NORTHSTAR

Relevant Hospitality Fund 1 ("RHF1" or the "Fund") is a closed-end investment vehicle focused on developing a secured portfolio of high-end lifestyle and luxury hotels with integrated condo, food and beverage, and retail components. The RHF1 platform that the sponsors envision is a crossroads of entertainment, real estate, lifestyle, and hospitality.

SUMMARY	
Investment Structure	Closed-end Fund
Sponsor	Colony NorthStar & Relevant Group
Asset Class	Mixed-use hotel with condominium, F&B & retail components
Location	Hollywood & Downtown Los Angeles
Current Pipeline	5 secured, fully entitled projects
TARGET INVESTMENT & TERMS	
Target Fund Size	$125 Million USD
Minimum Investment	$5 Million USD
Sponsor Equity	~$12.5-15 Million USD (10%)
Fund Term	5 years + 1 + 1
IMF Fees	2% of Committed Capital
Target Initial Cashflow	Year 2
PORTFOLIO CAPITAL STRUCTURE	
Construction Loan	$288 Million USD / 54%
Mezzanine Debt / EB5	$69 Million USD / 13%
Sponsor Equity	$52 Million USD / 10%
Fund Equity	$125 Million USD / 23%
Total Investment	$524 Million USD / 100%

FUND TERMS & RETURNS

25% IRR	20% IRR	1.81x
TARGET PROJECT RETURN	TARGET INVESTOR RETURN (PRE-TAX)	TARGET INVESTOR EQM (PRE-TAX)

Investment Strategy

Experienced and Complementary Sponsors
Relevant Group and Colony NorthStar are a dynamic real estate pair combining a creative development company and a global investment manager with over $4 Billion in hotel assets.

Marquee and Emerging Locations
The portfolio is focused on the fastest growing locations of Los Angeles - Hollywood and Downtown LA.

Underserved Hotel Markets
The lack of luxury hotel supply and accelerated redevelopment of Hollywood and Downtown LA offer a unique opportunity to create above-market returns.

Superior Brand Positioning
The luxury lifestyle brands we are associated with offer diverse revenue drivers and superior returns.

Attractive Economics
Our secured portfolio of assets, offered at cost value (no markup) and full entitlement, provide shortened cashflow timelines and superior return opportunities.

Sponsors

Relevant Group
Relevant Group is a vertically integrated real estate development company that creates distinctive hospitality and lifestyle projects. It boasts a team of 700+ employees and has more than $1 billion of projects in development.

Colony NorthStar
Relevant Group's partner/shareholder Colony NorthStar (NYSE: CLNS) is one of the largest real estate finance companies in the world with extensive hospitality investment experience that includes $45 billion of global assets under management. Colony has over 500 employees across 18 offices globally.

Executive Team

RICHARD HEYMAN
Managing Partner
Relevant Group

GRANT KING
Managing Partner
Relevant Group

THOMAS J. BARRACK, JR.
Executive Chairman of the Board
Colony NorthStar

RICHARD B. SALTZMAN
Chief Executive Officer
Colony NorthStar

ANDREW SHAYNE
Partner, CFO
Relevant Group

MARK MCGREGOR
Managing Director
Relevant Group

SCOTT BARRACK
China Director
Colony NorthStar

PETER J. EICHLER, III
Managing Director,
Investment Management
Colony NorthStar

WESTERN HEMISPHERE CLIENT RELATIONS
Mark McGregor | *Relevant Group*
M.McGregor@RelevantGroup.com

EASTERN HEMISPHERE CLIENT RELATIONS
Scott M. Barrack | *Colony NorthStar*
SBarrack@CLNS.com

Richard Heyman

MANAGING PARTNER

Grant King

MANAGING PARTNER

Andrew Shayne

PARTNER, CFO

Demien Farrell

PARTNER, VP OF DEVELOPMENT

Amie Marben

DIRECTOR OF DEVELOPMENT

Paul Tran

EXECUTIVE MANAGER

Elena Pikor

VP OF FINANCE & ASSET MANAGEMENT

Mark McGregor

MANAGING DIRECTOR -

EXHIBIT 4

State of California
Secretary of State

LIMITED LIABILITY COMPANY
APPLICATION FOR REGISTRATION
CERTIFICATE OF AMENDMENT

A $30.00 filing fee must accompany this form
IMPORTANT – Read instructions before completing this form.

FILED
in the office of the Secretary of State
of the State of California

JUL 06 2011

This Space For Filing Use Only

1. Secretary of State File Number 201029810032

2. Name under which this foreign limited liability company is conducting business in California:
Hollywood Investment Fund, LLC

3. **COMPLETE ONLY THE SECTIONS WHERE INFORMATION IS BEING CHANGED. ADDITIONAL PAGES MAY BE ATTACHED, IF NECESSARY. *CONSULT THE INSTRUCTIONS BEFORE COMPLETING THIS FORM.***

   A. The name under which this foreign limited liability company conducts business in California. (End the name with the words "Limited Liability Company," or "Ltd. Liability Co.," or the abbreviations "LLC" or "L.L.C.")
   HOLLYWOOD INTERNATIONAL REGIONAL CENTER, LLC

   B. The name of the foreign limited liability company has been changed as follows and has been recorded in the home state or country:
   HOLLYWOOD INTERNATIONAL REGIONAL CENTER, LLC

   C. State or country of formation of the foreign limited liability company, if false or erroneous at time of registration:

   D. Date on which the foreign limited liability company was formed, if false or erroneous at time of registration.

   E. Address of the principal executive office: City State Zip Code

   F. Address of the principal office in California: City State CA Zip Code

4. Future effective date, if any: Month Day Year

5. Number of pages attached, if any:

6. **Declaration:** It is hereby declared that I am the person who executed this instrument, which execution is my act and deed.

Signature of Authorized Person

Grant King Manager
Type or Print Name and Title of Authorized Person

July 6, 2011
Date

RETURN TO:

NAME
FIRM
ADDRESS
CITY/STATE
ZIP CODE

SEC/STATE (REV. 03/2005)

FORM LLC-6 – FILING FEE: $30.00
Approved by Secretary of State

CA/84 - 12/8/06 CT System Online

Secretary of State
Statement of No Change
(Limited Liability Company)

LLC-12NC

18-C49921

FILED

In the office of the Secretary of State
of the State of California

JUL 25, 2018

This Space For Office Use Only

IMPORTANT — Read instructions before completing this form. This form may be used only if a complete Statement of Information has been filed previously and there has been no change.

Filing Fee – $20.00

Copy Fee – $1.00;
Certification Fee - $5.00 plus copy fee

1. Limited Liability Company Name (Enter the **exact** name of the LLC as it is recorded with the California Secretary of State. Note: If you registered in California using an alternate name, see instructions.)

HOLLYWOOD INTERNATIONAL REGIONAL CENTER, LLC

2. 12-Digit Secretary of State File Number

201029810032

3. State, Foreign Country or Place of Organization (only if formed outside of California)

DELAWARE

4. No Change Statement (Do not alter the No Change Statement. If there has been any change, please complete a Statement of Information (Form LLC-12).)

There has been no change in any of the information contained in the previous complete Statement of Information filed with the California Secretary of State.

5. The information contained herein is true and correct.

Date	Type or Print Name of Person Completing the Form	Title	Signature
07/25/2018	Richard Heyman	Managing Member	

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document, enter the name of a person or company and the mailing address. This information will become public when filed. (SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

2017 California Secretary of State
www.sos.ca.gov/business/be

State of California
Secretary of State

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STATEMENT OF INFORMATION
(Limited Liability Company)

Filing Fee $20.00. If this is an amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

FILED
Secretary of State
State of California
OCT 0 6 2015

1. LIMITED LIABILITY COMPANY NAME

HOLLYWOOD INTERNATIONAL REGIONAL CENTER, LLC

This Space For Filing Use Only

File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER	3. STATE OR PLACE OF ORGANIZATION (If formed outside of California)
201029810032	Delaware

No Change Statement

4 **If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no Statement of Information has been previously filed, this form must be completed in its entirety.**

☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed **to Item 15**.

Complete Addresses for the Following (Do not abbreviate the name of the city. Items 5 and 7 cannot be P.O. Boxes.)

	CITY	STATE	ZIP CODE
5. STREET ADDRESS OF PRINCIPAL OFFICE 1605 N Cahuenga Blvd	Los Angeles, CA		90028
6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5			
7. STREET ADDRESS OF CALIFORNIA OFFICE 1605 N Cahuenga Blvd	Los Angeles	CA	90028

Name and Complete Address of the Chief Executive Officer, If Any

8. NAME	ADDRESS	CITY	STATE	ZIP CODE

Name and Complete Address of Any Manager or Managers, or if None Have Been Appointed or Elected, Provide the Name and Address of Each Member *(Attach additional pages, if necessary.)*

	ADDRESS	CITY	STATE	ZIP CODE
9. NAME Richard Heyman	1605 No. Cahuenga Blvd	Los Angeles, CA		90028
10. NAME Grant King	1605 No. Cahuenga Blvd	Los Angeles, CA		90028
11. NAME				

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 13 must be completed with a California address, a P.O. Box is not acceptable. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 13 must be left blank.

12. NAME OF AGENT FOR SERVICE OF PROCESS
Business Filings Incorporated (C2113485)

13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE	ZIP CODE
		CA	

Type of Business

14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY
Finance and construction development.

15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

10/5/2015	Richard Heyman	Member	
DATE	TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM	TITLE	SIGNATURE

LLC-5	**Application to Register a Foreign Limited Liability Company (LLC)**

201029810032

FILED
In the office of the Secretary of State
of the State of California

OCT 22 2010

This Space For Office Use Only

To register an LLC from another state or country in California, fill out this form, and submit for filing along with:

- A $70 filing fee,
- A certificate of good standing from the agency where your LLC was formed **originally**, and
- A separate, non-refundable $15 service fee, if you drop off the completed form.

Important! LLCs in California may have to pay a minimum $800 yearly tax to the Franchise Tax Board.

LLCs that provide *professional* services cannot register in California.

For questions about this form, go to *www.sos.ca.gov/business/be/filing-tips.htm*

① Name to be used for this LLC in California

HOLLYWOOD INVESTMENT FUND, LLC

(Proposed LLC name)

The proposed LLC name: ***must*** *end with* ***one*** *of these terms: "LLC," "L.L.C.," "Limited Liability Company," "Limited Liability Co.," "Ltd. Liability Co." or "Ltd. Liability Company;" and* ***may not*** *include these words: "bank," "trust," "trustee," "incorporated," "inc.," "corporation," or "corp.," "insurer," or "insurance company."*

② LLC History

a. If the proposed LLC name you listed above is different than the LLC name you use **now** (as listed on your certificate of good standing), list the complete LLC name used now:

b. Date your LLC was formed *(MM, DD, YYYY)*: 10/22/2010

c. State or country where your LLC was formed: DELAWARE

d. Your LLC currently has powers and privileges to conduct business in the state or country listed above.

③ Service of Process

List a California resident or a qualified 1505 corporation in California that agrees to be your agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may **not** list an LLC as your agent.

a. *Agent's name:* CT CORPORATION SYSTEM

If the agent you listed above is a California *resident* (not a *corporation*), list that person's address:

b. *Agent's address:* _____ *street address* | _____ *city (no abbreviations)* | *CA* *state* | _____ *zip*

If the agent listed above has resigned or cannot be found or served after reasonable attempts, the California Secretary of State will be appointed the agent for service of process for your LLC.

④ LLC Address

a. List address for your LLC's headquarters:

1605 Cahuenga Boulevard	Los Angeles	CA	90028
street address	*city (no abbreviations)*	*state*	*zip*

b. List address for your LLC's main office in **California**, if any:

1605 Cahuenga Boulevard	Los Angeles	CA	90028
street address	*city (no abbreviations)*	*state*	*zip*

⑤ Read and sign below:

I declare that I am the person who signed this form, and that I am authorized to do so under the laws of the state or country where this LLC was formed.

▶ Mari C. Miyatake
Sign here

October 22, 2010
Date

Mari C. Miyatake
Print your name here

Authorized Person
Your business title

Make check/money order payable to: **Secretary of State**

We can give you up to 2 free certified copies of your filed form if you submit up to 2 completed copies of this form (with all attachments).

By Mail
Secretary of State
Business Entities, P.O. Box 944228,
Sacramento, CA 94244-2280

Drop-Off
Secretary of State
1500 11th St., 3rd Floor,
Sacramento, CA 95814

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "HOLLYWOOD INVESTMENT FUND, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-SECOND DAY OF OCTOBER, A.D. 2010.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.

Jeffrey W. Bullock, Secretary of State

4887519 8300

101020277

AUTHENTICATION: 8305978

DATE: 10-22-10

You may verify this certificate online at corp.delaware.gov/authver.shtml

201029810032

Who we are

From idea to design all the way through construction, The Relevant Group is a vertically integrated development company headquartered in Hollywood that creates distinctive hospitality and lifestyle projects. The Relevant Group team of professionals oversee the entire development process, from acquisition of property, project design and entitlement, to financing, construction and marketing. The end product, as described by Leron Gubler of the Hollywood Chamber of Commerce, is "a case study in place-making" that helps "perpetuate Hollywood's image as the entertainment capital of Los Angeles."

Relevant Group is also the parent company to Hollywood International Regional Center, a successful EB5 immigration investment fundraising company.

HOLLYWOOD
INTERNATIONAL

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Hollywood International Regional Center (HIRC) is an approved Immigrant Investment Fund and Urban Real Estate Development Company organized to create investment opportunities in accordance with the U.S. Citizen and Immigration Services (USCIS) EB-5 Immigrant Investor Visa Program.

HIRC assists international investors in receiving lawful permanent U.S. residence through secure real estate investments or loans secured by real estate. Our investment opportunities allow foreign nationals to invest in the U.S. and receive permanent U.S. residency green cards through the EB-5 Visa Program.

HIRC's focus is on capital investments in the redevelopment of Hollywood and its surrounding areas, including downtown Los Angeles. HIRC's acquisition strategy is to acquire properties in clusters along the Walk of Fame Boulevard.

TOP

Los Angeles Office

1605 North Cahuenga Boulevard | Hollywood, CA, 90028 | **Tel:** +1 323 466 1400 | **Fax:** +1 310 388 3045 |
Email: info@hollywoodirc.com

Shanghai Office

273 Jiaozhou Road, Unit 58, Suite 101 | Shanghai, China, 200040 | **Tel:** +86 21 6259 0337 | **Fax:** +86 21 6388 3045 | **Email:** info@hircchina.com

English Inquiries:

Scott Barrack

Email: scott@hircchina.com

Mobile: +86 138 1818 7372

Chinese Inquiries:

Summer Ren

Email: summer@hircchina.com

Mobile: +86 136 7195 0874

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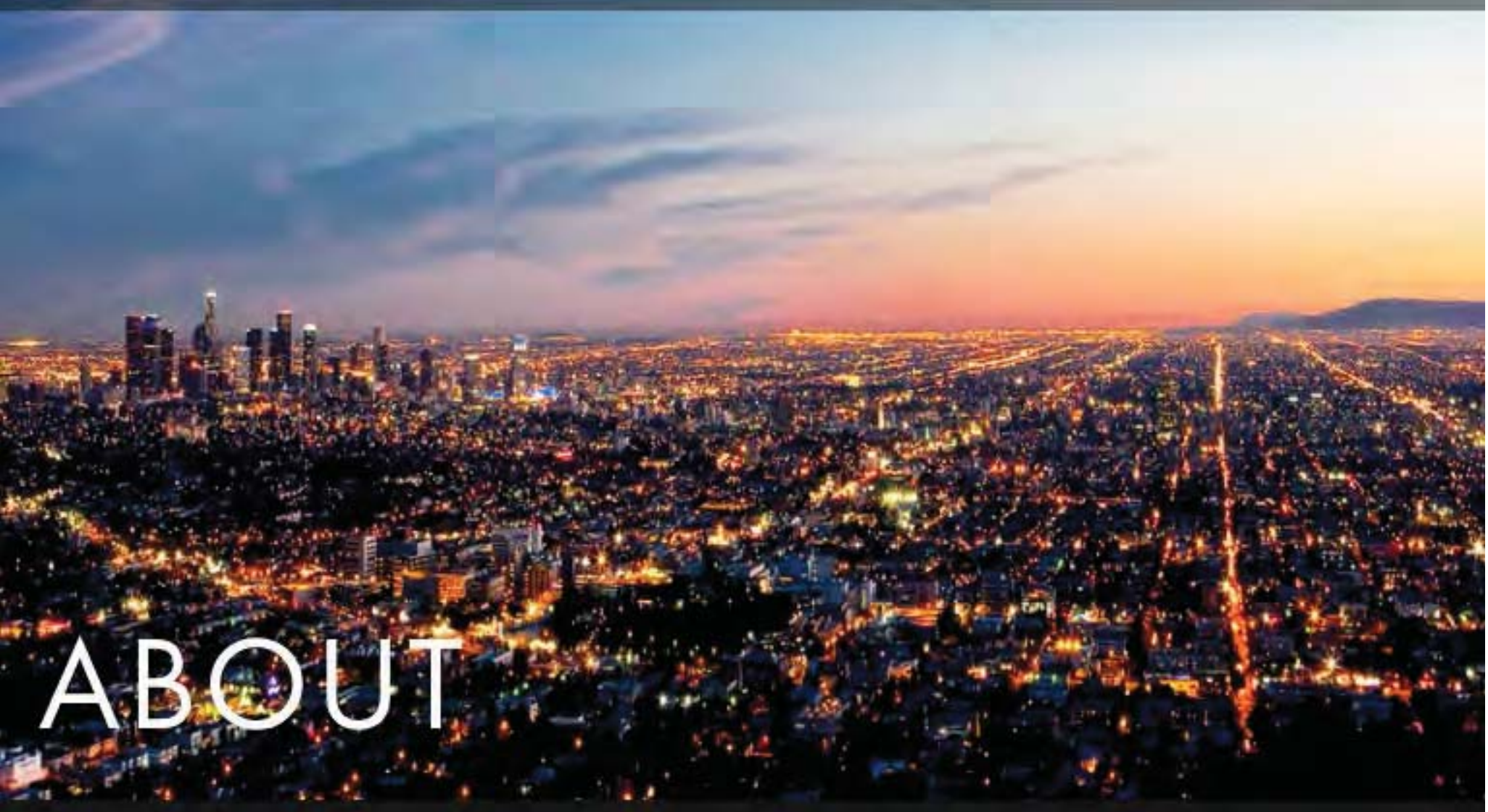
HOLLYWOOD INTERNATIONAL REGIONAL CENTER



ABOUT

HIRC finances, develops, and manages properties. HIRC is a vertically integrated company that has the ability to execute the entire development process. We have developed strong relationships built over 30 years of experience as developers, financiers, and community activists.

Current Hollywood development projects have a vast need to raise capital amounting to billions of dollars and potential construction values sit dormant today. Alternative sources of capital are essential in reawakening construction.

HIRC fills this void by introducing EB-5 investors who are looking for a quick pathway to U.S. citizenship via the placement of their personal capital into promising projects that will create the required amount of jobs for USCIS green card approval.

Key Executi

Key Executives

Richard Heyman

Managing Partner

Heyman has spent over 25 years in real estate development and construction. From San Diego's Gas Lamp District to the re-glamorized Hollywood Boulevard, Heyman has left an indelible stamp on the neighborhoods he has helped to revive. Known as a pioneer in his hometown of San Diego for his creative and existing projects, Heyman's heart now belongs in Hollywood.

Grant W. King

Managing Partner

A visionary real estate entrepreneur, Grant King has spent the last 20 years in real estate finance, development and investment. He began his career by forming New American Financial specialized in highly structured financing. He later moved into development and has developed over 1000 houses, apartments and condominiums throughout California, Arizona, and Texas.

Andrew Shayne

Chief Financial Officer

Mr. Shayne has 35 years of experience in investments and finance. During his career, Mr. Shayne has been involved in the origination, underwriting, structuring, placement, and investment of over $500 million in corporate finance transactions for private and publicly-listed companies. He received his BS in Business Administration from California State University

Scott Barrack

China Director

Scott has been a China-based entrepreneur since 1998. He co-founded his first business, SPACE, in 2001, an award-winning, boutique real estate leasing and sales. In 2006, he co-founded SPACE Development, the team behind the award-winning URBN Hotel, China's first carbon-neutral hotel. Scott is currently the President of the Shanghai Chapter of Entrepreneurs Organization.

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Northridge.

Affiliated Partners

Robert C. Divine

Immigration Attorney

Robert C. Divine concentrates his practice in business immigration and litigation. He has extensive experience serving clients throughout the world in all types of immigration status.

Michael Gonzales

Land Use Attorney

Michael focuses his practice on all aspects of land use & zoning, real estate and redevelopment. His practice encompasses historical resources, local sustainable development and CEQA compliance.

Guy Maisnik

Corporation Counsel

Guy Maisnik has nearly three decades of commercial real estate finance with a strong expertise in hotels. He is a partner and Vice Chair of JMBM's Global Hospitality Group®, a senior member of JMBM's Chinese Investment Group, and a partner in the Real Estate Department.

Catherine D.Holm

Security Attorney

Catherine D. Holmes is Chair of JMBM's Investment Capital Law Group, and the author of the Investment Law Blog. She has practiced law at JMBM for over 30 years, focusing on investment capital and business transactions.

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Scott Barnhardt

Economist

Scott W. Barnhart, Associate Professor of Finance at Florida Atlantic University and Founder, Barnhart Economic Services. Dr. Barnhart received his M.S. and Ph.D. in Economics

Bruce Baltin

Hospitality Consultant

Bruce Ballin is a Senior Vice President and Executive in Charge of the CBRE PKF Consulting USA practice in Los Angeles. Mr. Baltin oversees the firm's Asset Advisory Services practice on the West Coast.

John Tronson

Commercial Real Estate Agent

John Tronson is a commercial agent with a principal interest in Ramsey-Shilling Commercial Real Estate Services, Inc. and works in their Entertainment Division where he speciolizes in serving feature film, television and commercial production companies.

Strategic Partners

DÉBUT HOTEL GROUP

Hospitality Brand

TAO

Restaurant and

COMUNE HOTELS & RESORTS

Hospitality Brand

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Strategic Partners

DÉBUT HOTEL GROUP

Hospitality Brand and Operator

Debut Hotel Group is a group of chain hotels and resorts located mainly in the United States and Canada, but also in United Kingdom, Thailand and India. Their signature hotel brands include Dream Hotels™, Night Hotels™, Time Hotels and The Chatwal.

TAO

Restaurant and Entertainment

The TAO GROUP is a leading restaurant and nightlife company that develops, owns and operates many successful food, beverage and nightlife entertainment venues in the US. Partners Marc Packer, Richard Wolf, Noah Tepperberg, and Jason Strauss bring decades of hospitality experience to the brand portfolio.

COMMUNE HOTELS & RESORTS

Hospitality Brand and Operator

Commune is an international hotel management company with a leading portfolio of transformative, boldly innovative boutique hotel and resort brands. Their signature hotel brands include Thompson Hotels, Tommie Hotels, Joie de Vivre and Alila.

PKF

Appraisal and Financial Analysis

PKF Consulting USA (PKFC), a CBRE company, is active throughout the marketplace, performing financial and market studies and valuations involving hotels, resorts, golf courses, and a variety of mixed-use developments and other hospitality-oriented land

rockwell group

Architectural Design

With global offices to support a far-reaching vision, Rockwell Group is an interdisciplinary firm that emphasizes innovation and thought leadership in every project. Founded in 1984 by David Rockwell, we create extraordinary experiences and built environments the world over.

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HOLLYWOOD INTERNATIONAL REGIONAL CENTER

EB-5 Overview

The EB-5 visa program was created by the U.S. Congress through the Immigration Act of 1990 as a way to create jobs and stimulate the economy. This program provides an easy, legal method for foreign nationals to obtain a green card.

The goal is clear: encourage foreign investment and economic growth within the United States by allowing foreigners a quicker path to U.S. citizenship. One of the most popular ways to invest is through a designated United States Custom

Provided that the investment is maintained and achieves the job requirements for the EB-5 visa program, a permanent green card is issued.

As an EB-5 investor, you must submit complete biographical

The program allows investors a great deal of freedom because it does not require immigrant investors to manage their investment on a daily basis, but rather to actively engage in a business enterprise. Therefore, they

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EB-5 Overview

The EB-5 visa program was created by the U.S. Congress through the Immigration Act of 1990 as a way to create jobs and stimulate the economy. This program provides an easy, legal method for foreign nationals to obtain a green card.

The goal is clear: encourage foreign investment and economic growth within the United States by allowing foreigners a quicker path to U.S. citizenship. One of the most popular ways to invest is through a designated United States Custom Immigration Service (USCIS) Regional Center. Details follow overview.

As a foreign investor, the EB-5 program will allow for immigrant investors to obtain a two-year conditional green card by investing a minimum of $500,000 in a Targeted Employment Area (TEA).

TEA's are usually an area that experiences high unemployment rate (1.5% times the national unemployment average) or $1,000,000 in businesses that create at least 10 full-time permanent jobs for U.S. workers.

Provided that the investment is maintained and achieves the job requirements for the EB-5 visa program, a permanent green card is issued.

As an EB-5 investor, you must submit complete biographical information for each applicant, and provide proof of the source of the investment funds. USCIS requires five years of tax returns, bank records, proof of ownership of any businesses, and financial statements for each business and business licenses. All funds must be traced to lawful source of income.

The U.S. has no requirement as to age, business training, and experience or language skills. Permanent residents need not be continuously and physically present in United States, and can maintain business and professional relations in their country of origin.

The program allows investors a great deal of freedom because it does not require immigrant investors to manage their investment on a daily basis, but rather to actively engage in a business enterprise. Therefore, they can be limited partners and pursue other professional or personal ventures.

As a permanent resident, the investor and his or her family are free to return to their homeland for visits or business purposes, as long as a residence is maintained in the United States.

Upon receipt of conditional permanent resident status, the investor and his or her spouse and children under the age of 21 are entitled to the same rights as other lawful permanent residents.

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in their country of origin.

BENEFITS FOR EB-5 VISA HOLDERS

- Investors can start their own business anywhere in the U.S.
- They are allowed to work for any company in the U.S.
- No employment authorization is required to accept employment.
- They can travel anywhere within the U.S. and leave and enter the country freely.
- Education benefits include in-state or resident tuition at all public universities and colleges - typically, at a much reduced rate than other foreign students.
- Investors can become a U.S. citizen once they have been a permanent resident for more than 5 years.
- Investors can sponsor a spouse and unmarried children (under the age of 21) through the same green card petition.
- EB-5 visa cardholders enjoy the same Social Security benefits as a U.S, citizen, if he or she lives & works here for at least 10 years.
- All legal rights are enjoyed under U.S. law except for the right to vote.

INVESTMENT OPTIONS

Within the EB-5 category you may either invest in a new business enterprise, a troubled business, or through a Regional Center.

Option #1 New Business Enterprise/Direct EB-5 Investments:

To qualify you must:

- Create full-time employment for at least 10 U.S. workers lawfully authorized to work in the U.S. (not the immigrant or their spouse, sons, or daughters.)
- Invest or be in the process of investing at least $1,000,000. If you investment is in a designated targeted employment area (TEA) then the minimum is $500,000.
- Benefit the U.S. economy by providing goods and services to U.S. markets.
- Be involved in the day-to-day management of the new business or directly manage it though formulating business policy; i.e., being a corporate officer or board member.

Option #2: Troubled Business /Direct EB-5 Investments

To qualify you must:

- Invest in a business that has existed for at least two years.
- Invest in a business that has incurred a net loss, based on generally accepted accounting principles, for the 12 to 24 month period before you filed the form I-526 immigrant petition by an alien entrepreneur.
- Loss for the 12-24 month period must be at least equal to 20 percent of the business net worth before the loss.
- Maintain the number of jobs at no less than the pre-investment level for a period of at least 2 years.
- Be involved in the day-to-day management of the troubled business or directly manage it through formulating business policy; i.e. Board of Directors.
- The same investment requirements of the new

Option #3: Regional Center Program Investments.

To qualify you must:

- Invest at least $1,000,000 or $500,000 in a Regional Center affiliated with a new commercial enterprise or a troubled business located within the area of the USCIS designated Regional Center.
- Create at least 10 new full-time jobs either directly or indirectly through capital investment.

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member.

formulating business policy; i.e. Board of Directors.

- The same investment requirements of the new commercial enterprise investment apply to troubled business investments ($1,000,000 or $500,000 in a TEA).

You may invest through a Regional Center who invests in a new enterprise or troubled business.

Los Angeles Office

1605 North Cahuenga Boulevard | Hollywood, CA, 90028 | **Tel:** +1 323 466 1400 | **Fax:** +1 310 388 3045 |
Email: info@hollywoodirc.com

Shanghai Office

273 Jiaozhou Road, Unit 58, Suite 101 | Shanghai, China, 200040 | **Tel:** +86 21 6259 0337 | **Fax:** +86 21 6388 3045 | **Email:** info@hircchina.com

English Inquiries:

Scott Barrack

Email: scott@hircchina.com

Mobile: +86 138 1818 7372

Chinese Inquiries:

Summer Ren

Email: summer@hircchina.com

Mobile: +86 136 7195 0874

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HOLLYWOOD INTERNATIONAL
REGIONAL CENTER

WHAT IS A REGIONAL CENTER?

...What is a Regional Center?

In October of 1992, the U.S. government created the Regional Center Pilot program to further promote immigration and investments through the EB-5 visa category by creating "Regional Centers."

A Regional Center is a geographic area designed by the USCIS to be eligible to receive capital from immigrant investors.

1. How the Regional Center plans to focus on a geographical region within the U.S. and explain how the

Investment funds may come from any legal foreign or U.S. source including gifts, loans and/or divorce settlements. Immigrant

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WHAT IS A REGIONAL CENTER?

...What is a Regional Center?

In October of 1992, the U.S. government created the Regional Center Pilot program to further promote immigration and investments through the EB-5 visa category by creating "Regional Centers."

A Regional Center is a geographic area designed by the USCIS to be eligible to receive capital from immigrant investors.

A Regional Center is defined as any economic unit, public or private, which is involved with the promotion of economic growth, improved regional productivity, job creation, and increased domestic capital investment.

The organizers of a Regional Center seeking the Regional Center designation from USCIS must provide a proposal showing:

1. How the Regional Center plans to focus on a geographical region within the U.S. and explain how the Regional Center will achieve the required economic growth within this designated regional area.
2. How the Regional Center's business plan can be relied upon as a viable business model grounded in reasonable and credible estimates and assumptions for market conditions, project costs, and activity timelines.
3. How jobs will be created directly and indirectly through capital investments made in accordance with the

Investment funds may come from any legal foreign or U.S. source including gifts, loans and/or divorce settlements. Immigrant investors must demonstrate a pattern of legal business activity (for example, provide tax returns, savings, investment, and business records to show lawful sources of funds).

Borrowed investment funds qualify as long as they are not secured by assets of the targeted United States business and the lender can prove a lawful source of funds. The EB-5 investor money has to be "at risk" with no personal guarantee or recourse to the individual projects or Regional Centers.

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creation, and increased domestic capital investment.

The organizers of a Regional Center seeking the Regional Center designation from USCIS must provide a proposal showing:

upon as a viable business model grounded in reasonable and credible estimates and assumptions for market conditions, project costs, and activity timelines.

3. How jobs will be created directly and indirectly through capital investments made in accordance with the Regional Center's business plan.
4. How the amount and source of capital committed to the project and the promotional efforts made and planned for the business project will be successful.

Borrowed investment funds qualify as long as they are not secured by assets of the targeted United States business and the lender can prove a lawful source of funds. The EB-5 investor money has to be "at risk" with no personal guarantee or recourse to the individual projects or Regional Centers.

Los Angeles Office

1605 North Cahuenga Boulevard | Hollywood, CA, 90028 | **Tel:** +1 323 466 1400 | **Fax:** +1 310 388 3045 |
Email: info@hollywoodirc.com

Shanghai Office

273 Jiaozhou Road, Unit 58, Suite 101 | Shanghai, China, 200040 | **Tel:** +86 21 6259 0337 | **Fax:** +86 21 6388 3045 | **Email:** info@hircchina.com

English Inquiries:

Scott Barrack

Email: scott@hircchina.com

Mobile: +86 138 1818 7372

Chinese Inquiries:

Summer Ren

Email: summer@hircchina.com

Mobile: +86 136 7195 0874

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WHY USE A REGIONAL CENTER?

...Why use a Regional Center when making EB-5 investments?

The principal advantage of the Regional Center Program is that investors may rely on indirect employment (Indirect jobs refer to jobs gained by business and construction expenditures and are calculated using statistically valid forecasting models) and/or direct employment such as hiring full time employees.

By investing in a Regional Center program, investors do not have to create 10 jobs directly because jobs can be created either directly and/or indirectly. This results in

The EB-5 Visa process can be complex and confusing. Regional Centers commit themselves to assist each investor and their attorney throughout the green card

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By investing in a Regional Center program, investors do not have to create 10 jobs directly because jobs can be created either directly and/or indirectly. This results in the ability to pool larger groups of investors to fund more capital intense projects. Ninety percent of all EB-5 immigrants invest through a Regional Center.

Regional Centers have been thoroughly vetted by U.S. government and have to demonstrate their ability and knowledge on executing their EB-5 investment projects successfully.

The EB-5 Visa process can be complex and confusing. Regional Centers commit themselves to assist each investor and their attorney throughout the green card petition process. In addition to answering questions throughout the process, they help each investor gather and prepare documentation in support of the necessary petitions.

Regional Centers also provide a list to each investor of highly qualified immigration attorneys who have worked closely with the USCIS. These attorneys and Regional Centers provide a seamless transaction for the investor from project selections to obtaining a permanent green card.

Los Angeles Office

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English Inquiries:

Scott Barrack

Email:
scott@hirgchina.com

View Chinese

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Immigration Process

Before the Immigration Process can begin, prospective EB-5 immigrants must choose one of the three EB-5 immigration options. Usually immigration consulting companies can help with the selection process. Immigrants must register for a project or Regional Center of his or her choosing and qualify as an accredited investor. An accredited investor is an individual who has a net worth of a minimum of $1,000,000 or has made $200,000 each year for the last 2 years.

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The immigrant's attorney prepares and files the I-526 petition with the USCIS. The current approval process of a I-526 takes the USCIS about 13-15 months.

Once registered, a qualified investor will receive all pertinent project investment information including:

- Investment offerings documents
- Investments highlights and fact sheet
- EB-5 immigration attorney referral list
- All 3rd party and supporting documents
- Government approval documents

The investor must sign the subscription agreement and other requested documents. The investor deposits $500,000 U.S. in a secure escrow account and pays a subscription/administrative fee to the project or Regional Center.

If the I-526 is approved, the $500,000 in the secure escrow account is unconditionally released and invested in the real estate project. If the application is denied by USCIS, the full $500,000 investment is promptly refunded to the investor from the secure escrow account.

After approval, the EB-5 investor must interview at their local U.S. Consulate or Embassy. The purpose of this process is to ensure that the investor and his or her family undergo medical, security and immigration history checks before the conditional visas are issued. The investor and family members then enter the United States and receive conditional visa/green cards.

After two years, the immigrant's attorney files an I-829 petition to make the investor's visa/green card permanent, rather than conditional. The project or Regional Center will assist the investor and his or her attorney in the preparation of the application. The I-829 must be filed between the 21st and 24 month after U.S. entry.

Upon approval of the I-829 petition, the immigrant investor will be issued a new unconditional green card and be deemed a permanent resident and may permanently live and work in the U.S.

After 5 years of issuance of the conditional green card and maintaining full investment in project or Regional Center the immigrant and family may apply for U.S citizenship.

Immigration Links

- United States Citizenship and Immigration Services
- I-526, Immigrant Petition by Alien Entrepreneur
- I-829, Petition by Entrepreneur to Remove Conditions

Los Angeles Office

1605 North Cahuenga Boulevard | Hollywood, CA, 90028 | **Tel:** +1 323 466 1400 | **Fax:** +1 310 388

English Inquiries:

Scott Barrack

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Immigration Facts

Requirements

10,000 EB5 VISAS ARE ALLOTTED EACH YEAR FOR THIS CLASSIFICATION

The EB5 program allocates 10,000 visas per year for immigrants and family members whose qualifying investments result in the creation or preservation of at least ten (10) full-

NO PREVIOUS BUSINESS EXPERIENCE OR EDUCATION REQUIRED

The investor is not required to have any prior business experience, or demonstrate any minimum level of education. The only requirement for

THERE ARE NO REQUIREMENTS FOR SPEAKING ENGLISH.

An immigrant investor is able to obtain the services of a translator (friend, attorney, family member) to read project or Regional Center materials.

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IMMIGRATION FACTS

Immigration Facts

Requirements

10,000 EB5 VISAS ARE ALLOTTED EACH YEAR FOR THIS CLASSIFICATION

The EB5 program allocates 10,000 visas per year for immigrants and family members whose qualifying investments result in the creation or preservation of at least ten (10) full-time jobs for U.S. workers. A minimum of three thousand of these immigrant visas are set-aside for immigrants who invest through Regional Centers.

NO PREVIOUS BUSINESS EXPERIENCE OR EDUCATION REQUIRED

The investor is not required to have any prior business experience, or demonstrate any minimum level of education. The only requirement for the investor is the required net worth and capital and proof that the funds are legal, through proper documentation.

THERE ARE NO REQUIREMENTS FOR SPEAKING ENGLISH.

An immigrant investor is able to obtain the services of a translator (friend, attorney, family member) to read project or Regional Center materials.

The I-526 Petition

ONCE THE I-526 PETITION IS APPROVED BY USCIS, THE PURPOSE OF THE CONSULATE APPLICATION AND INTERVIEW IS TO ENSURE THAT THE INVESTOR AND HIS OR HER FAMILY

AFTER THE I-526 PETITION APPROVAL, MEMBERS OF THE FAMILY MAY HAVE THEIR CONSULATE INTERVIEW IN DIFFERENT COUNTRIES.

The country of origin or where the family has current ties

The I-526 Petition

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At the interview, the consulate officer may address these issues and information printed on the I-526 petition, including asking the investor to summarize the nature of the immigrant investment. If the investor and family are in the United States, they may apply to adjust their status at the appropriate office of the USCIS.

AFTER THE I-526 PETITION APPROVAL, MEMBERS OF THE FAMILY MAY HAVE THEIR CONSULATE INTERVIEW IN DIFFERENT COUNTRIES.

The country of origin or where the family has current ties is the standard interview site. Often one member of the family is located in another country, such as a student attending school in the U.S. The student does not have to return to the country of origin and can adjust status in the United States at the district office of the USCIS.

Conditions of acceptance

ONCE THE CONDITIONAL GREEN CARD IS RECEIVED, IMMIGRANT MAY APPLY FOR PERMANENT GREEN CARD IN 21 - 24 MONTHS.

The conditional green card has an expiration date of two years from the date issued. Investors can submit their I-829 petition as early as three months prior to the expiration date. Project or Regional Center will supply all supporting evidence, capital investment, and newly

THE EB-5 IMMIGRANT MUST REMAIN IN THE UNITED STATES FOR A CERTAIN AMOUNT OF TIME EACH YEAR.

The first requirement of any investor after they receive the visa at the United States overseas consulate office is to enter into the United States within 180 days of visa issuance from the consulate. The investor must then establish residency in the United States. Evidence of intent to reside includes opening bank accounts,

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THE EB-5 IMMIGRANT MUST REMAIN IN THE UNITED STATES FOR A CERTAIN AMOUNT OF TIME EACH YEAR.

The first requirement of any investor after they receive the visa at the United States overseas consulate office is to enter into the United States within 180 days of visa issuance from the consulate. The investor must then establish residency in the United States. Evidence of intent to reside includes opening bank accounts, obtaining a driver's license or social security number, paying state and federal income taxes, renting or buying a home. The United States resident may work overseas if required based upon the nature of the business or profession. For those permanent residents living outside the U.S., we suggest the investor and family re-enter the U.S. no less than once every six months. The longer the investor and family are present in the U.S., the less likely the government is to claim that the investor "abandoned" the United States as a permanent residence – thereby endangering his green card status. In some cases, investors may seek the issuance of a "re-entry permit" which allows the Investor permission to remain outside the U.S. for as long as two years without having to reenter the country to maintain permanent resident status.

Citizenship process

THE TOTAL PROCESSING TIME FOR THE I-526 PETITION AND THE CONDITIONAL GREEN CARD

WHAT IS THE DIFFERENCE BETWEEN PERMANENT RESIDENCY AND CITIZENSHIP?

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Citizenship process

THE TOTAL PROCESSING TIME FOR THE I-526 PETITION AND THE CONDITIONAL GREEN CARD IS APPROXIMATELY 8-12 MONTHS.

Although it only takes 4 - 6 months to get the I-526 approval, the total approximate length of time for an immigrant investor to pass the U.S. Consulate Interview and receive a conditional green card is approximately 8-12 months.

WHAT IS THE DIFFERENCE BETWEEN PERMANENT RESIDENCY AND CITIZENSHIP?

There are two ways to become a U.S. citizen. One is by being born in the U.S. or by being born to a U.S. citizen. The other way is by naturalization. The first step in becoming a U.S. citizen through naturalization is to become a Legal Permanent Resident (LPR). Being an LPR for 5 years is one of the basic requirements for qualifying for naturalization. A second requirement is being physically present in the U.S. for 30 months during the 5 years prior to the naturalization application. Once becoming a U.S. citizen, an individual is entitled to benefits including the right to vote and hold public office.

Los Angeles Office

1605 North Cahuenga Boulevard | Hollywood, CA, 90028 | **Tel:** +1 323 466 1400 | **Fax:** +1 310 388 3045 |
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273 Jiaozhou Road, Unit 58, Suite 101 | Shanghai, China, 200040 | **Tel:** +86 21 6259 0337 | **Fax:** +86 21 6388 3045 | **Email:** info@hircchina.com

English Inquiries:

Scott Barrack

Email: scott@hircchina.com

Mobile: +86 138 1818 7372

Chinese Inquiries:

Summer Ren

Email: summer@hircchina.com

Mobile: +86 136 7195 0874

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We have projects that are in different stages of development and comprise of over 1,200 hotel rooms that when completed, have an estimated value of over US $500 million.

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HOLLYWOOD INTERNATIONAL REGIONAL CENTER

NEWS

PROJECT NEWS | CHINA OUTBOUND INVESTMENT | LA MARKET NEWS

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1541 Wilcox new renderings

October 15, 2014

We are offering a unique opportunity to invest in the development of a prime boutique hotel in Hollywood, the entertainment capital of the world. With Hollywood International Regional Center, we have secured the property and will develop the prime piece of property

Comment 1 Likes Share

1541 Wilcox new renderings

October 15, 2014

We are offering a unique opportunity to invest in the development of a prime boutique hotel in Hollywood, the entertainment capital of the world. With Hollywood International Regional Center, we have secured the property and will develop the prime piece of property into a first-class hotel.

Comment 0 Likes Share

600 Broadway construction enters next phase

October 15, 2014

Hollywood International Regional Center is developing a historical turn-of-the-century property in the heart of Downtown Los Angeles, with the intention of developing the building the building into a 340-room luxury hotel. With the equity component

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600 Broadway construction enters next phase

October 15, 2014

Hollywood International Regional Center is developing a historical turn-of-the-century property in the heart of Downtown Los Angeles, with the intention of developing the building the building into a 340-room luxury hotel. With the equity component already funded, we plan on beginning the fundraise of EB-5 capital in mid 2014.

Comment 1 Likes Share

Dream Hotel in Hollywood, California | July Construction Update

July 10, 2014

We are pleased to report the following construction update for the Hollywood Dream Hotel in Hollywood, California.

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CONTACT

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Contact Information:

Phone: +86 21 6258 2100

Address: 273 Jiaozhou Road, Unit 58, Suite 101
Shanghai, China 200040

Name *

First Name

Last Name

Who Are You

Potential Investor

Email Address *

Questions/comments *

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HOLLYWOOD INTERNATIONAL REGIONAL CENTER

PROJECTS

We have projects that are in different stages of development and comprise of over 1,200 hotel rooms that when completed, have an estimated value of over US $500 million.

Dream Hotel Hollywood

DREAM

- Hollywood, California
- 179 Hotel Rooms | 4 F&B Venues
- Under Construction
- F&B services managed by TAO Group

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FULLY FUNDED: UNDER CONSTRUCTION

PROJECT DETAILS

Thompson Hollywood Hotel

THOMPSON

- Hollywood, California
- 200 Hotel Rooms | 5 F&B Venues
- Pre-development

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Thompson Hollywood Hotel

- Hollywood, California
- 200 Hotel Rooms | 5 F&B Venues
- Pre-development

New luxury hotel in the heart of Hollywood

FULLY FUNDED: UNDER CONSTRUCTION

PROJECT DETAILS

Tommie Hollywood Hotel

- Hollywood, California
- 200 Hotel Rooms | 5 F&B Venues
- Pre-development

A new micro-lifestyle design hotel aimed at millennials

CURRENTLY RAISING E-B5 CAPITAL

PROJECT DETAILS

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- Hollywood, California
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HOLLYWOOD INTERNATIONAL
REGIONAL CENTER

DREAM HOTEL
HOLLYWOOD

Project Summary

Hollywood, California

Under Construction

182 Hotel Rooms | 4 F&B Venues

F&B services managed by TAO Group

In 2013, Hollywood International Regional Center completed the funding for the Dream Hotel Hollywood, a 182-room luxury hotel in Hollywood poised to become one of the city's most vibrant hotel and entertainment destinations. Located in the re-surging Hollywood district of Los Angeles, the Hollywood Dream Hotel will be managed by Debut Hotel Group, the largest hotel management company in the world, and the food & beverage services will be

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Key Partners

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Project Summary

Hollywood, California

Under Construction

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In 2013, Hollywood International Regional Center completed the funding for the Dream Hotel Hollywood, a 182-room luxury hotel in Hollywood poised to become one of the city's most vibrant hotel and entertainment destinations. Located in the re-surging Hollywood district of Los Angeles, the Hollywood Dream Hotel will be managed by Debut Hotel Group, the largest hotel management company in the world, and the food & beverage services will be administered by the TAO Group, which manages some of the U.S.'s highest-earning F&B and entertainment venues.

Key Partners

DREAM LOS ANGELES | HOLLYWOOD JMBM PKF rockwellgroup TAO

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Project Summary

Hollywood, California

Under Construction

182 Hotel Rooms | 4 F&B Venues

F&B services managed by TAO Group

In 2013, Hollywood International Regional Center completed the funding for the Dream Hotel Hollywood, a 182-room luxury hotel in Hollywood

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hollywoodirc.com

HOLLYWOOD

Project Summary

Hollywood, California	Under Construction
182 Hotel Rooms | 4 F&B Venues	F&B services managed by TAO Group

In 2013, Hollywood International Regional Center completed the funding for the Dream Hotel Hollywood, a 182-room luxury hotel in Hollywood

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hollywoodirc.com

Project Summary

Hollywood, California

Under Construction

182 Hotel Rooms | 4 F&B Venues

F&B services managed by TAO Group

In 2013, Hollywood International Regional Center completed the funding for the Dream Hotel Hollywood, a 182-room luxury hotel in Hollywood

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HOLLYWOOD INTERNATIONAL REGIONAL CENTER

THOMPSON HOLLYWOOD HOTEL

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HOLLYWOOD INTERNATIONAL REGIONAL CENTER

THOMPSON HOLLYWOOD HOTEL

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THOMPSON HOLLYWOOD HOTEL

Project Summary

Hollywood, California Predevelopment

200 Hotel Rooms | 5
F&B Venues

We are offering a unique opportunity to invest in the development of a prime boutique hotel in Hollywood,

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Project Summary

Hollywood, California Predevelopment

200 Hotel Rooms | 5
F&B Venues

We are offering a unique opportunity to invest in the development of a prime boutique hotel in Hollywood, the entertainment capital of the world. With Hollywood International Regional Center, we have secured the property and will develop the prime piece of property into a first-class hotel.

Key Partners

UNION THOMPSON HOLLYWOOD · JMBM · PKF · rockwellgroup · COMUNE HOTELS & RESORTS · SHANGRI-LA CONSTRUCTION

We are offering a unique opportunity to invest in the development of a prime boutique hotel in Hollywood, the entertainment capital of the world. With Hollywood International Regional Center, we have secured the property and will develop the prime piece of property into a first-class hotel

Key Partners

THOMPSON HOTELS JMBM PKF rockwellgroup COMUNE HOTELS & RESORTS SHANGRI-LA CONSTRUCTION

Los Angeles Office

1605 North Cahuenga Boulevard | Hollywood, CA, 90028 | **Tel:** +1 323 466 1400 | **Fax:** +1 310 388 3045 |
Email: info@hollywoodirc.com

Shanghai Office

273 Jiaozhou Road, Unit 58, Suite 101 | Shanghai, China, 200040 | **Tel:** +86 21 6259 0337 | **Fax:** +86 21 6388 3045 | **Email:** info@hircchina.com

English Inquiries:

Scott Barrack

Email: scott@hircchina.com

Mobile: +86 138 1818 7372

Chinese Inquiries:

Summer Ren

Email: summer@hircchina.com

Mobile: +86 136 7195 0874

View Chinese Translated Version

Scan for more information

Thompson Hollywood Hotel

- Hollywood, California
- 200 Hotel Rooms | 5 F&B Venues
- Pre-development

New luxury hotel in the heart of Hollywood

FULLY FUNDED: UNDER CONSTRUCTION

PROJECT DETAILS

Tommie Hollywood Hotel

- Hollywood, California
- 200 Hotel Rooms | 5 F&B Venues
- Pre-development

A new micro-lifestyle design hotel aimed at millennials

CURRENTLY RAISING E-B5 CAPITAL

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Tommie Hollywood Hotel

tommie

- Hollywood, California
- 200 Hotel Rooms | 5 F&B Venues
- Pre-development

A new micro-lifestyle design hotel aimed at millennials

CURRENTLY RAISING E-B5 CAPITAL

PROJECT DETAILS

Los Angeles Office

1605 North Cahuenga Boulevard | Hollywood, CA, 90028 | **Tel:** +1 323 466 1400 | **Fax:** +1 310 388 3045 |
Email: info@hollywoodirc.com

Shanghai Office

273 Jiaozhou Road, Unit 58, Suite 101 | Shanghai, China, 200040 | **Tel:** +86 21 6259 0337 | **Fax:** +86 21 6388 3045 | **Email:** info@hircchina.com

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HOLLYWOOD INTERNATIONAL REGIONAL CENTER

THOMPSON HOLLYWOOD HOTEL

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STORY HOTEL DOWNTOWN

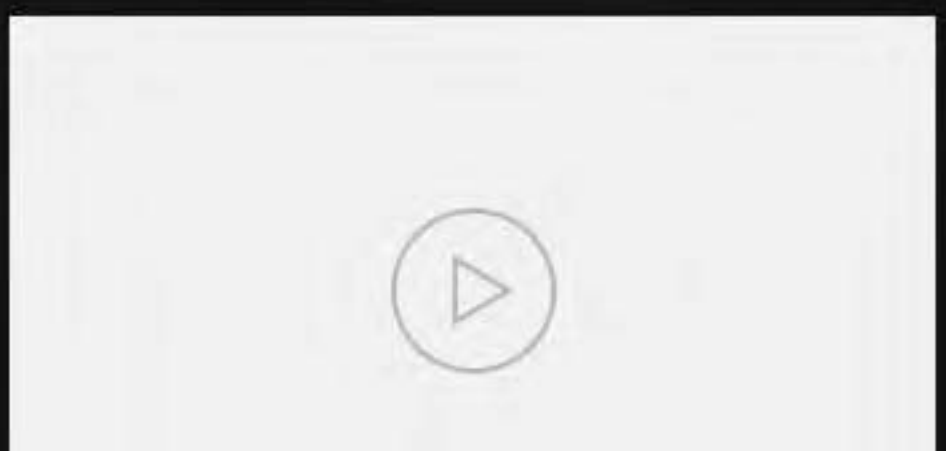
Project Summary

Downtown Los Angeles, California

Predevelopment

279 Hotel Rooms | 6 F&B Venues

Video coming soon



Project Summary

Downtown Los Angeles, California

Predevelopment

279 Hotel Rooms | 6 F&B Venues

Hollywood International Regional Center is developing a historical turn-of-the-century property in the heart of Downtown Los Angeles, with the intention of developing the building the building into a 279-room luxury hotel. With the equity component already funded, we plan on beginning the fundraise of EB-5 capital in mid 2015.

Video coming soon

Key Partners

Preferred Hotel Group · Downtown Los Angeles · JMBM · PKF · rockwellgroup · Shangri-La Construction

Los Angeles Office

1605 North Cahuenga Boulevard | Hollywood, CA, 90028 | **Tel:** +1 323 466 1400 | **Fax:** +1 310 388 3045 |
Email: info@hollywoodirc.com

English Inquiries:

Scott Barrack

Email: scott@hircchina.com

Mobile: +86 138 1818 7372

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hollywoodirc.com

Hollywood International Regional Center is developing a historical turn-of-the-century property in the heart of Downtown Los Angeles, with the intention of developing the building the building into a 279-room luxury hotel. With the equity component already funded, we plan on beginning the fundraise of EB-5 capital in mid 2015.

Key Partners

Preferred Hotel Group · Downtown Los Angeles · JMBM · PKF · rockwellgroup · Shangri-La Construction

Los Angeles Office

1605 North Cahuenga Boulevard | Hollywood, CA, 90028 | **Tel:** +1 323 466 1400 | **Fax:** +1 310 388 3045 |
Email: info@hollywoodirc.com

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273 Jiaozhou Road, Unit 58, Suite 101 | Shanghai, China, 200040 | **Tel:** +86 21 6259 0337 | **Fax:** +86 21 6388 3045 | **Email:** info@hircchina.com

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Scan for more information

Thompson Hollywood Hotel

- Hollywood, California
- 200 Hotel Rooms | 5 F&B Venues
- Pre-development

New luxury hotel in the heart of Hollywood

FULLY FUNDED: UNDER CONSTRUCTION

PROJECT DETAILS

Tommie Hollywood Hotel

- Hollywood, California
- 200 Hotel Rooms | 5 F&B Venues
- Pre-development

A new micro-lifestyle design hotel aimed at millennials

CURRENTLY RAISING E-B5 CAPITAL

PROJECT DETAILS

EXHIBIT 5

Real Estate Reports

Property:
6516 Selma Ave
Los Angeles, CA 90028
APN: 5547-017-042

Data deemed reliable, but not guaranteed.
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6516 Tommie Hotel Llc
6516 Selma Ave, Los Angeles, CA 90028

APN: 5547-017-042
Los Angeles County

Owner Information

Primary Owner:	**6516 TOMMIE HOTEL LLC**	Secondary Owner:	
Mail Address:	**1605 N CAHUENGA BLVD HOLLYWOOD CA 90028**	Site Address:	**6516 SELMA AVE LOS ANGELES CA 90028**
Assessor Parcel Number:	**5547-017-042**		
Census Tract:	**1907.00**	Housing Tract Number:	**2**
Lot Number:		Page Grid:	**593-E4**
Legal description:	**Tract No: 2 Abbreviated Description: TR#:2 H J WHITLEY TRACT NO 2 E 96 FT OF N 144 FT OF LOT 7**		

Sale Information

Sale Date:		Document #:		Sale Amount:	**N/A**
Seller:		Sale Type:		Cost/SF:	**N/A**

Assessment & Tax Information

Assessed Value:	**$8,160,000**	Land Value:	**$8,160,000**	Imp. Value:	
Homeowner Exemption:		% Improvement:			
Tax Amount:	**$102,079.00**	Tax Status:	**Current**	Tax Year:	**2017**
Tax Rate Area:	**0-200**	Tax Account ID:			

Property Characteristics

Bedrooms:		Year Built:		Pool:	
Bathrooms:		Square Feet:		Lot Size:	
Partial Baths:		Number of Units:	**0**	No of Stories:	**1**
Total Rooms:		Garage:		Fire Place:	
Property Type:	**Commercial**			Building Style:	
					Owner Exclusions:
Use Code:	**Parking Lot**			Zoning:	**LAC4**

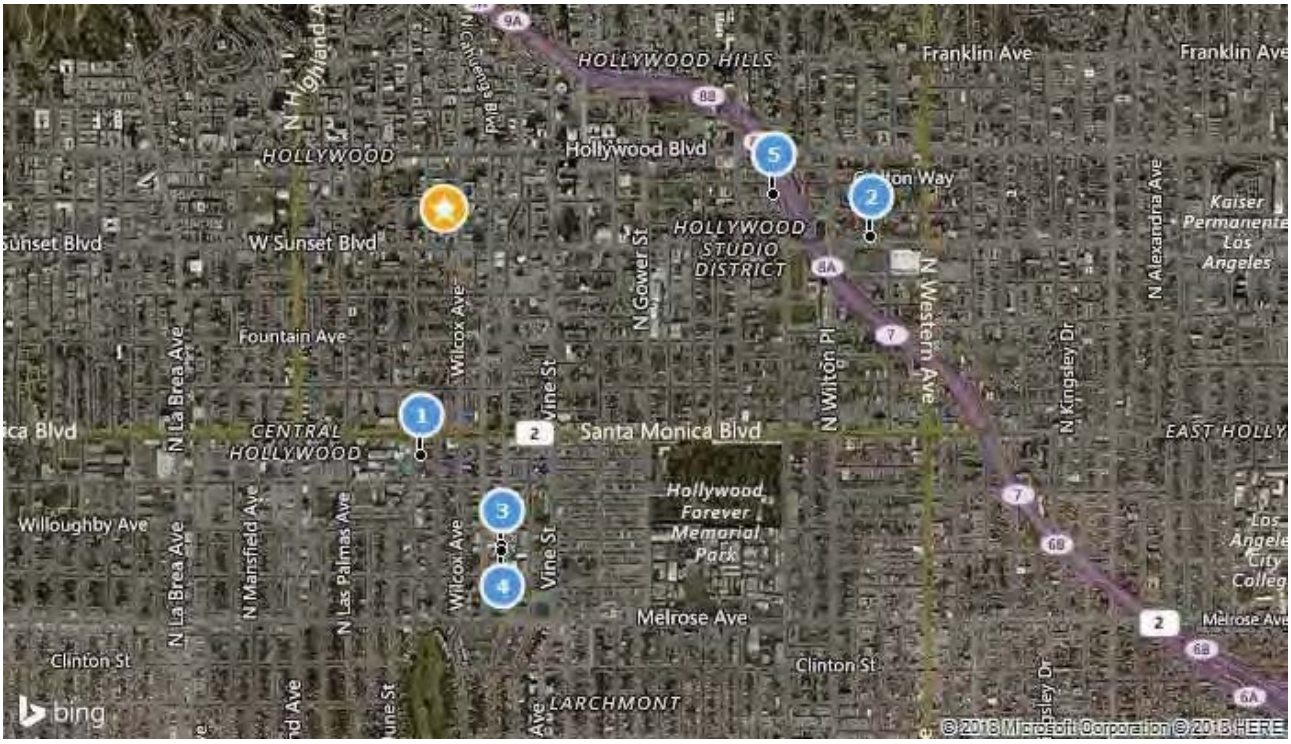
Transaction History

6516 Tommie Hotel Llc
6516 Selma Ave, Los Angeles, CA 90028

APN: 5547-017-042
Los Angeles County

6516 Tommie Hotel Llc
6516 Selma Ave, Los Angeles, CA 90028

APN: 5547-017-042
Los Angeles County



Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	//		N/A		//				
1	1028 SEWARD ST	06/08/2018	$12,000,000	$1,169	10,258	//	1956			.66 Mi.
2	5615 W SUNSET BLVD	03/20/2018	$8,650,000	$925	9,346	//	1998	30,274 SF		1.15 Mi.
3	833 N CAHUENGA BLVD	03/09/2018	$750,000	$125	6,000	//	1964	6,061 SF		.92 Mi.
4	841 N CAHUENGA BLVD	03/09/2018	$750,000	$125	6,000	//		6,062 SF		.91 Mi.
5	5826 CARLTON WAY	05/10/2017	$6,250,000	$1,582	3,950	//	1951	4,468 SF		.88 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	//	N/A	N/A		//				
1	**1028 SEWARD ST LOS ANGELES, CA 90038-2521**	**06/08/2018**	**$12,000,000**	**$1,169**	**10,258**	//	**1956**			**.66 Mi.**
	APN: 5533-012-033 Document #: 18-0570814 Document Type:Grant Deed Price Code: R									
	Property Type: Commercial			Land Use: Parking Lot						
	Legal: Lot:21&22 Subdivision:WHITE AND NEWBYS HOLLYWOOD BOULEVARD TRACT MapRef:MB 8 PG 176 City/Muni/Twp:LOS ANGELES									
	Buyer Name: SUNSET LAS PALMAS ENTERTAINMENT PROPERTI									
	Seller Name: ASAS LLC									
2	**5615 W SUNSET BLVD LOS ANGELES, CA 90028-8523**	**03/20/2018**	**$8,650,000**	**$925**	**9,346**	//	**1998**	**30,274 SF**		**1.15 Mi.**
	APN: 5544-028-031 Document #: 18-0263771 Document Type:Grant Deed Price Code: R									
	Property Type: Commercial			Land Use: Parking Lot						
	Legal: Lot:5-7 Subdivision:GRANT TRACT MapRef:MB 6 PG 106&107 City/Muni/Twp:LOS ANGELES									
	Buyer Name: 5609 SUNSET BOULEVARD LLC									
	Seller Name: KM ALLIANCE LLC									
3	**833 N CAHUENGA BLVD LOS ANGELES, CA 90038-3703**	**03/09/2018**	**$750,000**	**$125**	**6,000**	//	**1964**	**6,061 SF**		**.92 Mi.**
	APN: 5533-028-014 Document #: 18-0230969 Document Type:Grant Deed Price Code: R									
	Property Type: Commercial			Land Use: Parking Lot						
	Legal: Lot:19 Block:J Subdivision:SENECA HEIGHTS MapRef:MB 16 PG 72 City/Muni/Twp:LOS ANGELES									
	Buyer Name: AT THE P LLC									
	Seller Name: RED STUDIOS HOLLYWOOD LLC									
4	**841 N CAHUENGA BLVD LOS ANGELES, CA 90038-3703**	**03/09/2018**	**$750,000**	**$125**	**6,000**	//		**6,062 SF**		**.91 Mi.**
	APN: 5533-028-016 Document #: 18-0230975 Document Type:Grant Deed Price Code: R									
	Property Type: Commercial			Land Use: Parking Lot						
	Legal: Lot:21 Block:J Subdivision:SENECA HEIGHTS MapRef:MB 16 PG 72 City/Muni/Twp:LOS ANGELES									
	Buyer Name: RED STUDIOS HOLLYWOOD LLC									
	Seller Name: AT THE P LLC									
5	**5826 CARLTON WAY LOS ANGELES, CA 90028-6650**	**05/10/2017**	**$6,250,000**	**$1,582**	**3,950**	//	**1951**	**4,468 SF**		**.88 Mi.**
	APN: 5545-010-018 Document #: 17-0519662 Document Type:Grant Deed Price Code: R									
	Property Type: Commercial			Land Use: Parking Lot						
	Legal: Lot:37 Subdivision:HOLLYWOOD BOULEVARD TRACT MapRef:MB2 PG83 City/Muni/Twp:LOS ANGELES									
	Buyer Name: 5826 CARLTON 200F LP									
	Seller Name: 1501 LEAVENWORTH INVESTORS LP MORGENSTERN, JOEL									

Area Sales Analysis

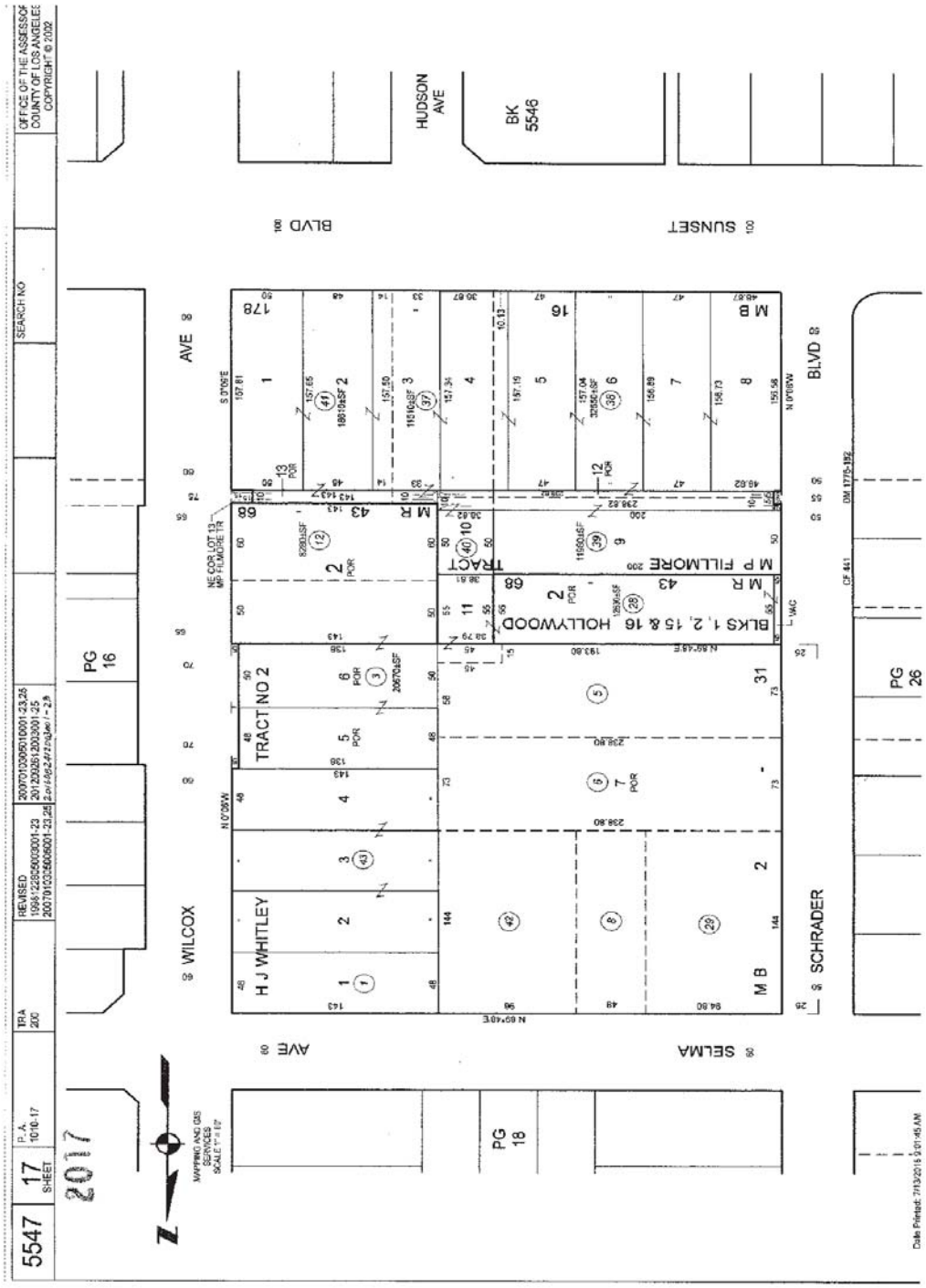
Total Area Sales: **5**

Median # of Bedrooms:

Median Lot Size:	**6,061 SF**	Median # of Baths:	
Median Living Area:	**6,000 SF**	Median Year Built:	**1960**
Price Range - 2 Yrs:	**$750,000 To $12,000,000**	Age Range:	**20 Years To 67 Years**
Median Value:	**$6,250,000**	Median Age:	**58 Years**

Assessor Map

Click here to get the map in PDF
Click here to get the map in TIF



6516 Tommie Hotel Llc
6516 Selma Ave, Los Angeles, CA 90028

APN: 5547-017-042
Los Angeles County

6516 TOMMIE HOTEL LLC
6516 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-017-042
Bedrooms: Bathrooms:
Square Feet: Lot Size:
Year Built: Garage:

6516 TOMMIE HOTEL LLC,
6526 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-017-008
Bedrooms: Bathrooms:
Square Feet: Lot Size: 6,912 SF
Year Built: Garage:

MAMA WILCOX LAND LLC
1557 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-017-001
Bedrooms: Bathrooms:
Square Feet: 31,865 SF Lot Size: 6,863 SF
Year Built: 1926 Garage:

HOLLYWOOD CITIZEN NEWS LLC,
1545 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-017-043
Bedrooms: Bathrooms:
Square Feet: 52,342 SF Lot Size:
Year Built: 1930 Garage:

SUNSET LANDMARK INVESTMENT LLC
1540 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-017-006
Bedrooms: Bathrooms:
Square Feet: 10,898 SF Lot Size: 17,431 SF
Year Built: 1927 Garage:

U S POSTAL SERVICE
6523 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-016-905
Bedrooms: Bathrooms:
Square Feet: Lot Size: 4,400 SF
Year Built: Garage:

SUNSET LANDMARK INVESTMENT LLC
1530 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-017-005
Bedrooms: Bathrooms:
Square Feet: 19,837 SF Lot Size: 16,757 SF
Year Built: 1981 Garage: L

1600 HUDSON LLC,
1600 N HUDSON AVE
LOS ANGELES CA 90028
APN: 5547-016-017
Bedrooms: Bathrooms:
Square Feet: 13,750 SF Lot Size: 14,299 SF
Year Built: Garage: L

1541 WILCOX HOTEL LLC
1541 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-017-003
Bedrooms: Bathrooms:
Square Feet: 14,208 SF Lot Size: 20,674 SF
Year Built: 1948 Garage:

SUNSET LANDMARK INVESTMENT LLC
1522 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-017-028
Bedrooms: Bathrooms:
Square Feet: 13,145 SF Lot Size: 13,848 SF
Year Built: 1981 Garage: L

1600 HUDSON LLC,
1614 N HUDSON AVE
LOS ANGELES CA 90028
APN: 5547-016-011
Bedrooms: Bathrooms:
Square Feet: 9,170 SF Lot Size: 12,463 SF
Year Built: 1930 Garage:

SUNSET LANDMARK INVESTMENT LLC
1520 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-017-039
Bedrooms: Bathrooms:
Square Feet: 11,000 SF Lot Size: 11,973 SF
Year Built: 1981 Garage: L

BRUMER CITYWIDE PROPERTY LP
1521 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-017-012
Bedrooms: Bathrooms:

6430 SELMA LLC,
1556 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-013-038
Bedrooms: Bathrooms:

Square Feet: 11,922 SF
Year Built: 1923

Lot Size: 8,607 SF
Garage:

Square Feet: 4,320 SF
Year Built: 2008

Lot Size:
Garage:

1550 WILCOX OWNER LLC
1550 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-013-002
Bedrooms:
Square Feet: 35,715 SF
Year Built: 1925

Bathrooms:
Lot Size: 22,900 SF
Garage: L

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20160678316

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Recorder's Office, Los Angeles County,
California

06/13/16 AT 08:00AM

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TAXES:	67,200.00
OTHER:	0.00
PAID:	67,231.00

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23

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CHICAGO TITLE COMPANY
COMMERCIAL DIVISION

2

06/13/2016
20160678316

RECORDING REQUESTED BY:

Chicago Title Company

WHEN RECORDED, MAIL THIS DEED AND
ALL TAX STATEMENTS TO:

c/o Hollywood International Regional Center
1605 North Cahuenga Boulevard
Hollywood, California 90028
Attention: Richard Heyman and Andrew Shayne

APNs: 5547-017-008; 5547-017-030 (Portion)

(Space above this line reserved for recorder's use)

THE UNDERSIGNED GRANTOR DECLARES:
DOCUMENTARY TRANSFER TAX is $ 13,200.00 . CITY TAX $ 54,000.00 .
✓ Computed on full value of property conveyed, or
☐ Computed on full value less value of liens or encumbrances remaining at time of sale,
☐ Unincorporated area: _____ ✓ City of Los Angeles.

GRANT DEED

THIS GRANT DEED (this "**Deed**) is executed as of the 10th day of June, 2016, from SE EDINGER, LLC, a Delaware limited liability company ("**Grantor**"), to 6516 TOMMIE HOTEL LLC, a California limited liability company ("**Grantee**").

WITNESSETH:

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does hereby grant, bargain and sell, unto Grantee, all the real property more particularly described on Exhibit A, attached hereto and made a part hereof, together with all of Grantor's right, title and interest in all buildings, improvements, fixtures, easements, tenements, hereditaments, and appurtenances of every kind or nature belonging thereto (hereinafter collectively referred to as the "**Property**"), subject to the "**Permitted Exceptions**" (i.e., unrecorded leases, all matters of record and all matters that would be reflected on an accurate survey, as of the time of recordation of this Deed, including, without limitation, the matters set forth on Exhibit B attached hereto).

Mail tax statements as directed above.

(*The remainder of this page has been intentionally left blank*)

5547-017-008, 030

SEE EXHIBIT "A"
ATTACHED

23 E
00047074-X49

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first referenced above.

GRANTOR:

SE EDINGER, LLC,
a Delaware limited liability company

By: Koar Institutional Advisors, LLC,
a Delaware limited liability company,
its Managing Member

By: _____
Name: Bruce H. Rothman
Title: Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On June 8, 2016, before me, Vicky W. Yan, a Notary Public, personally appeared Bruce H. Rothman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VICKY W. YAN
Commission # 2113457
Notary Public - California
Los Angeles County
My Comm. Expires Jun 26, 2019

Signature _____

EXHIBIT A

PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST 48 FEET OF THE EAST 144 FEET OF THE NORTH 144 FEET OF LOT 7 OF THE H. J. WHITLEY TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 AT PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSORS PARCEL NUMBER: 5547-017-008

PARCEL 2:

THE EAST 96.00 FEET OF THE NORTH 144.00 FEET OF LOT 7 OF THE H. J. WHITLEY TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PORTION OF ASSESSORS PARCEL NUMBER: 5547-017-030

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General and special taxes and assessments that are not yet delinquent.

2. Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building, zoning and land use laws, ordinances and regulations, now or hereafter in effect relating to the subject property.

3. Unrecorded leases, all matters of record and all matters that would be reflected on an accurate survey or shown by a reasonable physical inspection of the subject property, as of the date hereof.

LLC-2	Amendment to Articles of Organization of a Limited Liability Company (LLC)

To change information of record for your California LLC, you can fill out this form, and submit for filing along with:

- A **$30** filing fee.
- A separate, non-refundable **$15** service fee also must be included, if you **drop off** the completed form.
- To file this form, the status of your LLC must be active on the records of the California Secretary of State, or if suspended, this form can only be filed to list a new LLC name. To check the status of the LLC, go to kepler.sos.ca.gov.

Important! To change the LLC addresses, or to change the name or address of the LLC's agent for service of process, you must file a *Statement of Information* (Form LLC-12). To get Form LLC-12, go to www.sos.ca.gov/business/be/statements.htm.

Items 4-6: **Only** fill out the information that is changing. Attach extra pages if you need more space or need to include any other matters.

DAT 1mnt

FILED
Secretary of State
State of California
APR 08 2016

lpc

This Space For Office Use Only

For questions about this form, go to *www.sos.ca.gov/business/be/filing-tips.htm.*

① **LLC's Exact Name** (on file with CA Secretary of State)
6515 Mama Hotel LLC

② **LLC File No.** (issued by CA Secretary of State)
201526410362

Purpose

③ The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

New LLC Name (List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State.)

④ 6516 Tommie Hotel LLC

Proposed LLC Name

The proposed new name **must** include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and **may not** include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company.

Management (Check only one.)

⑤ The LLC will be managed by:

☐ One Manager ☐ More Than One Manager ☐ All Limited Liability Company Member(s)

Amendment to Text of the Articles of Organization (List both the current text, and the text as amended by this filing.)

⑥

Read and sign below: Unless a greater number is provided for in the Articles of Organization, this form must be signed by at least one manager, if the LLC is manager-managed or at least one member, if the LLC is member-managed. If the signing manager or member is a trust or another entity, go to www.sos.ca.gov/business/be/filing-tips.htm for more information. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are part of this document.

▶ *Sign here*

Richard Heyman, Member of 6516 Tommie Hotel Holdings LLC
Print your name here

Member
Your business title

Make check/money order payable to: **Secretary of State**
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a $5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944228
Sacramento, CA 94244-2280

Drop-Off
Secretary of State
1500 11th Street., 3rd Floor
Sacramento, CA 95814

Clear Form Print Form

State of California
Secretary of State

L

118

STATEMENT OF INFORMATION
(Limited Liability Company)

Filing Fee $20.00. If this is an amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

FILED
Secretary of State
State of California
DEC 28 2015

1. LIMITED LIABILITY COMPANY NAME

6515 Mama Hotel LLC

21 bo/pc
This Space For Filing Use Only

File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER: 201526410362

3. STATE OR PLACE OF ORGANIZATION (If formed outside of California): California

No Change Statement

4. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no Statement of Information has been previously filed, this form must be completed in its entirety.

☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 15.

Complete Addresses for the Following (Do not abbreviate the name of the city. Items 5 and 7 cannot be P.O. Boxes.)

	CITY	STATE	ZIP CODE
5. STREET ADDRESS OF PRINCIPAL OFFICE: 1605 N Cahuenga Blvd	Los Angeles	CA	90028
6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5			
7. STREET ADDRESS OF CALIFORNIA OFFICE: 1605 N Cahuenga Blvd	Los Angeles	CA	90028

Name and Complete Address of the Chief Executive Officer, If Any

8. NAME	ADDRESS	CITY	STATE	ZIP CODE

Name and Complete Address of Any Manager or Managers, or if None Have Been Appointed or Elected, Provide the Name and Address of Each Member (Attach additional pages, if necessary.)

	NAME	ADDRESS	CITY	STATE	ZIP CODE
9.	Hollywood International Regional Center Mama LLC	1605 N Cahuenga Blvd.	Los Angeles	CA	90028
10.					
11.					

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 13 must be completed with a California address, a P.O. Box is not acceptable. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 13 must be left blank.

12. NAME OF AGENT FOR SERVICE OF PROCESS: Business Filings Incorporated (C2113495)

13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE	ZIP CODE
		CA	

Type of Business

14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY
Manage hotel development

15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

DATE	TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM	TITLE	SIGNATURE
12/23/2015	Elena Manets Member of Hollywood International Regional Center Mama LLC	Member	

LLC-1	Articles of Organization of a Limited Liability Company (LLC)

201526410362

To form a limited liability company in California, you can fill out this form, and submit for filing along with:

- A $70 filing fee.
- A separate, non-refundable $15 service fee also must be included, if you drop off the completed form.

Important! LLCs in California may have to pay a minimum $800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

LLCs may not provide "professional services." as defined by California Corporations Code sections 13401(a) and 13401.3.

Note: *Before submitting the completed form*, you should consult with a private attorney for advice about your specific business needs.

FILED #4
Secretary of State
State of California
SEP 17 2015 imc

1 cc

This Space For Office Use Only

For questions about this form, go to *www.sos.ca.gov/business/be/filing-tips.htm.*

LLC Name (List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State.)

① 6515 Mama Hotel LLC

Proposed LLC Name

The name **must** include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and **may not** include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to www.sos.ca.gov/business/be/name-availability.htm.

Purpose

② The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

LLC Addresses

③ a. 1605 N Cahuenga Blvd., Los Angeles — CA 90028

Initial Street Address of Designated Office in CA - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

b. _____

Initial Mailing Address of LLC, if different from 3a | *City (no abbreviations)* | *State* | *Zip*

Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may **not** list an LLC as the agent. **Do not** list an address if the agent is a California registered corporate agent as the address for service of process is already on file.)

④ a. Business Filings Incorporated

Agent's Name

b. _____ CA

*Agent's Street Address (if agent is **not** a corporation) - Do not list a P.O. Box* | *City (no abbreviations)* | *State* | *Zip*

Management (Check only one.)

⑤ The LLC will be managed by:

☐ One Manager ☐ More Than One Manager ☒ All Limited Liability Company Member(s)

This form must be signed by each organizer. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are made part of these articles of organization.

▶ _____
Organizer - Sign here

Richard Heyman, Member of Hollywood International Regional Center Mama LLC, Organizer
Print your name here

Make check/money order payable to: **Secretary of State**	***By Mail***	***Drop-Off***
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a $5 certification fee.	Secretary of State Business Entities, P.O. Box 944228 Sacramento, CA 94244-2280	Secretary of State 1500 11th Street., 3rd Floor Sacramento, CA 95814

Clear Form Print Form

Secretary of State
Statement of No Change
(Limited Liability Company)

LLC-12NC

17-B13748

FILED

In the office of the Secretary of State
of the State of California

OCT 19, 2017

This Space For Office Use Only

IMPORTANT — Read instructions before completing this form. This form may be used only if a complete Statement of Information has been filed previously and there has been no change.

Filing Fee – $20.00

Copy Fee – $1.00;
Certification Fee - $5.00 plus copy fee

1. Limited Liability Company Name (Enter the **exact** name of the LLC as it is recorded with the California Secretary of State. Note: If you registered in California using an alternate name, see instructions.)

6516 TOMMIE HOTEL LLC

2. 12-Digit Secretary of State File Number

201526410362

3. State, Foreign Country or Place of Organization (only if formed outside of California)

CALIFORNIA

4. No Change Statement (Do not alter the No Change Statement. If there has been any change, please complete a Statement of Information (Form LLC-12).)

There has been no change in any of the information contained in the previous complete Statement of Information filed with the California Secretary of State.

5. The information contained herein is true and correct.

10/19/2017	Amie Marben	Director of Entitlements	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document, enter the name of a person or company and the mailing address. This information will become public when filed. (SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:
Company:
Address:
City/State/Zip:

This page is part of your document - DO NOT DISCARD

20160711059

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California

06/20/16 AT 01:50PM

Pages: 0003

FEES:	39.00
TAXES:	0.00
OTHER:	0.00
PAID:	39.00

LEADSHEET

201606203260022

00012240266

007621357

SEQ:
02

DAR - Courier (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

E617778

When Recorded Return To:
SE EDINGER LLC
LAURENT OPMAN 2870 LOS FELIZ PLACE,
2ND FLOOR
LOS ANGELES , CA 90039

Recording Requested By:
CT LIEN SOLUTIONS
ANKITA VERMA
Phone #: 800-331-3282

PIN: 5547-017-008 AND 5547-017-030

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS, BCP-WILCOX, LLC was the Original Trustor, **OLD REPUBLIC TITLE COMPANY**, the Original Trustee, and, **CANTOR COMMERCIAL REAL ESTATE LENDING, L.P.**, the Original Beneficiary, under that certain Deed of Trust dated **02/01/2012** and recorded **02/02/2012** as **Instrument No: 20120190816** , Official Records of **Los Angeles County**, State of California and

CANTOR COMMERCIAL REAL ESTATE LENDING, L.P. ASSIGNED TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF COMM 2012-CCRE1 COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES RECORDED ON 01/30/2013 IN DOC# 20130150253

MEMORANADUM OF ASSUMPTION AGREEMENT RECORDED ON 02/07/2014 IN DOC# 20140134628, NAMING SE EDINGER, LLC AS BORROWER.

Loan Amount: $9,985,000.00
Property Address: 1545 WILCOX AVENUE, HOLLYWOOD, CA, 90028

WHEREAS, the undersigned present beneficiary desires to substitute a new Trustee under said Deed of Trust in place and instead of **OLD REPUBLIC TITLE COMPANY**.

Now therefore, the undersigned hereby substitutes himself/herself/themselves as Trustee under said Deed of Trust and does hereby reconvey, without warranty, to the person or persons legally entitled hereto, the Estate now held by him thereunder.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular numbers includes the plural.

The undersigned hereby accepts said appointment as trustee under the above deed of trust, and as successor trustee, and pursuant to the request of said owner and holder and in accordance with the provisions of said deed of trust, does hereby

RECONVEY WITHOUT WARRANT, TO THE PERSONS LEGALLY ENTITLED THERETO, all the estate now held by it under said deed of trust.

Dated: **06/16/2016**

BENEFICIARY / NEW TRUSTEE

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF COMM 2012-CCRE1 COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES BY: WELLS FARGO BANK, N.A., SOLELY IN ITS CAPAQCITY AS MASTER SERVICER

By: **Brenda Latorre**
Its: **Assistant Vice President**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of **CALIFORNIA**
County of **LOS ANGELES COUNTY**

On **June 16, 2016**, before me, **DeAnna C. Briones**, a Notary Public,
personally appeared **Brenda Latorre,**
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
DeAnna C. Briones

DEANNA C. BRIONES
Commission # 2148191
Notary Public - California
Los Angeles County
My Comm. Expires Apr 29, 2020

Commission Expires: 04/29/2020

Real Estate Reports

Property:
6526 Selma Ave
Los Angeles, CA 90028
APN: 5547-017-008

Data deemed reliable, but not guaranteed.
TM SM ® Trademark(s) of Black Knight IP Holding Company, LLC, or an affiliate.
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6516 Tommie Hotel Llc,
6526 Selma Ave, Los Angeles, CA 90028

APN: 5547-017-008
Los Angeles County

Owner Information

Primary Owner: **6516 TOMMIE HOTEL LLC,**

Secondary Owner:

Mail Address: **1605 N CAHUENGA BLVD HOLLYWOOD CA 90028**

Site Address: **6526 SELMA AVE LOS ANGELES CA 90028**

Assessor Parcel Number: **5547-017-008**

Census Tract: **1907.00**

Housing Tract Number: **2**

Lot Number: **7**

Page Grid: **593-E4**

Legal description: **Lot: 7 Tract No: 2 Abbreviated Description: LOT:7 SUBD:H J WHITLEY TRACT #2 TR#:2 H J WHITLEY TRACT NO 2 W 48 FT OF E 144 FT OF N 144 FT OF LOT 7**

Sale Information

Sale Date: **06/13/2016**

Document #: **16-0678316**

Sale Amount: **$12,000,000**

Seller: **EDINGER LLC**

Sale Type:

Cost/SF:

Assessment & Tax Information

Assessed Value: **$4,080,000**

Land Value: **$4,080,000**

Imp. Value:

Homeowner Exemption:

% Improvement:

Tax Amount: **$50,021.70**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **0-200**

Tax Account ID:

Property Characteristics

Bedrooms:

Year Built:

Pool:

Bathrooms:

Square Feet:

Lot Size: **6,912 SF**

Partial Baths:

Number of Units: **0**

No of Stories:

Total Rooms:

Garage:

Fire Place:

Property Type: **Commercial Vacant Land**

Building Style:

Owner Exclusions:

Use Code: **Commercial-Vacant Land**

Zoning: **LAC4**

6516 Tommie Hotel Llc,
6526 Selma Ave, Los Angeles, CA 90028

APN: 5547-017-008
Los Angeles County

Mortgage Release

Recording Date: **06/20/2016**
Loan Amount: **$9,985,000**
Original Lender: **CANTOR COMMERCIAL REAL ESTATE LENDING L**
Borrowers Name: **BCP-WILCOX, LLC**
Origination Recording Date: **02/02/2012**
Current Lender: **U.S. BANK NATIONAL ASSOCIATION**

Document #: **16-0711059 BK-PG -**
Document Type: **RELEASE Of Multiple Loans**
Origination Doc #: **12-0190816 BK-PG -**
Effective Date: **06/16/2016**

Prior Transfer

Recording Date: **06/13/2016**
Price: **$12,000,000**
Multiple Parcels Involved In This Transaction
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **6516 TOMMIE HOTEL LLC**
Buyer Vesting:
Seller Name: **EDINGER LLC**
Legal description: **Lot: 7 Tract No: 2 Map Ref: MB2 PG31**
City/Muni/Twp: **LOS ANGELES**

Document #: **16-0678316 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Sales Price Rounded From Tax**
Interest Rate:

Prior Transfer

Recording Date: **02/07/2014**
Price: **$4,762,547**
Multiple Parcels Involved In This Transaction
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **SE EDINGER LLC**
Buyer Vesting:
Seller Name: **BCP WILCOX LLC**
Legal description: **Lot: 7 Tract No: 2 Map Ref: MB2 PG31**
City/Muni/Twp: **LOS ANGELES**

Document #: **14-0134626 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Full Amount On Deed**
Interest Rate:

Mortgage Release

Recording Date: **02/08/2012**
Loan Amount: **N/A**

Document #: **12-0218186 BK-PG -**
Document Type: **Substitution Of Trustee And Full Reconveyance**

Original Lender: **NOT PROVIDED**
Origination Doc #: **06-2858991 BK-PG -**
Borrowers Name: **BCPWILCOX**
Origination Recording Date: **12/26/2006**
Effective Date:
Current Lender: **BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK N.A. AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERICAL MORTGAGE SERCURITIES TRUST 2007-LDP11 COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-LDP11**

Mortgage Record

Recording Date: **02/02/2012**
Document #: **12-0190816 BK-PG -**
Loan Amount: **$9,985,000**
Loan Type: **Unknown Loan Type**
TD Due Date:
Type of Financing:
Interest Rate:
Lender Name: **CANTOR COMMERCIAL REAL ESTATE LENDING L**
Lender Type: **Not Known**
Borrowers Name: **BCP WILCOX LLC**
Vesting:

Mortgage Assignment

Recording Date: **12/13/2007**
Document #: **07-2738351 BK-PG -**
Loan Amount: **N/A**
Document Type: **Assignment Of Mortgage**
Original Lender:
Origination Doc #: **06-2858991 BK-PG -**
Borrowers Name: **BCPWILCOX**
Origination Recording Date: **12/26/2006**
Effective Date:
Assignor Name:
Assignee Name:

Mortgage Release

Recording Date: **01/09/2007**
Document #: **07-0041024 BK-PG -**
Loan Amount: **N/A**
Document Type: **Release Of Mortgage**
Original Lender: **BANK OF AMERICA, N.A.**
Origination Doc #: **05-1110002 BK-PG -**
Borrowers Name: **BCPWILCOX**
Origination Recording Date: **05/11/2005**
Effective Date:
Current Lender: **PRLAP, INC., AS TRUSTEE**

Mortgage Record

Recording Date: **12/26/2006**
Document #: **06-2858991 BK-PG -**
Loan Amount: **$10,000,000**
Loan Type: **Unknown Loan Type**
TD Due Date:
Type of Financing:
Interest Rate:
Lender Name: **AIG MORTGAGE CAPITAL LLC**
Lender Type: **Not Known**
Borrowers Name: **BCP WILCOX LLC**
Vesting:

Mortgage Release

Recording Date: **06/29/2005**
Document #: **05-1538668 BK-PG -**
Loan Amount: **N/A**
Document Type: **Release Of Mortgage**
Original Lender: **NOT PROVIDED**
Origination Doc #: **04-2326421 BK-PG -**

Borrowers Name: **WILCOX**
Origination Recording Date: **09/10/2004** Effective Date:
Current Lender: **U.F. SERVICE CORPORATION, A CALIFORNIA CORPORATION**

Mortgage Record

Recording Date: **05/11/2005** Document #: **05-1110002 BK-PG -**
Loan Amount: **$8,000,000** Loan Type: **Building Or Construction Loan**
TD Due Date: Type of Financing:
Interest Rate:
Lender Name: **BANK OF AMERICA NA**
Lender Type: **Bank**
Borrowers Name: **BCP WILCOX LLC**
Vesting:

Prior Transfer

Recording Date: **05/11/2005** Document #: **05-1110001 BK-PG -**
Price: **N/A** Document Type: **Grant Deed**
Multiple Parcels Involved In This Transaction
First TD: **$8,000,000** Type of Sale: **Price Not Disclosed**
Mortgage Doc #: **05-1110002** Interest Rate:
Lender Name: **BANK OF AMERICA NA**
Buyer Name: **BCP WILCOX LLC**
Buyer Vesting:
Seller Name: **THE WILCOX BUILDING LLC**
Legal description: **Lot: 7&2-4 Map Ref: MB2 PG31**
Abbreviated Description: **WEST48 FT E144 FT N144 FT & E96.00 FT N144.00 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Mortgage Record

Recording Date: **09/10/2004** Document #: **04-2326421 BK-PG -**
Loan Amount: **$4,760,000** Loan Type: **Unknown Loan Type**
TD Due Date: Type of Financing: **Variable**
Interest Rate:
Lender Name: **UNITED COMMERCIAL BANK**
Lender Type: **Bank**
Borrowers Name: **THE WILCOX BUILDING LLC**
Vesting:

Prior Transfer

Recording Date: **09/10/2004** Document #: **04-2326420 BK-PG -**
Price: **N/A** Document Type: **Grant Deed**
Multiple Parcels Involved In This Transaction
First TD: **$4,760,000** Type of Sale: **Price As "0", "None", "No Consideration"**
Mortgage Doc #: **04-2326421** Interest Rate:
Lender Name: **UNITED COMMERCIAL BANK**
Buyer Name: **THE WILCOX BUILDING LLC**

Buyer Vesting:
Seller Name: **BUNGE, JOSE; SCHMITT, HUGO**
Legal description: **Lot: 2-4&7 Map Ref: MB2 PG31**
Abbreviated Description: **WEST48 FT E144 FT N144 FT: E96.00 FT N144.00 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **09/10/2004**
Document #: **04-2326419 BK-PG -**
Price: **N/A**
Multiple Parcels Involved In This Transaction
Document Type: **Intra-family Transfer Or Dissolution**
First TD: **N/A**
Type of Sale: **Non-Arms Length Transfer**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **SCHMITT, HUGO**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **FAVA, SONIA**
Legal description: **Lot: 2-4&7 Map Ref: MB2 PG31**
Abbreviated Description: **WEST48 FT E144 FT N144 FT: E96.00 FT N144.00 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **06/14/2002**
Document #: **02-1361039 BK-PG -**
Price: **$6,400,000**
Multiple Parcels Involved In This Transaction
Document Type: **Grant Deed**
First TD: **N/A**
Type of Sale: **Full-Computed From Transfer Tax**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **BUNGE, JOSE; SCHMITT, HUGO**
Buyer Vesting: **Tenants In Common**
Seller Name: **ACCORD/NEW LLC**
Legal description: **Lot: 7 Map Ref: MB2 PG31**
Abbreviated Description: **WEST48 FT E144 FT N144 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **06/14/2002**
Document #: **02-1361038 BK-PG -**
Price: **N/A**
Document Type: **Grant Deed**
First TD: **N/A**
Type of Sale: **Price As "0", "None", "No Consideration"**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **ACCORD/NEW LLC**
Buyer Vesting:
Seller Name: **ACCORD/HOL LLC**
Legal description: **Lot: 7 Map Ref: MB2 PG31**
Abbreviated Description: **WEST48 FT E144 FT N144 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **06/14/2002**
Price: **N/A**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **ACCORD/HOL LLC**
Buyer Vesting:
Seller Name: **ACCORD INTERESTS LLC**
Legal description: **Lot: 7 Map Ref: MB2 PG31**
Abbreviated Description: **WEST48 FT E144 FT N144 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Document #: **02-1361037 BK-PG -**
Document Type: **Quit Claim Deed**
Type of Sale: **Non-Arms Length Transfer**
Interest Rate:

Prior Transfer

Recording Date: **06/14/2002**
Price: **N/A**
Multiple Parcels Involved In This Transaction
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **BUNGE, JOSE**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **BUNGE, VICTORIA BARCELONA**
Legal description: **Lot: 7 Map Ref: MB2 PG31**
Abbreviated Description: **WEST48 FT E144 FT N144 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Document #: **02-1361036 BK-PG -**
Document Type: **Intra-family Transfer Or Dissolution**
Type of Sale: **Non-Arms Length Transfer**
Interest Rate:

Prior Transfer

Recording Date: **06/13/2002**
Price: **N/A**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **ACCORD/HOL LLC**
Buyer Vesting:
Seller Name: **ACCORD INTERESTS LLC**
Legal description: **Lot: 7 Map Ref: MB2 PG31**
Abbreviated Description: **WEST48 FT E144 FT N144 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Document #: **02-1343966 BK-PG -**
Document Type: **Quit Claim Deed**
Type of Sale: **Non-Arms Length Transfer**
Interest Rate:

Prior Transfer

Recording Date: **06/13/2002**
Price: **N/A**
Multiple Parcels Involved In This Transaction
First TD: **N/A**
Mortgage Doc #:
Lender Name:

Document #: **02-1343965 BK-PG -**
Document Type: **Intra-family Transfer Or Dissolution**
Type of Sale: **Non-Arms Length Transfer**
Interest Rate:

Buyer Name: **BUNGE, JOSE**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **BUNGE, VICTORIA BARCELONA**
Legal description: **Lot: 2-4&7 Map Ref: MB2 PG31**
Abbreviated Description: **WEST48 FT E144 FT N144 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **08/03/2001**
Price: **$180,000**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **ACCORD INTERESTS LLC**
Buyer Vesting:
Seller Name: **BARTH, STUART I; BARTH, AMY**
Legal description: **Lot: 7 Map Ref: MB2 PG31**
Abbreviated Description: **WEST48 FT E144 FT N144 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Document #: **01-1404719 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Full-Computed From Transfer Tax**
Interest Rate:

Prior Transfer

Recording Date: **08/04/1995**
Price: **N/A**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **THE COMMUNITY REDEVELOPMENT AGENCY OF TH**
Buyer Vesting:
Seller Name: **BARGHOUTIAN, HAROUTION; GENERAL AUTO BODY**
Legal description: **Lot: 7 Map Ref: MB2 PG31**
City/Muni/Twp: **LOS ANGELES**

Document #: **95-1275016 BK-PG -**
Document Type: **Grant Deed**
Type of Sale:
Interest Rate:

Prior Transfer

Recording Date: **02/13/1995**
Price: **N/A**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **THE COMMUNITY REDEVELOPMENT AGENCY**
Buyer Vesting:
Seller Name: **KAZANJIAN, YEGHISH; OUNJIAN, DIKRAN**
Legal description: **Lot: 7 Map Ref: MB2 PG31**
City/Muni/Twp: **LOS ANGELES**

Document #: **95-0239307 BK-PG -**
Document Type: **Grant Deed**
Type of Sale:
Interest Rate:

Prior Transfer

Recording Date: **12/29/1994**
Price: **N/A**
First TD: **N/A**

Document #: **94-2285177 BK-PG -**
Document Type: **Grant Deed**
Type of Sale:

Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **THE COMMUNITY REDEVELOPMENT AGENCY CITY**
Buyer Vesting:
Seller Name: **MARKARIAN, KARAPET; B & G AUTO ELECTRIC**
Legal description: **Lot: 7 Map Ref: MB2 PG31**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **12/29/1994**
Document #: **94-2285176 BK-PG -**
Price: **N/A**
Document Type: **Grant Deed**
First TD: **N/A**
Type of Sale:
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **THE COMMUNITY REDEVELOPMENT AGENCY CITY**
Buyer Vesting:
Seller Name: **MARX, DALE; HOLLYWOOD AUTO SUPPLY & MACHINE SHOP**
Legal description: **Lot: 7 Map Ref: MB2 PG31**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **10/19/1994**
Document #: **94-1897925 BK-PG -**
Price: **N/A**
Document Type: **Grant Deed**
First TD: **N/A**
Type of Sale:
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **THE COMMUNITY REDEVELOPMENT AGENCY**
Buyer Vesting:
Seller Name: **TOMBILIAN, VERJ; VICS RADIATOR SERVICE**
Legal description: **Lot: 7 Map Ref: MB2 PG31**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **04/25/1994**
Document #: **94-0786536 BK-PG -**
Price: **N/A**
Document Type: **Quit Claim Deed**
First TD: **N/A**
Type of Sale:
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **THE COMMUNITY REDEVELOPMENT AGENCY**
Buyer Vesting:
Seller Name: **OUNDJIAN, BERGE; OUNDJIAN, MAUREEN**
Legal description: **Lot: 7 Map Ref: MAP2 PG31**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **04/25/1994**
Document #: **94-0786535 BK-PG -**
Price: **N/A**
Document Type: **Quit Claim Deed**
First TD: **N/A**
Type of Sale:

Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **THE COMMUNITY REDEVELOPMENT AGENCY**
Buyer Vesting:
Seller Name: **MARKARIN, KARAPET; B & G ELECTRIC**
Legal description: **Lot: 7 Map Ref: MAP2 PG31**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **04/25/1994**
Document #: **94-0786534 BK-PG -**
Price: **N/A**
Document Type: **Quit Claim Deed**
First TD: **N/A**
Type of Sale:
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **THE COMMUNITY REDEVELOPMENT AGENCY**
Buyer Vesting:
Seller Name: **MARX, DALE; HOLLYWOOD AUTO SUPPLY & MACHINE SHOP**
Legal description: **Lot: 7 Map Ref: MAP2 PG31**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

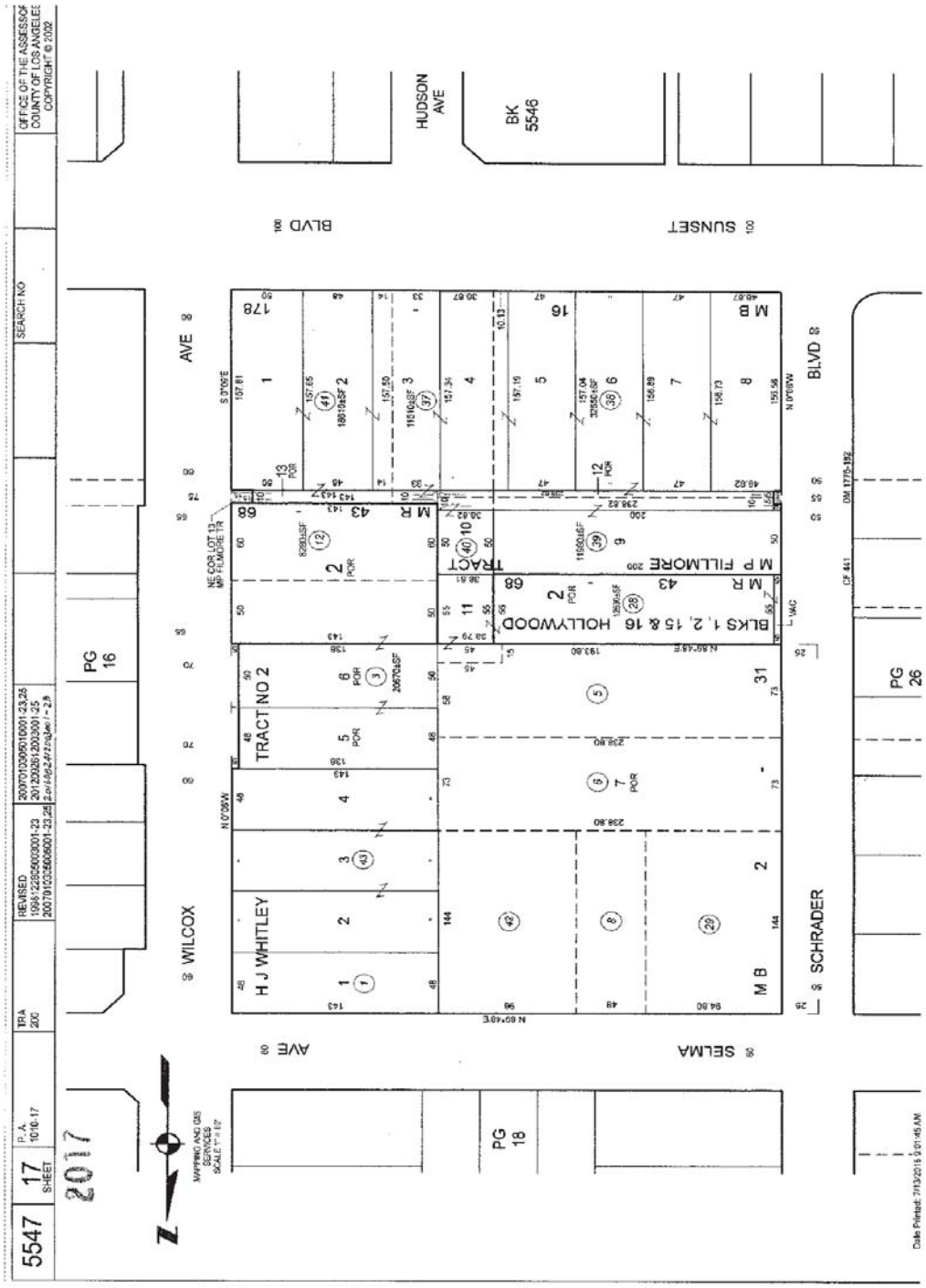
Recording Date: **04/25/1994**
Document #: **94-0786533 BK-PG -**
Price: **N/A**
Document Type: **Quit Claim Deed**
First TD: **N/A**
Type of Sale:
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **THE COMMUNITY REDEVELOPMENT AGENCY**
Buyer Vesting:
Seller Name: **TOMBILIAN, VEREJ K; VICS RADIATOR SERVICE**
Legal description: **Lot: 7 Map Ref: MAP2 PG31**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **04/25/1994**
Document #: **94-0786508 BK-PG -**
Price: **N/A**
Document Type: **Quit Claim Deed**
First TD: **N/A**
Type of Sale:
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **THE COMMUNITY REDEVELOPMENT AGENCY**
Buyer Vesting:
Seller Name: **KAZANJIAN, YEGHISH; BERTS GARAGE**
Legal description: **Lot: 7 Map Ref: MAP2 PG31**
City/Muni/Twp: **LOS ANGELES**

Assessor Map

Click here to get the map in PDF
Click here to get the map in TIF



6516 Tommie Hotel Llc,
6526 Selma Ave, Los Angeles, CA 90028

APN: 5547-017-008
Los Angeles County

6516 TOMMIE HOTEL LLC,
6526 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-017-008
Bedrooms: Bathrooms:
Square Feet: Lot Size: 6,912 SF
Year Built: Garage:

6516 TOMMIE HOTEL LLC
6516 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-017-042
Bedrooms: Bathrooms:
Square Feet: Lot Size:
Year Built: Garage:

SUNSET LANDMARK INVESTMENT LLC
1540 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-017-006
Bedrooms: Bathrooms:
Square Feet: 10,898 SF Lot Size: 17,431 SF
Year Built: 1927 Garage:

SUNSET LANDMARK INVESTMENT LLC
1530 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-017-005
Bedrooms: Bathrooms:
Square Feet: 19,837 SF Lot Size: 16,757 SF
Year Built: 1981 Garage: L

U S POSTAL SERVICE
6523 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-016-905
Bedrooms: Bathrooms:
Square Feet: Lot Size: 4,400 SF
Year Built: Garage:

1600 HUDSON LLC,
1600 N HUDSON AVE
LOS ANGELES CA 90028
APN: 5547-016-017
Bedrooms: Bathrooms:
Square Feet: 13,750 SF Lot Size: 14,299 SF
Year Built: Garage: L

HOLLYWOOD CITIZEN NEWS LLC,
1545 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-017-043
Bedrooms: Bathrooms:
Square Feet: 52,342 SF Lot Size:
Year Built: 1930 Garage:

MAMA WILCOX LAND LLC
1557 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-017-001
Bedrooms: Bathrooms:
Square Feet: 31,865 SF Lot Size: 6,863 SF
Year Built: 1926 Garage:

SUNSET LANDMARK INVESTMENT LLC
1522 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-017-028
Bedrooms: Bathrooms:
Square Feet: 13,145 SF Lot Size: 13,848 SF
Year Built: 1981 Garage: L

1541 WILCOX HOTEL LLC
1541 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-017-003
Bedrooms: Bathrooms:
Square Feet: 14,208 SF Lot Size: 20,674 SF
Year Built: 1948 Garage:

Y M C A OF L A
6600 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-018-029
Bedrooms: Bathrooms:
Square Feet: 65,858 SF Lot Size: 1.02 AC
Year Built: 1922 Garage:

1600 HUDSON LLC,
1614 N HUDSON AVE
LOS ANGELES CA 90028
APN: 5547-016-011
Bedrooms: Bathrooms:
Square Feet: 9,170 SF Lot Size: 12,463 SF
Year Built: 1930 Garage:

SUNSET LANDMARK INVESTMENT LLC
1520 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-017-039
Bedrooms: Bathrooms:

L A CITY PARKS PARKS
6567 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-015-909
Bedrooms: Bathrooms:

Square Feet: 11,000 SF
Year Built: 1981

Lot Size: 11,973 SF
Garage: L

Square Feet: 5,625 SF
Year Built: 1949

Lot Size: 9,749 SF
Garage:

L A CITY
1548 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-018-901
Bedrooms:
Square Feet: 21,200 SF
Year Built: 1995

Bathrooms:
Lot Size: 21,446 SF
Garage: L

This page is part of your document - DO NOT DISCARD

20140134626

Pages: 0007

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California

02/07/14 AT 08:00AM

FEES:	37.00
TAXES:	NFPR
OTHER:	0.00
PAID:	NFPR

LEADSHEET

201402070270005

00008842502

006026093

SEQ:
25

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

E321952

t72

2

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

SE Edinger, LLC
2870 Los Feliz Place
Los Angeles, California 90039
Attention: Laurent A. Opman

6

11733-023

(Above Space For Recorder's Use Only)

GRANT DEED

The undersigned grantor declares:
Documentary Transfer Tax not shown pursuant
to Section 11932 of the Revenue and
Taxation Code, as amended

TRANSFER TAX
NOT A PUBLIC RECORD

City of Los Angeles
County of Los Angeles

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BCP-WILCOX, LLC, a California limited liability company, hereby GRANTS to SE EDINGER, LLC, a Delaware limited liability company, that certain real property which is more particularly described on Exhibit "A" which is attached hereto, solely subject to the matters set forth on Exhibit "B" attached hereto.

Dated: February 6, 2014

GRANTOR:

BCP WILCOX, LLC,
a California limited liability company

By: _____
Name: Paul E. Slye
Title: Managing Member

By: _____
Name: Andrew I. Sohel
Title: Managing Member

5547-17-8, 5547-17-30

254

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles)

On Dec 30, 2013, before me, Janie R. Grajeda, a Notary Public, personally appeared Paul E. Slye and Andrew J. Sobel, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

JANIE R. GRAJEDA
Commission # 1925284
Notary Public - California
Los Angeles County
My Comm. Expires Mar 11, 2015

EXHIBIT "A"

Legal Description

Parcel 1:

The West 48 feet of the East 144 feet of the North 144 feet of Lot 7 of the H.J. Whitley Tract No. 2, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2, at Page 31, of Maps in the office of the County Recorder of said County.

Parcel 2:

Lots, 2, 3, and 4 and the East 96.00 feet of the North 144.00 feet of Lot 7 of the H.J. Whitley Tract No. 2, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2, at Page 31, of Maps in the office of the County Recorder of said County.

EXHIBIT "B"

Permitted Encumbrances

1. Second installment general and special county and city taxes for the fiscal year 2013 - 2014, in the amount of $5,445.55.

2. Second installment general and special county and city taxes for the fiscal year 2013 - 2014, in the amount of $58,501.92.

3. The lien of supplemental taxes and/or supplemental assessments, if any, assessed as a result of an event occurring on or after the date hereof, pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code, attributable to the time period on or after the date of this Policy, including, but not limited to, the acquisition of title to said land by the Insured.

4. The fact that said land is included within the Hollywood Redevelopment Project Area Redevelopment Project Area, and that proceedings for redevelopment have been instituted.

Recorded: May 9, 1986 as Instrument No. 86-581562, of Official Records

6. A covenant and agreement upon and subject to the terms and conditions therein

Recorded: April 12, 2006 as Instrument No. 06-0805822, of Official Records

Reference is hereby made to said document for full particulars.

7. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: $9,985,000.00
Dated: February 1, 2012
Trustor: BCP-W1LCOX, L,L,C
Trustee: OLD REPUBLIC TITLE COMPANY
Beneficiary: CANTOR COMMERCIAL REAL ESTATE LENDING, L.P.
Recorded: February 2, 2012 as Instrument No. 2012-019080816 of Official Records.

An assignment of the beneficial interest under said Deed of Trust which names:

Assignee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF COMM 2012- CCRE1 COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES
Recorded: January 30, 2013 as Instrument No, 2013-0150253, of Official Records

A Memorandum of Assumption Agreement to said deed of trust as therein provided.

Recorded: _____, 2014 as Instrument No. 2014-_____, of Official Records

8. An assignment of all the moneys due, or to become due, as recital, as additional security for the obligations secured by deed of trust referred to therein,

Assignee: CANTOR COMMERCIAL REAL ESTATE LENDING, L.P.
Recorded: February 2, 2013 as Instrument No. 2012-0190817

An assignment of the beneficial interest under said Deed of Trust which names:

Assignee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OP COMM 2012- CCREI COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES

Recorded: January 30, 2013 as Instrument No. 2013-0150253 of Official Records

A Memorandum of Assumption Agreement to _____ said Assignment of Leases and Rents as therein provided.

Recorded: _____, 2014 as Instrument No. 2014-_____, of Official Records

9. A financing statement filed with the office of the county recorder, showing

Debtor: BCP-WILCOX, LLC
Secured Party: CANTOR COMMERCIAL REAL ESTATE LENDING, L.P.
Recorded: February 2, 2012 as Instrument No. 2012-0190818 of Official Records

Reference is hereby made to said document for full particulars.
A change to the above financing statement was filed

Nature of Change: Assignment
Recorded: January 30, 2013 as Instrument No. 2013-0150254, of Official Records

A change to the above financing statement was filed
Nature of Change: Assignment
Recorded: _____, 2014 as Instrument No. 2014-, of Official Records

10. Water rights, claims or title to water, whether or not disclosed by the public records.

11. Any rights, claims or interests that may exist or arise by reason of the following facts disclosed by a map dated January 31, 2012 of an ALTA/ACSM Land Title Survey completed January 27, 2012 prepared by or under the responsible charge of Robert C. Olson LS 5490, of/for Psomas, Project/Job No. 1K0A020100 and last revised December 27, 2013

A. The 2-story building on surveyed property extends 0.12 feet to 0.15 feet onto the southerly adjoining property.
B. The southerly adjoining property uses surveyed property for access.
C. The building on the northerly adjoining property lies on the north line of surveyed property.
D. The east face of block wall lies 0.32 feet onto the easterly adjoining property.
E. A chain link fence on the southerly side of surveyed property extends 0.50 feet onto the southerly adjoining property.
F. There is a telephone pole, power pole and guy wire and overhead lines on surveyed property.

12. The rights of tenants under unrecorded leases, if any, are limited to the rights as tenants only, and such rights do not include any options to purchase, or rights of first refusal to purchase, all or any portion of the insured land.

Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

17-B58295

FILED

In the office of the Secretary of State
of the State of California

NOV 28, 2017

This Space For Office Use Only

IMPORTANT — Read instructions **before completing this form.**

Filing Fee – $20.00

Copy Fees – First page $1.00; each attachment page $0.50;
Certification Fee - $5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

HOLLYWOOD INTERNATIONAL REGIONAL CENTER TOMMIE LLC

2. 12-Digit Secretary of State File Number	3. State, Foreign Country or Place of Organization (only if formed outside of California)
201700310308	DELAWARE

4. Business Addresses

	City (no abbreviations)	State	Zip Code
a. Street Address of Principal Office - Do not list a P.O. Box 1605 N Cahuenga Blvd	Los Angeles	CA	90028
b. Mailing Address of LLC, **if different than item 4a** 1605 N Cahuenga Blvd	Los Angeles	CA	90028
c. Street Address of **California** Office, if Item 4a is not in California - Do not list a P.O. Box		**CA**	

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
Richard		Heyman	
b. Entity Name - Do not complete Item 5a			
c. Address 1605 N Cahuenga Blvd	City (no abbreviations) Los Angeles	State CA	Zip Code 90028

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box**	City (no abbreviations)	State **CA**	Zip Code

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

BUSINESS FILINGS INCORPORATED (C2113485)

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company

Hotel Development and Operations

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

11/28/2017	Richard Heyman	Managing Member	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

Secretary of State
Statement of No Change
(Limited Liability Company)

LLC-12NC

18-C49949

FILED

In the office of the Secretary of State
of the State of California

JUL 25, 2018

This Space For Office Use Only

IMPORTANT — Read instructions before completing this form. This form may be used only if a complete Statement of Information has been filed previously and there has been no change.

Filing Fee – $20.00

Copy Fee – $1.00;
Certification Fee - $5.00 plus copy fee

1. Limited Liability Company Name (Enter the **exact** name of the LLC as it is recorded with the California Secretary of State. Note: If you registered in California using an alternate name, see instructions.)

HOLLYWOOD INTERNATIONAL REGIONAL CENTER TOMMIE LLC

2. 12-Digit Secretary of State File Number

201700310308

3. State, Foreign Country or Place of Organization (only if formed outside of California)

DELAWARE

4. No Change Statement (Do not alter the No Change Statement. If there has been any change, please complete a Statement of Information (Form LLC-12).)

There has been no change in any of the information contained in the previous complete Statement of Information filed with the California Secretary of State.

5. The information contained herein is true and correct.

07/25/2018	Grant King	Managing Member	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document, enter the name of a person or company and the mailing address. This information will become public when filed. (SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

LLC-5	Application to Register a Foreign Limited Liability Company (LLC)

201700310308

FILED
Secretary of State
State of California
DEC 21 2016

GMR

IPL

This Space For Office Use Only

To register in California an LLC from another state, country or other place, fill out this form, and submit for filing along with:

- A **$70** filing fee, and
- A certificate of good standing, issued within the last six (6) months by the agency where the LLC was formed.
- A separate, non-refundable **$15** service fee also must be included, if you **drop off** the completed form.

Important! LLCs in California may have to pay a minimum $800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

Registered LLCs cannot provide in California "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

For questions about this form, go to *www.sos.ca.gov/business/be/filing-tips.htm*

LLC Name to be used for this LLC in California

① a. Hollywood International Regional Center Tommie LLC

LLC Name — List the LLC name you use **now** (exactly as listed on your certificate of good standing)

b. _____

Alternate Name — If the LLC name in Item 1a does not comply with California Corporations Code section 17701.08; list an alternate name to be used in California exactly as it is to appear on the records of the California Secretary of State. The alternate name **must** include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and **may not** include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to www.sos.ca.gov/business/be/name-availability.htm.

LLC History

② a. Date your LLC was formed *(MM, DD, YYYY)*: 9/11/2015

b. State, country or other place where your LLC was formed: Delaware

c. Your LLC currently has powers and privileges to conduct business in the state, country or other place listed above.

Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a California registered corporate agent as the agent's address for service of process is already on file.)

③ a. Business Filings Incorporated

Agent's Name

b. _____ CA _____

Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

If the agent listed above has resigned or cannot be found or served after reasonable attempts, the California Secretary of State will be appointed the agent for service of process for your LLC.

LLC Addresses

④ a. 1605 N Cahuenga Blvd, Los Angeles, California 90028

Street Address of Principal Executive Office - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

b. 1605 N Cahuenga Blvd, Los Angeles | CA | 90028

Street Address of Principal Office in California, if any - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

c. _____

Mailing Address of Principal Executive Office, if different from 4a or 4b | *City (no abbreviations)* | *State* | *Zip*

Read and sign below:

I am authorized to sign this document under the laws of the state, country or other place where this LLC was formed.

▶ _____ Richard Heyman — Member

Sign here | *Print your name here* | *Your business title*

Make check/money order payable to: **Secretary of State**

Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a $5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944228
Sacramento, CA 94244-2280

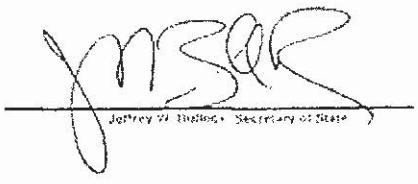
Drop-Off
Secretary of State
1500 11th Street., 3rd Floor
Sacramento, CA 95814

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "HOLLYWOOD INTERNATIONAL REGIONAL CENTER TOMMIE LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE NINTH DAY OF DECEMBER, A.D. 2016.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.



5821595 8300

SR# 20167006194

Authentication: 203484975

Date: 12-09-16

You may verify this certificate online at corp.delaware.gov/authver.shtml

EXHIBIT 6

Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

17-B13863

FILED

In the office of the Secretary of State
of the State of California

OCT 19, 2017

This Space For Office Use Only

IMPORTANT — Read instructions **before completing this form.**

Filing Fee – $20.00

Copy Fees – First page $1.00; each attachment page $0.50;
Certification Fee - $5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

6417 SELMA HOLDINGS LLC

2. 12-Digit Secretary of State File Number	**3. State, Foreign Country or Place of Organization** (only if formed outside of California)
201533910198	DELAWARE

4. Business Addresses

	City (no abbreviations)	State	Zip Code
a. Street Address of Principal Office - Do not list a P.O. Box 1605 Cahuenga Blvd	Los Angeles	CA	90028
b. Mailing Address of LLC, **if different than item 4a** 1605 Cahuenga Blvd	Los Angeles	CA	90028
c. Street Address of **California** Office, if Item 4a is not in California - Do not list a P.O. Box 1605 Cahuenga Blvd	Los Angeles	**CA**	90028

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix

b. Entity Name - Do not complete Item 5a
6417 Selma Hotel LLC

c. Address	City (no abbreviations)	State	Zip Code
1605 Cahuenga Blvd	Los Angeles	CA	90028

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)	Middle Name	Last Name	Suffix

b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box**	City (no abbreviations)	State	Zip Code
		CA	

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b
BUSINESS FILINGS INCORPORATED (C2113485)

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
Real Estate Investments

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix

b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

10/19/2017	Amie Marben	Director of Entitlements	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

17-B58332

FILED

In the office of the Secretary of State
of the State of California

NOV 28, 2017

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IMPORTANT — Read instructions **before completing this form.**

Filing Fee – $20.00

Copy Fees – First page $1.00; each attachment page $0.50;
Certification Fee - $5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

6417 SELMA HOLDINGS LLC

2. 12-Digit Secretary of State File Number	**3. State, Foreign Country or Place of Organization** (only if formed outside of California)
201533910198	DELAWARE

4. Business Addresses

	City (no abbreviations)	State	Zip Code
a. Street Address of Principal Office - Do not list a P.O. Box 1605 N Cahuenga Blvd	Los Angeles	CA	90028
b. Mailing Address of LLC, **if different than item 4a** 1605 N Cahuenga Blvd	Los Angeles	CA	90028
c. Street Address of **California** Office, if Item 4a is not in California - Do not list a P.O. Box		**CA**	

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
Amie		Marben	
b. Entity Name - Do not complete Item 5a			

c. Address	City (no abbreviations)	State	Zip Code
1605 N Cahuenga Blvd	Los Angeles	CA	90028

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)	Middle Name	Last Name	Suffix

b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box**	City (no abbreviations)	State	Zip Code
		CA	

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

BUSINESS FILINGS INCORPORATED (C2113485)

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company

Real Estate Investments

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix

b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

11/28/2017	Amie Marben	Director of Entitlements	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

16-503649

Secretary of State
Statement of Information
(Limited Liability Company)

17

LLC-12

FILED
Secretary of State
State of California

NOV 28 2016

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Filing Fee - $20.00

Copy Fees – Face Page $1.00 & .50 for each attachment page;
Certification Fee - $5.00

This Space For Office Use Only

1. Limited Liability Company Name
6421 SELMA WILCOX HOTEL LLC

2. 12-Digit Secretary of State File Number	**3. State or Place of Organization** (only if formed outside of California)
201430110223	CALIFORNIA

4. Business Addresses

	City (no abbreviations)	State	Zip Code
a. Street Address of Principal Office - Do not list a P.O. Box 1605 N CAHUENGA BLVD	LOS ANGELES	CA	90028
b. Mailing Address of LLC, **If different than Item 4a**			
c. Street Address of **California** Office, if **Item 4a** is not in California - Do not list a P.O. Box		CA	

5. Manager(s) or Member(s)

If no ***managers*** have been appointed or elected, provide the name and address of each ***member***. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (**see instructions**).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete Item 5a 6421 DREAM 2 HOLDINGS LLC			
c. Address 1605 N CAHUENGA BLVD	City (no abbreviations) LOS ANGELES	State CA	Zip Code 90028

6. Agent for Service of Process

Item 6a and 6b: If the agent is an **individual**, the agent must reside in California and Item 6a and 6b must be completed with the agent's name and California address. **Item 6c:** If the agent is a California Registered **Corporate Agent**, a current agent registration certificate must be on file with the California Secretary of State and Item 6c must be completed (leave Item 6a-6b blank).

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - **Do not list a P.O. Box**	City (no abbreviations)	State CA	Zip Code
c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete item 6a or 6b BUSINESS FILINGS INCORPORATED (C2113485)			

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
MANAGE HOTEL DEVELOPMENT

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

Date	Type or Print Name of Person Completing the Form	Title	Signature
	Richard Heyman	Member	

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:
Company:
Address:
City/State/Zip:

16-503649

Secretary of State
Statement of Information
(Limited Liability Company)

17

LLC-12

FILED
Secretary of State
State of California

NOV 28 2016

IMPORTANT — Read instructions before completing this form.

Filing Fee - $20.00

Copy Fees – Face Page $1.00 & .50 for each attachment page;
Certification Fee - $5.00

This Space For Office Use Only

1. Limited Liability Company Name
6421 SELMA WILCOX HOTEL LLC

2. 12-Digit Secretary of State File Number	**3. State or Place of Organization** (only if formed outside of California)
201430110223	CALIFORNIA

4. Business Addresses

	City (no abbreviations)	State	Zip Code
a. Street Address of Principal Office - Do not list a P.O. Box 1605 N CAHUENGA BLVD	LOS ANGELES	CA	90028
b. Mailing Address of LLC, **If different than Item 4a**			
c. Street Address of **California** Office, if **Item 4a** is not in California - Do not list a P.O. Box		CA	

5. Manager(s) or Member(s)

If no ***managers*** have been appointed or elected, provide the name and address of each ***member***. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (**see instructions**).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete Item 5a 6421 DREAM 2 HOLDINGS LLC			
c. Address 1605 N CAHUENGA BLVD	City (no abbreviations) LOS ANGELES	State CA	Zip Code 90028

6. Agent for Service of Process

Item 6a and 6b: If the agent is an **individual**, the agent must reside in California and Item 6a and 6b must be completed with the agent's name and California address. **Item 6c:** If the agent is a California Registered **Corporate Agent**, a current agent registration certificate must be on file with the California Secretary of State and Item 6c must be completed (leave Item 6a-6b blank).

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - **Do not list a P.O. Box**	City (no abbreviations)	State CA	Zip Code
c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete item 6a or 6b BUSINESS FILINGS INCORPORATED (C2113485)			

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
MANAGE HOTEL DEVELOPMENT

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

Date	Type or Print Name of Person Completing the Form	Title	Signature
	Richard Heyman	Member	

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:
Company:
Address:
City/State/Zip:

201430110223

LLC-1	Articles of Organization of a Limited Liability Company (LLC)

To form a limited liability company in California, you can fill out this form, and submit for filing along with:

- A **$70** filing fee.
- A separate, non-refundable **$15** service fee also must be included, if you **drop off** the completed form.

Important! LLCs in California may have to pay a minimum $800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

LLCs may not provide "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

Note: *Before submitting the completed form*, you should consult with a private attorney for advice about your specific business needs.

FILED
Secretary of State
State of California
OCT 24 2014

1 cc This Space For Office Use Only

For questions about this form, go to *www.sos.ca.gov/business/be/filing-tips.htm.*

LLC Name (List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State.)

① 6421 Selma Wilcox Hotel LLC

Proposed LLC Name

The name **must** include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and **may not** include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to www.sos.ca.gov/business/be/name-availability.htm.

Purpose

② The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

LLC Addresses

③ a. 1605 N Cahuenga Blvd, Los Angeles — CA 90028

Initial Street Address of Designated Office in CA - Do not list a P.O. Box — *City (no abbreviations)* — *State* — *Zip*

b. _____

Initial Mailing Address of LLC, if different from 3a — *City (no abbreviations)* — *State* — *Zip*

Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may **not** list an LLC as the agent. **Do not** list an address if the agent is a California registered corporate agent as the address for service of process is already on file.)

④ a. Business Filings Incorporated

Agent's Name

b. _____ CA

*Agent's Street Address (if agent is **not** a corporation) - Do not list a P.O. Box* — *City (no abbreviations)* — *State* — *Zip*

Management (Check only one.)

⑤ The LLC will be managed by:

☐ One Manager ☐ More Than One Manager ☒ All Limited Liability Company Member(s)

This form must be signed by each organizer. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are made part of these articles of organization.

Elias Sh
Organizer - Sign here

ELIAS SHOKRIAN, Member of Wilcosel LLC
Print your name here

Make check/money order payable to: **Secretary of State**
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a $5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944228
Sacramento, CA 94244-2280

Drop-Off
Secretary of State
1500 11th Street., 3rd Floor
Sacramento, CA 95814

Clear Form Print Form

Secretary of State
Statement of No Change
(Limited Liability Company)

LLC-12NC

18-C49913

FILED

In the office of the Secretary of State
of the State of California

JUL 25, 2018

This Space For Office Use Only

IMPORTANT — Read instructions before completing this form. This form may be used only if a complete Statement of Information has been filed previously and there has been no change.

Filing Fee – $20.00

Copy Fee – $1.00;
Certification Fee - $5.00 plus copy fee

1. Limited Liability Company Name (Enter the **exact** name of the LLC as it is recorded with the California Secretary of State. Note: If you registered in California using an alternate name, see instructions.)

6421 SELMA WILCOX HOTEL LLC

2. 12-Digit Secretary of State File Number

201430110223

3. State, Foreign Country or Place of Organization (only if formed outside of California)

CALIFORNIA

4. No Change Statement (Do not alter the No Change Statement. If there has been any change, please complete a Statement of Information (Form LLC-12).)

There has been no change in any of the information contained in the previous complete Statement of Information filed with the California Secretary of State.

5. The information contained herein is true and correct.

07/25/2018	Richard Heyman	Managing Member	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document, enter the name of a person or company and the mailing address. This information will become public when filed. (SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

16-503649

Secretary of State
Statement of Information
(Limited Liability Company)

17

LLC-12

FILED
Secretary of State
State of California

NOV 28 2016

IMPORTANT — Read instructions before completing this form.

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Copy Fees – Face Page $1.00 & .50 for each attachment page;
Certification Fee - $5.00

This Space For Office Use Only

1. Limited Liability Company Name
6421 SELMA WILCOX HOTEL LLC

2. 12-Digit Secretary of State File Number	**3. State or Place of Organization** (only if formed outside of California)
201430110223	CALIFORNIA

4. Business Addresses

	City (no abbreviations)	State	Zip Code
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b. Mailing Address of LLC, **If different than Item 4a**			
c. Street Address of **California** Office, if **Item 4a** is not in California - Do not list a P.O. Box		CA	

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a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete Item 5a 6421 DREAM 2 HOLDINGS LLC			
c. Address 1605 N CAHUENGA BLVD	City (no abbreviations) LOS ANGELES	State CA	Zip Code 90028

6. Agent for Service of Process

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a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - **Do not list a P.O. Box**	City (no abbreviations)	State CA	Zip Code
c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete item 6a or 6b BUSINESS FILINGS INCORPORATED (C2113485)			

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
MANAGE HOTEL DEVELOPMENT

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

Date	Type or Print Name of Person Completing the Form	Title	Signature
	Richard Heyman	Member	

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:
Company:
Address:
City/State/Zip:

This page is part of your document - DO NOT DISCARD

20151650899

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

12/31/15 AT 08:00AM

Pages:
0005

FEES:	51.00
TAXES:	0.00
OTHER:	0.00
PAID:	51.00

PCOR SURCHARGE $20.00

LEADSHEET

201512310160015

00011553998

007302809

SEQ:
08

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

T72

E62/040

CHICAGO TITLE COMPANY
COMMERCIAL DIVISION

2

RECORDING REQUESTED BY:

Chicago Title Company

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO:

6417 SELMA HOLDINGS LLC
1605 N Cahuenga Blvd.
Los Angeles, California 90028

(Above Space For Recorder's Use Only)

APN: 5546-007-022

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $ -0- Exempt*
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] Unincorporated area: City of _____

* This conveyance changes the manner in which the title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest. California Revenue and Taxation Code § 11911.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 6417 SELMA HOTEL LLC, a Delaware limited liability company, hereby GRANTS to 6417 SELMA HOLDINGS LLC, a Delaware limited liability company, that certain real property which is more particularly described on Exhibit A attached hereto (the "**Property**").

[Signatures on the Following Page]

5546-007-022

00046557-X49 EB

Dated: December 30, 2015

6417 SELMA HOTEL LLC,
a Delaware limited liability company

By: _____
Name: ANDREW SHAYNE
Its: AUTHORIZED AGENT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On December 22nd 2015, before me, Galoust Haroutunyan, a Notary Public, personally appeared Andrew Shayne, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VRS1 GALOUST HAROUTUNYAN COMM. # 1997304 NOTARY PUBLIC · CALIFORNIA LOS ANGELES COUNTY My Comm. Expires Nov. 5, 2016 VRS1

Signature Galoust Haroutunyan

(SEAL)

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 11, 12, 13 AND 14 OF THE SACKETT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 150 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

EXCEPT THEREFROM THAT PORTION OF LOTS 11, 12, 13 AND 18 IN THE SACKETT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 150 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 18 WITH THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THE WEST WALL OF A BRICK GARAGE SITUATED ON THE LAND HEREON DESCRIBED, SAID INTERSECTION BEING A POINT IN SAID SOUTHERLY LINE DISTANT NORTH 89° 54' 30" WEST, ALONG THE SOUTHERLY LINES OF LOTS 11 AND 18, 127.33 FEET FROM THE WESTERLY LINE OF THE 20 FOOT ALLEY ADJOINING LOT 11 ON THE EAST AS SAID ALLEY IS ESTABLISHED BY THE CITY ENGINEER OF SAID CITY, SAID INTERSECTION BEING ALSO SOUTH 89° 54' 30" EAST ALONG THE SOUTHERLY LINES OF LOTS 17 AND 18 OF SAID TRACT, 140.20 FEET FROM THE EASTERLY LINE OF WILCOX AVENUE, 60 FEET WIDE, AS ESTABLISHED BY SAID CITY ENGINEER; THENCE SOUTH 89° 54' 30" EAST ALONG THE SOUTHERLY LINES OF LOTS 17 AND 18 OF SAID TRACT, 140.20 FEET FROM THE EASTERLY LINE OF WILCOX AVENUE, 60 FEET WIDE, AS ESTABLISHED BY SAID CITY ENGINEER; THENCE SOUTH 89° 54' 30" EAST ALONG THE SOUTHERLY LINES OF SAID LOTS 18 AND 11, A DISTANCE OF 65.74 FEET TO A POINT OF INTERSECTION WITH THE EAST FACE OF THE EAST WALL OF SAID BRICK GARAGE, SAID POINT OF INTERSECTION BEING A POINT IN SAID SOUTHERLY LINE OF SAID LOT 11, DISTANT NORTH 89° 54' 30" WEST THEREON 61.59 FEET FROM SAID WEST LINE OF SAID ALLEY AND DISTANT SOUTH 89° 54' 30" EAST, ALONG THE SOUTHERLY LINES OF LOTS 17, 18 AND 11, A DISTANCE OF 205.94 FEET FROM SAID EASTERLY LINE OF WILCOX AVENUE; THENCE NORTHERLY ALONG SAID EAST FACE, THE FOLLOWING DESCRIBED COURSES:

NORTH 0° 08' 15" EAST 70.13 FEET, NORTH 89° 54' 45" WEST 0.68 FEET AND NORTH 0° 08' 15" EAST 114.86 FEET TO THE NORTHERLY LINE OF SAID LOT 13; THENCE NORTH 89° 55' 15" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 13, A DISTANCE OF 65.26 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 13; THENCE SOUTH 0° 04' 35" WEST, ALONG THE WESTERLY LINE OF SAID LOTS 13 AND 12, A DISTANCE OF 114.99 FEET TO THE NORTHERLY LINE OF SAID LOT 18; THENCE SOUTH 89° 54' 45" EAST, ALONG SAID NORTHERLY LINE OF LOT 18, A DISTANCE OF 0.13 FEET TO THE NORTHERLY PROLONGATION OF SAID WEST FACE OF SAID WEST WALL; THENCE SOUTH 0° 04' 35" WEST, ALONG SAID WEST FACE, AND ITS PROLONGATION A DISTANCE OF 69.99 FEET TO THE POINT OF BEGINNING.

APN: 5546-007-022

201533910198

LLC-5 Application to Register a Foreign Limited Liability Company (LLC)

To register in California an LLC from another state, country or other place, fill out this form, and submit for filing along with:

- A $70 filing fee, and
- A certificate of good standing, issued within the last six (6) months by the agency where the LLC was formed.
- A separate, non-refundable $15 service fee also must be included, if you drop off the completed form.

Important! LLCs in California may have to pay a minimum $800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

Registered LLCs cannot provide in California "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

FILED
Secretary of State
State of California
DEC 04 2015

1PC This Space For Office Use Only

For questions about this form, go to *www.sos.ca.gov/business/be/filing-tips.htm*

LLC Name to be used for this LLC in California

① a. 6417 Selma Holdings LLC
LLC Name — List the LLC name you use now (exactly as listed on your certificate of good standing)

b. _____
Alternate Name — If the LLC name in Item 1a does not comply with California Corporations Code section 17701.08, list an alternate name to be used in California exactly as it is to appear on the records of the California Secretary of State. The alternate name must include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to www.sos.ca.gov/business/be/name-availability.htm.

LLC History

② a. Date your LLC was formed *(MM, DD, YYYY)*: 11/24/2015

b. State, country or other place where your LLC was formed: Delaware

c. Your LLC currently has powers and privileges to conduct business in the state, country or other place listed above.

Service of Process

(List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a California registered corporate agent as the agent's address for service of process is already on file.)

③ a. Business Filings Incorporated
Agent's Name

b. _____ CA _____
Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

If the agent listed above has resigned or cannot be found or served after reasonable attempts, the California Secretary of State will be appointed the agent for service of process for your LLC.

LLC Addresses

④ a. 1605 N Cahuenga Blvd, Los Angeles, California 90028
Street Address of Principal Executive Office - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

b. 1605 N Cahuenga Blvd, Los Angeles | CA | 90028
Street Address of Principal Office in California, if any - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

c. _____
Mailing Address of Principal Executive Office, if different from 4a or 4b | *City (no abbreviations)* | *State* | *Zip*

Read and sign below:

I am authorized to sign this document under the laws of the state, country or other place where this LLC was formed.

▶ _____ Richard Heyman, Member of 6417 Selma Hotel LLC — Member
Sign here | *Print your name here* | *Your business title*

Make check/money order payable to: **Secretary of State**
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a $5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944228
Sacramento, CA 94244-2280

Drop-Off
Secretary of State
1500 11th Street., 3rd Floor
Sacramento, CA 95814

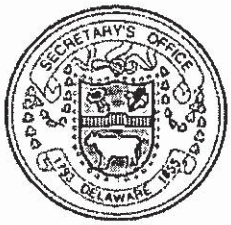
Clear Form Print Form

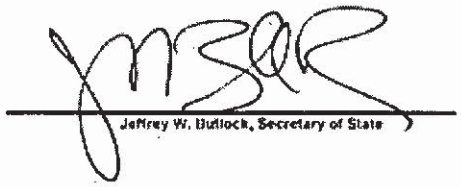
Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "6417 SELMA HOLDINGS LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SECOND DAY OF DECEMBER, A.D. 2015.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.





5887445 8300

SR# 20151155864

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 10528269

Date: 12-02-15

20153391019 8

16-503649

Secretary of State
Statement of Information
(Limited Liability Company)

17

LLC-12

FILED
Secretary of State
State of California

NOV 28 2016

IMPORTANT — Read instructions before completing this form.

Filing Fee - $20.00

Copy Fees – Face Page $1.00 & .50 for each attachment page;
Certification Fee - $5.00

This Space For Office Use Only

1. Limited Liability Company Name
6421 SELMA WILCOX HOTEL LLC

2. 12-Digit Secretary of State File Number	**3. State or Place of Organization** (only if formed outside of California)
201430110223	CALIFORNIA

4. Business Addresses

	City (no abbreviations)	State	Zip Code
a. Street Address of Principal Office - Do not list a P.O. Box 1605 N CAHUENGA BLVD	LOS ANGELES	CA	90028
b. Mailing Address of LLC, **If different than Item 4a**			
c. Street Address of **California** Office, if **Item 4a** is not in California - Do not list a P.O. Box		CA	

5. Manager(s) or Member(s)

If no ***managers*** have been appointed or elected, provide the name and address of each ***member***. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (**see instructions**).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete Item 5a 6421 DREAM 2 HOLDINGS LLC			
c. Address 1605 N CAHUENGA BLVD	City (no abbreviations) LOS ANGELES	State CA	Zip Code 90028

6. Agent for Service of Process

Item 6a and 6b: If the agent is an **individual**, the agent must reside in California and Item 6a and 6b must be completed with the agent's name and California address. **Item 6c:** If the agent is a California Registered **Corporate Agent**, a current agent registration certificate must be on file with the California Secretary of State and Item 6c must be completed (leave Item 6a-6b blank).

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - **Do not list a P.O. Box**	City (no abbreviations)	State CA	Zip Code
c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete item 6a or 6b BUSINESS FILINGS INCORPORATED (C2113485)			

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
MANAGE HOTEL DEVELOPMENT

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

Date	Type or Print Name of Person Completing the Form	Title	Signature
	Richard Heyman	Member	

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:
Company:
Address:
City/State/Zip:

LP-1

File # 201119300005

State of California
Secretary of State

Certificate of Limited Partnership

FILED
In the Office of the Secretary of State
of the State of California
JUL 11. 2011

This Space For Filing Use Only

A $70.00 filing fee must accompany this form.

Important – Read instructions before completing this form.

Entity Name (End the name with the words "Limited Partnership" or the abbreviation "LP" or "L.P.")

1. NAME OF LIMITED PARTNERSHIP

Hollywood International Regional Center-Selma LP

Initial Designated Office Address (Do not abbreviate the name of the city.)

2. ADDRESS OF INITIAL DESIGNATED OFFICE IN CALIFORNIA	CITY	STATE	ZIP CODE
1605 Cahuenga Blvd.	Hollywood	CA	90028

Initial Agent For Service of Process (If the initial agent is an individual, the agent must reside in California and both Items 3 and 4 must be completed. If the initial agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 3 must be completed (leave Item 4 blank).

3. NAME OF INITIAL AGENT FOR SERVICE OF PROCESS

Grant King

4. IF AN INDIVIDUAL, ADDRESS OF INITIAL AGENT FOR SERVICE OF PROCESS IN CA	CITY	STATE	ZIP CODE
1605 Cahuenga Blvd.	Hollywood	CA	90028

General Partners (Enter the names and addresses of all the general partners. Attach additional pages, if necessary.)

5a. NAME	ADDRESS	CITY	STATE	ZIP CODE
HOLLYWOOD INTERNATIONAL REGIONAL CENTER, LLC	1605 Cahuenga Blvd	Hollywood	CA	90028
5b. NAME	ADDRESS	CITY	STATE	ZIP CODE

Additional Information

6. ADDITIONAL INFORMATION SET FORTH ON THE ATTACHED PAGES, IF ANY, IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS CERTIFICATE.

Execution (This certificate must be signed by all of the general partners. If additional signature space is necessary, the signatures may be made on an attachment to this certificate.)

7. I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

07/11/2011
DATE

SIGNATURE OF GENERAL PARTNER

GRANT KING, MEMBER OF FIVE CHAIRS HOLDINGS, LLC, MEMBER OF HOLLYWOOD INTERNATIONAL REGIONAL CENTER, LLC, GENERAL PARTNER
TYPE OR PRINT NAME OF GENERAL PARTNER

SIGNATURE OF GENERAL PARTNER

TYPE OR PRINT NAME OF GENERAL PARTNER

LP-1 (REV 01/2010) APPROVED BY SECRETARY OF STATE

CA065 - 01/20/2010 C T System Online

201430110223

LLC-1	Articles of Organization of a Limited Liability Company (LLC)

To form a limited liability company in California, you can fill out this form, and submit for filing along with:

- A **$70** filing fee.
- A separate, non-refundable **$15** service fee also must be included, if you **drop off** the completed form.

Important! LLCs in California may have to pay a minimum $800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

LLCs may not provide "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

Note: *Before submitting the completed form*, you should consult with a private attorney for advice about your specific business needs.

FILED
Secretary of State
State of California
OCT 24 2014

1 cc This Space For Office Use Only

For questions about this form, go to *www.sos.ca.gov/business/be/filing-tips.htm.*

LLC Name (List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State.)

① 6421 Selma Wilcox Hotel LLC

Proposed LLC Name

The name **must** include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and **may not** include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to www.sos.ca.gov/business/be/name-availability.htm.

Purpose

② The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

LLC Addresses

③ a. 1605 N Cahuenga Blvd, Los Angeles — CA 90028

Initial Street Address of Designated Office in CA - Do not list a P.O. Box — *City (no abbreviations)* — *State* — *Zip*

b. _____

Initial Mailing Address of LLC, if different from 3a — *City (no abbreviations)* — *State* — *Zip*

Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may **not** list an LLC as the agent. **Do not** list an address if the agent is a California registered corporate agent as the address for service of process is already on file.)

④ a. Business Filings Incorporated

Agent's Name

b. _____ CA

*Agent's Street Address (if agent is **not** a corporation) - Do not list a P.O. Box* — *City (no abbreviations)* — *State* — *Zip*

Management (Check only one.)

⑤ The LLC will be managed by:

☐ One Manager ☐ More Than One Manager ☒ All Limited Liability Company Member(s)

This form must be signed by each organizer. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are made part of these articles of organization.

Elias Sh
Organizer - Sign here

ELIAS SHOKRIAN, Member of Wilcosel LLC
Print your name here

Make check/money order payable to: **Secretary of State**
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a $5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944228
Sacramento, CA 94244-2280

Drop-Off
Secretary of State
1500 11th Street., 3rd Floor
Sacramento, CA 95814

Clear Form Print Form

Secretary of State
Statement of No Change
(Limited Liability Company)

LLC-12NC

18-C49913

FILED

In the office of the Secretary of State
of the State of California

JUL 25, 2018

This Space For Office Use Only

IMPORTANT — Read instructions before completing this form. This form may be used only if a complete Statement of Information has been filed previously and there has been no change.

Filing Fee – $20.00

Copy Fee – $1.00;
Certification Fee - $5.00 plus copy fee

1. Limited Liability Company Name (Enter the **exact** name of the LLC as it is recorded with the California Secretary of State. Note: If you registered in California using an alternate name, see instructions.)

6421 SELMA WILCOX HOTEL LLC

2. 12-Digit Secretary of State File Number

201430110223

3. State, Foreign Country or Place of Organization (only if formed outside of California)

CALIFORNIA

4. No Change Statement (Do not alter the No Change Statement. If there has been any change, please complete a Statement of Information (Form LLC-12).)

There has been no change in any of the information contained in the previous complete Statement of Information filed with the California Secretary of State.

5. The information contained herein is true and correct.

07/25/2018	Richard Heyman	Managing Member	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document, enter the name of a person or company and the mailing address. This information will become public when filed. (SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

16-503649

Secretary of State
Statement of Information
(Limited Liability Company)

17

LLC-12

FILED
Secretary of State
State of California

NOV 28 2016

IMPORTANT — Read instructions before completing this form.

Filing Fee - $20.00

Copy Fees – Face Page $1.00 & .50 for each attachment page;
Certification Fee - $5.00

This Space For Office Use Only

1. Limited Liability Company Name
6421 SELMA WILCOX HOTEL LLC

2. 12-Digit Secretary of State File Number	**3. State or Place of Organization** (only if formed outside of California)
201430110223	CALIFORNIA

4. Business Addresses

	City (no abbreviations)	State	Zip Code
a. Street Address of Principal Office - Do not list a P.O. Box 1605 N CAHUENGA BLVD	LOS ANGELES	CA	90028
b. Mailing Address of LLC, **If different than Item 4a**			
c. Street Address of **California** Office, if **Item 4a** is not in California - Do not list a P.O. Box		CA	

5. Manager(s) or Member(s)

If no ***managers*** have been appointed or elected, provide the name and address of each ***member***. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (**see instructions**).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete Item 5a 6421 DREAM 2 HOLDINGS LLC			
c. Address 1605 N CAHUENGA BLVD	City (no abbreviations) LOS ANGELES	State CA	Zip Code 90028

6. Agent for Service of Process

Item 6a and 6b: If the agent is an **individual**, the agent must reside in California and Item 6a and 6b must be completed with the agent's name and California address. **Item 6c:** If the agent is a California Registered **Corporate Agent**, a current agent registration certificate must be on file with the California Secretary of State and Item 6c must be completed (leave Item 6a-6b blank).

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - **Do not list a P.O. Box**	City (no abbreviations)	State CA	Zip Code
c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete item 6a or 6b BUSINESS FILINGS INCORPORATED (C2113485)			

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
MANAGE HOTEL DEVELOPMENT

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

Date	Type or Print Name of Person Completing the Form	Title	Signature
	Richard Heyman	Member	

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:
Company:
Address:
City/State/Zip:

Real Estate Reports

Property:
1600 Wilcox Ave
Los Angeles, CA 90028
APN: 5546-007-018

Data deemed reliable, but not guaranteed.
TM SM ® Trademark(s) of Black Knight IP Holding Company, LLC, or an affiliate.
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6421 Selma Wilcox Hotel Llc
1600 Wilcox Ave, Los Angeles, CA 90028

APN: 5546-007-018
Los Angeles County

Owner Information

Primary Owner: **6421 SELMA WILCOX HOTEL LLC**

Secondary Owner:

Mail Address: **319 S ROBERTSON BLVD BEVERLY HILLS CA 90211**

Site Address: **1600 WILCOX AVE LOS ANGELES CA 90028**

Assessor Parcel Number: **5546-007-018**

Census Tract: **1907.00**

Housing Tract Number:

Lot Number: **17**

Page Grid: **593-E4**

Legal description: **Lot: 17 Abbreviated Description: LOT:17 SACKETT TRACT (EX OF STS) LOT 17 IMP1=COM,1656SF,YB:1928,1STY;IMP2=COM,1400SF,YB:1968,1STY;IMP3=COM,3174SF,YB:1968,1STY.**

Sale Information

Sale Date: **11/25/2015**

Document #: **15-1480458**

Sale Amount: **N/A**

Seller: **WILCOSEL LLC**

Sale Type:

Cost/SF: **N/A**

Assessment & Tax Information

Assessed Value: **$338,890**

Land Value: **$240,664**

Imp. Value: **$98,226**

Homeowner Exemption:

% Improvement: **28.98%**

Tax Amount: **$10,465.40**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **0-200**

Tax Account ID:

Property Characteristics

Bedrooms:

Year Built: **1928**

Pool:

Bathrooms:

Square Feet: **6,230 SF**

Lot Size: **6,975 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms:

Garage: **Parking Lot 5**

Fire Place:

Property Type: **Commercial**

Building Style:

Owner Exclusions:

Use Code: **Commercial (General)**

Zoning: **LAC4**

6421 Selma Wilcox Hotel Llc
1600 Wilcox Ave, Los Angeles, CA 90028

APN: 5546-007-018
Los Angeles County

Prior Transfer

Recording Date: **11/25/2015**
Price: **N/A**
First TD: **N/A**
Document #: **15-1480458 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Price As "0", "None", "No Consideration"**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **6421 SELMA WILCOX HOTEL LLC**
Buyer Vesting:
Seller Name: **WILCOSEL LLC**
Legal description: **Lot: 18 Map Ref: MB16 PG150**
City/Muni/Twp: **LOS ANGELES**

Mortgage Release

Recording Date: **07/25/2014**
Loan Amount: **$1,421,000**
Original Lender: **WELLS FARGO BANK NA**
Borrowers Name: **BENBAROUKH LLC**
Origination Recording Date: **06/30/2004**
Current Lender: **AMERICAN SECURITIES COMPANY, A CORPORATION, TRUSTEE**
Document #: **14-0769997 BK-PG -**
Document Type: **Release Of Mortgage**
Origination Doc #: **04-1672612 BK-PG -**
Effective Date:

Prior Transfer

Recording Date: **04/10/2014**
Price: **N/A**
First TD: **N/A**
Document #: **14-0367188 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Price As "0", "None", "No Consideration"**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **WILCOSEL LLC**
Buyer Vesting:
Seller Name: **SHOKRIAN, ELIAS; SHOKRIAN, SHIRLEY JOSEPHINE; THE SHOKRIAN CHILDRENS TRUST OF 2002; SHOKRIAN, JONATHAN**
Legal description: **Lot: 11-13,17 Map Ref: MB16 PG150**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **04/10/2014**
Price: **N/A**
First TD: **N/A**
Document #: **14-0367187 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Price As "0", "None", "No Consideration"**
Mortgage Doc #:
Interest Rate:

Lender Name:
Buyer Name: **SHOKRIAN, ELIAS; SHOKRIAN, SHIRLEY JOSEPHINE; THE SHOKRIAN CHILDRENS TRUST; SHOKRIAN, JONATHAN**
Buyer Vesting: **Trust**
Seller Name: **BENBAROUKH LLC**
Legal description: **Lot: 11-13,17 Map Ref: MB16 PG150**
City/Muni/Twp: **LOS ANGELES**

Mortgage Record

Recording Date: **06/30/2004**
Loan Amount: **$1,421,000**
TD Due Date:
Interest Rate:
Lender Name: **WELLS FARGO BANK NA**
Lender Type: **Bank**
Borrowers Name: **BENBAROUKH LLC**
Vesting:

Document #: **04-1672612 BK-PG -**
Loan Type: **Commercial Loan**
Type of Financing:

Mortgage Record

Recording Date: **04/22/1997**
Loan Amount: **$384,375**
TD Due Date:
Interest Rate:
Lender Name: **CALIFORNIA KOREA BANK**
Lender Type: **Seller**
Borrowers Name: **BENBAROUKH LLC**
Vesting:

Document #:
Loan Type: **Seller Take-back**
Type of Financing: **Variable**

Prior Transfer

Recording Date: **04/22/1997**
Price: **$512,500**
Multiple Parcels Involved In This Transaction
First TD: **$384,375**
Mortgage Doc #:
Lender Name: **CALIFORNIA KOREA BANK**
Buyer Name: **BENBAROUKH LLC**
Buyer Vesting:
Seller Name: **CALIFORNIA KOREA BANK**
Legal description: **Lot: 11-13&18**
Abbreviated Description: **SACKETT TRACT (EX OF STS) LOT 17**
City/Muni/Twp: **LOS ANGELES**

Document #: **97-0604243 BK-PG -**
Document Type: **Corporation Deed**
Type of Sale: **Full-Computed From Transfer Tax**
Interest Rate:

Prior Transfer

Recording Date: **01/17/1997**
Price: **$395,726**
Multiple Parcels Involved In This Transaction
First TD: **N/A**

Document #: **97-0094462 BK-PG -**
Document Type: **Trustee's Deed (Certificate Of Title)**
Type of Sale: **Full Amount On Deed**

Mortgage Doc #:		Interest Rate:	
Lender Name:			
Buyer Name:	**CALIFORNIA KOREA BANK**		
Buyer Vesting:			
Seller Name:	**SEO, JONG KOO; SEO, YONG HUI**		
Legal description:	**Lot: 18 Map Ref: MB16 PG150**		

6421 Selma Wilcox Hotel Llc
1600 Wilcox Ave, Los Angeles, CA 90028

APN: 5546-007-018
Los Angeles County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	**11/25/2015**	**N/A**	**N/A**	**6,230**	**//**	**1928**	**6,975 SF**		
1	1913 TAMARIND AVE	04/11/2018	$970,500	N/A		//		7,431 SF		.75 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	11/25/2015	N/A	N/A	6,230	//	1928	6,975 SF		
1	**1913 TAMARIND AVE LOS ANGELES, CA 90068-3510**	04/11/2018	$970,500	N/A		//		7,431 SF		.75 Mi.

APN: 5586-014-026 Document #: 18-0348206 Document Type:Grant Deed Price Code: R

Property Type: Commercial

Land Use: Commercial (General)

Legal: Lot:33 Subdivision:HOLLYWOOD PINEAPPLE Tract No:2 MapRef:MB 12 PG 57 Abbreviated Description:NORTH50FT LOT33 City/Muni/Twp:LOS ANGELES

Buyer Name: VILLA CARLOTTA BLISS LLC

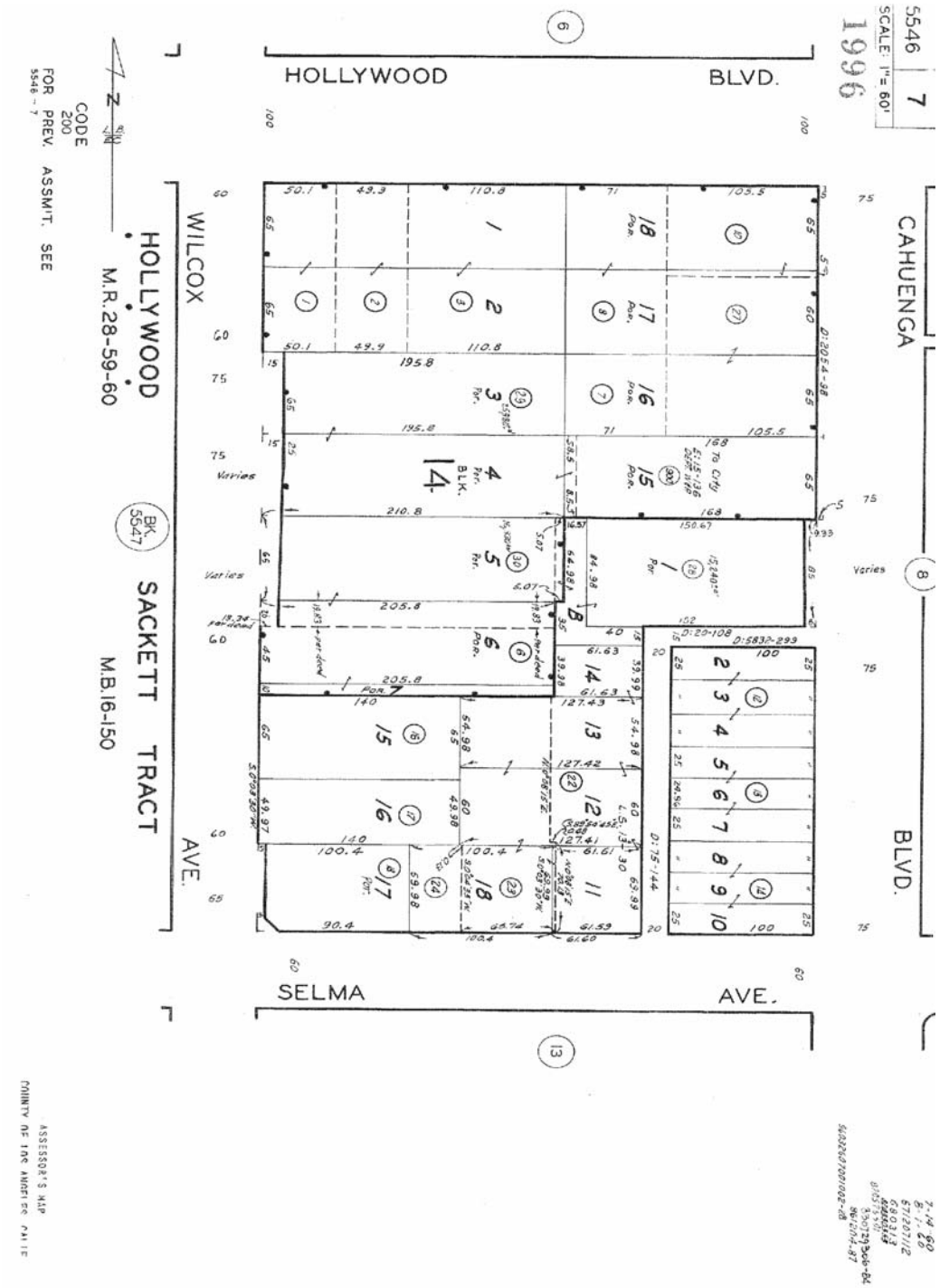
Seller Name: VILLA CARLOTTA DUPLEX LLC COUCH DUPLEX LLC

Area Sales Analysis

Total Area Sales:	**1**	Median # of Bedrooms:	
Median Lot Size:	**7,431 SF**	Median # of Baths:	
Median Living Area:		Median Year Built:	
Price Range - 2 Yrs:	**$970,500 To $970,500**	Age Range:	
Median Value:	**$970,500**	Median Age:	

Assessor Map

Click here to get the map in PDF
Click here to get the map in TIF



6421 Selma Wilcox Hotel Llc
1600 Wilcox Ave, Los Angeles, CA 90028

APN: 5546-007-018
Los Angeles County

6421 SELMA WILCOX HOTEL LLC
1600 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-007-018
Bedrooms: Bathrooms:
Square Feet: 6,230 SF Lot Size: 6,975 SF
Year Built: 1928 Garage: L

6421 SELMA WILCOX HOTEL LLC
6425 SELMA AVE
LOS ANGELES CA 90028
APN: 5546-007-024
Bedrooms: Bathrooms:
Square Feet: 4,340 SF Lot Size: 2,433 SF
Year Built: 1927 Garage:

6430 SELMA LLC,
1556 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-013-038
Bedrooms: Bathrooms:
Square Feet: 4,320 SF Lot Size:
Year Built: 2008 Garage:

CFT NV KIM WOOD LLC,
1622 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-007-006
Bedrooms: Bathrooms:
Square Feet: 22,278 SF Lot Size: 11,416 SF
Year Built: 1923 Garage:

6417 SELMA HOLDINGS LLC
6417 SELMA AVE
LOS ANGELES CA 90028
APN: 5546-007-022
Bedrooms: Bathrooms:
Square Feet: 27,776 SF Lot Size: 13,872 SF
Year Built: 1924 Garage:

1550 WILCOX OWNER LLC
1550 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-013-002
Bedrooms: Bathrooms:
Square Feet: 35,715 SF Lot Size: 22,900 SF
Year Built: 1925 Garage: L

WONG ARK W & HOI P
1601 N CAHUENGA BLVD
LOS ANGELES CA 90028
APN: 5546-007-014
Bedrooms: Bathrooms:

RAKOOBIAN RICHARD W TR ET AL RAKOOBIAN C
1604 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-007-017
Bedrooms: Bathrooms:
Square Feet: 6,995 SF Lot Size: 6,996 SF
Year Built: 1994 Garage: L

RAKOOBIAN RICHARD W TR ET AL RAKOOBIAN C
1610 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-007-016
Bedrooms: Bathrooms:
Square Feet: 9,100 SF Lot Size: 9,100 SF
Year Built: 1994 Garage: L

6421 SELMA WILCOX HOTEL LLC
6421 SELMA AVE
LOS ANGELES CA 90028
APN: 5546-007-023
Bedrooms: Bathrooms:
Square Feet: 11,846 SF Lot Size: 12,201 SF
Year Built: 1923 Garage:

MICHAELSON RONALD E CO TR; COWELL MICHAELSON FAMILY TRUST
6422 SELMA AVE
LOS ANGELES CA 90028
APN: 5546-013-003
Bedrooms: Bathrooms:
Square Feet: 6,486 SF Lot Size: 6,622 SF
Year Built: 1909 Garage:

MAMA WILCOX LAND LLC
1557 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-017-001
Bedrooms: Bathrooms:
Square Feet: 31,865 SF Lot Size: 6,863 SF
Year Built: 1926 Garage:

PRINCETON LEASING LIMITED PTNSP
1624 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-007-030
Bedrooms: Bathrooms:
Square Feet: 16,280 SF Lot Size: 16,282 SF
Year Built: 1939 Garage: L

HOLLYWOOD CITIZEN NEWS LLC,
1545 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-017-043
Bedrooms: Bathrooms:

Square Feet: 11,940 SF
Year Built: 1925

Lot Size: 7,499 SF
Garage:

Square Feet: 52,342 SF
Year Built: 1930

Lot Size:
Garage:

WALK ON SUNET INC
1611 N CAHUENGA BLVD
LOS ANGELES CA 90028
APN: 5546-007-013
Bedrooms:
Square Feet: 6,632 SF
Year Built: 1932

Bathrooms:
Lot Size: 7,499 SF
Garage:

EXHIBIT 7

This page is part of your document - DO NOT DISCARD

20151186377

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

09/24/15 AT 08:00AM

Pages:
0004

FEES:	28.00
TAXES:	36,400.00
OTHER:	0.00
PAID:	36,428.00

LEADSHEET

201509240190008

00011170255

007097235

SEQ:
05

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

E521940

T72

CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:
Lawyers Title Company

AND WHEN RECORDED MAIL TO:

1541 Wilcox Hotel LLC
c/o Hollywood International Regional Center
1605 North Cahuenga Blvd.,
Hollywood, CA 90028

09/24/2015
20151186377

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 00043919-x49 Escrow No.: 129146-024

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

(80)

DOCUMENTARY TRANSFER TAX is $7,150.00
CITY TRANSFER TAX $29,250.00

(44)

[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area [X] City of Los Angeles **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Leslie Frank Harrison and Shelley Brown Harrison, Trustees on behalf of The Leslie Frank Harrison and Shelley Brown Harrison Revocable Trust, as to an undivided 40% interest; Robert R. Burton, Trustee on behalf of the Robert R. Burton 2000 Revocable Trust, as to an undivided 25% interest; Audio Rents, Inc, a California Corporation, as to an undivided 25% interest; and Hollywood Sound Systems, a California Corporation, as to an undivided 10% interest

hereby GRANT(s) to:

1541 Wilcox Hotel LLC, a Delaware Limited Liability Company

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF.

Also Known as: 1541 North Wilcox Avenue, Los Angeles, CA 90028
AP#: 5547-017-003

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

00043919-x49

5

3

Title Order No.: 113084726
Escrow No.: 129146-024
A.P. # 5547-017-003

Signature Page

DATED: September 7, 2015

The Leslie Frank Harrison and Shelley Brown Harrison Revocable Trust

BY: _____
Leslie Frank Harrison, Trustee

BY: _____
Shelley Brown Harrison, Trustee

Robert R. Burton 2000 Revocable Trust

BY: _____
Robert R. Burton, Trustee

Audio Rents, Inc, a California Corporation

By: _____
Robert R. Burton, President

Hollywood Sound Systems, Inc., a California Corporation

By: _____
Leslie F. Harrison, its Sole Director

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On September 8, 2015
before me, Rachel Mintz,
A Notary Public in and for said State personally appeared
Leslie Frank Harrison, Shelley Brown Harrison, Robert R. Burton
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____

RACHEL MINTZ
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 1977848
MY COMM. EXPIRES MAY 11, 2016

EXHIBIT 'A'

Parcel 1: Lots 5 and 6 of H. J. Whitley Tract No. 2, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 2, Page 31 of Maps, in the Office of the County Recorder of said County.

Parcel 2: That portion of Block 2 of Hollywood, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 28, Page 59 of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the west line of Wilcox Avenue, said point being 233.30 feet North of the North line of Sunset Boulevard, as shown on said Map; thence North along the West line of Wilcox Avenue, 50 feet; thence West parallel with the North line of Sunset Boulevard, 143 feet; thence South parallel with the West line of Wilcox Avenue, 50 feet; thence East parallel with the North line of Sunset Boulevard, 143 feet to the point of beginning.

201334510066

LLC-5 Application to Register a Foreign Limited Liability Company (LLC)

To register an LLC from another state or country in California, fill out this form, and submit for filing along with:

- A $70 filing fee, and
- A certificate of good standing, issued within the last six (6) months by the agency where the LLC was formed.
- A separate, non-refundable $15 service fee also must be included, if you drop off the completed form.

Important! LLCs in California may have to pay a minimum $800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

LLCs cannot provide *professional* services in California.

FILED
Secretary of State
State of California
DEC 09 2013

IPC

This Space For Office Use Only

For questions about this form, go to *www.sos.ca.gov/business/be/filing-tips.htm*

Name to be used for this LLC in California

① 1541 Wilcox Hotel LLC

Proposed LLC Name

The name must end with: "LLC," "L.L.C.," "Limited Liability Company," "Limited Liability Co.," "Ltd. Liability Co." or "Ltd. Liability Company;" and may not include: "bank," "trust," "trustee," "incorporated," "inc.," "corporation," or "corp.," "insurer," or "insurance company."

LLC History

② a. If the proposed LLC name you listed above is different than the LLC name you use now (as listed on your certificate of good standing), list the complete LLC name used now:

b. Date your LLC was formed *(MM, DD, YYYY)*: 11/22/2013

c. State or country where your LLC was formed: Delaware

d. Your LLC currently has powers and privileges to conduct business in the state or country listed above.

Service of Process (List a California resident or an active 1505 corporation in California that agrees to be your agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a 1505 corporation.)

③ a. Business Filings Incorporated

Agent's Name

b. _____ CA

Agent's Street Address (if agent is not a corporation) | *City (no abbreviations)* | *State* | *Zip*

If the agent listed above has resigned or cannot be found or served after reasonable attempts, the California Secretary of State will be appointed the agent for service of process for your LLC.

LLC Addresses

④ a. 1605 No. Cahuenga Blvd, Los Angeles, California 90028

Street Address of Principal Executive Office | *City (no abbreviations)* | *State* | *Zip*

b. 1605 No. Cahuenga Blvd, Los Angeles CA 90028

Street Address of Principal Office in California, if any | *City (no abbreviations)* | *State* | *Zip*

c. _____

Mailing Address of Principal Executive Office, if different from 4a or 4b | *City (no abbreviations)* | *State* | *Zip*

Read and sign below:

I am authorized to sign this document under the laws of the state or country where this LLC was formed.

▶ _____ Andrew Shayne, Member of Hollywood International Regional Center Wilcox LLC | Member

Sign here | *Print your name here* | *Your business title*

Make check/money order payable to: **Secretary of State**
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a $5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944228
Sacramento, CA 94244-2280

Drop-Off
Secretary of State
1500 11th Street, 3rd Floor
Sacramento, CA 95814

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "1541 WILCOX HOTEL LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-SEVENTH DAY OF NOVEMBER, A.D. 2013.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.

Jeffrey W. Bullock, Secretary of State

5437239 8300

AUTHENTICATION: 0932141

131358219

DATE: 11-27-13

You may verify this certificate online at corp.delaware.gov/authver.shtml

2013345100 66

State of California
Secretary of State

137 L

STATEMENT OF INFORMATION
(Limited Liability Company)

Filing Fee $20.00. If this is an amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

FILED
Secretary of State
State of California
OCT 28 2015

1. **LIMITED LIABILITY COMPANY NAME**

1541 Wilcox Hotel LLC

21|201 BC
This Space For Filing Use Only

File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER	3. STATE OR PLACE OF ORGANIZATION (If formed outside of California)
201334510066	Delaware

No Change Statement

4. **If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no Statement of Information has been previously filed, this form must be completed in its entirety.**

☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to **Item 15**.

Complete Addresses for the Following (Do not abbreviate the name of the city. Items 5 and 7 cannot be P.O. Boxes.)

	CITY	STATE	ZIP CODE
5. STREET ADDRESS OF PRINCIPAL OFFICE: 1605 N Cahuenga Blvd	Los Angeles	CA	90028
6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5			
7. STREET ADDRESS OF CALIFORNIA OFFICE: 1605 N Cahuenga Blvd	Los Angeles	**CA**	90028

Name and Complete Address of the Chief Executive Officer, If Any

8. NAME	ADDRESS	CITY	STATE	ZIP CODE

Name and Complete Address of Any Manager or Managers, or if None Have Been Appointed or Elected, Provide the Name and Address of Each Member (Attach additional pages, if necessary.)

	ADDRESS	CITY	STATE	ZIP CODE
9. NAME: Richard Heyman	1605 No. Cahuenga Blvd	Los Angeles	CA	90028
10. NAME: Grant King	1605 No. Cahuenga Blvd	Los Angeles	CA	90028
11. NAME				

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 13 must be completed with a California address, a P.O. Box is not acceptable. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 13 must be left blank.

12. NAME OF AGENT FOR SERVICE OF PROCESS
Business Filings Incorporated C2713485

13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE	ZIP CODE
		CA	

Type of Business

14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY
Hotel develpment an operations

15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

10/27/2015	Richard Heyman	Member	
DATE	TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM	TITLE	SIGNATURE

LLC-12 (REV 01/2014) APPROVED BY SECRETARY OF STATE

Secretary of State
Statement of No Change
(Limited Liability Company)

LLC-12NC

17-B58344

FILED

In the office of the Secretary of State
of the State of California

NOV 28, 2017

This Space For Office Use Only

IMPORTANT — Read instructions before completing this form. This form may be used only if a complete Statement of Information has been filed previously and there has been no change.

Filing Fee – $20.00

Copy Fee – $1.00;
Certification Fee - $5.00 plus copy fee

1. Limited Liability Company Name (Enter the **exact** name of the LLC as it is recorded with the California Secretary of State. Note: If you registered in California using an alternate name, see instructions.)

1541 WILCOX HOTEL LLC

2. 12-Digit Secretary of State File Number

201334510066

3. State, Foreign Country or Place of Organization (only if formed outside of California)

DELAWARE

4. No Change Statement (Do not alter the No Change Statement. If there has been any change, please complete a Statement of Information (Form LLC-12).)

There has been no change in any of the information contained in the previous complete Statement of Information filed with the California Secretary of State.

5. The information contained herein is true and correct.

11/28/2017	Grant King	Managing Member	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document, enter the name of a person or company and the mailing address. This information will become public when filed. (SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

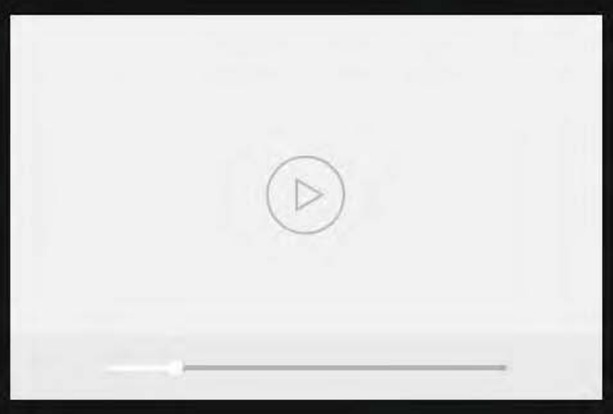
THOMPSON

Project Summary

Hollywood, California — Predevelopment

200 Hotel Rooms | 5 F&B Venues

We are offering a unique opportunity to invest in the development of a prime boutique hotel in Hollywood, the entertainment capital of the world. With Hollywood International Regional Center, we have secured the property and will develop the prime piece of property into a first-class hotel.



Key Partners

THOMPSON HOLLYWOOD · JMBM · PKF · rockwellgroup · COMUNE HOTELS & RESORTS · SHANGRI-LA CONSTRUCTION

Los Angeles Office

1605 North Cahuenga Boulevard | Hollywood, CA, 90028 | **Tel:** +1 323 466 1400 | **Fax:** +1 310 388 3045 | **Email:** info@hollywoodirc.com

Shanghai Office

273 Jiaozhou Road, Unit 58, Suite 101 | Shanghai, China, 200040 | **Tel:** +86 21 6259 0337 | **Fax:** +86 21 6388 3045 | **Email:** info@hircchina.com

English Inquiries:

Scott Barrack

Email: scott@hircchina.com

Mobile: +86 138 1818 7372

Chinese Inquiries:

Summer Ren

Email: summer@hircchina.com

Mobile: +86 136 7195 0874

View Chinese Translated Version

Scan for more information

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RELEVANT GROUP

REAL ESTATE DEVELOPMENT INVESTMENT

CLIENT	LOCATION	YEAR
Thompson	Los Angeles	2018

CURRENT PROJECT

THOMPSON HOLLYWOOD

A coming attraction

European elegance will meet Hollywood glamour at the 200-room Thompson Hotel when it opens in 2019. The luxury boutique hotel, located just around the corner from The Dream Hollywood, will boast a full line of amenities, signature restaurant, meeting space, pool deck, and a rooftop bar/deck next to a penthouse lounge.

info@relevantgroup.com | +1 323.466.1400 | Home

© 2018 Relevant Group

EXHIBIT 8

This page is part of your document - DO NOT DISCARD

20151650899

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

12/31/15 AT 08:00AM

Pages:
0005

FEES:	51.00
TAXES:	0.00
OTHER:	0.00
PAID:	51.00

PCOR SURCHARGE $20.00

LEADSHEET

201512310160015

00011553998

007302809

SEQ:
08

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

T72

E62/040

CHICAGO TITLE COMPANY
COMMERCIAL DIVISION

2

RECORDING REQUESTED BY:

Chicago Title Company

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO:

6417 SELMA HOLDINGS LLC
1605 N Cahuenga Blvd.
Los Angeles, California 90028

(Above Space For Recorder's Use Only)

APN: 5546-007-022

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $ -0- Exempt*
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] Unincorporated area: City of _____

* This conveyance changes the manner in which the title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest. California Revenue and Taxation Code § 11911.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 6417 SELMA HOTEL LLC, a Delaware limited liability company, hereby GRANTS to 6417 SELMA HOLDINGS LLC, a Delaware limited liability company, that certain real property which is more particularly described on Exhibit A attached hereto (the "**Property**").

[Signatures on the Following Page]

5546-007-022

00046557-X49 EB

Dated: December 30, 2015

6417 SELMA HOTEL LLC,
a Delaware limited liability company

By: _____
Name: ANDREW SHAYNE
Its: AUTHORIZED AGENT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On December 22nd 2015, before me, Galoust Haroutunyan, a Notary Public, personally appeared Andrew Shayne, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VRS1 GALOUST HAROUTUNYAN COMM. # 1997304 NOTARY PUBLIC · CALIFORNIA LOS ANGELES COUNTY My Comm. Expires Nov. 5, 2016 VRS1

Signature Galoust Haroutunyan

(SEAL)

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 11, 12, 13 AND 14 OF THE SACKETT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 150 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

EXCEPT THEREFROM THAT PORTION OF LOTS 11, 12, 13 AND 18 IN THE SACKETT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 150 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 18 WITH THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THE WEST WALL OF A BRICK GARAGE SITUATED ON THE LAND HEREON DESCRIBED, SAID INTERSECTION BEING A POINT IN SAID SOUTHERLY LINE DISTANT NORTH 89° 54' 30" WEST, ALONG THE SOUTHERLY LINES OF LOTS 11 AND 18, 127.33 FEET FROM THE WESTERLY LINE OF THE 20 FOOT ALLEY ADJOINING LOT 11 ON THE EAST AS SAID ALLEY IS ESTABLISHED BY THE CITY ENGINEER OF SAID CITY, SAID INTERSECTION BEING ALSO SOUTH 89° 54' 30" EAST ALONG THE SOUTHERLY LINES OF LOTS 17 AND 18 OF SAID TRACT, 140.20 FEET FROM THE EASTERLY LINE OF WILCOX AVENUE, 60 FEET WIDE, AS ESTABLISHED BY SAID CITY ENGINEER; THENCE SOUTH 89° 54' 30" EAST ALONG THE SOUTHERLY LINES OF LOTS 17 AND 18 OF SAID TRACT, 140.20 FEET FROM THE EASTERLY LINE OF WILCOX AVENUE, 60 FEET WIDE, AS ESTABLISHED BY SAID CITY ENGINEER; THENCE SOUTH 89° 54' 30" EAST ALONG THE SOUTHERLY LINES OF SAID LOTS 18 AND 11, A DISTANCE OF 65.74 FEET TO A POINT OF INTERSECTION WITH THE EAST FACE OF THE EAST WALL OF SAID BRICK GARAGE, SAID POINT OF INTERSECTION BEING A POINT IN SAID SOUTHERLY LINE OF SAID LOT 11, DISTANT NORTH 89° 54' 30" WEST THEREON 61.59 FEET FROM SAID WEST LINE OF SAID ALLEY AND DISTANT SOUTH 89° 54' 30" EAST, ALONG THE SOUTHERLY LINES OF LOTS 17, 18 AND 11, A DISTANCE OF 205.94 FEET FROM SAID EASTERLY LINE OF WILCOX AVENUE; THENCE NORTHERLY ALONG SAID EAST FACE, THE FOLLOWING DESCRIBED COURSES:

NORTH 0° 08' 15" EAST 70.13 FEET, NORTH 89° 54' 45" WEST 0.68 FEET AND NORTH 0° 08' 15" EAST 114.86 FEET TO THE NORTHERLY LINE OF SAID LOT 13; THENCE NORTH 89° 55' 15" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 13, A DISTANCE OF 65.26 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 13; THENCE SOUTH 0° 04' 35" WEST, ALONG THE WESTERLY LINE OF SAID LOTS 13 AND 12, A DISTANCE OF 114.99 FEET TO THE NORTHERLY LINE OF SAID LOT 18; THENCE SOUTH 89° 54' 45" EAST, ALONG SAID NORTHERLY LINE OF LOT 18, A DISTANCE OF 0.13 FEET TO THE NORTHERLY PROLONGATION OF SAID WEST FACE OF SAID WEST WALL; THENCE SOUTH 0° 04' 35" WEST, ALONG SAID WEST FACE, AND ITS PROLONGATION A DISTANCE OF 69.99 FEET TO THE POINT OF BEGINNING.

APN: 5546-007-022

201533910198

LLC-5 Application to Register a Foreign Limited Liability Company (LLC)

To register in California an LLC from another state, country or other place, fill out this form, and submit for filing along with:

- A $70 filing fee, and
- A certificate of good standing, issued within the last six (6) months by the agency where the LLC was formed.
- A separate, non-refundable $15 service fee also must be included, if you drop off the completed form.

Important! LLCs in California may have to pay a minimum $800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

Registered LLCs cannot provide in California "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

FILED
Secretary of State
State of California
DEC 04 2015

1PC This Space For Office Use Only

For questions about this form, go to *www.sos.ca.gov/business/be/filing-tips.htm*

LLC Name to be used for this LLC in California

① a. 6417 Selma Holdings LLC
LLC Name — List the LLC name you use now (exactly as listed on your certificate of good standing)

b. _____
Alternate Name — If the LLC name in Item 1a does not comply with California Corporations Code section 17701.08, list an alternate name to be used in California exactly as it is to appear on the records of the California Secretary of State. The alternate name must include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to www.sos.ca.gov/business/be/name-availability.htm.

LLC History

② a. Date your LLC was formed *(MM, DD, YYYY)*: 11/24/2015

b. State, country or other place where your LLC was formed: Delaware

c. Your LLC currently has powers and privileges to conduct business in the state, country or other place listed above.

Service of Process

(List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a California registered corporate agent as the agent's address for service of process is already on file.)

③ a. Business Filings Incorporated
Agent's Name

b. _____ CA _____
Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

If the agent listed above has resigned or cannot be found or served after reasonable attempts, the California Secretary of State will be appointed the agent for service of process for your LLC.

LLC Addresses

④ a. 1605 N Cahuenga Blvd, Los Angeles, California 90028
Street Address of Principal Executive Office - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

b. 1605 N Cahuenga Blvd, Los Angeles | CA | 90028
Street Address of Principal Office in California, if any - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

c. _____
Mailing Address of Principal Executive Office, if different from 4a or 4b | *City (no abbreviations)* | *State* | *Zip*

Read and sign below:

I am authorized to sign this document under the laws of the state, country or other place where this LLC was formed.

▶ _____ Richard Heyman, Member of 6417 Selma Hotel LLC — Member
Sign here | *Print your name here* | *Your business title*

Make check/money order payable to: **Secretary of State**
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a $5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944228
Sacramento, CA 94244-2280

Drop-Off
Secretary of State
1500 11th Street., 3rd Floor
Sacramento, CA 95814

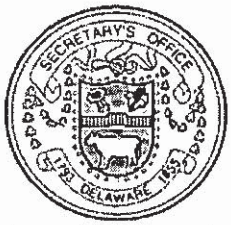
Clear Form Print Form

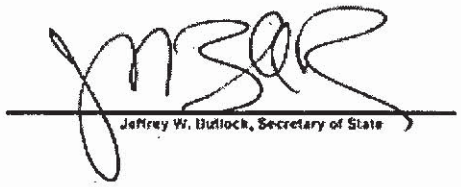
Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "6417 SELMA HOLDINGS LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SECOND DAY OF DECEMBER, A.D. 2015.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.





5887445 8300

SR# 20151155864

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 10528269

Date: 12-02-15

20153391019 8

201533910198

LLC-5 Application to Register a Foreign Limited Liability Company (LLC)

To register in California an LLC from another state, country or other place, fill out this form, and submit for filing along with:

- A $70 filing fee, and
- A certificate of good standing, issued within the last six (6) months by the agency where the LLC was formed.
- A separate, non-refundable $15 service fee also must be included, if you drop off the completed form.

Important! LLCs in California may have to pay a minimum $800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

Registered LLCs cannot provide in California "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

FILED
Secretary of State
State of California
DEC 04 2015

1PC This Space For Office Use Only

For questions about this form, go to *www.sos.ca.gov/business/be/filing-tips.htm*

LLC Name to be used for this LLC in California

① a. 6417 Selma Holdings LLC
LLC Name — List the LLC name you use now (exactly as listed on your certificate of good standing)

b. _____
Alternate Name — If the LLC name in Item 1a does not comply with California Corporations Code section 17701.08, list an alternate name to be used in California exactly as it is to appear on the records of the California Secretary of State. The alternate name must include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to www.sos.ca.gov/business/be/name-availability.htm.

LLC History

② a. Date your LLC was formed *(MM, DD, YYYY)*: 11/24/2015

b. State, country or other place where your LLC was formed: Delaware

c. Your LLC currently has powers and privileges to conduct business in the state, country or other place listed above.

Service of Process

(List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a California registered corporate agent as the agent's address for service of process is already on file.)

③ a. Business Filings Incorporated
Agent's Name

b. _____ CA _____
Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

If the agent listed above has resigned or cannot be found or served after reasonable attempts, the California Secretary of State will be appointed the agent for service of process for your LLC.

LLC Addresses

④ a. 1605 N Cahuenga Blvd, Los Angeles, California 90028
Street Address of Principal Executive Office - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

b. 1605 N Cahuenga Blvd, Los Angeles | CA | 90028
Street Address of Principal Office in California, if any - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

c. _____
Mailing Address of Principal Executive Office, if different from 4a or 4b | *City (no abbreviations)* | *State* | *Zip*

Read and sign below:

I am authorized to sign this document under the laws of the state, country or other place where this LLC was formed.

▶ _____ Richard Heyman, Member of 6417 Selma Hotel LLC — Member
Sign here | *Print your name here* | *Your business title*

Make check/money order payable to: **Secretary of State**
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a $5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944228
Sacramento, CA 94244-2280

Drop-Off
Secretary of State
1500 11th Street., 3rd Floor
Sacramento, CA 95814

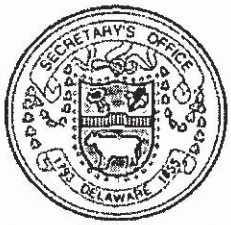
Clear Form Print Form

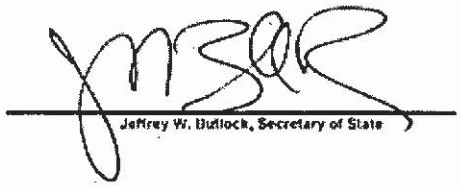
Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "6417 SELMA HOLDINGS LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SECOND DAY OF DECEMBER, A.D. 2015.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.





5887445 8300

SR# 20151155864

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 10528269

Date: 12-02-15

20153391019 8

Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

17-B58332

FILED

In the office of the Secretary of State
of the State of California

NOV 28, 2017

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IMPORTANT — Read instructions **before completing this form.**

Filing Fee – $20.00

Copy Fees – First page $1.00; each attachment page $0.50;
Certification Fee - $5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

6417 SELMA HOLDINGS LLC

2. 12-Digit Secretary of State File Number	**3. State, Foreign Country or Place of Organization** (only if formed outside of California)
201533910198	DELAWARE

4. Business Addresses

	City (no abbreviations)	State	Zip Code
a. Street Address of Principal Office - Do not list a P.O. Box 1605 N Cahuenga Blvd	Los Angeles	CA	90028
b. Mailing Address of LLC, **if different than item 4a** 1605 N Cahuenga Blvd	Los Angeles	CA	90028
c. Street Address of **California** Office, if Item 4a is not in California - Do not list a P.O. Box		**CA**	

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
Amie		Marben	
b. Entity Name - Do not complete Item 5a			

c. Address	City (no abbreviations)	State	Zip Code
1605 N Cahuenga Blvd	Los Angeles	CA	90028

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)	Middle Name	Last Name	Suffix

b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box**	City (no abbreviations)	State	Zip Code
		CA	

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

BUSINESS FILINGS INCORPORATED (C2113485)

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company

Real Estate Investments

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix

b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

11/28/2017	Amie Marben	Director of Entitlements	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

17-B13863

FILED

In the office of the Secretary of State
of the State of California

OCT 19, 2017

This Space For Office Use Only

IMPORTANT — Read instructions **before completing this form.**

Filing Fee – $20.00

Copy Fees – First page $1.00; each attachment page $0.50;
Certification Fee - $5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

6417 SELMA HOLDINGS LLC

2. 12-Digit Secretary of State File Number	**3. State, Foreign Country or Place of Organization** (only if formed outside of California)
201533910198	DELAWARE

4. Business Addresses

	City (no abbreviations)	State	Zip Code
a. Street Address of Principal Office - Do not list a P.O. Box 1605 Cahuenga Blvd	Los Angeles	CA	90028
b. Mailing Address of LLC, **if different than item 4a** 1605 Cahuenga Blvd	Los Angeles	CA	90028
c. Street Address of **California** Office, if Item 4a is not in California - Do not list a P.O. Box 1605 Cahuenga Blvd	Los Angeles	**CA**	90028

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix

b. Entity Name - Do not complete Item 5a
6417 Selma Hotel LLC

c. Address	City (no abbreviations)	State	Zip Code
1605 Cahuenga Blvd	Los Angeles	CA	90028

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)	Middle Name	Last Name	Suffix

b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box**	City (no abbreviations)	State	Zip Code
		CA	

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b
BUSINESS FILINGS INCORPORATED (C2113485)

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
Real Estate Investments

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix

b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

10/19/2017	Amie Marben	Director of Entitlements	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

Real Estate Reports

Property:
6417 Selma Ave
Los Angeles, CA 90028
APN: 5546-007-022

Data deemed reliable, but not guaranteed.
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6417 Selma Holdings Llc
6417 Selma Ave, Los Angeles, CA 90028

APN: 5546-007-022
Los Angeles County

Owner Information

Primary Owner: **6417 SELMA HOLDINGS LLC**

Secondary Owner:

Mail Address: **1605 N CAHUENGA BLVD LOS ANGELES CA 90028**

Site Address: **6417 SELMA AVE LOS ANGELES CA 90028**

Assessor Parcel Number: **5546-007-022**

Census Tract: **1907.00**

Housing Tract Number:

Lot Number: **11**

Page Grid: **593-F4**

Legal description: **Lot: 11 Abbreviated Description: LOT:11 SUBD:THE SACKETT TRACT SACKETT TRACT LOT COM AT SE COR OF LOT 11 TH W ON N LINE OF SELMA AVE 61.59FT TH N 0 08'15" E 70.13 FT TH N 89 54' 45" W 0.68**

Sale Information

Sale Date: **12/31/2015**

Document #: **15-1650899**

Sale Amount: **N/A**

Seller: **6417 SELMA HOTEL LLC**

Sale Type:

Cost/SF: **N/A**

Assessment & Tax Information

Assessed Value: **$54,576,946**

Land Value: **$10,087,143**

Imp. Value: **$44,489,803**

Homeowner Exemption:

% Improvement: **81.52%**

Tax Amount:

Tax Status:

Tax Year: **2017**

Tax Rate Area: **0-200**

Tax Account ID:

Property Characteristics

Bedrooms:

Year Built: **1924**

Pool:

Bathrooms:

Square Feet: **27,776 SF**

Lot Size: **13,872 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms:

Garage:

Fire Place:

Property Type: **Commercial**

Building Style:

Owner Exclusions:

Use Code: **Hotel**

Zoning: **LAC4**

6417 Selma Holdings Llc
6417 Selma Ave, Los Angeles, CA 90028

APN: 5546-007-022
Los Angeles County

Mortgage Release

Recording Date: **02/12/2018**
Document #: **18-0144688 BK-PG -**
Loan Amount: **$34,100,000**
Document Type: **Substitution Of Trustee And Full Reconveyance**
Original Lender: **CALMWATER CAPITAL 3 LLC**
Origination Doc #: **15-1650900 BK-PG -**
Borrowers Name: **6417 SELMA HOLDINGS LLC**
Origination Recording Date: **12/31/2015**
Effective Date: **01/25/2018**
Current Lender: **U.S. REAL ESTATE CREDIT HOLDINGS III, LP, AN IRISH LIMITED PARTNERSHIP, ACTING BY ITS GENERAL PARTNER, U.S. REAL ESTATE CREDIT HOLDINGS III GP LIMITED**

Mortgage Record

Recording Date: **02/01/2018**
Document #: **18-0107444 BK-PG -**
Loan Amount: **$60,600,000**
Loan Type: **Commercial Loan**
TD Due Date:
Type of Financing: **Variable**
Interest Rate:
Lender Name: **RCP DHH LLC**
Lender Type: **Other**
Borrowers Name: **6417 SELMA HOLDINGS LLC**
Vesting:

Mortgage Assignment

Recording Date: **06/08/2016**
Document #: **16-0658551 BK-PG -**
Loan Amount: **$34,100,000**
Document Type: **Assignment Of Mortgage**
Original Lender: **CALMWATER CAPITAL 3 LLC**
Origination Doc #: **15-1650900 BK-PG -**
Borrowers Name: **6417 SELMA HOLDINGS LLC**
Origination Recording Date: **12/31/2015**
Effective Date: **05/27/2016**
Assignor Name: **CALMWATER CAPITAL 3, LLC**
Assignee Name: **U.S. REAL ESTATE CREDIT HOLDINGS III, LP**

Mortgage Release

Recording Date: **01/22/2016**
Document #: **16-0078079 BK-PG -**
Loan Amount: **$6,000,000**
Document Type: **Release Of Mortgage**
Original Lender: **EAST WEST BANK**
Origination Doc #: **14-0592991 BK-PG -**
Borrowers Name: **6417 SELMA HOTEL, LLC**
Origination Recording Date: **06/09/2014**
Effective Date: **01/18/2016**
Current Lender: **EAST WEST INVESTMENT INC BY T.D. SERVICE COMPANY AS AGENT FOR THE TRUSTEE, AS TRUSTEE, OR SUCCESSOR TRUSTEE, OR SUBSTITUTED TRUSTEE**

Mortgage Record

Recording Date: **12/31/2015**
Loan Amount: **$34,100,000**
TD Due Date: **01/01/2018**
Interest Rate:
Lender Name: **CALMWATER CAPITAL 3 LLC**
Lender Type: **Other**
Borrowers Name: **6417 SELMA HOLDINGS LLC**
Vesting:

Document #: **15-1650900 BK-PG -**
Loan Type: **Commercial Loan**
Type of Financing:

Prior Transfer

Recording Date: **12/31/2015**
Price: **N/A**
First TD: **$34,100,000**
Mortgage Doc #: **15-1650900**
Lender Name: **CALMWATER CAPITAL 3 LLC**
Buyer Name: **6417 SELMA HOLDINGS LLC**
Buyer Vesting:
Seller Name: **6417 SELMA HOTEL LLC**
Legal description: **Lot: 11-14 Map Ref: MB16 PG150**
City/Muni/Twp: **LOS ANGELES**

Document #: **15-1650899 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Transfer Tax On Doc. Indicated As EXEMPT**
Interest Rate:

Mortgage Record

Recording Date: **06/09/2014**
Loan Amount: **$6,000,000**
TD Due Date:
Interest Rate:
Lender Name: **EAST WEST BANK**
Lender Type: **Bank**
Borrowers Name: **6417 SELMA HOTEL LLC**
Vesting:

Document #: **14-0592991 BK-PG -**
Loan Type: **Commercial Loan**
Type of Financing: **Variable**

Mortgage Release

Recording Date: **11/12/2013**
Loan Amount: **$3,430,000**
Original Lender: **LONE OAK FUND LLC**
Borrowers Name: **NAVIN HEMRAJANI**
Origination Recording Date: **05/02/2011**
Current Lender: **LONE OAK INDUSTRIES INC., A CALIFORNIA CORPORATION, AS TRUSTEE**

Document #: **13-1604812 BK-PG -**
Document Type: **Release Of Mortgage**
Origination Doc #: **11-0624903 BK-PG -**
Effective Date:

Prior Transfer

Recording Date: **10/21/2013**
Price: **$9,550,095**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **6417 SELMA HOTEL LLC**
Buyer Vesting:

Document #: **13-1503642 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Full Amount On Deed**
Interest Rate:

Seller Name: **DOUBLE HD LLC**
Legal description: **Lot: 11-14 Map Ref: MB16 PG150**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **05/12/2011**
Price: **N/A**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **DOUBLE HD LLC**
Buyer Vesting:
Seller Name: **HEMRAJANI, NAVIN**
Legal description: **Lot: 11-14 Map Ref: MAP16 PG150**
City/Muni/Twp: **LOS ANGELES**

Document #: **11-0675928 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Price As "0", "None", "No Consideration"**
Interest Rate:

Mortgage Record

Recording Date: **05/02/2011**
Loan Amount: **$3,430,000**
TD Due Date:
Interest Rate:
Lender Name: **LONE OAK FUND LLC**
Lender Type: **Lending Institution**
Borrowers Name: **HEMRAJANI, NAVIN**
Vesting:

Document #: **11-0624903 BK-PG -**
Loan Type: **Commercial Loan**
Type of Financing:

Prior Transfer

Recording Date: **05/02/2011**
Price: **$4,272,500**
First TD: **$3,430,000**
Mortgage Doc #: **11-0624903**
Lender Name: **LONE OAK FUND LLC**
Buyer Name: **HEMRAJANI, NAVIN**
Buyer Vesting:
Seller Name: **LONE OAK SELMAH LLC**
Legal description: **Lot: 11-14 Map Ref: MAP16 PG150**
City/Muni/Twp: **LOS ANGELES**

Document #: **11-0624902 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Full-Computed From Transfer Tax**
Interest Rate:

Prior Transfer

Recording Date: **04/21/2011**
Price: **N/A**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **LONE OAK SELMAH LLC**
Buyer Vesting:
Seller Name: **LONE OAK SELMAH LLC; LONE OAK LEVERING LLC**

Document #: **11-0578089 BK-PG -**
Document Type: **Quit Claim Deed**
Type of Sale: **Non-Arms Length Transfer**
Interest Rate:

Legal description: **Lot: 11-14 Map Ref: MAP16 PG150**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **04/18/2011**
Document #: **11-0555244 BK-PG -**
Price: **$4,200,000**
Document Type: **Trustee's Deed (Certificate Of Title)**
First TD: **N/A**
Type of Sale: **Full Amount On Deed**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **LONE OAK LEVERING LLC**
Buyer Vesting:
Seller Name: **6417 SELMA LLC**
Legal description: **Lot: 11-14 Map Ref: MAP16 PG150**
City/Muni/Twp: **LOS ANGELES**

Mortgage Assignment

Recording Date: **04/08/2011**
Document #: **11-0514374 BK-PG -**
Loan Amount: **$3,712,500**
Document Type: **Assignment Of Mortgage**
Original Lender: **LONE OAK FUND LLC**
Origination Doc #: **07-1351828 BK-PG -**
Borrowers Name: **6417 SELMA LLC**
Origination Recording Date: **06/05/2007**
Effective Date:
Assignor Name: **LONE OAK, FUND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**
Assignee Name: **LONE OAK LEVERING, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**

Foreclosure Record

Recording Date: **03/21/2011**
Document #: **11-0418706 BK-PG -**
Document Type: **Notice Of Sale**
Auction Location: **11611 SAN VICENTE BLVD, LOS ANGELES**
Auction Date/Time: **04/13/2011 10:30 A.M.**
Min. Bid Amount **$4,285,005**
Legal description:

Foreclosure Record

Recording Date: **12/16/2010**
Document #: **10-1864639 BK-PG -**
Document Type: **Notice Of Default**
Case Number: **CA-LOF-109953**
Beneficiary Name:
Trustor Names: **6417 SELMA LLC**
Trustee Name: **ASSET FORECLOSURE SERVICES INC**
Mailing Address: **22837 VENTURA BLVD# 350, WOODLAND HILLS, CA 91364-**
Trustee Phone #: **818-591-9237**
TS#: **CA-LOF-109953**
Loan Doc #: **07-1351828**
Loan Date: **06/05/2007**
Loan Amount: **$3,712,500**
Contact Name: **LONE OAK FUND LLC**
Attention: **ASSET FORECLOSURE SERVICES INC**
Mailing Address: **22837 VENTURA BLVD# 350, WOODLAND HILLS, CA 91364-**
Legal description: **Lot: 11-14**

Mortgage Release

Recording Date: **11/06/2008**
Loan Amount: **$1,500,000**
Original Lender: **JOREI ENTERPRISES LLC**
Borrowers Name: **6417 SELMA LLC**
Origination Recording Date: **03/31/2008**
Current Lender: **JOREI ENTERPRISES, LLC**

Document #: **08-1968517 BK-PG -**
Document Type: **Substitution Of Trustee And Full Reconveyance**
Origination Doc #: **08-0546802 BK-PG -**
Effective Date:

Mortgage Record

Recording Date: **03/31/2008**
Loan Amount: **$1,500,000**
TD Due Date:
Interest Rate:
Lender Name: **JOREI ENTERPRISES LLC**
Lender Type: **Other**
Borrowers Name: **6417 SELMA LLC**
Vesting:

Document #: **08-0546802 BK-PG -**
Loan Type: **Commercial Loan**
Type of Financing:

Mortgage Record

Recording Date: **06/05/2007**
Loan Amount: **$3,712,500**
TD Due Date:
Interest Rate:
Lender Name: **LONE OAK FUND LLC**
Lender Type: **Not Known**
Borrowers Name: **6417 SELMA LLC**
Vesting:

Document #: **07-1351828 BK-PG -**
Loan Type: **Commercial Loan**
Type of Financing:

Prior Transfer

Recording Date: **06/05/2007**
Price: **$6,750,000**
First TD: **$3,712,500**
Mortgage Doc #: **07-1351828**
Lender Name: **LONE OAK FUND LLC**
Buyer Name: **6417 SELMA LLC**
Buyer Vesting:
Seller Name: **10PD INC**
Legal description: **Lot: 11-14 Map Ref: MAP16 PG150**
City/Muni/Twp: **LOS ANGELES**

Document #: **07-1351827 BK-PG -**
Document Type: **Corporation Deed**
Type of Sale: **Full-Computed From Transfer Tax**
Interest Rate:

Mortgage Record

Recording Date: **12/09/2005**
Loan Amount: **$3,000,000**
TD Due Date:
Interest Rate:

Document #: **05-3022256 BK-PG -**
Loan Type: **Seller Take-back**
Type of Financing:

Lender Name: **LA KRETZ FAMILY FOUNDATION**
Lender Type: **Seller**
Borrowers Name: **10PD INC**
Vesting:

Prior Transfer

Recording Date: **12/09/2005**
Price: **$5,000,000**
First TD: **$3,000,000**
Mortgage Doc #: **05-3022256**
Lender Name: **LA KRETZ FAMILY FOUNDATION**
Buyer Name: **10PD INC**
Buyer Vesting:
Seller Name: **LA KRETZ FAMILY FOUNDATION**
Legal description: **Lot: 11-14 Map Ref: MAP16 PG150**
City/Muni/Twp: **LOS ANGELES**

Document #: **05-3022255 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Full-Computed From Transfer Tax**
Interest Rate:

Prior Transfer

Recording Date: **05/05/1995**
Price: **N/A**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **LAKRETZ, MORTON; LAKRETZ, ROSALIE**
Buyer Vesting: **Trust**
Seller Name: **LAKRETZ, MORTON; LAKRETZ, ROSALIE**
Legal description: **Lot: 11-13&14 Map Ref: MB16 PG150**
Abbreviated Description: **EXCEPT THEREFROM POR LOTS11-13&18**
City/Muni/Twp: **LOS ANGELES**

Document #: **95-0739942 BK-PG -**
Document Type: **Intra-family Transfer Or Dissolution**
Type of Sale:
Interest Rate:

Prior Transfer

Recording Date: **05/05/1995**
Price: **$275,000**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **LAKRETZ, MORTON; LAKRETZ, ROSALIE**
Buyer Vesting: **Community Property (Marital Community)**
Seller Name: **PETERSEN PUBLISHING COMPANY**
Legal description: **Lot: 11-13&14 Map Ref: MB16 PG150**
Abbreviated Description: **EXCEPT THEREFROM POR LOTS11-13&18**
City/Muni/Twp: **LOS ANGELES**

Document #: **95-0739941 BK-PG -**
Document Type: **Corporation Deed**
Type of Sale: **Full-Computed From Transfer Tax**
Interest Rate:

Prior Transfer

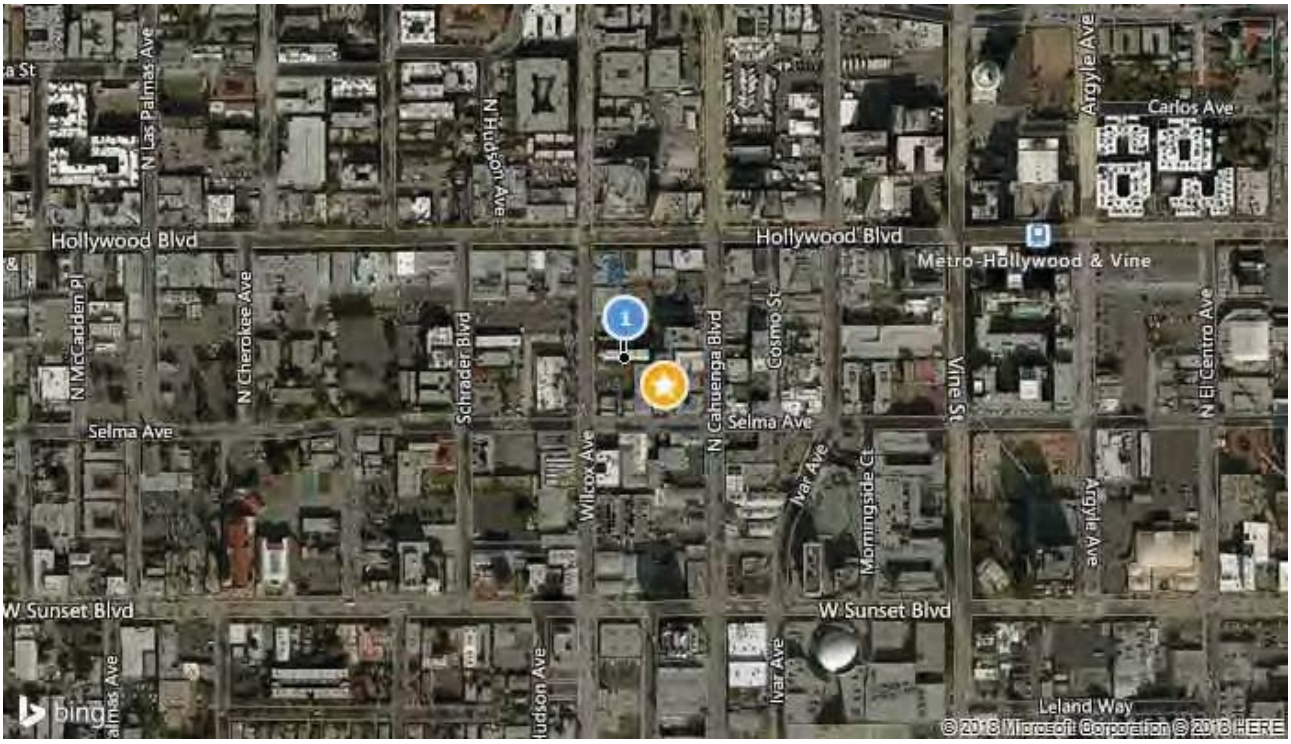
Recording Date: **12/27/1994**
Price: **N/A**
First TD: **N/A**

Document #: **94-2271669 BK-PG -**
Document Type: **Quit Claim Deed**
Type of Sale:

Mortgage Doc #:		Interest Rate:	
Lender Name:			
Buyer Name:	**LAKRETZ, MORTON; LAKRETZ, ROSALIE**		
Buyer Vesting:	**Community Property (Marital Community)**		
Seller Name:	**STEWART TITLE; STEWART WEST COAST TITLE CO**		
Legal description:	**Lot: 11-14 Map Ref: MB16 PG150**		
City/Muni/Twp:	**LOS ANGELES**		

6417 Selma Holdings Llc
6417 Selma Ave, Los Angeles, CA 90028

APN: 5546-007-022
Los Angeles County



Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	**12/31/2015**	**N/A**	**N/A**	**27,776**	**//**	**1924**	**13,872 SF**		
1	1622 WILCOX AVE	01/18/2018	$11,750,000	$527	22,278	//	1923	11,416 SF		.03 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	12/31/2015	N/A	N/A	27,776	//	1924	13,872 SF		
1	**1622 WILCOX AVE LOS ANGELES, CA 90028-6206**	01/18/2018	$11,750,000	$527	22,278	//	1923	11,416 SF		.03 Mi.

APN: 5546-007-006 Document #: 18-0052176 Document Type:Grant Deed Price Code: R

Property Type: Commercial Land Use: Hotel

Legal: Lot:6&7 Block:14 Subdivision:HOLLYWOOD MapRef:MB 28 PG 59-60 Abbreviated Description:SOUTH45FT W205.8FT LOT6& POR LOT7 City/Muni /Twp:LOS ANGELES

Buyer Name: CFT NV KIM WOOD LLC

Seller Name: 1622 WILCOX OWNER LLC

Area Sales Analysis

Total Area Sales: **1**

Median Lot Size: **11,416 SF**

Median Living Area: **22,278 SF**

Price Range - 2 Yrs: **$11,750,000 To $11,750,000**

Median Value: **$11,750,000**

Median # of Bedrooms:

Median # of Baths:

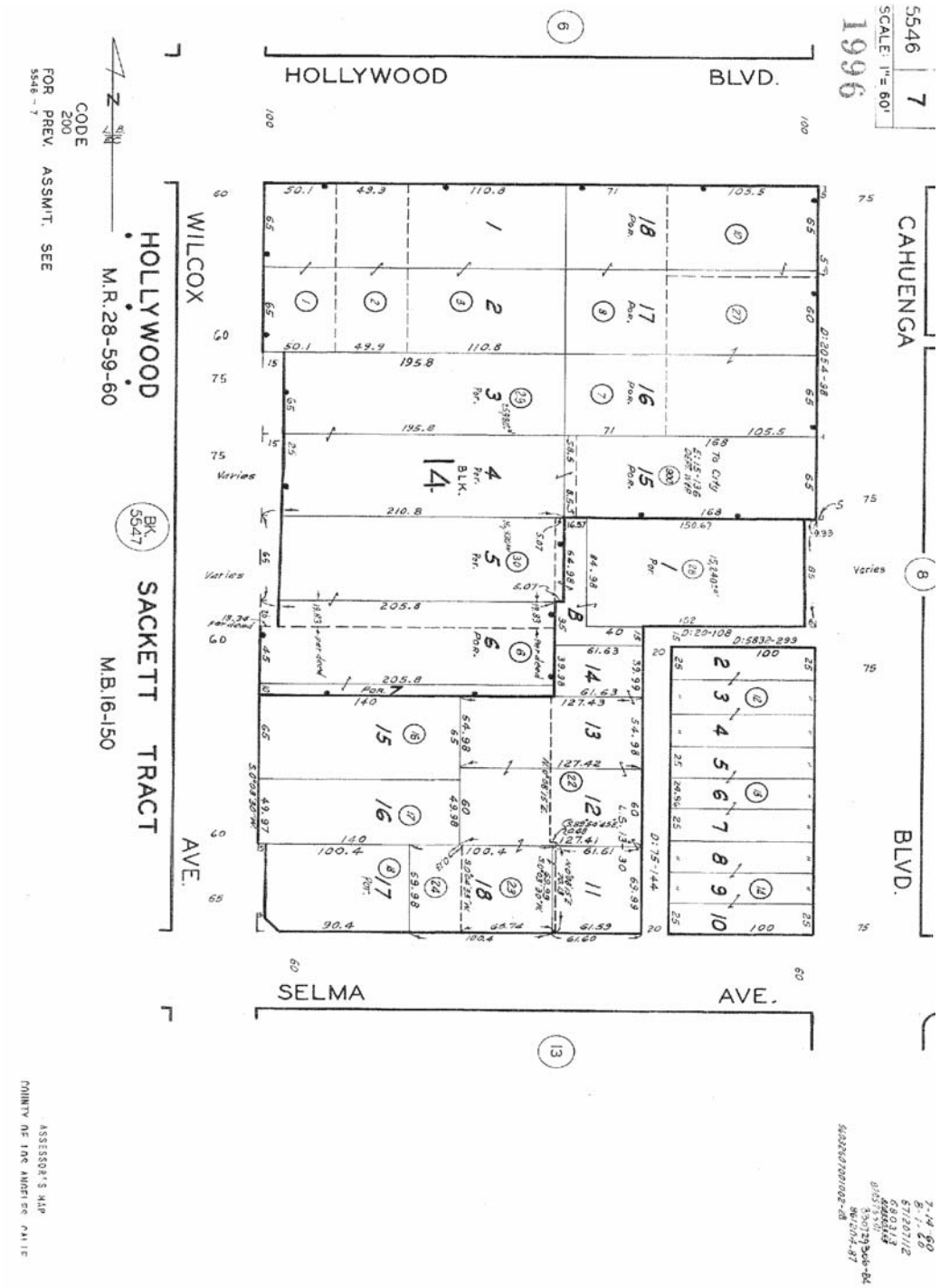
Median Year Built: **1923**

Age Range: **95 Years To 95 Years**

Median Age: **95 Years**

Assessor Map

Click here to get the map in PDF
Click here to get the map in TIF



6417 Selma Holdings Llc
6417 Selma Ave, Los Angeles, CA 90028

APN: 5546-007-022
Los Angeles County

6417 SELMA HOLDINGS LLC
6417 SELMA AVE
LOS ANGELES CA 90028
APN: 5546-007-022
Bedrooms: Bathrooms:
Square Feet: 27,776 SF Lot Size: 13,872 SF
Year Built: 1924 Garage:

WALK ON SUNET INC
1611 N CAHUENGA BLVD
LOS ANGELES CA 90028
APN: 5546-007-013
Bedrooms: Bathrooms:
Square Feet: 6,632 SF Lot Size: 7,499 SF
Year Built: 1932 Garage:

WONG ARK W & HOI P
1601 N CAHUENGA BLVD
LOS ANGELES CA 90028
APN: 5546-007-014
Bedrooms: Bathrooms:
Square Feet: 11,940 SF Lot Size: 7,499 SF
Year Built: 1925 Garage:

CFT NV KIM WOOD LLC,
1622 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-007-006
Bedrooms: Bathrooms:
Square Feet: 22,278 SF Lot Size: 11,416 SF
Year Built: 1923 Garage:

RAKOOBIAN RICHARD W TR ET AL RAKOOBIAN C
1610 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-007-016
Bedrooms: Bathrooms:
Square Feet: 9,100 SF Lot Size: 9,100 SF
Year Built: 1994 Garage: L

6421 SELMA WILCOX HOTEL LLC
1600 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-007-018
Bedrooms: Bathrooms:
Square Feet: 6,230 SF Lot Size: 6,975 SF
Year Built: 1928 Garage: L

PRINCETON LEASING LIMITED PTNSP
1624 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-007-030
Bedrooms: Bathrooms:

6421 SELMA WILCOX HOTEL LLC
6421 SELMA AVE
LOS ANGELES CA 90028
APN: 5546-007-023
Bedrooms: Bathrooms:
Square Feet: 11,846 SF Lot Size: 12,201 SF
Year Built: 1923 Garage:

PATEL R N AND S R TRS; R N PATEL TRUST
1617 N CAHUENGA BLVD
LOS ANGELES CA 90028
APN: 5546-007-012
Bedrooms: Bathrooms:
Square Feet: 15,000 SF Lot Size: 7,500 SF
Year Built: 1922 Garage:

6421 SELMA WILCOX HOTEL LLC
6425 SELMA AVE
LOS ANGELES CA 90028
APN: 5546-007-024
Bedrooms: Bathrooms:
Square Feet: 4,340 SF Lot Size: 2,433 SF
Year Built: 1927 Garage:

RAKOOBIAN RICHARD W TR ET AL RAKOOBIAN C
1604 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-007-017
Bedrooms: Bathrooms:
Square Feet: 6,995 SF Lot Size: 6,996 SF
Year Built: 1994 Garage: L

MOUSEBUTT HOLDINGS LLC
1635 N CAHUENGA BLVD
LOS ANGELES CA 90028
APN: 5546-007-028
Bedrooms: Bathrooms:
Square Feet: 38,665 SF Lot Size: 15,757 SF
Year Built: Garage: L

HARRISON REALTY INVESTMENT LLC
1553 N CAHUENGA BLVD
LOS ANGELES CA 90028
APN: 5546-013-028
Bedrooms: Bathrooms:
Square Feet: 5,880 SF Lot Size: 6,011 SF
Year Built: 1926 Garage:

MICHAELSON RONALD E CO TR; COWELL MICHAELSON FAMILY TRUST
6422 SELMA AVE
LOS ANGELES CA 90028
APN: 5546-013-003
Bedrooms: Bathrooms:

Square Feet: 16,280 SF
Year Built: 1939

Lot Size: 16,282 SF
Garage: L

Square Feet: 6,486 SF
Year Built: 1909

Lot Size: 6,622 SF
Garage:

6430 SELMA LLC,
1556 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-013-038
Bedrooms:
Square Feet: 4,320 SF
Year Built: 2008

Bathrooms:
Lot Size:
Garage:

EXHIBIT 9

This page is part of your document - DO NOT DISCARD

20171462987

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

12/18/17 AT 08:00AM

Pages:
0004

FEES:	48.00
TAXES:	128,800.00
OTHER:	0.00
PAID:	128,848.00

PCOR SURCHARGE $20.00

LEADSHEET

201712180140049

00014665951

008792881

SEQ:
14

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

T72

E4308070

CHICAGO TITLE COMPANY
COMMERCIAL DIVISION

12/18/2017
20171462987

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Hollywood Citizen News LLC
100 Wilshire Boulevard, Suite 650
Santa Monica, California 90401
Attn: Paul Fuhrman, President

APN No(s).: 5547-017-043 (formerly 5547-017-030)

(Above Space For Recorder's Use Only)

THE UNDERSIGNED GRANTOR(s) DECLARE(s):
DOCUMENTARY TRANSFER TAX is $ 25,300.00 . CITY TAX $ 103,500.00 .
☒ Computed on full value of property conveyed, or
☐ Computed on full value less value of liens or encumbrances remaining at time of sale,
☐ Unincorporated area: ☒ City of LOS ANGELES .

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SE EDINGER, LLC, a Delaware limited liability company, hereby GRANTS to HOLLYWOOD CITIZEN NEWS, LLC, a Delaware limited liability company, that certain real property which is more particularly described on Exhibit "A" which is attached hereto.

This conveyance is made and accepted subject to all real property taxes and assessments that are not yet delinquent, unrecorded leases, all matters of record, and all matters that would be reflected on an accurate survey or shown by a physical inspection of the Property, as of the date hereof.

(No further text on this page)

55155-149

11973446.2

Mail Tax Statement as Directed Above

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on Sept. 25, 2017.

"GRANTOR"

SE EDINGER, LLC,
a Delaware limited liability company

By: Bruce H. Rothman
Name: Bruce H. Rothman
Title: Authorized Signator

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On September 25th, 2017, before me, JACOB RICHARD TROPILA, a Notary Public, personally appeared BRUCE H. ROTHMAN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jacob Richard Tropila

JACOB RICHARD TROPILA
Notary Public - California
Los Angeles County
Commission # 2194074
My Comm. Expires Apr 27, 2021

Exhibit A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 2, 3 AND 4 OF THE H. J. WHITLEY TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5547-017-043 FORMERLY 5547-017-030

Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

17-B58359

FILED

In the office of the Secretary of State
of the State of California

NOV 28, 2017

This Space For Office Use Only

IMPORTANT — Read instructions **before completing this form.**

Filing Fee – $20.00

Copy Fees – First page $1.00; each attachment page $0.50;
Certification Fee - $5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

HOLLYWOOD CITIZEN NEWS HOLDING, LLC

2. 12-Digit Secretary of State File Number	3. State, Foreign Country or Place of Organization (only if formed outside of California)
201710710157	CALIFORNIA

4. Business Addresses

	City (no abbreviations)	State	Zip Code
a. Street Address of Principal Office - Do not list a P.O. Box 1605 N Cahuenga Blvd	Los Angeles	CA	90028
b. Mailing Address of LLC, **if different than item 4a** 1605 N Cahuenga Blvd	Los Angeles	CA	90028
c. Street Address of **California** Office, if Item 4a is not in California - Do not list a P.O. Box 1605 N Cahuenga Blvd	Los Angeles	**CA**	90028

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
Grant		King	

b. Entity Name - Do not complete Item 5a

c. Address	City (no abbreviations)	State	Zip Code
1605 N Cahuenga Blvd	Los Angeles	CA	90028

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)	Middle Name	Last Name	Suffix

b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box**	City (no abbreviations)	State	Zip Code
		CA	

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

CAPITOL CORPORATE SERVICES, INC. (C1990324)

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company

Construction development

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix

b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

11/28/2017	Grant King	Managing Member	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

Secretary of State
Articles of Organization
Limited Liability Company (LLC)

LLC-1

201808910333

IMPORTANT — Read Instructions before completing this form.

Filing Fee – **$70.00**

Copy Fees – First page $1.00; each attachment page $0.50; Certification Fee - $5.00

Note: LLCs may have to pay minimum $800 tax to the California Franchise Tax Board each year. For more information, go to *https://www.ftb.ca.gov.*

FILED
Secretary of State
State of California
MAR 16 2018

This Space For Office Use Only

1. Limited Liability Company Name (See Instructions – Must contain an LLC ending such as LLC or L.L.C. "LLC" will be added, if not included.)

Hollywood Citizen News Operating Company LLC

2. Business Addresses

a. Initial Street Address of Designated Office in California - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
1605 N. Cahuenga Blvd	Los Angeles	CA	90028
b. Initial Mailing Address of LLC, if different than Item 2a	City (no abbreviations)	State	Zip Code

3. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL – Complete Items 3a and 3b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix

b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
		CA	

CORPORATION – Complete Item 3c. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 3a or 3b

Capitol Corporate Services, Inc. #C1990324

4. Management (Select **only** one box)

The LLC will be managed by:

☐ One Manager ☐ More than One Manager ☑ All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. The information contained herein, including in any attachments, is true and correct.

Organizer sign here

Grant King
Print your name here

Secretary of State
Articles of Organization
Limited Liability Company (LLC)

LLC-1

201710710134

FILED
Secretary of State
State of California
APR 14 2017

IMPORTANT — Read Instructions before completing this form.

Filing Fee - $70.00

Copy Fees - First plain copy free; Additional copies: First page $1.00 & .50 for each attachment page; Certification Fee - $5.00

Important! LLCs may have to pay an annual minimum $800 tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

ICC

This Space For Office Use Only

1. Limited Liability Company Name (See Instructions – Must contain an LLC ending such as LLC or L.L.C. "LLC" will be added, if not included.)

HOLLYWOOD CITIZEN NEWS MANAGER, LLC

2. Business Addresses

a. Initial Street Address of Designated Office in California - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
1605 N CAHUENGA BOULEVARD	LOS ANGELES	CA	90028
b. Initial Mailing Address of LLC, if different than item 2a	**City (no abbreviations)**	**State**	**Zip Code**

3. Agent for Service of Process

Item 3a and 3b: If naming an **individual**, the agent must reside in California and Item 3a and 3b must be completed with the agent's name and complete California street address.

Item 3c: If naming a California Registered **Corporate Agent**, a current agent registration certificate must be on file with the California Secretary of State and Item 3c must be completed (leave Item 3a-3b blank).

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix

b. Street Address (if agent is not a corporation) - Do not list a P.O. Box	*City (no abbreviations)*	State	Zip Code
		CA	

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 3a or 3b

Capitol Corporate Services, Inc. #C1990324

4. Management (Select **only** one box)

The LLC will be managed by:

☑ One Manager ☐ More than One Manager ☐ All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. The Information contained herein, including in any attachments, is true and correct.

Organizer sign here

GRANT KING

Print your name here

201710700008

LP-1	Certificate of Limited Partnership (LP)

To form a limited partnership in California, you can fill out this form, and submit for filing along with:

- A **$70** filing fee.
- A separate, non-refundable **$15** service fee also must be included, if you drop off the completed form or document.

Important! LPs in California may have to pay a minimum $800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

Note: *Before submitting the completed form*, you should consult with a private attorney for advice about your specific business needs.

FILED
Secretary of State
State of California
APR 14 2017

lcc

This Space For Office Use Only

For questions about this form, go to *www.sos.ca.gov/business/be/filing-tips.htm.*

LP Name

① HOLLYWOOD CITIZEN NEWS LENDER, LP

Proposed LP Name

The name **must** end with: "Limited Partnership," "LP," or "L.P.," and may not contain "bank," "insurance," "trust," "trustee," "incorporated," "inc.," "corporation," or "corp." For general entity name requirements and restrictions, go to www.sos.ca.gov/business/be/name-availability.htm.

LP Addresses

② a. 1605 N CAHUENGA BLVD | LOS ANGELES | CA | 90028
Initial Street Address of Designated Office in CA | *City (no abbreviations)* | *State* | *Zip*

b. _____
Initial Mailing Address of LP, if different from 2a | *City (no abbreviations)* | *State* | *Zip*

Service of Process (List a California resident or an active 1505 corporation in California that agrees to be your initial agent to accept service of process in case your LP is sued. You may list any adult who lives in California. You may **not** list an LP as the agent. **Do not** list an address if the agent is a 1505 corporation.)

③ a. Capitol Corporate Services, Inc. C1990324
Agent's Name

b. _____ | CA
*Agent's Street Address (If agent is **not** a corporation)* | *City (no abbreviations)* | *State* | *Zip*

General Partners (List the name and address of each general partner. Attach additional pages, if necessary.)

④ a. GRANT KING | 1605 N CAHUENGA BLVD | LOS ANGELES | CA | 90028
General Partner's Name | *Address* | *City (no abbreviations)* | *State* | *Zip*

b. _____
General Partner's Name | *Address* | *City (no abbreviations)* | *State* | *Zip*

Read and sign below: This form must be signed by all of the general partners listed in Item 4. If a trust, association, attorney-in-fact, or any other person is signing, go to www.sos.ca.gov/business/be/filing-tips.htm for more information. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are part of this certificate. Signing this document affirms under penalty of perjury that the stated facts are true.

▶ _____ GRANT KING
General Partner - Sign here | *Print your name here*

▶ _____ _____
General Partner - Sign here | *Print your name here*

Make check/money order payable to: **Secretary of State**
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a $5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944225
Sacramento, CA 94244-2250

Drop-Off
Secretary of State
1500 11th Street., 3rd Floor
Sacramento, CA 95814

Secretary of State
Articles of Organization
Limited Liability Company (LLC)

LLC-1

201710710157

FILED
Secretary of State
State of California
APR 14 2017

IMPORTANT — Read Instructions before completing this form.

Filing Fee - $70.00

Copy Fees - First plain copy free; Additional copies: First page $1.00 & .50 for each attachment page; Certification Fee - $5.00

Important! LLCs may have to pay an annual minimum $800 tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

1 CC

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1. Limited Liability Company Name (See Instructions – Must contain an LLC ending such as LLC or L.L.C. "LLC" will be added, if not included.)

HOLLYWOOD CITIZEN NEWS HOLDING, LLC

2. Business Addresses

a. Initial Street Address of Designated Office in California - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
1605 N CAHUENGA BOULEVARD	LOS ANGELES	CA	90028
b. Initial Mailing Address of LLC, if different than item 2a	City (no abbreviations)	State	Zip Code

3. Agent for Service of Process

Item 3a and 3b: If naming an individual, the agent must reside in California and Item 3a and 3b must be completed with the agent's name and complete California street address.

Item 3c: If naming a California Registered Corporate Agent, a current agent registration certificate must be on file with the California Secretary of State and Item 3c must be completed (leave Item 3a-3b blank).

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix

b. Street Address (if agent is not a corporation) - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
		CA	

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 3a or 3b

Capitol Corporate Services, Inc. #C1990324

4. Management (Select **only** one box)

The LLC will be managed by:

☑ One Manager ☐ More than One Manager ☐ All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. The Information contained herein, including in any attachments, is true and correct.

Organizer sign here

GRANT KING

Print your name here

Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

18-C56873

FILED

In the office of the Secretary of State
of the State of California

JUL 31, 2018

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IMPORTANT — Read instructions **before completing this form.**

Filing Fee – $20.00

Copy Fees – First page $1.00; each attachment page $0.50;
Certification Fee - $5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

HOLLYWOOD CITIZEN NEWS LLC

2. 12-Digit Secretary of State File Number	**3. State, Foreign Country or Place of Organization** (only if formed outside of California)
201620710213	DELAWARE

4. Business Addresses

	City (no abbreviations)	State	Zip Code
a. Street Address of Principal Office - Do not list a P.O. Box 100 Wilshire Blvd Ste 650	Santa Monica	CA	90401
b. Mailing Address of LLC, **if different than item 4a** 100 Wilshire Blvd Ste 650	Santa Monica	CA	90401
c. Street Address of **California** Office, if Item 4a is not in California - Do not list a P.O. Box 100 Wilshire Blvd Ste 650	Santa Monica	**CA**	90401

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix

b. Entity Name - Do not complete Item 5a
Miramar Capital Advisors, LLC

c. Address	City (no abbreviations)	State	Zip Code
100 Wilshire Blvd Ste 650	Santa Monica	CA	90401

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)	Middle Name	Last Name	Suffix

b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box**	City (no abbreviations)	State	Zip Code
		CA	

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b
BUSINESS FILINGS INCORPORATED (C2113485)

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
real estate investment management

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix

b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

07/31/2018	Nicole Glanville	Senior Vice President	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

16-456141

Secretary of State
Statement of Information
(Limited Liability Company)

129

LLC-12

FILED
Secretary of State
State of California

AUG 04 2016

IMPORTANT — Read instructions before completing this form.

Filing Fee - $20.00

Copy Fees - Face Page $1.00 & .50 for each attachment page,
Certification Fee - $5.00

21|20|PC
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1. Limited Liability Company Name
Hollywood Citizen News LLC

2. 12-Digit Secretary of State File Number
201620710213

3. State or Place of Organization (only if formed outside of California)
Delaware

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
1605 N. Cahuenga Blvd.	Los Angeles	CA	90028
b. Mailing Address of LLC, **if different than item 4a**	City (no abbreviations)	State	Zip Code
c. Street Address of **California** Office, if Item 4a is not in California - Do not list a P.O Box	City (no abbreviations)	State	Zip Code
		CA	

5. Manager(s) or Member(s) If no ***managers*** have been appointed or elected, provide the name and address of each ***member***. At least one name and address must be listed. Attach additional pages, if necessary.

a. First Name	Middle Name	Last Name	Suffix
Hollywood International Regional Center, LLC			
b. Address	City (no abbreviations)	State	Zip Code
1605 N. Cahuenga Blvd.	Los Angeles	CA	90025

6. Agent for Service of Process **Item 6a and 6b:** If the agent is an **individual**, the agent must reside in California and Item 6a and 6b must be completed with the agent's name and California address. **Item 6c:** If the agent is a California Registered **Corporate Agent**, a current agent registration certificate must be on file with the California Secretary of State and Item 6c must be completed (leave Item 6a-6b blank).

a. California Agent's First Name (if agent is **not** a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - **Do not list a P.O. Box**	City (no abbreviations)	State	Zip Code
		CA	
c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete item 6a or 6b			
Business Filings Incorporated (C2113485)			

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
Real estate.

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. The information contained herein, including any attachments, is true and correct.

7/20/16	Richard Heyman, as Manager of Five Chairs Holdings, LLC, Manager of Hollywood International Regional Center, LLC	Member	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name: M. Guy Maisnik, Esq.
Company: Jeffer Mangels Butler & Mitchell LLP
Address: 1900 Avenue of the Stars, 7th Floor
City/State/Zip: Los Angeles, CA 90067

LLC-5	**Application to Register a Foreign Limited Liability Company (LLC)**

201620710213

To register in California an LLC from another state, country or other place, fill out this form, and submit for filing along with:

- A **$70** filing fee, and
- A certificate of good standing, issued within the last six (6) months by the agency where the LLC was formed.
- A separate, non-refundable **$15** service fee also must be included, if you **drop off** the completed form.

Important! LLCs in California may have to pay a minimum $800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

Registered LLCs cannot provide in California "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

FILED
Secretary of State
State of California
JUL 18 2016

lcc

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For questions about this form, go to *www.sos.ca.gov/business/be/filing-tips.htm*

LLC Name to be used for this LLC in California

① a. Hollywood Citizen News LLC
LLC Name — List the LLC name you use **now** (exactly as listed on your certificate of good standing)

b. _____
Alternate Name — If the LLC name in Item 1a does not comply with California Corporations Code section 17701.08; list an alternate name to be used in California exactly as it is to appear on the records of the California Secretary of State. The alternate name **must** include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and **may not** include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to www.sos.ca.gov/business/be/name-availability.htm.

LLC History

② a. Date your LLC was formed *(MM, DD, YYYY)*: 7/7/2016

b. State, country or other place where your LLC was formed: Delaware

c. Your LLC currently has powers and privileges to conduct business in the state, country or other place listed above.

Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may **not** list an LLC as the agent. **Do not** list an address if the agent is a California registered corporate agent as the agent's address for service of process is already on file.)

③ a. Business Filings Incorporated
Agent's Name

b. _____ CA _____
*Agent's Street Address (if agent is **not** a corporation) - Do not list a P.O. Box* | *City (no abbreviations)* | *State* | *Zip*

If the agent listed above has resigned or cannot be found or served after reasonable attempts, the California Secretary of State will be appointed the agent for service of process for your LLC.

LLC Addresses

④ a. 1605 N. Cahuenga Blvd. | Los Angeles | CA | 90028
Street Address of Principal Executive Office - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

b. 1605 N. Cahuenga Blvd. | Los Angeles | CA | 90028
Street Address of Principal Office in California, if any - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

c. _____
Mailing Address of Principal Executive Office, if different from 4a or 4b | *City (no abbreviations)* | *State* | *Zip*

Read and sign below:

I am authorized to sign this document under the laws of the state, country or other place where this LLC was formed.

▶ _____ Richard Heyman, as Manager of Five Chairs Holdings, LLC, Manager of Hollywood International Regional Center, LLC — Member
Sign here | *Print your name here* | *Your business title*

Make check/money order payable to: **Secretary of State**

Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a $5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944228
Sacramento, CA 94244-2280

Drop-Off
Secretary of State
1500 11th Street., 3rd Floor
Sacramento, CA 95814

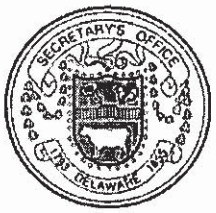
Delaware

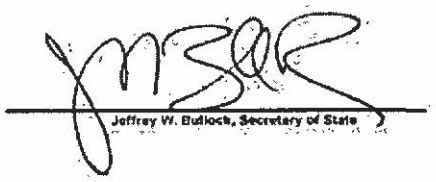
The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "HOLLYWOOD CITIZEN NEWS LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SEVENTH DAY OF JULY, A.D. 2016.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "HOLLYWOOD CITIZEN NEWS LLC" WAS FORMED ON THE SEVENTH DAY OF JULY, A.D. 2016.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL FRANCHISE TAXES HAVE BEEN ASSESSED TO DATE.





6089555 8300

SR# 20164820904

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 202621636

Date: 07-07-16

201620710213

Real Estate Reports

Property:
1545 Wilcox Ave
Los Angeles, CA 90028
APN: 5547-017-043

Data deemed reliable, but not guaranteed.
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Hollywood Citizen News Llc,
1545 Wilcox Ave, Los Angeles, CA 90028

APN: 5547-017-043
Los Angeles County

Owner Information

Primary Owner: **HOLLYWOOD CITIZEN NEWS LLC,**

Secondary Owner:

Mail Address: **100 WILSHIRE BLVD STE 650 SANTA MONICA CA 90401**

Site Address: **1545 WILCOX AVE LOS ANGELES CA 90028**

Assessor Parcel Number: **5547-017-043**

Census Tract: **1907.00**

Housing Tract Number: **2**

Lot Number:

Page Grid: **593-E4**

Legal description: **Tract No: 2 Abbreviated Description: TR#:2 H J WHITLEY TRACT NO 2 LOTS 2, 3 AND 4**

Sale Information

Sale Date: **12/18/2017**

Document #: **17-1462987**

Sale Amount: **$23,000,000**

Seller: **SE EDINGER LLC**

Sale Type:

Cost/SF: **$439**

Assessment & Tax Information

Assessed Value: **$10,990,382**

Land Value: **$4,351,881**

Imp. Value: **$6,638,501**

Homeowner Exemption:

% Improvement: **60.4%**

Tax Amount: **$139,334.00**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **0-200**

Tax Account ID:

Property Characteristics

Bedrooms:

Year Built: **1930**

Pool:

Bathrooms:

Square Feet: **52,342 SF**

Lot Size:

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms:

Garage:

Fire Place:

Property Type: **Commercial Office**

Building Style:

Owner Exclusions:

Use Code: **Office Bldg (General)**

Zoning: **LAC4**

Hollywood Citizen News Llc,
1545 Wilcox Ave, Los Angeles, CA 90028

APN: 5547-017-043
Los Angeles County

Mortgage Assignment

Recording Date: **12/19/2017**
Loan Amount: **$21,314,000**
Original Lender: **CITIZEN SL NT-II LLC**
Borrowers Name: **HOLLYWOOD CITIZEN NEWS LLC**
Origination Recording Date: **12/18/2017**
Assignor Name: **CITIZEN SL NT-II, LLC**

Document #: **17-1467327 BK-PG -**
Document Type: **Assignment Of Mortgage**
Origination Doc #: **17-1462989 BK-PG -**
Effective Date: **11/30/2017**
Assignee Name: **MS LOAN NT-II, LLC**

Mortgage Record

Recording Date: **12/18/2017**
Loan Amount: **$21,314,000**
TD Due Date:
Interest Rate:
Lender Name: **CITIZEN SL NT-II LLC**
Lender Type: **Other**
Borrowers Name: **HOLLYWOOD CITIZEN NEWS LLC**
Vesting:

Document #: **17-1462989 BK-PG -**
Loan Type: **Commercial Loan**
Type of Financing:

Prior Transfer

Recording Date: **12/18/2017**
Price: **$23,000,000**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **HOLLYWOOD CITIZEN NEWS LLC**
Buyer Vesting:
Seller Name: **SE EDINGER LLC**
Legal description: **Lot: 2-4 Tract No: 2 Map Ref: MB2 PG31**
City/Muni/Twp: **LOS ANGELES**

Document #: **17-1462987 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Sales Price Rounded From Tax**
Interest Rate:

Mortgage Record

Recording Date: **08/09/2016**
Loan Amount: **$9,700,000**
TD Due Date:
Interest Rate:
Lender Name: **OPUS BANK**
Lender Type: **Bank**
Borrowers Name: **SE EDINGER LLC**
Vesting:

Document #: **16-0935691 BK-PG -**
Loan Type: **Commercial Loan**
Type of Financing:

Mortgage Record

Recording Date: **06/14/2002**
Loan Amount: **$256,000**
TD Due Date:
Interest Rate:
Lender Name: **UNITED COMMERCIAL BANK**
Lender Type: **Bank**
Borrowers Name: **BUNGE, JOSE; SCHMITT, HUGO**
Vesting: **Tenants In Common**

Document #: **02-1361043 BK-PG -**
Loan Type: **Commercial Loan**
Type of Financing: **Variable**

Mortgage Record

Recording Date: **06/14/2002**
Loan Amount: **$4,160,000**
TD Due Date:
Interest Rate:
Lender Name: **UNITED COMMERCIAL BANK**
Lender Type: **Bank**
Borrowers Name: **BUNGE, JOSE; SCHMITT, HUGO**
Vesting: **Tenants In Common**

Document #: **02-1361040 BK-PG -**
Loan Type: **Commercial Loan**
Type of Financing: **Variable**

Mortgage Record

Recording Date: **06/13/2002**
Loan Amount: **$256,000**
TD Due Date:
Interest Rate:
Lender Name:
Lender Type:
Borrowers Name: **BUNGE, JOSE; SCHMITT, HUGO**
Vesting: **Tenants In Common**

Document #:
Loan Type:
Type of Financing:

Mortgage Record

Recording Date: **06/13/2002**
Loan Amount: **$4,160,000**
TD Due Date:
Interest Rate:
Lender Name: **UNITED COMMERCIAL BANK**
Lender Type: **Bank**
Borrowers Name: **BUNGE, JOSE; SCHMITT, HUGO**
Vesting: **Tenants In Common**

Document #: **02-1343969 BK-PG -**
Loan Type: **Commercial Loan**
Type of Financing:

Prior Transfer

Recording Date: **06/13/2002**
Price: **$6,400,000**
Multiple Parcels Involved In This Transaction
First TD: **$4,160,000**

Document #: **02-1343968 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Price Unconfirmed**

Mortgage Doc #: **02-1343969**
Interest Rate:
Lender Name: **UNITED COMMERCIAL BANK**
Buyer Name: **BUNGE, JOSE; SCHMITT, HUGO**
Buyer Vesting: **Tenants In Common**
Seller Name: **ACCORD/NEW LLC**
Legal description: **Lot: 2-4&7 Map Ref: MB2 PG31**
Abbreviated Description: **WEST48 FT E144 FT N144 FT LOT7 E96.00 FT N144.00 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Mortgage Record

Recording Date: **01/30/2002**
Document #: **02-0231350 BK-PG -**
Loan Amount: **$4,200,000**
Loan Type: **Commercial Loan**
TD Due Date: **02/01/2007**
Type of Financing:
Interest Rate:
Lender Name: **TELESIS COMMUNITY CREDIT UNION**
Lender Type: **Credit Union**
Borrowers Name: **ACCORDVIEW LLC**
Vesting:

Prior Transfer

Recording Date: **09/21/2001**
Document #: **01-1796679 BK-PG -**
Price: **N/A**
Document Type: **Grant Deed**
First TD: **N/A**
Type of Sale: **Price As "0", "None", "No Consideration"**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **ACCORD/NEW LLC**
Buyer Vesting:
Seller Name: **KLS FIRST LLC**
Legal description: **Lot: 2-4&7 Tract No: 2 Map Ref: MB2 PG31**
Abbreviated Description: **EAST96.00 FT N144.00 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **09/21/2001**
Document #: **01-1796678 BK-PG -**
Price: **N/A**
Document Type: **Grant Deed**
First TD: **N/A**
Type of Sale: **Price As "0", "None", "No Consideration"**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **ACCORD/NEW LLC**
Buyer Vesting:
Seller Name: **JGM FIRST LLC**
Legal description: **Lot: 2-4&7 Tract No: 2 Map Ref: MB2 PG31**
Abbreviated Description: **EAST96.00 FT N144.00 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **09/21/2001**
Price: **N/A**
First TD: **N/A**

Document #: **01-1796677 BK-PG -**
Document Type: **Quit Claim Deed**
Type of Sale: **Price As "0", "None", "No Consideration"**

Mortgage Doc #:
Lender Name:
Buyer Name: **ACCORD/NEW LLC**
Buyer Vesting:
Seller Name: **STERNBAUM, PEGGY HANNAMAN**
Legal description: **Lot: 2-4&7 Tract No: 2 Map Ref: MB2 PG31**
Abbreviated Description: **EAST96.00 FT N144.00 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Interest Rate:

Prior Transfer

Recording Date: **09/21/2001**
Price: **N/A**
First TD: **N/A**

Document #: **01-1796676 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Price As "0", "None", "No Consideration"**

Mortgage Doc #:
Lender Name:
Buyer Name: **ACCORD/NEW LLC**
Buyer Vesting:
Seller Name: **STERNBAUM, KARL LOUIS**
Legal description: **Lot: 2-4&7 Tract No: 2 Map Ref: MB2 PG31**
Abbreviated Description: **EAST96.00 FT N144.00 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Interest Rate:

Prior Transfer

Recording Date: **09/21/2001**
Price: **N/A**
First TD: **N/A**

Document #: **01-1796675 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Price As "0", "None", "No Consideration"**

Mortgage Doc #:
Lender Name:
Buyer Name: **ACCORD/NEW LLC**
Buyer Vesting:
Seller Name: **MANSOUR, JOSEPH GEORGE**
Legal description: **Lot: 2-4&7 Tract No: 2 Map Ref: MB2 PG31**
Abbreviated Description: **EAST96.00 FT N144.00 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Interest Rate:

Prior Transfer

Recording Date: **09/21/2001**
Price: **N/A**
First TD: **N/A**

Document #: **01-1796674 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Price As "0", "None", "No Consideration"**

Mortgage Doc #:
Lender Name:
Buyer Name: **MANSOUR, JOSEPH GEORGE; STERNBAUM, KARL LOUIS**
Buyer Vesting: **Tenants In Common**
Seller Name: **ACCORD/HOL LLC**

Interest Rate:

Legal description: **Lot: 2-4&7 Tract No: 2 Map Ref: MB2 PG31**
Abbreviated Description: **EAST96.00 FT N144.00 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **09/21/2001**
Price: **N/A**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **ACCORD/HOL LLC**
Buyer Vesting:
Seller Name: **MRF HOLLYWOOD NEWS LP**
Legal description: **Lot: 2-4&7 Tract No: 2 Map Ref: MB2 PG31**
Abbreviated Description: **EAST96.00 FT N144.00 FT LOT7**
City/Muni/Twp: **LOS ANGELES**

Document #: **01-1796673 BK-PG -**
Document Type: **Grant Deed**
Type of Sale:
Interest Rate:

Mortgage Record

Recording Date: **12/30/1997**
Loan Amount: **$1,000,000**
TD Due Date:
Interest Rate:
Lender Name:
Lender Type:
Borrowers Name: **MRF HOLLYWOOD NEWS LP**
Vesting:

Document #:
Loan Type:
Type of Financing:

Mortgage Record

Recording Date: **12/30/1997**
Loan Amount: **$1,000,000**
TD Due Date:
Interest Rate:
Lender Name: **DAVIS PROPERTIES**
Lender Type: **Other**
Borrowers Name: **MRF HOLLYWOOD NEWS LP**
Vesting:

Document #:
Loan Type: **Commercial Loan**
Type of Financing:

Prior Transfer

Recording Date: **12/30/1997**
Price: **N/A**
Multiple Parcels Involved In This Transaction
First TD: **$1,000,000**
Mortgage Doc #:
Lender Name: **DAVIS PROPERTIES**
Buyer Name: **MRF HOLLYWOOD NEWS LP**
Buyer Vesting:
Seller Name: **SELMA WILCOX LLC**

Document #: **97-2037990 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Price Not Disclosed**
Interest Rate:

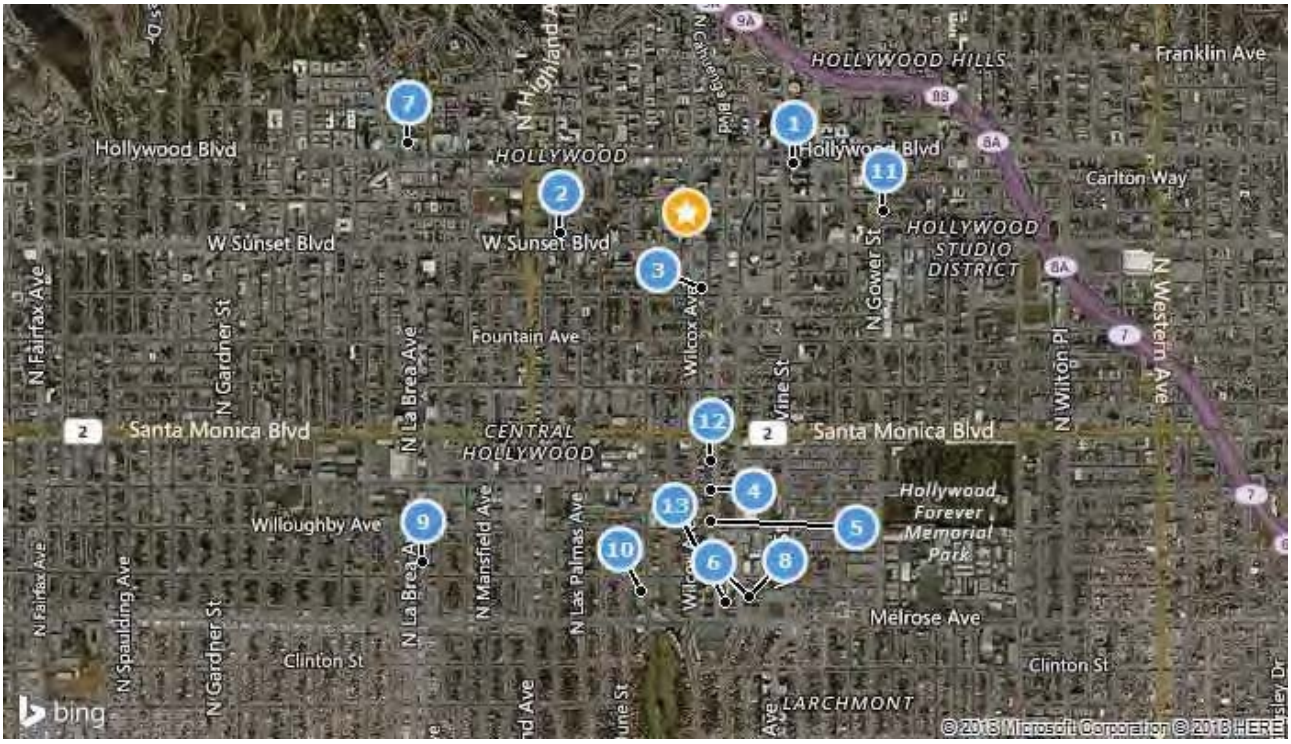
Legal description:

Abbreviated Description: **H J WHITLEY TRACT NO 2 LOTS 2,3 AND LOT 4**

City/Muni/Twp: **LOS ANGELES**

Hollywood Citizen News Llc,
1545 Wilcox Ave, Los Angeles, CA 90028

APN: 5547-017-043
Los Angeles County



Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	**12/18/2017**	**$23,000,000**	**$439**	**52,342**	**//**	**1930**			
1	1680 VINE ST	06/11/2018	$700,000	$5	120,093	//	1924	18,032 SF		.32 Mi.
2	6725 W SUNSET BLVD	06/01/2018	$16,750,000	$221	75,693	//	1963	40,489 SF		.34 Mi.
3	6507 DE LONGPRE AVE	05/08/2018	$4,100,000	$949	4,320	//	1948	7,199 SF		.21 Mi.
4	953 COLE AVE	02/23/2018	$2,600,000	$984	2,640	//	1961	6,307 SF		.74 Mi.
5	905 COLE AVE	02/02/2018	$3,640,000	$728	5,000	//	1966	6,162 SF		.83 Mi.
6	738 N CAHUENGA BLVD	01/12/2018	$6,500,000	$674	9,638	//	1983	9,296 SF		1.04 Mi.
7	7083 HOLLYWOOD BLVD	09/25/2017	$20,600,000	$142	144,195	//	1982	38,328 SF		.77 Mi.
8	738 N CAHUENGA BLVD	09/22/2017	$4,575,000	$474	9,638	//	1983	9,296 SF		1.04 Mi.
9	818 N LA BREA AVE	09/01/2017	$4,000,000	$754	5,304	//	1960	6,163 SF		1.17 Mi.
10	743 SEWARD ST	08/21/2017	$2,575,000	$954	2,697	//	1941	6,576 SF		1.01 Mi.
11	1570 N GOWER ST	07/07/2017	$2,932,000	$757	3,870	//	1918	6,599 SF		.53 Mi.
12	1027 COLE AVE	06/28/2017	$1,450,000	$761	1,904	//	1933	6,308 SF		.67 Mi.
13	726 COLE AVE	03/24/2017	$3,610,000	$468	7,701	//	1989	6,103 SF		1.04 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	**12/18/2017**	**$23,000,000**	**$439**	**52,342**	**//**	**1930**			
1	**1680 VINE ST LOS ANGELES, CA 90028-8804**	**06/11/2018**	**$700,000**	**$5**	**120,093**	**//**	**1924**	**18,032 SF**		**.32 Mi.**

APN: 5546-029-001 Document #: 18-0574232 Document Type:Grant Deed Price Code: R

Property Type: Commercial Office Land Use: Office Bldg (General)

Legal: Lot:1-3 Block:11 Subdivision:HOLLYWOOD MapRef:MB 28 PG 59&60 Abbreviated Description:WESTERLY120FT LOTS1&2&NLY20FT WLY120FT LOT3 City/Muni/Twp:LOS ANGELES

Buyer Name: 1680 CCWR 46 OWNER LLC

Seller Name: TAFT OWNER PARNTERS LLC

2	**6725 W SUNSET BLVD LOS ANGELES, CA 90028-7119**	**06/01/2018**	**$16,750,000**	**$221**	**75,693**	**//**	**1963**	**40,489 SF**		**.34 Mi.**

APN: 5547-020-044 Document #: 18-0546883 Document Type:Grant Deed Price Code: R

Property Type: Commercial Office Land Use: Office Bldg (General)

Legal: Lot:6-8 Block:B Subdivision:THE DAVIDSON TRACT MapRef:MB 5 PG 153 Abbreviated Description:NORTH28.06FT LOT7 City/Muni/Twp:LOS ANGELES

Buyer Name: VBG 6725 SUNSET LLC

Seller Name: CROWN SUNSET ASSOCIATES LLC

3	**6507 DE LONGPRE AVE LOS ANGELES, CA 90028-7802**	**05/08/2018**	**$4,100,000**	**$949**	**4,320**	**//**	**1948**	**7,199 SF**		**.21 Mi.**

APN: 5546-014-016 Document #: 18-0452399 Document Type:Grant Deed Price Code: R

Property Type: Commercial Office Land Use: Office Bldg (General)

Legal: Lot:7 Tract No:2 MapRef:MB 44 PG 57 City/Muni/Twp:LOS ANGELES

Buyer Name: MAEZRA LLC

Seller Name: WEINANDROSES LLC

4	**953 COLE AVE LOS ANGELES, CA 90038-2610**	**02/23/2018**	**$2,600,000**	**$984**	**2,640**	**//**	**1961**	**6,307 SF**		**.74 Mi.**

APN: 5533-021-002 Document #: 18-0180359 Document Type:Grant Deed Price Code: R

Property Type: Commercial Office Land Use: Office Bldg (General)

Legal: Lot:2 Block:B Subdivision:STRONG AND DICKINSONS SOUTH HOLLYWOOD NO 1 MapRef:MB 8 PG 84 City/Muni/Twp:LOS ANGELES

Buyer Name: 953 COLE LLC

Seller Name: FOOTWORK LLC

5	**905 COLE AVE LOS ANGELES, CA 90038-2610**	**02/02/2018**	**$3,640,000**	**$728**	**5,000**	**//**	**1966**	**6,162 SF**		**.83 Mi.**

APN: 5533-021-011 Document #: 18-0113905 Document Type:Grant Deed Price Code: R

Property Type: Commercial Office Land Use: Office Bldg (General)

Legal: Lot:11 Block:B Subdivision:STRONG AND DICKINSONS SOUTH HOLLYWOOD NO 1 MapRef:MB 8 PG 84 City/Muni/Twp:LOS ANGELES

Buyer Name: ANTHONY MEINDL OMNI MEDIA

Seller Name: 905 COLE LLC 905 COLE LLC

6	**738 N CAHUENGA BLVD LOS ANGELES, CA 90038-3702**	**01/12/2018**	**$6,500,000**	**$674**	**9,638**	**//**	**1983**	**9,296 SF**		**1.04 Mi.**

APN: 5533-032-029 Document #: 18-0040067 Document Type:Grant Deed Price Code: R

Property Type: Commercial Office Land Use: Office Bldg (General)

Legal: Lot:5&6 Block:L Subdivision:SENECA HEIGHTS MapRef:MB 16 PG 62 Abbreviated Description:SOUTH30FT LOT5&N10FT S40FT LOT6 City/Muni/Twp:LOS ANGELES

Buyer Name: PENNYWISE HOLDINGS LLC

Seller Name: 738 CAHUENGA LLC

7	**7083 HOLLYWOOD BLVD** **LOS ANGELES, CA 90028-8901**	**09/25/2017**	**$20,600,000**	**$142**	**144,195**	**//**	**1982**	**38,328 SF**	**.77 Mi.**

APN: 5548-002-046 Document #: 17-1092338 Document Type:Grant Deed Price Code: R

Property Type: Commercial Office Land Use: Office Bldg (General)

Legal: Lot:30&31 Subdivision:HOLLYWOOD VISTA TRACT MapRef:MB2 PG80 City/Muni/Twp:LOS ANGELES

Buyer Name: VBG 7083 HOLLYWOOD LLC

Seller Name: 7083 HOLLYWOOD LA OWNER LP

8	**738 N CAHUENGA BLVD** **LOS ANGELES, CA 90038-3702**	**09/22/2017**	**$4,575,000**	**$474**	**9,638**	**//**	**1983**	**9,296 SF**	**1.04 Mi.**

APN: 5533-032-029 Document #: 17-1087650 Document Type:Grant Deed Price Code: R

Property Type: Commercial Office Land Use: Office Bldg (General)

Legal: Lot:5&6 Block:L Subdivision:SENECA HEIGHTS MapRef:MB16 PG72 City/Muni/Twp:LOS ANGELES

Buyer Name: 738 CAHUENGA LLC

Seller Name: SIM, MARGARET

9	**818 N LA BREA AVE** **LOS ANGELES, CA 90038-3341**	**09/01/2017**	**$4,000,000**	**$754**	**5,304**	**//**	**1960**	**6,163 SF**	**1.17 Mi.**

APN: 5525-005-007 Document #: 17-0997457 Document Type:Grant Deed Price Code: R

Property Type: Commercial Office Land Use: Office Bldg (General)

Legal: Lot:9 Tract No:4608 MapRef:MB49 PG64 City/Muni/Twp:LOS ANGELES

Buyer Name: 818 LA BREA INVESTMENT LLC

Seller Name: 818 N LA BREA LLC

10	**743 SEWARD ST** **LOS ANGELES, CA 90038-3503**	**08/21/2017**	**$2,575,000**	**$954**	**2,697**	**//**	**1941**	**6,576 SF**	**1.01 Mi.**

APN: 5533-037-003 Document #: 17-0943952 Document Type:Grant Deed Price Code: R

Property Type: Commercial Office Land Use: Office Bldg (General)

Legal: Lot:16 Tract No:4427 MapRef:MB48 PG65 City/Muni/Twp:LOS ANGELES

Buyer Name: SEWARD PLUS LLC

Seller Name: MESA, WILLIAM

11	**1570 N GOWER ST** **LOS ANGELES, CA 90028-6425**	**07/07/2017**	**$2,932,000**	**$757**	**3,870**	**//**	**1918**	**6,599 SF**	**.53 Mi.**

APN: 5545-008-039 Document #: 17-0759166 Document Type:Grant Deed Price Code: R

Property Type: Commercial Office Land Use: Office Bldg (General)

Legal: Lot:41 Tract No:1229 MapRef:MB18 PG4 City/Muni/Twp:LOS ANGELES

Buyer Name: STUDIO TERRACES LLC

Seller Name: GOWER CAPITAL LLC JJB INVESTMETN PROPERTY LLC

12	**1027 COLE AVE** **LOS ANGELES, CA 90038-2601**	**06/28/2017**	**$1,450,000**	**$761**	**1,904**	**//**	**1933**	**6,308 SF**	**.67 Mi.**

APN: 5533-014-005 Document #: 17-0715468 Document Type:Grant Deed Price Code: R

Property Type: Commercial Office Land Use: Office Bldg (General)

Legal: Lot:9 Block:K Subdivision:STRONG & DICKINSONS SOUTH HOLLYWOOD Tract No:1 MapRef:MB8 PG84 City/Muni/Twp:LOS ANGELES

Buyer Name: RUSCONI, PAUL

Seller Name: LA REINE LLC

13	**726 COLE AVE LOS ANGELES, CA 90038-3606**	**03/24/2017**	**$3,610,000**	**$468**	**7,701**	**//**	**1989**	**6,103 SF**	**1.04 Mi.**

APN: 5533-033-030 Document #: 17-0335213 Document Type:Grant Deed Price Code: R

Property Type: Commercial Office Land Use: Office Bldg (General)

Legal: Lot:7 Block:M Subdivision:SENECA HEIGHTS MapRef:MB16 PG72 City/Muni/Twp:LOS ANGELES

Buyer Name: MMM SPV LLC

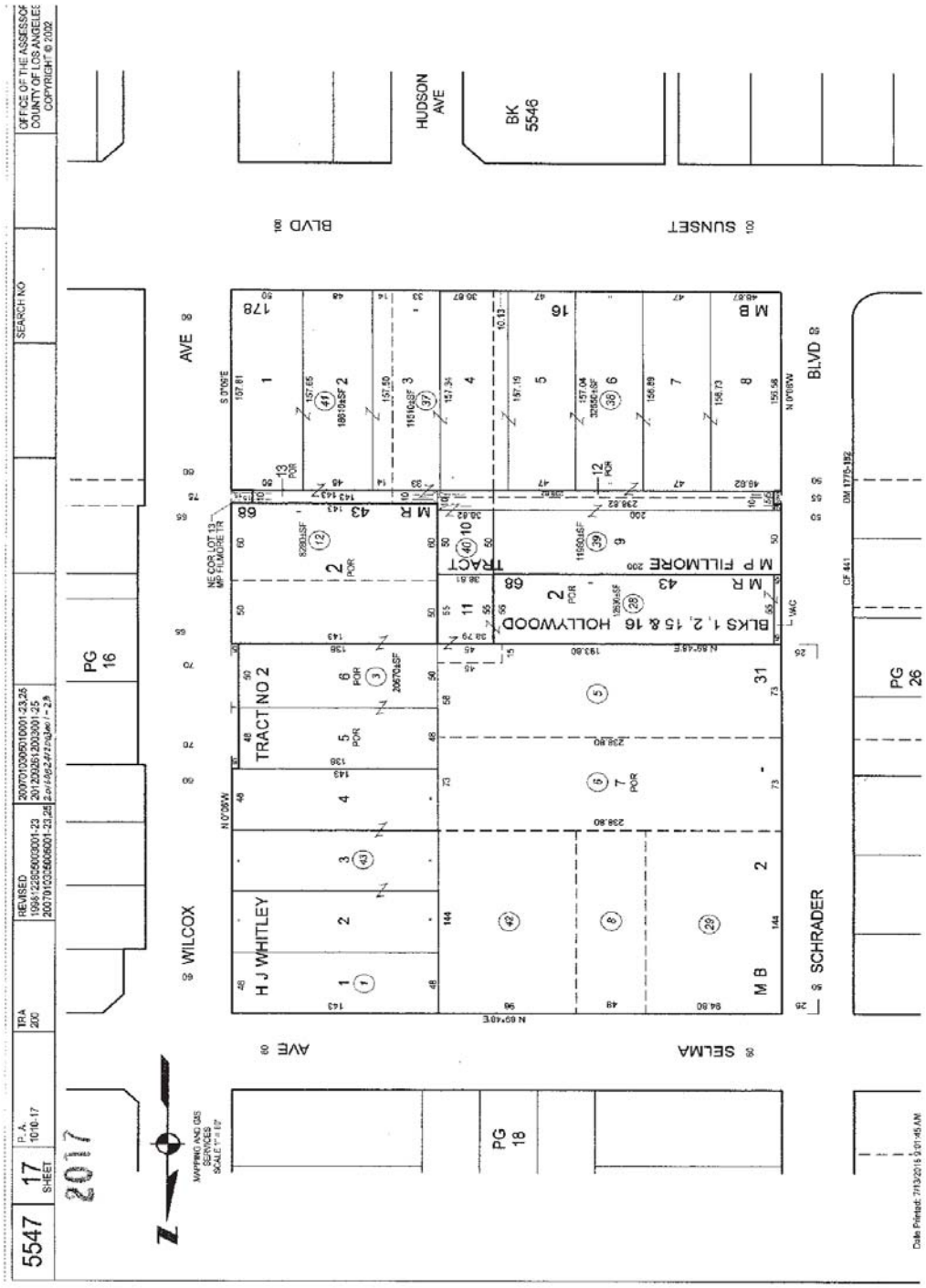
Seller Name: LARCHMONT INVESTMENT PROPERTIES LLC MARCUM, MARK L

Area Sales Analysis

Total Area Sales:	**13**	Median # of Bedrooms:	
Median Lot Size:	**6,599 SF**	Median # of Baths:	
Median Living Area:	**5,304 SF**	Median Year Built:	**1961**
Price Range - 2 Yrs:	**$700,000 To $20,600,000**	Age Range:	**29 Years To 100 Years**
Median Value:	**$3,640,000**	Median Age:	**57 Years**

Assessor Map

Click here to get the map in PDF
Click here to get the map in TIF



Hollywood Citizen News Llc,
1545 Wilcox Ave, Los Angeles, CA 90028

APN: 5547-017-043
Los Angeles County

HOLLYWOOD CITIZEN NEWS LLC,
1545 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-017-043
Bedrooms: Bathrooms:
Square Feet: 52,342 SF Lot Size:
Year Built: 1930 Garage:

MAMA WILCOX LAND LLC
1557 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-017-001
Bedrooms: Bathrooms:
Square Feet: 31,865 SF Lot Size: 6,863 SF
Year Built: 1926 Garage:

6516 TOMMIE HOTEL LLC
6516 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-017-042
Bedrooms: Bathrooms:
Square Feet: Lot Size:
Year Built: Garage:

1541 WILCOX HOTEL LLC
1541 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-017-003
Bedrooms: Bathrooms:
Square Feet: 14,208 SF Lot Size: 20,674 SF
Year Built: 1948 Garage:

6516 TOMMIE HOTEL LLC,
6526 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-017-008
Bedrooms: Bathrooms:
Square Feet: Lot Size: 6,912 SF
Year Built: Garage:

SUNSET LANDMARK INVESTMENT LLC
1540 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-017-006
Bedrooms: Bathrooms:
Square Feet: 10,898 SF Lot Size: 17,431 SF
Year Built: 1927 Garage:

1550 WILCOX OWNER LLC
1550 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-013-002
Bedrooms: Bathrooms:
Square Feet: 35,715 SF Lot Size: 22,900 SF
Year Built: 1925 Garage: L

6430 SELMA LLC,
1556 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-013-038
Bedrooms: Bathrooms:
Square Feet: 4,320 SF Lot Size:
Year Built: 2008 Garage:

SUNSET LANDMARK INVESTMENT LLC
1530 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-017-005
Bedrooms: Bathrooms:
Square Feet: 19,837 SF Lot Size: 16,757 SF
Year Built: 1981 Garage: L

BRUMER CITYWIDE PROPERTY LP
1521 WILCOX AVE
LOS ANGELES CA 90028
APN: 5547-017-012
Bedrooms: Bathrooms:
Square Feet: 11,922 SF Lot Size: 8,607 SF
Year Built: 1923 Garage:

SUNSET LANDMARK INVESTMENT LLC
1522 SCHRADER BLVD
LOS ANGELES CA 90028
APN: 5547-017-028
Bedrooms: Bathrooms:
Square Feet: 13,145 SF Lot Size: 13,848 SF
Year Built: 1981 Garage: L

U S POSTAL SERVICE
6523 SELMA AVE
LOS ANGELES CA 90028
APN: 5547-016-905
Bedrooms: Bathrooms:
Square Feet: Lot Size: 4,400 SF
Year Built: Garage:

6421 SELMA WILCOX HOTEL LLC
1600 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-007-018
Bedrooms: Bathrooms:

LA KRETZ MORTON; LA KRETZ MORTON
1520 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-013-030
Bedrooms: Bathrooms:

Square Feet: 6,230 SF
Lot Size: 6,975 SF
Year Built: 1928
Garage: L

Square Feet: 23,448 SF
Lot Size: 41,480 SF
Year Built: 1969
Garage:

MICHAELSON RONALD E CO TR; COWELL MICHAELSON FAMILY TRUST
6422 SELMA AVE
LOS ANGELES CA 90028
APN: 5546-013-003
Bedrooms:
Bathrooms:
Square Feet: 6,486 SF
Lot Size: 6,622 SF
Year Built: 1909
Garage:

Real Estate Reports

Property:
6421 Selma Ave
Los Angeles, CA 90028
APN: 5546-007-023

Data deemed reliable, but not guaranteed.
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6421 Selma Wilcox Hotel Llc
6421 Selma Ave, Los Angeles, CA 90028

APN: 5546-007-023
Los Angeles County

Owner Information

Primary Owner:	**6421 SELMA WILCOX HOTEL LLC**	Secondary Owner:	
Mail Address:	**319 S ROBERTSON BLVD BEVERLY HILLS CA 90211**	Site Address:	**6421 SELMA AVE LOS ANGELES CA 90028**
Assessor Parcel Number:	**5546-007-023**		
Census Tract:	**1907.00**	Housing Tract Number:	
Lot Number:	**11**	Page Grid:	**593-F4**

Legal description: **Lot: 11 Abbreviated Description: LOT:11 SACKETT TRACT LOT ON N LINE OF SELMA AVECOM W THEREON 61.59 FT FROM SE COR OF LOT 11 TH N 0 08'15" E 70.13 FT TH N 89 54'45"**

Sale Information

Sale Date:	Document #:	Sale Amount: **N/A**
Seller:	Sale Type:	Cost/SF: **N/A**

Assessment & Tax Information

Assessed Value: **$259,600**	Land Value: **$238,561**	Imp. Value: **$21,039**
Homeowner Exemption:	% Improvement: **8.1%**	
Tax Amount: **$27,863.80**	Tax Status: **Current**	Tax Year: **2017**
Tax Rate Area: **0-200**	Tax Account ID:	

Property Characteristics

Bedrooms:	Year Built: **1923**	Pool:	
Bathrooms:	Square Feet: **11,846 SF**	Lot Size: **12,201 SF**	
Partial Baths:	Number of Units: **0**	No of Stories: **1**	
Total Rooms:	Garage:	Fire Place:	
Property Type: **Commercial**		Building Style:	Owner Exclusions:
Use Code: **Restaurant**		Zoning: **LAC4**	

6421 Selma Wilcox Hotel Llc
6421 Selma Ave, Los Angeles, CA 90028

APN: 5546-007-023
Los Angeles County

Mortgage Record

Recording Date: **02/01/2018**
Loan Amount: **$60,600,000**
TD Due Date:
Interest Rate:
Lender Name: **RCP DHH LLC**
Lender Type: **Other**
Borrowers Name: **6421 SELMA RESTUARANT LLC**
Vesting:

Document #: **18-0107446 BK-PG -**
Loan Type: **Commercial Loan**
Type of Financing:

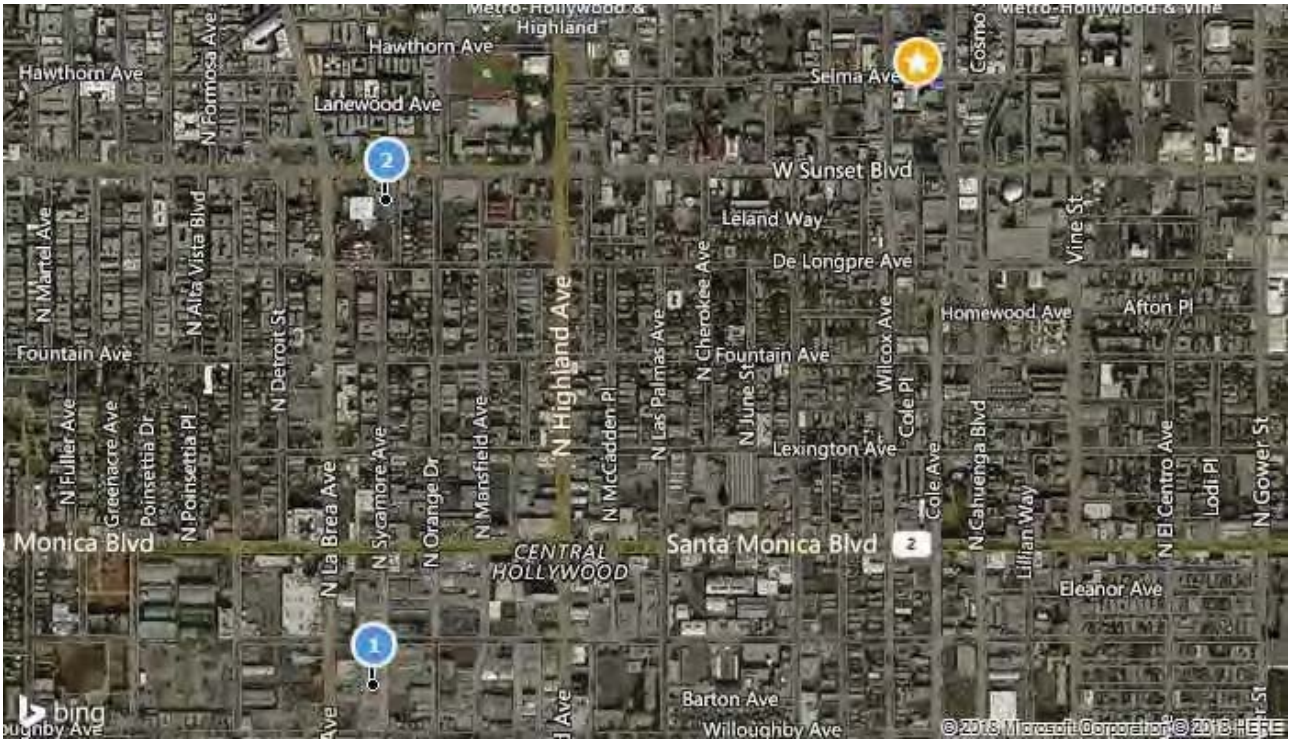
Prior Transfer

Recording Date: **04/22/1997**
Price: **$512,505**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name:
Buyer Vesting:
Seller Name:
Legal description: **Lot: 11**
Abbreviated Description: **SACKETT TRACT LOT ON N LINE OF SELMA AVECOM W THEREON 61.59 FT FROM SE COR OF LOT 11 TH N 0 08'15" E 70.13 FT TH N 89 54'45"**

Document #: **1997-0604243 BK-PG -**
Document Type:
Type of Sale: **Per Assessor Transaction History**
Interest Rate:

6421 Selma Wilcox Hotel Llc
6421 Selma Ave, Los Angeles, CA 90028

APN: 5546-007-023
Los Angeles County



Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	**04/22/1997**	**$512,505**	**$43**	**11,846**	**//**	**1923**	**12,201 SF**		
1	937 N SYCAMORE AVE	11/17/2017	$1,926,000	$42	45,548	//	1929			1.11 Mi.
2	7038 W SUNSET BLVD	10/06/2017	$9,000,000	$342	26,311	//	1940			.74 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	04/22/1997	$512,505	$43	11,846	//	1923	12,201 SF		
1	**937 N SYCAMORE AVE LOS ANGELES, CA 90038-2305**	11/17/2017	$1,926,000	$42	45,548	//	1929			1.11 Mi.

APN: 5531-015-008 Document #: 17-1329424 Document Type:Grant Deed Price Code: R

Property Type: Commercial Land Use: Restaurant

Legal: Lot:17 Tract No:9677 MapRef:MB134 PG15&16 City/Muni/Twp:LOS ANGELES

Buyer Name: 953 N SYCAMORE LA LLC

Seller Name: MOLE RICHARDSON CO LTD MOLE RICHARDSON CO

2	**7038 W SUNSET BLVD LOS ANGELES, CA 90028-7521**	10/06/2017	$9,000,000	$342	26,311	//	1940			.74 Mi.

APN: 5548-017-052 Document #: 17-1151747 Document Type:Grant Deed Price Code: R

Property Type: Commercial Land Use: Restaurant

Legal: Lot:1,2&5-7 Tract No:3890 MapRef:MB39 PG57 City/Muni/Twp:LOS ANGELES

Buyer Name: ROBERTO VALENTINO LLC

Seller Name: CARTIER, CHRISTOPHER PETRELL, DANIELLE

Area Sales Analysis

Total Area Sales: **2**

Median # of Bedrooms:

Median Lot Size:

Median # of Baths:

Median Living Area: **35,930 SF**

Median Year Built: **1934**

Price Range - 2 Yrs: **$1,926,000 To $9,000,000**

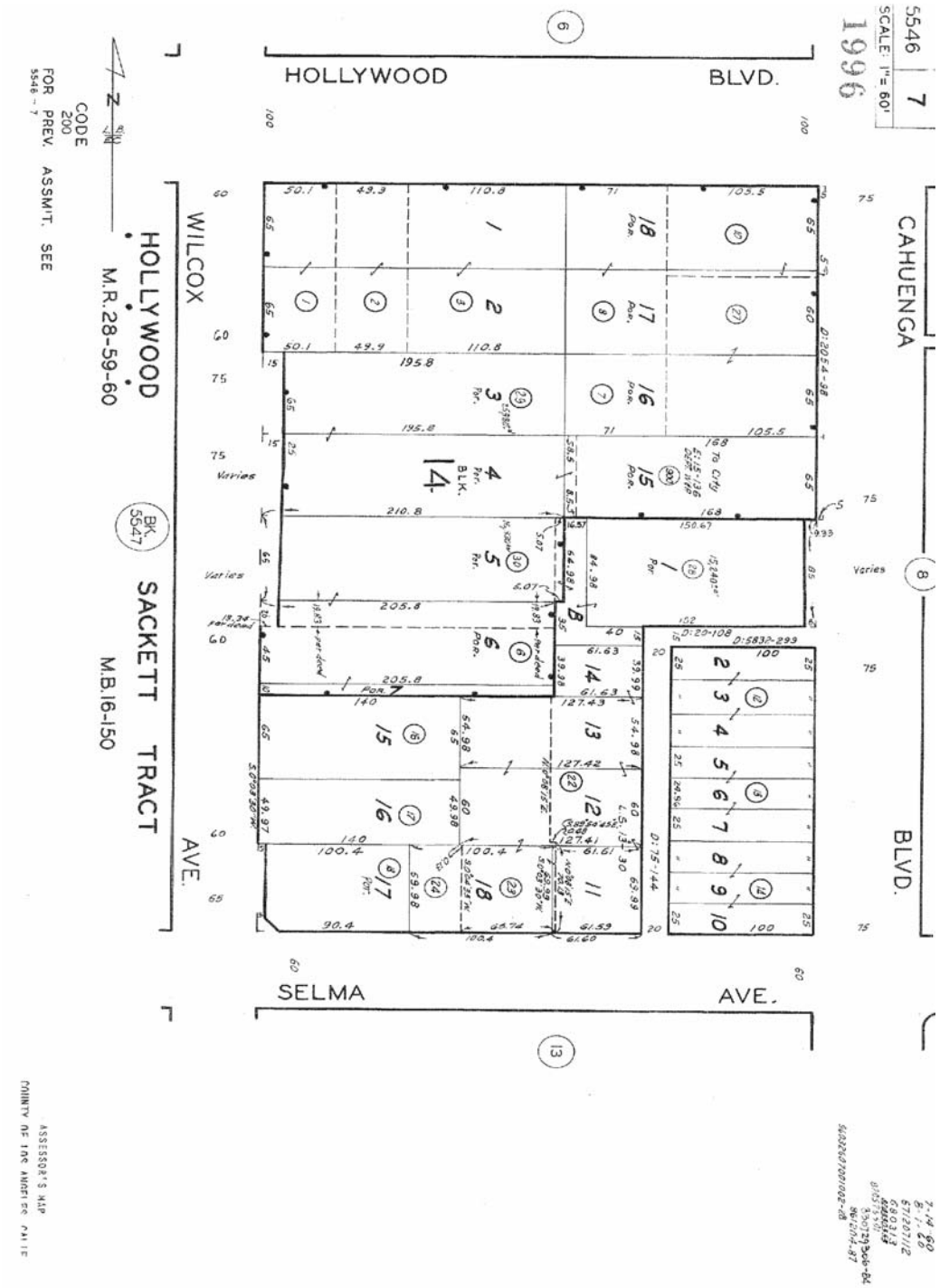
Age Range: **78 Years To 89 Years**

Median Value: **$5,463,000**

Median Age: **84 Years**

Assessor Map

Click here to get the map in PDF
Click here to get the map in TIF



6421 Selma Wilcox Hotel Llc
6421 Selma Ave, Los Angeles, CA 90028

APN: 5546-007-023
Los Angeles County

6421 SELMA WILCOX HOTEL LLC
6421 SELMA AVE
LOS ANGELES CA 90028
APN: 5546-007-023
Bedrooms: Bathrooms:
Square Feet: 11,846 SF Lot Size: 12,201 SF
Year Built: 1923 Garage:

6421 SELMA WILCOX HOTEL LLC
6425 SELMA AVE
LOS ANGELES CA 90028
APN: 5546-007-024
Bedrooms: Bathrooms:
Square Feet: 4,340 SF Lot Size: 2,433 SF
Year Built: 1927 Garage:

RAKOOBIAN RICHARD W TR ET AL RAKOOBIAN C
1610 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-007-016
Bedrooms: Bathrooms:
Square Feet: 9,100 SF Lot Size: 9,100 SF
Year Built: 1994 Garage: L

CFT NV KIM WOOD LLC,
1622 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-007-006
Bedrooms: Bathrooms:
Square Feet: 22,278 SF Lot Size: 11,416 SF
Year Built: 1923 Garage:

WONG ARK W & HOI P
1601 N CAHUENGA BLVD
LOS ANGELES CA 90028
APN: 5546-007-014
Bedrooms: Bathrooms:
Square Feet: 11,940 SF Lot Size: 7,499 SF
Year Built: 1925 Garage:

PRINCETON LEASING LIMITED PTNSP
1624 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-007-030
Bedrooms: Bathrooms:
Square Feet: 16,280 SF Lot Size: 16,282 SF
Year Built: 1939 Garage: L

MOUSEBUTT HOLDINGS LLC
1635 N CAHUENGA BLVD
LOS ANGELES CA 90028
APN: 5546-007-028
Bedrooms: Bathrooms:

6417 SELMA HOLDINGS LLC
6417 SELMA AVE
LOS ANGELES CA 90028
APN: 5546-007-022
Bedrooms: Bathrooms:
Square Feet: 27,776 SF Lot Size: 13,872 SF
Year Built: 1924 Garage:

RAKOOBIAN RICHARD W TR ET AL RAKOOBIAN C
1604 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-007-017
Bedrooms: Bathrooms:
Square Feet: 6,995 SF Lot Size: 6,996 SF
Year Built: 1994 Garage: L

6421 SELMA WILCOX HOTEL LLC
1600 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-007-018
Bedrooms: Bathrooms:
Square Feet: 6,230 SF Lot Size: 6,975 SF
Year Built: 1928 Garage: L

WALK ON SUNET INC
1611 N CAHUENGA BLVD
LOS ANGELES CA 90028
APN: 5546-007-013
Bedrooms: Bathrooms:
Square Feet: 6,632 SF Lot Size: 7,499 SF
Year Built: 1932 Garage:

PATEL R N AND S R TRS; R N PATEL TRUST
1617 N CAHUENGA BLVD
LOS ANGELES CA 90028
APN: 5546-007-012
Bedrooms: Bathrooms:
Square Feet: 15,000 SF Lot Size: 7,500 SF
Year Built: 1922 Garage:

6430 SELMA LLC,
1556 WILCOX AVE
LOS ANGELES CA 90028
APN: 5546-013-038
Bedrooms: Bathrooms:
Square Feet: 4,320 SF Lot Size:
Year Built: 2008 Garage:

MICHAELSON RONALD E CO TR; COWELL MICHAELSON FAMILY TRUST
6422 SELMA AVE
LOS ANGELES CA 90028
APN: 5546-013-003
Bedrooms: Bathrooms:

Square Feet: 38,665 SF
Year Built:

Lot Size: 15,757 SF
Garage: L

Square Feet: 6,486 SF
Year Built: 1909

Lot Size: 6,622 SF
Garage:

HARRISON REALTY INVESTMENT LLC
1553 N CAHUENGA BLVD
LOS ANGELES CA 90028
APN: 5546-013-028
Bedrooms:
Square Feet: 5,880 SF
Year Built: 1926

Bathrooms:
Lot Size: 6,011 SF
Garage: