

**Hollywoodians Encouraging Logical Planning  
H.E.L.P.**

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Friday, October 28, 2016

TO: Los Angeles City Council Members Plum Committee:  
Councilmember Jose Huizar, Councilmember Marqueece Harris-  
Dawson, Councilmember Gil Cedillo, Councilmember Mitchell  
Englander, and Councilmember Curren Price

Date: Continued Hearing - Tuesday, November 1, 2016

RE: Case: VTT 73704, ENV-2015-2618-MND Council File: 16-1048-  
S1 Hermitage at Weddington \* Valley Village

**The Developer, UB Valley Village, LLC, Does not Have Site Control**

Dear Honorable Members PLUM Committee

At the October 25, 2016 PLUM hearing, the issue of the developer's lack of Site Control became an issue. For that reason and others, the matter was continued until Tuesday, November 1, 2016. When this matter was previously raised, the City Attorney advised the Area Planning Commission to ignore the developer's lack of Site Control. The issue is now being addressed.

**1. Developer Needs Site Control to Have his Project Approved**

While developers often begin projects without ownership of all the land, they are supposed to have Site Control. When the City improperly uses Mitigated Negative Declarations rather than Environmental Reviews, the issue of Site Control is often ignored. The false assumption is that the developer will

own the land or at least have clear authority to speak on behalf of all land owners.

**2. The Developer, UB Valley Village, LLC,  
does not have Site Control**

The project would have consisted of three basic segments. Segment #1 is the lot on the west side of Hermitage and just south of Weddington and is 43% of the proposed project. Weddington Street itself would be segment #2 and the Edwards Property at 5303 Hermitage would be segment #3. Together the Weddington Street and Edwards Property are 57% of the would-be project.

Because the developer lacks control of the Edwards Property, any vacation of Weddington Street would be contrary to law. *Keller vs. City of Oakland*, (1921) 54 Cal.App. 169, *Streets & Highways Code*, § 8324 (a) and (b)

**3. Proof that The Developer Does not Have Site Control**

Various people have brought lack of site control to the City's attention, but the City has ignored them. The matter may no longer be evaded. The developer itself has provided proof that it lacks site control and it is highly unlikely to gain site control.

The developer has sued the Edwards Trust and Jennifer Getz, a person who has a pre-existing claim to purchase the Edwards property. Submitted herewith are pertinent sections of UB Valley Village, LLC's lawsuit and the allegations which the developer makes against both the Edwards Trust and Jennifer Getz, establishing that the developer does not have control of the Edwards property. (*UB Valley Village v Edwards Trust, et alia*, LASC case # EC 065734. First Amended Complaint filed October 11, 2016)

The PLUM Committee should note that *the developer* filed this lawsuit. The lawsuit is not a ploy by some third party to slow down the project. Furthermore, since the developer itself has made the allegations that it does not have Site Control, the Courts and the **City have to accept those allegations as true.** (*Alcorn v. Ambro Engineering, Inc.* (1970) 2 Cal. 3d 493, 496 [86 Cal. Rptr. 88, 468 P.2d 216].)

The very fact that the developer has sued both Edwards Trust and Jennifer Getz vitiates any representation that the developer has Site Control. Because the developer has no control over the Edwards Property, it has no basis for the street vacation or merger of Weddington Street. A merger would deprive the Edwards property of access to its driveway and walking access to its various units.

#### **4. The Developer Produced Papers Which Showed That it Has No Legal Claim to the Edwards Property**

Ironically, in bringing its lawsuit, the developer itself produced the sales contract and escrow agreement on which it bases its entire claim to the Edwards Property. An inspection of this document, which heretofore had not been made public, shows that a non-registered LLC, Urban Blox, attempted to purchase land from Edwards Trust.<sup>1</sup> Thus, the developer's legal claim has no merit.

LLC's which are not registered in California are forbidden to transact

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Attached are copies of Escrow, purported assignment, and the Secretary of State's webpage showing that Urban Blox LLC was not a registered LLC. Like a date of birth, one may be retroactively *nunc pro tunc* the date of registration. Thus, even if Urban Blox, LLC were to now become registered, that belated registration would not solve its problem. Furthermore, an assignment is the transfer of a **present** contractual right, and in February 2015, the non-registered LLC had no contractual rights which it could transfer.

business. Both the act of purchasing real estate and a purported assignment of the real estate constitute transaction of business under *Corporations Code* § 17708 et seq. See attached sales contract escrow instructions and assignment.

UB Valley Village, LLC, which is registered gained no rights by the attempt of the unregistered Urban Blox LLC to purchase the Edwards property and assign its rights. Urban Blox, LLC had no rights to transfer. An assignee cannot gain rights when the transferor had no rights to transfer. Furthermore, the two entities are not strangers and this the developer knew that the assignor was a non-registered LLC which had no rights it could assign to anyone.

While the PLUM Committee will not be the adjudicator of this legal issue, it can take note that the developer's likelihood of eventual failure.

## **5. HELP Has Complained About the Lack of Site Control**

Whether or not the Site Control issue is contained within the Appeal is not determinative of anything. Once the city council learns of lack of site control, it may not approve the project. Thus, this issue is properly before the PLUM committee, which has no option but to reject this Project in toto. <sup>2</sup>

The PLUM Committee and the full City Council may take note that the Los Angeles Superior Court has set its Case Management Conference for February 2, 2017. Litigation could take another year, not counting appeals.

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<sup>2</sup>

If the City were to approve the Project, it would be unduly interfering property rights of the Edwards Trust and Getz and it would be interfering with the judicial system by taking action as if the court had already ruled the way the developer and councilmember desire.

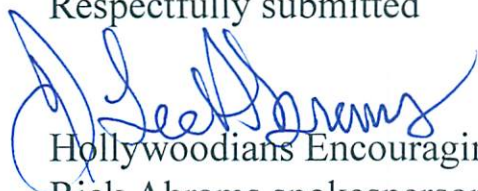
## 6. Summary

Had the developer been forthright with the City and had admitted its serious problems with Site Control, this issue would have been addressed at an earlier stage. Had the City heeded the repeated warnings of community members that the developer was attempting to harass and intimidate its way into Site Control, this issue would have been explored at an earlier date. The developer, however, has made the determinative move of filing a lawsuit wherein it has admitted that it lacks Site Control, and furthermore, it revealed that it has no enforceable claim against Edwards Trust.

## 7. Conclusion

We now have the developer's own admission that it lacks Site Control. Based thereupon appellant HELP requests that the appeal be granted and the entire project be rejected.

Respectfully submitted



Hollywoodians Encouraging Logical Planning  
Rick Abrams spokesperson for HELP

Attachment #1  
to HELP October 28, 2016 memo

UB Valley Village LLC v Edwards, Lathrop, Getz  
LASC Case # EC 065734  
First Amended Complaint  
October 11, 2016



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9 Attorneys for Plaintiff  
10 UB Valley Village, LLC,  
11 a Delaware limited liability company

12 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
13 COUNTY OF LOS ANGELES  
14 NORTH CENTRAL DISTRICT – GLENDALE COURTHOUSE

15 UB VALLEY VILLAGE, LLC,  
16 a Delaware limited liability company,

17 Plaintiff,

18 vs.

19 SYDNEY A. EDWARDS, as Trustee of the  
20 Edwards Living Trust; MARTA LATHROP,  
21 an individual and as Executor of the Estate  
22 of Clinton Lathrop, Deceased; JENNIFER  
23 GETZ, an individual; and DOES 1 through  
24 20, inclusive,

25 Defendants.

Case No. EC065734

dept D

FIRST AMENDED COMPLAINT FOR:

(1) SPECIFIC PERFORMANCE FOR  
BREACH OF CONTRACT TO  
SELL REAL PROPERTY;

(2) DAMAGES FOR BREACH OF  
CONTRACT; AND

(3) DECLARATORY RELIEF

By Fax

26 Plaintiff UB VALLEY VILLAGE, LLC, a Delaware limited liability company, hereby  
27 alleges as follows:

28 PARTIES, JURISDICTION AND VENUE

1. Plaintiff UB VALLEY VILLAGE, LLC ("Plaintiff") is a Delaware limited  
liability company qualified to do business in the State of California and with its principal place  
of business in Los Angeles County, California.

Confirmed  
FILED  
Superior Court of California  
County of Los Angeles  
OCT 17 2016  
Sheriff's Office, Executive Officer/Clerk  
By Delia Conde, Deputy

1           2.       Plaintiff is informed and believes and on that basis alleges that Defendant  
2   SYDNEY A. EDWARDS, as Trustee of the Edwards Living Trust ("Edwards") is a resident of  
3   the County of Los Angeles, State of California.

4           3.       Plaintiff is informed and believes and on that basis alleges that Defendant  
5   MARTA LATHROP ("Lathrop") is an individual who is a resident of the State of California  
6   and that Lathrop also is the Executor of the Estate of Clinton Lathrop, Deceased. Edwards and  
7   Lathrop are sometimes referred to herein as the "Sellers."

8           4.       Plaintiff is informed and believes and on that basis alleges that Defendant  
9   JENNIFER GETZ ("Getz") is an individual who is a resident of the County of Los Angeles,  
10   State of California.

11          5.       As alleged in more detail below, the subject property is located in Valley  
12   Village in the City of Los Angeles, County of Los Angeles, State of California, and the subject  
13   contract was executed and the breach by the Sellers as alleged occurred in part in the County  
14   of Los Angeles, State of California.

15          6.       Plaintiff does not know the true names and capacities and the full bases for  
16   liability or responsibility of Defendants sued as Does 1 through 20, inclusive. Plaintiff is  
17   informed and believes and on that basis alleges that those fictitiously named Defendants claim  
18   an interest in the subject real property and are in some manner responsible for the breach of  
19   contract and other wrongful and improper conduct as alleged in this First Amended Complaint.

20          7.       Plaintiff is further informed and believes and on that basis alleges that, at all  
21   relevant times, each of the Defendants named as Does 1 through 20 was the agent and  
22   employee or alter ego of the other Defendants, and in doing the acts herein alleged, Defendants  
23   Does 1 through 20, and each of them, were acting within the course and scope of their  
24   authority as such agents, servants, and employees and with the knowledge and consent of the  
25   other Defendants, or are otherwise liable as alter egos. Plaintiff will amend this First  
26   Amended Complaint to set forth the true names of the Doe Defendants when their identities,  
27   capacities and the bases for their liability, responsibility and involvement have been more fully  
28   ascertained.



1 **FIRST CAUSE OF ACTION**

2 **(Specific Performance for Breach of Contract –**

3 **Against Defendants Edwards, Lathrop and Does 1-20)**

4 8. Plaintiff realleges and incorporates by reference paragraphs 1 through 7 as  
5 though fully set forth herein.

6 9. On or about February 26, 2015, Defendants Edwards and Lathrop, as the  
7 Sellers, and Plaintiff's predecessor and assignor, Urban Blox, LLC and/or Assignee, as the  
8 Buyer, entered into the binding contract for the purchase and sale of that certain real property  
9 described as 5303 Hermitage Avenue, Valley Village, Los Angeles, California, 91607, APN  
10 2347-025-010 (the "Property") for the purchase price of \$1,750,000.00. The documents  
11 comprising the parties' purchase and sale contract for the Property are as follows: Seller  
12 Counteroffer No.1 dated February 25, 2015; Probate Purchase Agreement and Joint Escrow  
13 Instructions dated February 17, 2015; Probate Advisory executed on or about February 25,  
14 2015; and Addendum No. 1 executed on or about February 25, 2015 (the "Addendum") – (all  
15 collectively, the "Purchase Agreement"), and all attached collectively as **Exhibit 1** and  
16 incorporated by this reference.

17 10. The legal description of the Property is that certain land situated in the County  
18 of Los Angeles, State of California, described as follows:

19 EASTERLY 75 FEET OF LOT 7 OF TRACT NO. 1487, AS PER MAP  
20 RECORDED IN BOOK 20, PAGE 29 OF MAPS, IN THE OFFICE OF THE  
21 COUNTY RECORDER OF LOS ANGELES COUNTY.

22 11. Paragraph 26 of the Purchase Agreement provides for the prevailing party to  
23 recovery its reasonable attorney's fees and costs incurred.

24 12. On or about May 15, 2015, Urban Blox, LLC, assigned all right and title to and  
25 interest in the Purchase Agreement and the Property to Plaintiff UB Valley Village, LLC, as  
26 Assignee, which assumed all rights of Buyer. A copy of the Assignment is attached as **Exhibit**  
27 **2** and incorporated by this reference.

1           13. Plaintiff, as Buyer, has performed its obligations under the Purchase  
2 Agreement, including but not limited to making the \$52,000 deposit into escrow.

3           14. As set forth in the Purchase Agreement (Exhibit 1), escrow is to close and legal  
4 title is to transfer to Plaintiff as Buyer within fifteen (15) days after Getz, who is a tenant at the  
5 Property, vacates and is removed from the Property by Sellers and the Property has clear title.  
6 Under the Purchase Agreement, including the implied covenant of good faith and fair dealing,  
7 Sellers are obligated to evict and remove Getz from the Property and clear the title from Getz's  
8 claim to satisfy the condition to close escrow and complete the transfer of the property to  
9 Plaintiff.

10           15. Contrary to their obligations under the Purchase Agreement, Sellers, through  
11 one of their agents, on September 1, 2016, communicated to Plaintiff's representative that  
12 Sellers intended to offer Getz an option to purchase the Property as an avenue toward  
13 achieving settlement, based on the Sellers' knowledge and belief that Getz could not perform  
14 and purchase the property under an option.

15           16. Such an option to purchase the Property to be created in favor of Getz would  
16 jeopardize Plaintiff's rights, and Sellers' repudiation constitutes breach of contract. To protect  
17 and enforce its rights under the Purchase Agreement, Plaintiff was required to file the original  
18 Complaint and this First Amended Complaint.

19           17. Plaintiff has performed all of its obligations and covenants under the terms and  
20 provisions of the Purchase Agreement, except to the extent they have been prevented, excused,  
21 or interfered with by the acts, conduct and omissions of Sellers, and Plaintiff stands ready,  
22 willing and able to perform under the terms and provisions of the Purchase Agreement.

23           18. At the time of the execution of the Purchase Agreement, the purchase price was  
24 fair, just and adequate.

25           19. Plaintiff has no adequate remedy at law, including but not limited to the fact  
26 that the Purchase Agreement is a contract for the transfer of real property, and pursuant to  
27 California Civil Code Section 3387 money damages are presumed inadequate for breach, and  
28 furthermore Plaintiff has taken substantial additional actions in reliance on Sellers'

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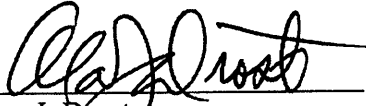
**PRAYER**

WHEREFORE, Plaintiff prays for the following relief:

- A. On the First Cause of Action for Specific Performance, for an order of specific performance and a judgment decreeing the conveyance of the Property by Sellers to Plaintiff, in accordance with terms and conditions of the Purchase Agreement as alleged in this First Amended Complaint and as awarded by the Court, including but not limited to consequential and incidental damages;
- B. On the Second Cause of Action for Breach of Contract, in the alternative, and only if the Court were not to decree specific performance, for compensatory damages against the Sellers for breach of the Purchase Agreement according to proof at trial;
- C. On the Third Cause of Action for Declaratory Relief, for a judicial determination and declaration establishing Plaintiff's rights in accordance with Plaintiff's contentions.
- D. For pre-judgment interest at ten percent (10%) per annum as permitted by law;
- E. For costs and the award of attorney's fees pursuant to the Purchase Agreement;
- and
- F. For all such other and further relief as the Court deems just and proper.

Dated: October 11, 2016

KING PARRET & DROSTE LLP

By:   
Alan J. Droste  
Attorneys for Plaintiff  
UB VALLEY VILLAGE, LLC,  
a Delaware limited liability company

Attachment #2  
to HELP October 28, 2016 memo

Non-Registered Urban Blox' Sales Contract and  
Escrow, Exhibit #1 to UB Valley Village Lawsuit





CALIFORNIA  
ASSOCIATION  
OF REALTORS®

# SELLER COUNTER OFFER No. 1

May not be used as a multiple counter offer.  
(C.A.R. Form SCO, 11/14)

Date February 25, 2015

This is a counter offer to the: ☐ California Residential Purchase Agreement, ☐ Buyer Counter Offer No. \_\_\_\_\_, or ☒ Other PPA ("Offer"), dated February 17, 2015, on property known as 5303 Hommitage Ave, Valley Village, ("Property"), between Urban Blox LLC and/or Assignee, and/or Assignee ("Buyer") and Marta Lathrop, Edwards Living Trust ("Seller").

1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following:
- A. Paragraphs in the Offer that require initials by all parties, but are not initiated by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1C of this or another Counter Offer or an addendum.
  - B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer.
  - C. OTHER TERMS: 1) - BUYER TO PROVIDE VERIFICATION OF FUNDS TO CLOSE THE ESCROW UPON ACCEPTANCE OF COUNTER SCO#1. (2) - BUYER TO PROVIDE PROOF THAT RAFFI SHINIAN HAS THE LEGAL RIGHT TO SIGN ON BEHALF OF URBAN BLOX LLC UPON ACCEPTANCE OF SCO#1 (3) - NO APPRAISAL CONTINGENCY (4) - 11A OF PPA, CHECK BOX TO APPLY, IF BUYER DOES NOT INTEND TO LIVE IN PROPERTY (5) - 11D OF PPA TENANT TO REMAIN IN POSSESSION TO APPLY WITH THE EXCEPTION OF JENNIFER GETZ, ADDENDUM #1 IS ACCEPTABLE. (6) - TITLE TO BE WESTERN RESOURCES (7) - 9B2i & 2ii OF PPA IF APPLICABLE SHALL BE BUYER RESPONSIBILITY, (8) - BUYER AGREES TO ACCEPT THE CLOUD ON TITLE RECORDED "NOTICE OF CODE VIOLATION" #20130687285 (9) IT IS AGREED THAT PARAGRAPH 32 OF PPA, IS HEREBY EXTENDED TO 2/26/15.

D. The following attached addenda are incorporated into this Seller Counter offer: ☐ Addendum No. \_\_\_\_\_  
☒ NOTICE OF CODE VIOLATION #20130687285 ☒ PRELIMINARY TITLE REPORT

2. EXPIRATION: This Seller Counter Offer shall be deemed revoked and the deposits, if any, shall be returned:
- A. Unless by 5:00pm on the third Day After the date it is signed in paragraph 3 (if more than one signature then, the last signature date)(or by ☐ AM ☐ PM on \_\_\_\_\_ (date)) (i) it is signed in paragraph 4 by Buyer and (ii) a copy of the signed Seller Counter Offer is personally received by Seller or \_\_\_\_\_, who is authorized to receive it.
  - OR B. If Seller withdraws it in writing (CAR Form WOO) anytime prior to Acceptance.

3. OFFER: SELLER MAKES THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY.  
Seller Marta Lathrop Date 2-25-15  
Seller Edwards Living Trust Date 2/26/15

4. ACCEPTANCE: I/we accept the above Seller Counter Offer (If checked ☐ SUBJECT TO THE ATTACHED COUNTER OFFER) and acknowledge receipt of a copy.  
Buyer Urban Blox LLC and/or Assignee Date \_\_\_\_\_ Time \_\_\_\_\_ ☐ AM ☐ PM  
Buyer and/or Assignee Date \_\_\_\_\_ Time \_\_\_\_\_ ☐ AM ☐ PM

## CONFIRMATION OF ACCEPTANCE:

(SL) (Initials) Confirmation of Acceptance: A Copy of Signed Acceptance was personally received by Seller, or Seller's authorized agent as specified in paragraph 2A on (date) \_\_\_\_\_ at \_\_\_\_\_ ☐ AM ☐ PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by Seller or Seller's authorized agent whether or not confirmed in this document.

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



SCO 11/14 (PAGE 1 OF 1)

SELLER COUNTER OFFER (SCO PAGE 1 OF 1)

First Trace Limited, 16160 Verde Drive Suite 2501, Yorba Linda, CA 92666 Phone: 714.535.5701 Fax: \_\_\_\_\_  
Tommy Michelle Lathrop Produced with zipForm® by zipLogic 18070 Fifteen Mile Road, Fraser, Michigan 48028 www.ziplogic.com

Exhibit 1



Attachment #3  
to HELP October 28, 2016 memo

Non-Registered Urban Blox' purported assignment  
to UB Valley Village

## ASSIGNMENT OF PURCHASE AGREEMENT

This ASSIGNMENT OF PURCHASE AGREEMENT (this "Assignment") is entered into as of May 15, 2015 (the "Effective Date") by and between URBAN BLOX, LLC, a Delaware limited liability company ("Assignor"), and UB VALLEY VILLAGE, LLC, a Delaware limited liability company ("Assignee"), with reference to the following recitals:

A. Sydney A. Edwards, Trustee of the Edwards Living Trust, and Marta Lathrop ("Seller"), and Assignor entered into that certain Probate Purchase Agreement, dated as of February 26, 2015, and the related contract documents (collectively, the "Purchase Agreement"), pursuant to which Seller agreed to sell to Assignor "and/or Assignee," and Assignor agreed to purchase from Seller, that certain real property located at 5303 Hermitage Avenue, in the City of Valley View, County of Los Angeles, State of California, as more particularly described in the Purchase Agreement (the "Property").

B. Assignor desires to assign and transfer its rights under the Purchase Agreement to Assignee, and Assignee desires to acquire such rights and assume the obligations thereunder, upon the terms set forth herein.

NOW, THEREFORE, for and in consideration of the foregoing recitals, and the mutual covenants, promises and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as, follows:

1. Assignment. Subject to the terms of this Assignment, Assignor hereby sells, transfers, and assigns to Assignee, and Assignee hereby acquires and accepts from Assignor, all of Assignor's entire right, title and interest in and to the Purchase Agreement; any escrow established under the Purchase Agreement; the Property; any and all earnest money deposits and/or other consideration paid by Assignor under the Purchase Agreement; and any and all other rights of "Buyer" or "Purchaser" (as defined in the Purchase Agreement) in, to and under the Purchase Agreement (collectively, the "Purchase Rights").

2. Assumption. Effective as of the Effective Date hereof and subject to the terms set forth herein, Assignee hereby assumes all duties, liabilities and obligations of Assignor under the Purchase Agreement and agrees to be bound by all of the terms and conditions of the Purchase Agreement. Assignee hereby acknowledges and agrees that all of the terms and conditions of the Purchase Agreement shall remain unchanged with the single exception that Assignee replaces Assignor as "Buyer," or "Purchaser" throughout the Purchase Agreement.

3. Consent. Seller has consented to the assignment of the Purchase Agreement in accordance with this Assignment by Sellers' agreement in the Purchase Agreement to sell to Assignor "and/or Assignee." Upon the effectiveness of this Assignment, Assignee hereby acknowledges and agrees that all of the terms and conditions of the Purchase Agreement shall remain unchanged with the single exception that Assignee replaces Assignor as "Buyer" or "Purchaser" throughout the Purchase Agreement.

4. Representations and Warranties.

4.1 Assignor. Assignor hereby makes the following representations and warranties to Assignee, as of the Effective Date: (a) Assignor has procured any and all consents, approvals or waivers required in connection with the transfer and assignment made by Assignor hereunder; (b) Assignor has the full right, power and authority to enter into this Assignment and consummate the transactions described herein; (c) all action on the part of Assignor necessary for the authorization, execution, delivery and

Attachment #4  
to HELP October 28, 2016 memo

Secretary of State's October 20, 2016 Search Results  
that Urban Blox is not registered

[Secretary of State Main Website](#)[Business Programs](#)[Notary & Authentications](#)[Elections](#)[Campaign & Lobbying](#)**Business Entities (BE)****Online Services**

- [E-File Statements of Information for Corporations](#)
- [Business Search](#)
- [Processing Times](#)
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**Main Page****Service Options****Name Availability****Forms, Samples & Fees****Statements of Information**  
(annual/biennial reports)**Filing Tips****Information Requests**  
(certificates, copies & status reports)**Service of Process****FAQs****Contact Information****Resources**

- [Business Resources](#)
- [Tax Information](#)
- [Starting A Business](#)

**Customer Alerts**

- [Business Identity Theft](#)
- [Misleading Business Solicitations](#)

**Business Search - Results**

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Tuesday, October 18, 2016. Please refer to [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

- [Select an entity name below to view additional information.](#) Results are listed alphabetically in ascending order by entity name.
- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Field Descriptions and Status Definitions](#).

Results of search for " URBAN BLOX " returned no entity records.

Record not found.

[Modify Search](#) [New Search](#)

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