
Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

File Number:

5443111

Incorporation Date /
Formation Date:

12/4/2013
(mm/dd/yyyy)

Entity Name:

URBAN BLOX, LLC

Entity Kind:

**Limited
Liability
Company**

Entity Type:

General

Residency:

Domestic

State:

DELAWARE

REGISTERED AGENT INFORMATION

Name:

REGISTERED AGENT SOLUTIONS, INC.

Address:

1679 S DUPONT HWY STE 100

City:

DOVER

County:

Kent

State:

DE

Postal Code:

19901

Phone:

888-716-7274

Additional Information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

Would you like Status Status, Tax & History Information

Do I have to qualify or register a foreign (out-of-state or out-of-country) business entity?

Before transacting intrastate business in California the business must first qualify/register with the California Secretary of State.

(California Corporations Code section [2105](#), [15909.02](#), [16959](#) or [17708.02](#).)

California Corporations Code sections [191](#), [15901.02\(ai\)](#) and [17708.03](#)

define "transacting intrastate "as entering into repeated and successive transactions of its business in this state, other than interstate or foreign commerce.

CALIFORNIA CORPORATIONS CODE

2105. (a) A foreign corporation shall not transact intrastate business without having first obtained from the Secretary of State a certificate of qualification.

To obtain that certificate it shall file, on a form prescribed by the Secretary of State, a statement and designation signed by a corporate officer or, in the case of a foreign association that has no officers, signed by a trustee stating:

- (1) Its name and the state or place of its incorporation or organization.
- (2) The street address of its principal executive office.
- (3) The street address of its principal office within this state, if any.
- (4) The mailing address of its principal executive office, if different from the addresses specified pursuant to paragraphs (2) and (3).
- (5) The name of an agent upon whom process directed to the corporation may be served within this state. The designation shall comply with the provisions of subdivision (b) of Section 1502.
- (6) (A) Its irrevocable consent to service of process directed to it upon the agent designated and to service of process on the Secretary of State if the agent so designated or the agent's successor is no longer authorized to act or cannot be found at the address given.
(B) Consent under this paragraph extends to service of process directed to the foreign corporation's agent in California for a search warrant issued pursuant to Section 1524.2 of the Penal Code, or for any other validly issued and properly served search warrant, for records or documents that are in the possession of the foreign corporation and are located inside or outside of this state. This subparagraph shall apply to a foreign corporation that is a party or a nonparty to the matter for which the search warrant is sought. For purposes of this subparagraph, "properly served" means delivered by hand, or in a manner reasonably allowing for proof of delivery if delivered by United States mail, overnight delivery service, or facsimile to a person or entity listed in Section 2110, or any other means specified by the foreign corporation, including, but not limited to, email or submission via an Internet web portal that the foreign corporation has designated for the purpose of service of process.
- (7) If it is a corporation which will be subject to the Insurance Code as an insurer, it shall so state that fact.

(b) Annexed to that statement and designation shall be a certificate by an authorized public official of the state or place of incorporation of the corporation to the effect that the corporation is an existing corporation in good standing in that state or place or, in the case of an association, an officers' certificate stating that it is a validly organized and existing business association under the laws of a specified foreign jurisdiction.

(c) Before it may be designated by any foreign corporation as its agent for service of process, any corporate agent must comply with Section 1505.

CALIFORNIA CORPORATIONS CODE

15909.02. (a) A foreign limited partnership may apply for a certificate of registration to transact business in this state by delivering an application signed and acknowledged by a general partner of the foreign limited partnership to, and on a form prescribed by, the Secretary of State for filing. The application shall state:

(1) the name of the foreign limited partnership and, if the name does not comply with Section 15901.08, an alternate name adopted pursuant to subdivision (a) of Section 15909.05;

(2) the name of the state or other jurisdiction under whose law the foreign limited partnership is organized and the date of its formation;

(3) the street address of the foreign limited partnership's designated office and, if the laws of the jurisdiction under which the foreign limited partnership is organized require the foreign limited partnership to maintain an office in that jurisdiction, the address of the required office;

(4) the mailing address of the foreign limited partnership's designated office, if different from the street address;

(5) the name and street address of the foreign limited partnership's initial agent for service of process in this state in accordance with paragraph (1) of subdivision (d) of Section 15901.16;

(6) the name and address of each of the foreign limited partnership's general partners; and

(7) whether the foreign limited partnership is a foreign limited liability limited partnership.

(b) A foreign limited partnership shall deliver with the completed application a certificate of existence or a record of similar import signed by the Secretary of State or other official having custody of the foreign limited partnership's publicly filed records in the state or other jurisdiction under whose law the foreign limited partnership is organized.

CALIFORNIA CORPORATIONS CODE

16959. (a) (1) **Before transacting intrastate business in this state, a foreign limited liability partnership shall comply with all statutory and administrative registration or filing requirements of the state board, commission, or agency that prescribes the rules and regulations governing a particular profession in which the partnership proposes to be engaged, pursuant to the applicable provisions of the Business and Professions Code relating to the profession or applicable rules adopted by the governing board.** A foreign limited liability partnership that transacts intrastate business in this state shall within 30 days after the effective date of the act enacting this section or **the date on which the foreign limited liability partnership first transacts intrastate business in this state,** whichever is later, **register with the Secretary of State by submitting to the Secretary of State an application for registration as a foreign limited liability partnership,** signed by a person with authority to do so under the laws of the jurisdiction of formation of the foreign limited liability partnership, stating the name of the partnership, the street address of its principal office, the mailing address of the principal office if different from the street address, the name and street address of its agent for service of process in this state in accordance with subdivision (a) of Section 16309, a brief statement of the business in which the partnership engages, and any other matters that the partnership determines to include.

(2) Annexed to the application for registration shall be a certificate from an authorized public official of the foreign limited liability partnership's jurisdiction of organization to the effect that the foreign limited liability partnership is in good standing in that jurisdiction, if the laws of that jurisdiction permit the issuance of those certificates, or, in the alternative, a statement by the foreign limited liability partnership that the laws of its jurisdiction of organization do not permit the issuance of those certificates.

(b) The registration shall be accompanied by a fee as set forth in subdivision (b) of Section 12189 of the Government Code.

(c) If the Secretary of State finds that an application for registration conforms to law and all requisite fees have been paid, the Secretary of State shall issue a certificate of registration to transact intrastate business in this state.

(d) The Secretary of State may cancel the filing of the registration if a check or other remittance accepted in payment of the filing fee is not paid upon presentation. Upon receiving written notification that the item presented for payment has not been honored for payment, the Secretary of State shall give a first written notice of the applicability of this section to the agent for service of process or to the person submitting the instrument. Thereafter, if the amount has not been paid by cashier's check or equivalent, the Secretary of State shall give a second written notice of cancellation and the cancellation shall thereupon be effective. The second notice shall be given 20 days or more after the first notice and 90 days or less after the original filing.

(e) A partnership becomes registered as a foreign limited liability partnership at the time of the filing of the initial registration with the Secretary of State or at any later date or time specified in the registration and the payment of the fee required by subdivision (b). A partnership continues to be registered as a foreign limited liability partnership until a notice that it is no longer so registered as a foreign limited liability partnership has been filed pursuant to Section 16960 or, if applicable, once it has been dissolved and finally wound up. The status of a partnership registered as a foreign limited liability partnership and the liability of

a partner of that foreign limited liability partnership shall not be adversely affected by errors or subsequent changes in the information stated in an application for registration under subdivision (a) or an amended registration or notice under Section 16960.

(f) The fact that a registration or amended registration pursuant to Section 16960 is on file with the Secretary of State is notice that the partnership is a foreign limited liability partnership and of those other facts contained therein that are required to be set forth in the registration or amended registration.

(g) The Secretary of State shall provide a form for a registration under subdivision(a), which shall include the form for confirming compliance with the optional security requirement pursuant to subdivision (c) of Section 16956. The Secretary of State shall include with instructional materials, provided in conjunction with the form for registration under subdivision (a), a notice that filing the registration will obligate the limited liability partnership to pay an annual tax for that taxable year to the Franchise Tax Board pursuant to Section 17948 of the Revenue and Taxation Code. That notice shall be updated annually to specify the dollar amount of this tax.

(h) A foreign limited liability partnership transacting intrastate business in this state shall not maintain any action, suit, or proceeding in any court of this state until it has registered in this state pursuant to this section.

(i) Any foreign limited liability partnership that transacts intrastate business in this state without registration is subject to a penalty of twenty dollars (\$20) for each day that unauthorized intrastate business is transacted, up to a maximum of ten thousand dollars (\$10,000).

(j) A partner of a foreign limited liability partnership is not liable for the debts or obligations of the foreign limited liability partnership solely by reason of its having transacted business in this state without registration.

(k) A foreign limited liability partnership, transacting business in this state without registration, appoints the Secretary of State as its agent for service of process with respect to causes of action arising out of the transaction of business in this state.

(l) "Transact intrastate business" as used in this section means to repeatedly and successively provide professional limited liability partnership services in this state, other than in interstate or foreign commerce.

(m) Without excluding other activities that may not be considered to be transacting intrastate business, a foreign limited liability partnership shall not be considered to be transacting intrastate business merely because its subsidiary or affiliate transacts intrastate business, or merely because of its status as any one or more of the following:

- (1) A shareholder of a domestic corporation.
- (2) A shareholder of a foreign corporation transacting intrastate business.
- (3) A limited partner of a foreign limited partnership transacting intrastate business.
- (4) A limited partner of a domestic limited partnership.
- (5) A member or manager of a foreign limited liability company transacting intrastate business.
- (6) A member or manager of a domestic limited liability company.

(n) Without excluding other activities that may not be considered to be transacting intrastate business, a foreign limited liability partnership shall not be considered to be transacting intrastate business within the meaning of this subdivision solely by reason of carrying on in this state any one or more of the following activities:

(1) Maintaining or defending any action or suit or any administrative or arbitration proceeding, or effecting the settlement thereof or the settlement of claims or disputes.

(2) Holding meetings of its partners or carrying on any other activities concerning its internal affairs.

- (3) Maintaining bank accounts.

(4) Maintaining offices or agencies for the transfer, exchange, and registration of the foreign limited liability partnership's securities or maintaining trustees or depositories with respect to those securities.

(5) Effecting sales through independent contractors.

(6) Soliciting or procuring orders, whether by mail or through employees or agents or otherwise, where those orders require acceptance without this state before becoming binding contracts.

(7) Creating or acquiring evidences of debt or mortgages, liens, or security interest in real or personal property.

(8) Securing or collecting debts or enforcing mortgages and security interests in property securing the debts.

(9) Conducting an isolated transaction that is completed within 180 days and not in the course of a number of repeated transactions of a like nature.

(o) A person shall not be deemed to be transacting intrastate business in this state merely because of its status as a partner of a registered limited liability partnership or a foreign limited liability company whether or not registered to transact intrastate business in this state.

(p) The Attorney General may bring an action to restrain a foreign limited liability partnership from transacting intrastate business in this state in violation of this chapter.

(q) Nothing in this section is intended to, or shall, augment, diminish, or otherwise alter existing provisions of law, statutes, or court rules relating to services by a California architect, California public accountant, California engineer, California land surveyor, or California attorney in another jurisdiction, or services by an out-of-state architect, out-of-state public accountant, out-of-state engineer, out-of-state land surveyor, or out-of-state attorney in California.

(r) An agent designated for service of process may deliver to the Secretary of State, on a form prescribed by the Secretary of State for filing, a signed and acknowledged written statement of resignation as an agent for service of process containing the name of the foreign limited liability partnership and Secretary of State's file number of the foreign limited liability partnership, the name of the resigning agent for service of process, and a statement that the agent is resigning. On filing of the statement of resignation, the authority of the agent to act in that capacity shall cease and the Secretary of State shall mail or otherwise provide written notice of the filing of the statement of resignation to the foreign limited liability partnership at its principal office.

(s) The resignation of an agent may be effective if, on a form prescribed by the Secretary of State containing the name of the foreign limited liability partnership and Secretary of State's file number for the foreign limited liability partnership and the name of the agent for service of process, the agent disclaims having been properly appointed as the agent.

(t) If an individual who has been designated agent for service of process dies or resigns or no longer resides in the state, or if the corporate agent for that purpose resigns, dissolves, withdraws from the state, forfeits its right to transact intrastate business, has its corporate rights, powers, and privileges suspended, or ceases to exist, the foreign limited liability partnership shall promptly file an amended application for registration as a foreign limited liability partnership designating a new agent.

(u) The Secretary of State may destroy or otherwise dispose of any resignation filed pursuant to this section after a new application for registration as a foreign limited liability partnership is filed pursuant to this section replacing the agent for service of process that has resigned.

(v) This section shall remain in effect only until January 1, 2019, and as of that date is repealed, unless a later enacted statute, that is enacted before January 1, 2019, deletes or extends that date.

CALIFORNIA CORPORATIONS CODE

17708.02.

(a) A foreign limited liability company may apply for a certificate of registration to transact business in this state by delivering an application to the Secretary of State for filing on a form prescribed by the Secretary of State. The application shall state all of the following:

(1) The name of the foreign limited liability company, and, if the name does not comply with Section 17701.08, an alternate name adopted pursuant to subdivision (a) of Section 17708.05.

(2) The state or other jurisdiction under whose law the foreign limited liability company is organized and the date of its organization in that state or other jurisdiction, and a statement that the foreign limited liability company is authorized to exercise its powers and privileges in that state or other jurisdiction.

(3) The street address of the foreign limited liability company's principal office and of its principal business office in this state, if any.

(4) (A) The name and street address of the foreign limited liability company's initial agent for service of process in this state who consents to service of process and meets the qualifications specified in subdivision (c) of Section 17701.13. If a corporate agent is designated, only the name of the agent shall be set forth.

(B) Consent under this paragraph extends to service of process directed to the foreign limited liability company's agent in California for a search warrant issued pursuant to Section 1524.2 of the Penal Code, or for any other validly issued and properly served search warrant, for records or documents that are in the possession of the foreign limited liability company and are located inside or outside of this state. This subparagraph shall apply to a foreign limited liability company that is a party or a nonparty to the matter for which the search warrant is sought. For purposes of this subparagraph, properly served means delivered by hand, or in a manner reasonably allowing for proof of delivery if delivered by United States mail, overnight delivery service, facsimile, or any other means specified by the foreign limited liability company, including email or submission via an Internet web portal the foreign limited liability company has designated for the purpose of service of process.

(5) A statement that the Secretary of State is appointed the agent of the foreign limited liability company for service of process if the agent has resigned and has not been replaced or if the agent cannot be found or served with the exercise of reasonable diligence.

(6) The mailing address of the foreign limited liability company if different than the street address of the principal office, or principal business office in this state.

(b) A foreign limited liability company shall deliver with a completed application under subdivision (a) a certificate of existence, status, or good standing or a record of similar import signed by the Secretary of State or other official having custody of the foreign limited liability company's publicly filed records in the state or other jurisdiction under whose law the foreign limited liability company is formed.

(c) The Secretary of State shall include with instructional materials, provided in conjunction with registration under subdivision (a), a notice that filing the registration will obligate the foreign limited liability company to pay an annual tax to the Franchise Tax Board pursuant to Section 17941 of the Revenue and Taxation Code. That notice shall be updated annually to specify the dollar amount of the tax.

CALIFORNIA CORPORATIONS CODE

191.

(a) For the purposes of Chapter 21 (commencing with Section 2100), **"transact intrastate business" means entering into repeated and successive transactions of its business in this state**, other than interstate or foreign commerce.

(b) A foreign corporation shall not be considered to be transacting intrastate business merely because its subsidiary transacts intrastate business or merely because of its status as any one or more of the following:

- (1) A shareholder of a domestic corporation.
- (2) A shareholder of a foreign corporation transacting intrastate business.
- (3) A limited partner of a domestic limited partnership.
- (4) A limited partner of a foreign limited partnership transacting intrastate business.
- (5) A member or manager of a domestic limited liability company.
- (6) A member or manager of a foreign limited liability company transacting intrastate business.

(c) Without excluding other activities that may not constitute transacting intrastate business, a foreign corporation shall not be considered to be transacting intrastate business within the meaning of subdivision (a) solely by reason of carrying on in this state any one or more of the following activities:

- (1) Maintaining or defending any action or suit or any administrative or arbitration proceeding, or effecting the settlement thereof or the settlement of claims or disputes.
- (2) Holding meetings of its board or shareholders or carrying on other activities concerning its internal affairs.
- (3) Maintaining bank accounts.
- (4) Maintaining offices or agencies for the transfer, exchange, and registration of its securities or depositaries with relation to its securities.
- (5) Effecting sales through independent contractors.
- (6) Soliciting or procuring orders, whether by mail or through employees or agents or otherwise, where those orders require acceptance outside this state before becoming binding contracts.
- (7) Creating evidences of debt or mortgages, liens or security interests on real or personal property.
- (8) Conducting an isolated transaction completed within a period of 180 days and not in the course of a number of repeated transactions of like nature.

(d) Without excluding other activities that may not constitute transacting intrastate business, any foreign lending institution, including, but not limited to: any foreign banking corporation, any foreign corporation all of the capital stock of which is owned by one or more foreign banking corporations, any foreign savings and loan association, any foreign insurance company or any foreign corporation or association authorized by its charter to invest in loans secured by real and personal property, whether organized under the laws of the United States or of any other state, district or territory of the United States, shall not be considered to be doing, transacting or engaging in business in this state solely by reason of engaging in any or all of the following activities either on its own behalf or as a trustee of a pension plan, employee profit sharing or retirement plan, testamentary or inter vivos trust, or in any other fiduciary capacity:

- (1) The acquisition by purchase, by contract to purchase, by making of advance commitments to purchase or by assignment of loans, secured or unsecured, or any interest therein, if those activities are carried on from outside this state by the lending institution.
- (2) The making by an officer or employee of physical inspections and appraisals of real or personal property securing or proposed to secure any loan, if the officer or

employee making any physical inspection or appraisal is not a resident of and does not maintain a place of business for that purpose in this state.

(3) The ownership of any loans and the enforcement of any loans by trustee's sale, judicial process or deed in lieu of foreclosure or otherwise.

(4) The modification, renewal, extension, transfer or sale of loans or the acceptance of additional or substitute security therefor or the full or partial release of the security therefor or the acceptance of substitute or additional obligors thereon, if the activities are carried on from outside this state by the lending institution.

(5) The engaging by contractual arrangement of a corporation, firm or association, qualified to do business in this state, that is not a subsidiary or parent of the lending institution and that is not under common management with the lending institution, to make collections and to service loans in any manner whatsoever, including the payment of ground rents, taxes, assessments, insurance, and the like and the making, on behalf of the lending institution, of physical inspections and appraisals of real or personal property securing any loans or proposed to secure any loans, and the performance of any such engagement.

(6) The acquisition of title to the real or personal property covered by any mortgage, deed of trust or other security instrument by trustee's sale, judicial sale, foreclosure or deed in lieu of foreclosure, or for the purpose of transferring title to any federal agency or instrumentality as the insurer or guarantor of any loan, and the retention of title to any real or personal property so acquired pending the orderly sale or other disposition thereof.

(7) The engaging in activities necessary or appropriate to carry out any of the foregoing activities.

Nothing contained in this subdivision shall be construed to permit any foreign banking corporation to maintain an office in this state otherwise than as provided by the laws of this state or to limit the powers conferred upon any foreign banking corporation as set forth in the laws of this state or to permit any foreign lending institution to maintain an office in this state except as otherwise permitted under the laws of this state.

CALIFORNIA CORPORATIONS CODE

15901.02.

In this chapter, the following terms have the following meanings:

- (a) "Acknowledged" means that an instrument is either of the following:
 - (i) "Electronic transmission to the partnership" means a communication that meets both of the following requirements:
 - (1) It is delivered by any of the following means:
 - (A) Facsimile communication or other electronic mail when directed to the facsimile number or electronic mail address, respectively, that the partnership has provided from time to time to the partners for sending communications to the partnership.
 - (B) Posting on an electronic message board or electronic database that the partnership has designated for the communication. A transmission shall have been validly delivered upon the posting.
 - (C) Other means of electronic communication.
 - (2) It is a communication as to which the partnership has placed in effect reasonable measures to verify that the sender is the partner purporting to send the transmission, either in person or by proxy.

CALIFORNIA CORPORATIONS CODE

17708.03

(a) **A foreign limited liability company that enters into repeated and successive transactions of business in this state, other than in interstate or foreign commerce, is considered to be transacting intrastate business in this state within the meaning of this article.**

(b) Without excluding other activities that may not be considered to be transacting intrastate business in this state within the meaning of this article, activities of a foreign limited liability company that do not constitute transacting intrastate business in this state include all of the following:

(1) Maintaining or defending any action or suit or any administrative or arbitration proceeding, or effecting the settlement of those, or the settlement of claims or disputes.

(2) Carrying on any activity concerning its internal affairs, including holding meetings of its members or managers.

(3) Maintaining accounts in financial institutions.

(4) Maintaining offices or agencies for the transfer, exchange, and registration of the limited liability company's own securities or maintaining trustees or depositories with respect to those securities.

(5) Selling through independent contractors.

(6) Soliciting or procuring orders, whether by mail or electronic means or through employees or agents or otherwise, if the orders require acceptance outside this state before they become contracts.

(7) Creating or acquiring indebtedness, evidences of indebtedness, mortgages, liens, or security interests in real or personal property.

(8) Securing or collecting debts or enforcing mortgages or other security interests in property securing the debts and holding, protecting, or maintaining property so acquired.

(9) Conducting an isolated transaction that is completed within 180 days and is not in the course of a number of repeated transactions of a like nature.

(10) Transacting business in interstate commerce.

(c) Without excluding other activities that may not be considered to be transacting intrastate business in this state within the meaning of this article, a foreign limited liability company shall not be considered to be transacting intrastate business in this state merely because its subsidiary transacts intrastate business in this state, or merely because of its status as any one or more of the following:

(1) A shareholder of a domestic corporation.

(2) A shareholder of a foreign corporation transacting intrastate business.

(3) A limited partner of a foreign limited partnership transacting intrastate business.

(4) A limited partner of a domestic limited partnership.


(5) A member or manager of a foreign limited liability company transacting intrastate business.

(6) A member or manager of a domestic limited liability company.

(d) A person shall not be deemed to be transacting intrastate business in this state within the meaning of this article merely because of its status as a member or manager of a domestic limited liability company or a foreign limited liability company registered to transact intrastate business in this state.

(e) This section does not apply in determining the contacts or activities that may subject a foreign limited liability company to service of process, taxation, or regulation under the law of this state other than this article.

852 North Coronado Street Los Angeles-Silver Lake, CA 90026

Property Info  Sign up to receive home sales alerts in Los Angeles-Silver Lake

Current Owner:	Ub 846 852 Coronado Street LLC
Last Purchase Price:	N/A (2014)
Property Taxes:	\$3,148.86
Lot Size:	N/A
Tax Dollars per Acre:	N/A
Home Size:	N/A
Beds:	2
Baths:	1

Sales History

<p>\$ Aug 20, 2014 N/A</p>	Seller: Solomon Ventures LLC
	Buyer: Ub 846 852 Coronado Street LLC
<p>\$ Apr 29, 2014 \$410,000.00</p>	Seller: Solomon Ventures LLC
	Buyer: Ub 846 852 Coronado State
<p>\$ Jan 16, 2014 \$615,000.00</p>	Seller: Ruben Fernandez
	Buyer: Solomon Ventures LLC

2323 Glendale Boulevard

Los Angeles-Silver Lake, CA 90039

Property Info Sign up to receive home sales alerts in Los Angeles-Silver Lake

Current Owner: [Ub 2323 Glendale Boulevard LLC](#)

Last Purchase Price: \$310,000.00 (2014)

Property Taxes: \$929.74

Lot Size: N/A

Tax Dollars per Acre: N/A

Home Size: 1,794 square feet

Beds: 4

Baths: 2

Year Built: N/A

Sales History

\$ Feb 10, 2014
\$310,000.00

Seller: Solomon Ventures LLC

Buyer: Ub 2323 Glendale Boulevard LLC

\$ Nov 1, 2013
\$310,000.00

Seller: Alberto Juarez Jr (Administrator), Celia Perez Medina (Estate)

Buyer: Solomon Ventures LLC

\$ Nov 1, 2013
\$310,000.00

Seller: Alberto Juarez Jr (Administrator), Debroah Katherine Medina (Estate)

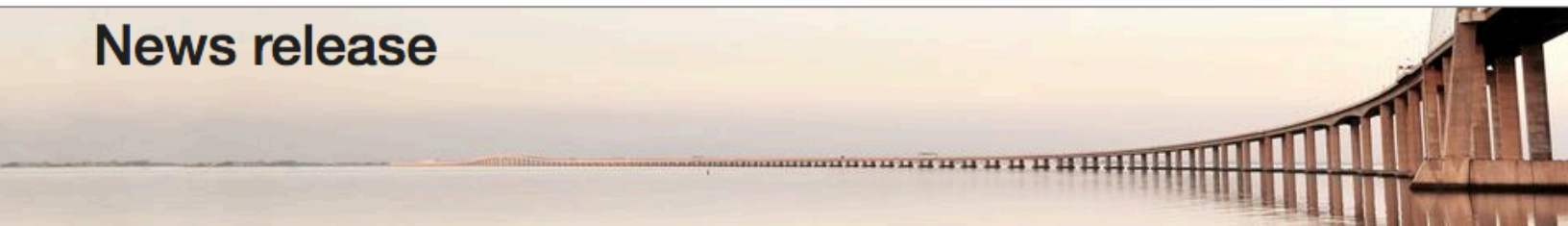
Buyer: Solomon Ventures LLC

\$ Sep 11, 2007
N/A

Seller: Celia Medina and Robert Garcia Medina

Buyer: Celia Medina, Deborah Katharine Medina, Robert Garcia Medina

News release



LOS ANGELES, CA

Investment Firm UrbanBlox To Redevelop Mixed-Use Building in Downtown Los Angeles

8 February, 2015

The firm has acquired 12 buildings in past 15 months

Like 0 Share Share 0 0

LOS ANGELES, Feb. 9, 2015 — UrbanBlox, a Los Angeles-based boutique development firm, announced today that it has acquired a 51,055-square-foot office building in Downtown Los Angeles' Jewelry District for \$8.54 million. This is the firm's 12th acquisition in the past 15 months which includes creative, mixed-use and multifamily properties in the LA River, Downtown Los Angeles, Hollywood and Silver Lake areas.

Located at 718 S. Hill Street, the firm plans to redevelop the building into creative office space with ground floor retail. The building will feature open ceilings, collaborative spaces and distinct interior. Suites will range from micro incubator to full floor, 7,000 square feet.

"While several Downtown LA neighborhoods have been transformed in recent months, we are confident that the Jewelry District will continue to grow into a creative office hub for businesses," said Raffi Shirinian, UrbanBlox Principal. UrbanBlox is actively seeking to acquire additional properties in Los Angeles that it can redevelop towards new uses.

JLL Los Angeles' Mike Condon Jr. represented UrbanBlox in the acquisition. BRC Advisors represented the seller.

For more news, videos and research resources on JLL, please visit the firm's U.S. media center Web page: <http://bit.ly/18P2tkv>

About UrbanBlox

Headquartered in Los Angeles, UrbanBlox works with a select roster of notable architects to develop urban infill properties with a mandate of sustainable, signature designs. This often involves re-imagining and redeveloping properties towards new uses. The firm was founded in 2013 by David Duel and Raffi Shirinian. For more information please visit www.urbanblox.com.

Contacts

David Ebeling
+1 949 861 8351
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Sharon Dickinson <sharon.dickinson@lacity.org>

PLEASE READ - CF: 16-1048

1 message

Lucky Mister <lucky_mister@yahoo.com>

Sat, Nov 5, 2016 at 12:42 PM

Reply-To: Lucky Mister <lucky_mister@yahoo.com>

To: "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.Krekorian@lacity.org" <councilmember.Krekorian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "david.ryu@lacity.org" <david.ryu@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>

Cc: Sharon Dickinson <sharon.dickinson@lacity.org>

Dear Honorable members of the City Council,

Please see the attached 2 page document proving Urban Bloxx has been threatening and harassing members of the public.

On a fishing expedition, these applicants continue to threaten individuals who voices their opposition to their destruction. This is a good time to consider that not one member of the community has supported this disaster.

By approving this proposal, you are approving this behavior.

Evidence has been submitted into the record that support these fact but goes unnoticed. Please do not support this tainted proposal.

Urban Bloxx is suing 2 elderly owners to force them into selling their property. By approving this proposal, you are approving this behavior. Elder Abuse?

You're call.

**Notice of Liability for Defamation and Demand for Correction 11-2-16 (00039406).pdf**

245K

KING PARRET & DROSTE LLP

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Alan J. Droste
949.939.3484
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November 2, 2016

Via e-mail: [REDACTED]
and via U.S. Mail

[REDACTED]
[REDACTED],
an unincorporated association,
and each of its members

[REDACTED]
[REDACTED], CA 91300

Re: Notice of Liability for Defamation / Demand for Retraction and Correction

To [REDACTED], and to [REDACTED] and each its members:

This law firm represents Urban Blox, LLC, and UB Valley Village, LLC, as well as Mr. Raffi Shirinian, Mr. David Duel, and Ms. Rebecca Duel, individually, with regard to the false and defamatory statements you caused to be published regarding the Urban Blox businesses, Mr. Shirinian, Mr. Duel and Ms. Duel. You are on notice that you are liable for compensatory and punitive damages.

As the defamed parties subsequently discovered, on October 17, 2016, you caused to be published on the internet at [REDACTED] each of the following false and defamatory statements:

- ▶ “Shirinian’s business practice includes perjury.”
- ▶ “Shirinian’s business practice includes . . . illegally evicting the disabled.”
- ▶ “Shirinian’s business practice includes . . . plagiarizing.”
- ▶ “Shirinian’s business practice includes . . . falsifying reports.”
- ▶ “Shirinian’s business practice includes . . . razing the lots he purchases that sit abandoned to this day. He has never actually built anything.”

[REDACTED]
[REDACTED]
and its members
November 2, 2016
Page 2

The discovery of this October 17, 2016 publication led thereafter to a search of your website, which uncovered additional libelous statements maintained on the website, including the following:

“Raffi Shirinian, David Duel and Rebecca Duel are currently under investigation pending tax fraud, perjury and tangled up in various litigation issues.”

“These developers have been pushed out of the Silverlake and Echo Park communities, so it seems they are taking their shot at the Valley. Raffi Shirinian is apparently known throughout communities as ‘the worm.’”

We are informed and believe that each of these statements was published knowing it was false or with a reckless disregard for the truth, and with actual malice, intending to cause personal and economic harm.

You are hereby requested and required to publish in a substantially conspicuous manner a retraction and full correction of each of these false and libelous statements.

We expect your timely compliance with this request for the retractions and corrections. If you are represented by legal counsel with regard to these defamatory statements, please have your attorney contact me. All rights are reserved to seek and recover all compensatory and punitive damages against each of you.

Very truly yours,



Alan J. Droste

cc (via e-mail):

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]