

# THE SILVERSTEIN LAW FIRM

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November 27, 2018

## **VIA HAND DELIVERY**

Los Angeles City Council  
PLUM Committee  
City Hall  
200 North Spring Street, Room 395  
Los Angeles, CA 90012

Re: **Agenda Item No. 10**; Council File 18-0873  
Objections to PLUM Committee Meeting re: the Site Plan Review, Zone  
Change, District Change, Conditional Use Permit, Mitigated Negative  
Declaration and all other entitlements for the Tao Hotel/Dream II  
Hotel/Selma Wilcox Hotel project located at 6421-6429 ½ W. Selma  
Avenue, Los Angeles; CPC-2016-2601-VZC-HD-CUB-ZAA-SPR; ENV-  
2016-2602-MND

Honorable President Harris-Dawson and Members of the PLUM Committee:

### **I. INTRODUCTION.**

This firm and the undersigned represent The Sunset Landmark Investments, LLC (hereinafter "Sunset Landmark"). Please keep this office on the list of interested persons to receive timely notice of all hearings and determinations related to the proposed approval of an eight-story mixed-use building at 6421-6429 ½ W. Selma Avenue, commonly known as either the Tao Hotel, Dream Hotel II, or Selma Wilcox Hotel ("Project"). Sunset Landmark adopts and incorporates by reference all Project objections raised by all others during the environmental review and land use entitlement processes.

In addition to our prior objections, we submit these additional objections to you and for the record.

**II. THE MND IS IMPROPER AND ILLEGAL, INCLUDING BECAUSE A FAIR ARGUMENT EXISTS THAT THE PROJECT MAY HAVE SIGNIFICANT, UNMITIGABLE CONSTRUCTION, OPERATIONAL AND CUMULATIVE NOISE IMPACTS.**

Please see Acentech report and CV of acoustical expert Aaron Betit, attached hereto at **Exhibit 1**, and incorporated in full by this reference.

**III. THE PROJECT HAS BEEN ILLEGALLY PIECEMEAELED FROM A LARGER EFFORT BY THE SAME DEVELOPER TO BUILD A CLUSTER OF HOTELS.**

Please see September 6, 2018 letter from attorney Mitchell Tsai, attached hereto at **Exhibit 2**, and incorporated in full by this reference, which details the developer's chopping of a large set of hotel and restaurant projects into multiple smaller ones, each being CEQA reviewed separately. This called "piecemealing," and is a violation of CEQA.

CEQA forbids piecemeal review of the significant environmental impacts of a project. Bozung v. Local Agency Formation Com. (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...." Guidelines § 15378(a).

Planning Commissioner Dake Wilson stated that she "could see" why the developer first applied only for the building permit and CUB for alcohol for the Tao Restaurant, parking garage, and one-story retail, and then later switched to reveal the discretionary plans for the hotel. She said it made her "not trust anything" the developer said. But then, instead of declaring that this open and defiant piecemealing of the Project had to be enforced by the City, she shrugged her shoulders and voted to approve the project. This is a dereliction of the City's duty under CEQA. Not only is this hotel project piecemealed to get it under construction without proper environmental review, it is part of a larger project that is not yet fully disclosed with the other hotels. This completely forecloses proper cumulative review and puts the City Council into the

position of thinking it “must” approve the unfinished building to avoid an eyesore. This conduct has been outrageous manipulation of the City for which the City Planning staff actively participates in a cover up of serious violations of law.

**IV. THE CITY IS VIOLATING APPELLANTS’ DUE PROCESS AND FAIR HEARING RIGHTS.**

The City on the day of the hearing dumps about 100 pages of detailed ostensible rebuttal to the appeals just hours before the hearing, and the City’s staff memo – bearing a date of November 21, 2018, but not made public on that date – finally surfaces today, yet was not posted in the City Council file until shortly before this hearing, or emailed to us in this modern age. (See screen shots at **Exhibit 3.**)

There is only one purpose for the City and developer holding back these documents until now: to impair the ability of Appellants to review the arguments, identify weaknesses, draft responses to these claims, and develop evidence in rebuttal. The City’s actions constitute a violation of Appellants’ due process and fair hearing rights, including under Code Civ. Proc. § 1094.5.

**From Today’s (Nov. 27, 2018) LACityClerkConnect Website:**

Four documents were added on Nov. 27, i.e., they were not available on Nov. 26:

<b>Title</b>	<b>Doc. Date</b>	<b>Comments:</b>
Communication from Appellant Representative (TSLF letter)	11/26/2018	Was added on 11/27/18. Was not available on 11/26/18.
Communication from Applicant Representative (Sheppard Mullin letter)	11/26/2018	Was added on 11/27/18. Was not available on 11/26/18.
Attachment to Communication dated 11/21/2018 – Response to Appeal (11-21-18 City of Los Angeles Letter/Response to Appeals ( <b>includes Staff Responses</b> )).	11/2 <u>1</u> /2018	Was added on 11/2 <u>7</u> /18. Was not available online on 11/2 <u>6</u> /18.

Communication from Department of City Planning – Supplemental Transmittal	11/21/2018	Was added on 11/27/18. Was not available online on 11/26/18.
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**11-27-18 Screenshot of full image to show set-up of LACityClerkConnect website (Online Documents are shown on the upper right corner).**

**LACityClerk Connect** Council File Management System

**Council File: 18-0873**

**Title**  
 6421-6429 1/2 West Selma Avenue / 1600-1604 North Wilcox Avenue / Vesting Zone Change / Height District Change

**Date Received / Introduced**  
 09/12/2018

**Last Changed Date**  
 11/02/2018

**Expiration Date**  
 11/02/2020

**Time Limit**  
 12/20/2018

**Last Day To Act**  
 12/12/2018

**Pursuant To**  
 Los Angeles Municipal Code

**Reference Numbers**  
 Case: CPC-2016-2601-VZC-HD-CUB-ZAA-SPR  
 Environmental: ENV-2016-2602-MND

**Council District**  
 13

**Pending in Committee**  
 Planning and Land Use Management Committee

**Initiated by**  
 Los Angeles City Planning Commission

**File Activities**

Date	Activity
11/02/2018	Planning and Land Use Management Committee scheduled item for committee meeting on November 27, 2018.
10/30/2018	Planning and Land Use Management Committee continued item to/for November 27, 2018 .
10/30/2018	Planning and Land Use Management Committee Chair approved extension of time limit from November 20 2018 to December 20 2018.

**Online Documents (Doc)**

Title	Doc Date
Communication from Appellant Representative	11/26/2018
Communication from Applicant Representative	11/26/2018
Attachment to Communication dated 11/21/2018 - Reponse	11/21/2018

**Council Vote Information**

No votes were found.

**11-27-18 Multiple Screenshots to show the four documents that were added today (11-27-18) under “Online Documents:”**

Online Documents (Doc)	
Title	Doc Date
<a href="#">Communication from Appellant Representative</a>	11/26/2018
<a href="#">Communication from Applicant Representative</a>	11/26/2018
<a href="#">Attachment to Communication dated 11/21/2018 - Reponse</a>	11/21/2018

Title	Doc Date
<a href="#">dated 11/21/2018 - Reponse to Appeal</a>	
<a href="#">Communication from Department of City Planning - Supplemental Transmittal</a>	11/21/2018
<a href="#">Communication from Deputy City Clerk (Re-Notice)</a>	11/02/2018

Online Documents (Doc)	
Title	Doc Date
<a href="#">City Clerk (Re-Notice)</a>	
<a href="#">Communication from Appellant Representative</a>	11/01/2018
<a href="#">Communication from Applicant Representative - Consent to Time Limit Extension</a>	10/30/2018

**Nov. 26 Screenshot showing that the top document under “Online Documents” was “Communication from Deputy City Clerk (Re-Notice)” dated 11/02/2018.**

<b>Council File: 18-0873</b>			<b>Select Online Document</b>		<b>Online Documents (Doc)</b>	
<b>Title</b> 6421-6429 1/2 West Selma Avenue / 1600-1604 North Wilcox Avenue / Vesting Zone Change District Change			Attachment to Report dated 09/12/2018 - Appeal Application		<b>Doc Date</b>	
<b>Date Received / Introduced</b> 09/12/2018			Attachment to Report dated 09/12/2018 - Appeal Application		Deputy City Clerk 11/02/2018	
<b>Last Changed Date</b> 11/02/2018			Report from Los Angeles City Planning Commission		Appellant 11/01/2018	
<b>Expiration Date</b> 11/02/2020			Attachment to Report dated 09/12/2018 - Appeal Application		Applicant 10/30/2018	
<b>Time Limit</b> 12/20/2018			Attachment to Report dated 09/12/2018 - Appeal Application		Time to Time	
<b>Last Day To Act</b> 12/12/2018			Attachment to Report dated 09/12/2018 - Conditions		<b>Case Information</b>	
<b>Pursuant To</b> Los Angeles Municipal Code			Attachment to Report dated 09/12/2018 - T Conditions			
<b>Reference Numbers</b> Case: CPC-2016-2601-VZC-HD-CUB-ZAA-SPR Environmental: ENV-2016-2602-MND			Attachment to Report dated 09/12/2018 - Findings			
<b>Council District</b> 13			Attachment to Report dated 09/12/2018 - Draft Ordinance			
<b>Pending in Committee</b> Planning and Land Use Management Committee			Attachment to Report dated 09/12/2018 - Interested Parties			
<b>Initiated by</b> Los Angeles City Planning Commission			Attachment to Report dated 09/12/2018 - Department of Transportation Correspondence		were found.	
<b>File Activities</b>						
<b>Date</b>	<b>Activity</b>					
11/02/2018	Planning and Land Use Management Committee scheduled item for committee meeting on November 27, 2018.					
10/30/2018	Planning and Land Use Management Committee continued item to/for November 27, 2018 .					
10/30/2018	Planning and Land Use Management Committee Chair approved extension of time limit from November 20, 2018 to December 20, 2018.					

**Nov. 27 Screenshot showing the 11/02/2018 document below the newly added 11/21/2018 document.**

Online Documents (Doc)	
Title	Doc Date
dated 11/21/2018 - Response to Appeal	
Communication from Department of City Planning - Supplemental Transmittal	11/21/2018
Communication from Deputy City Clerk (Re-Notice)	11/02/2018

**V. OTHER OBJECTIONS.**

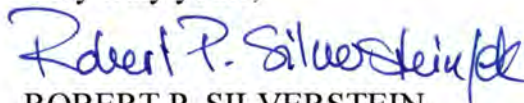
When a project involves both by right and discretionary entitlements, the Project as a whole will be treated as discretionary. This project, and all parts of it, must similarly be treated as subject to CEQA. (See, e.g., City's Technical Planning Memo No. 33 at **Exhibit 4.**) The CEQA Guidelines similarly state that when a project involves both discretionary and by right permits, the Project shall be treated wholly as a discretionary project.

Although we have had no time to do anything beyond skim the developer's multi-page rebuttal letter, we note that the developer relies heavily on the case of Citizens Coalition Los Angeles v. City of Los Angeles (Target) (2018) 26 Cal.App.5th 561. That case was so wrongly decided by the Court of Appeal that the Supreme Court ordered it depublished. (**Exhibit 5.**) Accordingly, the developer and City's use of this case is improper and of no value, as the case has been stricken from the official reports.

**VI. CONCLUSION.**

In a time when former PLUM Committee members have come under even greater scrutiny for improper decisions and elevating the interests of favored developers over the rights of the citizens you were elected to represent, and based on the totality of evidence showing the illegal processing of the Project, including via the subject MND, we urge the PLUM Committee to grant the appeals and deny the Project and its requested approvals.

Very truly yours,



ROBERT P. SILVERSTEIN

FOR

THE SILVERSTEIN LAW FIRM, APC

RPS:vl  
Encls.

# **EXHIBIT 1**





November 27, 2018

Robert Silverstein, Esq.  
The Silverstein Law Firm, APC  
215 North Marengo Avenue, 3<sup>rd</sup> Floor  
Pasadena, California 91101-1504

Subject: **Review of Acoustical Portion of Mitigated Negative Declaration, Selma Wilcox Hotel Project**  
Acentech Project No. 631202

Robert:

Acentech has had the opportunity to review the acoustical evaluation in the Mitigated Negative Declaration (MND) provided for the Selma Wilcox Hotel by the City of Los Angeles. This letter summarizes our comments.

## **EXECUTIVE SUMMARY**

The acoustical portion of the MND provided for the Selma Wilcox Hotel is not complete, and identifies several significant unmitigated impacts that will result from the proposed project independently, and in conjunction with other Projects in the area.

- The MND states: “the elevated late evening noise levels that contribute to this environment are, to a large degree, a product of the nightlife that these hotels generate and benefit from themselves.” Thus, the MND clearly recognizes that the cumulative impacts of recent and future projects associated with this Project, including from other hotel projects by the same developer, are impacting the noise environment in the vicinity of the project.
- The traffic noise analysis indicates the Mama Shelter, a hotel, will be in a noise environment considered “Normally Unacceptable” by the Los Angeles Noise Element, and due to the cumulative impacts of proposed projects, the CNEL is anticipated to increase by 3 dB from increased traffic on Selma Avenue. As indicated in the CEQA Thresholds Guide, this is to be considered a Significant Impact. As a result, an EIR should be prepared, not an MND.
- The analysis predicts an ambient noise level of 73.1 for the proposed project. This is within the “Normally Unacceptable” land use category identified in the City Noise Element. Per the State, and City CEQA Guidelines, “New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.”
- No accurate 24-hour noise measurement was conducted. Reasoning for this was concerns of construction activity at the proposed project site impacting the measurements. Since this is controlled by the developer, it would seem an accurate 24-hour ambient noise level measurement is possible, and should be required to obtain an accurate understanding of the existing ambient noise level. This deficiency further renders the MND inadequate and expands the fair argument that can be made that the project may have significant, unmitigable impacts, and that an EIR should be prepared.
- Short term measurements, used to describe both the ambient Leq level, and the 24-hour CNEL level, do not comply with the requirements of the City of Los Angeles Municipal Code. Several measurements were only 10-minutes long. The City requires at least 15 minutes of an ambient noise level be measured to define the ambient Leq.

- There is no accurate evaluation of rooftop operational noise levels. Instead, a general discussion about existing events on the rooftops of adjacent buildings was provided. Anticipated levels, and conditions of operation, as well as a sound analysis using ISO 9613-2:1996 “Attenuation of sound during propagation outdoors – Part 2: General method of calculation”, or similar standard, should be used to evaluate an impact of outdoor events on the rooftop of the project to surrounding uses, including sensitive receptors, both on an independent basis, and in conjunction with other simultaneous hotel, event and/or rooftop operations.

## DEFINITIONS

The definition in the 2017 MND of an Equivalent Noise Level, Leq, is incorrect. The first sentence of the definition indicates “Leq is the average noise level on an energy basis for **any** specific time period.” (Emphasis added). An Leq measured during the day does not represent the noise level during late night hours. Thus, the definition should state “...**a** specific time period...”, not “...**any** specific time period...”.

## EXISTING CONDITONS

The existing ambient noise environment is not accurately discussed. Table 3.12-3 provides “existing ambient noise level,” in terms of dBA Leq. No duration is identified in this table, which is required when stating Leq levels. In addition, since the Leq changes significantly depending on the time of day, the table should report when these measurements were conducted.

On Page 3-148, the first paragraph below Table 3.12-3 states the ambient conditions are within 3 dBA of the ambient noise levels measured for the 2015 Approved Project environmental analysis. However, the time and duration of the levels in both the 2017 analysis and the 2015 analysis are not reported. Additionally, since there is no figure showing measurement locations, and the descriptors are different, it is difficult to understand how these two sets of measurements correlate in time or location.

Page 3-148, second paragraph below Table 3.12-3 discusses complications regarding developing an accurate picture of ambient noise levels. It indicates ongoing construction at the proposed project site as a complication with gathering sound data. Presumably the construction activities are associated with the Proposed Project. Since these activities are generated in large part by the applicant (who is responsible for other nearby construction activities), it shouldn't be a reason to not be able to measure and clearly document a 24-hour measurement. This deficiency further renders the MND inadequate and expands the fair argument that can be made that the project may have significant, unmitigable impacts, and that an EIR should be prepared.

Page 3-148, in the third paragraph below Table 3.12-3, no specific measurement location other than “an off-site location immediately adjacent to the Project Site, near the intersection of Selma Avenue and Wilcox Avenue.” The location of the ambient noise measurement should be clearly identified in a figure.

Page 3-148, the last paragraph, extending on to page 4-148 provides a general discussion that “noise from amplified bar, restaurant, and club music was generally not audible over the din of transportation noise sources..”. What measurement period is this in reference to; Friday night, Saturday morning, or both? The 2015 MND indicates “During the evening, there is ambient noise from live music in nearby bars and restaurants.”, implying the ambient noise level is at least partially controlled by the bar events. What changed between now and 2015? What type of events were occurring in the adjacent rooftop bars? Based upon the types of noise generating activities, primarily during nighttime hours, and with the additional noise to be contributed by the proposed project, a fair argument exists that the project independently, and cumulatively, may cause significant, unmitigable noise impacts.

Section 111.01 “Definitions” of the Los Angeles Municipal Code requires ambient noise levels to be “...averaged over a period of at least 15 minutes at a location and time of day comparable to that during which the measurement is taken of a particular noise source...” This is indicated in the 2015 MND. The “daytime” measurement, which is used for a 12-hour period in the CNEL calculation, was only a 10-minute measurement. This doesn't comply with the Municipal Code measurement requirements for documenting Leq levels, let alone 24-hour CNEL measurements. The Early Evening measurement is also only a 10-minute measurement. At a minimum, construction activities on the project site should stop to allow for 24-hour Leq measurements over 1-hour periods to be conducted to clearly identify the ambient noise level at the

project site. This deficiency further renders the MND inadequate and expands the fair argument that can be made that the project may cause significant, unmitigable impacts, and that an EIR should be prepared.

Page 4-150 attempts to rewrite the guidelines established in the City of Los Angeles Noise Element and the L.A. CEQA guide. The analysis indicates the Proposed Project will be located within a “Normally Unacceptable” Noise Environment as identified in the LA Noise Element. The MND contradicts this by stating the environmental conditions at the Project Site are “not “normally unacceptable” for these hotels as the City’s General Plan would suggest, but conducive for boutique hotels with a focus on nightlife and high-quality dining”. What is the basis of this statement? The evaluation clearly indicates traffic noise is the major contributing noise source in this area of the City. “Predominant noise was caused by motor vehicles traveling on adjacent roadways, including Selma Avenue.” (Page 3-85, first paragraph in the 2015 MND) “Noise from amplified bar, restaurant, and club music was generally not audible over the din of transportation noise...” (Page 3-148, 2017 MND, last paragraph). How is noise from traffic conducive to “high-quality dining”? What about traffic noise is conducive for boutique hotels? Why is traffic noise “a product of the nightlife that these hotels...benefit from...? By this logic, freeway noise wouldn’t be an impact to residences because the freeway allows residents to get to work.

Page 3-151 indicates demolition will not be required. It also indicates “noise from truck-mounted cranes and forklifts would be intermittent and not capable of substantially raising ambient noise levels at nearby receptors.” This statement directly contradicts the table in the Los Angeles CEQA Thresholds Guide Exhibit I.1-1, which indicates movable cranes typically generate 75-88 dBA at 50’, and to anticipate 85 dBA, Leq at 50’ for the Structural, and 89 dBA, Leq, for the Finishing phases of the construction process. (Appendix C.) More detailed explanation as to why the cranes and other construction trucks required for building are anticipated to be intermittent is warranted.

## CONSTRUCTION NOISE IMPACTS

It is unclear why only three areas are identified as potential Noise Sensitive Receptors. “Dream Hollywood” (identified as “Dream Hotel” in Table 3.12-6?) shares a property line with the Proposed Project. Why is this not included in the evaluation? Mama Shelter is a hotel that is on the southwest intersection of Selma Avenue and Wilcox Avenue. Why is this not considered a noise sensitive receptor? They both should be. Given the types of uses described for the project and their typical dB level, a fair argument exists that the project’s noise projection may cause significant, unmitigable impacts to nearby sensitive receptors, including but not limited to these two locations.

The Adopted MND identifies the “Hotel Café” as a Noise Sensitive Receptor and the 2018 MND indicates this was not included in the evaluation. No explanation is provided why this Receptor is no longer considered Noise Sensitive. Although the “Hotel Café” is a nightclub, there is a Hotel West Inn that is on top of the Hotel Café. Both should have been included in the analysis and disclosure.

## OPERATIONAL NOISE

The mechanical noise evaluation is insufficient. No mention is made of the types of equipment anticipated for use with the proposed project, the anticipated location of this equipment, and the elevations at which this equipment would be operating. Wording is provided to indicate mechanical equipment on adjacent properties are not impacting the ambient noise levels. No discussion is provided discussing how this is relevant to the ambient noise evaluation for this proposed project.

The Hotel Land Uses and Rooftop Deck analysis section indicates the rooftop area could host events including DJ performances. No explanation of anticipated capacity, or type of amplified DJ performances is provided. It is reasonable to conclude that the proposed project will seek to host exciting and appealing such events, which can be extremely loud. Rather than provide this data, a general discussion of other rooftop events is provided instead. In this discussion, no attempt is made to compare the anticipated uses for the 6421 Selma Avenue Project with the events that occurred when the Friday measurements were made. A general “Events” description is not sufficient for evaluating impacts to the surrounding community.

The evaluation indicates “these factors strongly suggest that any similar rooftop events hosted on the Project’s roof-top deck would not contribute to substantially audible, let alone significant, noise increases at adjacent land uses.” No documentation of what types of events were occurring on the rooftop of the Dream

Hotel, or the Mama Shelter Hotel was provided. Without documentation of the noise sources for these events, it is difficult to understand what events should be considered as “similar”. Additionally, the purpose of the noise study is to determine, based on the proposed project description, if impacts can be anticipated. A statement that something “suggests” there will be no impacts should be considered insufficient to evaluate potential impacts.

The evaluation of noise from the Rooftop Deck states “the greatest noise impacts from the rooftop and other Project events would likely result from secondary noises such as increased pedestrian activity around the project, as well as increased patron and valet traffic to and from the site.” While traffic noise is evaluated, one of the “greatest noise impacts” identified in the MND, increased pedestrian traffic, is not evaluated. This is another contributory noise source, and may cause individual and cumulative significant, unmitigable noise impacts.

The evaluation for restaurant use assumes face-to-face conversation will create 67 dBA at 1 meter. We assume this is for a single conversation? There is no discussion in this evaluation of the cumulative impact of multiple conversations, which is typical for outdoor seats in a restaurant. Additionally, the report indicates an ambient noise level of 67 dBA can be anticipated in this area. For conversation to be understood, it would be necessary to have the source be significantly (5 dB or more) above the existing ambient noise level. Thus, the assumption of a single conversation generating 67 dBA at 1 meter in an ambient noise environment of 67 dBA, is understating the possible impacts of the outdoor restaurant area.

## TRAFFIC NOISE

The Los Angeles CEQA Thresholds Guide, referenced in the Regulatory Setting of the MND states an increase of 3 dBA in CNEL to or within the “normally unacceptable” category shall be considered a Significant Impact. (See Appendix C, page I.2-3, section 2, “Determination of Significance”.) The analysis shows that when considering all anticipated future projects in the area, including this proposed project, a cumulative significant impact is anticipated along Selma Avenue, west of Wilcox Avenue (first paragraph of page 3-161). Thus, a significant impact should be identified as a result of the cumulative effects of all the proposed and existing projects in the area.

## CUMULATIVE IMPACTS

There is no section of the MND that evaluates the cumulative impacts of the future anticipated projects in the area beyond the traffic analysis. Cumulative impact evaluations are required for the CEQA evaluation process. The MND specifically states “the elevated late evening noise levels that contribute to this environment are, to a large degree, a product of the nightlife that these hotels generate and benefit from themselves.” This statement appears to imply there is a cumulative impact to the surrounding community as a result of all proposed projects in the area.

This summarizes our evaluation of the noise section of the MND for the proposed Selma Wilcox Hotel Project. Please feel free to contact me should any questions arise.

Sincerely,

ACENTECH INCORPORATED



Aaron Bétit  
Principal Consultant

Appendix A – City of Los Angeles Noise Element

# NOISE ELEMENT



# **Noise Element of the Los Angeles City General Plan**

City Plan Case No. 97-0085

Council File No. 96-1357

Adopted by the City Council February 3, 1999

Approved by the City Planning Commission November 12, 1998

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6th District — Ruth Galanter  
7th District — Richard Alarcón  
8th District — Mark Ridley-Thomas  
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10th District — Nate Holden  
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12th District — Hal Bernson  
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Franklin P. Eberhard, Deputy Director  
Gordon B. Hamilton, Deputy Director  
Robert H. Sutton, Deputy Director

### **Citywide Planning Division**

R. Ann Siracusa, ACIP, Principal City Planner

### **Noise Element Revision Staff**

Anne V. Howell, City Planner

### **Graphics Services Section**

Rey Hernandez, Graphics Designer III  
Louie Angeles, Cartographer  
Joyce Odell, Cartographer



# Table of Contents

---

<b>Introduction</b>	xiii
<b>Chapter I - Background</b>	1-1
<b>Planning Area</b>	1-1
<b>Demographics</b>	1-1
<b>California State Noise Element Requirements</b>	1-1
CONTENT	
NOISE MEASUREMENT AND STANDARDS	
INSULATION STANDARDS	
GENERAL PLAN CONSISTENCY	
IMPLEMENTATION	
<b>Element Scope</b>	1-2
ISSUES NOT ADDRESSED	
<b>Chapter II - Existing Conditions, Noise Impact Issues and Noise Management History</b>	2-1
<b>Introduction</b>	2-1
<b>Building Sound Insulation and Nuisance Noise</b>	2-2
CALIFORNIA AND FEDERAL LEGISLATION	2-2
CITY NOISE ORDINANCES	2-3
ZONING AND LAND USE	2-3
BUILDING SOUND INSULATION REGULATIONS	2-5
NUISANCE NOISE	2-5
Building Mechanical Equipment	
Disturbing The Peace	
City Park Facilities	
Barking Dogs	
Commercial Vehicles	
Emergency Vehicles	



<b>Automotive Vehicles</b> _____	2-6
VEHICLE EMISSIONS	
STREET NOISE	
FREEWAY NOISE	
<b>Rail Systems</b> _____	2-8
RAILROADS _____	2-8
Jurisdictional Authority	
Noise Issues	
Alameda Corridor Project	
NEW RAIL SYSTEMS _____	2-9
Train And Light Rail Noise	
Subway Noise And Vibration	
<b>Aircraft and Airports</b> _____	2-11
JURISDICTIONAL AUTHORITY _____	2-11
Federal	
State	
Local	
Airport Land Use Commission	
City Of Los Angeles	
Summary	
REGULATIONS AND PROGRAMS _____	2-12
Environmental Assessment	
Federal Aviation Regulations Part 36 (FAR Part 36)	
California Airport Noise Standards	
Airport Noise and Capacity Act of 1990 (FAR Parts 91 and 161)	
Federal Aviation Regulations Part 150 (FAR Part 150)	
California Noise Insulation Standards	
Local Noise Compatibility Programs	
HELICOPTERS _____	2-15
Planning Commission And Fire Department Permits	
Helicopter Noise	
AIRPORTS IN THE LOS ANGELES AREA _____	2-16
LOS ANGELES INTERNATIONAL AIRPORT (LAX) _____	2-18
LAX Zoning	
LAX Noise Management	
LAX - FAR Part 150 And LAWA Compatibility Programs	
LAX - Community Plan Noise Issues	
LAX Plan	



VAN NUYS AIRPORT (VNY) _____	2-23
VNY Zoning	
VNY Noise Management	
VNY - Community Plan Noise Issues	
VNY Plan	
BURBANK-GLENDALE-PASADENA AIRPORT (BUR) _____	2-25
BUR Noise Management	
BUR - Community Plan Noise Issues	
BUR Plan	
SANTA MONICA AIRPORT (SMO) _____	2-27
SMO - Community Plan Noise Issues	
SMO Noise Management	
WHITEMAN AIRPORT _____	2-31
Whiteman Noise Management	
Whiteman Zoning And Community Plan	
ENDNOTES _____	2-31
<b>Chapter III - Goals, Objectives and Policies _____</b>	<b>3-1</b>
<b>Definition of Noise-Sensitive Uses Goals,     Objectives And Policies</b>	
<b>Chapter IV - Implementation Programs _____</b>	<b>4-1</b>





# Exhibits

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## Exhibits (within text):

<b>Exhibit A: Airports Within/Adjoining the City of Los Angeles (Freeways, Etc.)</b>	2-16
<b>Exhibit B: Los Angeles International Airport Noise Contour</b>	2-17
<b>Exhibit C: Van Nuys Airport Noise Contour</b>	2-18
<b>Exhibit D: Burbank-Glendale-Pasadena Airport Noise Contours</b>	2-19
<b>Exhibit E: Santa Monica Airport Noise Contour</b>	2-20
<b>Exhibit F: Whiteman Airport Noise Contour</b>	2-21

## Appendix and Exhibits (at end of text):

<b>Appendix A: Evolution Of Transportation Systems In Los Angeles: A Context For Los Angeles Noise Issues</b>	A-1
<b>Exhibit G: Glossary of Terms And Acronyms</b>	G-1
<b>Exhibit H: Common Noise Levels</b>	H-1
<b>Exhibit I: City Guidelines for Environmental (Exterior) Noise Compatible Land Use</b>	I-1



# Introduction

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California State Government Code Section 65302g mandates that noise elements be included as a part of city general plans and that cities adopt comprehensive noise ordinances. The city's 1975 Noise Plan and ordinance achieved compliance with state law. This element revises and updates the 1975 plan and references the city's noise standards, which are contained in Los Angeles Municipal Code Section 111 et seq. In addition to addressing issues, such as airport related noise, which were addressed in the 1975 plan, the element addresses noise sources and noise mitigation strategies and regulations that came into existence after 1975, including new fixed rail systems.

The noise element applies to the city as a whole. It addresses noise mitigation regulations, strategies and programs and delineates federal, state and city jurisdiction relative to rail, automotive, aircraft and nuisance noise.

Regulation of noise relative to vehicles is largely

outside the authority of municipal government. Primary municipal authority relates to regulation of land use, implementing federal and state regulations and enforcing nuisance noise. This element describes noise management programs of each jurisdictional entity, as they relate to the City of Los Angeles.

The exhibits contained herein include examples of noise commonly experienced by city dwellers, local airport noise contours, state environmental guidelines and a history of Los Angeles transportation and associated noise issues.

Chapters III and IV set forth noise management goals, objectives, policies and programs of the City of Los Angeles. Implementation programs include noise mitigation guidelines for community planners and permit processors, noise management activities in which the city is engaged and affirmation of the Alameda Corridor Project which will consolidate freight rail lines, thereby reducing noise impacts on local neighborhoods.



# Chapter I — Background

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## Planning Area

The Noise Element relates to the entire City of Los Angeles. Within the city's boundaries are approximately 467 square miles of land area, including approximately 214 square miles of hills and mountains. The San Gabriel and Santa Susana Mountains bound the city on the north, the Santa Monica Mountains extend across the middle of the city and the Palos Verdes Hills and Pacific Ocean are on the south and west. Some noise impacts are generated by sources, such as rail, highway and freeway systems, which are within the purview of other governmental entities. Noise generated by aircraft associated with Los Angeles-based air facilities potentially impact people outside the city. Therefore, the element takes into account other jurisdictions and governmental entities.

## Demographics

The 1990 federal census estimated that the city's population was 3,485,399 individuals. The 1996 Citywide General Plan Framework Element (aka Framework) of the city's general plan estimates that the population of the city would be increased by approximately 820,000 people to 4,306,564 by the year 2010 and that employment will be increased by an estimated 390,000 jobs. Circulation and transportation systems, a primary source of urban noise, continue to evolve in response to the city's changing needs and introduction of new technology.

## California State Noise Element Requirements

### Content

In 1971 the state of California required cities and counties to include noise elements in their general plans (Government Code Section 65302 et seq.).

State law intended that noise elements guide policy makers in making land use determinations and in preparing noise ordinances that would limit exposure of their populations to excessive noise levels. The law required that local jurisdictions prepare noise ordinances that would help manage noise. In 1984, state noise element provisions were revised to shorten the list of noise element requirements, encourage local jurisdictions to design their own noise control approaches and to eliminate the requirement that general plan noise and circulation elements be consistent with each other.

Under the 1984 provisions, a noise element is required to "recognize" guidelines prepared by the Office of Noise Control of the California Department of Health Services and to analyze and quantify, "to the extent practicable, as determined by the legislative body," noise from the following sources: highways and freeways; primary arterials and major local streets; passenger and freight on-line railroad operations and ground rapid transit systems; commercial, general aviation, heliport, helistop and military airport operations, aircraft overflights, jet engine test stands, and other ground facilities and maintenance functions related to airport operation; local industrial plants, including, but not limited to, railroad classification yards; and other ground stationary noise sources identified by local agencies as contributing to the community noise environment.

The subject element complies with state law by describing airport related noise management programs and identifying and analyzing noise sources and noise management measures. It also provides guidelines for noise management within Los Angeles.

### Noise Measurement and Standards

State law (Government Code Section 65302 et seq.) specifies that, as is practical, a community noise equiva-

lent level (CNEL) or day/night average level (Ldn) be used to measure noise exposure for the identified noise sources. Modeling is permitted as a tool for measuring noise. However, as will be noted in Chapter II, state and federal law has preempted local authority with reference to many of the above listed noise sources.

In response to the 1971 state requirements, the city simultaneously prepared a noise plan and a comprehensive noise ordinance. It utilized noise contours and modeling in order to establish ambient noise standards that were linked to zoning classifications. Identical standards were incorporated into the ordinance and plan to facilitate implementation and enforcement. The ordinance was adopted in 1973 (Los Angeles Municipal Code Section 111 et seq.). It has been amended several times. The city's first noise plan was adopted in 1975. The intent of state law was to prompt local jurisdictions to establish noise standards vis-a-vis the state's noise insulation standards and to enact plan implementation measures to address local noise problems. The city met these objectives with the adoption of the ordinance and plan. The noise standards contained in the ordinance guide the city's noise management and are consistent with state and federal standards.

The California Environmental Quality Act (CEQA) permit processing procedures and the ambient noise standards contained in the city's noise ordinance guide noise impact assessment and mitigation relative to new development that is subject to CEQA environmental assessment review. This element, combined with the city's noise ordinance, complies with the noise measurement and standards requirements of state law, to the greatest extent practicable, by providing sample noise exposure contours for local airports and by outlining airport and other noise management programs.

### **Insulation Standards**

The California Department of Health Services noise office, which is cited in the 1984 general plan law, no longer exists. The most current guidelines prepared by the state noise officer were issued in 1987 and are contained in the "General Plan Guidelines"

issued by the Governor's Office of Planning and Research in 1990. The standards contained in the city noise ordinance are consistent with the noise officer's 1987 guidelines.

### **General Plan Consistency**

State general plan law requires that all elements and all parts of a general plan be integrated, internally consistent and compatible (Government Code Section 65300.5). The Framework element of the city's general plan provides broad policies and guidelines for preparation of the other elements of the general plan. It identifies the noise element as one of twelve general plan elements but contains no other noise element policies or guidelines. The subject noise element references and is consistent with general plan community plans that contain noise management issues or programs. In addition, it references and is consistent with local airport plans, as required by California Government Code Section 65302.3.

### **Implementation**

General plan law requires that a general plan be meaningfully implemented (Government Code Section 65400). The noise element is implemented by a variety of city regulations. In addition, the airport plans and individual community plans contain implementation features that address noise related land use issues.

### **Element Scope**

The subject element updates and replaces the city's 1975 noise plan. It identifies new significant potential noise sources, addresses the issue of vibration relative to rail and identifies historic and current significant noise management approaches.

### **Issues Not Addressed**

Occupational noise is not addressed. State and federal governments, not cities, have jurisdiction over standards and enforcement relative to occupational health, including noise.

The goals, standards, objectives, policies and programs presented herein are within the jurisdiction of the City of Los Angeles. Programs outside the authority of the city are not listed. For example, rail, state highway and freeway and aspects of airports that are unrelated to land use generally are under federal and/or state, not municipal authority. The roles and relationship of various authorities are discussed in Chapter II, providing a context within which the element and can be better understood.





# Chapter II — Existing Conditions, Noise Impact Issues and Noise Management History

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## Introduction

Noise is unwanted sound and, therefore, is an important factor in the quality of urban life. There are two main types of sound: ambient and intrusive. Ambient sound is the background sound that aggregates all sound emissions, far and near, as received within a particular locale. It is the “given” level of sound to which we are accustomed in our residential, work or other particular environments; the generally not unpleasant “hum” of sound about us. Intrusive sound is greater than the ambient sound level; it is perceived as “noise.” It may be intermittent (siren, barking dog) or continuous (air conditioner equipment). Abatement of intrusive noise generally involves one or more of the following: reducing the noise at the source (turning down the volume), isolating the noise source by establishing buffer land uses (industrial uses around airports), blocking noise (walls, berms), or protecting the receiver (industrial ear protectors, home insulation).

The decibel (dB) is the standard unit used for measuring noise. To more closely approximate noise as it is received by the human ear at different frequencies, the decibel scale is ‘A-weighted’ (dBA). ‘A’ measures the level of sound the way sound is received by the human ear. The range of human hearing is approximately 3 to 140 dBA, with 110 dBA considered intolerable or painful to the human ear. Continuous levels of 70 dBA or higher can cause loss of hearing. A comparison of types of commonly experienced environmental noise is provided in Exhibit H. The goal of all noise mitigation is to reduce or manage intrusive noise so as to achieve or maintain healthful ambient sound levels.

Since the adoption of the city’s noise plan in 1975, significant noise management has taken place, largely due to public demand for noise abatement. Watershed legislation was the National Environ-

mental Policy Act of 1969 (NEPA) which required all significant potential environmental impacts to be evaluated and mitigation measures determined prior to issuance of land development permits. NEPA led to the establishment of state and local environmental laws, including the 1971 California Environmental Quality Act (CEQA) and requirements that general plans contain noise elements and that cities adopt local noise ordinances. Public concerns about noise led to establishment of national transportation policies and programs, including noise standards for aircraft. NEPA and CEQA require environmental assessment and imposition of noise mitigation measures for new development projects, including transportation projects. Millions of dollars in public funds have been expended to reduce impacts of noise from existing airports and freeways, as well as for research and development of new design, noise suppression technology and regulations for mitigating noise from transportation and other sources.

Transportation systems are a primary source of urban noise. Management of noise from the most significant of these sources (aircraft, trains and freeways) generally has been preempted by federal and state authority. Primary municipal authority is regulation of land use. The City of Los Angeles has established standards for ambient noise levels that are correlated with land use zoning classifications. The standards are contained in the city’s noise ordinance, Los Angeles Municipal Code (LAMC) Section 111 et seq. Compliance is achieved by a variety of means, including barriers, buffers, separation of incompatible uses and reduction of sound at its source.

The first section of this chapter discusses ordinances and other measures for regulating noise sources and mitigating noise impacts within the city. The other sections discuss the evolution of noise impacts and

management measures associated with local transportation systems. The Appendix provides an historical perspective of the evolution of transportation systems and associated noise issues.

## **Building Sound Insulation and Nuisance Noise**

Several city, state and federal regulations address sound insulation and nuisance noise. These range from use permit limitations and building construction provisions to nuisance abatement. This section summarizes the city's major noise management procedures and regulations.

### **California And Federal Legislation**

#### **CALIFORNIA NOISE INSULATION STANDARDS**

The California Noise Insulation Standards of 1988 (California Building Code Title 24, Section 3501 et seq.) establishes inter-dwelling (between units in a building) and exterior sound transmission control measures. It requires that interior noise levels from the exterior source be reduced to 45 decibels (dB) or less in any habitable room of a multi-residential use facility, e.g., hotels, motels, dormitories, long-term care facilities, and apartment houses and other dwellings, except detached single-family dwellings. Measurements are based on a day/night average sound level (Ldn) or the community noise equivalent level (CNEL). Both Ldn and CNEL utilize averaging, not single event exposure. Therefore, the passing of a single train during a day would be averaged over the 24-hour period, resulting in negligible exposure.

The significant noise generation sources identified by the Noise Insulation Standards are: highways, country roads, city streets, railroads, rapid transit lines, airports and industrial areas. Noise-sensitive uses planned in proximity to such uses are required to be designed to prevent intrusion of significant exterior noise. The applicant must submit an acoustical analysis, prepared by or under the supervision of an acoustical engineer, indicating that a 45 dB or less interior noise level will be achieved within each proposed habitable room. Interior allowable

noise levels can be achieved by reorienting the project on the site, providing setbacks, shielding (e.g., buffer walls or berms) the receptor from the noise source, incorporating sound insulation into the building construction, requiring that windows be unopenable or remain closed and air conditioning be provided, and any other methods.

To help permit processors assess whether special acoustical analysis and mitigation is needed, local jurisdictions are to identify areas of 60 dB or greater, averaged over a 24-hour period. The noise element of the general plan is to be used in helping to identify sites with noise levels of 60 dB or greater. In addition, the state general plan law (Government Code Section 65302 et seq.) calls for noise elements to "recognize" the state health department noise guidelines and to quantify, "to the extent practicable, as determined by the legislative body, current and projected noise levels" from transportation and other significant sources. This element identifies noise levels of 65 dB or greater with reference to airports.

#### **NATIONAL ENVIRONMENTAL POLICY ACT (NEPA)**

The National Environmental Policy Act of 1969 (NEPA) requires that an environmental impact statement (EIS) be prepared for federal or federally funded (including loans) projects. The EIS identifies potential impacts of the project and evaluates feasible alternatives for mitigating the impacts. The impacts and mitigation alternatives are taken into account by decision makers. However, mitigation of impacts is not required by NEPA.

#### **FEDERAL NOISE CONTROL ACT**

The Noise Control Act of 1972 (42 United States Code 4901 et seq.) gives the Environmental Protection Agency (EPA) authority to publish regulations and standards relative to transportation, construction and electrical equipment, motors, engines, etc. It reaffirms the Federal Aviation Administration and EPA preemption of state and local control over aircraft noise. It requires that the FAA to consult with the EPA prior to promulgating or amending noise regulations.

## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The California Environmental Quality Act of 1970 (CEQA) was patterned in part after NEPA. It mandates that mitigation measures be part of a discretionary land use development permit approval, including building permits, unless a project is deemed exempt from environmental assessment procedures. CEQA is intended to protect the natural environment from avoidable damage, including from noise impacts, by requiring that proposed land development projects mitigate identified significant potential impacts. Where an environmental impact report is required, the decision maker may issue a permit even if the potential impact cannot be reduced to a level of insignificance, providing the decision maker finds that project benefits outweigh the unavoidable impacts. Impacts on the environment (or known future environment) also are considered, including noise from exterior sources on project users or residents. Where federal agencies or funding is involved, both NEPA and CEQA apply.

Conservation of nonrenewable energy resources is a consideration under NEPA and CEQA. Mitigation measures typically include building insulation to reduce heat gain and loss so as to reduce the amount of energy needed to heat or cool buildings. Even without CEQA mitigation requirements, most new construction includes energy insulation features, combined with air conditioning and heating systems, to make projects more energy efficient. Insulation reduces exterior-to-interior noise impacts.

### **City Noise Ordinances**

The City of Los Angeles has numerous ordinances and enforcement practices that apply to intrusive noise and that guide new construction. These are summarized in the following sections.

The city's comprehensive noise ordinance (LAMC Section 111 et seq.) establishes sound measurement and criteria, minimum ambient noise levels for different land use zoning classifications, sound emission levels for specific uses (radios, television sets, vehicle repairs and amplified equipment, etc.), hours

of operation for certain uses (construction activity, rubbish collection, etc.), standards for determining noise deemed a disturbance of the peace, and legal remedies for violations. Its ambient noise standards are consistent with current state and federal noise standards. They are correlated with land use zoning classifications in order to guide the measurement of intrusive noise that results in intermittent (periodic) or extended impacts on a geographically specific site. The intent is to maintain identified ambient noise levels and to limit, mitigate, or eliminate intrusive noise that exceeds the ambient noise levels within the zones specified. The standards guide building construction and equipment installation, equipment maintenance and nuisance noise enforcement. The city council initially adopted the ordinance in 1973 and periodically amends it to reflect current issues and noise management approaches.

As a general rule, the city's building and safety department enforces noise ordinance provisions relative to equipment (air conditioning units, swimming pool pumps, car wash facilities and other machinery) and the police department enforces provisions relative to noise generated by people (parties, amplified sound, etc.). The police department also is authorized to enforce the mechanical equipment and other provisions of the noise ordinance, relative to nuisance noise complaints.

### **Zoning And Land Use**

The city's planning and zoning code (LAMC Section 11 et seq.) contains a variety of provisions that directly or indirectly mitigate noise impacts on, or impacts that are associated with, different types of land uses. Permit processing is guided by the general plan, especially the community plans which together are the city's land use element. The plans designate appropriate land use (zoning) classifications. Noise element programs (Chapters III and IV) outline considerations that may be taken into account during community plan preparation and planning permit processing. The noise ordinance guides land use considerations by setting maximum ambient noise levels for specific zones.

Los Angeles was the first jurisdiction in the nation to establish zoning by land use category (1904 and 1908). Under the guidance of the city's first planning director, Gordon Whitnall, the zoning was changed (1930) to create the standardized classifications that are used today. These include regulation of height, area (including yards), density and parking. The combination of the various regulations contributes significantly to reduction of potential noise impacts throughout the city.

The most basic noise management measure is traditional zoning that separates agricultural, residential, commercial and industrial uses. Another is the front yard set back that not only adds attractiveness to a neighborhood but serves to distance homes from adjacent street noise. Side and rear yards also serve as noise buffers. Through zone change and subdivision processes, site or use specific conditions can be imposed to assure compatibility of land use and to protect users of a site from impacts from adjacent uses.

The commercial (C zones) and manufacturing (M zones) provisions of the code contain use specific requirements intended to reduce noise, odor and other impacts on adjacent uses. These include prohibiting of certain commercial and industrial uses within so many feet of residential or less restrictive uses or zones, requiring increased setbacks from residential uses, limiting hours of operation, containing uses wholly within an enclosed buildings, requiring sound walls, prohibiting openings that face residential uses and prohibiting audibility of noise outside a facility.

Conditional use and use variance permits (LAMC Sections 12.24, 12.27, 12.28 and 12.29) allow the planning commission, zoning administrators and, on appeal, board of zoning appeals and city council to assess potential use impacts and impose conditions to mitigate noise impacts. Conditional use or use variance permits are required in certain zones for schools, churches, homeless shelters, municipal facilities, correctional institutions, alcohol sales, golf courses, parks, rubbish disposal projects, mixed use development, stadia, automobile service and repair

facilities, certain types of parking, joint living and work quarters, mini-malls, hotels and motels, drive-thru food establishments, nightclubs, keeping of certain types of animals and other unique, potentially noise intrusive uses. In most cases the uses are allowed by right in less restrictive zones. Some are prohibited entirely in residential zones. The permitting procedures include site investigations, notice to neighbors and hearings to assist decision makers in determining if the use should be permitted and, if permitted, allow imposition of appropriate conditions of approval. Typical conditions include specific site design, setbacks, use limitations on all or parts of the site, walls and hours of operation so as to minimize noise and other impacts. Violation of conditions can result in permit revocation.

Supplemental use districts or "overlay zones" (LAMC Section 13) for such uses as oil drilling, animal slaughter, surface mining and equine keeping typically contain construction, installation and operational provisions that are intended to minimize or eliminate noise impacts on adjacent uses. For example, the surface mining provisions prohibit establishment of a surface mining district closer than 100 feet from a residential zone, unless a landscaped buffer berm is provided, and limit mining activity hours. Oil drilling district noise mitigation provisions include drilling operation term limits, drilling equipment noise guidelines and a requirement that oil production activities be inaudible outside the enclosed operations structure. In some cases, the commission and city council are authorized to impose additional conditions to further mitigate potential impacts associated with a particular supplemental use.

Other code provisions allow a zoning administrator to conditionally permit, without public hearing, particular uses allowed in a zone, provided that the uses meet certain criteria, such as provision of additional parking or walls. The additional parking requirements for such uses as health clubs, restaurants, trade schools and auditoriums in part are to minimize noise impacts, especially in the evening and at night on residential neighborhoods. Poten-

tial impacts include door slamming and people talking as they walk to their cars.

The authority to revoke, discontinue a use or to impose nuisance abatement conditions on established uses has become a major tool for reducing nuisance noise. Use permits may be revoked by the commission, zoning administrator, or, on appeal, by the board of zoning appeals or city council for nuisance (including disturbance of the peace) or noncompliance with conditions of a conditional permit. In addition, a zoning administrator may discontinue or, on appeal, the board or council, may impose operational conditions on existing commercial or industrial uses that are deemed a nuisance, including for excessive noise or disturbance of the peace (LAMC Section 12.21-A.15). These two procedures have been increasingly utilized in recent years to encourage owners to operate activities on their properties in a manner that is compatible with adjacent uses, particularly residential uses.

### **Building Sound Insulation Regulations**

With the development of inexpensive insulation materials, air conditioning and improved noise reduction techniques it became economically feasible to design buildings that provide effective insulation from outside noise as well as from weather conditions. It has been estimated that standard insulation, efficiently sealing windows and other energy conservation measures reduce exterior-to-interior noise by approximately 15 decibels. Such a reduction generally is adequate to reduce interior noise from outside sources, including street noise, to an acceptable level. Building setbacks and orientation also reduce noise impacts.

Sound transmission control requirements were added to the national Uniform Building Code (UBC) in 1992. The UBC standards were incorporated into the city's building code (LAMC Section 91) in 1994. They are consistent with state noise insulation standards (California Building Code Title 24, Section 3501 et seq.), requiring that intrusive noise not exceed 45 dB in any habitable room. As with state standards, the provisions do

not apply to detached single-family residential uses. The city's airport noise abatement programs apply the standard to detached single-family dwellings.

The city's building code guides building construction. The insulation provisions are intended to mitigate interior noise from outside sources, as well as sound between structural units. The provisions vary according to the intended use of the building, e.g., residential, commercial, industrial. The regulations are intended to achieve a maximum interior sound level equal to or less than the ambient noise level standard for a particular zone, as set forth in the city's noise ordinance.

### **Nuisance Noise**

Nuisance noise is intermittent noise that exceeds the city's ambient noise levels or is otherwise deemed a nuisance. It is addressed primarily through enforcement of municipal code provisions described in this section.

#### **BUILDING MECHANICAL EQUIPMENT**

In addition to standards and regulations contained in the noise ordinance, mechanical equipment noise (e.g., roof top air conditioners) is regulated by the building code (LAMC Section 91). The city's building and safety department administers and enforces the code as it applies to noise relative to both installation and maintenance of equipment.

#### **DISTURBING THE PEACE**

In addition to the noise ordinance, Los Angeles Municipal Code Section 41 contains several disturbance of the peace provisions that are enforced by the police department. These include regulation of noise from theaters, construction activities, devices used to emit music, miniature golf courses (including unduly loud talking) and "loud and raucous" noise. The latter probably is the most commonly requested noise enforcement provision because it relates to general public nuisance, e.g., loud parties. California Penal Code Section 415 also authorizes local police departments to enforce noise relative to public nuisances, including intentional noise making.

The street sales (vendor) ordinance (LAMC Section 42.00) is enforced by the police department. It prohibits “loud, boisterous, raucous, offensive or insulting” activity associated with the sale of goods or services, including solicitation for sight-seeing tours.

#### CITY PARK FACILITIES

Los Angeles Municipal Code Section 63.44 regulates use of recreation and parks department facilities. Park rangers and other recreation and parks department staff enforce regulations that include restrictions on use of sound amplification systems within parks and regulation of concert uses of park facilities. In addition, the recreation and parks department designs its facilities, locates activities within park sites, enforces park use hours and has operational policies for individual sites that are intended to minimize potential noise and activity impacts on surrounding neighborhoods.

#### BARKING DOGS

The animal regulation department administers the barking dog noise ordinance (LAMC Section 53.63). It investigates written complaints and issues warning notices to owners of properties on which barking dogs are located. If the problem continues, a hearing is set before an animal regulation department hearing officer who considers testimony and attempts to resolve the problem. Dog licenses can be revoked and the owner required to remove the animal from the site if the problem continues.

#### COMMERCIAL VEHICLES

Engines of large commercial vehicles (six tires, gross weight of 10,000 pounds or more when empty) are not permitted to be operated at night in any manner deemed disturbing to residents of dwelling units, including residential hotels (LAMC Section 80.36.3). The prohibition is enforced by the police department and applies to parked as well as moving vehicles.

#### EMERGENCY VEHICLES

It is operational policy of the city’s fire and police departments to limit use of sirens and horns, as practical, when emergency vehicles travel past noise sensitive uses or through noise sensitive areas.

## **Automotive Vehicles**

The noise most commonly experienced throughout the city is produced by automotive vehicles (cars, trucks, buses, motorcycles). Traffic moving along streets and freeways produces a sound level that remains relatively constant and is part of the city’s minimum ambient noise level. Vehicular noise varies with the volume, speed and type of traffic. Slower traffic produces less noise than fast moving traffic. Trucks typically generate more noise than cars. Infrequent or intermittent noise also is associated with vehicles, including sirens, vehicle alarms, slamming of doors, garbage and construction vehicle activity and honking of horns. These noises add to urban noise and are regulated by a variety of agencies.

Management of automotive vehicle and associated noise is within the jurisdiction of federal, state and/or local authorities. This section reviews the jurisdictional authority of vehicle noise management relative to the City of Los Angeles.

## **Vehicle Emissions**

Vehicle noise emission standards are promulgated by the federal Environmental Protection Agency (Title 49, Code of Federal Regulations Parts 190 et seq.). The Federal Highway Administration (FHA) of the Department of Transportation has authority to enforce noise standards pertaining to licensed interstate vehicles with a gross weight of over 10,000 pounds, providing the enforcement authority has been authorized “curbing” (i.e., police) authority. The FHA in the Los Angeles region (headquarters in Riverside County), does not have curbing authority. State and local jurisdictions may adopt the Environmental Protection Agency regulations without amendment in order to enforce the regulations. However many cities, including Los Angeles, have not done so because noise emissions, as described previously and below, can be enforced locally as nuisance noise under other authorities.

## **Street Noise**

Occupants of buildings are protected from traffic noise and vehicle related noise by a number of lo-

cal land use, building construction and noise mitigation measures. Separation of land uses through general plan and zoning classifications traditionally has provided one of the best means of reducing noise impacts. Early land use practices and zoning designated commercial and industrial uses along highway corridors. This provided buffer uses between highways and residential areas. Construction of freeways that cut through existing communities, introduced traffic noise impacts into previously protected neighborhoods.

Modern building construction noise insulation and air filtration (air conditioning) standards contained in the city's building code generally are sufficient to mitigate noise impacts associated with city streets and ambient noise. The code also requires that outside factors, such as nearness to freeways or highways, be assessed in establishing noise insulation requirements for a particular building. The city's noise ordinance (Municipal Code Section 111 et seq.) and noise element provide minimum ambient noise levels that are correlated with land use zoning classifications. The ordinance regulates excessive noise generated by individual vehicles and incidents including noise from radios, horns, alarms, sound amplification equipment and other vehicle equipment. It also regulates hours of construction equipment operation and rubbish truck collection. These sections of the ordinance are enforced by the police department. Other noise regulations and noise mitigation procedures are contained in the municipal code and environmental review guidelines. The slower a vehicle travels, the less noise it generates. Therefore, speed limits, especially on local streets, reduce traffic noise impacts on adjacent uses. Together, the zoning and other statutes and provisions establish the city's standards and guidelines for vehicle related noise management.

The California Department of Motor Vehicles has jurisdiction over vehicle noise emissions within California. California Motor Vehicle Code Section 23130 establishes vehicle noise limits for moving vehicles, including interstate trucks that operate on streets, highways and freeways within the state, and regulates noise

impacts on adjacent land uses. The provisions are enforced by the California Highway Patrol and local law enforcement agencies, such as city police.

Trucks tend to generate greater noise than cars. Certain types of trucks are prohibited by the state from traveling on certain state highways due to safety considerations. Freeways serve as the primary truck freight haul routes. Within the city, trucks are allowed to travel on streets except where prohibited by state regulations or by weight or height limits, such as on bridges, in tunnels and on some mountain or substandard streets. Because trucks can travel on most streets and highways in Los Angeles, truck noise can impact all areas of the city. Areas especially impacted tend to be those that are located adjacent to industrial and warehouse sites. Truck traffic impacts, including noise, are such a problem in the port community of Wilmington that the Wilmington-Harbor City community plan (adopted 1989) recommends that certain major highways within the community be designated as truck routes and that trucks be discouraged from using other streets.

### **Freeway Noise**

By the late 1960s, freeways were a major source of noise throughout the state. Entire communities were impacted, especially at night, by the steady hum or roar generated by fast moving traffic. In 1973-74 state and federal agencies, in response to the 1969 National Environmental Policy Act, adopted formal policies and criteria for construction of noise barriers to mitigate impacts. In California, the responsibility for freeway and highway noise management was assumed by the California Department of Transportation (Caltrans). As a part of the nationwide highway noise abatement effort, Caltrans instituted a noise management program to reduce impacts from existing and new freeways on residential, school and other noise sensitive uses.

The program utilized noise barriers (sound walls) and/or building modification methods. The noise barrier program was the most publicly visible of the methods used. By 1996 over 150 miles of the nearly 210 miles of walls nationwide had been con-

structed in California, including more than 115 miles of walls in Los Angeles County. Sound walls typically are eight to fourteen feet in height and are installed between the freeway and adjacent homes or other impacted uses.

Where sound walls alone cannot reduce interior sound to acceptable levels, buildings sometimes are modified by adding or improving air conditioning, acoustical glass and/or other noise insulation features. Such abatement measures primarily are applied to schools. By 1996, the retrofitting program had been almost entirely completed for impacted schools located within the city's boundaries.

In addition, new freeways, such as the Glenn Anderson Interstate 105 Freeway (formerly called the Century Freeway), which opened in 1993, are constructed with noise mitigation features. These include walls and earth berms, freeway design (e.g., locating freeways in trenches) and conversion of some adjacent, potentially impacted properties to freeway compatible uses. The noise mitigation measures for both existing and new freeways has contributed significantly to reduction of ambient urban noise and has reduced direct noise impacts on adjacent uses and neighborhoods.

## **Rail Systems**

Noise from rail systems is localized, impacting immediately adjacent communities. This section reviews noise and vibration management relative to rail systems within the city.

### **Railroads**

#### **JURISDICTIONAL AUTHORITY**

The city cannot regulate transcontinental or intrastate trains operating within its borders. It has the authority to regulate land use as long as its determinations do not conflict with or infringe upon state or federal authority. Management of rail system related noise is within the jurisdiction of federal and/or state authorities. For example, the Federal Transit Administration (FTA) requires that all

rail systems that receive federal funding must be constructed and operated in accordance with its specifications; the Federal Rail Administration (FRA) sets and enforces safety standards, including regulation of noise emissions within locomotive cabs, and requiring that train horns be a minimum of 96 dBA at 100 feet in front of a moving train; the National Environmental Policy Act (NEPA) requires federal agencies to incorporate environmental protection and enhancement measures into projects that are financed in whole or in part by federal funds (including loans). The FTA has promulgated noise and vibration impact assessment and mitigation guidelines for use by rail authorities for preparation of environmental impact reports for federally funded rail projects. Rail operations in Los Angeles are centered around Union Station and the east Los Angeles rail yards.

#### **NOISE ISSUES**

Union Station is located in the Central City North community of Los Angeles, adjacent to El Pueblo de Los Angeles Historic Monument. The train yard adjacent to the station bounds New Chinatown and extends to Taylor Yard, which is adjacent to the communities of Glassell Park and Cypress Park (Northeast community plan area). The station and yards serve both passenger and freight trains. Noise from Union Station and the adjacent yards largely is buffered from residential uses by manufacturing, commercial, office and park (Elysian Park) uses. In the early 1990s use of the yards by Metrolink trains generated public concern. An advisory committee was formed. The committee prepared a community compatibility study that recommended noise management measures.

Noise from freight train activities associated with industrial and warehouse uses and around the Los Angeles-Long Beach harbors generally is buffered from adjacent uses by surrounding industrial, warehouse and commercial uses. Overall improvement in train equipment and servicing methods has contributed significantly to reduction in noise impacts. However, some residential neighborhoods near active rail lines are impacted



by noise from intermittent passing trains and associated rail and truck activities.

#### ALAMEDA CORRIDOR PROJECT

Construction of the six-lane, 20-mile project began in 1997. The corridor extends from the ports of Los Angeles and Long Beach, through south and central Los Angeles to rail yards in the cities of Vernon and Commerce, interconnecting rail lines with regional truck systems. It is intended to increase the efficiency of movement of freight and expand rail capacity within the Southern California region. This is to accommodate the expected tripling of Pacific rim (Asia, North and South America and other Pacific nations) trade over the next quarter of a century. The project will consolidate some 90 miles of railroad tracks and eliminate approximately 200 at-grade street crossings. A 30-foot deep trench paralleling ten miles of Alameda Street is planned from the rail yards near downtown Los Angeles to the Artesia Freeway (Route 91) in the city of Compton. Consolidation of rail lines will reduce noise impacts by reducing the number of freight haul lines and by providing buffering of new lines, thereby eliminating or significantly reducing noise associated with freight trains.

#### **New Rail Systems**

##### TRAIN AND LIGHT RAIL NOISE

The Southern California Regional Rail Authority (SCRRA) is a quasi-state agency that operates the Metrolink commuter train system. Since it is regulated by federal interstate commerce laws, it is exempt from local regulations. If a train system utilizes existing rail rights-of-way, it is deemed categorically exempt under the California Environmental Quality Act (CEQA) environmental assessment and mitigation procedures. Metrolink trains utilize existing rail corridors, station areas and rail yards. Therefore its system generally have been deemed categorically exempt under CEQA. However, SCRRA voluntarily attempts to abide by local noise regulations and responds to noise complaints.

Other new rail systems are under the authority of

the Los Angeles County Metropolitan Transportation Authority (MTA). The MTA serves commuter and short haul public transit passengers within the greater Los Angeles metropolitan area. As a quasi-state agency it is exempt from city noise laws. However, the MTA attempts to comply with the local noise regulations and to achieve the federal standard of 85 dBA within 50 feet of a habitable dwelling. The MTA uses comprehensive noise and vibration criteria that varies according to land use. This has enabled it, in some neighborhoods, to achieve even more restrictive sound emission levels than are set forth in the city ordinances and/or federal guidelines.

Before rail lines are constructed or new systems installed, significant potential noise and vibration must be identified and mitigation measures assured in accordance with federal and state environmental impact regulations (NEPA and CEQA). New rail systems and equipment are designed to comply with noise standards established by the FTA, the American Association of Railroads and the Public Utilities Commission relative to car, engine and track design, horns, auxiliary equipment, train operation, sound of wheels at curves, crossing signal bells and other system associated noise. Significant noise mitigation has been achieved by both MTA and SCRRA through replacement of existing rails and wood ties or construction of new tracks with continuous or seamless (not jointed) welded rails. Antilock braking systems prevent 'flat spots' on train wheels which, in the past, caused them to bump and clank whenever the flat spot and rail came into contact. New car and wheel system design and noise dampening devices also reduce external noise. These and other features have eliminated the vibration, noisy "click-clack" sound and other noises commonly associated with traditional railways.

The MTA Blue Line and Metrolink lines generally utilize existing rights-of-way that bound existing industrial, institutional, commercial, open space and other nonresidential areas, thus minimizing new noise impacts on residential uses. Securing of rail rights-of-way has enabled the MTA to, in some

cases, create open space, park and recreational buffers along rail lines, further reducing noise impacts on adjacent residential areas. Noise impacts are virtually nonexistent for the MTA's Green Line light rail system because it is located almost entirely within the Glenn Anderson Freeway.

New development on properties adjacent to rail lines must comply with the city's building code insulation provisions. Along with zoning setbacks, building insulation generally assures adequate noise mitigation relative to adjacent rail lines.

The MTA and SCRRRA have attempted to be responsive to neighbors. After the Blue Line began to operate between downtown Los Angeles and Long Beach, residents in the Long Beach area complained to the MTA of the sound of wheels on rails at one section of the line. People also complained about the loudness of the train horns. These complaints prompted the MTA to hire a noise consultant to investigate. Based on the consultant's recommendation, the MTA installed quieter horns, retrofitted cars with additional dampening fixtures and materials, modified the car design, ground the rails and constructed a sound barrier at the noise complaint site, thereby achieving lower noise levels. The redesign of the cars and other modifications benefitted properties along the entire Blue Line route and are being applied to other MTA light rail systems. Similar complaints about the loudness of Metrolink horns resulted relocation of the horns from the roofs to the undercarriages of the trains, significantly reducing noise impacts.

Partially in response to community concerns, the planned Metrolink maintenance facility at Taylor Yard (Glassell Park and Cypress Park in northeast Los Angeles) was designed to reduce noise impacts. New technology and facility design enabled entire trains to be serviced without having to separate cars or locomotives. This virtually eliminated noise from separation of air hoses and coupling and uncoupling of cars.

Nevertheless, the community experienced noise impacts due to increased activity in the yards. This

resulted in neighborhood demands for mitigation of rail yard noise and for development of more compatible uses along the eastern portion of the property. A study group was formed in the early 1990s. It was comprised of the representatives of the American Institute of Architects, community groups, property owners and operators, public agencies, elected officials and other entities who evaluated the potential use of parcels adjacent to and within the eastern portion of Taylor Yard. The team recommended community oriented commercial and other neighborhood compatible development of some parcels along the north side of Taylor Yard. The recommendations were used in conjunction with the revision of the Northeast community plan, which was underway in 1998.

#### SUBWAY NOISE AND VIBRATION

MTA's Metro Rail Red Line subway is partially completed. A single subway line operates between Union Station and Western Avenue (in the Wilshire community). Other lines are under construction, including a branch to the San Fernando Valley via Vermont Avenue and Hollywood Boulevard (Hollywood community). Because it is an enclosed underground system, noise impact concerns have been minimal, except relative to construction activities. Subway construction was granted a variance from the city's noise ordinance construction hours to enable tunneling 24 hours a day, in accordance with conditions of the variance. Any construction activities must otherwise comply with the noise ordinance.

In the Hollywood area the broadcast industry raised concerns about vibration and noise, especially during construction, relative to the proposed tunnels below television, radio and recording studios. This resulted in the hiring by the MTA of a consultant to evaluate potential noise and vibration impacts and to propose mitigation measures as a supplement to the environmental impact report for that segment of the system. The measures issued in 1989 included some subway realignment. Depth of the subway tunnels, track engineering and vibration dampening measures are expected to reduce or

eliminate impacts of vehicle generated vibration on uses located above the tunnels when the system becomes operational.

Tunneling under the community of North Hollywood began in 1996 and resulted unanticipated problems, including construction noise and vibration impacts on sensitive uses, e.g., recording studios. The MTA reanalyzed its planned train operations and environmental conditions. In response to its findings, the MTA adjusted its noise and vibration criteria, modified the track supports and offered to modify some buildings that contained sensitive uses. The measures are intended to eliminate any significant above ground noise and any vibration impacts, as measured relative to the high ambient noise levels associated with the area.

## **Aircraft and Airports**

Airport and heliport noise is localized, affecting communities immediately adjacent to the facilities. However, the intensity and intrusiveness of jet aircraft noise has resulted in such noise becoming a major local concern. The primary issue raised during the hearings and public discussion relative to the city's first Noise Plan (1975) was the issue of aircraft noise, especially noise impacts on communities adjacent to the Los Angeles International Airport (LAX). Issues also were raised in 1975 about noise associated with heliports and the Hollywood-Burbank Airport (now called the Burbank-Glendale-Pasadena Airport). In the interim since the 1975 plan was adopted many changes have taken place that have enabled authorities to better address noise issues relating to airports. However airport noise remains the primary unresolved noise issue facing the city. This section reviews noise management of aircraft and airports (including heliports) within the city. It addresses this issue relative to the five airports that are located within or immediately adjacent to the City of Los Angeles: LAX, Van Nuys, Burbank, Santa Monica and Whiteman airports.

## **Jurisdictional Authority**

Management of aircraft and airport related noise is within the jurisdiction of federal, state and/or local authorities.

### **FEDERAL**

Under federal statutes, safety and national defense have primacy over noise abatement. The Federal Aviation Act of 1958 vested the Federal Aviation Administration (FAA) with exclusive authority over air safety, management and control of airspace and movement of aircraft through airspace. Local jurisdictions and local airport authorities have no direct control over airspace or air traffic control, which are safety issues under the authority of the FAA. The FAA determines landing and departure routes for public and private airports and heliports and sets construction and operational standards to assure safety. Federal authority preempts state and local authority over aircraft operations, including aircraft noise emissions, aircraft flight patterns and airport use.

### **STATE**

Enforcement in California of federal airport regulations is delegated to the California Department of Transportation (Caltrans) and is administered by the Caltrans Aeronautics Program (CAP). CAP sets noise guidelines for local airports. In addition, the state is responsible for regulation of airport related land use and has established noise insulation standards. It has delegated authority over land use regulation largely to local governments.

### **LOCAL**

Land use compatibility with airport uses is largely within the authority of local jurisdictions, as long as actions do not conflict with or infringe upon federal and state authority. Local governments cannot regulate flight hours, flight patterns or operational procedures. Where the local government is also the airport proprietor, it may adopt noise abatement measures affecting aircraft operations only with the express authorization of the FAA. The city has mapped airport hazard areas around the Van Nuys (VNY) and LAX airports and established procedures to regulate land development consistent

with federal safety regulations (LAMC Section 12.50). Land use within flight path hazard areas, both within and outside of airport boundaries, must comply with height, glare and other safety considerations established by the FAA.

#### AIRPORT LAND USE COMMISSION

State law (Public Utilities Code Section 21670 et seq.) requires creation of county airport land use commissions (ALUCs). The ALUCs advise local jurisdictions concerning coordination of airport and land use planning for adjacent geographic areas in order to achieve orderly expansion of airports, reduction of community exposure to excessive noise and elimination of safety hazards associated with airport operations. The ALUCs prepare and adopt comprehensive airport land use plans (CLUPs) that “provide for the orderly growth of each public airport and the area surrounding the airport” within the ALUC’s jurisdiction and protect the welfare of the surrounding residents and general public. The plans are based upon airport layout plans, as accepted by the CAP, or locally adopted airport master plans. The ALUC plans anticipate airport growth for a period of 20 years.

An ALUC reviews those sections of a city’s general plan (e.g. community plans and airport plans), as well as proposed plan amendments, specific plan ordinances and development permit requests that pertain to airport hazard and noise impact areas in order to determine consistency with the CLUP. Local authorities may overrule an ALUC’s determination.

State law provides for the Los Angeles County Regional Planning Commission to act as the ALUC for Los Angeles County. The county’s 1991 CLUP contains a CNEL of 65 or 70 dB noise exposure contours for each airport in the county. The CLUP “Land Use Compatibility Table” provides guidelines for establishment of particular uses in areas exposed to a CNEL of 60 or more dB noise impacts. The City of Los Angeles noise ordinance emission standards are consistent with the 1991 CLUP guidelines. Revision of the county’s CLUP was initiated in 1997.

#### CITY OF LOS ANGELES

Pursuant to the city’s planning and zoning code, aircraft landing fields are allowed by right in the M2 (light industrial) and M3 (heavy industrial) zones. In all other zones they are authorized by conditional use permit issued by the city planning commission (LAMC Section 12.24.B.1) or, on appeal, by the city council. Most heliports are not located in M2 or M3 zones. The three airports within the city boundaries (LAX, VNY and Whiteman) generally are zoned in the M2, M3 or PF (public facilities) zones.

In 1998 Los Angeles World Airports, the city’s airport authority, was preparing master plans for LAX and VNY. The plans are limited by the FAA to land use considerations, including intensity of development. However, changes in airport land use must be approved by the FAA. The city is prohibited from closing an airport or reducing the intensity or type of aircraft activity without FAA approval.

Because Whiteman Airport is a county facility, it is legally exempt from municipal zoning laws. However, as a matter of policy, the county attempts to comply with city zoning laws and land use procedures.

#### SUMMARY

In general: federal authority is over airspace and safety, including aircraft noise standards; state authority is over airports, including airport noise standards, and enforcement of airport safety (except where preempted by federal authority); and local authority is over operations and land use (except where preempted by federal and state authority).

#### **Regulations And Programs**

A variety of regulations and programs guide and assist local airport authorities in achieving federal and state noise standards.

#### ENVIRONMENTAL ASSESSMENT

The 1969 National Environmental Policy Act (NEPA) and 1970 California Environmental Quality Act (CEQA) require that environmental impacts, including noise impacts, be evaluated. NEPA requires

that mitigation measures be considered in project implementation. CEQA requires that mitigation measures be incorporated into the project to avoid or minimize significant impacts to the maximum extent feasible. Proposed new airports, including heliports, are required to submit environmental statements as a part of their permit applications. Master plans, zone changes, reconfiguration of airport uses (including runways) or other significant projects are discretionary actions that trigger the environmental assessment and mitigation procedures. All official environmental review documents are subject to public review and comment.

#### FEDERAL AVIATION REGULATIONS PART 36 (FAR PART 36)

Congress in 1968 granted the FAA authority to implement and monitor airspace regulations, including regulation of aircraft noise. The FAA in 1969 promulgated “14 Code of Federal Aviation Regulations Part 36” (FAR Part 36) establishing maximum sound emission levels for new aircraft and phasing out of noisier aircraft. Subsequent amendments classified fixed-wing aircraft into three noise impact categories, with Stage 1 applying to the oldest and noisiest aircraft engines and Stage 3 to the newest and quietest engines. New fixed-wing aircraft built in the United States were required to comply with the Stage 3 standards. After January 1, 1986 commercial fixed-wing aircraft were to comply with the Stage 2 standards. Stage 1 aircraft were phased out of use at civilian airports by 1990.

To comply with FAR Part 36, all new commercial passenger airplanes are designed to reduce engine noise to a minimum feasible level. Lighter and stronger composite materials and more streamlined design have reduced needed engine power, thereby reducing engine noise emissions. New technological advances are anticipated to further reduce fixed-wing aircraft engine noise in the future.

#### CALIFORNIA AIRPORT NOISE STANDARDS

California Airport Noise Standards (California Code of Regulations Title 21, Section 5000 et seq.) were adopted in 1970. They are administered by the Caltrans Aeronautics Program (CAP). Under

the standards, civilian airports, including heliports, that are deemed to be a “noise problem airports” are required to meet a community noise equivalent level (CNEL) of 65 dB at airport boundaries by January 1, 1986 (FAR Part 36) or to seek a variance from CAP. Noise problem airports that were unable to eliminate noise incompatibility within the established time frame were permitted to seek and renew variances. Variances provide extensions of time for development of plans for compliance within a reasonable period of time.

CNEL is a noise measurement scale applied over a 24-hour period to all noise events received at the measurement point. It is weighted more heavily for evening and night periods in order to account for the lower tolerance of individuals to noise during those periods. Noise is greater at the source (airport runway) and diminishes as the distance between source and the receptor widens. The CNEL measurement is expressed as a contour line around the noise source.

The California Noise Standards contain procedures for implementing noise and land use compatibility requirements. They establish systematic methods for measuring noise levels and addressing noise problems and define incompatible noise sensitive uses, e.g., residential dwellings (including mobile homes), schools, hospitals, convalescent homes and houses of worship. An interior noise level of a CNEL of 45 dB is the standard for all noise sensitive uses.

Counties are authorized under the noise standards to issue a resolution declaring that a civilian airport within its boundaries is a “noise problem” airport, based upon receipt of noise complaints and other noise impact data. Once so identified, the airport becomes subject to the California Airport Noise Standards, which are enforced by the county. The county is required to validate the noise contours. Airports identified by the county as noise problem airports are to reduce noise problems (i.e., incompatibility) through a variety of suggested strategies, including reconfiguration of airport land use, modification of airport flight paths, rezoning, land ac-

quisition and other abatement measures. The airport's comprehensive land use plan is submitted to the county for review and adoption. The county submits the plan and quarterly reports (documenting the contours and incompatible land uses within the contour areas) to the CAP. The CAP reviews the reports and approves the plans.

Five airports are within or adjoin the city (Exhibit A). The Los Angeles County Board of Supervisors has deemed three of the five, LAX, VNY and Burbank, to be noise problem airports. All three airports submit quarterly reports with contour maps depicting CNEL of 65 dB contours (Exhibits B-D) to the county and prepare noise abatement programs. They currently operate under noise compatibility compliance time extension variances. Santa Monica and Whiteman airports are not considered noise problem airports because significant airport related noise is contained within the airport or surrounding airport-compatible land use (Exhibits E and F).

#### AIRPORT NOISE AND CAPACITY ACT OF 1990 (FAR PARTS 91 AND 161)

The Airport Noise and Capacity Act of 1990 (14 Code of Federal Regulations [subsequently recodified as 49 U.S.C. 47521 et seq.]) established FAA authority over most airport noise management, preempting state and local authority. The Act sets procedural requirements that must be met before noise regulations can be enacted for an airport. It is implemented by "14 Code of Federal Aviation Regulations Part 161" (FAR Part 161), which establishes a program for reviewing airport noise and access restrictions on the operations of Stage 2 and Stage 3 aircraft. In addition, FAR Part 91 establishes procedures for phasing out of large (over 75,000 pounds) Stage 2 aircraft and for reducing noise emitted by Stage 2 aircraft. The goal is to phase out most Stage 2 commercial fixed-wing aircraft from airports by December 31, 1999. Any proposed new Stage 3 noise mitigation measures must be authorized by the FAA. Prior to 1990, airports could impose more stringent standards than were contained in federal regulations. The Act allows noise

ordinances already in effect, such as the Van Nuys Noise Abatement and Curfew Ordinance, to remain in effect, i.e., to be "grandfathered".

#### FEDERAL AVIATION REGULATIONS PART 150 PROGRAM (FAR PART 150)

In 1979, passage of the Aviation Safety and Noise Abatement Act made matching funds available for noise abatement. "14 Code of Federal Aviation Regulations Part 150" specifies how abatement and prevention measures may become eligible for the funds. The program is popularly known as "FAR 150 program." The Burbank Airport Authority and LAWA are participating in the FAR Part 150 program relative to the LAX, VNY and Burbank airports.

To qualify impacted areas for noise abatement or prevention funds, an airport authority must submit noise exposure contour maps and prepare a noise compatibility program (NCP), as defined by FAR Part 150. The maps are to identify CNEL of 65 dB or greater noise exposure contours for current and projected exposures. The NCP is to include a description of how citizens, local jurisdictions and affected agencies will participate; an airport land use compatibility plan; measures to prevent introduction of additional incompatible uses within the noise exposure areas; and detailed proposals for achieving and maintaining compatibility, e.g., reduction of incompatible land uses, airport reconfiguration, modification of flight procedures, sound proofing or other noise management measures designed to reduce impacts on existing surrounding noise sensitive uses. To guide noise impact assessment and prioritization, FAR Part 150 provides a land use compatibility table. It is comparable to the state guidelines and the guidelines contained in this noise element (Exhibit I). The FAA may deny an NCP or approve eligibility for funding for all or part of a proposed NCP.

The FAR Part 150 program in 1998 began requiring evidence that local authorities are preventing the introduction of new noise sensitive uses within noise impact areas and stopped providing funds for noise abatement for incompatible uses introduced after January 1, 1998. The changes are intended to

encourage promulgation and enforcement of local land use compatibility measures.

#### CALIFORNIA NOISE INSULATION STANDARDS

The interior noise standard to be achieved by abatement programs is specified by the California Noise Insulation Standards (Building Code Title 24, Section 3501 et seq.). It sets interior noise levels of 45 dB in any habitable room, averaged over a 24-hour period. The standard is applied, per the California Airport Noise Standards, to all “sensitive uses” pursuant to the airport noise compatibility program.

#### LOCAL NOISE COMPATIBILITY PROGRAMS

In addition to federal noise abatement and prevention funding, local airport authorities may establish their own programs. LAWA has established an abatement program relative to LAX. It is independent of the Part 150 program. In addition, local airports and jurisdictions have sought to reduce through land use changes and other noise management approaches.

### **Helicopters**

#### PLANNING COMMISSION AND FIRE DEPARTMENT PERMITS

Aircraft, helicopters and heliport noise and safety considerations are within the regulatory authority of the state and federal governments, as described previously. However, cities have authority over certain land use and specific safety considerations.

In the 1960s the Los Angeles City Planning Commission (CPC) was given the responsibility (LAMC Section 12.24) for authorizing heliports, including heliports<sup>1</sup> used only in emergency situations. The permits are conditioned, based on potential impacts identified during the permit review process, including environmental review and public hearings. The conditions define and regulate the use of a specific heliport. If noise or other potential land use related problems appear unsolvable, the CPC can deny the permit. Permits can be revoked if noise impacts prove greater than anticipated or conditions of approval are not observed. The county’s airport land use commission is required by state law to confirm the local heliport permit before final authorization

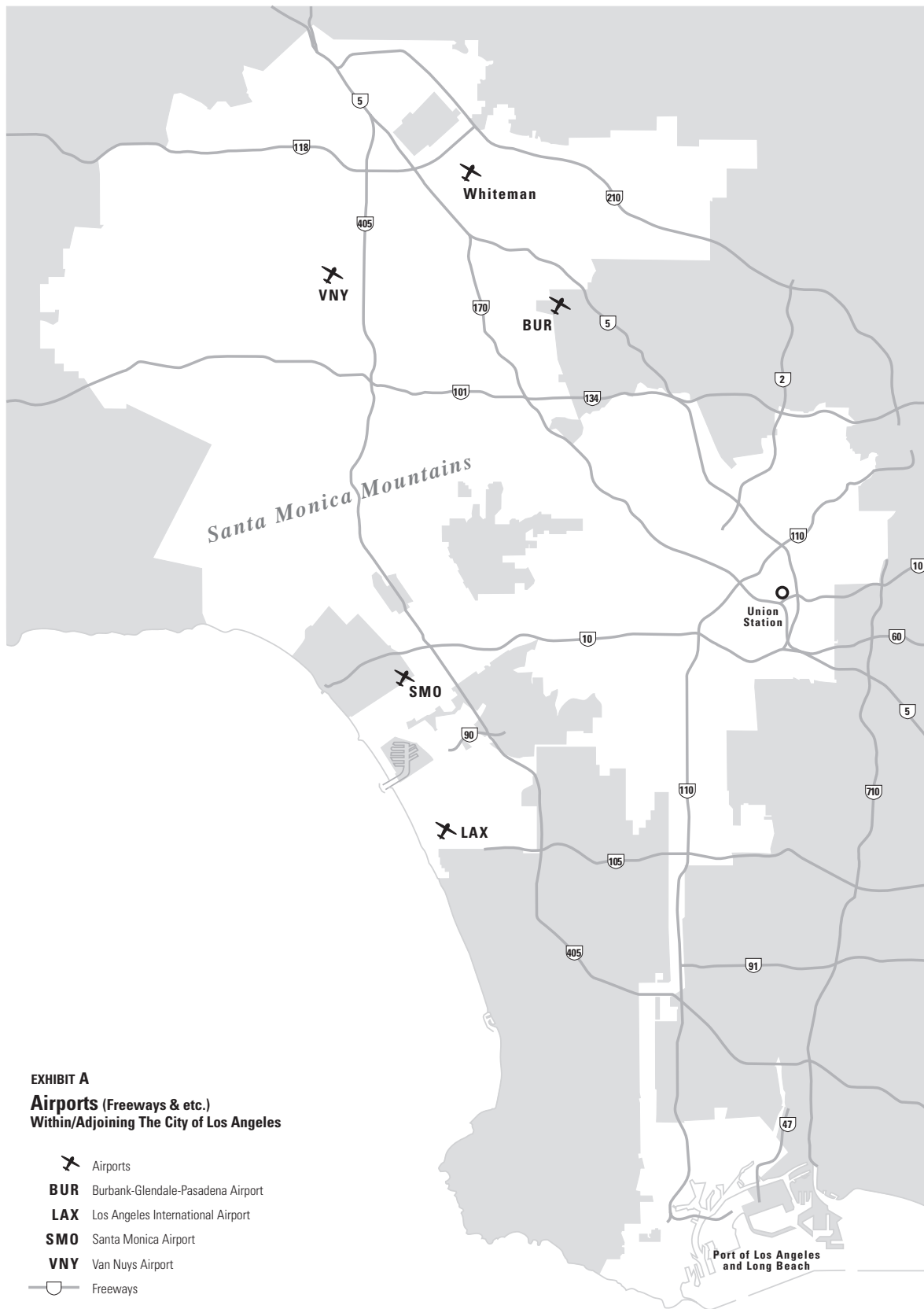
can be considered by the Caltrans Aeronautics Program. The FAA determination of conformity of a heliport and its flight paths to FAA guidelines occurs prior to CPC consideration. Therefore, the determination is part of the documentation provided by the applicant to the CPC. If the state, FAA or the city fire department determine that a proposed or existing heliport is unsafe, the CPC’s permit becomes moot.

The fire department has the authority to deny or revoke use of a private or public heliport if it determines that a facility does not meet city safety requirements (e.g., failure to maintain a heliport in a safe condition, existence of trees or other obstructions in the landing or departure paths or improper maintenance of wind socks and lighting).



In 1974 all new buildings over 75 feet in height were required by the city to provide emergency helicopter landing facilities (LAMC Section 57.18.11). The authority to approve such uses was assigned to the fire department. The new law resulted in a substantial reduction in the number and type of permits considered by the CPC. Permits for banks and hospitals became the most common requests because banks needed to transfer paper records on a daily basis and hospitals needed heliports for transfer of patients and materials. Requests for commuter and passenger service operations generally were denied by the commission. However, such requests were rare because of the availability of helicopter operations at local airports.

In 1978 the fire department was authorized to approve “infrequent” helicopter landings in any zone (LAMC Section 12.22-A.6). Such landings may occur only twice a year at sites within specified single-family (RA, R1) and commercial (C1, CR) zones. Infrequent landing permits are to accommodate occasional events such as educational programs and movie filming.

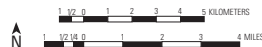
Commission hearings for heliports typically generate community concern regarding noise impacts. To minimize noise impacts, the CPC generally limits the use (e.g., bank records transfer only), hours



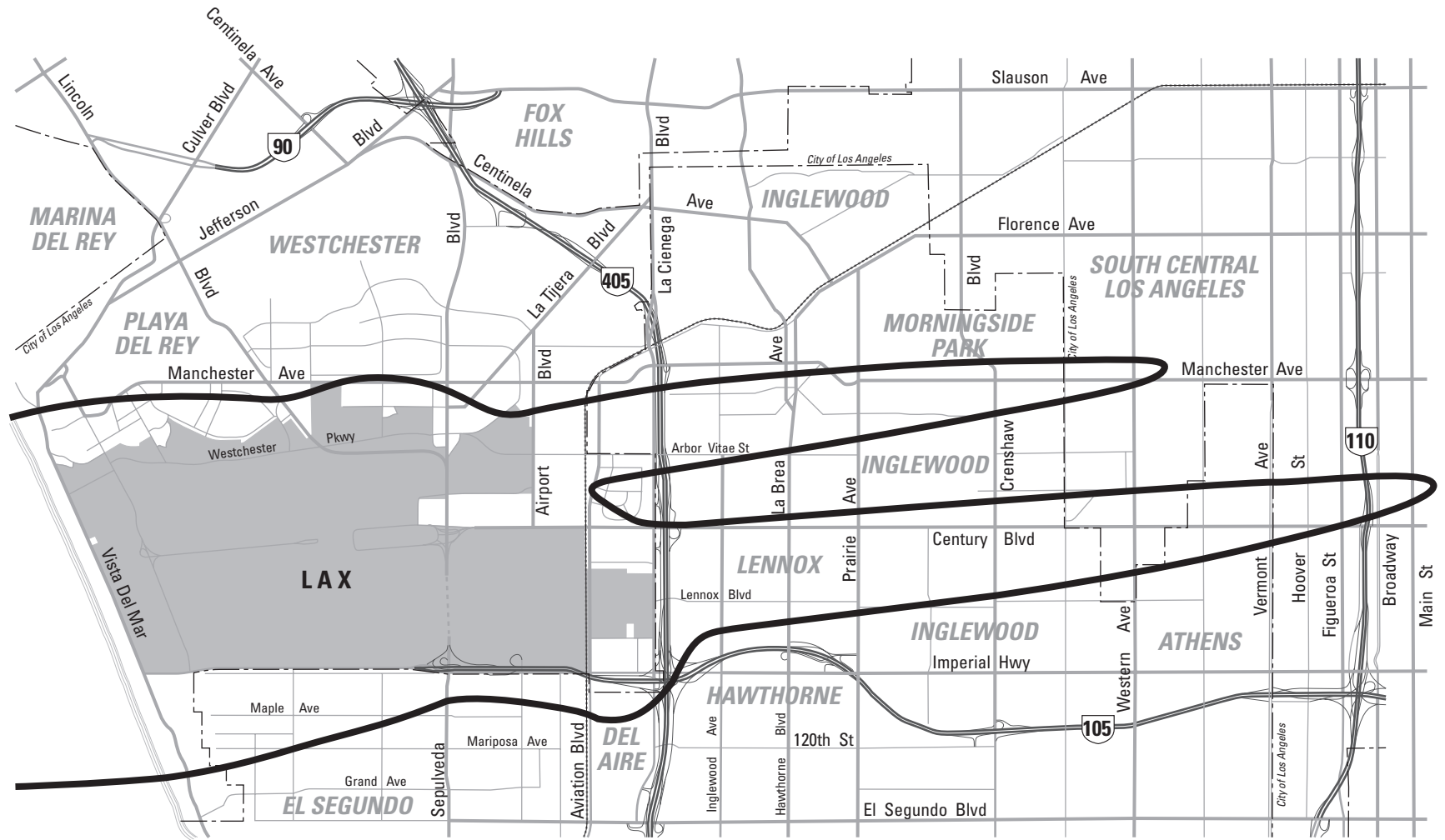
**EXHIBIT A**  
**Airports (Freeways & etc.)**  
**Within/Adjoining The City of Los Angeles**

-  Airports
- BUR** Burbank-Glendale-Pasadena Airport
- LAX** Los Angeles International Airport
- SMO** Santa Monica Airport
- VNY** Van Nuys Airport
-  Freeways

Source: Proposed Transportation Element of the General Plan, Los Angeles City Planning Department, 1997.  
 Prepared by the Transportation Unit • City of Los Angeles Planning Department • Citywide Graphics • January, 1998





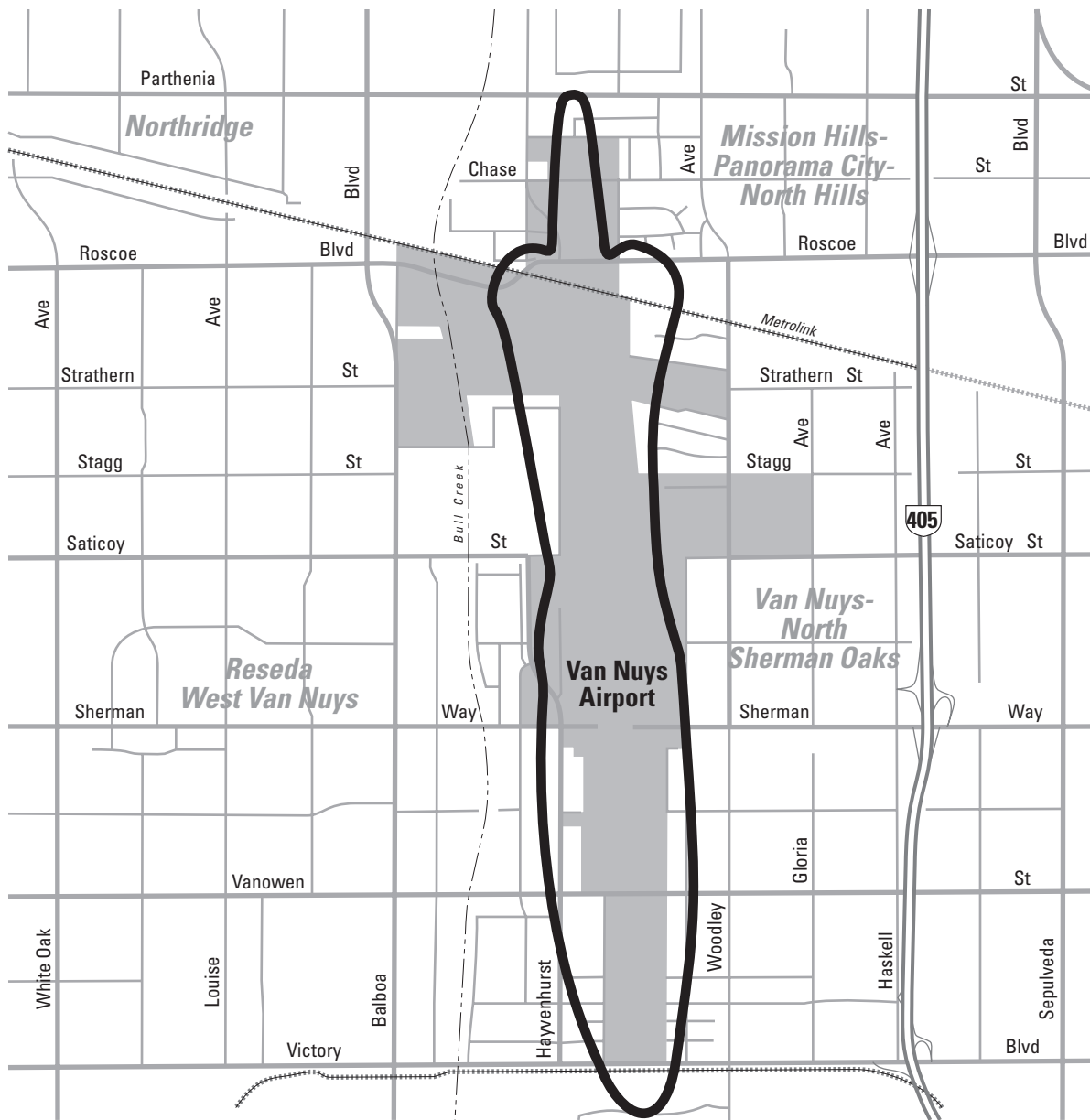


**EXHIBIT B**  
**Los Angeles International Airport**  
**Noise Exposure Contour\***

- Noise Contour (a CNEL of 65 dB)
- Airport Boundary

*Note: Exhibit is illustrative and is not to scale.  
 For further information contact Los Angeles World Airports.*

\*Based on: (1) Fourth Quarter Monitoring Report, Los Angeles World Airports, August 13, 1997  
 Los Angeles World Airports, April 07, 1997  
 (2) City Planning Department community plan maps.



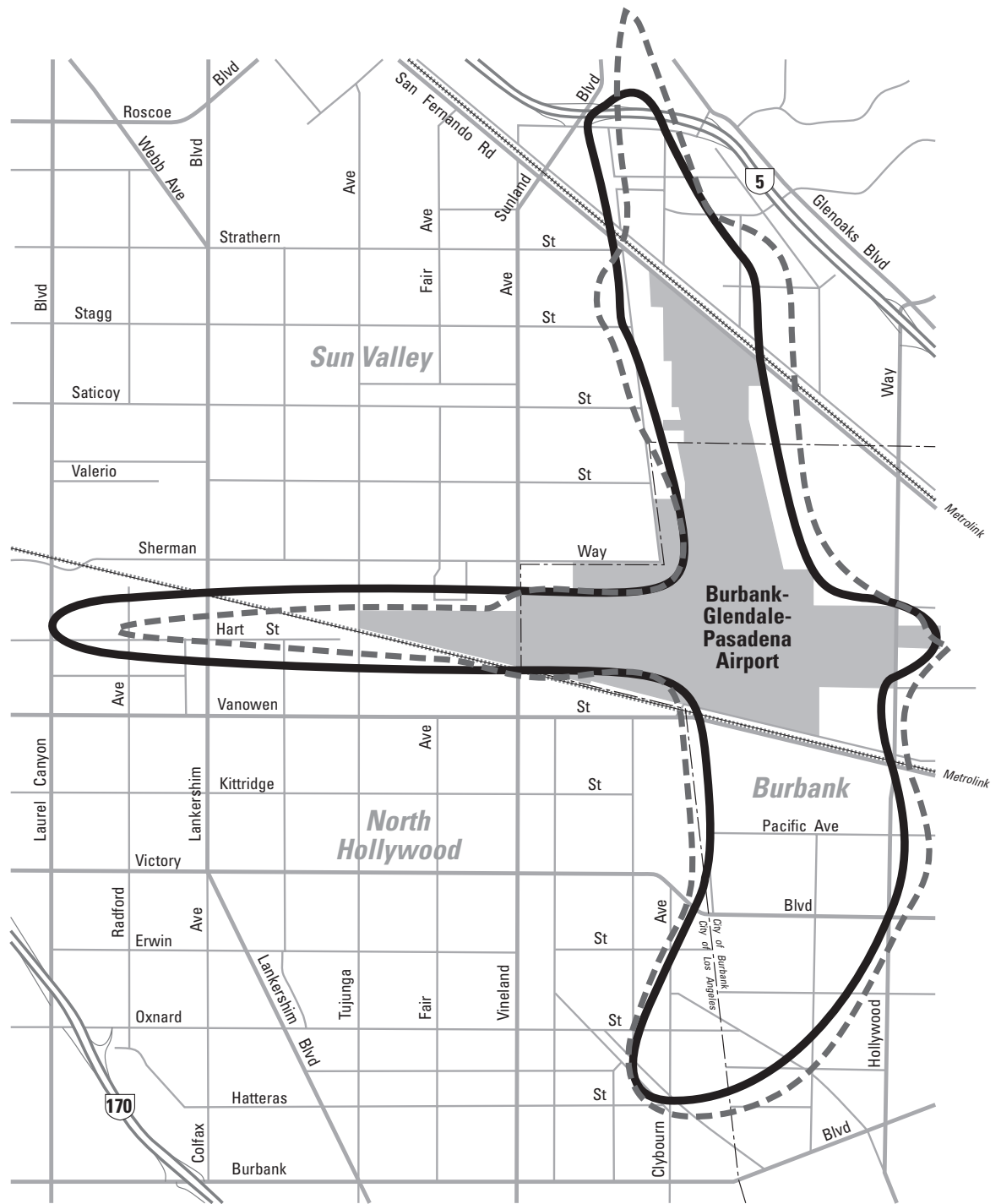
**EXHIBIT C**

**Van Nuys Airport  
Noise Exposure Contour\***

- Noise Contour (a CNEL of 65 dB)
- Airport Boundary

*Note: Exhibit is illustrative and is not to scale.  
For current information contact Los Angeles World Airports.*

\*Based on : (1) Fourth Quarter Monitoring Report, Los Angeles World Airports, September 8, 1997  
(2) City Planning Department community plan maps.



**EXHIBIT D**  
**Burbank-Glendale-Pasadena Airport**  
**Noise Exposure Contours**

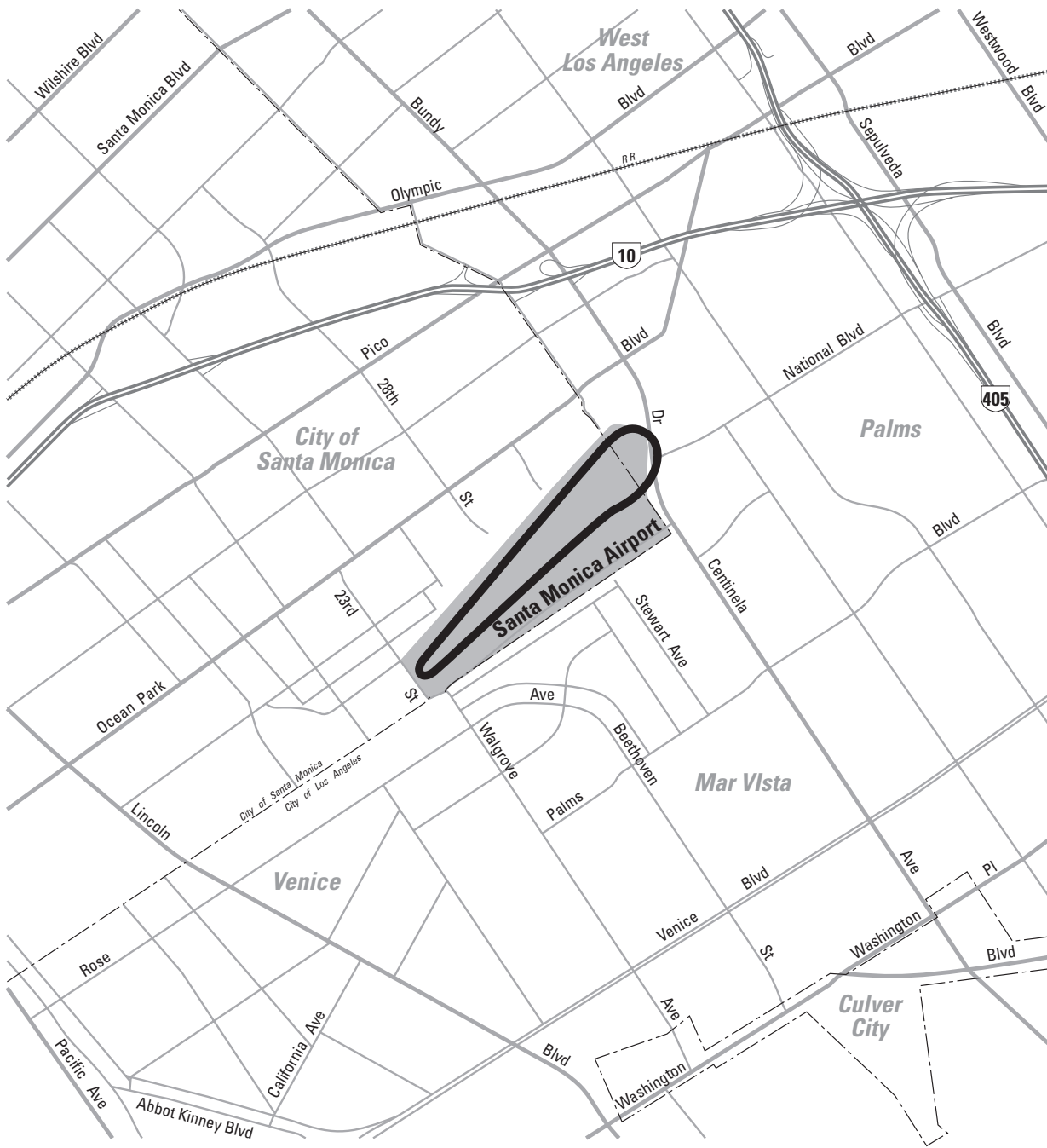
- 1996 Noise Contour (a CNEL of 65 dB)\*
- 2010 Projected Contour (a CNEL of 65 dB)\*\*
- Airport Boundary

\* Based on: (1) "Quarterly Noise Monitoring Report, at Burbank Airport, Fourth Quarter 1996", Burbank-Glendale-Pasadena Airport Authority, July 1996.  
 (2) City Planning Department community plan maps.

\*\* Based on: "Environmental Impact Statement for Land Acquisition and Replacement Terminal Project," Burbank-Glendale-Pasadena Airport Authority, August-1995.



*Note: Exhibit is illustrative and is not to scale. For further information contact the Airport Authority*

Prepared by the Graphics Section • City of Los Angeles Planning Department • Citywide Planning Division • January, 1998



**EXHIBIT E**

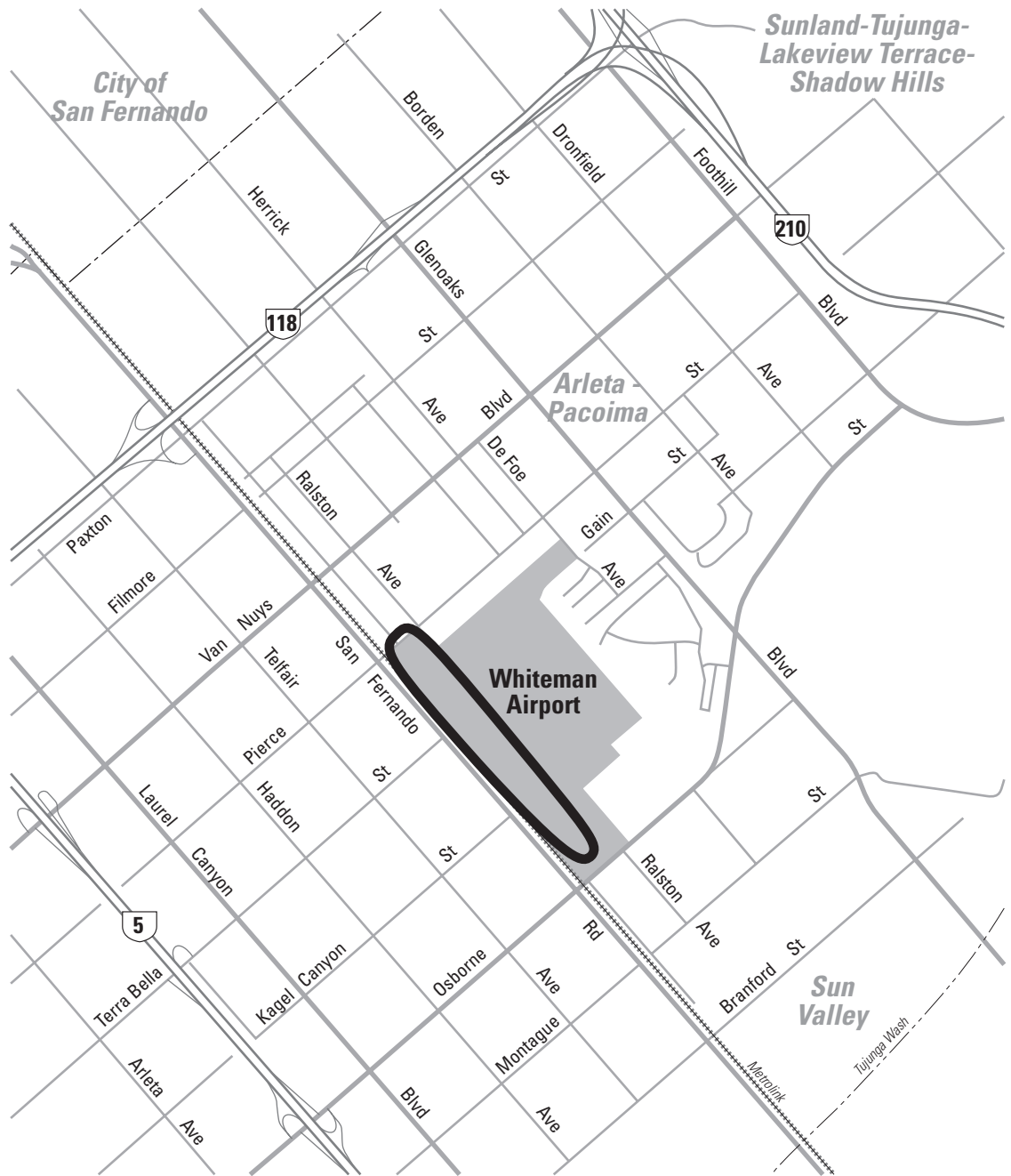
**Santa Monica Airport  
Noise Exposure Contour\***

-  Noise Contour (a CNEL of 65 dB)
-  Airport Boundary

*Note: Exhibit is illustrative and is not to scale.  
For current information contact the Santa Monica Airport*



\* Based on : (1) Santa Monica Airport Noise Management Office, 1996.  
(2) City Planning Department community plan maps.

Prepared by the Graphics Section • City of Los Angeles Planning Department • Citywide Planning Division • January, 1998



**EXHIBIT F**

**Whiteman Airport  
Noise Exposure Contour\***

-  Noise Contour (a CNEL of 65 dB)
-  Airport Boundary

*Note: Exhibit is illustrative and is not to scale.  
For current information contact the County Regional Planning Department*

\* Based on: (1) "Los Angeles County Airport Land Use Plan", adopted 1991, Los Angeles County Airport Land Use Commission.  
(2) City Planning Department community plan map.

of operation and number of flights. It sometimes requires noise barrier walls and imposes landing or departure routes. However, because state and federal authority preempts that of municipalities regarding safety, flight path and noise barrier requirements sometimes have been deemed inoperative by the FAA or CAP if they interfered with flight safety. For many years the CPC imposed helicopter weight limitations because it was assumed that weight could be correlated with the amount of noise generated. It ceased imposing the condition in the early 1980s when it was advised that helicopter weight no longer had any bearing on noise emissions.

Helicopter noise, unlike that of fixed-wing aircraft, is associated with the sound generated by rotor blades slapping against wind currents, not by the aircraft engine. Improvements in rotor systems is the primary means of reducing noise generated by helicopters. By the mid-1980s requests for conditional permits for heliports dwindled to zero, largely due to the building construction recession, electronic transfer of documents, increased popularity of limousine service and increased helicopter use of airports. By then approximately 50 private heliports had been permitted within the city, apart from emergency heliports and at local airports (primarily at Van Nuys and Burbank airports).

In the 1980s noise reduction and concern about crime resulted in the support by many local communities for police surveillance helicopters, causing such use to increase substantially. In Los Angeles, police and fire department helicopters operate from existing heliports that often contain fueling, parking and helicopter maintenance facilities.

#### HELICOPTER NOISE

Even with noise suppression improvements, helicopter flight at 500 feet creates an audible sound that is especially noticeable at night. National “Fly Neighborly” guidelines are implemented voluntarily by most pilots, thereby reducing noise impacts, especially in the vicinity of residential neighborhoods and noise sensitive uses. For example, voluntary alternate flight routes have been requested

by the FAA relative to the Hollywood Bowl and other open air theaters during summer concert seasons. In the 1980s, to reduce noise impacts on adjacent communities, local airport authorities established helicopter operational flight procedures, specific landing and departure routes, use restrictions (e.g., no flight training exercises) and restricted hours of operation. These measures, along with rotor system redesign, significantly reduced noise impacts on neighborhoods. The operational procedures were “grandfathered” as existing procedures when the Aircraft Noise and Capacity Act of 1990 was effectuated (October 1990).

#### Airports In The Los Angeles Area

Los Angeles International Airport is known by its FAA identifier “LAX.” It is one of four airport facilities operated by the Los Angeles Department of Airports. The department adopted the business name of “Los Angeles World Airports” (LAWA) in 1997.<sup>2</sup> LAWA is an independent, fee supported, self-managing city agency governed by a board of airport commissioners who are appointed by the mayor and confirmed by the city council. LAWA establishes rules and regulations governing the operation its four airports.

In 1930 LAX became the city’s first airport. LAWA subsequently acquired the Van Nuys (VNY), Ontario and Palmdale airport properties. LAX and VNY are located within the city’s borders. Ontario Airport is located 30 miles east of Los Angeles, within the city of Ontario. The Palmdale Regional Airport is located 35 miles northeast of Los Angeles in the Antelope Valley within the Mojave Desert, near the city of Palmdale. A temporary airport terminal is located on U.S. Air Force property adjacent to the city’s 17,750 acre future regional airport site. Pending development of that airport, portions of the site are used for agricultural purposes (pistachio nut and fruit orchards, grazing sheep). The Ontario and Palmdale airports are not discussed in this element.

## Los Angeles International Airport (LAX)

LAX is located entirely within the City of Los Angeles. It is situated south of the Santa Monica Mountain range, within the Westchester-Playa del Rey community planning area. It bounds the cities of El Segundo and Inglewood, the county community of Lennox and the Pacific Ocean.

The airport was located in the middle of a bean field. It rapidly expanded until today it occupies an approximately 3,500 acre site. It has four lighted runways ranging from 8,925 feet to 12,090 feet in length, each of which can accommodate wide bodied passenger jet aircraft. A major contributor to the local economy, LAX is the fourth busiest airport in the United States and the world. In 1996 it served 763,866 flights and 58 million passengers and its 98 acre “cargo city” handled over 1.89 million tons of goods, 40 percent of which was international freight. Among the facilities located on LAX property are commercial and light manufacturing uses, the Centinela Hospital Airport Medical Clinic, a U.S. Coast Guard Air Station and a 200 acre El Segundo Blue Butterfly habitat preservation area.

### LAX ZONING

The majority of the LAX site is classified in the M2 and M3 (manufacturing) zones, which allow airport uses by right. Commercial, light manufacturing and open space zoning around the perimeter of the site has encouraged development and retention of airport compatible uses, which serve as noise buffers between the airport and adjacent noise sensitive uses. A portion of the zoning within the airport is conditioned to limit types of use and intensity of development in order to reduce street traffic impacts and encourage compatibility with surrounding communities. Parcels along the north (Westchester) perimeter generally are required to secure planning commission or planning department site plan approval prior to issuance of building permits. This allows additional public review and ensures compliance with planning commission policy.

### LAX NOISE MANAGEMENT

Following the opening of the airfield in 1928, agricultural lands surrounding the airport gradually were converted to urban uses. When jet aircraft were introduced in 1959, residents, merchants and school authorities began complaining about noise, especially noise associated with landings and takeoffs. A Sound Abatement Coordinating Committee comprised of representatives of the air transport industry, LAWA, FAA, the Airline Pilots Association and commercial carriers was formed in July 1959 to address the noise problem. Subsequently LAWA implemented the committee’s recommendation that aircraft be required to maintain a straight departure course, not turning until they were over the Pacific Ocean. But noise complaints continued.

As a result of a legal action by Westchester property owners, LAWA, with the assistance of FAA funds, in 1965 began to acquire and remove more than 2,800 homes that were severely impacted by aircraft noise and to relocate approximately 7,000 residents of the homes. The program was completed in the 1980s with many of the homes relocated as a part of an affordable housing program. Twenty of the vacated homes were used for a sound insulation testing program. The program concluded that homes severely impacted by airport noise could not be adequately insulated at a reasonable cost using materials and techniques then available. The study is one of the most systematic investigations of different methods and materials applied to dwellings. It has been used by federal and other agencies for formulating insulation standards and programs.

To achieve compliance with FAA and state noise regulations, LAWA adopted (1972) a five-point program to reduce aircraft noise and diminish greater than CNEL of 65 dB aircraft noise impacts on surrounding communities. The measures included termination of airport use permits for operators who repeatedly violated LAWA’s noise regulations. Nighttime noise impacts on residential areas was reduced in 1973 when LAWA instituted a preferential nighttime runway system and rerouted night landing and departures over the ocean. Fol-

lowing a test flight of the Concorde supersonic airplane to LAX in 1974 all supersonic aircraft were prohibited from using LAX until such time as they could meet LAWA noise standards. A 1,500 foot long concrete and landscaped earthen sound barrier was constructed in 1979 along the north side of LAX between Emerson Avenue and the Westchester Golf Course to mitigate noise impacts on the Westchester community. During the 1970s a lawsuit brought against LAWA by local school districts was settled when LAWA agreed to provide funds for insulation of schools impacted by LAX and the school districts agreed to aviation (over-flight) easements.

#### LAX - FAR PART 150 AND LAWA NOISE COMPATIBILITY PROGRAMS<sup>3</sup>

The major program in the 1980s and 1990s to accomplish greater compatibility between airports and their neighbors was the FAR Part 150 noise compatibility program. In 1981, to qualify for FAR Part 150 funds, LAWA instituted a four-part study, "The LAX-Airport Noise Control Land Use Compatibility Study." The study reevaluated the feasibility of achieving acceptable indoor noise levels, the methods and materials to meet the levels and the costs involved. It established new noise identification and mitigation procedures that could be applied to homes within a CNEL of 65 dB contour. The new procedures included an aircraft noise monitoring system, which was installed to detect nighttime engine testing in maintenance areas, and a 24-hour complaint and information phone line to facilitate processing of and response to community complaints.

The study provided documentation that enables thousands of properties in the LAX noise impact area to qualify for noise abatement funds. Representatives of the aviation industry, regulatory agencies and communities impacted by noise participated in the study. They assessed noise management techniques in relation to land use and recommended methods for achieving greater compatibility between LAX and its neighbors. Public hearings and workshops were conducted to help identify the

scope of the study and to secure information and ideas. Committees explored different issues including helicopter noise, maintenance operations, nighttime impacts, operations of aircraft in flight and on the ground and community specific issues. Using advanced modeling techniques, airfield and aircraft operational strategies were evaluated for both noise reduction and safety. In addition, homeowners in noise impacted communities were invited to participate in a "validation" project to test noise insulation materials and methods. Of the 243 dwellings offer by owners for sound insulation testing, seven apartment buildings and 15 single-family dwellings were selected. Residents were interviewed to determine the effectiveness of insulation techniques and materials.

Data from the study resulted in establishment of geographic boundaries within which impacted jurisdictions and properties could qualify to participate in the FAR Part 150 program. The study provided the information needed to qualify and establish prioritization of properties and jurisdictions for FAR Part 150 funding and led LAWA, in 1987, to establish its own sound insulation funding program to supplement federal funding. Other noise monitoring and reduction benefits resulting from the study include: an ongoing dialogue between the community and airport authority; revision of flight and on-ground aircraft and maintenance operational procedures; acceleration of planning and redevelopment programs to reduce incompatible land uses in surrounding jurisdictions; enactment by LAWA of a requirement that aircraft using the Imperial Boulevard terminal (near the city of El Segundo) be towed between the airfield and the terminal; installation of auxiliary power units at all aircraft parking locations so that aircraft would not have to run their engines in order to maintain air conditioning levels within the aircraft between flights; proposals for redesign of runways, including a plan for maximizing use of interior runways so as to focus noise away from adjacent communities; reaffirmation of LAWA's prohibition of supersonic aircraft from use of LAX; establishment of procedures for improved pilot education concern-



ing flight noise management procedures and new helicopter noise abatement (including requiring a 2,000 foot flight altitude); construction of additional sound barriers in Westchester and El Segundo; and a determination that recent advances in acoustical and thermal insulation materials and techniques had made retrofitting a viable alternative for some noise impacted areas and uses.

LAWA sound insulation funds were made available in 1987 to impacted jurisdictions (Los Angeles city and county, Inglewood and El Segundo). To qualify for LAWA funds a local jurisdiction must be a participant in the FAR Part 150 program. Funding for both the FAR Part 150 and LAWA programs has been expanded to accelerate noise management efforts. An estimated 29,041 uninsulated dwelling units lie within the LAX CNEL of 65 dB noise exposure area (approximately 20,051 multifamily and 8,990 single-family residential units). It is estimated that, by the year 2010, LAWA will spend approximately \$245 million to soundproof more than 21,000 dwelling units and \$220 million for purchase (for conversion) of incompatible uses. As of 1996, the city of Inglewood had been allocated \$8 million to convert noise impacted residential properties to airport compatible uses and school districts had been allocated \$21 million for sound insulation.

Between 1981 and 1996 the LAX CNEL of 70 dB noise exposure contour area had shrunk from 2.6-square miles to one-square mile, while the CNEL of 65 dB contour remained at around three-square miles. Noise impacts on surrounding communities were significantly reduced by 1986, primarily due to the phasing out of all Stage 1 aircraft, the noisiest aircraft. Virtually all Stage 2 aircraft were phased out by 1996 and all will be phased out by the year 2000.

LAWA is preparing an exterior sound transmission control ordinance to codify noise exposure contours and establish uniform procedures and requirements for sound insulation of new and existing noise sensitive uses, as defined by the California Airport Noise Standards, based on the con-

tours. LAWA also is continuing its efforts to work with the FAA and pilots to further reduce noise impacts through flight techniques and practices. For example, a LAWA-FAA instrument based procedure recently was developed that enables pilots to readily identify the Pacific shoreline. This enables them to maintain flight paths and turning patterns that are less likely to impact the El Segundo and Playa del Rey communities.

#### LAX - COMMUNITY PLAN NOISE ISSUES

In spite of all these efforts, airport related noise continues to impact surrounding communities, including the Los Angeles city communities of Westchester-Playa del Rey and South Central, the cities of Inglewood and El Segundo and unincorporated areas of Los Angeles County, especially the community of Lennox. Each jurisdiction is addressing the issue of airport noise compatibility through its general planning and noise management programs.

LAX is located within the community of Westchester. To facilitate preparation of plans for LAX, the airport property was removed from the Westchester-Playa del Rey community plan. In acknowledgment of this action, Objective 7 of the 1974 Westchester-Playa del Rey District Plan calls for coordination of airport and airport related land uses to “provide adequate buffers and transitional uses” between LAX and the community.

#### LAX PLAN

LAWA is preparing a airport master plan that addresses the first major expansion of LAX since 1984. It will become a part of the city’s general plan and, therefore, will be considered for approval and/or adoption by the planning commission, mayor and city council, following public hearings. The primary goal of the plan is to reduce noise impacts on adjacent communities, especially residential neighborhoods, while enabling significant expansion of airport activity. The project also will address ground traffic impacts (both noise and circulation) on surrounding communities. Noise has been a major issue in the project discussions.

## **Van Nuys Airport (VNY)**

Van Nuys Airport is owned and operated by LAWA. It is located wholly within the City of Los Angeles. It is known by its FAA identifier “VNY.” VNY is situated in the center of the San Fernando Valley, north of the Santa Monica Mountain range, within the community of West Van Nuys and at the edges of the community plan areas of Mission Hills-Panorama City and Van Nuys-North Sherman Oaks. VNY is a 730-acre general aviation airport (no scheduled air carrier services). It has two lighted runways. The 8,000 foot long runway crosses Sherman Way boulevard via an overpass and can accommodate jet aircraft of up to 210,000 pounds. The 4,000 foot runway can accommodate aircraft of up to 14,000 pounds. In 1996 VNY was the busiest general aviation airport in the world and the seventh busiest civilian airport in the nation, handling over 526,433 annual flights and serving 750 based aircraft (those that lease space at the airport). In addition to airport related uses, VNY property contains a hotel, nine-hole golf course, restaurants, agricultural uses and an office supplies store.

### **VNY ZONING**

The majority of the airport property is classified in the [Q]M2-1VL Zone. The [Q] ‘Permanent Qualified’ condition limits land use on specified sites to airport and airport related uses. The 1VL Height District designation limits structures to 45-feet in height. Less than 16 acres of the property is classified in the M1 and M2 (light manufacturing) zones. The remaining 59 acres lie within the airport overfly (hazard) area and are classified in the OS-1XL (open space) and A1-1XL (agricultural) zones with structures limited to 30 feet in height by the 1XL Height District classification.

Pending completion of the VNY master plan, the city council in 1993 imposed a two-year interim control ordinance to regulate airport land use changes. Subsequently the time period was extended. The ordinance requires planning department authorization for virtually all changes in use. This is to ensure that new uses will not significantly

intensify airport activity, that they will be compatible with the surrounding neighborhood and that they will not preclude airport master plan actions.

### **VNY NOISE MANAGEMENT<sup>4</sup>**

From 1949, when LAWA acquired the airport, to 1971, additional acquisitions led to airport expansion and enabled establishment of peripheral airport related uses to buffer airport noise from adjacent residential neighborhoods. However, continuing complaints from neighboring communities regarding noise, especially during the nighttime hours, prompted the city council in 1981 to adopt a noise abatement and curfew law (Ordinance 155,727). The ordinance prohibited airplanes that exceeded 74 dB from taking off from VNY between the hours of 11 p.m. and 7 a.m. (except as provided by the ordinance, e.g., military aircraft and in the event of an emergency); prohibited repetitive jet pattern flying and training operations; limited propeller driven aircraft activities, engine testing and use of certain runways during nighttime hours; and established penalties for ordinance violations. Fixed-wing aircraft operators subsequently were required to sign a “Quiet Jet Departure Program” agreement. The agreement required pilots to observe flight techniques and procedures designed to reduce noise impacts on surrounding communities, e.g., modification of hours and patterns for landings and departures. With the passage of the federal Airport Noise and Capacity Act of 1990, local governments and airports were prohibited from adopting new noise restrictions without obtaining authorization from the FAA. However the Act grandfathered existing local noise ordinances, including the VNY noise abatement ordinance.

In October 1982, LAWA prohibited scheduled commercial air carrier flights from using VNY. In 1985, in response to community concerns regarding potential airport acquisitions, expansion, safety and noise, LAWA established the VNY citizens advisory council to help assess community concerns and develop noise management strategies. In 1992 it prepared the VNY Part 150 program with the assistance of a steering

committee, which included community representatives. It was not accepted by the FAA because the FAA deemed that the airport noise exposure maps, upon which the program was based, were unacceptable.

Voluntary modified takeoff procedures were requested of jet aircraft by LAWA in 1993 to reduce noise and enable an assessment of the effects of such measures on noise impacts. In 1994 noise monitoring was improved to provide more accurate noise contours on which to base the FAR Part 150 noise compatibility program. By 1996, VNY and FAA noise management strategies, including acquisition of land for airport related uses and phasing out of Stage 1 (the noisiest aircraft), had reduced the CNEL of 65 dB contour to an area almost entirely within the airport boundaries and surrounding industrial properties (Exhibit C). A new FAR Part 150 Steering Committee was established in 1996 to advise LAWA concerning noise issues and to recommend abatement measures.

From 1995 to 1998, in response to continuing complaints from neighbors about noise, LAWA enacted a series of noise management policies, all of which required approval of the FAA before they could be incorporated into the VNY noise abatement ordinance. These included prohibiting issuance of additional leases for Stage 2 based aircraft (July 1995), extending the curfew from 11 p.m. to 10 p.m. (May 1996) and requesting permission to apply the curfew to helicopters (March 1997). The curfew limitations and the nonaddition rule for aircraft with a noise emission level of over 77 dBA (calculated using FAA Advisory Circular No. 36-3) were authorized by the FAA in August 1997. FAA ruled that any proposed new helicopter restrictions must comply with FAR Part 161, following environmental review processes and public hearings, consistent with federal procedures. The new curfew was incorporated into the VNY noise abatement ordinance and became effective in February 1998. The nonaddition rule was under consideration by city decision makers in 1998.

## VNY - COMMUNITY PLAN NOISE ISSUES

Some noise from VNY impacts adjacent communities located within the general plan community planning areas of Reseda-West Van Nuys, Mission Hills-Panorama City-Sepulveda and Van Nuys-North Sherman Oaks. The majority of the VNY is located within the Reseda-West Van Nuys community plan area. The plan was adopted in 1986. Its policies call for all new development within VNY to be accomplished under conditional use permit. This enables the planning commission and city council, on appeal, to review use change requests and, if approved, to impose conditions, including noise impact mitigation measures. The community plan designates 650 acres of the plan area for industrial use, most of which is located within or around VNY. The industrial uses provide buffers between the airport and adjacent residential neighborhoods. Some residential uses still exist within the noise contour area. The community plan was being updated in 1998.

The Mission Hills-Panorama City-Sepulveda and Van Nuys-North Sherman Oaks community plans for several decades have designated land immediately adjacent to VNY for industrial uses. By the late 1980s incompatible uses generally had been phased out and an industrial buffer had been created adjacent to the southern and northwestern portions of VNY. Both community plans were being revised in 1998.

## VNY PLAN

A master plan for VNY was being prepared by LAWA, in coordination with the VNY citizens' advisory council and other affected and interested parties, in 1998. The master plan will become a part of the city's general plan and, therefore, will be considered for approval and/or adoption by the planning commission, mayor and city council following public hearings. The FAA also must approve the plan. The primary goals of the planning effort are to reconfigure on-site airport land use and modify airport use to make VNY more economically viable while at the same time reducing im-

pacts on adjacent communities. Noise from current as well as potential future airport activities was a major issue in the master plan discussions which were taking place in 1997-98.

### **Burbank-Glendale-Pasadena Airport (BUR)**

The Burbank-Glendale-Pasadena Airport, commonly known as the Burbank Airport and by its FAA identifier "BUR," is not within the jurisdiction of the City of Los Angeles, although a small portion of the airport is located within the city. It is owned and operated by the Burbank-Glendale-Pasadena Airport Authority, which is independent of the three cities for which it is named. Each of the cities appoints representatives to the Authority's board of directors.

BUR is located primarily within the City of Burbank, north of the Santa Monica Mountains. Small portions of BUR are located within the Los Angeles communities of Sun Valley and North Hollywood. The most westerly portion of BUR bounds the Los Angeles planning area of North Hollywood. In 1996, BUR occupied a 480-acre site and had two lighted runways in excess of 6,000 feet in length and capable of supporting 240,000 pound jets. It served over 59,000 passenger air carrier flights with nearly 5 million annual passengers, as well as over 125,000 flights by other types of aircraft (air taxi, cargo, business, private flights and a small number of military flights).

#### **BUR NOISE MANAGEMENT<sup>5</sup>**

When the Authority purchased BUR in 1978, incompatible uses within a CNEL of 70 dB noise impact contour totaled 385 acres. At that time, BUR was not a designated "noise problem" airport. However, the FAA and state encouraged civilian airports to reduce airport related noise impacts within their CNEL of 70 dB noise contour areas through such means as changes in land use, installation of sound insulation and changes in airport operations. To achieve this goal, the Authority in 1981 required commercial airlines to phase out their Stage 1 and Stage 2 aircraft and to operate only Stage 3 aircraft,

the quietest jet air passenger carriers, by 1989. It also prohibited departures and landings of all general aviation Stage 1 and Stage 2 jet aircraft between the hours of 10 p.m. and 7 a.m. Scheduled air carriers were asked to comply voluntarily with the curfew. Most of the carriers voluntarily complied. Stage 3, freight and other private aircraft did not come under the mandatory or voluntary restrictions. The goal of only-Stage 3 passenger carriers operating at BUR was achieved ahead of schedule, in 1987.

Due to these measures, by 1986 only 83 acres of impacted land (residential and other noise sensitive uses) remained within a CNEL of 70 dB noise contour area. In 1986 the Division of Aeronautics (later called Caltrans Aeronautics Program) changed its noise impact measurement standard from a CNEL of 70 dB to a CNEL of 65 dB. This resulted in an increase in the impact area to 446 acres. By 1994, noise management measures had reduced the number of scheduled commercial airline flights to approximately a dozen during nighttime hours, with only three occurring after 6:30 p.m. In addition to the noise reduction measures, between 1985 and 1996 the total flights associated with BUR declined from 246,000 to 184,000, further reducing noise impacts. By 1996, the impacted area within a CNEL of 65 dB contour had been reduced to 373 acres.

In 1985 the Authority began preparation of its FAR Part 150 noise compatibility program. The FAA approved the program in 1989 and allocated funds that enabled soundproofing of four schools of which two were located within the City of Los Angeles. Within the CNEL of 65 dB noise contour area (Exhibit D) approximately 2,300 dwellings within Los Angeles and Burbank could be eligible for grant assistance, depending upon the availability of money from the Federal Aviation Trust Fund. In 1997 funding became available and was offered for soundproofing of 50 homes.

#### **BUR - COMMUNITY PLAN NOISE ISSUES**

In spite of all these efforts, noise from aircraft activity continued to impact Burbank and the Los Angeles community planning areas of Sun Valley,

North Hollywood and the Van Nuys-North Sherman Oaks. Plans for the three planning areas generally designate land immediately adjacent to BUR for industrial uses. By the mid-1980s most of those lands had been improved with industrial uses, thereby creating buffers adjacent to the airport. In addition, revisions to the community plans between 1979 and 1996 called for additional mitigation measures to reduce noise impacts.

#### BUR PLAN

A final environmental impact report (EIR) for land acquisition and a BUR replacement passenger terminal was approved by the Authority in 1993. The proposed project included acquisition by the Authority of 130 acres of land for construction of a new passenger terminal and conversion of the existing terminal site to airfield related uses. The new terminal site was selected in order to meet FAA terminal and runway separation requirements. The FAA, for safety reasons, requires that a terminal not be closer than 750 feet from the center line of an active air carrier runway. The current terminal is within the runway hazard zone.

In 1993 the City of Los Angeles challenged the adequacy of the EIR. The superior court found in favor of Los Angeles and requested that the Authority prepare a supplemental environmental impact report addressing noise impacts associated with BUR's projected increased aircraft activity. The report was prepared and, in 1995, the court found that the EIR met California Environmental Quality Act (CEQA) requirements. Los Angeles appealed the finding. In 1996 the FAA completed its review of the federally required environmental impact statement (EIS) for the project and deemed that it met the National Environmental Policy Act (NEPA) requirements. In 1996 Los Angeles challenged the adequacy of the EIS. It contended that the project was for the entire airport and would result in increased airport activity and increased impacts on noise sensitive uses within the City of Los Angeles, as indicated on the project's EIS 2010 projected noise contour map (Exhibit D). The Authority contended that the project was for the terminal only and that the increase in flight activ-

ity would occur whether or not a new terminal was constructed. Lawsuits also were filed between the Authority and City of Burbank over jurisdictional, noise and other matters. In March 1998 a federal court of appeals upheld the EIS. Other litigation was pending in 1998.

#### **Santa Monica Airport (SMO)**

Santa Monica Airport, known by its FAA identifier "SMO," was established in 1919. It is the oldest continuously operated airfield in Los Angeles County. SMO is a general aviation airport (no scheduled air carriers) that is owned and operated by the City of Santa Monica and is located entirely within that city. The site is south of the Santa Monica Mountains, east of the Pacific Ocean and a few miles north of LAX. It adjoins the Los Angeles community planning areas of Venice and Palms-Mar Vista-Del Rey. The 225 acre site has a single 5,000 foot lighted runway that is capable of handling aircraft of up to 105,000 pounds. In 1994 SMO served approximately 550 based aircraft and handled over 208,000 flights annually. It has a capacity for 750 based aircraft. In addition to airport related activities, the site contains conference and meeting facilities and a large aircraft museum that displays vintage, corporate and recreational aircraft.

#### SMO - COMMUNITY PLAN NOISE ISSUES

In the 1990s, noise from SMO activities was not identified as a significant planning issue by either the Venice or Palms-Mar Vista-Del Rey community plans. The Penmar Golf Course in Venice adjoins SMO at the northeast boundary of the plan area, providing a partial buffer at the west end of the SMO runway. The golf course significantly mitigates noise impacts on Venice. The 1997 revised Palms-Mar Vista-Del Rey plan designates an area between SMO and Centinela Avenue for low density residential use. Footnote No. 4 indicates that the land should not be developed with residential uses as long as the airport is in operation. A portion of the area is developed with residential uses, the remainder with developed with airport related uses.

## SMO NOISE MANAGEMENT

Until the 1960s SMO primarily served as a testing field for the Douglas Aircraft Company. When the company moved its operations to Long Beach, SMO expanded its operations. By 1966 it rivaled VNY as the busiest general aviation airport in the nation, reaching a peak of 374,000 flights.

With the expansion of SMO and introduction of jet aircraft in the 1960s neighbors began to complain about noise. During the 1970s the volume of flights continued to increase, as did complaints from Santa Monica and Los Angeles neighborhoods that were under or adjacent to the SMO flight paths.

Several lawsuits were filed. The courts determined that the City of Santa Monica had an obligation to take reasonable actions to abate noise impacts. In 1982 the U.S. Department of Justice advised Santa Monica that it intended to file suit, contending that Santa Monica was in violation of federal law and contracts relating to SMO operations. Santa Monica responded that it was obligated to continue airport operations in order to comply with legal commitments to the United States. As part of a preagreement, Santa Monica in 1983 adopted a revised airport master plan and noise ordinance. The ordinance included limitation of flight departures and engine start-ups to weekdays between 7 a.m. and 11 p.m. and weekends between 8 a.m. and 11 p.m. (except for emergencies), limitation of touch-and-go pattern flying operations to daytime and nonholiday hours, prohibition of all aircraft deemed unable to meet a 95 dBA (single-event noise exposure level) standard and prohibition of use of SMO for helicopter flight training. The ordinance set criminal penalties for violations. A 1984 negotiated settlement between Santa Monica and the FAA provided for SMO to operate through July 1, 2015, under certain conditions.

Provisions of the settlement included conditions that were incorporated into the Santa Monica noise ordinance (restrictions, standards and penalties), required SMO to establish aircraft noise

abatement procedures and incorporated features of the new master plan (e.g., runway realignment, relocation of noise generating activities and designation of a heliport site). A main feature of the master plan was relocation of airport uses from the south (adjacent to Los Angeles) to the north side of SMO, creation of buffer zones by converting the southeast (adjacent to Los Angeles) portion of SMO to airport oriented uses (a business park) and converting other land to park and non-residential uses. Flight patterns were established to contain noise within SMO and the Penmar Golf Course (Exhibit E). In 1990 the final phase of the master plan was implemented by the completion of the business park. Although the federal Airport Noise Capacity Act of 1990 prohibited local authorities from adopting new noise restrictions without obtaining permission from the FAA, it grandfathered existing ordinances, including the 1983 SMO noise ordinance.

In the early 1990s over \$6 million in local and federal funds was expended on noise reduction measures, including construction of noise walls. Noise abatement procedures incorporating provisions of the noise ordinance and settlement were provided to aircraft operators and were revised periodically to improve noise abatement and reflect new technology and safety considerations. Procedures included restricted flight operation hours, a minimum altitude of 900 feet over the SMO vicinity for helicopters, compliance with other SMO-FAA established helicopter noise abatement procedures and specific landing and departure routes over the golf course and adjacent freeways. Operators were urged to observe additional voluntary procedures, including increased altitude for landing and departure patterns.

Noise impacts on properties within the Los Angeles and Santa Monica generally were mitigated by the various measures that were implemented following the 1984 settlement. A greater than CNEL of 65 dB noise contour generally is retained within SMO boundaries and adjacent public, industrial and commercial areas.

## Whiteman Airport

Whiteman Airport has been owned and operated by the County of Los Angeles since 1970. It is located entirely within the City of Los Angeles community of Pacoima, in the north San Fernando Valley. The 184.4-acre, general aviation airport has one lighted 4,100 foot long runway that is capable of handling aircraft of up to 12,000 pounds. Whiteman primarily serves single engine, fixed-wing, propeller driven aircraft. In 1995 it served 551 based aircraft and handled over 88,000 flights.

### WHITEMAN NOISE MANAGEMENT

Noise has not been a major issue relative to Whiteman. This is largely due to the fact that the majority of aircraft operations occur during daytime hours and only propeller (not jet) aircraft use the site. Noise impacts generally are contained within the airport boundaries or adjacent industrial, open space or public lands (Exhibit F).

Much of the airport is separated from residential uses by industrial, open space or public uses. The open space and public uses include county flood control and associated recreational facilities, a county communications center and a county regional fire department headquarters (including a heliport). Hilly terrain to the north of the runway provides a natural buffer.

From the 1970s to the 1990s the economic recession contributed to a reduction in airport activity and concomitant reduction in airport related noise. Flights decreased from 140,900 flights in 1989 to 88,000 in 1995. Based aircraft decreased from 655 in the 1970s to 551 in 1995. The 1991 airport master plan indicates a projected increase to 285,000 annual flights and 930 based aircraft by the year 2010. The increase was taken into account during the updating of the Arleta-Pacoima community plan and airport rezoning (1996).

### WHITEMAN - ZONING AND COMMUNITY PLAN LAND CLASSIFICATION

Even though a county can preempt municipal land use law, the county worked closely with the city plan-

ning department and neighbors during the Arleta-Pacoima community plan updating project. The county supported rezoning of airport parcels so as to emphasize its desire to maintain the airport in a low intensity use and to provide land use buffers between the community and airport uses. Concurrent with the adoption of the community plan changes in 1996, the airport site was rezoned. The current zoning is mostly in the PF (public facilities) Zone, which permits continuance of the M2 Zone uses, i.e., airport related uses by right. Portions of the property along the northeast boundary are zoned as OS (open space) and [Q]MR2 (restricted light industrial). The [Q] 'Permanent Qualified' conditions limit uses generally to the MR1 (restricted industrial) Zone and require shielding of lights and other measures to protect adjacent residential uses.

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## Endnotes

### No. Description

- 1 The term "heliport" applies to all formal heliport or helistop sites. The FAA requires that all airports provide access for helicopters. Since helicopters may land on airport runways, no formal heliport facilities or locations at airports are required.
- 2 The official (charter) name of the airport is "Department of Airports." However, throughout this element the agency will be referred by its business name, Los Angeles World Airports (LAWA).
- 3-5 Detailed descriptions of legislation and programs are contained in the Regulations and Programs section of this chapter.





# Chapter III — Goals, Objectives and Policies

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The following goals, objectives and policies relate to noise management within the city. The “General Plan Guidelines” issued by the Governor’s Office of Planning and Research (1990) advises that a general plan should contain goals, objectives, policies, programs and implementation monitoring. Goals are described as a general setting of direction, objectives as intermediate steps in attaining the goal, policies as specific guides to decision making and programs as specific means of achieving the policies. Each policy is to have at least one corresponding implementation measure.

The programs for the noise element are contained in the Chapter IV program implementation listing. Program numbers are referenced in this chapter after each policy with the notation ‘P’ followed by the program number.

**DEFINITION OF NOISE-SENSITIVE USES:** For the purposes of implementation of policies and programs contained herein, the following land uses are deemed “noise sensitive” uses: single-family and multi-unit dwellings, long-term care facilities (including convalescent and retirement facilities), dormitories, motels, hotels, transient lodgings and other residential uses; houses of worship; hospitals; libraries; schools; auditoriums; concert halls; outdoor theaters; nature and wildlife preserves, and parks.

## Goal

A city where noise does not reduce the quality of urban life.

### Objective 1 (Airports and Harbor)

Reduce airport and harbor related noise impacts.

#### Policy

- 1.1 Incompatibility of airports declared by Los Angeles County to be “noise problem airports”

(LAX, Van Nuys and Burbank) and land uses shall be reduced to achieve zero incompatible uses within a CNEL of 65 dB airport noise exposure area, as required by the California Department of Transportation pursuant to the California Code of Regulations Title 21, Section 5000, et seq., or any amendment thereto. (P1 through P4)

### Objective 2 (Nonairport)

Reduce or eliminate nonairport related intrusive noise, especially relative to noise sensitive uses.

#### Policy

- 2.2 Enforce and/or implement applicable city, state and federal regulations intended to mitigate proposed noise producing activities, reduce intrusive noise and alleviate noise that is deemed a public nuisance. (P5 through P10)

### Objective 3 (Land Use Development)

Reduce or eliminate noise impacts associated with proposed development of land and changes in land use.

#### Policy

- 3.1 Develop land use policies and programs that will reduce or eliminate potential and existing noise impacts. (P11 through P18)

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## Endnotes

No.	Description
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| 6 | These standards are consistent with the standards proposed promulgated by the California Department of Health Services and recommended by the Governor’s Office of Planning and Research “1990 General Plan Guidelines.” |
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# Chapter IV — Implementation

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The following programs are intended to implement the policies set forth in Chapter III. All of the programs are ongoing city programs that are funded out of city funds or, as available, from federal, state or other sources.

An asterisk (\*) indicates the program lead agency, if any.

**DEFINITION OF NOISE-SENSITIVE USES:** For the purposes of implementation of policies and programs contained herein, the following land uses are deemed “noise sensitive” uses: single-family and multi-unit dwellings, long-term care facilities (including convalescent and retirement facilities), dormitories, motels, hotels, transient lodgings and other residential uses; houses of worship; hospitals; libraries; schools; auditoriums; concert halls; outdoor theaters; nature and wildlife preserves, and parks.

## **Airports and Harbor:**

**P1** Continue to develop and implement noise compatibility ordinances and programs that are designed to abate airport related noise impacts on existing uses, to phase out incompatible uses and to guide the establishment of new uses within a CNEL of 65 dB noise exposure area of the Los Angeles International and Van Nuys airports and within those portions of the city that lie within a CNEL of 65 noise exposure area of the Burbank-Glendale-Pasadena Airport.

Responsible agencies: \*Airport, Building and Safety and Planning departments.

**P2** Noise abatement, mitigation and compatibility measures shall be incorporated into the city’s general plan airport and harbor elements, including, where feasible, sound proofing of im-

pacted sensitive uses, buffering, land use reconfiguration, modification of associated circulation and transportation systems, modification of operational procedures, conversion or phasing out of uses that are incompatible with airport or harbor uses, and/or other measures designed to reduce airport and harbor related noise impacts on adjacent communities.

Responsible agencies: \*Airports, \*Harbor and \*Planning departments.

**P3** Continue to incorporate airport and harbor noise compatibility measures into the city’s general plan community plan elements for communities that are significantly impacted by airport and harbor related noise, including, where feasible, conversion or phasing out of land uses that are incompatible with airport and harbor uses, reclassification of zones, modification of associated circulation systems and/or other measures designed to reduce airport and harbor related noise impacts on adjacent communities.

Responsible agencies: \*Planning, Airports and Harbor departments.

**P4** Continue to encourage operators of the Burbank-Glendale-Pasadena, Santa Monica and Whiteman airports to continue implementing and improving noise management measures so as to maintain a CNEL of 65 dB contour within the airport and surrounding compatible use boundaries and so as to maintain or reduce any impacts on noise-sensitive uses located within the City of Los Angeles to a CNEL of 65 dB or lower noise level.

Responsible agencies: City Council and Mayor.

## **Nonairport:**

**P5** Continue to enforce, as applicable, city, state and federal regulations intended to abate or eliminate disturbances of the peace and other intrusive noise.

Responsible agencies: Animal Regulation, Building and Safety, Police, and Recreation and Parks departments.

**P6** When processing building permits, continue to require appropriate project design and/or insulation measures, in accordance with the California Noise Insulation Standards (Building Code Title 24, Section 3501 et seq.), or any amendments thereto or subsequent related regulations, so as to assure that interior noise levels will not exceed the minimum ambient noise levels, as set forth in the city's noise ordinance (LAMC Section 111 et seq., and any other insulation related code standards or requirements) for a particular zone or noise sensitive use, as defined by the California Noise Insulation Standards.

Responsible agency: Building and Safety Department.

**P7** Continue to periodically update city codes and plans that contain noise management provisions so as to address new issues and noise management changes.

Responsible agencies: Animal Regulation, Building and Safety, City Council, Planning, Police, and Recreation and Parks departments.

**P8** Continue to periodically update guidelines for California Environmental Quality Act-required land development project review by city agencies.

Responsible agencies: Airports, Community Development, \*Environmental Affairs, Harbor, Housing, Planning, Public Works, Recreation and Parks,

Transportation, and Water and Power departments and Community Redevelopment Agency.

**P9** Continue to operate city equipment, vehicles and facilities in accordance with any applicable city, state or federal regulations.

Responsible agencies: all.

**P10** Continue to encourage public transit and rail systems operating within the city's borders, but which are not within the jurisdiction of the city, to be constructed and operated in a manner that will assure compliance with the city's noise ordinance standards.

Responsible agencies: City Council and Mayor.

## **Land Use Development:**

**P11** For a proposed development project that is deemed to have a potentially significant noise impact on noise sensitive uses, as defined by this chapter, require mitigation measures, as appropriate, in accordance with California Environmental Quality Act and city procedures.

Examples of mitigation measures to consider:

- (a) increase the distance from the noise source and the receptor by providing land use buffers, e.g., parking lots, landscaped setbacks or open areas, utility yards, maintenance facilities, etc.;
- (b) orient structures, use berms or sound walls, utilize terrain or use other means to block or deflect noise, provided it is not deflected to other noise-sensitive uses and that the barrier does not create a hiding place for potential criminal activity;
- (c) require projects with noise generating components (e.g., auto repair and maintenance facilities) to have no openings in building walls that face sensitive uses;

- (d) limit the hours of operation of a noise generating use;
- (e) limit the use of the site to prohibit potential noise generating uses that otherwise are allowed by right within the zone classification of the project site;
- (f) require that potential noise impacts associated with project construction be minimized by such measures as designating haul routes, requiring less noisy equipment, enclosing or orienting noisy equipment (e.g., electrical generators) away from noise sensitive uses, imposing construction hours that are more restrictive than those set forth in the Los Angeles Municipal Code, requiring vehicle parking and deployment activities to be separated and buffered from sensitive uses; or
- (g) determine impacts on noise sensitive uses, such as public school classrooms, which are active primarily during the daytime and evening hours, by weighting the impact measurement to the potential interior noise level (or for exterior uses, e.g., outdoor theaters, to the exterior noise level) over the typical hours of use, instead of using a 24-hour measurement.
- (h) other appropriate measures.

Responsible agencies: Airports, Community Development, Environmental Affairs, Harbor, Housing, Planning, Public Works, Recreation and Parks, Transportation, and Water and Power departments and Community Redevelopment Agency.

**P12** When issuing discretionary permits for a proposed noise-sensitive use (as defined by this chapter) or a subdivision of four or more detached single-family units and which use is determined to be potentially significantly impacted by existing or proposed noise sources, require mitigation measures, as appropriate, in accordance with procedures set forth in the California Environmental Quality Act so as to

achieve an interior noise level of a CNEL of 45 dB, or less, in any habitable room, as required by Los Angeles Municipal Code Section 91.

Examples of mitigation measures to consider:

- (a) Impose project orientation and buffering measures similar to those cited in the prior program;
- (b) orient the project so as to use structures, terrain or building design features (e.g., windowless walls or nonopening windows facing the noise source) so as to block or reduce noise impacts;
- (c) orient interior features of the project to reduce or eliminate noise impacts on particularly noise sensitive portions of the project (e.g., locate bedrooms and balconies away from the noise source);
- (d) require insulation and/or design measures, attested to by an acoustical expert, to the satisfaction of the city's Department of Building and Safety, to identify and mitigate potential noise impacts;
- (e) determine impacts on noise sensitive uses, such as public school classrooms, which are active primarily during the daytime and evening hours, by weighting the impact measurement to the potential interior noise level (or for exterior uses, e.g., outdoor theaters, to the exterior noise level) over the typical hours of use, instead of using a 24-hour measurement.
- (f) other appropriate measures.

Responsible agencies: Planning, Community Development and Housing departments and Community Redevelopment Agency.

**P13** Continue to plan, design and construct or oversee construction of public projects, and projects on city owned properties, so as to minimize potential noise impacts on noise

sensitive uses and to maintain or reduce existing ambient noise levels.

Examples of noise management strategies to consider:

- (a) site or alignment selection to minimize potential noise incompatibility;
- (b) orientation of noise sources away from noise sensitive uses;
- (c) placement of structures between noise generators and noise sensitive receptors;
- (d) enclosure of noise sources;
- (e) erection of sound walls, berms or other noise buffers or deflectors, providing that they do not deflect sound to other noise sensitive uses and that the barrier does not create a hiding place for potential criminal activity;
- (f) restricted hours of operation;
- (g) modification of noise sources (e.g., utilizing less noisy equipment); or
- (h) determine impacts on noise sensitive uses, such as public school classrooms, which are active primarily during the daytime and evening hours, by weighting the impact measurement to the potential interior noise level (or for exterior uses, e.g., outdoor theaters, to the exterior noise level) over the typical hours of use, instead of using a 24-hour measurement.
- (i) other appropriate measures.

Responsible agencies: Airport, Community Redevelopment Agency, Harbor, Public Works, Recreation and Parks, Transportation, and Water and Power departments.

**P14** Continue to periodically update general plan public facilities and utilities elements, taking into account existing and potential noise impacts.

Responsible agencies: Airport, Harbor, \*Planning, Public Works, Recreation and Parks, and Water and Power departments.

**P15** Continue to take into consideration, during updating/revision of the city's general plan community plans, noise impacts from freeways, highways, outdoor theaters and other significant noise sources and to incorporate appropriate policies and programs into the plans that will enhance land use compatibility.

Approaches to consider: rezoning, street realignment, site design, recommendations that the mayor and city council request that the California Department of Transportation, or other responsible agencies take reasonable measures to mitigate noise impacts associated with their facilities, etc.

Responsible agency: Planning Department

**P16** Use, as appropriate, the "Guidelines for Noise Compatible Land Use" (Exhibit I),<sup>1</sup> or other measures that are acceptable to the city, to guide land use and zoning reclassification, subdivision, conditional use and use variance determinations and environmental assessment considerations, especially relative to sensitive uses, as defined by this chapter, within a CNEL of 65 dB airport noise exposure areas and within a line-of-sight of freeways, major highways, railroads or truck haul routes.

Responsible agencies: City Council, Mayor and \*Planning Department.

**P17** Continue to encourage the California Department of Transportation, the Los Angeles County Metropolitan Transportation Authority, or their successors, and other responsible agencies, to plan and construct transportation systems so as to reduce potential noise impacts on adjacent land uses, consistent with the standards and guidelines contained in the noise element.

Responsible agencies: City Council and Mayor.

**P18** Continue to support the Alameda corridor

project as a means of consolidating rail lines and improving buffering in order to reduce noise impacts on adjacent communities from railroad related uses.

Responsible agencies: City Council, Harbor, Mayor, Planning, Public Works, and Transportation departments.

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## **Endnotes**

<b>No.</b>	<b>Description</b>
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| 6 | These standards are consistent with the standards proposed promulgated by the California Department of Health Services and recommended by the Governor's Office and Planning and Research "1990 General Plan Guidelines." |
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## **Appendix A** *(Not Adopted — Information Only)*

# **Evolution of Transportation Systems in Los Angeles: A Context for Los Angeles Noise Issues**

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## **Automotive Vehicles**

### **Automobile History**

The first gasoline powered automobile was produced by Benz in 1885. It was a three-wheeled carriage that used Gottlieb Daimler's 1885 motorbike engine for power. The next year Daimler designed the first four-wheeled carriage. By the start of World War I a variety of gasoline powered vehicles were being produced, including Henry Ford's Model T. The new "horseless carriages" or "tin Lizzies," as they were popularly called, were scoffed at and criticized for being dangerous to horses and people and noisy nuisances. Mass production of automobiles followed Ford's introduction of assembly lines and moving conveyor belts in 1913. During the First World War inexpensive cars became readily available, rapidly displacing the horse and buggy. By 1920 Los Angeles County had become the most motorized metropolitan area in the nation with over 481,500 registered automobiles.

### **Los Angeles Street System**

On September 4, 1781, under the authority of the King of Spain, Governor Felipe de Neve and eleven families founded el Pueblo de la Reina de los Angeles (the Village of the Queen of the Angels). The pueblo was to provide food for Spanish troops traveling between the missions of San Diego and Santa Barbara. Prior to departure de Neve drew up a plan situating the pueblo along Rio El Porciúncula (later renamed the Los Angeles River) and identifying the locations for a plaza, church, homes, farms, an irrigation system and a road connecting the pueblo with the nearby San Gabriel Mission. The pueblo's first named streets were Primavera (later named Spring) and Aliso streets.

The first Los Angeles city land use survey was prepared by U.S. army lieutenant Edward O.C. Ord in 1849, in anticipation of Los Angeles city becoming a city of the new state of California. It was prepared under contract to the city. The plan established boundaries for city-owned lands, dividing the vacant lands west and north of the central plaza into blocks and lots and with a grid street system. That was the city's first formal street map.

In 1870 the city's first engineer, Frank Lecouvreur prepared the first master plan for development of a Los Angeles infrastructure. His plan separated sewers from flood control systems and reoriented new streets in an east-west direction to facilitate the flow of rain water, thereby reducing flooding.

Introduction of motorized vehicles changed the mode of local transportation and street systems. Private cars began displacing the horse drawn vehicles during World War I, resulting in traffic hazards and vehicle conflicts. To address worsening congestion, increasing conflicts between trolleys and automobiles and a rising number of traffic accidents, especially at intersections, the private Los Angeles Traffic Commission prepared the "Major Traffic Street Plan." The plan was drafted by renowned city planners Frederick Law Olmsted, Jr. (Boston), Charles H. Cheney (Redondo Beach) and Harland Bartholomew (St. Louis), with the assistance of planning commissioner/commission secretary, Gordon Whitnall. Whitnall subsequently was appointed the city's first planning director. The plan was approved by city voters in 1924, along with bond issues to pay for a portion of the first 37.5 mile phase. Railroads and the county provided the balance of the funds. The project in-

cluded the city's first bridges to separate train and automobile traffic. This increased safety and the speed of trains by reducing traffic conflicts. The city's first traffic ordinance also was drafted by the commission. It was adopted in 1925, requiring the city's first standard signs and signals.

Until recent times, establishment and construction of integrated and efficient municipal street systems was sporadic. Local governments had difficulty purchasing or exacting land for street rights-of-way. The state Subdivision Map Act of 1907 provided for dedication of land for public purposes but efforts to secure dedications met with opposition. In 1911 the state Improvement Act empowered local governments to use easements, eminent domain, assessment districts and subdivision procedures to secure streets and other infrastructure systems. To give local jurisdictions more leverage, the Map Act was amended in 1921, enabling cities to require easements for public improvements. However, efforts to exact land were challenged. Dedications continued to be voluntary or were secured through purchase following costly, often lengthy condemnation proceedings. Systematic development of the city's street system was slow until the economic depression of the 1930s.

Following the stock market crash of 1929, private financing for public infrastructure systems dwindled. Los Angeles joined other cities in successfully campaigning for a share of the state gas tax to help complete its 1924 street plan. In 1934 the state allocated a share of the gas tax funds to cities for road projects and authorized the state Division of Highways to build and maintain city roads to link rural state highways and to create a state highway system. Cities were responsible for construction and maintenance of urban streets and highways. Federal and state public works programs provided millions of dollars for construction of streets and bridges during the period of the economic depression.

But, not until 1966 did the city gain significant leverage to exact public improvements in conjunction with land development projects. In a land-

mark decision, *Southern Pacific Railroad versus the City of Los Angeles*, the California Supreme Court upheld the right of Los Angeles to withhold building permits for noncompliance with public dedication requirements. The decision strengthened the ability of all municipalities to secure public facilities in conjunction with new development. Local authority was further strengthened by the 1971 California Environmental Quality Act that required development projects to mitigate potential environmental impacts associated with a project, including anticipated traffic congestion and noise. The combination of regulations (Map Act, environmental and city) enabled Los Angeles to require developers to dedicate land, construct public improvements or set aside funds for improvements. This resulted in more systematic development of the street systems. By 1996, according to the city's department of transportation, there were 6,440.1 miles of streets within the boundaries of the city, including 59.4 miles of unimproved streets, 1,028.4 miles of primary arterials (major and secondary highways), 584 bridges and 652 at-grade railroad crossings.

### **State Highways And Freeways**

The first public road in California, El Camino Real (The Royal Road), was established in 1769 by Spanish priest-explorer Father Junipero Serra and Spain's governor of California Don Gaspar de Portolá to link the California missions. The missions were constructed approximately one day apart by horseback between San Francisco and San Diego. Following California statehood in 1850, General S.H. Marlette was commissioned to "make plans and suggestions or improvements of navigation, construction of roads, railroads and canals, preservation of forests... and surveys of boundaries of the State and counties." Although the legislature failed to allocate funds, Marlette raised money and began the first survey and construction project in 1855. It established the state's first official road, the Emigrant Wagon Toll Road from Placerville, across the Sierra Nevada Mountains to Nevada. Immi-

grants had come streaming into California following the announcement of the discovery of gold in 1849. By 1864 almost all mountain passes were accessible by toll roads that linked mining camps and immigrant routes to towns and cities. The first traffic count in 1864 was along the Lake Tahoe Wagon Road. It recorded 6,667 footmen, 833 horsemen, 3,164 stage passengers, 5,000 pack animals, 2,564 teams and 4,694 cattle.

In the 1870s the state and federal governments began planning a highway system. It was to link federal and state roads and serve the expanding freight traffic created by the land boom following the gold rush and extension of railroads to and within California. Construction was delegated to counties, which levied tolls to pay for the roads. This resulted in a variety of tolls and a disparate road system. Anticipating the popularity of automotive vehicles, the state created the bureau of highways in 1895. The bureau's 1896 highway plan laid the foundation for the California highway system as it exists today, with many of the routes following early mission and immigrant routes. Construction of the first state highway, Route 1, partially along a Pacific coast mission route from San Juan Capistrano, via Los Angeles and Santa Barbara, to San Francisco, began in 1912. Funding for maintenance and construction of state and county roads was provided by the state's first gas tax, a three-cent tax that was approved in 1923. A 1927 one-cent gas tax assured steady revenue for construction of the state road system. In that year the state Division of Highways (DOH) was created to plan, construct and maintain the highway system.

The first California nontoll highway, or "freeway," was the six-mile Arroyo Seco Parkway (later renamed the Pasadena Freeway). It was completed in 1940, connecting downtown Los Angeles with the adjacent city of Pasadena. After World War II, an infusion of state and federal funds enabled the acceleration of highway construction. By the mid-1960s California had an efficient, integrated highway system. But growing opposition to freeway construction, demands for community participa-

tion and environmental protection and a period of economic inflation slowed system expansion. People protested that planned freeways would slice through their communities, creating physical divisions, destroying neighborhoods, contributing to unplanned growth, local traffic congestion and noise. In the 1970s public opposition halted the proposed Century Freeway in south Los Angeles, a proposed Beverly Hills Freeway and other freeways and highways in the Los Angeles area. In 1972, to address shifting priorities, the state legislature established the California Department of Transportation (aka Caltrans) to replace the DOH. Caltrans was charged with the responsibility of planning and implementing a multi-modal transportation system, including over 15,000 miles of state highways and freeways. In 1974 a voter approved tax measure for the first time allowed gas tax funds to be used for non-highway system projects and enabled implementation of an integrated transportation program comprised of a variety of transportation systems (multi-modal system), e.g., roads, highways, bus, light rail, aircraft and other transportation modes.

Until the 1970s noise was not a major consideration in transportation system planning. Although manufacturers long had designed vehicles for reduced interior noise for drivers and passengers. Early in the century municipalities began regulating use of horns on city streets and eventually regulations and standards were developed for regulating engine and tailpipe noise levels. In the 1970s, in response to growing opposition of communities to new freeways and to mitigate potential noise impacts freeway and highway system design incorporated noise reduction features. Concurrently the noise abatement programs were instituted to address noise impacts of existing systems on noise sensitive uses.

## **Fixed Rail Systems**

### **Railroads**

Invention of the high pressure steam engine by Richard Trevithick in 1802 revolutionized land

transportation and led to the steam driven turbine engines that were used to power ships. George Stephenson built the first public steam railroad in England in 1825. This ushered in the era of railroad building around the world. Construction of the first transcontinental railroad in North America was completed on May 10, 1869 when the Central Pacific Railroad tracks were connected to the Union Pacific tracks at Promontory Point, Utah. The route linked Chicago and San Francisco by rail, enabling rapid settlement of the western frontier and stimulating a real estate boom in California that triggered construction of additional railroad lines within the state and to points east. In 1872 Los Angeles voters approved funds to help subsidize construction of a railroad between Los Angeles and San Francisco via the San Joaquin Valley. In 1876 a route from Los Angeles to Texas was completed. Southern Pacific decided to bypass Los Angeles by establishing a freight route from its yards in Colton, fifty miles east of Los Angeles, through the Cajon Pass and Palmdale, along a desert route to New Orleans. As late as 1887 railroad companies considered San Francisco a more viable city than Los Angeles as a destination and connection point for both passenger and freight lines. In that year Santa Fe established a passenger line from Chicago, via Santa Fe, New Mexico, to Los Angeles. In spite of the arduous five day trip, Santa Fe's faster trains, with their elegant Fred Harvey dining cars and Harvey Girls hostesses, helped make the Santa Fe Los Angeles line one of the most popular in the nation and to make Southern California a popular destination point for immigrants and tourists from the eastern and Midwestern United States.

By the end of World War II less polluting electric and diesel engines had replaced steam engines on major lines. But the popularity of automobiles and expansion of the trucking industry, along with rising operational costs and higher fares and freight fees, contributed to a sharp decline in the demand for rail services. Railroad companies shifted their priorities to freight services, cut passenger services and eliminated many passenger routes and operations. By the late 1960s the extinction of passenger

and freight trains was predicted.

To save passenger service systems, the federal government began subsidizing designated lines. In the 1970s it established the National Rail Passenger Corporation (aka AMTRAK) as a quasi-public agency to take over operation of national passenger services. Public demand for less environmentally damaging transport and for an alternative to automobile and air transport, combined with AMTRAK's passenger train improvement program and its interfacing of passenger rail connections with bus and air transport, revived the passenger train. Concurrently, many freight rail companies formed, merged with or entered into cooperative relationships with trucking and shipping companies. By the late 1970s freight rail service had been revived by improved, more efficient equipment, especially uniform transferable cargo containers. Containers, designed to be carried by ships, trucks or trains, revolutionized the entire shipping industry.

Freight haul and AMTRAK passenger trains continue to use rail lines that cross the city. The hub for rail operations in Los Angeles is centered around Union Station (adjacent to the city's historic plaza) and the east Los Angeles rail yards. Many of the lines in the area have been in existence since the 1870s, including lines connecting the downtown with the harbor and transcontinental lines. In 1996 Union Station served five weekly or daily transcontinental passenger trains and other trains connecting Los Angeles to San Diego, San Francisco and other cities within California.

### **First Los Angeles Street Cars**

In 1874 Judge Robert M. Widney opened the first Los Angeles street car line. It consisted of a two single open cars drawn by horses along a 2.5 mile single track beginning at the Temple Street and zig-zagging down Spring to 6th Street (later extended to the Plaza and San Fernando Street). Other enterprising businessmen quickly developed competing short haul lines. One line, the Main Street and Agricultural Park Railroad, offered 308 lots in what is now Exposition Park to attract passengers. By

1885 few horse drawn cars remained. Most had been replaced by cable cars. Electric powered street-cars were introduced in 1887 by Los Angeles Electric Railway. The line went out of business in 1888 when the power plant boiler burst. In 1888 construction in Boston by Frank J. Sprague of first successful electric street car system revolutionized local transportation. Sprague's electrified trolley trains could climb steeper grades, travel faster and, because they could pull multi-cars guided by one motorman, could operate more cheaply and efficiently than conventional street cars.

Between 1890 and 1910 the city's population grew more than sixfold, from 50,395 to 319,198, fostering a period of intense competition between the street car companies. Lines were built, damaged by floods, rebuilt, bought by competitors and expanded. In 1893 General Moses H. Sherman bought out all the Los Angeles cable lines and began converting them to electrical power. Sherman was bought out by Los Angeles Consolidated Electric Railway (LACE) in 1895. In that year LACE inaugurated the first interurban trolley line. It ran between Los Angeles and Pasadena. LACE converted its remaining cable and horse car lines to electric trolley and installed handsome Pullman Company open sided cars. Although its California Car was popular, the company was unable to show a substantial profit.

Trolley competition was intense. By 1900 an estimated 72 separate trolley companies were operating in the city, carrying passengers and goods. In 1898 Henry E. Huntington, nephew of Southern Pacific railroad owner Hollis Huntington, purchased LACE and began buying up other lines throughout the region. He wanted to develop an interurban system that would compete with his uncle's company. He also was head of the Pacific Light and Power Company, which constructed the Big Creek hydroelectric plant in the Sierra Nevada Mountains in central California to power his Los Angeles Inter-Urban Railway system (L.A. Rail). As a direct challenge to Southern Pacific, he ran some of the L.A. Rail lines parallel to Southern Pa-

cific lines, including the Los Angeles to Long Beach harbor line that opened in 1902. To encourage ridership, he hired engineers to design a new high quality, all-season wooden car with glass windows. The handsome yellow cars built by St. Louis Car Company were popular and set a national standard. Patrons dubbed them the "big yellow cars." In 1903, E. H. Harriman bought a 45% interest in L.A. Rail, eventually taking over management of the Pacific Electric Company (P&E), owner of L.A. Rail. Harriman oversaw the development of Huntington's extensive interurban P&E L.A. Rail system. The system soon was challenged by the versatile gas fueled automobiles. By 1913 the public was complaining that the P&E trolleys were crowded and noisy (compared to rubber tired vehicles), that fares were excessively high, stops inconvenient and that the trolleys were a hazard to automobiles and other vehicles.

### **Competition And Noise Issues**

Jitneys posed the first formidable challenge to P&E's trolleys. Eager citizens purchased automobiles and entered the jitney business, providing flexible service and flexible routes with which the fixed rail system could not compete. By 1915 an estimated 1,000 jitneys plied the city's streets, drastically reducing trolley ridership. P&E reduced fares and lobbied successfully for jitney licensing and regulation, temporarily slowing jitney competition, but not affecting the public's desire for more flexible service.

Future U.S. Senator and 1924 presidential candidate William McAdoo introduced the city's first gasoline fueled buses in 1923, the People's Motor Bus Company. But Harold Huntington, who had taken over the rail company from his father, took Motor Bus to court, driving them out of business with his claim that buses were hazardous. But other bus companies were formed, again causing trolley ridership to drop. The public outcry against the noisy trolleys and their hazardous conflicts with automobiles on narrow streets and at unregulated intersections led to the adoption of the city's first

street (1924) and traffic signal plans (1925) and to construction of grade separated bridge overpasses. P&E continued to add lines. Its big yellow cars experienced a resurgence in the popularity during the economic depression of the 1930s, reaching a peak of 721 operating cars in 1932. But, with an upsurge in the economy and expansion of automobile use, ridership began to decline. To stimulate ridership, P&E in 1937 ordered new, more comfortable, streamlined, stainless steel and chrome cars and painted them red. Only two were delivered before war industry needs intervened, postponing completion of the order until 1943. The shiny new cars were dubbed the “big red cars.”

At 1,164 miles of track, serving 125 cities, the P&E system was the largest electric rail system in the world. Its lines emanated from Los Angeles, reaching to Santa Monica and Ventura County (west), Redlands in San Bernardino County (east) and Riverside, Corona and Newport Beach in Riverside and Orange counties (south). The busiest year for the big red cars was in 1945 when thousands of servicemen returned from the war seeking employment opportunity in Southern California. But the era of the trolleys soon was over. Rapid population and economic expansion in all of Southern California, along with construction of the first freeways and increased automobile use created too much competition for P&E. To cut its losses the company in 1946 began eliminating short shuttle lines. Diesel powered, rubber tired buses that could operate on any street further eroded the appeal of the trolleys. The Los Angeles to Long Beach line was converted from yellow cars to red cars in 1960. By then the trolley era was over. P&E continued to close lines until only the Long Beach line remained. It was closed on March 30, 1963, temporarily ending the Los Angeles commuter rail era.

### **First Los Angeles Subway**

A 100 mile per hour elevated, electric powered monorail was proposed by the American Rapid Transit Company in 1907. The company envisioned that the line would run from Pasadena to

Santa Monica. The idea did not get beyond the planning stage.

Henry Huntington envisioned a subway system and made it a reality. He purchased the rights-of-way from 4th and Hill Streets to what is now Pico Boulevard and Rimpau Avenue. In 1907 the city council approved Huntington’s subway project. By 1909 the Bunker Hill tunnel for the system had been completed. Further work was halted by an economic recession.

To address increasing conflicts between the growing automobile population and the trolley system, a 1915 study for the city proposed construction of either a subway or an elevated system. It strongly recommended a subway, so as to avoid the noise and unsightliness of elevated systems like those that had been or were under construction in New York, Chicago, Philadelphia and Boston.

In 1923, the California Railroad Commission voted to allow Huntington to increase trolley fares if he would construct an underground railroad as a means of reducing trolley and auto conflicts and potential noise. Within two years Huntington inaugurated the first Los Angeles subway, the Hollywood Subway. It had two tracks, each less than a mile in length. It ran from the new subway terminal building at Hill Street (between 4th and 5th Streets), through Crown Hill to Glendale and Beverly Boulevard near First Street. There it emerged as street trolley lines, one serving West Los Angeles and the other serving Echo Park and the cities of Glendale and, eventually, Burbank. The Beverly tunnel was used by P&E until 1955 when the Glendale-Burbank line was discontinued. The Terminal Building and the tunnel still exist as reminders of Huntington’s visionary effort.

Construction of an elevated (‘El’) line from 6th and Main Streets to the Los Angeles River near the city’s birthplace, the historic plaza, was begun in 1923. It was halted when the powerful Los Angeles Times newspaper opposed the project. The Times portrayed the El as a “dirty, deafening and hideous” contraption that would destroy the visual appear-

ance of the historic plaza and surrounding environs. To settle the issue, the city council placed two referenda on the May 1926 ballot. Proposition 8, which would have provided funding for the El, was defeated. Proposition 9, backed by the Times, was approved. It endorsed construction of a train station east of the plaza, on the site of Old Chinatown. Union Station opened in 1939.

### **New Fixed Rail Systems**

Various measures were proposed over the next several decades for new commuter train systems but all were defeated, partially due to claims that surface and overhead systems would be noisy and unsightly. In 1959 the Metropolitan Transit Authority (MTA), a regional agency created by the state to evaluate metropolitan transit needs, proposed a new subway system from downtown Los Angeles, running east to the city of El Monte. The idea was rejected by the voters. MTA was reconstituted by the state legislature in 1964 as the Southern California Rapid Transit District (RTD). RTD was charged with the responsibility of planning, constructing and operating a regional public transit system. The system selected was a regional bus system which became one of the largest all-bus systems in the world.

Increasing congestion on highways and a heightening of interest in environmental quality, especially air quality, prompted the state legislature, in 1972, to reconstitute its transportation and highway functions into a new agency, the California Department of Transportation (Caltrans). Caltrans was directed to reduce public dependence on the air polluting, gas guzzling automobile by developing an integrated multi-modal transportation system including buses, fixed rail and aeronautics. Voters in 1974 approved a ballot measure authorizing use of gas tax monies for transportation projects other than highways and freeways. In that same year the federal Urban Mass Transit Administration allocated funds for multi-modal regional transit systems. Funds allocated to the RTD enabled preparation of alternative plans for potential rapid transit fixed rail routes.

### **New Subway And Light Rail Systems**

In 1980 Los Angeles County voters approved Proposition A, establishing the county's first tax specifically intended to fund public transportation. The half-cent sales tax was allocated for planning and implementation of a multi-modal county transportation system, including a 150-mile rail system. Additional funds from federal, state, local and private sources, including voter supported bond measures and, in 1990, a second county sales tax, enabled system implementation.

Three new mass transit systems evolved from the initial funding: (1) an urban subway system within the boundaries of the City of Los Angeles, (2) a light rail system within the county and (3) a regional commuter train system. They were designed to interconnect with each other, with bus and shuttle lines and with airport and long distance Amtrak passenger train facilities.

To better integrate planning and management of the vast system, the state in 1992 established the Los Angeles County Metropolitan Transportation Authority (MTA), consolidating the RTD and Los Angeles County Transportation Commission (LACTC). The RTD had been responsible for operating the bus and rail systems, constructing the subway system and operating the new light rail and subway systems. The LACTC had been responsible for constructing new light rail systems. The new MTA began operating on April 1, 1993.

The MTA opened its first Metro Rail Red Line subway in 1993. It was a four-mile line between Union Station (downtown) and Alvarado Street at Wilshire Boulevard (Westlake community). It was extended to Western Avenue at Wilshire (mid-city Wilshire community) in 1996. Another segment is under construction to the Los Angeles community of North Hollywood and others are being planned to serve east and west Los Angeles.

The MTA's Metro Rail Blue Line light rail system between the Los Angeles downtown and the city of Long Beach opened in 1990. In 1991 it was

extended to MTA's subterranean rail station at Flower and Seventh Streets in the city's downtown financial district. The station serves as a transfer point for the subway and Blue Line. The 20-mile east-west Metro Rail Green Line light rail system opened in 1995. Partially to reduce noise impacts, it is constructed largely within the median of the I-105 Glenn Anderson Freeway (formerly the Century Freeway). It runs from the city of Norwalk (east) to Aviation Boulevard, near the Los Angeles International Airport (west), where it becomes a grade-separated system, continuing along a 3.5 mile route to the city of Redondo Beach. Another light rail line is under construction from Union Station to the city of Pasadena.

### **New Interurban Trains**

Concurrently with the development of the subway and light rail systems, the Southern California Regional Rail Authority established the Metrolink regional commuter train system. Metrolink quickly became operational because it used existing rail rights-of-way, thereby eliminating the need to acquire land and construct extensive rail systems. The first Los Angeles line opened in 1990, following purchase of Southern Pacific Railroad rights-of-way along a route roughly paralleling the Pacific Coast, from Union Station to San Juan Capistrano in Orange County. Metrolink lines between Los Angeles and Moorpark (Ventura County), Santa Clarita (Los Angeles County) and Pomona (San Bernardino County) opened in 1992.

Metrolink trains primarily serve commuters, thereby avoiding competition with Amtrak. They operate during weekday peak hours, with some trains operating on Saturday and midday. All Metrolink lines for southern California emanate from Union Station. Today Metrolink serves six southern California counties: Los Angeles, Ventura, San Bernardino, Orange, Riverside and San Diego. It is interconnected with other transit systems throughout the region. During the January 17, 1994 Northridge earthquake, when several freeways collapsed or were structurally damaged. Emergency

expansions of Metrolink provided commuter access from Palmdale-Lancaster and other communities north of Los Angeles to areas south of the damaged freeways.

In 1997, in response to a federal mandate that Amtrak recover costs from the fare box or other means to pay for passenger lines, intrastate Amtrak lines were threatened with future closure. In response, regional coalitions were formed to devise means of assuming responsibility for lines serving their regions, including adding lines to the Metrolink system.

### **Train And Trolley Noise Issues**

In the 1800s and the early part of the 20th century, railroad lines were built through expanses of virgin, agricultural and ranch lands. As the population and economy grew, manufacturing uses were established along the majority of rail routes within Los Angeles. Street cars serviced residential and commercial areas, much as buses do today. Noise impacts on passengers, rather than noise impacts on adjacent properties was an issue relative to the trolley system. Noise related to rail systems was a "given" of the urban environment and generally was not the subject of antinoise demands. Operation of trolleys and interurban trains primarily during daytime hours and infrequent passage of freight and passenger trains also contributed to the lack of public complaint about noise associated with railways.

Passengers complained about noise within L.A. Rail's yellow trolley cars, especially after the introduction of quieter rubber tired automobiles and buses. Rubber was installed in the new red cars to reduce noise and vibration experienced by passengers, thereby making them more appealing to riders. In the 1970s, greater public concern about the environment and health prompted promulgation of federal noise mitigation guidelines and standards. This resulted in quieter equipment and sound reducing track design.



## **Aircraft**

### **Helicopters**

Greek mathematician Archimedes developed a heliko or 'screw' machine around 200 B.C. to perform specific tasks. In the 16th Century Leonardo da Vinci applied the concept, using the heliko in his design of a vertical lift flying vehicle. The machine proved infeasible due to inadequate power to lift the craft. In 1907, Frenchmen Paul Cornu and Louis Breguet constructed and flew two vertical lift machines called "helicopters." The 1915 Peteroczy-Karman helicopters, which had to be tethered to the ground and could not maneuver horizontally, were used during World War I to monitor enemy military activities. In 1939 Igor Sikorsky produced the first practical helicopter that could be flown and maneuvered by pilot operated controls. By 1941 he had developed a mechanism that enabled pilots to control a helicopter's pitch and roll, thereby increasing its practical use. The Sikorsky became the first mass produced helicopter, proving its versatility during World War II. Bell Aircraft introduced the first commercial helicopter in 1947. It was powered by piston engines and was slow, noisy and vibrated so badly that it was unpopular for use in passenger travel. The introduction in the 1960s of gas turbine engines suitable for helicopters, enabled construction of lighter machines and a quieter and smoother flight. Until the 1970s the turbine engines proved impractical because they experienced frequent, recurring and expensive maintenance problems. A variety of technological advances in the late 1960s and early 1970s revolutionized helicopter technology, including stability augmentation, which improved the pilot's ability to control and maneuver the craft; solid state avionics, which reduced the size and weight of components (replacing the bulky tube radios with lighter equipment); and more reliable twin turbine engines, which provided power redundancy for added safety. The improvements decreased vibration and noise levels, increased passenger comfort, decreased maintenance and reduced noise impacts on the surrounding environment.

With the improvements, use of helicopters for transportation, commercial and other civilian uses increased dramatically. Early application included use of helicopters for rescues, fire fighting and surveillance. In 1962 the Los Angeles City Fire Department acquired its first helicopter. It was used for dropping water and chemicals on targeted brush fire areas. Following the 1963 collapse of the Baldwin Hills Dam, the helicopter was used in dramatic rescues of stranded and endangered victims. The success of the operation convinced the city to purchase a fleet of helicopters for emergency services. During the 1960s and 1970s emergency and private heliports were established throughout the city. Noise impacts were reduced by siting of facilities, flight path orientation and change in helicopter design.

### **Airplanes**

The first successful flight of a powered, heavier-than-air craft was in 1896 by J.P. Langley whose unmanned Model No. 5 flew three quarters of a mile along the Potomac River. But it was Orville and Wilbur Wright's successful flight of the first piloted plane, a biplane, at Kitty Hawk, North Carolina in 1903 that launched the air age. Publicity flights and establishment of the first flying school by Glenn Curtiss in 1907 and flight contests and air races in Europe and North America heightened public interest in flying machines. Aircraft production was accelerated during World War I when the small aircraft were used for surveillance and aerial fighting and began to be used for carrying mail and small amounts of freight, as well as for pleasure and daredevil exhibition flying. Following the war, more powerful gasoline fueled engines enabled construction of planes that could fly faster and greater distances. Soon planes were able to fly what was considered a phenomenal 200 miles per hour.

In 1927 Charles A. Lindbergh, in his Ryan NX-211 monoplane *The Spirit of St. Louis*, broke the U.S. transcontinental record by flying from San Diego to Long Island in 21 hours and 20 minutes with only one stop. He then flew on to Paris in 33

hours and 39 minutes, the first solo, nonstop flight across the Atlantic. His transatlantic flight caught the imagination of the public and generated increased interest in air travel. By the 1930s biplanes had been replaced for commercial and military uses by larger, faster, more versatile and more aerodynamic monoplanes.

The first jet plane, the Heinkel He-178, was produced in Germany in 1939. However, during World War II conventional propeller or “prop” planes like the DC-3 remained the primary transport and passenger aircraft. Technological advances were accelerated by wartime demands, resulting lighter planes that had greater range and speed and were more efficient and comfortable. By the 1950s jet airliners were being used for commercial flights. Not until the 1960s, with the advent of the jumbo jet with its expanded seating capacity, greater passenger comfort and reduced fares, did air passenger service become popular in the United States. In the interim the turbo props dominated the civilian market with their economical fuel consumption in carrying heavy loads over short hauls and their ability to land in difficult terrain and on short air fields. They were especially popular in rural and Third World areas.

Jet aircraft by the late 1960s had reduced the transatlantic flight time to six hours. The Anglo-French supersonic Concorde cut the time in half with its cruise speed of Mach 2, twice the speed of sound (approximately 1,350 miles per hour). The Concorde’s maiden flight was in 1969. It entered commercial service in 1976. As of 1998 the single Concorde craft was the only supersonic plane in service but, due to its noise, it was barred from most airports in the United States. By the 1990s jet planes were the dominant commercial and military craft. Introduction of jet aircraft resulted in noise impacts on surrounding neighborhoods and communities. Smaller piston engine and propeller planes remained popular for private and business use and sports and generated little or no significant noise impacts on adjacent communities.

Most of the airports in the Los Angeles area initially were established within vast expanses of undeveloped or agricultural land. In some cases the airports began as test fields associated with aircraft manufacture. Communities grew up around the sites to provide homes and services for aircraft plant employees who did not complain about airport noise. With the advent of jet aircraft and transformation of surrounding neighborhoods to nonairport related populations, noise began to be considered a nuisance.

### **Los Angeles International Airport (LAX)**

The Los Angeles Chamber of Commerce in the early 1920s recognized that the fragile airplanes, then considered a novelty, were the beginning of a new transportation era. Because federal law at that time prohibited use of federal funds for development of airports, the chamber lobbied the city to establish a municipal airport, publishing a survey (1926) suggesting 13 possible airfield sites. After assessing terrain, wind conditions and other factors of 28 sites, the city selected Mines Field (formerly called the Inglewood Site), a 640-acre bean field that had an emergency dirt air strip. When voters turned down a bond issue for purchase of the land, the city negotiated a ten-year lease, with option to buy, and began preparing three runways for the September 1928 National Air Races. At the conclusion of the races, at which Lindbergh was the main attraction, Los Angeles took over Mines Field and created the Department of Airports (DOA) to manage it.

The airfield was established as a general aviation facility. Its few buildings and a control tower served small, single-engine planes. The first permanent runway was constructed in 1929. It was 2,000 feet long and served as the landing site in August 1929 for the Graf Zeppelin. In 1930 the field was officially dedicated as the Los Angeles Municipal Airport and the lease was extended for 50 years. Voters were reluctant to fund additional improvements since the Glendale Grand Central Airport and Burbank United Terminal (later Lockheed) ap-

peared to provide adequate facilities for what was widely viewed as a passing fad. One disgruntled critic filed a lawsuit demanding that the lease be voided on the grounds that it was illegal to lease an airport without approval of the electorate. The state supreme court upheld the lease.

While the public may have been skeptical, the aircraft industry was not. It quickly established manufacturing facilities near the Municipal and Santa Monica airports. Douglas and Northrop opened plants in 1932. North American and other manufacturers followed. By 1937, 2,300 skilled workers were employed in the aircraft industries in the area. In the meantime air passenger travel had become popular and larger aircraft, such as the Douglas DC-3s, had been developed as passenger planes. Determining that the Glendale and Burbank airfields were not adequate for the new planes, TWA, American, Western and Pan American airlines agreed to make the Los Angeles airport their base if the city would make necessary improvements. Some improvements, including construction of a new runway, were made possible by a federal Emergency Relief Administration grant through the federal Works Progress Administration (WPA). WPA subsequently declined to provide funds because the site was not owned by the city. That problem was resolved when title was acquired in 1937. Between 1937 and 1939, WPA and bond monies enabled construction of runways and other facilities and improvements. The board of airport commissioners was created in 1940 to manage the DOA and in 1941 the name of the field was changed to the Los Angeles Airport.

During World War II the airport was used for military purposes. In 1943 the five major passenger airlines signed leases transferring their operations to the site. In anticipation of passenger air expansion, an airport master plan was prepared in 1944. After the war, southern California emerged as the center of the national aircraft industry with major activity taking place around the Los Angeles and Santa Monica airports. Passage of the city's 1945 airport bond issue by an overwhelming 5-to-1 majority

enabled acquisition of 2,000 acres of land and construction of massive terminal facilities and major runways. Airport activity was shifted west of the original site to its present location.

The five airlines began operating at the airport in 1946, making it a major passenger terminal for the region. The following year voters approved a charter amendment making the DOA a self-managing city agency, independent of the mayor and city council and with control over its own finances. The airport commission, appointed by the mayor, quickly acted to create a regional system and to expand the airport into a world class facility. In 1950 the commission renamed the facility the Los Angeles International Airport, better known by its Federal Aviation Administration identifier LAX. The first runway overpass of its kind, the Sepulveda Boulevard overpass, was completed in 1953, enabling the extension of the two main runways above the boulevard to accommodate jet traffic.

In January 1959 American Airlines began the first jet service between New York and Los Angeles. A new terminal and the first permanent passenger facilities for LAX were completed in 1961. With the advent of jet aircraft, significant noise problems began to be experienced by neighboring communities due to jet overflights and increased airport activity. The DOA was made self sufficient by a 1963 charter amendment that allowed it to issue its own revenue bonds without having to secure voter approval. It immediately embarked on a program of diversification and expansion and began to address noise impact issues. In 1965 and 1966 the first air freight terminals were opened to accommodate an increasing demand for freight services. In anticipation of the 1984 Los Angeles Summer Olympic Games, airport passenger facilities were upgraded, new international and domestic terminals were constructed, other terminals were renovated, automobile circulation was enhanced by a new second level roadway and other facilities were added or renovated. The airport department (now calling itself Los Angeles World Airports, or LAWA) in 1998 was preparing a mas-

ter plan for LAX, of which noise management is an important consideration.

### **Van Nuys Airport (VNY)**

Metropolitan Airport was established as a private general aviation field on October 1, 1928. Three factories, six hangers and a control tower were added in 1929. In 1942 it was purchased by the federal government for use as a military base. Los Angeles acquired the airport in 1949 for one dollar with the proviso that the California Air National Guard could remain on the site. With the completion of the Sherman Way overpass in 1957 the city renamed the airport the Van Nuys Airport. The Sherman Way extension provided VNY with a runway that could accommodate jet aircraft. Introduction of jet planes resulted in increased noise impacts on adjacent communities. Acquisitions enabled expansion of airport operations and provision of noise buffers between aircraft activities and adjacent communities. By 1971 VNY had become the busiest general aviation airport in the nation. In 1997 LAWA was preparing a master plan for VNY, in part to address noise issues.

### **Burbank-Glendale-Pasadena Airport (BUR)**

When United Airport opened in 1930 it was the nation's first "multimillion dollar airport," boasting five 3,600-foot runways and related facilities. By 1934 the airport served more than 98,000 passengers a year and was the main terminal for the Los Angeles area. In that year its name was changed to Union Air Terminal. The Lockheed aircraft company, which owned an adjacent manufacturing facility and airfield, purchased the site in 1940, combining the two sites and using them for the production of B-17 bombers, P-8 fighters and Hudson bombers during World War II. The original site had been used by pilots, including North Hollywood resident Amelia Earhart, to test planes purchased from Lockheed. In the 1950s air cargo and commuter flights began using BUR. Subsequently commuter and distance operations were expanded, providing a convenient alternative to LAX. With

increased aircraft activity came increased noise impacts on adjacent communities.

When Lockheed announced its intention to sell the airport for conversion to other uses, the state Division of Aeronautics and FAA evaluated the facility and determined that it was important to maintain the site in airport use. To do so, the state legislature in 1976 authorized formation of an airport authority to purchase and operate BUR. The cities of Burbank, Glendale and Pasadena entered into a joint powers agreement to form the authority, which was independent of the three founding cities. Los Angeles and the City of San Fernando declined to join. Each of the three members appointed three representatives to serve on the authority's board of commissioners. The board convened in 1977, formally inaugurating the Airport Authority. In 1978 the Authority purchased the airport from Lockheed with funding from the FAA and from revenue bonds issued by the Authority. The airport was renamed the Burbank-Glendale-Pasadena Airport, retaining its FAA identification call letters of BUR. The Authority's recently approved development plans are under challenge from surrounding jurisdictions, including the City of Los Angeles, in part due to noise impact issues.

### **Santa Monica Airport (SMO)**

In 1919 the City of Santa Monica established Clover Field on a leased portion of a barley field. Many of the private pilots who used the field were associated with the new Hollywood motion picture industry. The Douglas Aircraft Company moved to Santa Monica in 1922 and began building military aircraft, using the airstrip for test flights. With the increasing demand for airfields and expanding needs of Douglas, Santa Monica purchased 158 acres of land in 1924 for airport expansion. It was at the Santa Monica plant that Douglas began manufacturing its popular DC series of planes. In 1934 the DC-3 became the first successful mass produced plane for commercial passenger service. Growth of jobs at the plant generated a housing boom, resulting in residential development around SMO.

On the eve of World War II, the army leased the airport for army air corps and military purposes, returning it to Santa Monica in 1948. In the late 1950s Douglas shifted its primary manufacturing operations to Long Beach because SMO could not provide a long enough runway to accommodate large jet aircraft. By the 1960s, SMO rivaled VNY as the busiest general aviation airport in the nation, reaching a peak of 374,000 flights in 1966. With increased aircraft activity and surrounding land uses, noise became an increasing issue. Mitigation of impacts has been accomplished by a variety of measures, including changes in flight paths, airport use and configuration and surrounding land uses.

### **Whiteman Airport**

Whiteman Air Park was established in 1946 as a private airfield. It was used primarily for training, business and recreational purposes. The County purchased the site in 1970 and renamed it Whiteman Airport. Noise issues have not been a major issue relative to the airport. Recent land use and zoning changes were made to assure minimal airport impacts on adjacent residential uses.

Note: additional information about history, noise issues and noise management programs is contained in the noise element text.



# **Exhibit G: Glossary of Terms and Acronyms**

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**ALUC:** county airport land use commission.

**Ambient noise:** background or existing noise level. The composite of noise from all sources near and far in a given environment, exclusive of occasional and transient intrusive noise.

**Based aircraft:** aircraft having legal contracts with the airport authority for use of airport property for a specific number of days. Typically the contracts are in the form of leases.

**BUR:** Burbank-Glendale-Pasadena Airport.

**Caltrans:** California Department of Transportation.

**CAP:** Caltrans Aeronautics Program, formerly called the Division of Aeronautics. A division of Caltrans.

**CEQA:** California Environmental Quality Act of 1970.

**CLUP:** Comprehensive (airport) Land Use Plan of the county Airport Land Use Commission.

**CNEL (Community Noise Equivalent Level):** a noise measurement scale applied over a 24-hour period to all noise events received at the measurement point. It is weighted more heavily for evening and night periods in order to account for the lower tolerance of individuals to noise during those periods.

**CPC:** Los Angeles City Planning Commission.

**dB:** decibel. A decibel is a unit for measuring the relative loudness of sound.

**dBA:** 'A' measures the level of sound the way sound is received by the human ear. Combined with dB (decibels) it is used to measure decibel level related to human hearing. CNEL is weighted, therefore the 'A' does not appear when CNEL and dB are referenced together.

**DOA:** Los Angeles Department of Airports. In 1997 the Board of Airports Commissioners, approved the name "Los Angeles World Airports" as the business title of the department. The official (charter) name, DOA, was not changed.

**EIR:** environmental impact report, a requirement of CEQA.

**EIS:** environmental impact statement, a requirement of NEPA.

**EPA:** federal Environmental Protection Agency.

**FAA:** Federal Aviation Administration.

**FAR:** Federal Aviation Regulation.

**FHA:** Federal Highway Administration of the U.S. Department of Transportation.

**FTA:** Federal Transit Administration of the U.S. Department of Transportation.

**Flight:** a landing or departure of an aircraft.

**General aviation airport:** an airport that does not serve scheduled air carriers.

**Intermittent noise:** periodic noise, as opposed to ambient noise.

**Intrusive noise:** isolated noise incidents in which the particular noise is greater than the ambient noise level.

**LAMC:** Los Angeles Municipal Code.

**LAWA:** Los Angeles World Airports, the business name for the Los Angeles Department of Airports.

**LAX:** Los Angeles International Airport.

**Ldn:** average day-night sound level weighted to account for the lower tolerance of people to noise during the night period. Approximately a half a decibel lower than CNEL.

**MTA:** Los Angeles County Metropolitan Transportation Authority.

**NEPA:** National Environmental Policy Act of 1969.

**Noise contours:** mapped lines around a noise source to indicate specific levels of intensity of community exposure to the noise, e.g., an airport.

**Noise source:** generator of the sound being measured.

**SCRRA:** Southern California Regional Rail Authority (Metrolink).

**SMO:** Santa Monica Airport.

**VNY:** Van Nuys Airport.



# Exhibit H: Common Noise Levels

(Caltrans Noise Manual, California Department of Transportation, March 1980)

Noise Level (dBA)	Common Indoor Noise Levels	Common Outdoor Noise Levels
110	Rock Band	
100	Inside Subway Train	Jet Flyover @ 1,000 feet Gas Lawn Mower @ 3 feet Diesel Truck @ 50 feet
90	Food Blender @ 3 feet Garbage Disposal @ 3 feet	Noisy Urban Daytime
80	Shouting @ 3 feet	
70	Vacuum Cleaner @ 10 feet	Gas Lawn Mower @ 100 feet Commercial Area
60	Normal Speech @ 3 feet Large Business Office	Heavy Traffic @ 300 feet
50	Dishwasher next room	Quiet Urban Daytime
40	Small Theater/Conference Room (background)	Quiet Urban Nighttime Quiet Suburban Nighttime
30	Library Bedroom at Night	
20	Concert Hall (background) Broadcast & Recording Studio	Quiet Rural Nighttime
10		
0	Threshold of Hearing	



# Exhibit I: Guidelines for Noise Compatible Land Use

(Based on the Governor’s Office of Planning and Research, “General Plan Guidelines”, 1990. To help guide determination of appropriate land use and mitigation measures vis-a-vis existing or anticipated ambient noise levels)

Land Use Category	Day-Night Average Exterior Sound Level (CNEL dB)						
	50	55	60	65	70	75	80
Residential Single Family, Duplex, Mobile Home	A	C	C	C	N	U	U
Residential Multi-Family	A	A	C	C	N	U	U
Transient Lodging, Motel, Hotel	A	A	C	C	N	U	U
School, Library, Church, Hospital, Nursing Home	A	A	C	C	N	N	U
Auditorium, Concert Hall, Ampitheater	C	C	C	C/N	U	U	U
Sports Arena, Outdoor Spectator Sports	C	C	C	C	C/U	U	U
Playground, Neighborhood Park	A	A	A	A/N	N	N/U	U
Golf Course, Riding Stable, Water Recreation, Cemetery	A	A	A	A	N	A/N	U
Office Building, Business, Commercial, Professional	A	A	A	A/C	C	C/N	N
Agriculture, Industrial, Manufacturing, Utilities	A	A	A	A	A/C	C/N	N

A = Normally acceptable. Specified land use is satisfactory, based upon assumption buildings involved are conventional construction, without any special noise insulation.

C = Conditionally acceptable. New construction or development only after a detailed analysis of noise mitigation is made and needed noise insulation features are included in project design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning normally will suffice.

N = Normally unacceptable. New construction or development generally should be discouraged. A detailed analysis of noise reduction requirements must be made and noise insulation features included in the design of a project.

U = Clearly unacceptable. New construction or development generally should not be undertaken.



Appendix B – City of Los Angeles Noise Ordinance

Los Angeles Municipal Code

**CHAPTER XI  
NOISE REGULATION**

**(Added by Ord. No. 144,331, Eff. 3/2/73.)**

Article

- 1 General Provisions
- 2 Special Noise Sources
- 3 Sanitary Operations
- 4 Vehicles
- 5 Amplified Sounds
- 6 General Noise

**ARTICLE 1  
GENERAL PROVISIONS**

Section

- 111.00 Declaration of Policy.
- 111.01 Definitions.
- 111.02 Sound Level Measurement Procedure and Criteria.
- 111.03 Minimum Ambient Noise Level.
- 111.04 Violations: Additional Remedies, Injunctions.
- 111.05 Enforcement, Citations.

**SEC. 111.00. DECLARATION OF POLICY.**

It is hereby declared to be the policy of the City to prohibit unnecessary, excessive and annoying noises from all sources subject to its police power. At certain levels noises are detrimental to the health and welfare of the citizenry and in the public interests shall be systematically

proscribed.

## **SEC. 111.01. DEFINITIONS.**

Unless the context otherwise clearly indicates, the words and phrases used in this chapter are defined as follows:

(a) “**Ambient Noise**” is the composite of noise from all sources near and far in a given environment, exclusive of occasional and transient intrusive noise sources and of the particular noise source or sources to be measured. Ambient noise shall be averaged over a period of at least 15 minutes at a location and time of day comparable to that during which the measurement is taken of the particular noise source being measured. **(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

(b) “**Commercial Purpose**” is the use, operation, or maintenance of any sound amplifying equipment for the purpose of advertising any business, goods, or services, or for the purpose of attracting the attention of the public to, advertising for, or soliciting patronage or customers to or for any performance, show, entertainment, exhibition, or event, or for the purpose of demonstrating such sound equipment. **(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

(c) “**Decibel**” (dB) is a unit of level which denotes the ratio between two (2) quantities which are proportional to power; the number of decibels corresponding to the ratio of two (2) amounts of power is ten (10) times the logarithm to the base (10) of this ratio. **(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

(d) “**Emergency Work**” is work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger, or work by private or public utilities when restoring utility service. **(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

(e) “**Impulsive Sound**” is sound of short duration, usually less than one second, with an abrupt onset and rapid decay. By way of example “**impulsive sound**” shall include, but shall not be limited to, explosions, musical base drum beats, or the discharge of firearms. **(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

(f) “**Motor Vehicle**” includes, but shall not be limited to, automobiles, trucks, motorcycles, minibikes and go-carts. **(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

(g) “**Noncommercial Purpose**” is the use, operation, or maintenance of any sound equipment for other than a “commercial purpose”. “Noncommercial purpose” shall mean and include, but shall not be limited to, philanthropic, political, patriotic, and charitable purposes. **(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

(h) “**Octave Band Noise Analyzer**” is an instrument for measurement of sound levels in octave frequency bands which satisfies the pertinent requirements for Class II octave band analyzers of the American National Standard Specifications for Octave, Half-Octave, and Third-Octave Band Filters, S1.11-1966 or the most recent revision thereof. **(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

(i) **“Person”** is a person, firm, association, co-partnership, joint venture, corporation, or any entity, private or public in nature. **(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

(j) **“Sound Amplifying Equipment”** **(Amended by Ord. No. 156,363, Eff. 3/29/82.)** is any machine or device for the amplification of the human voice, music or any other sound, but shall not include:

1. Automobile radios, stereo players or television receivers when used and heard only by the occupants of the vehicle in which the same is installed.

2. Radio, stereo players, phonographs or television receivers used in any house or apartment within any residential zone or within 500 feet thereof.

3. Warning devices on emergency vehicles.

4. Horns or other warning devices authorized by law on any vehicle when used for traffic purposes.

(k) **“Sound Level”** (Noise level) in decibels (dB) is the sound measured with the “A” weighting and slow responses by a sound level meter; except for impulsive or rapidly varying sounds, the fast response shall be used. **(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

(l) **“Sound Level Meter”** is an instrument including a microphone, an amplifier, an output meter, and “A” frequency weighting network for the measurement of sound levels which satisfies the pertinent requirements for Type S2A meters in American Standard Specifications for sound level meters in S1.4-1971 or the most recent revision thereof. **(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

(m) **“Sound Truck”** is any motor vehicle, or any other vehicle regardless of motive power, whether in motion or stationary, which carries, is equipped with, or which has mounted thereon, or attached thereto, any sound amplifying equipment. **(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

(n) **Supplementary Definitions of Technical Terms.** Definitions of technical terms not defined herein shall be obtained from American Standard Acoustical Terminology S1-1-1971 or the most recent revision thereof. **(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

## **SEC. 111.02. SOUND LEVEL MEASUREMENT PROCEDURE AND CRITERIA.**

**(Title amended by Ord. No. 156,363, Eff. 3/29/82.)**

(a) **(Amended by Ord. No. 156,363, Eff. 3/29/82.)** Any sound level measurement made pursuant to the provisions of this chapter shall be measured with a sound level meter using the “A” weighting and response as indicated in Section 111.01(k) of this article.

Except when impractical, the microphone shall be located four to five feet above the ground and ten feet or more from the nearest reflective surface. However, in those cases where another elevation is deemed appropriated, the latter shall be utilized.

Interior sound level measurements shall be made at a point at least four feet from the wall, ceiling, or floor nearest the noise source.



Calibration of the sound level meter, utilizing an acoustic calibrator shall be performed immediately prior to recording any sound level data. The ambient noise level and the level of a particular noise being measured shall be the numerical average of noise measurements taken at a given location during a given time period.

(b) **(Amended by Ord. No. 156,363, Eff. 3/29/82.)** Where the sound alleged to be offending is of a type or character set forth below, the following values shall be added to the sound level measurement of the offending noise:

1. Except for noise emanating from any electrical transformer or gas metering and pressure control equipment existing and installed prior to the effective date of the ordinance enacting this chapter, any steady tone with audible fundamental frequency or overtones have 200 Hz.....+5
2. Repeated impulsive noise.....+5
3. Noise occurring more than 5 but less than 15 minutes in any period of 60 consecutive minutes between the hours of 7:00 a.m. and 10:00 p.m. of any day.....-5
4. Noise occurring five minutes or less in any period of 60 consecutive minutes, between the hours of 7:00 a.m. and 10:00 p.m. of any day.....-5 **(Amended by Ord. No. 161,574, Eff. 9/8/86.)**

(c) For those cases where an objectionable noise is clearly audible, but where the level of ambient noise does not permit direct quantitative sound level “A” measurements of the objectionable noise, sound measurements may be performed utilizing an octave band sound analyzer to determine sound level “A” limits as indicated in the Table I below. This table is used to convert the sound pressure level meter readings in dB for each band to SPL in dB(A) for each band.

**TABLE I  
OCTAVE BAND NOISE VALUES CORRESPONDING TO SOUND LEVEL “A” VALUES**

Sound Level	Octave Band Sound Pressure Level, dB re .0002 dyne/cm <sup>2</sup>								
	Octave Band Center Frequency in Hz								
“A”	31.5	63	125	250	500	1000	2000	4000	8000
35	58	50	42	35	32	29	26	23	20
40	61	54	46	40	37	34	31	28	25
45	64	58	51	45	42	39	36	33	30
50	67	61	55	50	47	44	41	38	35
55	70	64	60	55	52	49	46	43	40
60	73	68	64	60	57	54	51	48	45

65	76	72	68	65	62	59	56	53	50
70	79	76	73	70	67	64	61	58	55
75	84	81	78	75	72	69	66	63	60

(d) For those cases where a sound level measurement has been made pursuant to the provisions of this chapter and two or more provisions of this chapter apply, the provision establishing the lower or lowest noise level, respectively, shall be used. **(Added by Ord. No. 156,363, Eff. 3/29/82.)**

**SEC. 111.03. MINIMUM AMBIENT NOISE LEVEL.**

**(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

Where the ambient noise level is less than the presumed ambient noise level designated in this section, the presumed ambient noise level in this section shall be deemed to be the minimum ambient noise level for purposes of this chapter.

**TABLE II  
SOUND LEVEL “A” DECIBELS**

(In this chart, daytime levels are to be used from 7:00 a.m. to 10:00 p.m. and nighttime levels from 10:00 p.m. to 7:00 a.m.)

ZONE	PRESUMED AMBIENT NOISE LEVEL (dB(A))	
	DAY	NIGHT
A1, A2, RA, RE, RS, RD, RW1, RW2, R1, R2, R3, R4, and R5	50	40
P, PB, CR, C1, C1.5, C2, C4, C5, and CM	60	55
M1, MR1, and MR2	60	55
M2 and M3	65	65

At the boundary line between two zones, the presumed ambient noise level of the quieter zone shall be used.

**SEC. 111.04. VIOLATIONS: ADDITIONAL REMEDIES, INJUNCTIONS.**

As an additional remedy, the operation or maintenance of any device, instrument, vehicle, or machinery in violation of any provision of this chapter, which operation or maintenance causes discomfort or annoyance to reasonable persons or which endangers the comfort, repose, health,

or peace of residents in the area, shall be deemed and is declared to be a public nuisance and may be subject to abatement summarily by a restraining order or injunction issued by a court order of competent jurisdiction. **(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

#### **SEC. 111.05. ENFORCEMENT, CITATIONS.**

**(Added by Ord. No. 156,363, Eff. 3/29/82.)**

(a) The Department of Building and Safety shall have the power and duty to enforce the following noise control provisions of this Code: Section 12.14 A.6.(h), Section 12.19 A.4.(b)(1), Section 112.02 and Section 112.04(c). **(Amended by Ord. No. 172,086, Eff. 7/30/98.)**

(b) The Police Department shall have the power and duty to enforce the following noise control provisions of this Code: Section 41.32, Section 41.40, Section 41.42, Section 41.44, Section 41.57, Section 63.51(m), Section 112.01, Section 112.04, Section 112.05, Section 112.06, Section 113.01, Section 114.01 through Section 114.05, inclusive, Section 115.02 through Section 115.03, inclusive, and Section 116.01. **(Amended by Ord. No. 185,601, Eff. 7/18/18.)**

(c) Any Building Mechanical Inspector assigned to noise enforcement inspection shall have the power, authority and immunity of a public officer and employee, as set forth in the Penal Code of the State of California, Section 836.5, to make arrests without a warrant whenever such employee has reasonable cause to believe that the person to be arrested has committed a misdemeanor in his presence which is a violation of any provision set forth in Section 111.05(a) of this chapter. The provisions of said Penal Code section regarding issuance of a written promise to appear shall be applicable to arrests authorized herein.

## **ARTICLE 2 SPECIAL NOISE SOURCES**

### Section

112.01 Radios, Television Sets, and Similar Devices.

112.02 Air Conditioning, Refrigeration, Heating, Pumping, Filtering Equipment.

112.03 Construction Noise.

112.04 Powered Equipment Intended for Repetitive Use in Residential Areas and Other Machinery, Equipment, and Devices.

112.05 Maximum Noise Level of Powered Equipment or Powered Hand Tools.

112.06 Places of Public Entertainment.

#### **SEC. 112.01. RADIOS, TELEVISION SETS, AND SIMILAR DEVICES.**

**(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

(a) It shall be unlawful for any person within any zone of the City to use or operate any radio, musical instrument, phonograph, television receiver, or other machine or device for the producing, reproducing or amplification of the human voice, music, or any other sound, in such a manner, as to disturb the peace, quiet, and comfort of neighbor occupants or any reasonable person residing or working in the area.

(b) Any noise level caused by such use or operation which is audible to the human ear at a distance in excess of 150 feet from the property line of the noise source, within any residential zone of the City or within 500 feet thereof, shall be a violation of the provisions of this section.

(c) Any noise level caused by such use or operation which exceeds the ambient noise level on the premises of any other occupied property, or if a condominium, apartment house, duplex, or attached business, within any adjoining unit, by more than five (5) decibels shall be a violation of the provisions of this section.

#### **SEC. 112.02. AIR CONDITIONING, REFRIGERATION, HEATING, PUMPING, FILTERING EQUIPMENT.**

**(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

(a) It shall be unlawful for any person, within any zone of the city to operate any air conditioning, refrigeration or heating equipment for any residence or other structure or to operate any pumping, filtering or heating equipment for any pool or reservoir in such manner as to create any noise which would cause the noise level on the premises of any other occupied property or if a condominium, apartment house, duplex, or attached business, within any adjoining unit, to exceed the ambient noise level by more than five (5) decibels

(b) This section shall not be applicable to emergency work as defined in Section 111.01(c) of this chapter, or to periodic maintenance or testing of such equipment reasonably necessary to maintain such equipment in good working order.

#### **SEC. 112.03. CONSTRUCTION NOISE.**

Noise due to construction or repair work shall be regulated as provided by Section 41.40 of this Code. **(Amended by Ord. No. 161,574, Eff. 9/8/86.)**

#### **SEC. 112.04. POWERED EQUIPMENT INTENDED FOR REPETITIVE USE IN RESIDENTIAL AREAS AND OTHER MACHINERY, EQUIPMENT, AND DEVICES.**

**(Title and Section Amended by Ord. No. 161,574, Eff 9/8/86.)**

(a) Between the hours of 10:00 p.m. and. 7:00 a.m. of the following day, no person shall operate any lawn mower, backpack blower, lawn edger, riding tractor, or any other machinery, equipment, or other mechanical or electrical device, or any hand tool which creates a loud, raucous or impulsive sound, within any residential zone or within 500 feet of a residence.

(b) Except as to the equipment and operations specifically mentioned and related elsewhere in this Chapter or for emergency work as that term is defined in Section 111.01(d), and except as to aircraft, tow tractors, aircraft auxiliary power units, trains and motor vehicles in their respective operations governed by State or federal regulations, no person shall operate or cause to be operated any machinery, equipment, tools,

or other mechanical or electrical device, or engage in any other activity in such manner as to create any noise which would cause the noise level on the premises of any other occupied property, or, if a condominium, apartment house, duplex, or attached business, within any adjoining unit, to exceed the ambient noise level by more than five (5) decibels.

(c) Notwithstanding the provisions of Subsection (a) above, no gas powered blower shall be used within 500 feet of a residence at anytime. Both the user of such a blower as well as the individual who contracted for the services of the user, if any, shall be subject to the requirements of and penalty provisions for this ordinance. Violation of the provisions of this subsection shall be punishable as an infraction in an amount not to exceed One Hundred Dollars (\$100.00), notwithstanding the graduated fines set forth in LAMC § 11.00(m). **(Amended by Ord. No. 171,890, Eff. 2/13/98.)**

**SEC. 112.05. MAXIMUM NOISE LEVEL OF POWERED EQUIPMENT OR POWERED HAND TOOLS.**  
**(Amended by Ord. No. 161,574, Eff. 9/8/86.)**

Between the hours of 7:00 a.m. and 10:00 p.m., in any residential zone of the City or within 500 feet thereof, no person shall operate or cause to be operated any powered equipment or powered hand tool that produces a maximum noise level exceeding the following noise limits at a distance of 50 feet therefrom:

(a) 75dB(A) for construction, industrial, and agricultural machinery including crawler-tractors, dozers, rotary drills and augers, loaders, power shovels, cranes, derricks, motor graders, paving machines, off-highway trucks, ditchers, trenchers, compactors, scrapers, wagons, pavement breakers, compressors and pneumatic or other powered equipment;

(b) 75dB(A) for powered equipment of 20 HP or less intended for infrequent use in residential areas, including chain saws, log chippers and powered hand tools;

(c) 65dB(A) for powered equipment intended for repetitive use in residential areas, including lawn mowers, backpack blowers, small lawn and garden tools and riding tractors;

The noise limits for particular equipment listed above in (a), (b) and (c) shall be deemed to be superseded and replaced by noise limits for such equipment from and after their establishment by final regulations adopted by the Federal Environmental Protection Agency and published in the Federal Register.

Said noise limitations shall not apply where compliance therewith is technically infeasible. The burden of proving that compliance is technically infeasible shall be upon the person or persons charged with a violation of this section. Technical infeasibility shall mean that said noise limitations cannot be complied with despite the use of mufflers, shields, sound barriers and/or other noise reduction device or techniques during the operation of the equipment.

**SEC. 112.06. PLACES OF PUBLIC ENTERTAINMENT.**

It shall be unlawful for any person to operate, play, or to permit the operation or playing of any radio, television receiver, phonograph, musical instrument, sound amplifying equipment, or similar device which produces, reproduces, or amplifies sound in any place of public entertainment at a sound level greater than 95dB(A) at any point that is normally occupied by a customer, unless a conspicuous and legible sign is located outside such place, near each public entrance, stating:

“WARNING: SOUND LEVELS WITHIN MAY CAUSE HEARING IMPAIRMENT.”

(Added by Ord. No. 156,363, Eff. 3/29/82.)

## **ARTICLE 3 SANITARY OPERATION**

Section

113.01 Rubbish and Garbage Collection and Disposal.

### **SEC. 113.01. RUBBISH AND GARBAGE COLLECTION AND DISPOSAL.**

**(Amended by Ord. No. 161,574, Eff. 9/8/86.)**

It shall be unlawful for any person engaged in the business of collecting or disposing of rubbish or garbage to operate any refuse disposal truck, parking lot sweeper, or vacuum truck, or to collect, load, pick up, transfer, unload, dump, discard, sweep, vacuum, or dispose of any rubbish or garbage, as such terms are defined in Section 66.00 of this Code, within 200 feet of any residential building between the hours of 9:00 p.m. and 6:00 a.m. of the following day, unless a permit therefore has been duly obtained beforehand from the Board of Police Commissioners.

The standards which shall be considered in determining whether a permit shall be granted are the following:

- (a) Whether the work to be done is in the public interest, or
- (b) Whether the applicant would suffer hardship, injustice or delay if the permit were not granted, or
- (c) Whether fuel conservation would result if the permit were issued.

No permit shall be required to perform emergency work as defined in Sec. 111.01(c) of this chapter.

# ARTICLE 4 VEHICLES

## Section

- 114.01 Vehicle Repairs.
- 114.02 Motor Driven Vehicles.
- 114.03 Vehicles – Loading and Unloading.
- 114.04 Audible Signaling Devices.
- 114.05 Audible Advertising Devices – Commercial Food Vendors.
- 114.06 Vehicle Theft Alarm Systems.
- 114.07 Audible Status Indicator

### **SEC. 114.01. VEHICLE REPAIRS.**

**(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

It shall be unlawful for any person, within any residential property located within any residential zone of the City or within 500 feet thereof, to repair, rebuild, reconstruct or dismantle any motor vehicle between the hours of 8:00 p.m. of one day and 8:00 a.m. of the next day in such manner:

- (a) That a reasonable person residing in the area is caused discomfort or annoyance;
- (d) That such activity is audible to the human ear at a distance in excess of 150 feet from the property line of the noise source;
- (c) As to create any noise which would cause the noise level on the premises of any occupied residential property, or if a condominium, apartment house or duplex, within any adjoining unit, to exceed the ambient noise level by more than five (5) decibels.

### **SEC. 114.02. MOTOR DRIVEN VEHICLES.**

**(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

(a) It shall be unlawful for any person to unreasonably operate any motor driven vehicle upon any property within the City or to unreasonably accelerate the engine of any vehicle, or unreasonably sound, blow or operate the horn or other warning device of such vehicle in such manner:

1. As to disturb the peace, quiet and comfort of any neighborhood or of any reasonable person residing in such area
2. That such activity is audible to the human ear at a distance in excess of 150 feet from the property line of the noise source;

3. As to create any noise which would cause the noise level on the premises of any occupied residential property, or if a condominium, apartment house or duplex, within any adjoining unit, to exceed the ambient noise level by more than five (5) decibels.

(b) This section shall not be applicable to any vehicle which is operated upon any public highway, street or right-of-way or to the operation of any off-highway vehicle to the extent it is regulated in the Vehicle Code.

#### **SEC. 114.03. VEHICLES – LOADING AND UNLOADING.**

**(Amended by Ord. No. 166,514, Eff. 1/24/91.)**

(a) It shall be unlawful for any person, between the hours of 10:00 p.m. and 7:00 a.m. of the following day, to load or unload any vehicle, or operate any dollies, carts, forklifts, or other wheeled equipment, which causes any impulsive sound, raucous or unnecessary noise within 200 feet of any residential building.

(b) Irrespective of the provisions of Subsection (a), loading or unloading of vehicles of the type of activity referred to in Subsection (a) may occur between the hours of 6:00 a.m. to 11:00 p.m. of the same day pursuant to a permit issued by the Department of Transportation in accordance with a business program as defined by said department. This permit program would be limited to the area bounded by Western Avenue, Santa Monica Freeway, Central Avenue, and the San Diego Freeway, within the limits of the City of Los Angeles. Such permits will not be issued to high-noise businesses such as trash pickup.

#### **SEC. 114.04. AUDIBLE SIGNALING DEVICES.**

**(Added by Ord. No. 161,574, Eff. 9/8/86.)**

It shall be unlawful for any person, within any residential zone of the City or within 500 feet thereof, to sound, blow, or operate any audible signaling device, including sequential airhorns or electronically operated vehicular loud speaker music devices, which can be heard for a distance greater than 200 feet for any purpose. Violation of this section shall constitute an infraction. This section does not address horn or warning devices regulated in Article 1 of Chapter 5 of Division 12 of the Vehicle Code of the State of California, commencing at Section 27000. **(Last sentence amended by Ord. No. 165.191, Eff. 10/23/89.)**

#### **SEC. 114.05. AUDIBLE ADVERTISING DEVICES – COMMERCIAL FOOD VENDORS.**

**(Added by Ord. No. 164,532, Eff. 4/20/89.)**

Notwithstanding the provisions of Section 114.04, it shall be unlawful for any person, to sound, blow or operate any music, chimes or bells, or any similar sound device, amplified or otherwise, within 200 feet of any residential building between the hours of 9:00 p.m. and 7:00 a.m. the next day while operating a catering truck, as that term is defined in Section 80.73 of the Municipal Code.

#### **SEC. 114.06. VEHICLE THEFT ALARM SYSTEMS.**

**(Former Sec. 114.05, Renumbered by Ord. No. 164,532, Eff. 4/20/89.)**



It shall be unlawful for any person to install, operate or use any vehicle theft alarm system that emits or causes the emission of an audible sound, which is not, or does not become, automatically and completely silenced within five minutes. The time period shall be calculated based upon the emission of the first audible sound and shall end five minutes thereafter notwithstanding any variation or stoppage in the emissions of audible sound. Violation of this section shall constitute an infraction.

**SEC. 114.07. AUDIBLE STATUS INDICATOR.**

**(Added by Ord. No. 169,785, Eff. 6/9/94.)**

It shall be unlawful for any person to install, operate, use or maintain any vehicle theft alarm system which utilizes an audible status indicator emitting or causing the emission of an audible sound for a duration of more than one minute. The time period shall be calculated from the point in time of the emission of the first audible sound used in calculation and shall end one minute thereafter, notwithstanding any variation or temporary stoppage in the emission of audible sound.

As used in this section, an audible status indicator is a component of a vehicle theft alarm system which emits sound audible outside the vehicle for the purpose of warning that a vehicle theft alarm system is installed and armed or operational. The term “**audible status indicator**” shall include any device which emits a chirp, voice message or other sound when an approaching person is within a certain distance of the vehicle in which the device is installed.

In the event enforcement of a violation occurs under this section, no enforcement shall be taken under Section 80.75.1 of the Municipal Code for the same violation.

Violation of any provision of this section shall constitute an infraction.

**ARTICLE 5  
AMPLIFIED SOUND**

Section

115.01 Purpose.

115.02 Prohibition and Regulations.

115.03 Amplified Sound on Unenclosed Tour Buses.

**SEC. 115.01. PURPOSE.**

The Council enacts this legislation for the sole purpose of securing and promoting the public health, comfort, safety, and welfare of its citizenry. While recognizing that certain uses of sound amplifying equipment are protected by the constitutional rights of freedom of speech and assembly, the Council nevertheless feels obligated to reasonably regulate the use of sound amplifying equipment in order to protect the correlative constitutional rights of the citizens of this community to privacy and freedom from public nuisance of loud and unnecessary noise.

## **SEC. 115.02. PROHIBITION AND REGULATIONS.**

It shall be unlawful for any person, other than personnel of law enforcement or governmental agencies, or permittees duly authorized to use the same pursuant to Sec. 103.111 of this Code, to install, use, or operate within the City a loudspeaker or sound amplifying equipment in a fixed or movable position or mounted upon any sound truck for the purposes of giving instructions, directions, talks, addresses, lectures, or transmitting music to any persons or assemblages of persons in or upon any public street, alley, sidewalk, park or place, or other public property except when installed, used or operated in compliance with the following provisions:

- (a) In all residential zones and within 500 feet thereof, no sound amplifying equipment shall be installed, operated or used for commercial purposes at any time.
- (b) The operation or use of sound amplifying equipment for noncommercial purposes in all residential zones and within 500 feet thereof, except when used for regularly scheduled operative functions by any school or for the usual and customary purposes of any church, is prohibited between the hours of 4:30 p.m. and 9:00 a.m. of the following day.
- (c) In all other zones, except such portions thereof as may be included within 500 feet of any residential zone, the operation or use of sound amplifying equipment for commercial purposes is prohibited between the hours of 9:00 p.m. and 8:00 a.m. of the following day.
- (d) In all other zones, except such portions thereof as may be included within 500 feet of any residential zone, the operation or use of sound amplifying equipment for noncommercial purposes is prohibited between the hours of 10:00 p.m. and 7:00 a.m. of the following day.
- (e) The only sounds permitted shall be either music, human speech, or both.
- (f) Sound emanating from sound amplifying equipment shall be limited in volume, tone and intensity as follows:
  - 1. The sound shall not be audible at a distance in excess of 200 feet from the sound equipment.
  - 2. In no event shall the sound be loud and raucous or unreasonably jarring, disturbing, annoying or a nuisance to reasonable persons of normal sensitiveness within the area of audibility.
- (g) Except as provided in (b) above, no sound amplifying equipment shall be operated upon any property adjacent to and within 200 feet of any hospital grounds or any school or church building while in use.

(h) **(Amended by Ord. No. 145,691, Eff. 5/2/74.)** The operation or use of any sound amplifying equipment installed, mounted, attached or carried in or by any sound truck is further prohibited:

1. Within the Central Traffic district at any time;
2. Upon Hollywood Boulevard between Vermont Avenue and La Brea at any time;
3. Upon Wilshire Boulevard at any time;
4. Upon Sunset Boulevard at any time;
5. Upon Vine Street at any time;
6. Upon any street between the hours of 4:30 p.m. and 9:00 a.m. of the following day;
7. Upon any street on any Sunday.

### **SEC. 115.03. AMPLIFIED SOUND ON UNENCLOSED TOUR BUSES.**

**(Added by Ord. No. 185,601, Eff. 7/18/18.)**

(a) **Definitions.** As used in this section:

1. **"Operator"** means any person or corporation who conducts a business or enterprise that operates one or more Unenclosed Tour Buses.
2. **"Sound Amplifying Equipment"** shall have the same meaning as in Subsection (j) of Section 111.01 of this chapter, and shall include loud speakers and public address systems.
3. **"Tour Bus"** means a privately-owned bus or passenger vehicle for hire, which is operated by or for a charter-party carrier of passengers or a passenger stage corporation, as set forth in California Vehicle Code Section 612, subsection (a), and as defined in California Public Utilities Code Sections 226 and 5360. A Tour Bus includes any vehicle that is used primarily for the conveyance of passengers over the public streets, for the purpose of visiting or viewing places of interest.
4. **"Unenclosed Tour Bus"** means a Tour Bus that has had its roof substantially structurally modified or removed, as set forth in California Vehicle Code Section 612, Subsection (b), such that it can be and is operated without a solid roof covering all seating areas of the vehicle. An Unenclosed Tour Bus shall also include any Tour Bus that has had its side panels substantially structurally modified and/or removed, such that it can be and is operated without side panels fully enclosing the sides of the vehicle, when doors and windows are closed.

(b) **Use of Sound Amplifying Equipment Prohibited.** It shall be unlawful for any Operator or any person employed by an Operator to cause, allow, or permit the use of Sound Amplifying Equipment on any Unenclosed Tour Bus while the vehicle is operating within the City of Los Angeles.

(c) **Violation and Punishment.** A violation of this Section shall constitute an infraction pursuant to California Vehicle Code Sections 40000.1 and 42001, and shall be punished pursuant to the fine structure set forth in California Vehicle Code Section 42001.

(d) **Severability.** If any subsection, subdivision, sentence, clause, phrase, or portion of this section, or the application thereof to any person, is for any reason held to be invalid or constitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this section or its application to other persons. The City Council hereby declares that it would have adopted this section and each subsection, subdivision, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions, or the application thereof to any person, be declared invalid or unconstitutional.

## **ARTICLE 6 GENERAL NOISE**

Section

116.01 Loud, Unnecessary and Unusual Noise.

### **SEC. 116.01. LOUD, UNNECESSARY AND UNUSUAL NOISE.**

Notwithstanding any other provisions of this chapter and in addition thereto, it shall be unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary, and unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. The standard which may be considered in determining whether a violation of the provisions of this section exists may include, but not be limited to, the following:

- (a) The level of noise;
- (b) Whether the nature of the noise is usual or unusual;
- (c) Whether the origin of the noise is natural or unnatural;
- (d) The level and intensity of the background noise, if any;
- (e) The proximity of the noise to residential sleeping facilities;

- (f) The nature and zoning of the area within which the noise emanates;
- (g) The density of the inhabitation of the area within which the noise emanates;
- (h) The time of the day and night the noise occurs;
- (i) The duration of the noise;
- (j) Whether the noise is recurrent, intermittent, or constant; and
- (k) Whether the noise is produced by a commercial or noncommercial activity.

Appendix C – City of Los Angeles Noise Section of LA CEQA Thresholds Guide

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## I. NOISE

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## I.1. CONSTRUCTION NOISE

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### 1. INITIAL STUDY SCREENING PROCESS

#### A. Initial Study Checklist Questions

- XI.a): Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- XI.b): Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- XI.d): Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- XI.e): For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- XI.f): For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

#### B. Introduction

Construction of facilities and structures requires the use of equipment, which may generate high noise levels and adversely affect noise sensitive uses.<sup>1</sup> In assessing the impact of construction noise upon the environment, the nature and level of activities that generate the noise, the pathway through which the noise travels, the sensitivity of the receptor, and the period of exposure are all considered.

Environmental noise is measured in decibels (dB). To better approximate the range of sensitivity of the human ear to sounds of different frequencies, the A-weighted decibel scale (dBA) was devised. Because the human ear is less sensitive to low frequency sounds, the A-scale de-emphasizes these frequencies by incorporating frequency weighting of the sound signal. When the A-scale is used, the decibel levels are represented by dBA. On this scale, the range of human

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<sup>1</sup> For impacts during operation, see I.2 OPERATIONAL NOISE, I.3. RAILROAD NOISE, and I.4. AIRPORT NOISE, as appropriate.



hearing extends from about 3 dBA to about 140 dBA. A 10-dBA increase is judged by most people as a doubling of the sound level.

To account for the fluctuation in noise levels over time, noise impacts are commonly evaluated using time-averaged noise levels. The Community Noise Equivalent Level (CNEL) represents an energy average of the A-weighted noise levels over a 24-hour period with 5 dBA and 10 dBA increases added for nighttime noise between the hours of 7:00 p.m. and 10:00 p.m. and 10:00 p.m. to 7:00 a.m., respectively. The increases were selected to account for reduced ambient noise levels during these time periods and increased human sensitivity to noise during the quieter periods of the day.

Typical construction equipment types are presented in Exhibit I.1-1. Noise levels from these equipment types ranges from 76 to 91 dBA for equipment powered by internal combustion engines, saws, and vibrators and from the mid-80s to more than 100 dBA for impact equipment. Exhibit I.1-2 provides typical noise levels for each construction phase. The excavation and finishing phases include the noisiest construction activities.

The Environmental Protection Agency (EPA), establishes emission standards for construction equipment according to the provisions of the Noise Control Act of 1972, set forth in 40 CFR, Part 204. In addition, the City of Los Angeles Noise Ordinance addresses noise generated at construction sites, including permissible hours of construction, increases in ambient noise levels, and the technical feasibility of reducing noise from certain construction equipment. The Los Angeles Police Department (LAPD) enforces the provisions of the Noise Ordinance.<sup>2</sup>

### **C. Screening Criteria**

- Would construction activities occur within 500 feet of a noise sensitive use?
- For projects located within the City of Los Angeles, would construction occur between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, before 8:00 a.m. or after 6:00 p.m. on Saturday, or at anytime on Sunday?

A “yes” response to any of the preceding questions indicates further study in an expanded Initial Study, Negative Declaration, Mitigated Negative Declaration, or EIR may be required. Refer

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<sup>2</sup> Refer to Sections 41.40, 112.02, and 112.05 of the Los Angeles Municipal Code (LAMC). *Technical infeasibility means that specified noise limitations cannot be achieved despite the use of mufflers, shields, sound barriers and/or any other noise reduction devices or techniques during operation of the equipment.*

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to the Significance Threshold for Construction Noise and review the associated Methodology to Determine Significance, as appropriate.

A “no” response to all of the preceding questions indicates that there would normally be no significant impact from the proposed project.

#### **D. Evaluation of Screening Criteria**

Review the description of the proposed project, including information on construction activities. Consult a map showing the location of noise sensitive uses within 500 feet of the project site. Noise sensitive uses include residences, transient lodgings, schools, libraries, churches, hospitals, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds, and parks. Determine whether construction activities would occur within 500 feet of a noise sensitive use or during the hours specified in the Screening Criteria.

## **2. DETERMINATION OF SIGNIFICANCE**

### **A. Significance Threshold**

A project would normally have a significant impact on noise levels from construction if:

- Construction activities lasting more than one day would exceed existing ambient exterior noise levels by 10 dBA or more at a noise sensitive use;
- Construction activities lasting more than 10 days in a three month period would exceed existing ambient exterior noise levels by 5 dBA or more at a noise sensitive use; or
- Construction activities would exceed the ambient noise level by 5 dBA at a noise sensitive use between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, before 8:00 a.m. or after 6:00 p.m. on Saturday, or at anytime on Sunday.

### **B. Methodology to Determine Significance**

#### Environmental Setting

In a description of the environmental setting, include the following information:

- Identification of noise sensitive land uses within 500 feet of the project site, including description, location, and distance from the project; and
- Quantification of ambient noise levels (existing and projected at the time of construction) measured in CNEL.

One of the following methodologies can be used to determine ambient noise levels:

- Field measurements involving the use of a noise meter at and surrounding the project site;
- “Presumed Ambient Noise Levels,” as set forth in the LAMC, Section 111.03 (see Exhibit I.1-3); or
- A noise monitoring program performed according to the procedures set forth in the LAMC, Sections 111.02 and 112.05. This involves taking measurements at selected locations to establish ambient background noise levels.

### Project Impacts

Review the description of the proposed project, including the duration of construction activities. Identify the type, amount, and scheduling of construction equipment to be used during each construction phase, and the distance from construction activities to noise sensitive uses.

Calculate the noise emissions from individual equipment by using the noise levels shown in Exhibits I.1-1 and I.1-2, or other applicable references, the distance to the noise sensitive uses, and noise attenuation standards. Noise models may be used, as appropriate. Noise levels 50 feet from a source decrease by approximately 3 dBA over a hard, unobstructed surface, such as asphalt, and by approximately 4.5 dBA over a soft surface, such as vegetation. For every doubling of distance thereafter, noise levels drop another 3 dBA over a hard surface and 4.5 dBA over a soft surface. Machinery equipped with noise control devices or other noise-reducing design features does not generate the same level of emissions as that shown in Exhibit I.1-1.

Determine the combined noise levels from equipment that will be operated simultaneously. Noise levels measured in decibels increase logarithmically and cannot be added arithmetically. When transmission path topography between the construction noise source and the receptor location is complex, consult an experienced noise specialist, as necessary.

Establish the change in noise level from construction activities at the location of sensitive receptors. Subtract the projected noise level without construction equipment from the projected noise level during construction activities. Considering the number of days various noise levels are projected, determine whether construction activities would exceed both the number of days, times of day, and dBA increases in the Significance Threshold.

### Cumulative Impacts

As feasible, identify construction activities for related projects that would coincide with the project's construction operations. Calculate noise levels using the methodology in Project Impacts and logarithmically add the noise from these construction activities to the project-related construction noise to determine the cumulative effect of the construction activities. Consult a noise specialist, or use a noise model, as needed.

### Sample Mitigation Measures

Potential mitigation measures include the following:

- Use noise control devices, such as equipment mufflers, enclosures, and barriers. Natural and artificial barriers such as ground elevation changes and existing buildings can shield construction noise. Stage construction operations as far from noise sensitive uses as possible;
- Avoid residential areas when planning haul truck routes;
- Maintain all sound-reducing devices and restrictions throughout the construction period;
- Replace noisy equipment with quieter equipment (for example, a vibratory pile driver instead of a conventional pile driver and rubber-tired equipment rather than track equipment); and
- Change the timing and/or sequence of the noisiest construction operations to avoid sensitive times of the day.

### 3. DATA, RESOURCES, AND REFERENCES

Noise Ordinance No. 161,574, LAMC Section 112.05 and No. 166,170, LAMC Section 41.40 provide construction hours and construction equipment noise thresholds.

Noise Ordinance No. 156,363, LAMC Section 111.02 provides sound level measurement procedures.

Noise Ordinance No. 156,363, LAMC Section 111.03 provides ambient noise levels.

Los Angeles Association of Environmental Professionals (AEP), Thresholds of Significance, Construction noise threshold used by Port of Long Beach, 1992.

EPA, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, Prepared by Bolt, Beranek and Newman, 1971.

#### Categories of Construction Equipment

1. Impact equipment and tools: This group includes pile drivers, pavement breakers, tampers, rock drills, and small; hand-held pneumatically, hydraulically, or electrically powered tools. In the case of conventional pile drivers, whether steam-powered or diesel-powered, the impact of the hammer dropping onto the pile is the dominant noise-generating component. However, sonic or vibratory pile drivers do not produce impact noise as it vibrates the pile at resonance, rather than using a drop hammer.
2. Equipment powered by internal combustion engines: The internal combustion engine, usually of the diesel type, is used to provide motive and/or operating power. Engine powered equipment can be divided into categories according to its mobility and operating characteristics as earthmoving equipment (highly mobile), materials handling equipment (semi-mobile), and stationary equipment.
3. Other equipment: Certain types of construction equipment, such as power saws or concrete vibrators do not fall under either of the two categories above.

## **Selected Legislation**

### Federal

Federal Noise Control Act of 1972 (40 CFR Sec. 204)

Public Law 92-574. Regulates noise emissions from operation of all construction equipment and facilities; establishes noise emission standards for construction equipment and other categories of equipment; and provides standards for the testing, inspection, and monitoring of such equipment. Gives states and municipalities primary responsibility for noise control.

### State

California Noise Control Act of 1973 (Health and Safety Code, Division 28)

Declares that excessive noise is a serious hazard to the public health and welfare; establishes the Office of Noise Control with the responsibility to set standards for noise exposure in cooperation with local governments or the state legislature.

**Exhibit I.1-1**  
**NOISE LEVEL RANGES OF TYPICAL CONSTRUCTION EQUIPMENT**

<u>Equipment</u>	<u>Levels in dBA at 50 feet<sup>a</sup></u>
Front Loader	73-86
Trucks	82-95
Cranes (moveable)	75-88
Cranes (derrick)	86-89
Vibrator	68-82
Saws	72-82
Pneumatic Impact Equipment	83-88
Jackhammers	81-98
Pumps	68-72
Generators	71-83
Compressors	75-87
Concrete Mixers	75-88
Concrete Pumps	81-85
Back Hoe	73-95
Pile Driving (peaks)	95-107
Tractor	77-98
Scraper/Grader	80-93
Paver	85-88

<sup>a</sup> Machinery equipped with noise control devices or other noise-reducing design features does not generate the same level of emissions as that shown in this table.

Source: EPA, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, PB 206717, 1971.

**Exhibit I.1-2**  
**OUTDOOR CONSTRUCTION NOISE LEVELS**

<b>Construction Phase</b>	<b>Noise Level (dBA Leq)</b>	
	<u>Noise Levels at 50 feet</u>	
	<u>50 feet</u>	<u>with Mufflers (dBA)</u>
Ground Clearing	84	82
Excavation, Grading	89	86
Foundations	78	77
Structural	85	83
Finishing	89	86

Source: EPA, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, PB 206717, 1971.

**Exhibit I.1-3**  
**PRESUMED AMBIENT NOISE LEVELS (dBA)**

	<b>Zone</b>	<b>Day</b>	<b>Night</b>
Residential:	A1, A2, RA, RE, RS, RD, RW1, RW2, R1, R2, R3, R4, R5	50	40
Commercial:	P, PB, CR, C1, C1.5, C2, C4, C5, CM	60	55
Manufacturing:	M1, MR1, MR2	60	55
Heavy Manufacturing:	M2, M3	65	65

Source: LAMC, Section 111.03.



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## I.2. OPERATIONAL NOISE

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### 1. INITIAL STUDY SCREENING PROCESS

#### A. Initial Study Checklist Questions

- XI.a): Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- XI.b): Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- XI.c): Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- XI.d): A substantial temporary or periodic increase in ambient noise levels in the project vicinity above the existing without the project?
- XI.e): For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- XI.f): For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

#### B. Introduction

Stationary and mobile vehicular noise sources associated with the operation of a project may increase existing noise levels and/or adversely expose people to severe noise levels.<sup>1</sup>

Environmental noise is measured in decibels (dB). To better approximate the range of sensitivity of the human ear to sounds of different frequencies, the A-weighted decibel scale (dBA) was devised. Because the human ear is less sensitive to low frequency sounds, the A-scale de-emphasizes these frequencies by incorporating frequency weighting of the sound signal. When the A-scale is used, the decibel levels are represented by dBA. On this scale, the range of human hearing extends from about 3 dBA to about 140 dBA. A 10-dBA increase is judged by most people as a doubling of the sound level.

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<sup>1</sup> For other noise impacts, see I.1. CONSTRUCTION NOISE, I.3. RAILROAD NOISE, and I.4. AIRPORT NOISE, as appropriate.

To account for the fluctuation in noise levels over time, noise impacts are commonly evaluated using time-averaged noise levels. The Community Noise Equivalent Level (CNEL) represents an energy average of the A-weighted noise levels over a 24-hour period with 5 dBA and 10 dBA increases added for nighttime noise between the hours of 7:00 p.m. and 10:00 p.m. and 10:00 p.m. to 7:00 a.m., respectively. The increases were selected to account for reduced ambient noise levels during these time periods and increased human sensitivity to noise during the quieter periods of the day.

Because stationary noise sources include a wide range of noise-generating equipment and processes, which come from an equally wide range of uses, noise levels generated by stationary sources can vary substantially (for examples and descriptions, see 3. Data, Resources, and References). The effects of stationary noise depend on factors such as characteristics of the equipment and operations, distance and pathway between the generator and receptor, and weather. Stationary noise sources may be regulated at the point of manufacture (e.g., equipment or engines) or as a part of local codes and requirements (e.g., noise ordinance or zoning).

The predominant noise source within the City of Los Angeles is transportation, including railroad, airport and motor vehicle sources. Traffic volume, average speed, vehicular fleet mix (i.e., combination of automobiles, motorcycles, buses, and trucks), roadway steepness, distance and characteristics of the pathway between generator and receptor, and weather all influence the level of noise near roadways. For example, as the roadway traffic volume, speed, proportion of fleet mix represented by trucks, and roadway grade increase, so do the composite noise levels at the locations affected by the traffic noise. However, as the roadway volume increases beyond a certain point, congestion increases, in turn causing reduced traffic speeds, which would to some extent offset noise from the traffic volume increase. Dense urban areas within the City of Los Angeles may experience noise levels ranging from the low- to high-70 decibel range. The California Department of Motor Vehicles (DMV) has jurisdiction over noise emissions from individual vehicles (Motor Vehicle Code Section 23130).

### C. Screening Criteria

- Would the proposed project introduce a stationary noise source<sup>2</sup> likely to be audible beyond the property line of the project site?
- Would the project include 75 or more dwelling units, 100,000 square feet (sf) or greater of

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<sup>2</sup> *Stationary noise sources may include, but are not limited to, machinery, engines, energy production, and other mechanical or powered equipment and activities such as loading and unloading or public assembly that may occur at commercial, industrial, manufacturing, or institutional facilities. Stationary noise sources do not include vehicles entering or exiting the property.*

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nonresidential development or have the potential to generate 1,000 or more average daily vehicle trips?

A "yes" response to any of the preceding questions indicates further study in an expanded Initial Study, Negative Declaration, Mitigated Negative Declaration, or EIR may be required. Refer to the Significance Threshold for Operational Noise, and review the associated Methodology to Determine Significance, as appropriate.

A "no" response to all of the preceding questions indicates that there would normally be no significant impact from Operational Noise from the proposed project.

#### **D. Evaluation of Screening Criteria**

Review the description of the proposed project and the project traffic study to determine the size of each land use involved, information on stationary noise sources such as machinery or motorized equipment, and the vehicle trips that would be generated by the project. L.1. INTERSECTION CAPACITY explains how to calculate the number of average daily vehicle trips.

Determine the noise level from stationary sources at the property line by evaluating the decibel output of each source, the distance to the property line and the path over which the sound travels. Use an applicable noise model, as needed. In general, at a distance of 50 feet from the source over a hard surface, the decibel level decreases by 3 dBA, and over a soft surface (such as grass) the decibel level decreases by 4.5 dBA. For every doubling of distance thereafter, noise levels drop another 3 dBA over a hard surface and 4.5 dBA over a soft surface.<sup>3</sup>

Compare this information to the Screening Criteria.

## **2. DETERMINATION OF SIGNIFICANCE**

### **A. Significance Threshold**

A project would normally have a significant impact on noise levels from project operations if the project causes the ambient noise level measured at the property line of affected uses to increase by 3 dBA in CNEL to or within the "normally unacceptable" or "clearly unacceptable" category, or any 5 dBA or greater noise increase (see the chart below).

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<sup>3</sup> *Federal Highway Administration (FHWA), Highway Traffic Noise Prediction Model (FHWA R77-108), 1978.*

<u>Land Use</u>	<u>Community Noise Exposure</u> <u>CNEL, db</u>			
	<u>Normally Acceptable</u>	<u>Conditionally Acceptable</u>	<u>Normally Unacceptable</u>	<u>Clearly Unacceptable</u>
Single Family, Duplex, Mobile Homes	50 - 60	55 - 70	70 - 75	above 70
Multi-Family Homes	50 - 65	60 - 70	70 - 75	above 70
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	above 80
Transient Lodging - Motels, Hotels	50 - 65	60 - 70	70 - 80	above 80
Auditoriums, Concert Halls, Amphitheaters	-	50 - 70	-	above 65
Sports Arena, Outdoor Spectator Sports	-	50 - 75	-	above 70
Playgrounds, Neighborhood Parks	50 - 70	-	67 - 75	above 72
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 75	-	70 - 80	above 80
Office Buildings, Business and Professional Commercial	50 - 70	67 - 77	above 75	-
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	above 75	-

Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable: New construction or development should generally not be undertaken.

Source: California Department of Health Services (DHS).

## **B. Methodology to Determine Significance**

### Environmental Setting

In a description of the environmental setting, include the following information:

- Identification of surrounding land uses, including description, location and distance from the project; and

- 
- Quantification of ambient noise levels (existing and projected at the time of project occupancy) measured in CNEL.

One of the following methodologies can be used to determine ambient noise levels:

- Field measurements involving the use of a noise meter at and surrounding the project site;
- "Presumed Ambient Noise Levels," as set forth in the Los Angeles Municipal Code (LAMC), Section 111.03 (see Exhibit I.1-1<sup>4</sup>); or
- A noise-monitoring program performed according to the procedures set forth in LAMC, Section 111.02 and 112.05. This involves taking measurements at selected locations to establish ambient background noise levels.

### Project Impacts

The change in ambient noise levels is measured by adding project-generated operational noise to the projected future ambient noise level at the time of project occupancy. The incremental increase in noise generated by the project is the project impact. Calculate the future exterior ambient noise level according to the procedure outlined above, under Environmental Setting.

### **Stationary Sources**

Review the project description and identify the type, amount, noise impact, and operating characteristics of proposed equipment on the project site (e.g., 24-hour function, sporadic use expected). Identify the distance and the characteristics of the pathway between the noise source and the nearby land uses that would receive the noise. Noise models may be used, as appropriate.

Noise levels 50 feet from a source decrease by approximately 3 dBA over a hard, unobstructed surface, such as asphalt, and by approximately 4.5 dBA over a soft surface, such as a vegetated area. For every doubling of distance thereafter, noise levels drop another 3 dBA over a hard surface and 4.5 dBA over a soft surface. These reduction rates can be used to adjust noise levels at the noise receptor locations, based on their relative distances from the project equipment.

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<sup>4</sup> See I.1. CONSTRUCTION NOISE.

Once noise levels from individual pieces of equipment on the project site have been calculated, logarithmically add together the noise levels from all equipment operating simultaneously. (Noise levels measured in decibels increase logarithmically and cannot be added arithmetically.) Where the noise transmission path between the source and the receptor is complex, consult a noise specialist as necessary.

To determine the change in noise level, subtract the projected ambient noise level without the project's stationary noise from the projected noise level during project operation. Use the chart in the Significance Threshold to determine the significance of the difference.

### **Mobile Vehicular Sources**

Review the project description, determine the number of vehicle trips to be generated by the project, and distribute the trips on the street system (use the traffic study or methodology described in L.1. INTERSECTION CAPACITY). Determine the characteristics of the noise transmission pathway. Using a mobile noise prediction model, project the future exterior ambient noise levels for these streets with and without the proposed project. Base the selected noise model on the Federal Highway Administration (FHWA) highway noise prediction procedures described in FHWA-77-108 or the most recent revision. The City of Los Angeles recommends the use of either LEQV2 or SOUND32 prediction models as developed by California Department of Transportation (Caltrans). LEQV2 requires the following information: (a) traffic volumes, (b) roadway, barrier and receiver geometry, (c) vehicle speed, (d) number of lanes, (e) fleet mix, and (f) drop-off rates. It uses angles, distances and elevations to define source-receptor spatial relationships. SOUND32 requires the following information: (a) traffic volumes, (b) roadway, barrier and receiver geometry, and (c) drop-off rates. This model uses a three dimensional coordinate system to define source-receptor spatial relationships.

If monitoring was used to quantify existing noise levels, use existing traffic conditions (volumes, roadway geometry, etc.) to model the existing noise levels. A comparison of monitored existing noise levels and modeled existing noise levels can be used to calibrate the modeling resulting.

To determine the change in noise level, subtract the projected noise level on the selected roadways without the project's traffic-generated noise from the projected noise level, including the project's traffic-generated noise. Use the chart in the Significance Threshold to determine the significance of the difference.

Noise levels increase approximately 3 dBA for each doubling of roadway traffic volume, assuming that the speed and fleet mix remain constant. A change in vehicle speed can also change noise levels. If vehicle speed and fleet mix can be assumed to remain constant after project implementation, and the project would result in traffic that is less than double the existing traffic, then the project's mobile noise impacts can be assumed to be less than significant.

For a program-level analysis where project details are unknown, assume the full build out of allowable land use and density. Use the methodology above to determine program-generated noise increases.

### Cumulative Impacts

For impacts from stationary sources, as feasible, identify the type and amount of equipment to be used by the related projects. Determine whether noise from these sources would impact the same land uses impacted by the proposed project. For those, calculate and logarithmically add the related project noise to project-generated noise to determine the cumulative effect of the activities.

The analysis for project impacts from mobile vehicular sources uses future traffic levels to establish future ambient noise levels. As these traffic levels include trips from the related projects, additional evaluation is not required.

### Sample Mitigation Measures

Potential mitigation measures include the following:

#### **Stationary Sources**

- Redesign the source to radiate less noise (e.g., substitute a quieter equipment type process or enclose the source with sound absorbent material);
- Use insulation or construct solid barriers between noise sources and noise receivers;
- Separate noise sources from noise receivers by distances sufficient to attenuate the noise to acceptable levels;
- Insulate structures;

- Limit the hours of use for the equipment;
- Prepare an acoustical analysis and adopt the resulting insulation and attenuation measures; and
- Conduct inspections of the equipment prior to issuance of the occupancy permit to verify on-site containment of noise emissions.

#### **Mobile Vehicular Sources**

- Attenuate the sound by using barriers, or redirect sound transmission paths;
- Reduce vehicle trip generation, or reduce speed limits on roadways; and
- Locate any delivery, truck loading, or trash pickup areas as far from noise sensitive land uses as possible. Limit designated hours for deliveries.

### **3. DATA, RESOURCES, AND REFERENCES**

Noise Element, 1999. Available from the City Planning Department's Central Publications Unit at 200 N. Spring St., 5<sup>th</sup> Floor, Los Angeles, California 90012; Telephone: (213) 978-1255.

Noise Ordinance No. 156,363, LAMC Section 111.02 provides sound level measurement procedures.

Noise Ordinance No. 156,363, LAMC Section 111.03 provides ambient noise levels.

Noise Control Act of 1972.

Association of Environmental Professionals (AEP), Thresholds of Significance, Noise Thresholds, 1992.

FHWA Highway Traffic Noise Prediction Model (FHWA-RD-77-108), 1978.

LEQV2 and SOUND32 sound prediction models, developed by Caltrans.

California Noise Insulation Standards, CAC, Title 25, Housing and Community Development.

California Motor Vehicle Code, Section 23130.



## **Stationary Source Categories**

**Agricultural operations:** Agricultural noise is generated by a host of soil preparation and crop harvesting equipment, pesticide applicators, and conveying and elevating equipment.

**Commercial/Institutional:** Building service equipment is generally considered a stationary noise source. Building service equipment includes heating, ventilating, and air conditioning facilities, water and waste water systems elevators, and escalators. The most common urban noise source in the air conditioning category is the modern high efficiency-cooling tower, which contains two noise sources - fans and water spray. The increasing use of window or through the wall packaged air conditioning units leads to the generation of noise outside. In addition to their inherent noise characteristics, as these units age, loose metal parts and window frames may rattle.

**Home workshops and gardening tools:** Noise from these sources includes various motors that operate power mowers, power trimmers, edgers and leaf blowers, and power operated saws and drills.

**Industrial:** Much of the equipment used in industry and many industrial processes and operations generate noise. The intakes and discharges from fans, compressors, and engines often penetrate the walls of industrial buildings. Even a wholly enclosed industrial plant can generate noise because ducts and piping outside buildings radiate the noises generated from the inside. Inadequately insulated walls and roofs transmit noise. Sheet metal walls, for example, vibrate in response to inside noise and become effective noise radiators. Outdoor industrial operations also constitute sources of noise, including storage operations, steel and scrap yards, and truck and rail freight handling yards.

**Lumbering operations:** These operations involve the use of diesel powered equipment, chain saws, and hoisting and conveying equipment. Sawmill noise is produced by saws and planers and other lumber shaping equipment, the operation of hoisting and conveying equipment, and the operation of yard and loading equipment.

**Mineral production:** Mineral production includes both surface and underground mining; sand and gravel pit operations, and crushed rock operations. Noises generated from these sources include sounds emanating from rock crushers, screens, conveyor belts, diesel engines, electric motors, dump trucks, power shovels, rock drills, and blasting.

**Petroleum production and refining:** Principal sources of noise from petroleum production operations include pressure-reducing valves in pipes, steam turbines, derricks, gear boxes, compressors, electric

motors, diesel engines, and maintenance equipment.

Port Operations: Primary noise sources from port activities include bulk-loading facilities, shipping container-handling equipment, truck traffic, and train movements. The sound of ship engines and trains running contribute to the low steady-state noise emanating from a port, which is punctuated by ship whistles and train horns.

Public and private utilities: Public and private utilities engage in construction activities producing the same kind of noises discussed in I.1 CONSTRUCTION NOISE. They also operate hydroelectric, steam and diesel electric generation plants, compressors, pumps and pipelines, all of which generate noises similar to those discussed above as industrial noise sources.

Public services: Sources of noise from public services include sirens on emergency vehicles, truck and loading noise from rubbish collection and disposal, and equipment noise generated through the maintenance of streets, sewers and water systems.

### **Mobile Source Categories**

Automobiles: The passenger automobile usually makes much less noise than other types of motor vehicles. They produce little exhaust noise except at low frequencies. The combination of wind, gearing, and tire noises produces an identifiable spectrum of noise at speeds over 40 mph and at distances over 100 feet. At higher speeds, this combination of sounds is identifiable at distances up to one mile under quiet ambient conditions. The loudest element of automobile noise at a long distance is the sound of tires.

Buses: Buses tend to radiate less noise than other heavy vehicles because their engine compartments are sealed. Bus noise, however, usually increases with use because of damage to these seals.

Motorcycles: Motorcycle noise is distinctive because, in addition to noise from intake, exhaust, and gearing systems, motorcycles radiate considerable noise directly through the engine walls.

Trucks: Trucks make more noise than other motor vehicles. Diesel trucks are generally the most significant motor vehicle noise source. A single, large diesel truck may produce noise levels equal to noise generated by 30 passenger cars. Under most conditions of operation, exhaust noise predominates. At low speeds, under heavy acceleration, engine and transmission noise may be louder. At high speeds on level roadways, tire noise predominates. Other sources of noise from trucks include the chassis, brakes, sheet metal parts, loose pins, and cargo.

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## I.3. RAILROAD NOISE

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### 1. INITIAL STUDY SCREENING PROCESS

#### A. Initial Study Checklist Questions

- XI.a): Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- XI.b): Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- XI.c): A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- XI.d): A substantial temporary or periodic increase in ambient noise levels in the project vicinity above the existing without the project?

#### B. Introduction

Railroad operations may increase existing noise levels and/or adversely affect noise-sensitive land uses. The effects of railroad noise depend on factors such as characteristics of the equipment and operations; distance and characteristics of the pathway between the generator and receptor; and weather. Section 17 of the Federal Noise Control Act, rather than state or local regulations, establishes controls and limits on railroad operations, through the United States Environmental Protection Agency (EPA) and United States Department of Transportation (U.S. DOT).

Environmental noise is measured in decibels (dB). To better approximate the range of sensitivity of the human ear to sounds of different frequencies, the A-weighted decibel scale (dBA) was devised. Because the human ear is less sensitive to low frequency sounds, the A-scale de-emphasizes these frequencies by incorporating frequency weighting of the sound signal. When the A-scale is used, the decibel levels are represented by dBA. On this scale, the range of human hearing extends from about 3 dBA to about 140 dBA. A 10-dBA increase is judged by most people as a doubling of the sound level.

To account for the fluctuation in noise levels over time, noise impacts are commonly evaluated using time-averaged noise levels. The Community Noise Equivalent Level (CNEL) represents an energy average of the A-weighted noise levels over a 24-hour period with 5 dBA and 10 dBA penalties added for nighttime noise between the hours of 7:00 p.m. and 10:00 p.m. and 10:00 p.m. to

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7:00 a.m., respectively. The penalties were selected to account for reduced ambient noise levels during these time periods and increased human sensitivity to noise during the quieter periods of the day. The Day-Night Sound Level (Ldn), like CNEL, measures noise exposure over a 24-hour period and adds a penalty based on the time of day, although only for late night/early morning hours (10 dBA penalty from 10:00 p.m. to 7:00 a.m.). Thus, the Ldn measurement is slightly less sensitive than CNEL, but it results in very similar noise ratings for most community settings, usually differing by less than 1 dBA.

Railroad operations are generally classified into either line operations or yard operations. Line operations consist of the movements of trains of various types over the main line and local tracks; yard operations are the various activities concentrated in a railway terminal. Yard operations generate noise through the disassembling and recoupling of cars to form new trains, and the maintenance and repair of cars and locomotives. For analytical purposes these may be considered as complex sources of stationary noise. Railroad operations are a much more common source of railroad noise than yard operations. The noise generated by train pass-bys is based on the type of vehicle in use, how it is operated, and the configuration of the track-bed relative to the surrounding terrain. The Federal Transit Authority (FTA) regulates noise generated by moving trains (e.g. whistles, warning signals, wheels on rails), rail maintenance yards, and activity associated with rail facilities.

The Department of Housing and Urban Development (HUD) prepared a Noise Guidebook, which addresses railroad noise, provides guidance on calculating noise levels from railroad operations, and includes a threshold of 3,000 feet between a railroad line and a noise-sensitive land use.

### **C. Screening Criteria**

- Would project development result in a noise-sensitive land use being located within 3,000 feet of a railroad line?
- Would the project result in an increase in the number or length of non-commuter trains operating on existing tracks within 3,000 feet of a noise-sensitive land use?

A "yes" response to any of the preceding questions indicates further study in an expanded Initial Study, Negative Declaration, Mitigated Negative Declaration, or EIR may be required. Refer to the Significance Threshold for Railroad Noise and review the associated Methodology to Determine Significance, as appropriate.

A "no" response to all of the preceding questions indicates that there would normally be no significant impact from Railroad Noise from the proposed project.

## D. Evaluation of Screening Criteria

Review the description of the proposed project, including information on railroad activities. Consult a map showing the location of noise-sensitive land uses within 3,000 feet of the project site. Noise-sensitive land uses include residences, schools, libraries, hospitals, day-care facilities, convalescent/retirement homes, and parks. Determine whether the project would result in railroad noise being generated within 3,000 feet of a noise-sensitive land use.

## 2. DETERMINATION OF SIGNIFICANCE

### A. Significance Threshold

A project would normally have a significant impact with regard to exterior noise levels resulting from railroad operations if the project causes noise measured at the property line of a noise sensitive receptor to increase by 3 dBA in CNEL, to or within the "normally unacceptable" or "clearly unacceptable" category, or any 5 dBA or greater noise increase (see the chart below).

<u>Land Use</u>	<u>Community Noise Exposure</u> <u>CNEL, db</u>			
	<u>Normally</u> <u>Acceptable</u>	<u>Conditionally</u> <u>Acceptable</u>	<u>Normally</u> <u>Unacceptable</u>	<u>Clearly</u> <u>Unacceptable</u>
Single Family, Duplex, Mobile Homes	50 - 60	55 - 70	70 - 75	above 70
Multi-Family Homes	50 - 65	60 - 70	70 - 75	above 70
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	above 80
Playgrounds, Neighborhood Parks	50 - 70	---	67 - 75	above 72

Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable: New construction or development should generally not be undertaken.

Source: California Department of Health Services (DHS).

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## **B. Methodology to Determine Significance**

### Environmental Setting

In a description of the environmental setting, include the following information:

- Identification of noise-sensitive land uses within 3,000 feet of the project site, including description, location and distance from the site; and
- Ambient noise levels (existing and future) measured in CNEL.

One of the following methodologies can be used to determine ambient noise levels:

- Field measurements involving the use of a noise meter at and surrounding the project site;
- "Presumed Ambient Noise Levels", as set forth in the Los Angeles Municipal Code (LAMC), Section 111.03 (see Exhibit I.1-1<sup>1</sup>); and
- A noise measurement program performed according to the procedures in the LAMC, Section 111.02 and 112.05. This involves taking measurements at selected locations to establish ambient background noise levels.

### Project Impacts

Review the project description and identify the proposed number and type of rail operations per day. Use a map showing existing land uses to determine the location of, and distance between, sensitive receptors and railroad noise sources.

Guidance in the HUD Noise Guidebook can be used to calculate the resulting Ldn and, thus, CNEL levels. Using Exhibits I.3-1 and I.3-2, and based on the receptor distance from the railroad track, locate the appropriate distance on the horizontal axis (Effective Distance) and vertical axis (Average Daily Number of Operations). At the point of intersection of these two measurements, the diagonal axis will show the Ldn level.

HUD Methodology Assumptions:

- A clear line of sight exists between the railway track and the sensitive receptor;

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<sup>1</sup> See I.1. CONSTRUCTION NOISE.

- 
- There are 50 cars per train;
  - The average train speed is 30 miles per hour; and
  - Nighttime operations represent 15 percent of the 24-hour total.

With diesel locomotives:

- There are two locomotives per train; and
- The site is not near a grade crossing requiring prolonged use of the train's horn or whistle.

With rapid transit and passenger trains:

- Rails are welded together.

If the project characteristics vary substantially from the HUD methodology assumptions, consult a qualified noise specialist for a more detailed analysis, as necessary. For diesel locomotives, the model described in *Assessment of Noise Environment Around Railroad Operations* may be utilized.<sup>2</sup> It includes variables not included in the HUD model, such as attenuation due to barrier shielding, duration in time of a train pass-by, correction for the presence of additional helper locomotives on an upgrade, and accounting for welded rails, bridges, and grade crossings. In addition, this model has several graphs for use in conjunction with the formula. These graphs include the decibel volume for the duration of a train pass-by depending on distance from the source, the noise level of rail cars based on the speed they are traveling, and the attenuation of sound levels due to a shielding barrier.

Establish the change in noise level from the project. Subtract the projected noise level without the project's railroad operations from the projected noise level with the project's railroad operations. Compare this information to the Significance Threshold.

### Cumulative Impacts

As feasible, identify the type and amount of railroad activity expected as a result of related projects. Consider noise-sensitive land uses within 3,000 feet of the proposed and related projects(s). Add the increase in noise at the sensitive receptors from the related projects to that from the proposed project to determine the cumulative impact.

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<sup>2</sup> Wyle Laboratories, *Assessment of Noise Environments Around Railroad Operations*, pages 3-24 - 3-37, 1973.

### Sample Mitigation Measures

Potential mitigation measures include the following:

#### **Railroad Lines and Vehicles**

- Use continuous welded rail instead of jointed rail on the steel wheel/rail interface;
- Utilize lightweight trucks to minimize unsprung weight;
- Use special grinding (truing) equipment to ensure smooth wheel/rail interaction;
- Use resilient rail fasteners instead of fixed rail fasteners for track fixation;
- Utilize resiliently supported ties where resilient rail fasteners are inadequate; and
- Provide sound barrier walls or insulation.

#### **Rail Yards**

- Enclose rail yards with solid fencing or walls;
- Insulate buildings; and
- Include sound attenuators on fans and ducts.

### **3. DATA, RESOURCES, AND REFERENCES**

American Public Transit Association, Guidelines and Principles for Design of Rapid Transit Facilities, 1983.

T.J. Schultz, W.J. Galloway, Office of Policy Development and Research, HUD, Noise Assessment Guidelines - Technical Background, 1980.

U.S. DOT, Los Angeles Rail Rapid Transit Project Final Environmental Impact Statement (EIS), 1983.

EPA, Background Document for Railroad Noise Emission Standards, 1975.



HUD, Noise Guidebook.

Wilson, Ihrig and Associates, Inc., Noise and Vibration Study for the Metro Rail Project, Final Report, 1982.

Wyle Laboratories, Assessment of Noise Environments Around Railroad Operations, 1973 (prepared for Southern Pacific Transportation Co., Union Pacific Railroad, the Atchison, Topeka and Santa Fe Railway Company, the Association of American Railroads.)

See also I.2. OERATIONAL NOISE.

### **Railroad Operations and Characteristics**

There are three major railroad companies with regular freight traffic operating in the City of Los Angeles: Southern Pacific, Santa Fe, and Union Pacific. The Southern Pacific has an active rail yard in the Boyle Heights area within the City of Los Angeles. The Santa Fe and Union Pacific rail yards are located outside the City of Los Angeles, in the cities of Vernon and Commerce, respectively. In addition, such rapid transit systems as Amtrak, light rail trains (Blue Line), and commuter trains (MetroLink) serve the City of Los Angeles.

There are three general types of railroad vehicles: locomotives, rail cars, and rapid transit vehicles. These vehicles, either in combination with one of the other types or by themselves, form three general train categories. These are freight trains, conventional passenger trains, and rapid transit trains. A freight train consists of one or more locomotives, usually diesel, pulling a combination of various types of freight cars. A conventional passenger train is similar to a freight train in that it consists of one or more locomotives pulling several coaches, but one important difference is that the locomotive may either be diesel-electric or all electric (there are also gas turbine locomotives, but these are few in numbers). The third type, rapid transit trains, differs from the others in that there is not a centralized source of propulsion pulling a series of cars, but rather electric motors on the axles of each car.

A diesel locomotive utilizes a diesel engine driving an electrical alternator or generator, which in turn drives electric traction motors on the wheels. An all-electric locomotive, on the other hand, obtains its electrical power from an external source; normally an overhead line or third rail, to drive its traction motors. Having no propulsion system, freight cars and passenger coaches generate noise mainly by the rolling of the wheels on the rails. The magnitude of the noise depends heavily on the condition of the wheels and track, and on the type of vehicle suspension. In regards to rail cars, modern passenger coaches with auxiliary hydraulic suspension systems in addition to normal springs can be about 10 dBA quieter than older passenger coaches or freight cars which have only springs. The noise of rapid transit trains, even though there are electric motors on each axle that are sources

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of noise, is also predominantly generated by the interaction of the wheels upon the rails. In fact, because rapid transit vehicles are usually newer and have better suspension systems, they are generally quieter than freight cars or passenger coaches. Exhibit I.3-4 shows average noise levels for locomotives, locomotives with mufflers and railcars.

Evidence indicates that jointed tracks exceed noise levels produced by welded tracks by up to 8 dBA. Railway traffic noise can be affected by several other sources, including jointed tracks, as indicated in Exhibit I.3-5. Rail yard noise is usually not an issue due to the size of rail yards and their location in less noise sensitive industrial areas. However, Exhibit I.3-6 includes some average noise levels for different sources of rail yard noise.

## **Selected Legislation**

### Federal

Section 17 of the Federal Noise Control Act requires that the EPA set noise emission standards for the equipment and facilities of interstate railroad carriers and establishes that the Secretary of Transportation will enforce them. In order to ensure safety considerations and technological availability, any standard or revision to a standard may be issued only after consulting with the Secretary of Transportation. These standards apply to the equipment's use and maintenance. On December 31, 1975, the EPA issued its first railroad noise regulation. This regulation set noise emission standards for locomotives and rail cars operated by interstate rail carriers. The regulation, which became effective December 31, 1976, set the following noise emission standards for locomotives measured from a distance of 100 feet:

73 dBA at idle;  
93 dBA stationary at all other throttle settings; and  
96 dBA moving at any speed.

The standards established for rail cars were:

88 dBA up to 46 miles per hour; and  
93 dBA greater than 45 miles per hour.

For new locomotives in service after December 31, 1979, the standards set were:

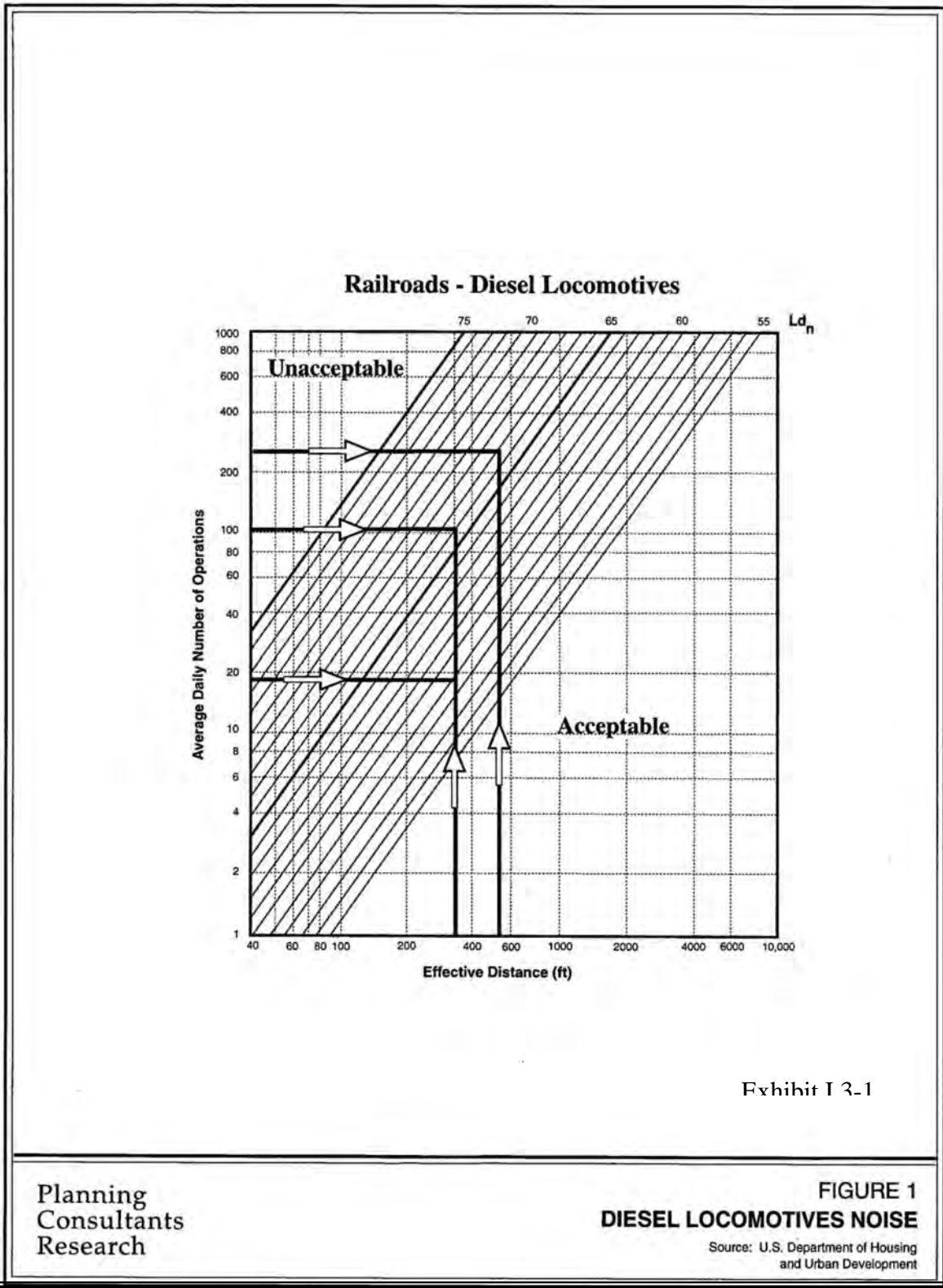
70 dBA at idle;  
87 dBA stationary at all other throttle settings; and  
90 dBA moving.

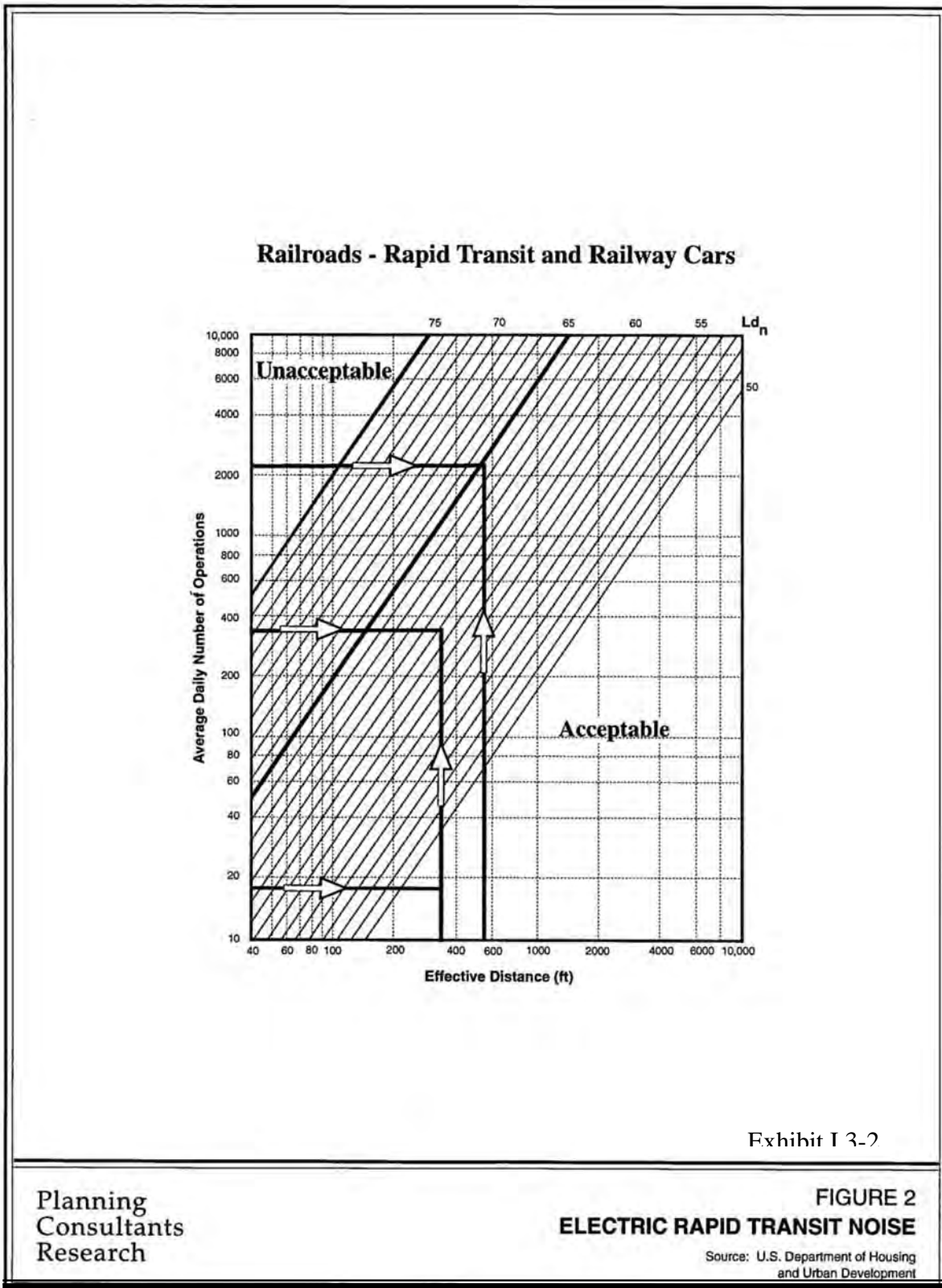
In January 1980, the EPA published final noise emission regulations for four railroad noise sources. The regulations, which took effect in January 1984, set additional noise emission standards for rail yard operations and equipment, such as switcher locomotives, retarders, and car coupling.

### Local

The Noise Element includes the following guidelines:

- Ensure that any steel track rapid transit system serving the City considers the use of welded rails in preference to jointed rails in order to reduce track vibration noise; and
- Develop a program to encourage railroads to provide noise-attenuating buffers along railroad rights-of-way (ROW) in residential areas.





**Exhibit I.3-3**  
**AVERAGE LOCOMOTIVE, RAILCAR, AND RAPID TRANSIT NOISE LEVELS**

Type	Overall Maximum <sup>a</sup> (dBA)
Locomotive	93
Locomotive with Exhaust Muffler	87
Railcar -less than 45 miles per hour (mph)	88
Railcar - over 45 mph	93
Rapid Transit	85

<sup>a</sup> At a distance of 100 feet

Source: EPA, Background Document for Railroad Noise Emission Standards, pages 2-2 to 2-4.

**Exhibit I.3-4**  
**VARIABLES AFFECTING RAILCAR WHEEL/RAIL NOISE EMISSION**

Variable	Noise Emission <sup>a</sup>
Jointed Rails (vs. Welded)	4 to 8 dBA
Grade Crossings	6 to 8 dBA
Wheel Irregularities – Flat Spots or Built-up Tread	Up to 15 dBA
Bridges	
a. Light Steel Structure	Up to 30 dBA
b. Heavy Steel Structure	Up to 15 dBA
c. Concrete Structure	0 to 12 dBA
Short Radius Curves	
a. Less than 600 foot radius	15 to 25 dBA
b. 600 to 900 foot radius	5 to 15 dBA

<sup>a</sup> These factors are assumed to act individually. When in combinations of two or more, the net increase will not be equal to the sum of each component, but most likely the largest individual factor.

Source: Wyle Laboratories, Assessment of Noise Environments Around Railroad Operations, page 2-3.

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**Exhibit I.3-5**  
**AVERAGE RAIL YARD NOISE LEVELS**

Noise Source	Level (dBA) <sup>a</sup>
Switcher Movement	76 - 80
Car Impact	91
Retarder	94 - 109
Public Address Systems	90 - 95
Engine Load Tests	92
Locomotive Service Racks	79.5
Mechanical Refrigerator Car - Engine Side	71
Mechanical Refrigerator Car - Condenser Side	64
Idling Locomotive	73
Idling Locomotive with Exhaust Muffler	70

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<sup>a</sup> At a distance of 100 feet

Source: Wyle Laboratories, Assessment of Noise Environments Around Railroad Operations, pages 4-1 to 4-29.

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## I.4. AIRPORT NOISE

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### 1. INITIAL STUDY SCREENING PROCESS

#### A. Initial Study Checklist Questions

- XI.a): Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- XI.b): Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- XI.c): A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- XI.d): A substantial temporary or periodic increase in ambient noise levels in the project vicinity above the existing without the project?
- XI.e): For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- XI.f): For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

#### B. Introduction

New or modified airport and heliport operations and associated aircraft activities may increase existing noise levels and may adversely affect noise-sensitive land uses. The California Department of Transportation's (Caltrans) Division of Aeronautics has developed a set of noise regulations, based on the Federal Aviation Administration's (FAA) Federal Aviation Regulations (FAR), which set noise limits for specific aircraft and provide guidance for land-use compatibility around airports. The effects of airport noise depends on factors such as characteristics of the equipment and operations; distance and pathway between the generator and receptor; and weather. Noise generated due to aircraft flyovers depends upon such variables as type and size of the aircraft (e.g. 2- or 3-engine turbofan versus 4-engine widebody turbofan) and its operating characteristics (primarily its thrust level).

The four airports operated by the City of Los Angeles include Los Angeles International (LAX), Van Nuys, Palmdale, and Ontario. The Burbank-Pasadena-Glendale Airport, due to its proximity to the City, influences the noise environment in some areas of Los Angeles. Noise levels generated by the operation of two other airports within or near the City of Los Angeles, Santa



Monica Municipal Airport and Whiteman Airport, generally do not exceed 65 decibels within the Community Noise Equivalency Level (CNEL) contours, and as such do not strongly influence the City's noise environment.

Environmental noise is measured in decibels (dB). To better approximate the range of sensitivity of the human ear to sounds of different frequencies, the A-weighted decibel scale (dBA) was devised. Because the human ear is less sensitive to low frequency sounds, the A-scale de-emphasizes these frequencies by incorporating frequency weighting of the sound signal. When the A-scale is used, the decibel levels are represented by dBA. On this scale, the range of human hearing extends from about 3 dBA to about 140 dBA. A 10-dBA increase is judged by most people as a doubling of the sound level.

To account for the fluctuation in noise levels over time, noise impacts are commonly evaluated using time-averaged noise levels. CNEL represents an energy average of the A-weighted noise levels over a 24-hour period with 5dBA and 10 dBA penalties added for nighttime noise between the hours of 7:00 p.m. and 10:00 p.m. and 10:00 p.m. to 7:00 a.m., respectively. The penalties were selected to account for reduced ambient noise levels during these time periods and increased human sensitivity to noise during the quieter periods of the day. The Day-Night Sound Level (Ldn), like CNEL, measures noise exposure over a 24-hour period and adds a penalty based on the time of day, although only for late night/early morning hours (10 dBA penalty). Thus, the Ldn measurement is slightly less sensitive than CNEL, but it results in very similar noise ratings for most community settings, usually differing by less than 1 dBA.

For the purpose of airport noise impact analyses, CNEL levels are described as contours. A contour is an interpolation of noise levels drawn to connect all points of a similar level. These contours are displayed on maps and appear similar to topographical contours, forming "footprints" surrounding a noise source.

The FAA regulates noise levels for aircraft at all United States airports. In 1969, FAR Part 36 certified noise levels for specific aircraft. FAR Part 150, Airport Noise Compatibility Planning, which became effective in 1981, provides guidance for land-use compatibility around airports. This FAR established a voluntary program, which provides that airport noise impacts are quantified and made public and that noise compatibility plans and mitigation measures are subject to public review and FAA approval. Part 150 states that in general, residential uses are not compatible within the 65 or above dBA Ldn contour and that all types of land uses are compatible in areas below 65 dBA Ldn. In addition, the FAA's Airport Environmental Handbook indicates that its threshold of significance is a 1.5 dBA Ldn increase in noise in any sensitive area located within the 65 dBA Ldn contour.

The Division of Aeronautics is responsible for granting variances from compliance with state noise laws for airports in California. The Division of Aeronautics has also developed noise regulations, adopted in 1970, which are based in part on the FAR Part 150 guidelines. These regulations state that the aircraft noise level in a residential setting should be no greater than 65 dB CNEL. One of the objectives of the Division of Aeronautics is to create an urban development pattern in which all land included within the 65 dB CNEL contour is devoted to either airport or non-sensitive land uses.

### **C. Screening Criteria**

- If the proposed project includes the construction or expansion of an airport or heliport and has the potential to expose noise-sensitive land uses to high noise levels (through proximity of such land uses to the flight path, etc.), would the project result in an incompatible land use existing within the 65 dB CNEL contour of an airport or heliport?

A "yes" response to the preceding question indicates further study in an expanded Initial Study, Negative Declaration, Mitigated Negative Declaration, or EIR may be required. Refer to the Significance Threshold for Airport Noise and review the associated Methodology to Determine Significance, as appropriate.

A "no" response to the preceding question indicates that there would normally be no significant impact from Airport Noise from the proposed project.

### **D. Evaluation of Screening Criteria**

Review the description of the proposed project, including information on airport activities. Consult a map showing the 65 dB CNEL contour and surrounding land uses. Consider whether potential incompatible land uses have acoustical insulation, an aviation agreement with the airport operator, etc. Operations at commercial airports involving turboprop or piston engine aircraft under 70,000 lbs. have reduced potential to expose sensitive land uses to high noise levels because of the quieter noise levels generated by these aircraft. Compare this information with the screening criteria to determine whether incompatible uses would be located within the 65 dB CNEL contour.

Incompatible land uses include the following<sup>1</sup>:

- Residences, including but not limited to, detached single-family dwellings, multi-family dwellings, high-rise apartments, condominiums and mobile homes, unless:

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<sup>1</sup> *Division of Aeronautics, Noise Standards (Title 21, Subchapter 6, Article 1) 1990, pages 225-226.*

- 
- An avigation easement<sup>2</sup> for aircraft noise, has been acquired by the airport proprietor;
  - A dwelling unit which was in existence at the same location prior to January 1, 1989, and has adequate acoustic insulation to ensure an interior CNEL of 45 dB or less due to aircraft noise in all habitable rooms;
  - A residence is a high rise apartment or condominium having an interior CNEL of 45 dB or less in all habitable rooms due to aircraft noise, and an air circulation or air conditioning system, as appropriate;
  - A residence exposed to an exterior CNEL less than 80 dB (75 dB if the residence has an exterior normally occupiable private habitable area) where the airport proprietor has made a genuine effort to acoustically treat the residence or acquire avigation easements for the residence involved, or both, but the property owner has refused to take part in the program; or
  - A residence which is owned by the airport proprietor;
- Public and private schools of standard construction for which an avigation easement for noise has not been acquired by the airport proprietor, or that do not have adequate acoustic performance to ensure an interior CNEL of 45 dB or less in all classrooms due to aircraft noise;
  - Hospitals and convalescent homes for which an avigation easement for noise has not been acquired by the airport proprietor, or that do not have adequate acoustic performance to provide an interior CNEL of 45 dB or less due to aircraft noise in all rooms used for patient care; and
  - Churches and other places of worship for which an avigation easement for noise has not been acquired by the airport proprietor or that do not have adequate acoustic performance to ensure an interior CNEL of 45 dB or less due to aircraft noise.

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<sup>2</sup> *An avigation easement is a legal agreement to purchase the right to fly over a property owner's land without penalty.*

## 2 DETERMINATION OF SIGNIFICANCE

### A. Significance Threshold

A significant impact on ambient noise levels would normally occur if noise levels at a noise sensitive use attributable to airport operations exceed 65 dB CNEL and the project increases ambient noise levels by 1.5 dB CNEL or greater.

### B. Methodology to Determine Significance

#### Environmental Setting

In a description of the environmental setting, include the following:

- Identification of ambient noise levels (existing and future) measured in CNEL. Use the 65 dB CNEL contour map or mathematical models to assess existing (at the expected time of project implementation) noise conditions. Model future noise levels by establishing parameters and assumptions, including aircraft fleet compositions at the airport for which a project is being analyzed, fleet forecasts, appropriate aircraft substitutions, departure profiles, tracks, thrusts settings, operational time of day (day, evening, or night), airport configurations (runway length and location, departure and landing thresholds, etc), and the algorithms used to calculate individual aircraft noise profiles. Use a recognized aircraft noise model, such as one of the following:
  - The Integrated Noise Model (INM), developed by the FAA and used extensively for commercial airports, produces noise contours to geographically demonstrate the location and level of average, weighted noise impacts;
  - The Area Equivalent Method (AEM), developed by the FAA, produces the aggregate area of noise impact without demonstrating the location of specific noise levels; it can be used as a screening tool to determine whether the more sophisticated and time consuming INM is warranted;
  - The Helicopter Noise Model (HNM), developed by the FAA, is used for projects which primarily involve helicopter operations; and
  - The Noise Map, developed by the United States Air Force (USAF), is primarily used to analyze military operations.

- Characterization of noise-sensitive land uses within the 65-dBA contour of airport operations, including the description and location within the contour. Identify noise attenuation devices, aviation easements, and other relevant features of the land uses; and

### Project Impacts

Use the information from the Evaluation of Screening Criteria and Environmental Setting and one of the aircraft noise models described above to develop future noise contours. Results from the INM are preferred for commercial airports because of the level of sophistication and detail provided. Identify noise sensitive uses at which noise levels exceed 65 dB CNEL as a result of airport operations. Calculate the increase in ambient noise levels due to project operations at these locations. Compare this information to the Significance Threshold.

### Cumulative Impacts

The projection of future baseline ambient noise levels incorporates background increases in noise and airport-related noise from the related projects. Therefore, no new analysis is required.

### Sample Mitigation Measures

Possible mitigation measures include the following:

- Redirect air traffic over the ocean (for coastal airports) or over less populated areas;\*
- Acquire noise-impacted land. The FAA's Uniform Relocation Assistance and Real Property Acquisition rules and provisions govern land acquisition and relocation assistance;
- Purchase aviation easements;
- Reduce the number of flights during evening and nighttime hours;\*
- Increase takeoff angles within safety parameters or reducing thrust settings, depending on proximity and configuration of surrounding land uses;\*
- Plan runway utilization schedules to take into account adjacent residential areas, noise characteristics of aircraft, and noise-sensitive time periods;\*

- Employ shielding to obstruct the noise path to incompatible uses, using natural terrain, buildings, and other obstructions to noise; and
  - Develop compatible land uses within the noise boundary through rezoning, or application of acoustical insulation.
- \* *Strategies marked with \* require FAA approval*

### **3. DATA, RESOURCES, AND REFERENCES**

Los Angeles World Airports, Van Nuys Airport Noise Control Regulation EIR, 1992.

Los Angeles World Airports, Draft Van Nuys Airport Master Plan, 1995.

Division of Aeronautics, Noise Standards, 1990.

FAA, Airport Environmental Handbook, 1985.

See also I.2. OPERATIONAL NOISE.

#### **Selected Legislation**

##### Federal

##### FAR, Part 36

Establishes noise standards and provisions for issuing certificates for various types of aircraft. Also, the aircraft must meet the airworthiness regulations constituting the type certification basis of the aircraft under the conditions in which compliance with this part is shown.

##### FAR, Part 150

Describes the procedures, standards, and methodology governing the development, submission, and review of airport noise exposure maps and airport noise compatibility programs, including the process for evaluating and approving or disapproving those programs. Makes matching funds available for abatement programs.

State

California Airport Noise Standards Act, 1970 (CAC, Title 4)

Implements the FAA airport standards, administered by the State Division of Aeronautics. Requires civilian airports to meet FAA noise standard of 65 dB CNEL at airport boundaries.

CCR, Title 21 (Business Regulations)

Requires airports to monitor noise impacts and report to the County Airport Land Use Commission and State Division of Aeronautics on a quarterly basis.



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## Aaron B tit

### Principal Consultant

#### EDUCATION

BS, Engineering with an emphasis in Acoustics and Music, University of Hartford, 1997

#### PROFESSIONAL POSITIONS

Acentech, 2011-present

Veneklasen Associates, 1998-2011

Shen Milson & Wilke, Inc., 1997-1998

#### EXPERIENCE AND RESPONSIBILITIES

Aaron B tit's consulting experience encompasses project management and acoustical recommendations for a variety of projects including theaters, studios, education facilities, performance spaces, as well as healthcare, commercial, public, and residential construction. His environmental noise expertise includes acoustical design and computer modeling of power plants, roadways, warning sirens, and water treatment plants.

#### PAPERS

- "Performance Details of Metal Stud Partitions". Sound and Vibration. March 2010

#### REPRESENTATIVE CONSULTING PROJECTS

Mesa Substation Construction Noise and Vibration Plan, San Diego, CA

Parker Center Demolition Noise and Vibration Plan, Los Angeles, CA

Rhino Construction Historic Home Construction Noise and Vibration Monitoring, Thousand Oaks, CA

Pismo Beach Hotel Construction Vibration Monitoring, Pismo Beach, CA

Northrup Grumman Laboratories Construction Vibration Impact Evaluation, Woodland Hills, CA

Santa Monica Parking Structure Demolition Noise and Vibration Plan and Monitoring, Santa Monica, CA

Metro Regional Connector Construction Noise Monitoring, Los Angeles, CA

Universal Station Development CEQA Noise Technical Report, Universal City, CA

NBCUniversal Vision Plan, Universal City, CA

Circle City Substation and Mira Loma-Jefferson Sub-transmission Line, Multiple Municipalities, CA

SCE Substation Upgrade Noise Technical Reports, 30+ Substations and Municipalities, CA

SCE Peaker Unit Noise Technical Report for Mandalay Substation, Oxnard, CA

SCE Peaker Unit Noise Technical Report for Mira Loma Substation, Stanton, CA

SCE Peaker Unit Noise Technical Report for Center Substation, Norwalk, CA

SCE Peaker Unit Noise Technical Report for Etiwanda Substation, Rancho Cucamonga, CA

SCE Songs Warning Siren Acoustical Modeling and Evaluation, San Onofre, CA

SCE Songs Warning Siren Acoustical Testing, San Onofre, CA

SCE Residential Impact Noise Evaluation and Mitigation, Multiple Locations, CA

Amphitheater Analysis, California State Fair, Sacramento, CA

Silicon Biosystems Vibration Testing, San Diego, CA

Corporate Headquarters, Red Bull, Santa Monica, CA

Playa Vista Soil Treatment Noise Technical Report, Playa Vista, CA

Sand Canyon Water Treatment Facility, Los Angeles, CA

Restaurant Depot CEQA Noise Technical Report, Van Nuys, CA

Restaurant CEQA Noise Technical Report, West Hollywood, CA

Rooftop Bar Event CEQA Noise Technical Report, San Diego, CA

Golf Course Event Noise CEQA Noise Technical Report, Goleta, CA  
Amphitheater Event Noise Evaluation and Litigation, San Diego, CA  
Universal City Event Noise Analysis and Mitigation, Universal City, CA  
Universal City Attraction Noise Modeling, Analysis and Mitigation, Universal City, CA  
Hollywood Bowl Event Noise Monitoring, Hollywood, CA  
UMC Heliport Noise Impact Study, Tucson, AZ  
Gerald R. Ford Amphitheater Traffic Impact Analysis, Vale, CO  
Dana Middle School Orchestral Rehearsal Space, Arcadia, CA  
First Avenue Middle School Orchestral Rehearsal and Performance Space, Arcadia, CA  
Design Build Laboratory, Peterson Hall, Cal State Long Beach, Long Beach, CA  
Santa Monica Public Library Renovation, Santa Monica, CA  
Noise Technical Report, Playa Vista Soil Treatment, Playa Vista, CA  
Washington University at St. Louis Knight and Bauer Hal, St. Louis, MO  
Washington University at St. Louis Hillman Hall, St. Louis, MO  
UC Riverside, Recreation Center Expansion, Riverside, CA  
Performing Arts Center, Helix High School, La Mesa, CA  
Performing Arts Center, Grossmont High School, El Cajon, CA  
Police, Fire, and 911 Headquarters, Santa Monica Public Safety, Santa Monica, CA  
Recording and TV Studio, Arts Building (MoCAP), University of California, Irvine, CA  
Replacement Hospital, University of California, Irvine, CA  
Student Services and Classroom Building, West Los Angeles College, Culver City, CA  
Arcadia High School Performing Arts Center, Arcadia, CA  
Arcadia High School Student Services Building, Arcadia, CA  
First Avenue Middle School Orchestral Rehearsal and Performance Space, Arcadia, CA  
Universal City Multiple Special Event Noise Evaluation, Universal City, CA  
University of California Contemporary Arts Center, Irvine, CA  
Virginia Avenue Park Library and Community Center, Santa Monica, CA  
e3 Civic High School, San Diego, CA  
University of California University Club, Los Angeles, CA  
UC Santa Barbara Marine Sciences Institute Building, Santa Barbara, CA  
Children's Hospital Los Angeles Replacement Tower, Los Angeles, CA  
University of California Irvine Replacement Hospital, Orange, CA  
Los Angeles Community College MLK Modernization, Los Angeles, CA  
Kaiser Template Hospitals: Anaheim, Fontana, San Leandro, CA  
Kaiser Template Hospital, Portland, OR  
Kaiser Template Hospital Central Plants: Anaheim, Fontana, San Leandro, CA  
Kaiser Template Hospital Medical Office Building: Anaheim, Fontana, San Leandro, CA  
Tommie Hotel Pier Review of Noise Technical Report, Los Angeles, CA  
Washington University at St. Louis, Juble Hall, St. Louis, MO  
Washington University at St. Louis, Brown School of Social Work, St. Louis, MO  
Washington University at St. Louis, Olin Business School, St. Louis, MO  
Carnegie Mellon University Tepper School of Business, Pittsburg, PA  
University of La Verne Multi-Cultural Center, La Verne, CA  
Smart Corner – Mixed Use Buildings, San Diego, CA

# **EXHIBIT 2**



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Attorney At Law

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**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<sup>1</sup>, § 15378, subs. (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

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<sup>1</sup> 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 PIECEMEAL 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; *Arvin 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.

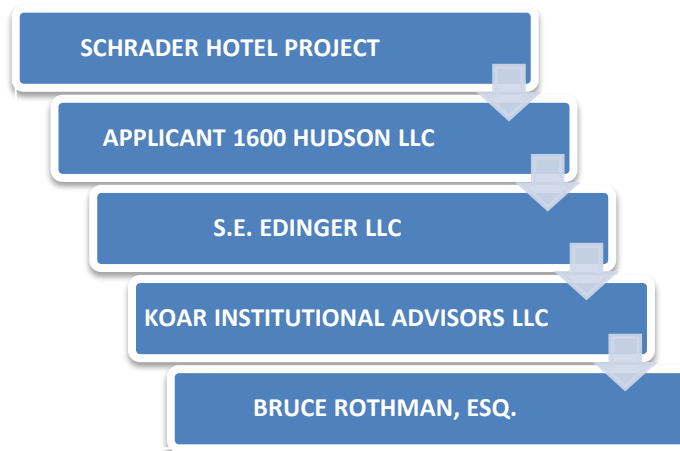
Based on the facts and analysis set forth hereinbelow, the Schrader Hotel Project should have been adequately described and analyzed as part of a larger project, encompassing five (5) luxury hotels and

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., 2<sup>nd</sup> Fl., Los Angeles, CA 90039. 1600 Hudson, LLC is the owner of both lots of the Project Site.<sup>2</sup> 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.<sup>3</sup> KOAR is a member of S.E. Edinger LLC.<sup>4</sup> 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., 2<sup>nd</sup> Fl., Los Angeles, CA 90039.<sup>5</sup>



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.

<sup>2</sup> See Exhibit 1(containing property and corporate documents regarding the Schrader Hotel Project) – Deeds and title reports for 1600 Hudson and 1614 Schrader.

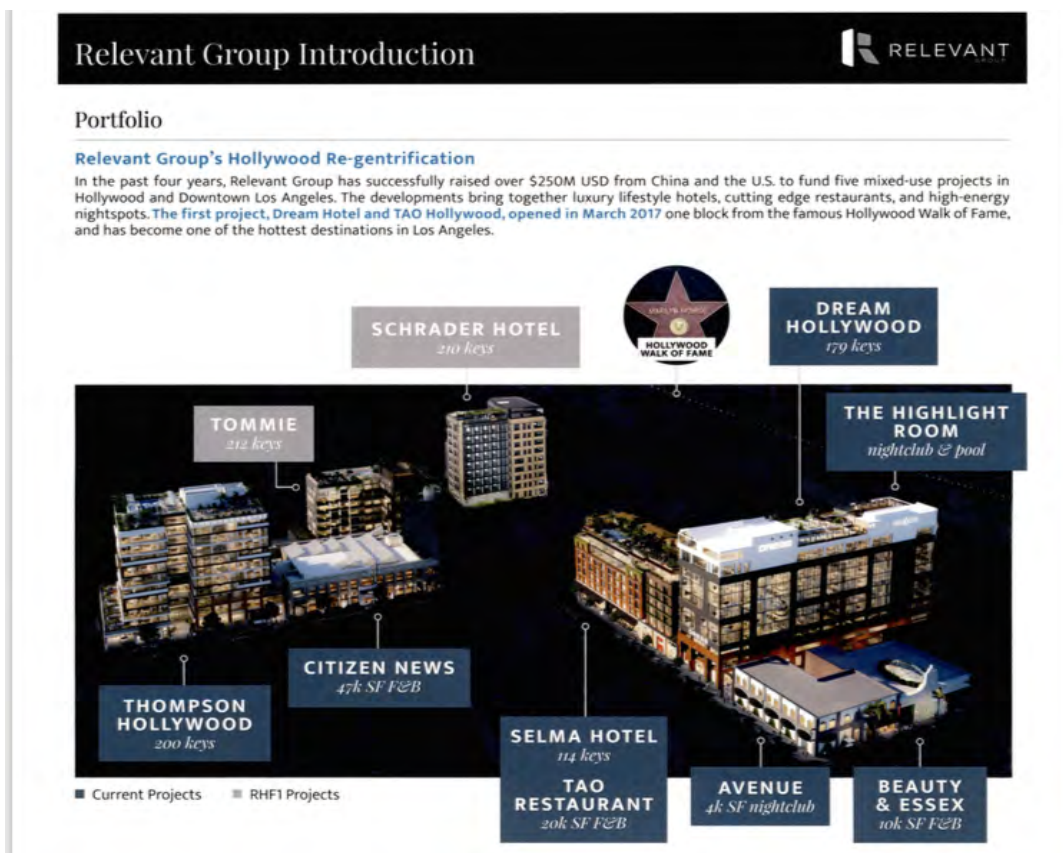
<sup>3</sup> See Exhibit 1 – Corporate documents for 1600 Hudson LLC.

<sup>4</sup> See Exhibit 2 (containing corporate documents of SE Edinger and KOAR) – Corporate documents for KOAR

<sup>5</sup> See Exhibit 2 – Corporate documents for S.E. Edinger, LLC, KOAR, and 1600 Hudson, LLC

B. Developer Relevant Group LLC

Relevant Group, LLC<sup>6</sup>, 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.<sup>7</sup> 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.<sup>8</sup> 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.<sup>9</sup>



<sup>6</sup> 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.

<sup>7</sup> Stated by Grant King. 2017 Hollywood Economic summit <https://www.youtube.com/watch?v=oVF6kifY0lg>; Also attached as Exhibit 10

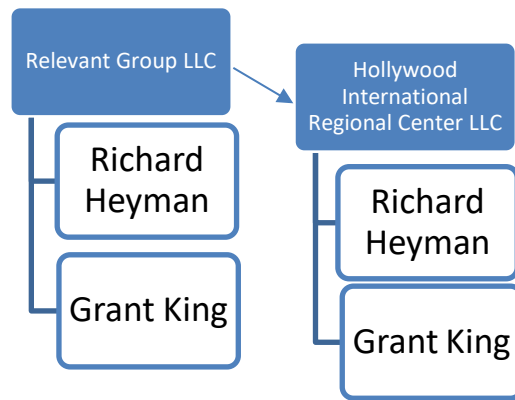
<sup>8</sup> See Exhibit 3 – Pamphlet entitled “Relevant Group Introduction.”

<sup>9</sup> *Id.*

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

C. Hollywood International Regional Center, LLC

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



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

Bruce Rothman is the individual behind S.E. Edinger and KOAR, the entities behind Applicant 1600 Hudson LLC.<sup>17</sup> KOAR is a member of S.E. Edinger LLC.<sup>18</sup> 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., 2<sup>nd</sup> Fl., Los Angeles, CA 90039.<sup>19</sup>

<sup>10</sup> See Exhibit 3 – Screenshot of Relevant Group's Team from <http://www.relevantgroup.com/about/>

<sup>11</sup> See Exhibit 3 – Corporate filings for Relevant Group

<sup>12</sup> See Exhibit 3 – 7/25/2018 State of No Change filing for Relevant Group, LLC.

<sup>13</sup> See Exhibit 4 – Screenshot of Relevant Group's About page from <http://www.relevantgroup.com/about/#who-we-are>

<sup>14</sup> See Exhibit 4 – HIRC's corporate filings

<sup>15</sup> *Id.*

<sup>16</sup> See Exhibit 4 – 7/24/2018 State of No Change filing for HIRC

<sup>17</sup> See Exhibit 2 – Corporate documents

<sup>18</sup> See Exhibit 2 – Corporate documents for KOAR

<sup>19</sup> 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,<sup>20</sup> 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).**<sup>21</sup> 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.<sup>22</sup> Bruce Rothman, through S.E. Edinger, subsequently conveyed the parcel to the 6516 Tommie Hotel LLC, which is held by Relevant Group.<sup>23</sup> Based on this information and the fact that Relevant Group is touting Schrader Hotel as one of its own projects on its marketing brochure,<sup>24</sup> it is clear that Relevant Group is behind the Schrader Hotel Project, in conjunction with Bruce Rothman (through S.E. Edinger and KOAR).

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<sup>20</sup> See Exhibit 3 – Relevant Group brochure; Also see <https://www.youtube.com/watch?v=oVF6kifY0lg>

<sup>21</sup> See Exhibit 5 – Deed and title history for 6526 Selma Ave. of Tommie Hotel

<sup>22</sup> *Id.*

<sup>23</sup> *Id.*

<sup>24</sup> 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  <b>Address:</b> 1605 N. Cahuenga Blvd., Los Angeles, CA 90028 <sup>25</sup>	
Members	<b>Member:</b> Richard Heyman (Managing Partner of Relevant Group) <sup>26</sup>  <b>Member:</b> Hollywood International Regional Center Mama LLC <sup>27</sup>  <b>Agent:</b> Amie Marben, Director of Entitlements of Relevant Group <sup>28</sup>	
Other related entities		-Hollywood International Regional Center -SE Edinger LLC -Koar Institutional Advisors -Bruce H. Rothman <sup>29</sup>
Purchase Date	6/13/2016	6/13/2016 <sup>30</sup>
Status	Under construction	
Environmental Review	ENV-2016-4313-MND	
Planning Case No.	CPC-2016-270-VZC-HD-CUB-SPR	

<sup>25</sup> See Exhibit 5 - 6516 Tommie Hotel corporate docs (formerly known as 6515 Mama Hotel LLC) and title docs

<sup>26</sup> See Exhibit 5 – 4/8/2016 Amendment to Articles

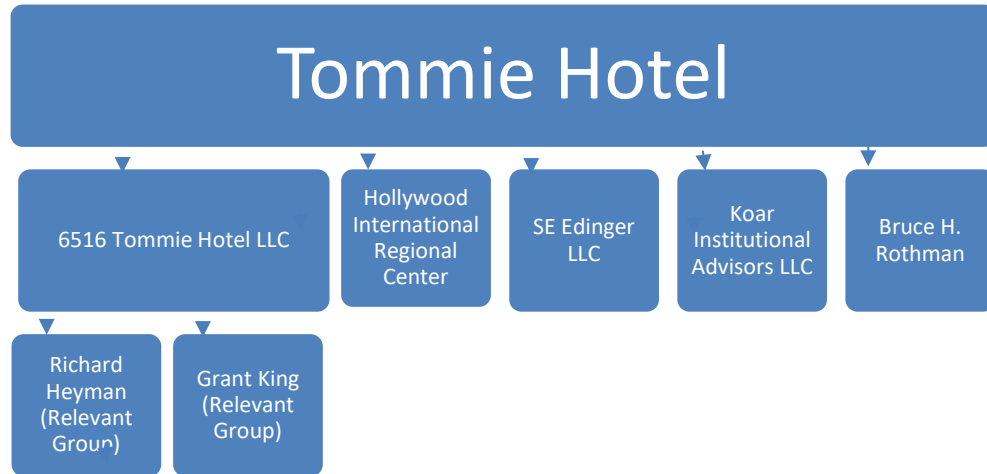
<sup>27</sup> See Exhibit 5 – Articles of Organization for 6515 Mama Hotel (which was the former name of 6516 Tommie Hotel LLC) 9/17/2015. There are no corporate records available of Hollywood International Regional Center Mama LLP on the California Business Portal. However, there are corporate records (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.

<sup>28</sup> 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/>

<sup>29</sup> See Exhibit 5 – all 4 entities are implicated in the 6/13/2016 Grant Deed

<sup>30</sup> 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	<b>6421 Selma Wilcox Hotel, LLC</b>
APN #s	<b>5546-007-018 and 5546-007-024 (the below information pertain to 5546-007-018)</b>
Address(es)	<b>1600 Wilcox Ave.</b>
True Owner	<b>6421 Selma Wilcox Hotel LLC</b>  <b><u>Address:</u> 1605 N. Cahuenga Blvd., Los Angeles, CA 90028<sup>31</sup></b>
Members	<b><u>Managing Member:</u></b> <b>Richard Heyman (Managing Partner of Relevant Group)<sup>32</sup></b>  <b><u>Member:</u> 6421 Dream 2 Holdings LLC (1605 N. Cahuenga Blvd)<sup>33</sup></b>
Purchase Date	<b>12/31/2015<sup>34</sup></b>
Status	<b>Not yet approved; NOD by the Planning Commission dated 8/17/2018</b>
Environmental Review	<b>ENV-2016-2602-MND</b>
Planning Case No.	<b>CPC-2016-2601-VZC-HD-CUB-ZAA-SPR</b>

<sup>31</sup> Exhibit 6 – Corporate filings

<sup>32</sup> *Id.*

<sup>33</sup> *Id.*

<sup>34</sup> 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	<b>1541 Wilcox Hotel LLC</b>
APN #	<b>5547-017-003</b>
Address(es)	<b>1541 Wilcox Ave.</b>
True Owner	<b>1541 Wilcox Hotel LLC</b>  <b>Address: 1605 N. Cahuenga Blvd., Los Angeles, CA 90028<sup>35</sup></b>
Members	- <b>Registration signed by: Andrew Shayne (Partner and CFO of Relevant Group)</b> - <b>Member: Richard Heyman (Managing Partner of Relevant Group)</b> - <b>Member: Grant King (Managing Partner of Relevant Group)<sup>36</sup></b>
Related entities	<b>Hollywood International Regional Center (a subsidiary of Relevant Group)<sup>37</sup></b>
Purchase Date	<b>9/2015<sup>38</sup></b>
Status	<b>Scheduled to open 2019</b>
Environmental Review	<b>ENV-2014-3707-MND</b>
Planning Case No.	<b>CPC-2014-3706-ZC-HD-ZAA-SPR</b>

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

<sup>35</sup> Exhibit 7 – Corporate filings

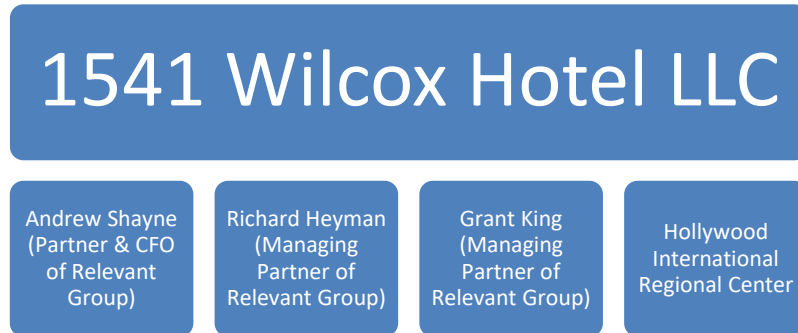
<sup>36</sup> Exhibit 7 – from various corporate filings

<sup>37</sup> Exhibit 7 - 9/24/2015 Grant Deed: (1541 Wilcox Hotel LLC c/o Hollywood International Regional Center)

<sup>38</sup> *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 #	<b>5546007038 (previously 5546-007-022 and 5546-007-034)</b>
Address(es)	<b>6417 Selma Avenue</b>
True Owner	<b>6417 Selma Holdings LLC</b>  <b><u>Address:</u> 1605 N. Cahuenga Blvd., Los Angeles, CA 90028</b>  <b><u>Member:</u> 6417 Selma Hotel LLC<sup>39</sup></b>
Member	<b>6417 Selma Hotel LLC</b>  <b><u>Address:</u> 1605 N. Cahuenga Blvd., Los Angeles, CA 90028</b>  - <b><u>Authorized agent:</u> Andrew Shayne (partner, CFO of Relevant Group) on 2015 Grant Deed)</b> - <b><u>Member:</u> Richard Heyman (Managing Partner of Relevant Group)<sup>40</sup></b>
Purchase Date	<b>12/2013 by 6417 Selma Hotel LLC (subsequently transferred to current owner 6417 Selma Holdings LLC)<sup>41</sup></b>
Status	<b>Fully completed; In operation</b>
Environmental Review	<b>ENV 2007-3932-MND</b>

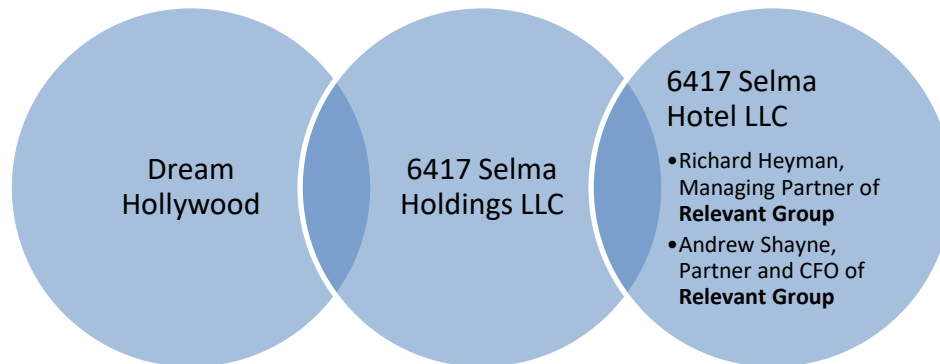
<sup>39</sup> Exhibit 8 – various corporate filings for 6417 Selma Holdings LLC

<sup>40</sup> Exhibit 8 – corporate filings for 6417 Selma Hotel Group

<sup>41</sup> Exhibit 8 – title report

Planning Case No.	CPC-2007-3931-ZC-HD-CUB-CU-ZV-SPR-EXT2
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**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.<sup>42</sup> **Of these, Citizen News in particular implicates and establishes a connection between Relevant Group and Bruce Rothman (KOAR and SE Edinger).**

<sup>42</sup> 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.<sup>43</sup> Richard Heyman is listed as a member of Hollywood Citizen News LLC.<sup>44</sup> 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

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<sup>43</sup> Exhibit 9 – 8/4/2016 Statement of Information filing.

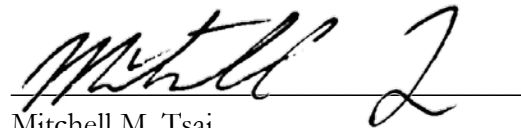
<sup>44</sup> Exhibit 9 – 7/18/2016 Application to Register a Foreign LLC

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**

201614710433

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

FILED Secretary of State State of California MAY 20 2016 SC JM

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.

ICC 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. 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:
[checked] 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.

Carriado Organizer - Sign here

Carissa M. Saucedo 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

16-332162


FILED

Secretary of State  
State of California

SEP 22 2016

*W/20/16*

This Space For Office Use Only

	<b>Secretary of State</b> <b>Statement of Information</b> (Limited Liability Company)	12/16 <i>Am</i>	LLC-12
	IMPORTANT — Read instructions before completing this form. <b>Filing Fee - \$20.00</b> <b>Copy Fees – Face Page \$1.00 &amp; .50 for each attachment page;</b> <b>Certification Fee - \$5.00</b>		

<b>1. Limited Liability Company Name</b> 1600 Hudson, LLC		
<b>2. 12-Digit Secretary of State File Number</b> 201614710433	<b>3. State or Place of Organization (only if formed outside of California)</b>	

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

<b>a. First Name, if an individual - Do not complete Item 5b</b>	Middle Name	Last Name	Suffix
<b>b. Entity Name - Do not complete Item 5a</b> SE Edinger, LLC, a Delaware limited liability company			
<b>c. Address</b> 2870 Los Feliz Place, 2nd Floor	City (no abbreviations) Los Angeles	State CA	Zip Code 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).

<b>a. California Agent's First Name (if agent is not a corporation)</b>	Middle Name	Last Name	Suffix
<b>b. Street Address (if agent is not a corporation) - Do not list a P.O. Box</b>	City (no abbreviations)	State CA	Zip Code
<b>c. California Registered Corporate Agent's Name (if agent is a corporation) - Do not complete item 6a or 6b</b> C T Corporation System <i>(COW84016)</i>			

**7. Type of Business**

<b>a. Describe the type of business or services of the Limited Liability Company</b> Real Estate Investment
--

**8. Chief Executive Officer, if elected or appointed**

<b>a. First Name</b>	Middle Name	Last Name	Suffix
<b>b. Address</b>	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 *Carissa Saucedo*  
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: [ ]

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20161275057



Pages:  
0003

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

10/18/16 AT 08:00AM

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

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** ✓

- 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,

**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

18E

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. Antinoja, Trustee  
Ronald C. Antinoja, Trustee

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

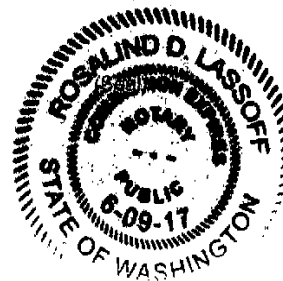
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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



17-319842



Secretary of State  
Statement of Information  
(Limited Liability Company)

LLC-12

42

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

21/20/17  
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

201312210375

3. State, Foreign Country 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
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	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. 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	City (no abbreviations)	State	Zip Code
2870 Los Feliz Place, 2nd Floor	Los Angeles	CA	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	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
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

Date

Kelly Lettmann

Type of Print Name of Person Completing the Form

POA

Title

*Kelly Lettmann*  
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.  
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## Property Details

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**



## Transaction History

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**

Price: **\$5,200,000**

First TD: **N/A**

Mortgage Doc #:

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**

Document #: **16-1275057 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Sales Price Rounded From Tax**

Interest Rate:

### Prior Transfer

Recording Date: **02/15/2007**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

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**

Document #: **07-0334357 BK-PG -**

Document Type: **Intra-family Transfer Or  
Dissolution**

Type of Sale: **This Sale Only Conveys A Partial  
Interest**

Interest Rate:

### Prior Transfer

Recording Date: **02/15/2007**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

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**

Document #: **07-0334356 BK-PG -**

Document Type: **Intra-family Transfer Or  
Dissolution**

Type of Sale: **This Sale Only Conveys A Partial  
Interest**

Interest Rate:

### Prior Transfer

Recording Date: **02/15/2007**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

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**

Document #: **07-0334355 BK-PG -**

Document Type: **Intra-family Transfer Or  
Dissolution**

Type of Sale: **This Sale Only Conveys A Partial  
Interest**

Interest Rate:

## Prior Transfer

Recording Date: **02/15/2007**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

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**

Document #: **07-0334309 BK-PG -**

Document Type: **Intra-family Transfer Or  
Dissolution**

Type of Sale: **This Sale Only Conveys A Partial  
Interest**

Interest Rate:

## Prior Transfer

Recording Date: **02/15/2007**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

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**

Document #: **07-0334308 BK-PG -**

Document Type: **Quit Claim Deed**

Type of Sale: **This Sale Only Conveys A Partial  
Interest**

Interest Rate:

## Prior Transfer

Recording Date: **02/15/2007**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **LEE, HELEN AMESTOY**

Buyer Vesting:

Seller Name: **ANTINOJA, MARGOT ELIZABETH AMESTOY; MICHEL FRANCOIS AMESTOY JR BYPASS TRUST**

Document #: **07-0334307 BK-PG -**

Document Type: **Quit Claim Deed**

Type of Sale: **This Sale Only Conveys A Partial  
Interest**

Interest Rate:

Legal description: **Lot: 1&2 Map Ref: MB12 PG120**

City/Muni/Twp: **LOS ANGELES**

## Prior Transfer

Recording Date: **12/17/2002**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

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**

Document #: **02-3098142 BK-PG -**

Document Type: **Intra-family Transfer Or  
Dissolution**

Type of Sale: **This Sale Only Conveys A Partial  
Interest**

Interest Rate:

## Prior Transfer

Recording Date: **12/17/2002**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

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**

Document #: **02-3098140 BK-PG -**

Document Type: **Intra-family Transfer Or  
Dissolution**

Type of Sale: **This Sale Only Conveys A Partial  
Interest**

Interest Rate:

## Prior Transfer

Recording Date: **06/19/2000**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

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**

Document #: **00-0939300 BK-PG -**

Document Type: **Intra-family Transfer Or  
Dissolution**

Type of Sale: **Non-Arms Length Transfer**

Interest Rate:

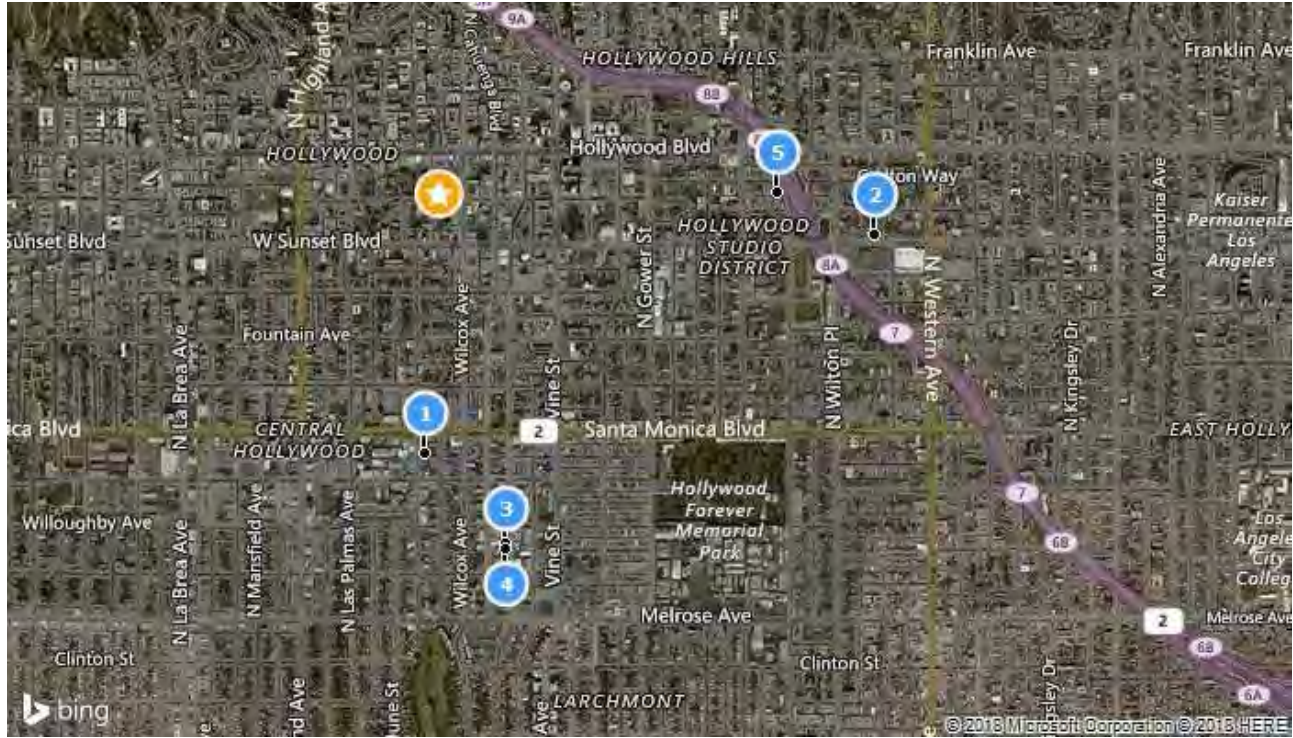




# Comparables

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.
<b>Subject Property</b>		<b>10/18/2016</b>	<b>\$5,200,000</b>	<b>\$378</b>	<b>13,750</b>	<b>//</b>		<b>14,299 SF</b>		
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.
<b>Subject Property</b>		10/18/2016	\$5,200,000	\$378	13,750	//		14,299 SF		
1	<b>1028 SEWARD ST LOS ANGELES, CA 90038-2521</b>	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	<b>5615 W SUNSET BLVD LOS ANGELES, CA 90028-8523</b>	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	<b>833 N CAHUENGA BLVD LOS ANGELES, CA 90038-3703</b>	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	<b>841 N CAHUENGA BLVD LOS ANGELES, CA 90038-3703</b>	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	<b>5826 CARLTON WAY LOS ANGELES, CA 90028-6650</b>	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 Living Area: **6,000 SF**

Price Range - 2 Yrs: **\$750,000 To \$12,000,000**

Median Value: **\$6,250,000**

Median # of Baths:

Median Year Built: **1960**

Age Range: **20 Years To 67 Years**

Median Age: **58 Years**



# Assessor Map

[Click here to get the map in PDF](#)

[Click here to get the map in TIF](#)

5547 16

SCALE 1"=100'

1995

HOLLYWOOD

BLVD.

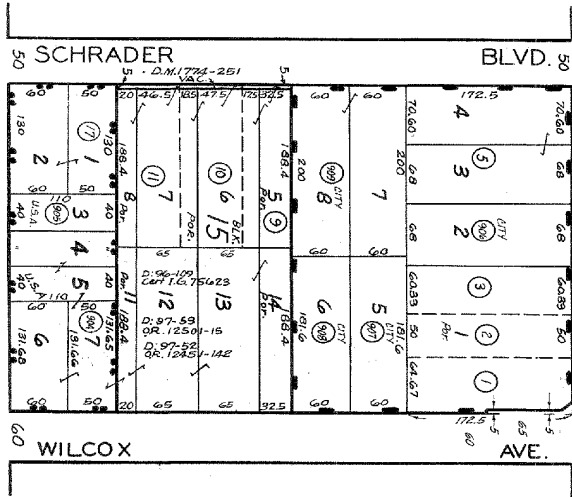
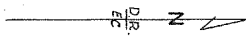
100

100

HUDSON AVE.

AVE.

12-31-64 57127201  
 554727 48453  
 670402 726704415  
 740108203  
 861203-07  
 2995100002864-28  
 44511



A.J. PICKRELL TRACT

M.B. 5-161

L.M. SCHALLERT SUB NO. 2

M.B. 12-120

HOLLYWOOD

M.R. 28-59-60

CODE  
200

FOR PREV. ASSW'T. SEE 1010-18

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:  
Square Feet: 13,750 SF  
Year Built:

Bathrooms:  
Lot Size: 14,299 SF  
Garage: L

U S POSTAL SERVICE  
**6523 SELMA AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-016-905  
Bedrooms:  
Square Feet:  
Year Built:

Bathrooms:  
Lot Size: 4,400 SF  
Garage:

1600 HUDSON LLC,  
**1614 N HUDSON AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-016-011  
Bedrooms:  
Square Feet: 9,170 SF  
Year Built: 1930

Bathrooms:  
Lot Size: 12,463 SF  
Garage:

SCHRADER APARTMENTS LLC  
**1618 SCHRADER BLVD**  
**LOS ANGELES CA 90028**  
APN: 5547-016-010  
Bedrooms: 8  
Square Feet: 11,160 SF  
Year Built: 1995

Bathrooms: 16  
Lot Size: 12,565 SF  
Garage:

6516 TOMMIE HOTEL LLC,  
**6526 SELMA AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-017-008  
Bedrooms:  
Square Feet:  
Year Built:

Bathrooms:  
Lot Size: 6,912 SF  
Garage:

DR HOSTELS LLC  
**1624 SCHRADER BLVD**  
**LOS ANGELES CA 90028**  
APN: 5547-016-009  
Bedrooms:  
Square Feet: 12,855 SF  
Year Built: 1915

Bathrooms:  
Lot Size: 9,565 SF  
Garage:

L A CITY PARKS PARKS  
**6567 SELMA AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-015-909  
Bedrooms:  
Square Feet: 5,625 SF  
Year Built: 1949

Bathrooms:  
Lot Size: 9,749 SF  
Garage:

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

Bathrooms:  
Lot Size:  
Garage:

MAMA WILCOX LAND LLC  
**1557 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-017-001  
Bedrooms:  
Square Feet: 31,865 SF  
Year Built: 1926

Bathrooms:  
Lot Size: 6,863 SF  
Garage:

L A CITY  
**1638 N HUDSON AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-016-909  
Bedrooms:  
Square Feet:  
Year Built:

Bathrooms:  
Lot Size: 23,999 SF  
Garage:

SUNSET LANDMARK INVESTMENT LLC  
**1540 SCHRADER BLVD**  
**LOS ANGELES CA 90028**  
APN: 5547-017-006  
Bedrooms:  
Square Feet: 10,898 SF  
Year Built: 1927

Bathrooms:  
Lot Size: 17,431 SF  
Garage:

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

Bathrooms:  
Lot Size: 1.02 AC  
Garage:

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

Bathrooms:

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

Bathrooms:

Square Feet: 52,342 SF  
Year Built: 1930

Lot Size:  
Garage:

Square Feet:  
Year Built:

Lot Size: 10,897 SF  
Garage:

SUNSET LANDMARK INVESTMENT LLC

**1530 SCHRADER BLVD**  
**LOS ANGELES CA 90028**

APN: 5547-017-005

Bedrooms:

Square Feet: 19,837 SF  
Year Built: 1981

Bathrooms:

Lot Size: 16,757 SF  
Garage: L

This page is part of your document - DO NOT DISCARD



20170340837



Pages:  
0003

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

03/28/17 AT 08:00AM

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

**RECORDING REQUESTED BY:**

CHICAGO TITLE COMPANY  
COMMERCIAL



2

**WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:**

1600 Hudson, LLC  
2870 Los Feliz Place, 2<sup>nd</sup> 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

00063713-X49

16D



Dated: 3/20/17

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

By: [Signature]  
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

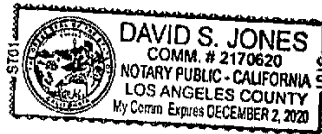
\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ 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: \_\_\_\_\_

[Signature]



(Notary Seal)



## Real Estate Reports

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

Data deemed reliable, but not guaranteed.  
TM SM ® Trademark(s) of Black Knight IP Holding Company, LLC, or an affiliate.  
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A photograph of a classical building with a balcony, used as a background for the header.

## Property Details

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**



## Transaction History

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**  
Loan Amount: **\$833,000**  
Original Lender: **NOT PROVIDED**  
Borrowers Name: **1614 SCHRADER APARTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**  
Origination Recording Date: **04/15/2009**  
Current Lender: **FANNIE MAE, A CORPORATION**

Document #: **17-1183657 BK-PG -**  
Document Type: **Substitution Of Trustee And Full Reconveyance**  
Origination Doc #: **09-0545398 BK-PG -**  
Effective Date: **10/06/2017**

### Mortgage Record

Recording Date: **03/28/2017**  
Loan Amount: **\$1,500,000**  
TD Due Date:  
Interest Rate:  
Lender Name: **AMERICAN BUSINESS BANK**  
Lender Type: **Bank**  
Borrowers Name: **1600 HUDSON LLC**  
Vesting:

Document #: **17-0340838 BK-PG -**  
Loan Type: **Commercial Loan**  
Type of Financing:

### Prior Transfer

Recording Date: **03/28/2017**  
Price: **\$3,900,000**  
First TD: **\$1,500,000**  
Mortgage Doc #: **17-0340838**  
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**

Document #: **17-0340837 BK-PG -**  
Document Type: **Grant Deed**  
Type of Sale: **Sales Price Rounded From Tax**  
Interest Rate:

### Mortgage Record

Recording Date: **04/15/2009**  
Loan Amount: **\$833,000**  
TD Due Date: **05/01/2019**  
Interest Rate:  
Lender Name: **GREYSTONE SERVICING CORPORATION INC**  
Lender Type: **Other**  
Borrowers Name: **1614 SCHRADER APARTMENTS LLC**  
Vesting:

Document #: **09-0545398 BK-PG -**  
Loan Type: **Commercial Loan**  
Type of Financing:

## Prior Transfer

Recording Date: **12/09/2004**  
Price: **N/A**  
First TD: **N/A**

Document #: **04-3175526 BK-PG -**  
Document Type: **Grant Deed**  
Type of Sale: **Price As "0", "None", "No Consideration"**  
Interest Rate:

Mortgage Doc #:  
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**  
Loan Amount: **\$800,000**  
TD Due Date:  
Interest Rate:  
Lender Name: **KERN COMMUNITY PROPERTY TRUST**  
Lender Type: **Et Al**  
Borrowers Name: **MALCOLM, CHRISTOPHER; MALCOLM, WILLIAM**  
Vesting: **Tenants In Common**

Document #: **04-0057366 BK-PG -**  
Loan Type: **Commercial Loan**  
Type of Financing:

## Prior Transfer

Recording Date: **01/09/2004**  
Price: **\$500,000**  
First TD: **N/A**

Document #: **04-0057365 BK-PG -**  
Document Type: **Grant Deed**  
Type of Sale: **This Sale Only Conveys A Partial Interest**  
Interest Rate:

Mortgage Doc #:  
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**  
Price: **\$500,000**  
First TD: **N/A**

Document #: **04-0057364 BK-PG -**  
Document Type: **Grant Deed**  
Type of Sale: **This Sale Only Conveys A Partial Interest**  
Interest Rate:

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

## Prior Transfer

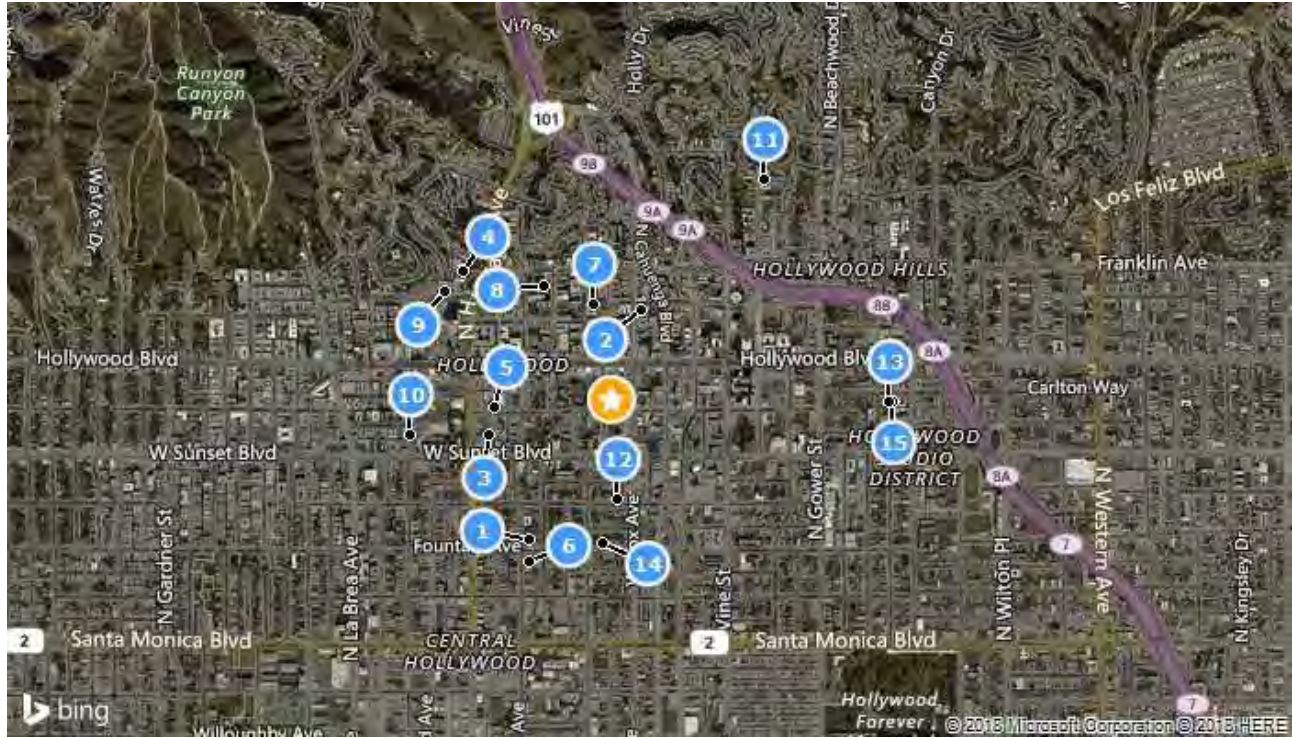
Recording Date: <b>06/16/1999</b>	Document #: <b>99-1107977 BK-PG -</b>
Price: <b>N/A</b>	Document Type: <b>Intra-family Transfer Or Dissolution</b>
First TD: <b>N/A</b>	Type of Sale: <b>Transfer Tax On Doc. Indicated As EXEMPT</b>
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: <b>FLIER, EDITH; FLIER, JACK</b>	
Buyer Vesting: <b>Living Trust</b>	
Seller Name: <b>FLIER, EDITH; FLIER, JACK</b>	
Legal description:	
Abbreviated Description: <b>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</b>	
City/Muni/Twp: <b>LOS ANGELES</b>	



# Comparables

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.
<b>Subject Property</b>		<b>03/28/2017</b>	<b>\$3,900,000</b>	<b>\$425</b>	<b>9,170</b>	<b>//</b>	<b>1930</b>	<b>12,463 SF</b>		
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.
<b>Subject Property</b>										
		03/28/2017	\$3,900,000	\$425	9,170	//	1930	12,463 SF		
1	<b>1310 N LAS PALMAS AVE LOS ANGELES, CA 90028-7705</b>	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	<b>6434 YUCCA ST LOS ANGELES, CA 90028-5070</b>	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	<b>1527 N MCCADDEN PL LOS ANGELES, CA 90028-7139</b>	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	<b>1908 HILLCREST RD LOS ANGELES, CA 90068-3117</b>	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	<b>6753 SELMA AVE LOS ANGELES, CA 90028-6120</b>	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	<b>1248 N LAS PALMAS AVE LOS ANGELES, CA 90038-1233</b>	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** **02/09/2018** **\$4,050,000** **\$331** **12,232** **//** **1923** **9,300 SF** **.26 Mi.**  
**LOS ANGELES, CA 90028-4976**

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

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

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

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

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** **10/31/2017** **\$2,225,000** **\$381** **5,825** **//** **1905** **.27 Mi.**  
**LOS ANGELES, CA 90028-7808**

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

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

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

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 Lot Size: **9,220 SF**

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

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

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

Median # of Bedrooms:

Median # of Baths:

Median Year Built: **1950**

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

Median Age: **68 Years**



# Assessor Map

[Click here to get the map in PDF](#)

[Click here to get the map in TIF](#)

5547 16

SCALE 1"=100'

1995

HOLLYWOOD

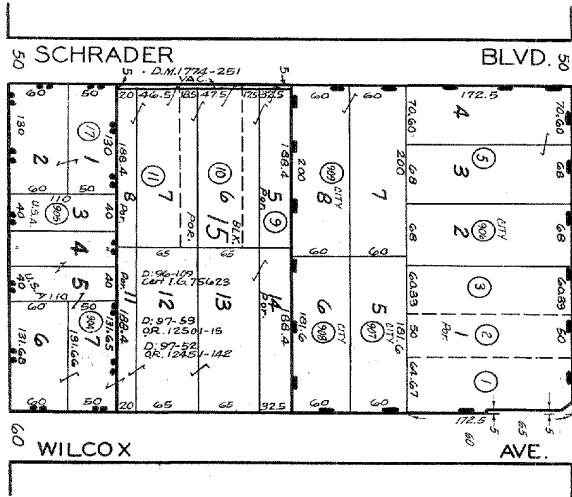
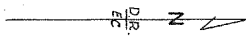
BLVD.

100

100

HUDSON AVE.

AVE.



A.J. PICKRELL TRACT

L.M. SCHALLERT SUB NO. 2

M.B. 5-161

M.B. 12-120

HOLLYWOOD

M.R. 28-59-60

CODE 200

FOR PREV. ASSW'T. SEE 1010-16

12-31-64 57127201  
 554727 68815  
 670802 122104415  
 740108203  
 861203-07  
 2995100002864-28  
 44511

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:  
Square Feet: 9,170 SF  
Year Built: 1930

Bathrooms:  
Lot Size: 12,463 SF  
Garage:

SCHRADER APARTMENTS LLC  
**1618 SCHRADER BLVD**  
**LOS ANGELES CA 90028**  
APN: 5547-016-010  
Bedrooms: 8  
Square Feet: 11,160 SF  
Year Built: 1995

Bathrooms: 16  
Lot Size: 12,565 SF  
Garage:

1600 HUDSON LLC,  
**1600 N HUDSON AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-016-017  
Bedrooms:  
Square Feet: 13,750 SF  
Year Built:

Bathrooms:  
Lot Size: 14,299 SF  
Garage: L

U S POSTAL SERVICE  
**6523 SELMA AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-016-905  
Bedrooms:  
Square Feet:  
Year Built:

Bathrooms:  
Lot Size: 4,400 SF  
Garage:

DR HOSTELS LLC  
**1624 SCHRADER BLVD**  
**LOS ANGELES CA 90028**  
APN: 5547-016-009  
Bedrooms:  
Square Feet: 12,855 SF  
Year Built: 1915

Bathrooms:  
Lot Size: 9,565 SF  
Garage:

L A CITY  
**1638 N HUDSON AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-016-909  
Bedrooms:  
Square Feet:  
Year Built:

Bathrooms:  
Lot Size: 23,999 SF  
Garage:

L A CITY  
**1633 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-016-908  
Bedrooms:  
Square Feet:  
Year Built:

Bathrooms:  
Lot Size: 10,897 SF  
Garage:

L A CITY PARKS PARKS  
**6567 SELMA AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-015-909  
Bedrooms:  
Square Feet: 5,625 SF  
Year Built: 1949

Bathrooms:  
Lot Size: 9,749 SF  
Garage:

6516 TOMMIE HOTEL LLC,  
**6526 SELMA AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-017-008  
Bedrooms:  
Square Feet:  
Year Built:

Bathrooms:  
Lot Size: 6,912 SF  
Garage:

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

Bathrooms:  
Lot Size:  
Garage:

L A CITY  
**1637 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-016-907  
Bedrooms:  
Square Feet:  
Year Built:

Bathrooms:  
Lot Size: 10,895 SF  
Garage:

MAMA WILCOX LAND LLC  
**1557 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-017-001  
Bedrooms:  
Square Feet: 31,865 SF  
Year Built: 1926

Bathrooms:  
Lot Size: 6,863 SF  
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.

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.

Signature of authorized person

Bruce H. Rothman, Member

Type or print name and title

Date: March 23<sup>rd</sup>, 19 95



101995087013

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

*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.



A handwritten signature in cursive script, reading "Edward J. Freel".

*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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Jat

STATEMENT OF INFORMATION (Limited Liability Company)

FILED Secretary of State State of California

JUN 30 2015

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

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. LIMITED LIABILITY COMPANY NAME

KOAR INSTITUTIONAL ADVISORS, LLC

2/20/15  
This Space For Filing Use Only

File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER 199508710013

3. STATE OR PLACE OF ORGANIZATION (If formed outside of California) 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.)

5. STREET ADDRESS OF PRINCIPAL OFFICE 2870 Los Feliz Place, 2nd Floor CITY Los Angeles STATE CA ZIP CODE 90039

6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5 CITY STATE ZIP CODE

7. STREET ADDRESS OF CALIFORNIA OFFICE CITY STATE ZIP CODE 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.)

9. NAME Bruce Rothman ADDRESS 2870 Los Feliz Place, 2nd Floor CITY Los Angeles STATE CA ZIP CODE 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 (Cole & Cole)

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 Holding Company.

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

DATE 06/25/2015

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM Michelle Donato

TITLE POA

SIGNATURE [Signature]



**Secretary of State  
Statement of Information  
(Limited Liability Company)**

3

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

2/20/PC

This Space For Office Use Only

1. Limited Liability Company Name <b>KOAR INSTITUTIONAL ADVISORS, LLC</b>	
2. 12-Digit Secretary of State File Number <b>199508710013</b>	3. State or Place of Organization (only if formed outside of California) <b>DELAWARE</b>

4. Business Addresses			
a. Street Address of Principal Office - Do not list a P.O. Box <b>2870 Los Feliz Place, 2nd Floor</b>	City (no abbreviations) <b>Los Angeles</b>	State <b>CA</b>	Zip Code <b>90039</b>
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 <b>CA</b>	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. Attach additional pages, if necessary.

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

**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 <b>CA</b>	Zip Code
c. California Registered Corporate Agent's Name (if agent is a corporation) - Do not complete item 6a or 6b <b>CT CORPORATION SYSTEM</b>			

20168406

**7. Type of Business**

a. Describe the type of business or services of the limited liability company <b>Holding Company</b>
---

**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 Date	<u>Kelly Lettman</u> Type or Print Name of Person Completing the Form	POA Title	<u>Kelly Lettman</u> 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)

LLC-12

42

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

21/20/17  
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

201312210375

3. State, Foreign Country 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 2870 Los Feliz Place, 2nd Floor	City (no abbreviations) Los Angeles	State CA	Zip Code 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

Date

Kelly Lettmann

Type of Print Name of Person Completing the Form

POA

Title

*Kelly Lettmann*  
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: [ ]

<b>LLC-5</b>	<b>Application to Register a Foreign Limited Liability Company (LLC)</b>
<p>To register an LLC from another state or country in California, fill out this form, and submit for filing along with:</p> <ul style="list-style-type: none"> <li>- A \$70 filing fee, and</li> <li>- A certificate of good standing, issued within the last six (6) months by the agency where the LLC was formed.</li> <li>- A separate, non-refundable \$15 service fee also must be included, if you drop off the completed form.</li> </ul> <p><b>Important!</b> LLCs in California may have to pay a minimum \$800 yearly tax to the California Franchise Tax Board. For more information, go to <a href="https://www.ftb.ca.gov">https://www.ftb.ca.gov</a>.</p> <p>LLCs cannot provide <i>professional</i> services in California.</p>	

**FILED**  
 Secretary of State  
 State of California  
 APR 17 2013

1cc

This Space For Office Use Only

For questions about this form, go to [www.sos.ca.gov/business/be/filing-tips.htm](http://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. CT 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  
*Street Address of Principal Office in California, if any* City (no abbreviations) State Zip

c. CA  
*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.

  
 Sign here

SANTOS KADI  
 Print your name here

CONTROLLER  
 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

PAGE 1

*The First State*

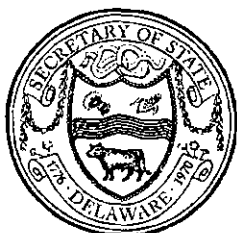
I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "SE EDINGER, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SIXTEENTH DAY OF APRIL, A.D. 2013.


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

5319237 8300

130437979

You may verify this certificate online  
at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)



  
Jeffrey W. Bullock, Secretary of State  
AUTHENTICATION: 0360506

DATE: 04-16-13

201312210375



State of California Secretary of State

L

STATEMENT OF INFORMATION (Limited Liability Company)

37 [Signature]

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

[Signature] This Space For Filing Use Only

1. LIMITED LIABILITY COMPANY NAME

SE EDINGER, LLC

File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER 201312210375

3. STATE OR PLACE OF ORGANIZATION (if formed outside of California) 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.)

Table with 4 columns: Item Number, Address, City, State, ZIP Code. Rows include Principal Office, Mailing Address, and California Office.

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

Table with 5 columns: 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.)

Table with 5 columns: Name, Address, City, State, ZIP Code. Includes Koar Institutional Advisors, L.L.C.

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.

Table with 4 columns: Item Number, Name of Agent, City, State, ZIP Code. Includes CIT CORPORATION SYSTEM.

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. 06/25/2015 [Signature] POA [Signature]

**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/befiling-tips.htm](http://www.sos.ca.gov/business/befiling-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: CA  
street address 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.

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

PAGE 1

*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.



4887523 8300

101020580

You may verify this certificate online  
at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

  
Jeffrey W. Bullock, Secretary of State  
AUTHENTICATION: 8306135

DATE: 10-22-10.

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



**State of California**  
**Secretary of State**

L

**STATEMENT OF INFORMATION**  
(Limited Liability Company)

41  
/ 600

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 05 2014**

1. LIMITED LIABILITY COMPANY NAME

FIVE CHAIRS HOLDINGS, LLC

✓ 20 / NF / PC / 2 19  
This Space For Filing Use Only 3/8/14

File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER  
201029810056

3. STATE OR PLACE OF ORGANIZATION (If formed outside of California)  
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.)

5. STREET ADDRESS OF PRINCIPAL OFFICE	CITY	STATE	ZIP CODE
1605 No. Cahuenga Blvd	Los Angeles	CA	90028

6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5	CITY	STATE	ZIP CODE

7. STREET ADDRESS OF CALIFORNIA OFFICE	CITY	STATE	ZIP CODE
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	ADDRESS	CITY	STATE	ZIP CODE
Richard Heyman,	1605 No. Cahuenga Blvd,	Los Angeles,	California	90028

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

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-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 02 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.

Handwritten signature of Grant King

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

Page 1

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.



4887523 8320  
SR# 20171336563

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

  
Jeffrey W. Bullock, Secretary of State

Authentication: 202108120  
Date: 02-27-17

201029810056



**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

Date

Richard Heyman

Type or Print Name of Person Completing the Form

Managing Member

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. [\(SEE INSTRUCTIONS BEFORE COMPLETING.\)](#))

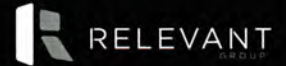
Name: [ ]

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

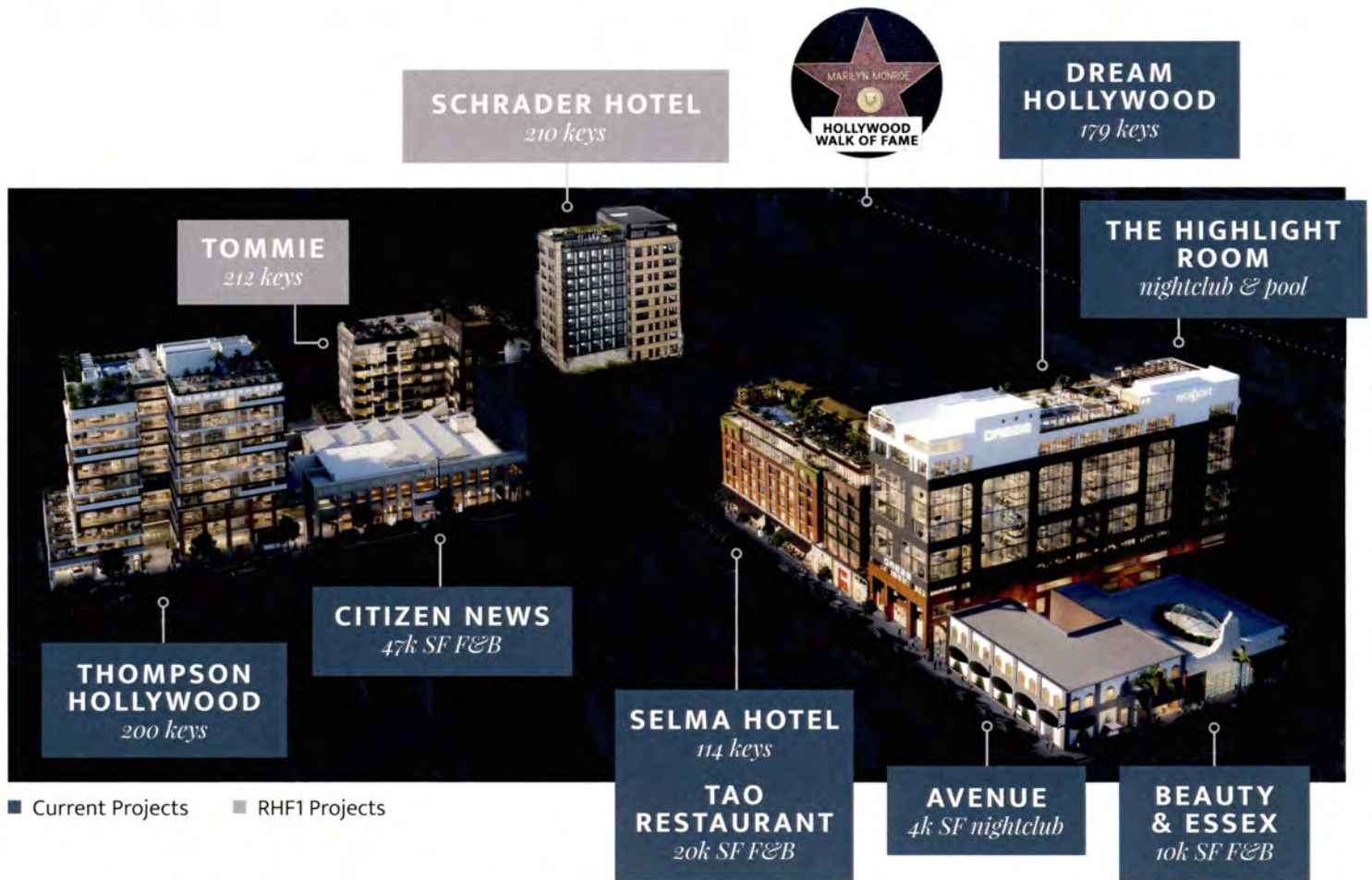
HL HAUTE LIVING

The Telegraph

## Portfolio

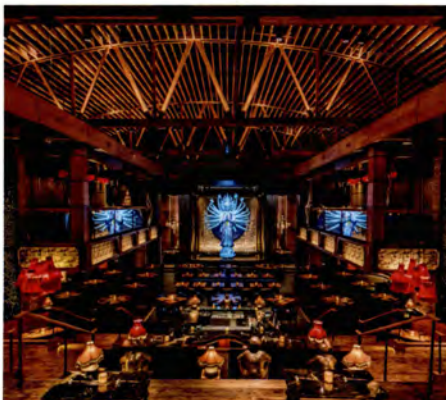
### Relevant Group's Hollywood Re-gentrification

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.



## 5 Fully Secured, Fully Entitled Projects

**\$524**  
MILLION  
ESTIMATED  
TOTAL BUDGET

**\$125**  
MILLION\*  
ESTIMATED  
RHF1 EQUITY



PROJECT	TOMMIE HOTEL <i>Hollywood</i>	SCHRADER HOTEL <i>Hollywood</i>	MORRISON HOTEL 1 <i>Downtown LA</i>	MORRISON HOTEL 2 & RESIDENCES <i>Downtown LA</i>	HOTEL BARCLAY <i>Downtown LA</i>
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 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**

TARGET PROJECT RETURN

**20% IRR**

TARGET INVESTOR RETURN (PRE-TAX)

**1.81x**

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  
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**ANDREW SHAYNE**  
Partner, CFO  
Relevant Group



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China Director  
Colony NorthStar



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Managing Director,  
Investment Management  
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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** *KW*  
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.

*[Handwritten Signature]*  
\_\_\_\_\_  
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



**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.

07/25/2018

Date

Richard Heyman

Type or Print Name of Person Completing the Form

Managing Member

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: [ ]



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.

am

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

FILED Secretary of State State of California

OCT 06 2015

1. LIMITED LIABILITY COMPANY NAME

HOLLYWOOD INTERNATIONAL REGIONAL CENTER, LLC

Signature: [Handwritten Signature] This Space For Filing Use Only

File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER 201029810032

3. STATE OR PLACE OF ORGANIZATION (If formed outside of California) 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.)

5. STREET ADDRESS OF PRINCIPAL OFFICE CITY STATE ZIP CODE 1605 N Cahuenga Blvd Los Angeles, CA 90028

6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5 CITY STATE ZIP CODE

7. STREET ADDRESS OF CALIFORNIA OFFICE CITY STATE ZIP CODE 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.)

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

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

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 (C2113405)

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

201029810032

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](http://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: \_\_\_\_\_ CA  
street address 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.

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

PAGE 1

*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.



4887519 8300

101020277

You may verify this certificate online  
at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

  
Jeffrey W. Bullock, Secretary of State  
AUTHENTICATION: 8305978

DATE: 10-22-10

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





**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](tel:+13234661400) | **Fax:** [+1 310 388 3045](tel:+13103883045) |  
**Email:** [info@hollywoodirc.com](mailto:info@hollywoodirc.com)

### English Inquiries:

Scott Barrack

Email: [scott@hircchina.com](mailto:scott@hircchina.com)

Mobile: [+86 138 1818 7372](tel:+8613818187372)



[View Chinese Translated Version](#)

### Shanghai Office

273 Jiaozhou Road, Unit 58, Suite 101 | Shanghai, China, 200040 | **Tel:** [+86 21 6259 0337](tel:+862162590337) | **Fax:** [+86 21 6388 3045](tel:+862163883045) | **Email:** [info@hircchina.com](mailto:info@hircchina.com)

### Chinese Inquiries:

Summer Ren

Email: [summer@hircchina.com](mailto:summer@hircchina.com)

Mobile: [+86 136 7195 0874](tel:+8613671950874)



[Scan for more information](#)



# 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 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.

## 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. Holmes**

**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.





## 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 Baltin 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 specializes in serving feature film, television and commercial production companies.

## Strategic Partners

**DÉBUT**  
HOTEL GROUP

Hospitality Brand

**TAO**

Restaurant and

**COMUNE**  
HOTELS & RESORTS

Hospitality Brand

# 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 Allira.

**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.





# OVERVIEW

## 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

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# EB-5 Overview

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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.

## 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 through 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.

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.

in a

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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.

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

# WHAT IS A REGIONAL CENTER?

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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.

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.

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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.

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# IMMIGRATION PROCESS

## 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](#)





# IMMIGRATION FACTS

## Immigration Facts

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### 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.

# IMMIGRATION FACTS

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#### **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.

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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 UNDERGO MEDICAL POLICE**

**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

---

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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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---

## 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?**

## 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.

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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.

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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

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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 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 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.



Comment 1 Likes Share

# Dream Hotel in Hollywood, California | July Construction Update

July 10, 2014

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## Los Angeles Office

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

## English Inquiries:

Scott Barrack

Email:  
[scott@hircchina.com](mailto:scott@hircchina.com)

Mobile: +86 138 1818  
7372



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# HOLLYWOOD

## CONTACT

If you have any questions regarding the Hollywood International Regional Center or if you would like to speak with a member of our team, please **call** us at [323 466 1400](tel:3234661400), **email** [info@hollywoodirc.com](mailto:info@hollywoodirc.com) or complete the form and we will respond to your questions within 2 business days.

### Contact Information:

**Phone:** [+86 21 6258 2100](tel:+862162582100)

**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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# 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



- 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**  
HOTEL HOLLYWOOD

- Hollywood, California
- 200 Hotel Rooms | 5 F&B Venues
- Pre-development



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**THOMPSON**  
HOLLYWOOD

- Hollywood, California
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**New luxury hotel in the heart of Hollywood**

**FULLY FUNDED: UNDER CONSTRUCTION**

[PROJECT DETAILS](#)



## 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](#)



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tommie

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[PROJECT DETAILS](#)

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# HOLLYWOOD INTERNATIONAL REGIONAL CENTER



# DREAM HOTEL HOLLYWOOD





## Project Summary

Hollywood, California

Under Construction

182 Hotel Rooms | 4

F&B services managed

F&B Venues

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-surg-ing 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

**DREAM**  
LOS ANGELES | HOLLYWOOD

**JMBM**

**PKF**

**rockwellgroup**

**TAO**



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**JMBM**

**PKF**

**rockwellgroup**

**TAO**



## Project Summary

Hollywood, California

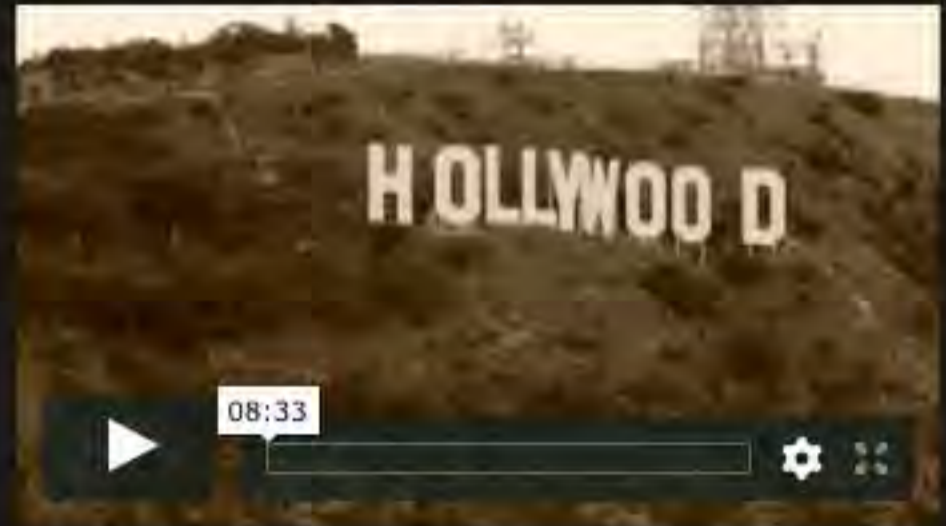
Under Construction

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# HOLLYWOOD



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一个人们住在过去而非今日梦想的地方



Eric Garcetti  
洛杉矶新任市长

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HOLLYWOOD INTERNATIONAL REGIONAL CENTER



# THOMPSON HOLLYWOOD HOTEL





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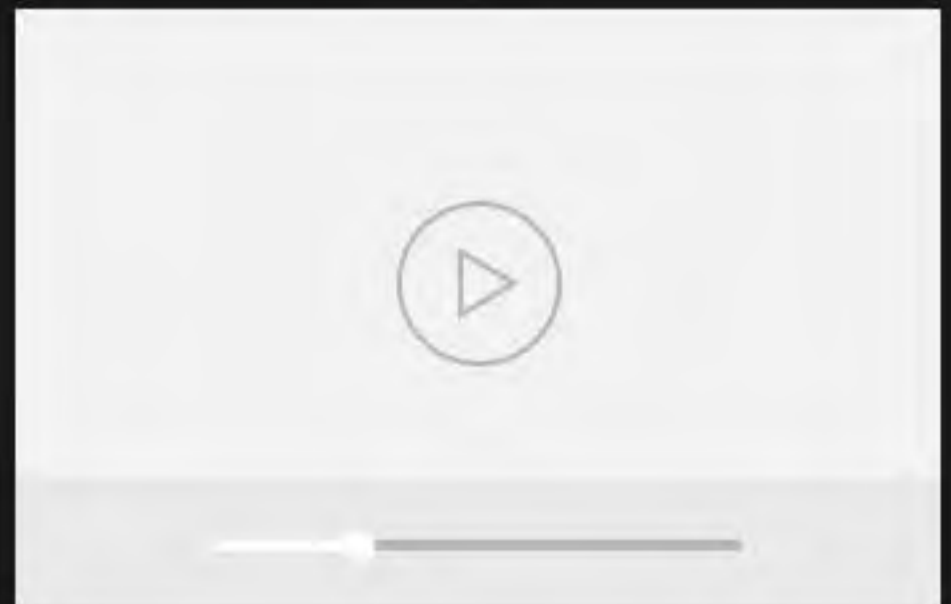
## Project Summary

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,



## Project Summary

Hollywood, California

Predevelopment

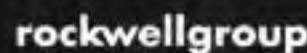
200 Hotel Rooms | 5

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



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COMUNE  
HOTELS & RESORTS



0 1 2 3 4 5 6 7 8 9

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## Thompson Hollywood Hotel



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- 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

**tommie**

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- 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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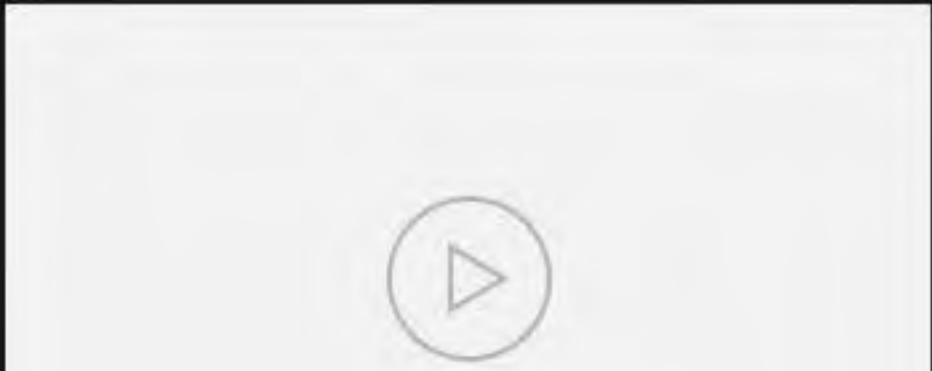


Project Summary

Video coming soon

Downtown Los Angeles, California Predevelopment

279 Hotel Rooms | 6 F&B Venues

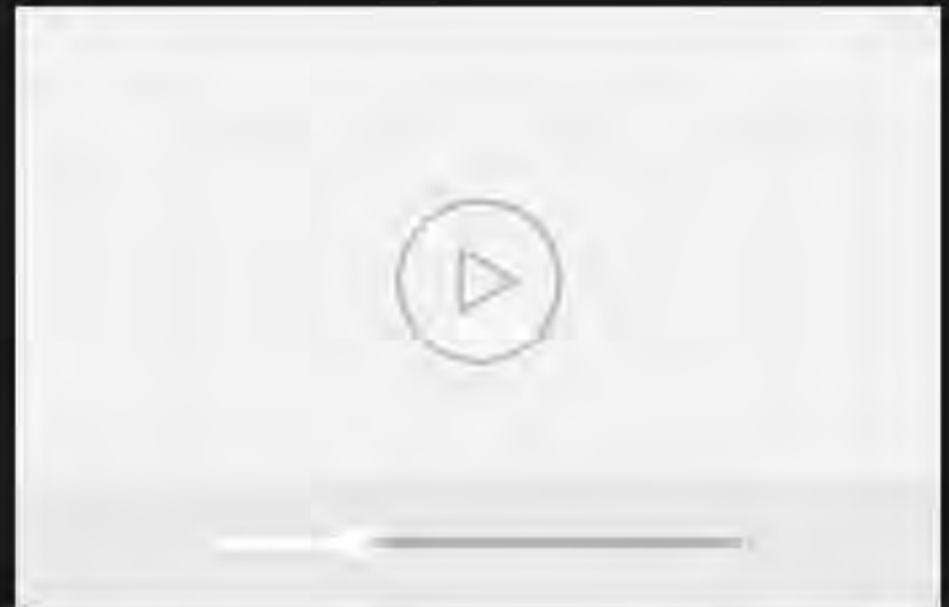


## Project Summary

Video coming soon

Downtown Los Angeles, Predevelopment  
California

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 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



JMBM

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rockwellgroup



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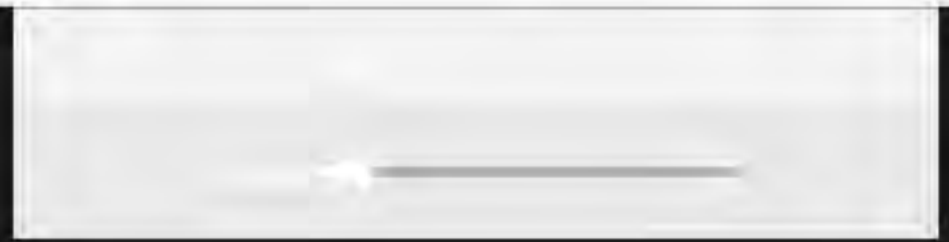
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[PROJECT DETAILS](#)

**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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# Property Details

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 Lic  
6516 Selma Ave, Los Angeles, CA 90028

APN: 5547-017-042  
Los Angeles County

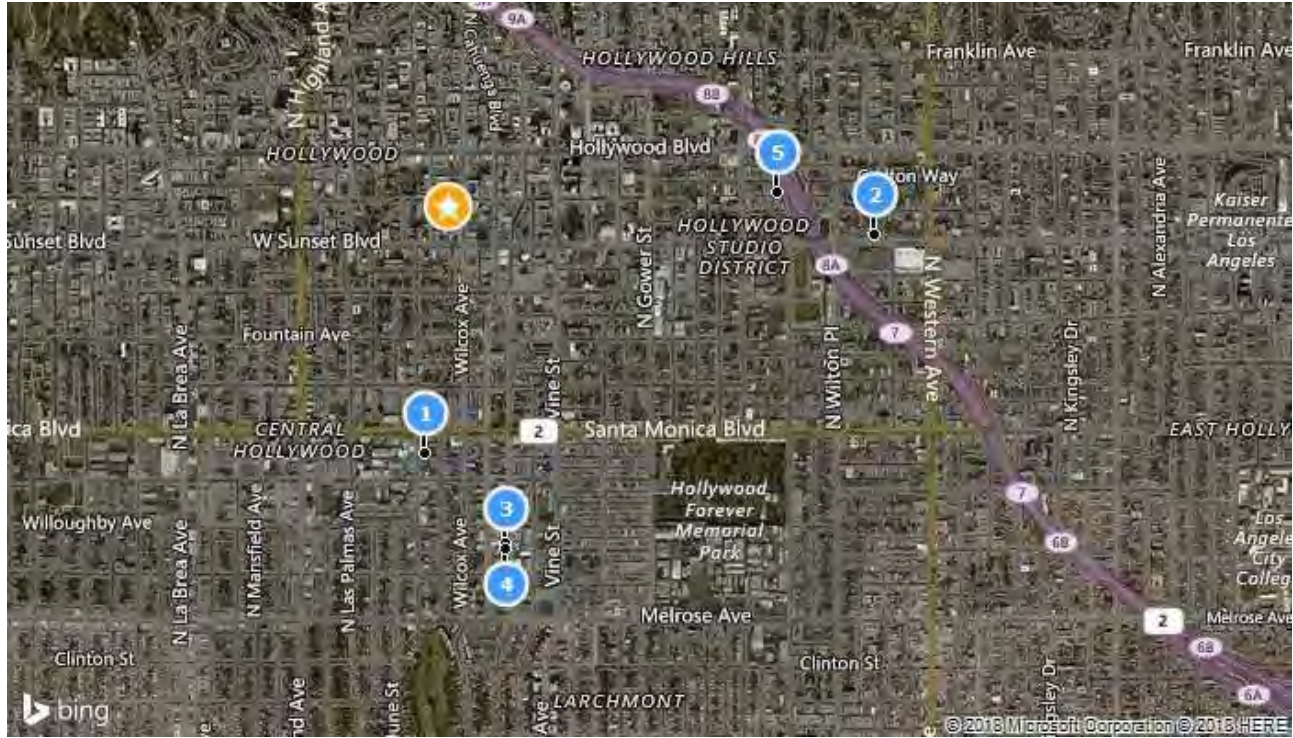
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# Comparables

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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.
<b>Subject Property</b>		//		<b>N/A</b>		//				
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.
<b>Subject Property</b>										
		//	N/A	N/A			//			
1	<b>1028 SEWARD ST LOS ANGELES, CA 90038-2521</b>	<b>06/08/2018</b>	<b>\$12,000,000</b>	<b>\$1,169</b>	<b>10,258</b>	<b>//</b>	<b>1956</b>			<b>.66 Mi.</b>
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	<b>5615 W SUNSET BLVD LOS ANGELES, CA 90028-8523</b>	<b>03/20/2018</b>	<b>\$8,650,000</b>	<b>\$925</b>	<b>9,346</b>	<b>//</b>	<b>1998</b>	<b>30,274 SF</b>		<b>1.15 Mi.</b>
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	<b>833 N CAHUENGA BLVD LOS ANGELES, CA 90038-3703</b>	<b>03/09/2018</b>	<b>\$750,000</b>	<b>\$125</b>	<b>6,000</b>	<b>//</b>	<b>1964</b>	<b>6,061 SF</b>		<b>.92 Mi.</b>
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	<b>841 N CAHUENGA BLVD LOS ANGELES, CA 90038-3703</b>	<b>03/09/2018</b>	<b>\$750,000</b>	<b>\$125</b>	<b>6,000</b>	<b>//</b>		<b>6,062 SF</b>		<b>.91 Mi.</b>
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	<b>5826 CARLTON WAY LOS ANGELES, CA 90028-6650</b>	<b>05/10/2017</b>	<b>\$6,250,000</b>	<b>\$1,582</b>	<b>3,950</b>	<b>//</b>	<b>1951</b>	<b>4,468 SF</b>		<b>.88 Mi.</b>
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 Living Area: **6,000 SF**

Price Range - 2 Yrs: **\$750,000 To \$12,000,000**

Median Value: **\$6,250,000**

Median # of Baths:

Median Year Built: **1960**

Age Range: **20 Years To 67 Years**

Median Age: **58 Years**





# Neighbors

6516 Tommie Hotel Lic  
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:  
Square Feet:  
Year Built:

Bathrooms:  
Lot Size:  
Garage:

6516 TOMMIE HOTEL LLC,  
**6526 SELMA AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-017-008

Bedrooms:  
Square Feet:  
Year Built:

Bathrooms:  
Lot Size: 6,912 SF  
Garage:

MAMA WILCOX LAND LLC  
**1557 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-017-001

Bedrooms:  
Square Feet: 31,865 SF  
Year Built: 1926

Bathrooms:  
Lot Size: 6,863 SF  
Garage:

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

Bedrooms:  
Square Feet: 52,342 SF  
Year Built: 1930

Bathrooms:  
Lot Size:  
Garage:

SUNSET LANDMARK INVESTMENT LLC  
**1540 SCHRADER BLVD**  
**LOS ANGELES CA 90028**  
APN: 5547-017-006

Bedrooms:  
Square Feet: 10,898 SF  
Year Built: 1927

Bathrooms:  
Lot Size: 17,431 SF  
Garage:

U S POSTAL SERVICE  
**6523 SELMA AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-016-905

Bedrooms:  
Square Feet:  
Year Built:

Bathrooms:  
Lot Size: 4,400 SF  
Garage:

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

Bedrooms:  
Square Feet: 19,837 SF  
Year Built: 1981

Bathrooms:  
Lot Size: 16,757 SF  
Garage: L

1600 HUDSON LLC,  
**1600 N HUDSON AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-016-017

Bedrooms:  
Square Feet: 13,750 SF  
Year Built:

Bathrooms:  
Lot Size: 14,299 SF  
Garage: L

1541 WILCOX HOTEL LLC  
**1541 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-017-003

Bedrooms:  
Square Feet: 14,208 SF  
Year Built: 1948

Bathrooms:  
Lot Size: 20,674 SF  
Garage:

SUNSET LANDMARK INVESTMENT LLC  
**1522 SCHRADER BLVD**  
**LOS ANGELES CA 90028**  
APN: 5547-017-028

Bedrooms:  
Square Feet: 13,145 SF  
Year Built: 1981

Bathrooms:  
Lot Size: 13,848 SF  
Garage: L

1600 HUDSON LLC,  
**1614 N HUDSON AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-016-011

Bedrooms:  
Square Feet: 9,170 SF  
Year Built: 1930

Bathrooms:  
Lot Size: 12,463 SF  
Garage:

SUNSET LANDMARK INVESTMENT LLC  
**1520 SCHRADER BLVD**  
**LOS ANGELES CA 90028**  
APN: 5547-017-039

Bedrooms:  
Square Feet: 11,000 SF  
Year Built: 1981

Bathrooms:  
Lot Size: 11,973 SF  
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



Pages:  
0005

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

06/13/16 AT 08:00AM

FEES:	31.00
TAXES:	67,200.00
OTHER:	0.00
PAID:	67,231.00



LEADSHEET



201606130150022

00012211402



007608922

SEQ:  
23

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T72

2



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 10<sup>th</sup> 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: *Bruce H. Rothman*  
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.

Signature *Vicky W. Yan*



4

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

5

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](http://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](http://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 1/11/14*

**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](http://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

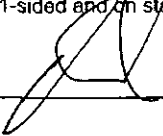
More Than One Manager

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](http://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



**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

*Zubolre*  
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.)

5. STREET ADDRESS OF PRINCIPAL OFFICE	CITY	STATE	ZIP CODE
1605 N Cahuenga Blvd	Los Angeles	CA	90028

6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5	CITY	STATE	ZIP CODE

7. STREET ADDRESS OF CALIFORNIA OFFICE	CITY	STATE	ZIP CODE
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.)

9. NAME	ADDRESS	CITY	STATE	ZIP CODE
Hollywood International Regional Center Mama LLC	1605 N Cahuenga Blvd.	Los Angeles	CA	90028

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  
Business Filings Incorporated (02113495)

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.  
12/23/2015 Elena Manets Member of Hollywood International Regional Center Mama LLC Member  
DATE TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM TITLE SIGNATURE



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
Secretary of State
State of California
SEP 17 2015

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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.)

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.

Purpose

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

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

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.)

Business Filings Incorporated

Agent's Name

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.)

The LLC will be managed by:

- One Manager
More Than One Manager
[X] 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
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



**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

Date

Amie Marben

Type or Print Name of Person Completing the Form

Director of Entitlements

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: [ ]

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20160711059



Pages:  
0003

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

06/20/16 AT 01:50PM

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

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**

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## 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

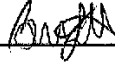
**RECONVEY WITHOUT WARRANT, TO THE PERSONS LEGALLY ENTITLED THERETO, all the estate now held by it under said deed of trust.**

Dated: **06/16/2016**

BENEFICIARY / NEW TRUSTEE

3

**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  
CAPACITY AS MASTER SERVICER**



By: **Brenda Latorre**  
Its: **Assistant Vice President**

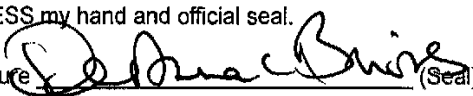
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

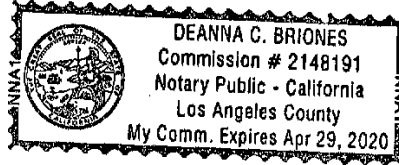
State of **CALIFORNIA**  
County of **LOS ANGELES COUNTY**

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**



**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.  
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# Property Details

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**



## Transaction History

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 COMMERCIAL MORTGAGE SECURITIES 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** Document Type: **Intra-family Transfer Or Dissolution**  
**Multiple Parcels Involved In This Transaction**  
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** Document Type: **Grant Deed**  
**Multiple Parcels Involved In This Transaction**  
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: <b>08/03/2001</b>	Document #: <b>01-1404719 BK-PG -</b>
Price: <b>\$180,000</b>	Document Type: <b>Grant Deed</b>
First TD: <b>N/A</b>	Type of Sale: <b>Full-Computed From Transfer Tax</b>
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: <b>ACCORD INTERESTS LLC</b>	
Buyer Vesting:	
Seller Name: <b>BARTH, STUART I; BARTH, AMY</b>	
Legal description: <b>Lot: 7 Map Ref: MB2 PG31</b>	
Abbreviated Description: <b>WEST48 FT E144 FT N144 FT LOT7</b>	
City/Muni/Twp: <b>LOS ANGELES</b>	

## Prior Transfer

Recording Date: <b>08/04/1995</b>	Document #: <b>95-1275016 BK-PG -</b>
Price: <b>N/A</b>	Document Type: <b>Grant Deed</b>
First TD: <b>N/A</b>	Type of Sale:
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: <b>THE COMMUNITY REDEVELOPMENT AGENCY OF TH</b>	
Buyer Vesting:	
Seller Name: <b>BARGHOUTIAN, HAROUTIAN; GENERAL AUTO BODY</b>	
Legal description: <b>Lot: 7 Map Ref: MB2 PG31</b>	
City/Muni/Twp: <b>LOS ANGELES</b>	

## Prior Transfer

Recording Date: <b>02/13/1995</b>	Document #: <b>95-0239307 BK-PG -</b>
Price: <b>N/A</b>	Document Type: <b>Grant Deed</b>
First TD: <b>N/A</b>	Type of Sale:
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: <b>THE COMMUNITY REDEVELOPMENT AGENCY</b>	
Buyer Vesting:	
Seller Name: <b>KAZANJIAN, YEGHISH; OUNJIAN, DIKRAN</b>	
Legal description: <b>Lot: 7 Map Ref: MB2 PG31</b>	
City/Muni/Twp: <b>LOS ANGELES</b>	

## Prior Transfer

Recording Date: <b>12/29/1994</b>	Document #: <b>94-2285177 BK-PG -</b>
Price: <b>N/A</b>	Document Type: <b>Grant Deed</b>
First TD: <b>N/A</b>	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**



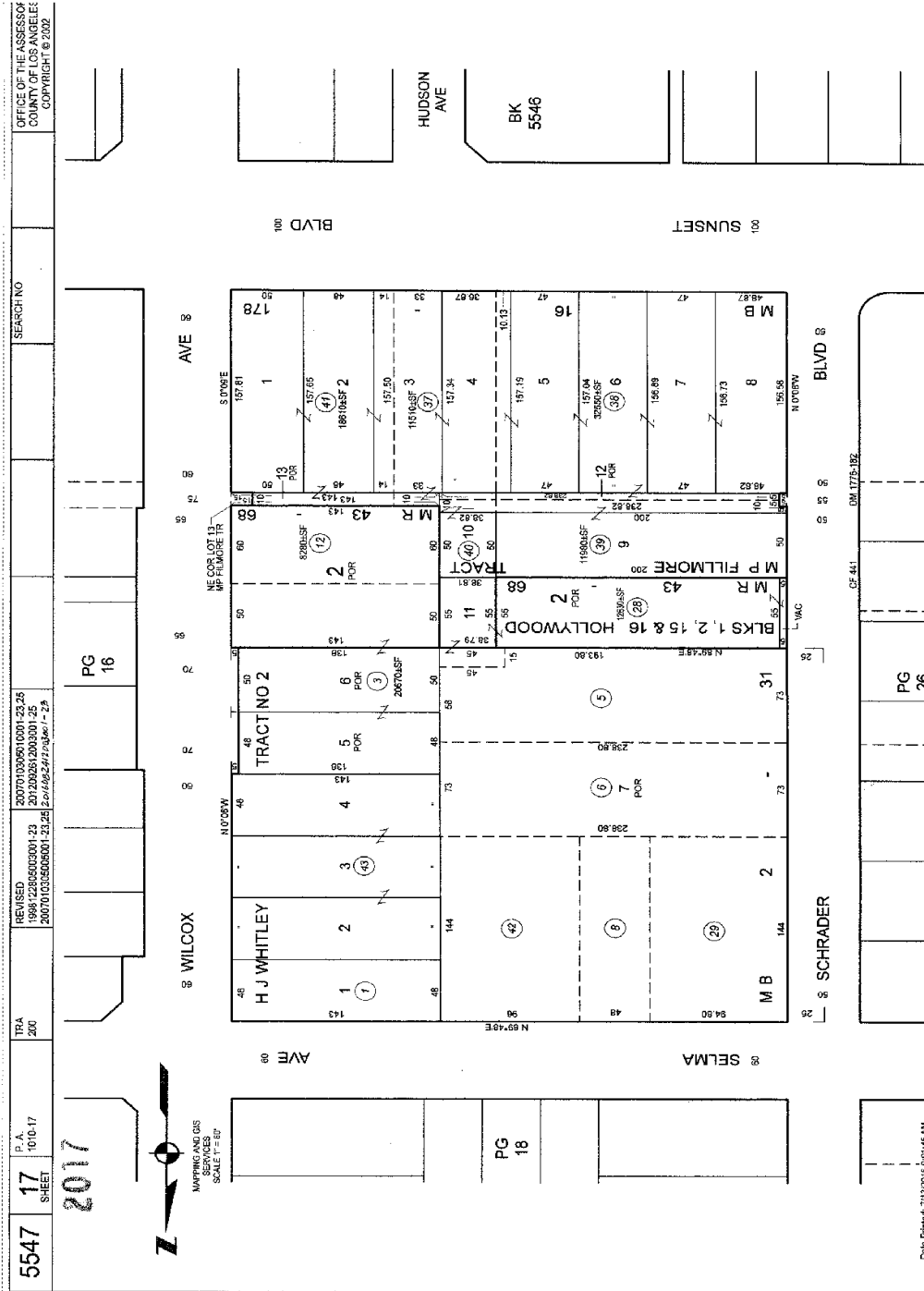




# Assessor Map

[Click here to get the map in PDF](#)

[Click here to get the map in TIF](#)





6516 Tommie Hotel Lic,  
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:  
Square Feet:  
Year Built:

Bathrooms:  
Lot Size: 6,912 SF  
Garage:

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

Bathrooms:  
Lot Size:  
Garage:

SUNSET LANDMARK INVESTMENT LLC  
**1540 SCHRADER BLVD**  
**LOS ANGELES CA 90028**  
APN: 5547-017-006  
Bedrooms:  
Square Feet: 10,898 SF  
Year Built: 1927

Bathrooms:  
Lot Size: 17,431 SF  
Garage:

SUNSET LANDMARK INVESTMENT LLC  
**1530 SCHRADER BLVD**  
**LOS ANGELES CA 90028**  
APN: 5547-017-005  
Bedrooms:  
Square Feet: 19,837 SF  
Year Built: 1981

Bathrooms:  
Lot Size: 16,757 SF  
Garage: L

U S POSTAL SERVICE  
**6523 SELMA AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-016-905  
Bedrooms:  
Square Feet:  
Year Built:

Bathrooms:  
Lot Size: 4,400 SF  
Garage:

1600 HUDSON LLC,  
**1600 N HUDSON AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-016-017  
Bedrooms:  
Square Feet: 13,750 SF  
Year Built:

Bathrooms:  
Lot Size: 14,299 SF  
Garage: L

HOLLYWOOD CITIZEN NEWS LLC,  
**1545 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-017-043  
Bedrooms:  
Square Feet: 52,342 SF  
Year Built: 1930

Bathrooms:  
Lot Size:  
Garage:

MAMA WILCOX LAND LLC  
**1557 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-017-001  
Bedrooms:  
Square Feet: 31,865 SF  
Year Built: 1926

Bathrooms:  
Lot Size: 6,863 SF  
Garage:

SUNSET LANDMARK INVESTMENT LLC  
**1522 SCHRADER BLVD**  
**LOS ANGELES CA 90028**  
APN: 5547-017-028  
Bedrooms:  
Square Feet: 13,145 SF  
Year Built: 1981

Bathrooms:  
Lot Size: 13,848 SF  
Garage: L

1541 WILCOX HOTEL LLC  
**1541 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-017-003  
Bedrooms:  
Square Feet: 14,208 SF  
Year Built: 1948

Bathrooms:  
Lot Size: 20,674 SF  
Garage:

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

Bathrooms:  
Lot Size: 1.02 AC  
Garage:

1600 HUDSON LLC,  
**1614 N HUDSON AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-016-011  
Bedrooms:  
Square Feet: 9,170 SF  
Year Built: 1930

Bathrooms:  
Lot Size: 12,463 SF  
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:	NFR
OTHER:	0.00
PAID:	NFR



LEADSHEET



201402070270005

00008842502



006026093

SEQ:  
25

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

172

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:



SE Edinger, LLC  
2870 Los Feliz Place  
Los Angeles, California 90039  
Attention: Laurent A. Opman

6

11733-123

(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: Paul E. Stye  
Name: Paul E. Stye  
Title: Managing Member

By: Andrew J. Sobel  
Name: Andrew J. Sobel  
Title: Managing Member

SM7-17-8, 5547-17-30  
✓  
LHSS  
LHSS

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

On Dec 30, 2013, before me, Janie R. Grajeda, a Notary Public, personally appeared Paul E. Syle 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.

[Signature]  
Notary Public





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.

5

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-WILCOX, 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**

<b>2. 12-Digit Secretary of State File Number</b> 201700310308	<b>3. State, Foreign Country or Place of Organization</b> (only if formed outside of California) DELAWARE
---	--

**4. Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box 1605 N Cahuenga Blvd	City (no abbreviations) Los Angeles	State CA	Zip Code 90028
b. Mailing Address of LLC, if different than item 4a 1605 N Cahuenga Blvd	City (no abbreviations) Los Angeles	State CA	Zip Code 90028
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 Richard	Middle Name	Last Name Heyman	Suffix
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

**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

**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

Date

Grant King

Type or Print Name of Person Completing the Form

Managing Member

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

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 21 2016

PL

Handwritten initials and signature

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. 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.

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

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.

Signature: Richard Heyman Member
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

Page 1

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

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed in a small font.

Authentication: 203484975

Date: 12-09-16

**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** 201533910198      **3. State, Foreign Country 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 1605 Cahuenga Blvd	City (no abbreviations) Los Angeles	State CA	Zip Code 90028
b. Mailing Address of LLC, if different than item 4a 1605 Cahuenga Blvd	City (no abbreviations) Los Angeles	State CA	Zip Code 90028
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 1605 Cahuenga Blvd	City (no abbreviations) Los Angeles	State CA	Zip Code 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 6417 Selma Hotel LLC	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete Item 5a 6417 Selma Hotel LLC			
c. Address 1605 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 <b>not</b> a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is <b>not</b> a corporation) - <b>Do not enter a P.O. Box</b>	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  
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

**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

<b>1. Limited Liability Company Name</b> (Enter the exact name of the LLC. If you registered in California using an alternate name, <a href="#">see instructions</a> .) 6417 SELMA HOLDINGS LLC	
<b>2. 12-Digit Secretary of State File Number</b> 201533910198	<b>3. State, Foreign Country or Place of Organization</b> (only if formed outside of California) DELAWARE

**4. Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box 1605 N Cahuenga Blvd	City (no abbreviations) Los Angeles	State CA	Zip Code 90028
b. Mailing Address of LLC, if different than item 4a 1605 N Cahuenga Blvd	City (no abbreviations) Los Angeles	State CA	Zip Code 90028
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 Amie	Middle Name	Last Name Marben	Suffix
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 <b>not</b> a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is <b>not</b> a corporation) - <b>Do not enter a P.O. Box</b>	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 <b>BUSINESS FILINGS INCORPORATED (C2113485)</b>
--

**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)**

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**  
201430110223

**3. State or Place of Organization (only if formed outside of California)**  
CALIFORNIA

**4. Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box 1605 N CAHUENGA BLVD	City (no abbreviations) LOS ANGELES	State CA	Zip Code 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 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 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: Richard Heyman Title: Member 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)**

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**  
201430110223

**3. State or Place of Organization (only if formed outside of California)**  
CALIFORNIA

**4. Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box 1605 N CAHUENGA BLVD	City (no abbreviations) LOS ANGELES	State CA	Zip Code 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 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 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: Richard Heyman Title: Member 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: [ \_\_\_\_\_ ]

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

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.)

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.

Purpose

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

1605 N Cahuenga Blvd, Los Angeles CA 90028

Initial Mailing Address of LLC, if different from 3a

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.)

Business Filings Incorporated

Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box

Management (Check only one.)

- 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

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 a 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



**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

Date

Richard Heyman

Type or Print Name of Person Completing the Form

Managing Member

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)**

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**  
201430110223

**3. State or Place of Organization (only if formed outside of California)**  
CALIFORNIA

**4. Business Addresses**

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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

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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: Richard Heyman Title: Member Signature: \_\_\_\_\_

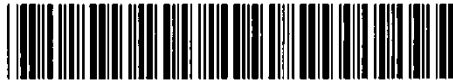
**Return Address (Optional)** (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

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

This page is part of your document - DO NOT DISCARD



20151650899



Pages:  
0005

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

12/31/15 AT 08:00AM

FEES:	51.00
TAXES:	0.00
OTHER:	0.00
PAID:	51.00

PCOR SURCHARGE \$20.00



LEADSHEET



201512310160015

00011553998



007302809

SEQ:  
08

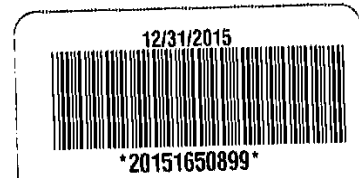
DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T72

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\*

- 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]

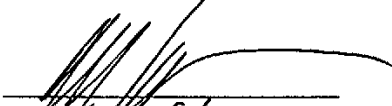
5546-007-022

00046557-X49 *EB*



Dated: December 30, 2015

6417 SELMA HOTEL LLC,  
a Delaware limited liability company

By:   
Name: ANDREW SHAYNE  
Its: AUTHORIZED AGENT

ACKNOWLEDGMENT

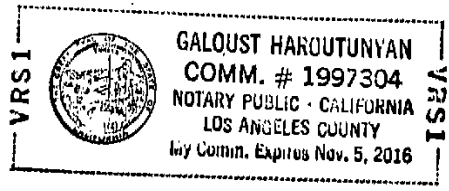
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )  
COUNTY OF LOS ANGELES )

On December 22<sup>nd</sup> 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.



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

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

IPC 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.

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

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 CA 90028
b. 1605 N Cahuenga Blvd, Los Angeles
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.

Sign here [Signature] Richard Heyman, Member of 6417 Selma Hotel LLC Member
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

Page 1

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](http://corp.delaware.gov/authver.shtml)

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Authentication: 10528269

Date: 12-02-15

**201533910198**



**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**  
201430110223

**3. State or Place of Organization (only if formed outside of California)**  
CALIFORNIA

**4. Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box 1605 N CAHUENGA BLVD	City (no abbreviations) LOS ANGELES	State CA	Zip Code 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 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 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: Richard Heyman Title: Member 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: [ \_\_\_\_\_ ]



**State of California  
Secretary of State**

LP-1

File # 201119300005

**Certificate of Limited Partnership**

**FILED**  
In the Office of the Secretary of State  
of the State of California  
**JUL 11 2011**

A \$70.00 filing fee must accompany this form.

Important - Read instructions before completing this form.

This Space For Filing Use Only

**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

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

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.)

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.

Purpose

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

1605 N Cahuenga Blvd, Los Angeles CA 90028

Initial Mailing Address of LLC, if different from 3a

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.)

Business Filings Incorporated Agent's Name

Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box

Management (Check only one.)

- The LLC will be managed by:
[ ] One Manager [ ] More Than One Manager [X] 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

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 a 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





**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

Date

Richard Heyman

Type or Print Name of Person Completing the Form

Managing Member

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)**

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**  
201430110223

**3. State or Place of Organization (only if formed outside of California)**  
CALIFORNIA

**4. Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box 1605 N CAHUENGA BLVD	City (no abbreviations) LOS ANGELES	State CA	Zip Code 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 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 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: Richard Heyman Title: Member 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 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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## Property Details

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**



## Transaction History

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**

Mortgage Doc #:

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**

Document #: **15-1480458 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Price As "0", "None", "No Consideration"**

Interest Rate:

### 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**

Mortgage Doc #:

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**

Document #: **14-0367188 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Price As "0", "None", "No Consideration"**

Interest Rate:

### Prior Transfer

Recording Date: **04/10/2014**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Document #: **14-0367187 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Price As "0", "None", "No Consideration"**

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** Document #: **04-1672612 BK-PG -**  
Loan Amount: **\$1,421,000** Loan Type: **Commercial Loan**  
TD Due Date: Type of Financing:  
Interest Rate:  
Lender Name: **WELLS FARGO BANK NA**  
Lender Type: **Bank**  
Borrowers Name: **BENBAROUKH LLC**  
Vesting:

## Mortgage Record

Recording Date: **04/22/1997** Document #:  
Loan Amount: **\$384,375** Loan Type: **Seller Take-back**  
TD Due Date: Type of Financing: **Variable**  
Interest Rate:  
Lender Name: **CALIFORNIA KOREA BANK**  
Lender Type: **Seller**  
Borrowers Name: **BENBAROUKH LLC**  
Vesting:

## Prior Transfer

Recording Date: **04/22/1997** Document #: **97-0604243 BK-PG -**  
Price: **\$512,500** Document Type: **Corporation Deed**  
**Multiple Parcels Involved In This Transaction**  
First TD: **\$384,375** Type of Sale: **Full-Computed From Transfer Tax**  
Mortgage Doc #: Interest Rate:  
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**

## Prior Transfer

Recording Date: **01/17/1997** Document #: **97-0094462 BK-PG -**  
Price: **\$395,726** Document Type: **Trustee's Deed (Certificate Of Title)**  
**Multiple Parcels Involved In This Transaction**  
First TD: **N/A** 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**



# Comparables

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.
<b>Subject Property</b>		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.
	<b>Subject Property</b>	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: <b>7,431 SF</b>	Median # of Baths:
Median Living Area:	Median Year Built:
Price Range - 2 Yrs: <b>\$970,500 To \$970,500</b>	Age Range:
Median Value: <b>\$970,500</b>	Median Age:





**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:  
 Square Feet: 6,230 SF  
 Year Built: 1928

Bathrooms:  
 Lot Size: 6,975 SF  
 Garage: L

RAKOBIAN RICHARD W TR ET AL RAKOBIAN C  
**1604 WILCOX AVE**  
**LOS ANGELES CA 90028**  
 APN: 5546-007-017  
 Bedrooms:  
 Square Feet: 6,995 SF  
 Year Built: 1994

Bathrooms:  
 Lot Size: 6,996 SF  
 Garage: L

6421 SELMA WILCOX HOTEL LLC  
**6425 SELMA AVE**  
**LOS ANGELES CA 90028**  
 APN: 5546-007-024  
 Bedrooms:  
 Square Feet: 4,340 SF  
 Year Built: 1927

Bathrooms:  
 Lot Size: 2,433 SF  
 Garage:

RAKOBIAN RICHARD W TR ET AL RAKOBIAN C  
**1610 WILCOX AVE**  
**LOS ANGELES CA 90028**  
 APN: 5546-007-016  
 Bedrooms:  
 Square Feet: 9,100 SF  
 Year Built: 1994

Bathrooms:  
 Lot Size: 9,100 SF  
 Garage: L

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:

6421 SELMA WILCOX HOTEL LLC  
**6421 SELMA AVE**  
**LOS ANGELES CA 90028**  
 APN: 5546-007-023  
 Bedrooms:  
 Square Feet: 11,846 SF  
 Year Built: 1923

Bathrooms:  
 Lot Size: 12,201 SF  
 Garage:

CFT NV KIM WOOD LLC,  
**1622 WILCOX AVE**  
**LOS ANGELES CA 90028**  
 APN: 5546-007-006  
 Bedrooms:  
 Square Feet: 22,278 SF  
 Year Built: 1923

Bathrooms:  
 Lot Size: 11,416 SF  
 Garage:

MICHAELSON RONALD E CO TR; COWELL MICHAELSON  
 FAMILY TRUST  
**6422 SELMA AVE**  
**LOS ANGELES CA 90028**  
 APN: 5546-013-003  
 Bedrooms:  
 Square Feet: 6,486 SF  
 Year Built: 1909

Bathrooms:  
 Lot Size: 6,622 SF  
 Garage:

6417 SELMA HOLDINGS LLC  
**6417 SELMA AVE**  
**LOS ANGELES CA 90028**  
 APN: 5546-007-022  
 Bedrooms:  
 Square Feet: 27,776 SF  
 Year Built: 1924

Bathrooms:  
 Lot Size: 13,872 SF  
 Garage:

MAMA WILCOX LAND LLC  
**1557 WILCOX AVE**  
**LOS ANGELES CA 90028**  
 APN: 5547-017-001  
 Bedrooms:  
 Square Feet: 31,865 SF  
 Year Built: 1926

Bathrooms:  
 Lot Size: 6,863 SF  
 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

PRINCETON LEASING LIMITED PTNSP  
**1624 WILCOX AVE**  
**LOS ANGELES CA 90028**  
 APN: 5546-007-030  
 Bedrooms:  
 Square Feet: 16,280 SF  
 Year Built: 1939

Bathrooms:  
 Lot Size: 16,282 SF  
 Garage: L

WONG ARK W & HOI P  
**1601 N CAHUENGA BLVD**  
**LOS ANGELES CA 90028**  
 APN: 5546-007-014  
 Bedrooms:

Bathrooms:

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



Pages:  
0004

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

09/24/15 AT 08:00AM

FEES:	28.00
TAXES:	36,400.00
OTHER:	0.00
PAID:	36,428.00



LEADSHEET



201509240190008

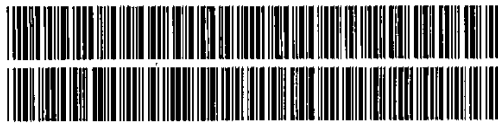
00011170255



007097235

SEQ:  
05

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T72

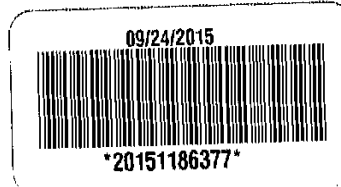
# CHICAGO TITLE COMPANY

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



THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 00043919-x49

Escrow No.: 129146-024

## GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$7,150.00  
CITY TRANSFER TAX \$29,250.00

- 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,

**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

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

Robert R. Burton 2000 Revocable Trust

BY: [Signature]  
Leslie Frank Harrison, Trustee

BY: [Signature]  
Robert R. Burton, Trustee

BY: [Signature]  
Shelley Brown Harrison, Trustee

Audio Rents, Inc, a California Corporation

Hollywood Sound Systems, Inc., a California Corporation

By: [Signature]  
Robert R. Burton, President

By: [Signature]  
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.

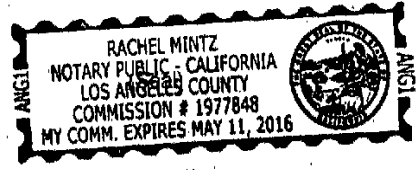
STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On September 8, 2015  
before me, Rachel Mintz

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/hers/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 [Signature]





4

**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.

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 04/12/13
Secretary of State
State of California
DEC 09 2013

1pc 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. 1105 No. Cahuenga Blvd, Los Angeles
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.

Signature of Andrew Shayne

Andrew Shayne, Member of Hollywood International Regional Center Wilcox 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

# Delaware

PAGE 1

*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.

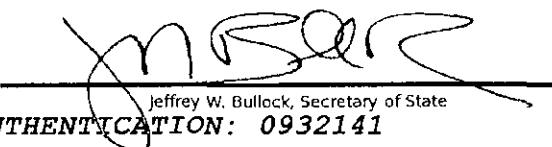
AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.

5437239 8300

131358219

You may verify this certificate online  
at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)



  
Jeffrey W. Bullock, Secretary of State  
AUTHENTICATION: 0932141

DATE: 11-27-13

201334510066



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

21/20/PC This Space For Filing Use Only

File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER 201334510066

3. STATE OR PLACE OF ORGANIZATION (If formed outside of California) 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.)

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.)

9. NAME ADDRESS CITY STATE ZIP CODE Richard Heyman 1605 No. Cahuenga Blvd Los Angeles CA 90028

10. NAME ADDRESS CITY STATE ZIP CODE Grant King 1605 No. Cahuenga Blvd Los Angeles CA 90028

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 Hotel development an operations

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

10/27/2015 Richard Heyman Member SIGNATURE



**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

Date

Grant King

Type or Print Name of Person Completing the Form

Managing Member

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: [ ]



**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**



**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](mailto:scott@hircchina.com)  
Mobile: +86 138 1818 7372

**Chinese Inquiries:**

Summer Ren  
Email: [summer@hircchina.com](mailto:summer@hircchina.com)  
Mobile: +86 136 7195 0874



View Chinese Translated Version



Scan for more information

All rights reserved. No offer to sell any security is made by this website. The information on this web site is not an offer to sell or solicitation of an offer to buy an interest in any investment. Any such offer or solicitation will be pursuant to exemptions from registration requirements set out in applicable securities laws and made only by means of delivery of a confidential private offering memorandum relating to a particular investment to qualified investors in those jurisdictions where permitted by law. Any offer of securities by the Hollywood International Regional Center or related entities will be directed only to countries other than the United States.



CLIENT	LOCATION	YEAR
Thompson	Los Angeles	2018

CURRENT PROJECT



## 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.

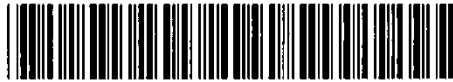
**EXHIBIT 8**



This page is part of your document - DO NOT DISCARD



20151650899



Pages:  
0005

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

12/31/15 AT 08:00AM

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

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\*

- 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.

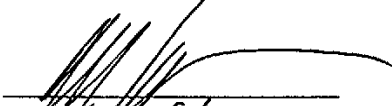
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 6417 SELMA HOTEL LLC, a Delaware limited liability company, hereby GRANTS to 6417 SELMA HOLDINGS LLC, a Delaware limited liability company, that certain real property which is more particularly described on Exhibit A attached hereto (the "Property").

[Signatures on the Following Page]

5546-007-022

Dated: December 30, 2015

6417 SELMA HOTEL LLC,  
a Delaware limited liability company

By:   
Name: ANDREW SHAYNE  
Its: AUTHORIZED AGENT

ACKNOWLEDGMENT

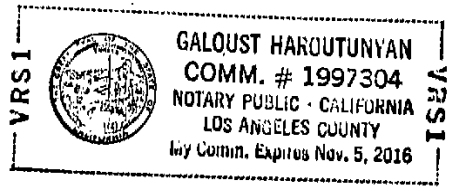
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )  
COUNTY OF LOS ANGELES )

On December 22<sup>nd</sup> 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.



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

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

IPC 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.

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
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.

Sign here [Signature] Richard Heyman, Member of 6417 Selma Hotel LLC Member
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

Page 1

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](http://corp.delaware.gov/authver.shtml)

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Authentication: 10528269

Date: 12-02-15

**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.

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FILED Secretary of State State of California DEC 04 2015

IPC 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.

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

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 CA 90028
b. 1605 N Cahuenga Blvd, Los Angeles
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.

Sign here [Signature] Richard Heyman, Member of 6417 Selma Hotel LLC Member
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

Page 1

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](http://corp.delaware.gov/authver.shtml)

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Authentication: 10528269

Date: 12-02-15

**201533910198**



**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

**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

<b>2. 12-Digit Secretary of State File Number</b> 201533910198	<b>3. State, Foreign Country or Place of Organization</b> (only if formed outside of California) DELAWARE
---	--

**4. Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box 1605 N Cahuenga Blvd	City (no abbreviations) Los Angeles	State CA	Zip Code 90028
b. Mailing Address of LLC, if different than item 4a 1605 N Cahuenga Blvd	City (no abbreviations) Los Angeles	State CA	Zip Code 90028
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 Amie	Middle Name	Last Name Marben	Suffix
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 <b>not</b> a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is <b>not</b> a corporation) - <b>Do not enter a P.O. Box</b>	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  
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** 201533910198  
**3. State, Foreign Country 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 1605 Cahuenga Blvd	City (no abbreviations) Los Angeles	State CA	Zip Code 90028
b. Mailing Address of LLC, if different than item 4a 1605 Cahuenga Blvd	City (no abbreviations) Los Angeles	State CA	Zip Code 90028
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**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 1605 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.

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**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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# Property Details

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**



## Transaction History

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**  
Loan Amount: **\$34,100,000**  
Original Lender: **CALMWATER CAPITAL 3 LLC**  
Borrowers Name: **6417 SELMA HOLDINGS LLC**  
Origination Recording Date: **12/31/2015**  
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**

Document #: **18-0144688 BK-PG -**  
Document Type: **Substitution Of Trustee And Full Reconveyance**  
Origination Doc #: **15-1650900 BK-PG -**  
Effective Date: **01/25/2018**

### 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: **6417 SELMA HOLDINGS LLC**  
Vesting:

Document #: **18-0107444 BK-PG -**  
Loan Type: **Commercial Loan**  
Type of Financing: **Variable**

### Mortgage Assignment

Recording Date: **06/08/2016**  
Loan Amount: **\$34,100,000**  
Original Lender: **CALMWATER CAPITAL 3 LLC**  
Borrowers Name: **6417 SELMA HOLDINGS LLC**  
Origination Recording Date: **12/31/2015**  
Assignor Name: **CALMWATER CAPITAL 3, LLC**

Document #: **16-0658551 BK-PG -**  
Document Type: **Assignment Of Mortgage**  
Origination Doc #: **15-1650900 BK-PG -**  
Effective Date: **05/27/2016**  
Assignee Name: **U.S. REAL ESTATE CREDIT HOLDINGS III, LP**

### Mortgage Release

Recording Date: **01/22/2016**  
Loan Amount: **\$6,000,000**  
Original Lender: **EAST WEST BANK**  
Borrowers Name: **6417 SELMA HOTEL, LLC**  
Origination Recording Date: **06/09/2014**  
Current Lender: **EAST WEST INVESTMENT INC BY T.D. SERVICE COMPANY AS AGENT FOR THE TRUSTEE, AS TRUSTEE, OR SUCCESSOR TRUSTEE, OR SUBSTITUTED TRUSTEE**

Document #: **16-0078079 BK-PG -**  
Document Type: **Release Of Mortgage**  
Origination Doc #: **14-0592991 BK-PG -**  
Effective Date: **01/18/2016**

### 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**

Document #: **13-1604812 BK-PG -**  
Document Type: **Release Of Mortgage**  
Origination Doc #: **11-0624903 BK-PG -**

Current Lender: **LONE OAK INDUSTRIES INC., A CALIFORNIA CORPORATION, AS TRUSTEE**  
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**

Price: **\$4,200,000**

First TD: **N/A**

Mortgage Doc #:

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**

Document #: **11-0555244 BK-PG -**

Document Type: **Trustee's Deed (Certificate Of Title)**

Type of Sale: **Full Amount On Deed**

Interest Rate:

## Mortgage Assignment

Recording Date: **04/08/2011**

Loan Amount: **\$3,712,500**

Original Lender: **LONE OAK FUND LLC**

Borrowers Name: **6417 SELMA LLC**

Origination Recording Date: **06/05/2007**

Assignor Name: **LONE OAK, FUND, LLC, A  
CALIFORNIA LIMITED LIABILITY  
COMPANY**

Document #: **11-0514374 BK-PG -**

Document Type: **Assignment Of Mortgage**

Origination Doc #: **07-1351828 BK-PG -**

Effective Date:

Assignee Name: **LONE OAK LEVERING, LLC, A  
CALIFORNIA LIMITED LIABILITY  
COMPANY**

## Foreclosure Record

Recording Date: **03/21/2011**

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:

Document #: **11-0418706 BK-PG -**

## Foreclosure Record

Recording Date: **12/16/2010**

Document Type: **Notice Of Default**

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 Date: **06/05/2007**

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**

Document #: **10-1864639 BK-PG -**

Case Number: **CA-LOF-109953**

Loan Doc #: **07-1351828**

Loan Amount: **\$3,712,500**

## 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**

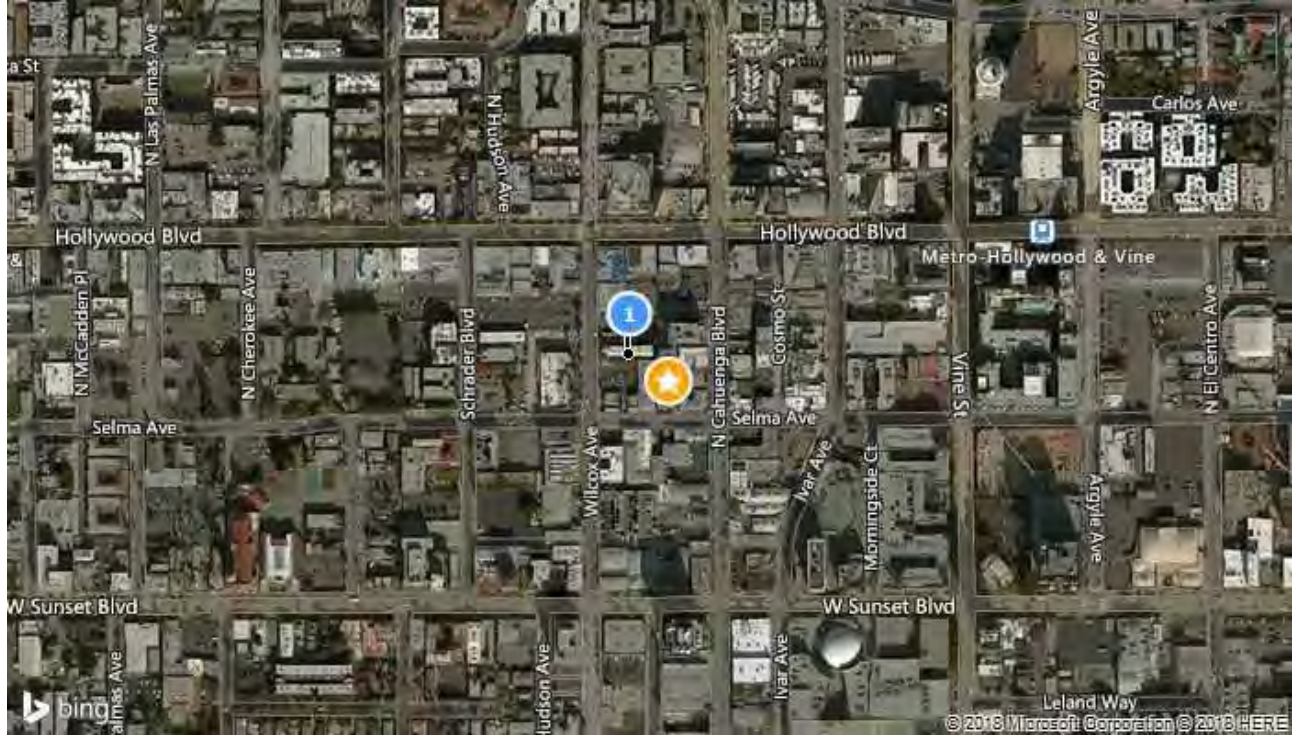
City/Muni/Twp: **LOS ANGELES**



# Comparables

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.
<b>Subject Property</b>		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.
<b>Subject Property</b>		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: <b>1</b>	Median # of Bedrooms:
Median Lot Size: <b>11,416 SF</b>	Median # of Baths:
Median Living Area: <b>22,278 SF</b>	Median Year Built: <b>1923</b>
Price Range - 2 Yrs: <b>\$11,750,000 To \$11,750,000</b>	Age Range: <b>95 Years To 95 Years</b>
Median Value: <b>\$11,750,000</b>	Median Age: <b>95 Years</b>





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:  
Square Feet: 27,776 SF  
Year Built: 1924

Bathrooms:  
Lot Size: 13,872 SF  
Garage:

6421 SELMA WILCOX HOTEL LLC  
**6421 SELMA AVE**  
**LOS ANGELES CA 90028**  
APN: 5546-007-023  
Bedrooms:  
Square Feet: 11,846 SF  
Year Built: 1923

Bathrooms:  
Lot Size: 12,201 SF  
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:

PATEL R N AND S R TRS; R N PATEL TRUST  
**1617 N CAHUENGA BLVD**  
**LOS ANGELES CA 90028**  
APN: 5546-007-012  
Bedrooms:  
Square Feet: 15,000 SF  
Year Built: 1922

Bathrooms:  
Lot Size: 7,500 SF  
Garage:

WONG ARK W & HOI P  
**1601 N CAHUENGA BLVD**  
**LOS ANGELES CA 90028**  
APN: 5546-007-014  
Bedrooms:  
Square Feet: 11,940 SF  
Year Built: 1925

Bathrooms:  
Lot Size: 7,499 SF  
Garage:

6421 SELMA WILCOX HOTEL LLC  
**6425 SELMA AVE**  
**LOS ANGELES CA 90028**  
APN: 5546-007-024  
Bedrooms:  
Square Feet: 4,340 SF  
Year Built: 1927

Bathrooms:  
Lot Size: 2,433 SF  
Garage:

CFT NV KIM WOOD LLC,  
**1622 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5546-007-006  
Bedrooms:  
Square Feet: 22,278 SF  
Year Built: 1923

Bathrooms:  
Lot Size: 11,416 SF  
Garage:

RAKOOBIAN RICHARD W TR ET AL RAKOOBIAN C  
**1604 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5546-007-017  
Bedrooms:  
Square Feet: 6,995 SF  
Year Built: 1994

Bathrooms:  
Lot Size: 6,996 SF  
Garage: L

RAKOOBIAN RICHARD W TR ET AL RAKOOBIAN C  
**1610 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5546-007-016  
Bedrooms:  
Square Feet: 9,100 SF  
Year Built: 1994

Bathrooms:  
Lot Size: 9,100 SF  
Garage: L

MOUSEBUTT HOLDINGS LLC  
**1635 N CAHUENGA BLVD**  
**LOS ANGELES CA 90028**  
APN: 5546-007-028  
Bedrooms:  
Square Feet: 38,665 SF  
Year Built:

Bathrooms:  
Lot Size: 15,757 SF  
Garage: L

6421 SELMA WILCOX HOTEL LLC  
**1600 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5546-007-018  
Bedrooms:  
Square Feet: 6,230 SF  
Year Built: 1928

Bathrooms:  
Lot Size: 6,975 SF  
Garage: L

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:

PRINCETON LEASING LIMITED PTNSP  
**1624 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5546-007-030  
Bedrooms:

Bathrooms:

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**

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20171462987



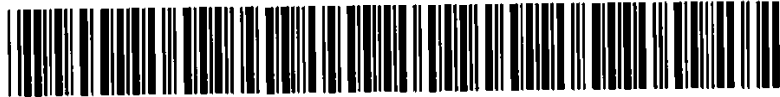
Pages:  
0004

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

12/18/17 AT 08:00AM

FEES:	48.00
TAXES:	128,800.00
OTHER:	0.00
PAID:	128,848.00

PCOR SURCHARGE \$20.00



LEADSHEET



201712180140049

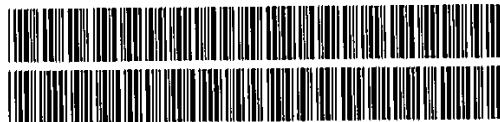
00014665951



008792881

SEQ:  
14

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T72



**CHICAGO TITLE COMPANY  
COMMERCIAL DIVISION**



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

146

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 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.

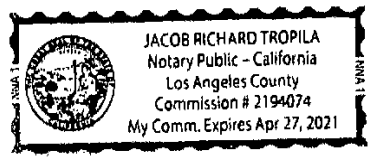
State of California )  
County of Los Angeles )

On September 29<sup>th</sup>, 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*



4

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**  
**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** *WES*  
 Secretary of State  
 State of California

**MAR 16 2018** *WES*

*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 Operating Company LLC

**2. Business Addresses**

a. Initial Street Address of Designated Office in California - Do not enter a P.O. Box 1605 N. Cahuenga Blvd	City (no abbreviations) Los Angeles	State CA	Zip Code 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 CA	Zip Code

**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.**

*[Signature]*  
 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>.

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

**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

This Space For Office Use Only

For questions about this form, go to [www.sos.ca.gov/business/be/filing-tips.htm](http://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](http://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](http://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.

  
*General Partner - Sign here*

\_\_\_\_\_  
*General Partner - Sign here*

GRANT KING  
*Print your name 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>.

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 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

**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 LLC

**2. 12-Digit Secretary of State File Number** 201620710213  
**3. State, Foreign Country 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 100 Wilshire Blvd Ste 650	City (no abbreviations) Santa Monica	State CA	Zip Code 90401
b. Mailing Address of LLC, if different than item 4a 100 Wilshire Blvd Ste 650	City (no abbreviations) Santa Monica	State CA	Zip Code 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	City (no abbreviations) Santa Monica	State CA	Zip Code 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 Miramar Capital Advisors, LLC	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete Item 5a Miramar Capital Advisors, LLC			
c. Address 100 Wilshire Blvd Ste 650	City (no abbreviations) Santa Monica	State CA	Zip Code 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 <b>not</b> a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is <b>not</b> a corporation) - <b>Do not enter a P.O. Box</b>	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  
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.](#))


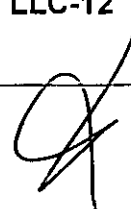
Name: [ ]

Company:

Address:

City/State/Zip: [ ]

16-456141

 <b>Secretary of State</b> <b>Statement of Information</b> (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  
 This Space For Office Use Only

1. <b>Limited Liability Company Name</b> Hollywood Citizen News LLC		
2. <b>12-Digit Secretary of State File Number</b> 201620710213	3. <b>State or Place of Organization</b> (only if formed outside of California) Delaware	

<b>4. Business Addresses</b>			
a. Street Address of Principal Office - Do not list a P.O. Box 1605 N. Cahuenga Blvd.	City (no abbreviations) Los Angeles	State CA	Zip Code 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 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. Attach additional pages, if necessary.

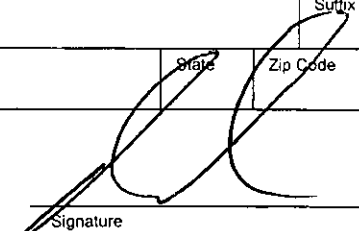
a. First Name Hollywood International Regional Center, LLC	Middle Name	Last Name	Suffix
b. Address 1605 N. Cahuenga Blvd.	City (no abbreviations) Los Angeles	State CA	Zip Code 90025

**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 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 (0213485)			

<b>7. Type of Business</b>
a. Describe the type of business or services of the Limited Liability Company Real estate.

<b>8. Chief Executive Officer, if elected or appointed</b>			
a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

<b>9. The information contained herein, including any attachments, is true and correct.</b>			
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

This Space For Office Use Only

For questions about this form, go to [www.sos.ca.gov/business/be/filing-tips.htm](http://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](http://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

Page 1

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](http://corp.delaware.gov/authver.shtml)

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed in a small font.

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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# Property Details

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**



## Transaction History

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** Document #: **02-1361043 BK-PG -**  
Loan Amount: **\$256,000** Loan Type: **Commercial Loan**  
TD Due Date: Type of Financing: **Variable**  
Interest Rate:  
Lender Name: **UNITED COMMERCIAL BANK**  
Lender Type: **Bank**  
Borrowers Name: **BUNGE, JOSE; SCHMITT, HUGO**  
Vesting: **Tenants In Common**

## Mortgage Record

Recording Date: **06/14/2002** Document #: **02-1361040 BK-PG -**  
Loan Amount: **\$4,160,000** Loan Type: **Commercial Loan**  
TD Due Date: Type of Financing: **Variable**  
Interest Rate:  
Lender Name: **UNITED COMMERCIAL BANK**  
Lender Type: **Bank**  
Borrowers Name: **BUNGE, JOSE; SCHMITT, HUGO**  
Vesting: **Tenants In Common**

## Mortgage Record

Recording Date: **06/13/2002** Document #:  
Loan Amount: **\$256,000** Loan Type:  
TD Due Date: Type of Financing:  
Interest Rate:  
Lender Name:  
Lender Type:  
Borrowers Name: **BUNGE, JOSE; SCHMITT, HUGO**  
Vesting: **Tenants In Common**

## Mortgage Record

Recording Date: **06/13/2002** Document #: **02-1343969 BK-PG -**  
Loan Amount: **\$4,160,000** Loan Type: **Commercial Loan**  
TD Due Date: Type of Financing:  
Interest Rate:  
Lender Name: **UNITED COMMERCIAL BANK**  
Lender Type: **Bank**  
Borrowers Name: **BUNGE, JOSE; SCHMITT, HUGO**  
Vesting: **Tenants In Common**

## Prior Transfer

Recording Date: **06/13/2002** Document #: **02-1343968 BK-PG -**  
Price: **\$6,400,000** Document Type: **Grant Deed**  
**Multiple Parcels Involved In This Transaction**  
First TD: **\$4,160,000** 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**

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**

Document #: **01-1796677 BK-PG -**

Document Type: **Quit Claim Deed**

Type of Sale: **Price As "0", "None", "No Consideration"**

Interest Rate:

## Prior Transfer

Recording Date: **09/21/2001**

Price: **N/A**

First TD: **N/A**

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**

Document #: **01-1796676 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Price As "0", "None", "No Consideration"**

Interest Rate:

## Prior Transfer

Recording Date: **09/21/2001**

Price: **N/A**

First TD: **N/A**

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**

Document #: **01-1796675 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Price As "0", "None", "No Consideration"**

Interest Rate:

## Prior Transfer

Recording Date: **09/21/2001**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **MANSOUR, JOSEPH GEORGE; STERNBAUM, KARL LOUIS**

Buyer Vesting: **Tenants In Common**

Seller Name: **ACCORD/HOL LLC**

Document #: **01-1796674 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Price As "0", "None", "No Consideration"**

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: <b>09/21/2001</b>	Document #: <b>01-1796673 BK-PG -</b>
Price: <b>N/A</b>	Document Type: <b>Grant Deed</b>
First TD: <b>N/A</b>	Type of Sale:
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: <b>ACCORD/HOL LLC</b>	
Buyer Vesting:	
Seller Name: <b>MRF HOLLYWOOD NEWS LP</b>	
Legal description: <b>Lot: 2-4&amp;7 Tract No: 2 Map Ref: MB2 PG31</b>	
Abbreviated Description: <b>EAST96.00 FT N144.00 FT LOT7</b>	
City/Muni/Twp: <b>LOS ANGELES</b>	

## Mortgage Record

Recording Date: <b>12/30/1997</b>	Document #:
Loan Amount: <b>\$1,000,000</b>	Loan Type:
TD Due Date:	Type of Financing:
Interest Rate:	
Lender Name:	
Lender Type:	
Borrowers Name: <b>MRF HOLLYWOOD NEWS LP</b>	
Vesting:	

## Mortgage Record

Recording Date: <b>12/30/1997</b>	Document #:
Loan Amount: <b>\$1,000,000</b>	Loan Type: <b>Commercial Loan</b>
TD Due Date:	Type of Financing:
Interest Rate:	
Lender Name: <b>DAVIS PROPERTIES</b>	
Lender Type: <b>Other</b>	
Borrowers Name: <b>MRF HOLLYWOOD NEWS LP</b>	
Vesting:	

## Prior Transfer

Recording Date: <b>12/30/1997</b>	Document #: <b>97-2037990 BK-PG -</b>
Price: <b>N/A</b>	Document Type: <b>Grant Deed</b>
<b>Multiple Parcels Involved In This Transaction</b>	
First TD: <b>\$1,000,000</b>	Type of Sale: <b>Price Not Disclosed</b>
Mortgage Doc #:	Interest Rate:
Lender Name: <b>DAVIS PROPERTIES</b>	
Buyer Name: <b>MRF HOLLYWOOD NEWS LP</b>	
Buyer Vesting:	
Seller Name: <b>SELMA WILCOX LLC</b>	

Legal description:

Abbreviated Description: **H J WHITLEY TRACT NO 2 LOTS 2,3 AND LOT 4**

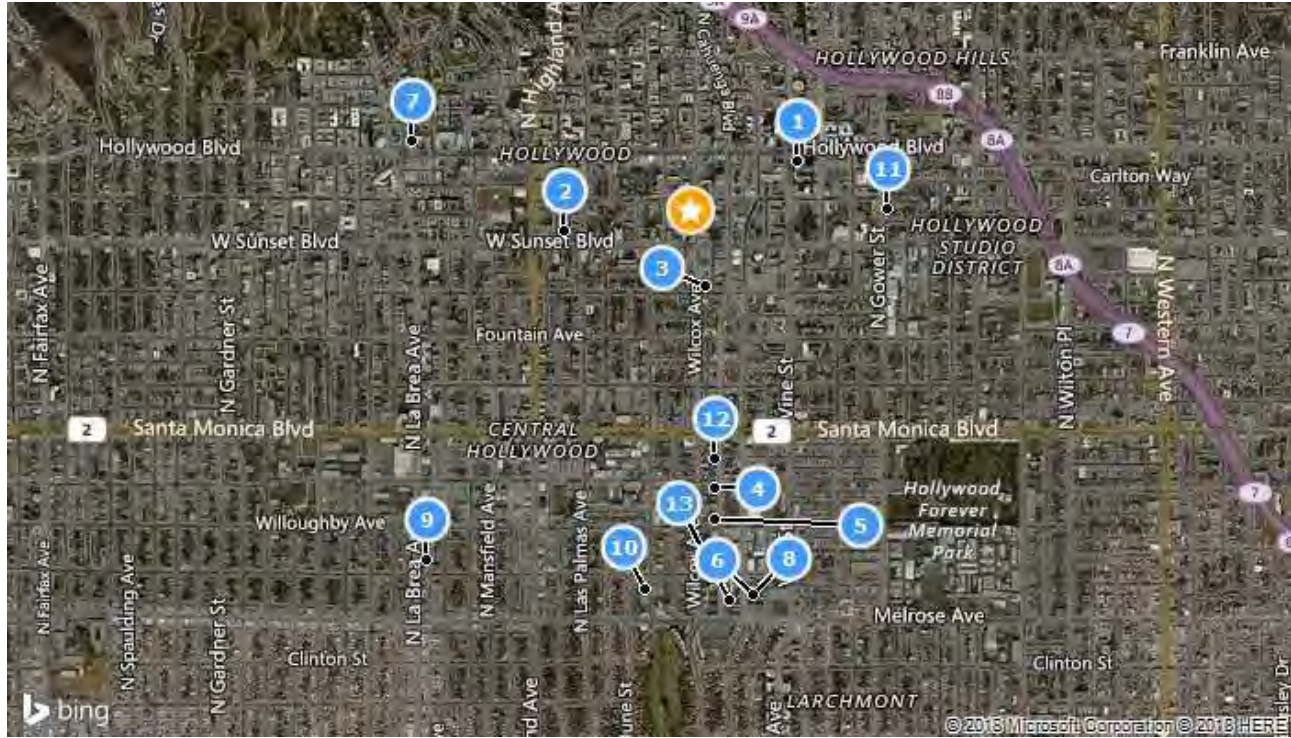
City/Muni/Twp: **LOS ANGELES**



# Comparables

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.
<b>Subject Property</b>		<b>12/18/2017</b>	<b>\$23,000,000</b>	<b>\$439</b>	<b>52,342</b>	<b>//</b>	<b>1930</b>			
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.
<b>Subject Property</b>										
		12/18/2017	\$23,000,000	\$439	52,342	//	1930			
1	<b>1680 VINE ST LOS ANGELES, CA 90028-8804</b>	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	<b>6725 W SUNSET BLVD LOS ANGELES, CA 90028-7119</b>	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	<b>6507 DE LONGPRE AVE LOS ANGELES, CA 90028-7802</b>	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	<b>953 COLE AVE LOS ANGELES, CA 90038-2610</b>	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	<b>905 COLE AVE LOS ANGELES, CA 90038-2610</b>	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	<b>738 N CAHUENGA BLVD LOS ANGELES, CA 90038-3702</b>	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: RUSCONI, PAUL

Seller Name: LA REINE LLC

13 **726 COLE AVE** **03/24/2017** **\$3,610,000** **\$468** **7,701** **//** **1989** **6,103 SF** **1.04 Mi.**  
**LOS ANGELES, CA 90038-3606**

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**

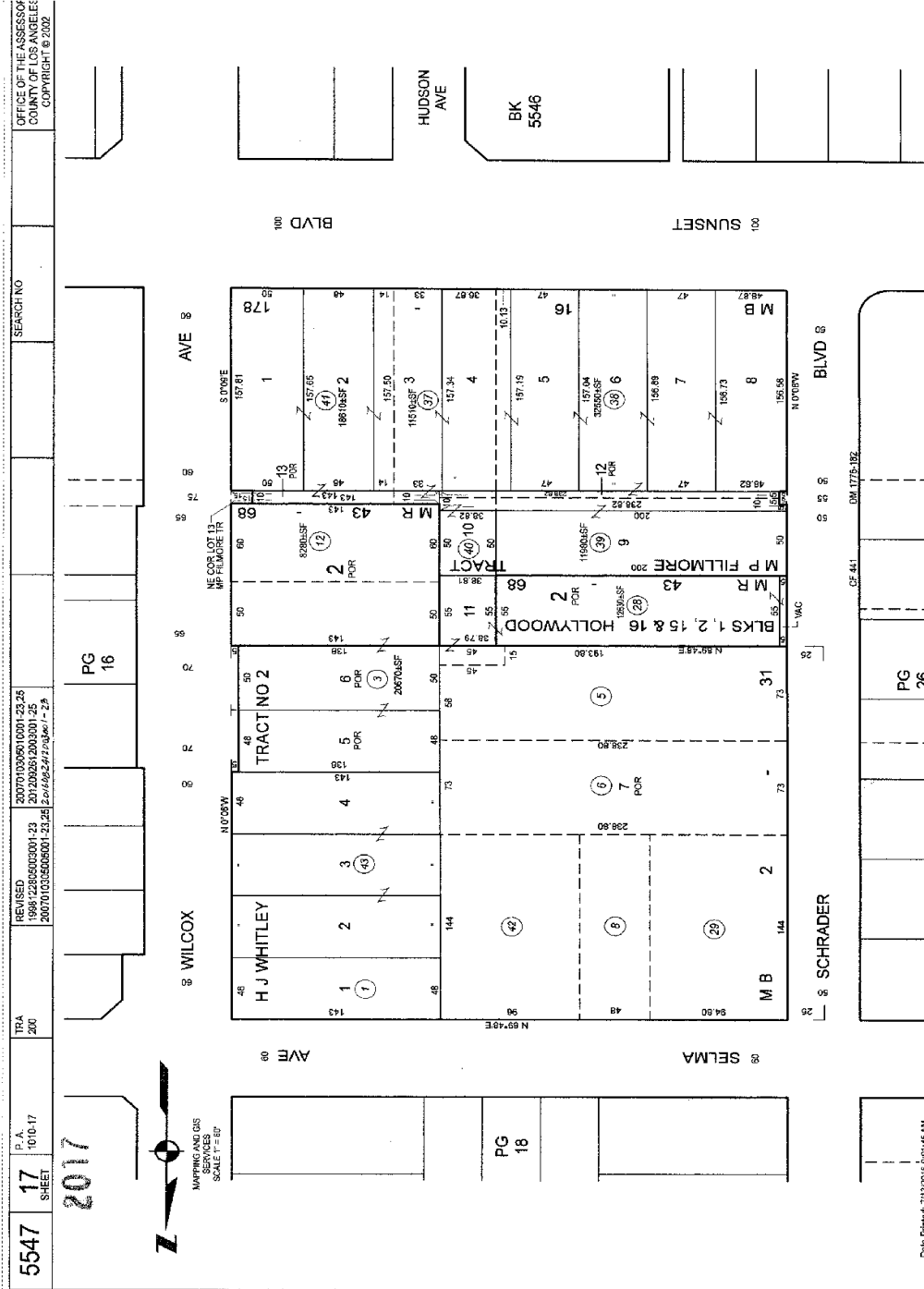
Median Age: **57 Years**



# 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:  
Square Feet: 52,342 SF  
Year Built: 1930

Bathrooms:  
Lot Size:  
Garage:

MAMA WILCOX LAND LLC  
**1557 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-017-001  
Bedrooms:  
Square Feet: 31,865 SF  
Year Built: 1926

Bathrooms:  
Lot Size: 6,863 SF  
Garage:

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

Bathrooms:  
Lot Size:  
Garage:

1541 WILCOX HOTEL LLC  
**1541 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-017-003  
Bedrooms:  
Square Feet: 14,208 SF  
Year Built: 1948

Bathrooms:  
Lot Size: 20,674 SF  
Garage:

6516 TOMMIE HOTEL LLC,  
**6526 SELMA AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-017-008  
Bedrooms:  
Square Feet:  
Year Built:

Bathrooms:  
Lot Size: 6,912 SF  
Garage:

SUNSET LANDMARK INVESTMENT LLC  
**1540 SCHRADER BLVD**  
**LOS ANGELES CA 90028**  
APN: 5547-017-006  
Bedrooms:  
Square Feet: 10,898 SF  
Year Built: 1927

Bathrooms:  
Lot Size: 17,431 SF  
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

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:

SUNSET LANDMARK INVESTMENT LLC  
**1530 SCHRADER BLVD**  
**LOS ANGELES CA 90028**  
APN: 5547-017-005  
Bedrooms:  
Square Feet: 19,837 SF  
Year Built: 1981

Bathrooms:  
Lot Size: 16,757 SF  
Garage: L

BRUMER CITYWIDE PROPERTY LP  
**1521 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-017-012  
Bedrooms:  
Square Feet: 11,922 SF  
Year Built: 1923

Bathrooms:  
Lot Size: 8,607 SF  
Garage:

SUNSET LANDMARK INVESTMENT LLC  
**1522 SCHRADER BLVD**  
**LOS ANGELES CA 90028**  
APN: 5547-017-028  
Bedrooms:  
Square Feet: 13,145 SF  
Year Built: 1981

Bathrooms:  
Lot Size: 13,848 SF  
Garage: L

U S POSTAL SERVICE  
**6523 SELMA AVE**  
**LOS ANGELES CA 90028**  
APN: 5547-016-905  
Bedrooms:  
Square Feet:  
Year Built:

Bathrooms:  
Lot Size: 4,400 SF  
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  
Year Built: 1928

Lot Size: 6,975 SF  
Garage: L

Square Feet: 23,448 SF  
Year Built: 1969

Lot Size: 41,480 SF  
Garage:

MICHAELSON RONALD E CO TR; COWELL MICHAELSON  
FAMILY TRUST

**6422 SELMA AVE**

**LOS ANGELES CA 90028**

APN: 5546-013-003

Bedrooms:

Square Feet: 6,486 SF

Year Built: 1909

Bathrooms:

Lot Size: 6,622 SF

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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# Property Details

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**





## Transaction History

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:



# Comparables

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.
<b>Subject Property</b>		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.
<b>Subject Property</b>		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

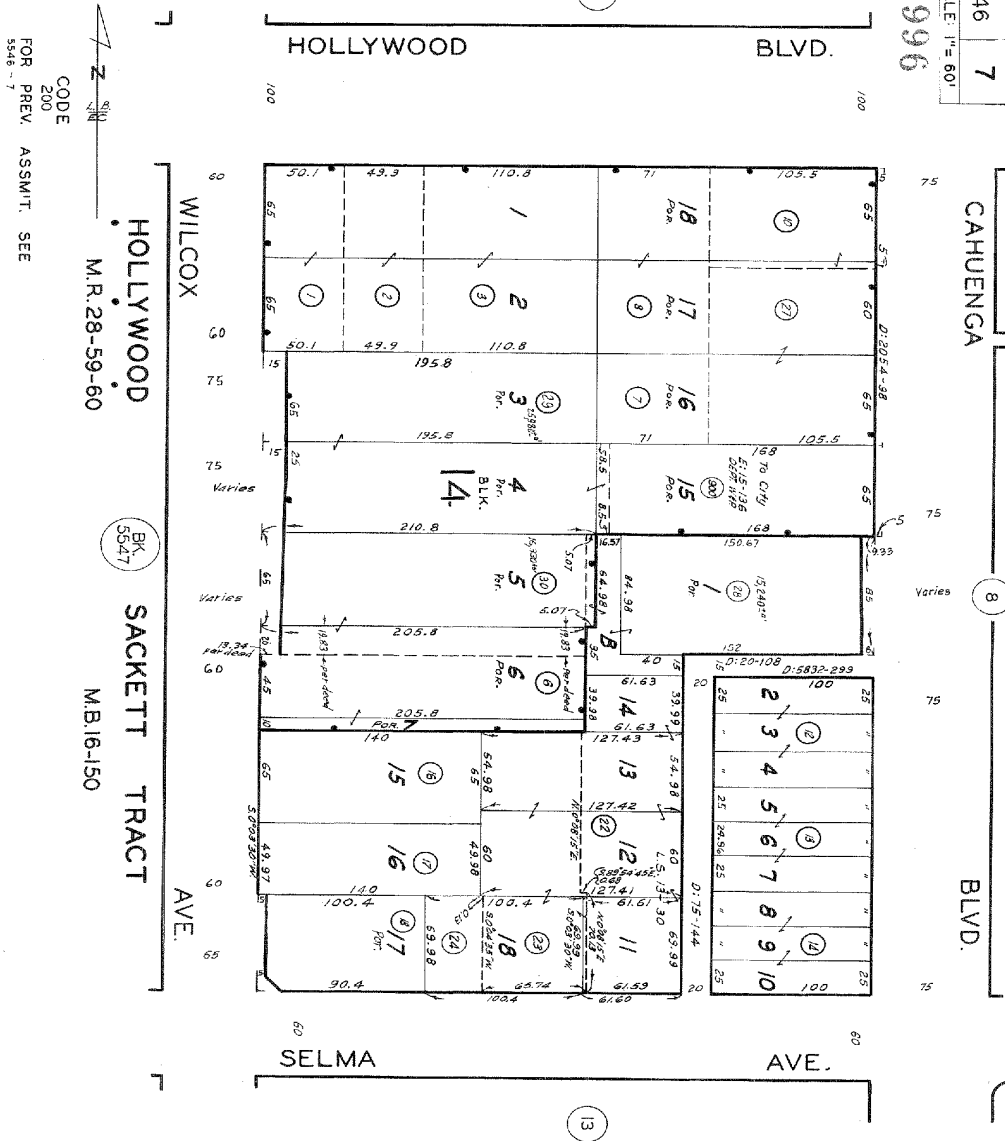
Total Area Sales: <b>2</b>	Median # of Bedrooms:
Median Lot Size:	Median # of Baths:
Median Living Area: <b>35,930 SF</b>	Median Year Built: <b>1934</b>
Price Range - 2 Yrs: <b>\$1,926,000 To \$9,000,000</b>	Age Range: <b>78 Years To 89 Years</b>
Median Value: <b>\$5,463,000</b>	Median Age: <b>84 Years</b>



# Assessor Map

[Click here to get the map in PDF](#)  
[Click here to get the map in TIF](#)

5546 7  
 SCALE: 1" = 60'  
 1996



2-14-90  
 5  
 57120712  
 680313  
 4222244  
 0153 330729506-64  
 9612014 87  
 5032607001025-28

FOR PREVIOUS ASS'N'T. SEE  
 CODE 200  
 5546-7

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.



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:  
Square Feet: 11,846 SF  
Year Built: 1923

Bathrooms:  
Lot Size: 12,201 SF  
Garage:

6417 SELMA HOLDINGS LLC  
**6417 SELMA AVE**  
**LOS ANGELES CA 90028**  
APN: 5546-007-022  
Bedrooms:  
Square Feet: 27,776 SF  
Year Built: 1924

Bathrooms:  
Lot Size: 13,872 SF  
Garage:

6421 SELMA WILCOX HOTEL LLC  
**6425 SELMA AVE**  
**LOS ANGELES CA 90028**  
APN: 5546-007-024  
Bedrooms:  
Square Feet: 4,340 SF  
Year Built: 1927

Bathrooms:  
Lot Size: 2,433 SF  
Garage:

RAKOOBIAN RICHARD W TR ET AL RAKOOBIAN C  
**1604 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5546-007-017  
Bedrooms:  
Square Feet: 6,995 SF  
Year Built: 1994

Bathrooms:  
Lot Size: 6,996 SF  
Garage: L

RAKOOBIAN RICHARD W TR ET AL RAKOOBIAN C  
**1610 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5546-007-016  
Bedrooms:  
Square Feet: 9,100 SF  
Year Built: 1994

Bathrooms:  
Lot Size: 9,100 SF  
Garage: L

6421 SELMA WILCOX HOTEL LLC  
**1600 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5546-007-018  
Bedrooms:  
Square Feet: 6,230 SF  
Year Built: 1928

Bathrooms:  
Lot Size: 6,975 SF  
Garage: L

CFT NV KIM WOOD LLC,  
**1622 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5546-007-006  
Bedrooms:  
Square Feet: 22,278 SF  
Year Built: 1923

Bathrooms:  
Lot Size: 11,416 SF  
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:

WONG ARK W & HOI P  
**1601 N CAHUENGA BLVD**  
**LOS ANGELES CA 90028**  
APN: 5546-007-014  
Bedrooms:  
Square Feet: 11,940 SF  
Year Built: 1925

Bathrooms:  
Lot Size: 7,499 SF  
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:  
Square Feet: 15,000 SF  
Year Built: 1922

Bathrooms:  
Lot Size: 7,500 SF  
Garage:

PRINCETON LEASING LIMITED PTNSP  
**1624 WILCOX AVE**  
**LOS ANGELES CA 90028**  
APN: 5546-007-030  
Bedrooms:  
Square Feet: 16,280 SF  
Year Built: 1939

Bathrooms:  
Lot Size: 16,282 SF  
Garage: L

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:

MOUSEBUTT HOLDINGS LLC  
**1635 N CAHUENGA BLVD**  
**LOS ANGELES CA 90028**  
APN: 5546-007-028  
Bedrooms:

Bathrooms:

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:

# **EXHIBIT 3**

**November 26, 2018 Screenshot showing that the latest document uploaded as of November 26, 2018 was a document dated 11/02/2018 (Communication from Deputy City Clerk (Re-Notice)).**

<b>Council File: 18-0873</b>			<b>Select Online Document</b>		<b>Online Documents (Doc)</b>	
<b>Title</b> 6421-6429 1/2 West Selma Avenue / 1600-1604 North Wilcox Avenue / Vesting Zone Ch District Change			Attachment to Report dated 09/12/2018 - Appeal Application	09/12/2018	<b>Doc Date</b>	
<b>Date Received / Introduced</b> 09/12/2018			Attachment to Report dated 09/12/2018 - Appeal Application	09/12/2018	Deputy City	11/02/2018 ←
<b>Last Changed Date</b> 11/02/2018			Report from Los Angeles City Planning Commission	09/12/2018	Appellant	11/01/2018
<b>Expiration Date</b> 11/02/2020			Attachment to Report dated 09/12/2018 - Appeal Application	09/12/2018	Applicant	10/30/2018
<b>Time Limit</b> 12/20/2018			Attachment to Report dated 09/12/2018 - Appeal Application	09/12/2018	ent to Time	
<b>Last Day To Act</b> 12/12/2018			Attachment to Report dated 09/12/2018 - Conditions	09/12/2018	<b>Additional Information</b>	
<b>Pursuant To</b> Los Angeles Municipal Code			Attachment to Report dated 09/12/2018 - T Conditions	09/12/2018		
<b>Reference Numbers</b> Case: CPC-2016-2601-VZC-HD-CUB-ZAA-SPR Environmental: ENV-2016-2602-MND			Attachment to Report dated 09/12/2018 - Findings	09/12/2018		
<b>Council District</b> 13			Attachment to Report dated 09/12/2018 - Draft Ordinance	09/12/2018		
<b>Pending in Committee</b> Planning and Land Use Management Committee			Attachment to Report dated 09/12/2018 - Interested Parties	09/12/2018		
<b>Initiated by</b> Los Angeles City Planning Commission			Attachment to Report dated 09/12/2018 - Department of Transportation Correspondence	09/12/2018	were found.	
<b>File Activities</b>						
<b>Date</b>	<b>Activity</b>					
11/02/2018	Planning and Land Use Management Committee scheduled item for committee meeting on November 27, 2018.					
10/30/2018	Planning and Land Use Management Committee continued item to/for November 27, 2018.					
10/30/2018	Planning and Land Use Management Committee Chair approved extension of time limit from November 20, 2018 to December 20, 2018.					



**November 27, 2018 Screenshot showing 3 of the 4 documents that were uploaded on November 27, 2018 with backdates.**

<b>Council File: 18-0873</b>			<b>Online Documents (Doc)</b>	
<b>Title</b> 6421-6429 1/2 West Selma Avenue / 1600-1604 North Wilcox Avenue / Vesting Zone Change / Height District Change			<b>Title</b>	<b>Doc Date</b>
<b>Date Received / Introduced</b> 09/12/2018			Communication from Appellant Representative	11/26/2018
<b>Last Changed Date</b> 11/02/2018			Communication from Applicant Representative	11/26/2018
<b>Expiration Date</b> 11/02/2020			Attachment to Communication dated 11/21/2018 - Reponse to Appeal	11/21/2018
<b>Time Limit</b> 12/20/2018	<b>Last Day To Act</b> 12/12/2018	<b>Pursuant To</b> Los Angeles Municipal Code	<b>Council Vote Information</b>	
<b>Reference Numbers</b> Case: CPC-2016-2601-VZC-HD-CUB-ZAA-SPR Environmental: ENV-2016-2602-MND			No votes were found.	
<b>Council District</b> 13				
<b>Pending in Committee</b> Planning and Land Use Management Committee				
<b>Initiated by</b> Los Angeles City Planning Commission				
<b>File Activities</b>				
<b>Date</b>	<b>Activity</b>			
11/02/2018	Planning and Land Use Management Committee scheduled item for committee meeting on November 27, 2018.			
10/30/2018	Planning and Land Use Management Committee continued item to/for November 27, 2018 .			
10/30/2018	Planning and Land Use Management Committee Chair approved extension of time limit from November 20, 2018 to December 20, 2018.			

# **EXHIBIT 4**

## Recommended Action Language for CEQA Review

Prepared in conjunction with the Office of the City Attorney, the principal purpose of this technical bulletin is to provide you with the necessary CEQA language to be used in hearing notices, staff reports, letters of determination, notices of determination, and Commission and City Council agendas. Also, this bulletin is intended to provide you with some procedural guidance on how to implement the correct CEQA language and to follow this very important, **general rule**:

*Prior to approving a planning project, a finding or determination on the CEQA clearance must be made.*

This bulletin is organized in two parts. Part I is intended to provide guidance on answering the questions about who makes the CEQA clearance finding or determination, and when and how the CEQA clearance finding or determination is made. The answers become more complicated when a project requires multiple approvals and/or involves multiple decision-makers. Becoming familiar with the terms, concepts, and rules below in Part I will improve the City's CEQA process. Part II includes the list of CEQA clearance findings or determinations.

### Part I Terms, Concepts and Rules Related to CEQA Clearances

Review the following CEQA terms and concepts related to making CEQA clearance findings and determinations:

**Decision-maker** The official or body that will make the **final** decision on a project approval on behalf of the **lead agency**. A final decision is one that is not further appealable, or is further appealable, but no appeal has been filed.

Example: If a wireless antenna CUP is approved by the OZA and there is no appeal, the ZA is the final decision-maker for the CUP. If the ZA approves the CUP and it is appealed to the South LA APC, the South LA APC, is now the final approving body of the CUP, and the final decision-maker.

**Lead Agency** The City of Los Angeles, for approvals under the LAMC. The L.A. Department of City Planning is delegated the responsibility to prepare CEQA analysis and documents for project approvals (including those made by LADBS).

**Project** There are three concepts to help you understand 'project' as it applies to CEQA:  
→ Every project requiring a discretionary action and/or planning approval is a CEQA "project," requiring some CEQA review and clearance prior to approval.<sup>1</sup>

Example: CUP, tract map, lot line adjustment, zone change, code amendment, adoption of general or specific plan, site plan review, haul route permit, etc.

---

<sup>1</sup> There are government approvals that are excluded from the definition of "project" in CEQA Guidelines Section 15378. However, this is a very narrow list and would not generally include City Planning approvals or actions. It may apply to administrative decisions, actions that are wholly budgetary, or actions that have no potential to affect the physical environment. A determination that an action by City Planning is not a "project" for purposes of CEQA should be made in consultation with the City Attorney's Office.

- A “project” is defined by the actions taken for the project, not the permits required for those actions. Project descriptions must include the actions and should include the entitlements.

Example: For the removal of an existing structure, the project description must describe: “The demolition of an existing \_\_\_\_\_ square-foot structure, made of \_\_\_\_\_ materials and the hauling of \_\_\_\_-tons of construction debris from the site.”

- A “project” includes the “whole” of the actions taken; every part of the development. For development, this includes pre-construction, construction, operation. It also includes actions that require ministerial permits (but note, projects that require only ministerial and no discretionary approvals are exempt from CEQA.)

Example Project 1:

Single-family home in the Venice Specific Plan area.

*Actions:* Demolition of existing duplex, construction of single-family home, people living in a single-family home.

*Entitlements:* Demolition permit, building permit, Venice Specific Plan sign-off, Mello Determination, Coastal Development Permit.

Example Project 2:

Two single-family homes in Mulholland Specific Plan area with 12’ fence.

*Actions:* Grading 2 acres, removal of 10 trees, hauling 10,000 cy of dirt, construction of 2 single family homes on 2 adjacent lots, people living in two-single family homes.

*Entitlements:* haul route permit, grading permit, building permit, tree permit from Public Works, project permit compliance, design review, lot line adjustment, adjustment for over-in-height fence, stream bed alteration from Fish and Wildlife.

Example Project 3:

200,000 s.f. mixed-use building, 90 du condos, 26,000 s.f. retail, underground parking, one restaurant with bar, demolition of existing building.

*Actions:* Demolition, abatement of soil contamination from underground storage tank, removal of 10,000 cy of dirt, construction of 200,000 sf building, people living in 90 du, operation of restaurant with alcohol sales, operation of three retail stores.

*Entitlements:* haul route permit, grading and demolition permit, clean up permit from Fire Department, tract map, Density Bonus, and Conditional Use.

**CEQA Clearance**

The determination made by the *decision-maker* on the appropriate CEQA clearance for a project (i.e., the whole of the actions to be taken). As provided below in Part II, some CEQA clearances require the decision-maker to adopt express findings (e.g., NDs, MNDs, and EIRs) and some do not (categorical exemptions). CEQA clearances, as used in this bulletin, include the adoption of a negative declaration or mitigated negative declaration; the certification of an EIR; a decision that a project is exempt from CEQA under a categorical or statutory exemption; a decision that the project was assessed under a prior adopted negative declaration, mitigated negative declaration, or EIR (including with or without an addendum); and even that a project is not a “project” as defined by CEQA.

**First Approval**

When processing projects subject to multiple approvals, certain common *CEQA clearances* should only be made on the first approval of a project. A negative declaration (ND), mitigated negative declaration (MND), or Environmental Impact Report (EIR) is adopted only once on the first discretionary approval for a project that is a final decision. After a ND or MND has been adopted, or an EIR certified

for a project, subsequent discretionary approvals for the same project should not re-adopt or re-certify the ND, MND or EIR.<sup>2</sup> Subsequent approvals on the same project will find either (i) no subsequent CEQA approval is necessary or (ii) a subsequent CEQA approval is necessary. By contrast, a Categorical Exemption clearance should be made for each discretionary approval of a project.

**Example:** Project requires a tract map and zone change and was assessed with a MND.

**Initial Decision:** The Advisory Agency must first adopt the MND before approving the tract map. This is the “*first approval*” on the map. If no appeal is filed on the tract map, then the decision is final and the MND has been adopted. At the Area Planning Commission’s (APC) subsequent consideration of the Zone Change, the APC does not re-adopt the MND, but rather finds that the project was previously assessed in the MND as adopted by the Advisory Agency. The APC then makes a recommendation on the Zone Change.

**First Level Appeal:** If the tract map is appealed, however, then the APC becomes the *decision-maker* of the “*first approval*” and hears two items: (1) an appeal on the tract map, and (2) zone change. Upon acting, the APC must first adopt the MND for the tract map, uphold the Advisory Agency’s decision on the tract map, and make a recommendation on the zone change. If the APC’s action upholding the tract map is not appealed, then the tract map approval by APC is the final approval, and instead of re-adopting the MND, the City Council, upon consideration of the Zone Change only has to determine that the project was previously assessed in the MND as adopted by the APC.

*Note on the Agenda:* At the APC meeting, if the tract map and zone change are identified as two separate agenda items, the tract map appeal should be listed first, and the MND should be adopted with this first action item. The second item (Zone Change recommendation) should just provide that the action was previously assessed in the adopted MND.

**Second Level Appeal:** If the tract map, as upheld and approved by the APC, is appealed to the City Council, the tract map is considered the “*first approval*.” Council will be the *decision-maker* on the tract map and the zone change, with Council needing to adopt the MND before taking action on the tract appeal, followed by their action on the zone change

**Second Level Appeal on CEQA action:** If the tract map approval by APC is not appealed to Council, but the CEQA finding made by APC is, then the Council will now be making the CEQA finding for the first approval. They will not be making a decision on the tract map, but will determine the appropriate CEQA finding for the tract map and the zone change. (Note: Any CEQA finding made by an unelected decision-making body can be further appealed to the City Council.)

## Part II Language for Recommended Actions in Reports and Agendas

Use the following relevant language in all hearing notices, staff reports, letters of decision, and Council, PLUM and Commission agendas for the CEQA action. If relevant, you may use more than one CEQA clearance.

Regardless of prior practices, **do not** include an action item for noticing the developer of the Fish and Wildlife fee or the mitigation monitoring program. This language that has historically been used may be deleted from future agendas, reports and notices of decisions or determinations.

If you have any questions on the use of a particular CEQA finding, please contact Luciralia Ibarra in the Department of City Planning or the Office of the City Attorney (with permission from your supervisor).

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<sup>2</sup> See CEQA Guidelines Section 15162 and Public Resources Code Section 21166.

### Rules related to CEQA clearances:

- 1) The CEQA clearance must be made by the *decision-maker* before the *First Approval* on a project. This means, using the tract map example above, that the Advisory Agency must first consider and adopt the MND before taking any action on the tract map, and should be listed in that order in the letter of determination.
- 2) If the CEQA clearance is a ND, MND, or an EIR, **all** subsequent discretionary approvals should rely on the previously adopted ND, MND or EIR.
  - This is true even if a lower decision-making body adopted the ND, MND or EIR.
  - New MNDs or EIRs for subsequent approvals should not be prepared unless required under the test in CEQA Guideline Section 15162.
  - If there are multiple approvals on the same project being approved under separate agenda items or in different meetings and/or with different decision-makers, only adopt a ND, MND, or certify an EIR with the *First Approval*. For subsequent approvals (even at same meeting and hearing) find the project was assessed in a previously adopted ND, MND, or certified EIR.
  - Do not adopt a ND, MND or certify an EIR more than once.
- 3) If the CEQA clearance for a *First Approval* is a categorical or statutory exemption, *decision-makers* on subsequent approvals, should determine if the CE exemption clearance is appropriate for the project on subsequent approvals. Section 15162 only applies to ND, MNDs and EIRs.
- 4) If an appeal is filed on the project approval or on the CEQA Clearance, the CEQA clearance approved by the lower decision-making body is set aside and the decision on the CEQA clearance must then be made by the appellate body, which is now the *decision-maker*.

### Rules for filing NODs and NOEs after CEQA finding is adopted by the decision-maker:

- ➔ **IMPORTANT:** A Notice of Determination (NOD) and/or Notice of Exemption (NOE) should be filed by the City (or applicant) as soon as possible. The NOD should be filed within five working days of the *First Approval*. **Do not wait for an appeal period.** If it is beyond five days, you can still file the NOD. There is no time limit to file a Notice of Exemptions (NOE), but they should be filed as soon as the *First Approval* is made.
- ➔ Filing the NOD or NOE will substantially reduce the time someone has to challenge the CEQA clearance.
- ➔ If an appeal on the project or the CEQA is filed after the NOD or NOE is filed with the County Clerk, there is no harm in having a filed NOD or NOE. A new NOD or NOE should be filed after the appellate body makes a CEQA finding. There could be up to three NODs on a MND (initial decision, first level appeal, and 2<sup>nd</sup> level appeal).
- ➔ NODs should be filed on any subsequent approvals for the project.

### Categorical Exemptions

#### Hearing Notice

The [Advisory Agency/Zoning Administrator/ Area (or City) Planning Commission] shall consider an Exemption from CEQA pursuant to CEQA Guidelines, Section, [cite to as many exemptions that apply, including City exemption from City Guidelines], and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APC/CPC Recommendation Report:

*Requested Action:*

Pursuant to CEQA Guidelines, Section \_\_\_\_\_, an Exemption from CEQA [cite to as many exemptions that apply, including City exemption from City Guidelines], and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

*Recommended Action:*

DETERMINE that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, \_\_\_\_\_ [cite to as many exemptions that apply, including City exemption from City Guidelines], and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Letter of Determination:

DETERMINED based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, \_\_\_\_\_ [cite to as many exemptions that apply, including City exemption from City Guidelines], and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Notice of Exemption (NOE):

On \_\_\_\_\_, the City of Los Angeles determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, \_\_\_\_\_ [cite to as many exemptions that apply, including City exemption from City Guidelines], and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The project was found to be exempt based on the following: [NOE IS REQUIRED TO INCLUDE BRIEF STATEMENT OF REASONS TO SUPPORT DETERMINATION PROJECT IS EXEMPT.]

- **Note 1:** We use the word “determine” rather than “find” for exemptions, because CEQA does not require the lead agency to make written or express findings for projects that are exempt from CEQA. For exemptions, CEQA requires that there is substantial evidence in the record to support the exemption.
- **Note 2:** Be sure to include the citation(s) to the specific CEQA exemption(s) from the CEQA Guidelines or City of LA CEQA Guidelines being relied on in the staff report, agenda title and letter or notice of determination. There could be more than one CEQA exemption that applies to a single project.

**Statutory Exemptions**

Hearing Notice:

The [Advisory Agency/Zoning Administrator/ Area (or City) Planning Commission] shall consider an exemption from CEQA pursuant to Public Resources Code Section \_\_\_\_\_.

APC/CPC Recommendation Report:

*Requested Action:*

Pursuant to CEQA Guidelines, Section \_\_\_\_\_, an Exemption from CEQA.

*Recommended Action:*

DETERMINE that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code, Section \_\_\_\_\_.

- **Note:** See if any additional particular findings need to be made or process followed for a particular statutory exemption. Make any findings necessary. For example, 21080(b)(8) requires an adopted finding on fee/charge update.

Letter of Determination:

DETERMINE based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code Section \_\_\_\_\_.

Notice of Exemption (NOE):

On \_\_\_\_\_, the City of Los Angeles determined based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code Section \_\_\_\_\_. The project was found to be exempt based on the following: [NOE IS REQUIRED TO INCLUDE BRIEF STATEMENT OF REASONS TO SUPPORT DETERMINATION PROJECT IS EXEMPT.]

**Common Sense Exemptions**

Hearing Notice:

The [Advisory Agency/Zoning Administrator/ Area (or City) Planning Commission] shall consider a Common Sense Exemption, based on the whole of the administrative record, pursuant to CEQA Guidelines Section 15061(b)(3), that the project is not subject to CEQA because it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

APC/CPC Recommendation Report:

*Requested Action:*

Pursuant to CEQA Guidelines Section 15061(b)(3), a Common Sense Exemption, based on the whole of the administrative record, that the project is not subject to CEQA because it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

*Recommended Action:*

DETERMINE, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

Letter of Determination:

DETERMINED, based on the whole of the administrative record, pursuant to CEQA Guidelines Section 15061(b)(3), the project is not subject to CEQA because it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

Notice of Exemption (NOE):

On \_\_\_\_\_, the City of Los Angeles determined, based on the whole of the administrative record, pursuant to CEQA Guidelines Section 15061(b)(3), the project is not subject to CEQA because it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment. The project was found to be exempt based on the following: [NOE IS REQUIRED TO INCLUDE BRIEF STATEMENT OF REASONS TO SUPPORT DETERMINATION PROJECT IS EXEMPT.]

**Not a Project Under CEQA**

Hearing Notice:

The [Advisory Agency/Zoning Administrator/Area (or City) Planning Commission] shall consider, based on the whole of the administrative record, that the [description of approval or project] is not a “project” as defined by CEQA Guidelines, Section 15378.



APC/CPC Recommendation Report:

*Requested Action:*

Pursuant to CEQA Guidelines Section 15378, based on the whole of the administrative record, that the [description of approval or project] is not a “project” as defined by CEQA.

*Recommended Action (list before entitlements):*

DETERMINE, based on the whole of the administrative record, the [description of approval or project] is not a “project” as defined by CEQA Guidelines Section 15378.

Letter of Determination:

DETERMINED, based on the whole of the administrative record, the [description of approval or project] is not a “project” as defined by CEQA Guidelines, Section 15378.

Notice of Exemption (NOE):

On \_\_\_\_\_, the City of Los Angeles determined based on the whole of the administrative record, the description of approval or project] is not a “project” as defined by CEQA Guidelines, Section 15378. This determination was based on the following: [NOE IS REQUIRED TO INCLUDE BRIEF STATEMENT OF REASONS TO SUPPORT DETERMINATION PROJECT IS EXEMPT.]

**Negative Declarations**

Hearing Notice:

The [Advisory Agency/Zoning Administrator/Area (or City) Planning Commission] shall consider, pursuant to CEQA Guidelines Section 15074(b), Negative Declaration, No. ENV- \_\_\_\_\_ (“Negative Declaration”), the whole of the administrative record, and all comments received.

APC/CPC Recommendation Report:

*Requested Action:*

Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV- \_\_\_\_\_ (“Negative Declaration”), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment; FIND the Negative Declaration reflects the independent judgment and analysis of the City; and ADOPT Negative Declaration.

*Recommended Action:*

FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV- \_\_\_\_\_ (“Negative Declaration”), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; FIND the Negative Declaration reflects the independent judgment and analysis of the City; and ADOPT Negative Declaration.

Letter of Determination:

FOUND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV- \_\_\_\_\_, as circulated on \_\_\_\_\_, (“Negative Declaration”), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; FOUND the Negative Declaration reflects the independent judgment and analysis of the City; and ADOPTED the Negative Declaration.

Notice of Determination (NOD):

On \_\_\_\_\_, the City of Los Angeles adopted Negative Declaration No. ENV \_\_\_\_\_ prepared on the project. The decision-maker found, in its independent judgment, after consideration of the whole of the

administrative record, including the Negative Declaration, No. ENV- \_\_\_\_\_, as circulated on \_\_\_\_\_, (“Negative Declaration”), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment.

- **Note:** make sure the NOD contains all other requirements found in Section 15094.

### **Mitigated Negative Declarations**

#### Hearing Notice:

The [Advisory Agency/Zoning Administrator/Area (or City) Planning Commission] shall consider, pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-\_\_\_\_\_ (“Mitigated Negative Declaration”), and all comments received.

#### APC/CPC Recommendation Report:

##### *Requested Action:*

Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-\_\_\_\_\_ (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

##### *Recommended Action:*

FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-\_\_\_\_\_ (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

#### Letter of Determination:

FOUND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV- \_\_\_\_\_, as circulated on \_\_\_\_\_, (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FOUND the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FOUND the mitigation measures have been made enforceable conditions on the project; and ADOPTED the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

#### Notice of Determination (NOD):

On \_\_\_\_\_, the City of Los Angeles adopted Mitigated Declaration, No. \_\_\_\_\_, prepared for the project, and adopted a Mitigation Monitoring Program, and made all mitigation measures enforceable conditions on the project. The decision-maker found, in its independent judgment, after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV- \_\_\_\_\_, as circulated on \_\_\_\_\_, (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment.

- **Note:** make sure the NOD contains all other requirements found in Section 15094.

## **Recirculated Mitigated Negative Declarations**

### Hearing Notice:

The [Advisory Agency/Zoning Administrator/Area (or City) Planning Commission] shall consider, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV- \_\_\_\_\_, as recirculated on \_\_\_\_\_, (“Mitigated Negative Declaration”), and all comments received.

### APC/CPC Recommendation Report:

#### *Requested Action:*

Pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV- \_\_\_\_\_, as recirculated on \_\_\_\_\_, (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures, and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

#### *Recommended Action:*

FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV- \_\_\_\_\_, as recirculated on \_\_\_\_\_, (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

### Letter of Determination:

FOUND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV- \_\_\_\_\_, as recirculated on \_\_\_\_\_, (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FOUND the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FOUND the mitigation measures have been made enforceable conditions on the project; and ADOPTED the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

### Notice of Determination (NOD):

On \_\_\_\_\_, the City of Los Angeles adopted Mitigated Declaration, No. \_\_\_\_\_, prepared for the project, and adopted a Mitigation Monitoring Program, and made all mitigation measures enforceable conditions on the project. The decision-maker found, in its independent judgment, after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV- \_\_\_\_\_, as circulated on \_\_\_\_\_, (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment.

- **Note:** make sure the NOD contains all other requirements found in Section 15094.

## **Previously adopted Mitigated Negative Declarations**

### Hearing Notice:

The [Advisory Agency/Zoning Administrator/Area (or City) Planning Commission] shall consider, based on the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV- \_\_\_\_\_, adopted on \_\_\_\_\_; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.

APC/CPC Recommendation Report:

*Requested Action:*

Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-\_\_\_\_\_, as adopted on \_\_\_\_\_, (“Mitigated Negative Declaration”), and no subsequent EIR, negative declaration, or addendum is required for approval of the project.

*Recommended Action:*

FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-\_\_\_\_\_, adopted on \_\_\_\_\_; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.

Letter of Determination:

FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-\_\_\_\_\_, adopted on \_\_\_\_\_; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.

Notice of Determination (NOD):

On \_\_\_\_\_, the City of Los Angeles found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-\_\_\_\_\_ adopted on \_\_\_\_\_; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum dated \_\_\_\_\_, no substantial revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project.

**Previously adopted Mitigated Negative Declaration with a new Addendum**

Hearing Notice:

The [Advisory Agency/Zoning Administrator/Area (or City) Planning Commission] shall consider, based on the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-\_\_\_\_\_ adopted on \_\_\_\_\_; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum dated \_\_\_\_\_, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project.

APC/CPC Recommendation Report:

*Requested Action (list first before entitlements):*

Based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-\_\_\_\_\_ adopted on \_\_\_\_\_; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum dated \_\_\_\_\_, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project.

*Recommended Action (list before entitlements):*

FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-\_\_\_\_\_ adopted on \_\_\_\_\_; and pursuant to CEQA Guidelines 15162 and 15164, as

supported by the Addendum dated \_\_\_\_\_, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project.

Letter of Determination:

FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-\_\_\_\_\_ adopted on \_\_\_\_\_; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum dated \_\_\_\_\_, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project.

Notice of Determination (NOD):

On \_\_\_\_\_, the City of Los Angeles found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-\_\_\_\_\_ adopted on \_\_\_\_\_; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum dated \_\_\_\_\_, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project.

**Previously adopted Mitigated Negative Declaration and previously issued Addendum**

Hearing Notice:

The [Advisory Agency/Zoning Administrator/Area (or City) Planning Commission] shall consider, based on the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-\_\_\_\_\_ adopted on \_\_\_\_\_; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum dated \_\_\_\_\_, no major revisions are required to the mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project.

APC/CPC Recommendation Report:

*Requested Action:*

Based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-\_\_\_\_\_ adopted on \_\_\_\_\_; and pursuant to CEQA Guidelines 15162 and 15164, and the addendum dated \_\_\_\_\_, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project.

*Recommended Action:*

FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-\_\_\_\_\_ adopted on \_\_\_\_\_; and pursuant to CEQA Guidelines 15162 and 15164, and the addendum dated \_\_\_\_\_, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project.

Letter of Determination:

FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-\_\_\_\_\_, adopted on \_\_\_\_\_; and pursuant to CEQA Guidelines Section 15162 and 15164, and the addendum dated \_\_\_\_\_, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the Project.

Notice of Determination (NOD):

On \_\_\_\_\_, the City of Los Angeles found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-\_\_\_\_\_, adopted on \_\_\_\_\_; and pursuant to CEQA Guidelines Section 15162 and 15164, and the Addendum dated \_\_\_\_\_, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the Project.

### **Environmental Impact Reports**

#### Hearing Notice:

The [Name of Decision-maker, e.g., Director of City Planning/City Planning Commission/ City Council] shall consider the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-20XX-XXXX-EIR (SCH No.\_\_\_\_\_) dated, \_\_\_\_\_, and the Final EIR, dated \_\_\_\_\_ ([short project name] EIR), as well as the whole of the administrative record.

#### APC/CPC Recommendation Report:

##### *Requested Action:*

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-20XX-XXXX-EIR, SCH No. \_\_\_\_\_, for the above-referenced project, and Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;

##### *Recommended Action (list before entitlements):*

Find that the [Name of Decision-maker, e.g., Director of City Planning/City Planning Commission/City Council] has reviewed and considered the information contained in the Environmental Impact Report No. ENV-20XX-XXXX-EIR (SCH No.\_\_\_\_\_) dated, \_\_\_\_\_ and the Final EIR, dated \_\_\_\_\_ (collectively, [short project name] EIR), as well as the whole of the administrative record.

##### CERTIFY that:

- a. The [Project Name] EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The [Project Name] EIR was presented to the [name of decision-maker] as a decision-making body of the lead agency; and
- c. The [Project Name] EIR reflects the independent judgment and analysis of the lead agency.

##### ADOPT the following:

- a. The related and prepared [Project NAME] Environmental Findings [dated, exhibit, or other identifier if available];
- b. The Statement of Overriding Considerations [identify the location or date or exhibit if available];and,
- c. The Mitigation Monitoring Program prepared for the [Project Name] EIR [identify the location, date or exhibit if available].

#### *Letter of Determination:*

The [Name of Decision-maker, e.g., Director of City Planning/City Planning Commission/City Council] has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-\_\_\_\_\_ (SCH No. \_\_\_\_\_) dated, \_\_\_\_\_, and the Final EIR, dated \_\_\_\_\_ ([short project name] EIR), as well as the whole of the administrative record.

CERTIFY the following:

- a. The [Project Name] EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The [Project Name] EIR was presented to the [name of decision-maker] as a decision-making body of the lead agency; and
- c. The [Project Name] EIR reflects the independent judgment and analysis of the lead agency.

ADOPT all of the following:

- a. The related and prepared [Project NAME] Environmental Findings [dated, exhibit, or other identifier if available];
- b. The Statement of Overriding Considerations [identify the location or date or exhibit if available];
- c. The Mitigation Monitoring Program prepared for the [Project Name] EIR [identify the location, date or exhibit if available].

- **Note:** the prepared environmental findings should include all of the findings required in Guideline Section 15091, including identifying the location of the documents and custodian. All mitigation measures should be made conditions on the project.

Notice of Determination (NOD):

An Environmental Impact Report No. ENV-20XX-XXXX-EIR (SCH No. \_\_\_\_\_) dated, \_\_\_\_ was prepared and certified for the project by the City of Los Angeles ([Name of Decision-maker, e.g., Director of City Planning/City Planning Commission/City Council]) pursuant to the provisions of CEQA. Mitigation measures were made an enforceable condition of the project. A Mitigation & Monitoring Program [was/was not] adopted for the project. Findings were made pursuant to CEQA Guidelines, Section 15091. The City found the project [will/will not] have significant impacts on the environment. A statement of overriding considerations [was/was not] adopted pursuant to CEQA Guidelines, Section 15093. The final EIR and the record of proceedings may be examined at [address] during business hours.

- **Note:** make sure the NOD contains all other requirements found in Section 15094.

### **Project previously assessed in an EIR**

Hearing Notice:

The [Advisory Agency/Zoning Administrator/Area (or City) Planning Commission] shall consider, based on the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-20XX-XXXX-EIR, certified on \_\_\_\_\_; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.

APC/CPC Recommendation Report:

*Requested Action:*

Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-20XX-XXXX-EIR, certified on \_\_\_\_\_, and no subsequent EIR, negative declaration, or addendum is required for approval of the project.

*Recommended Action (list before entitlements):*

FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. ENV-20XX-XXXX-EIR, certified on \_\_\_\_\_; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.

Letter of Determination:

FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in [TITLE OF EIR] EIR No. \_\_\_\_\_ SCH No. \_\_\_\_\_ certified on \_\_\_\_\_; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project.

Notice of Determination (NOD):

On \_\_\_\_\_, the City of Los Angeles found, based on their independent judgment, and after consideration of the whole of the administrative record, the project was assessed in [TITLE OF EIR] EIR No. \_\_\_\_\_ (SCH No. \_\_\_\_\_) certified on \_\_\_\_\_; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project.

**Project previously assessed in an EIR + new addendum**

Hearing Notice:

The [Advisory Agency/Zoning Administrator/Area (or City) Planning Commission] shall consider, based on the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-20XX-XXXX-EIR, certified on \_\_\_\_\_; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the addendum dated \_\_\_\_\_, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project.

APC/CPC Recommendation Report:

*Requested Action:*

Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-20XX-XXXX-EIR, certified on \_\_\_\_\_, and adopt the Addendum dated \_\_\_\_\_.

*Recommended Action:*

FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. ENV-20XX-XXXX-EIR, certified on \_\_\_\_\_; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum, dated \_\_\_\_\_, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the project.

Letter of Determination:

FOUND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in [TITLE OF EIR] EIR No. \_\_\_\_\_ SCH No. \_\_\_\_\_ certified on \_\_\_\_\_; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum dated \_\_\_\_\_, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the project.

Notice of Determination (NOD):



On \_\_\_\_\_, the City of Los Angeles found, based on their independent judgment, and after consideration of the whole of the administrative record, the project was assessed in [TITLE OF EIR] EIR No. \_\_\_\_\_ (SCH No. \_\_\_\_\_) certified on \_\_\_\_\_; and pursuant to CEQA Guidelines, Sections 15162 and 15164, and as supported by the addendum dated \_\_\_\_\_, no subsequent EIR or addendum is required for approval of the Project.

### **Project approved under previously certified Program EIR**

#### Hearing Notice:

Pursuant to CEQA Guidelines Sections 15168 and 15162, the adequacy of the project being within the scope of the [short project name] Program EIR No. ENV-20XX-XXXX-EIR.

#### APC/CPC Recommendation Report:

##### *Requested Action:*

Pursuant to CEQA Guidelines Sections 15168 and 15162, the adequacy of the project being within the scope of the [short project name] Program EIR No. ENV-20XX-XXXX-EIR; the environmental effects of the project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

##### *Recommended Action:*

Find, pursuant to CEQA Guidelines Sections 15168 and 15162, based on the independent judgment of the decision-maker, and after consideration of the whole of the administrative record, that the project is within the scope of the [short project name] Program EIR No. ENV-20XX-XXXX-EIR ("Program EIR"); the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

#### Letter of Determination:

Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the [short project name] Program EIR No. ENV-20XX-XXXX-EIR ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

#### Notice of Determination (NOD):

On \_\_\_\_\_, the City of Los Angeles found, based on their independent judgment, and after consideration of the whole of the administrative record, that the project is within the scope of the [short project name] Program EIR No. ENV-20XX-XXXX-EIR ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

### **Substitution of Mitigation Measures**

#### Hearing Notice:

Pursuant to CEQA Guidelines Section 15074.1, the Substituted Mitigation Measure ("MM") for [identify the name and number of the MM] is equivalent or more effective in mitigating or avoiding potentially significant effects to [describe the impact being mitigated].

#### APC/CPC Recommendation Report:

##### *Requested Action:*

Pursuant to CEQA Guidelines Section 15074.1, the Substituted Mitigation Measure “MM”) for [identify the name and number of the MM] is equivalent or more effective in mitigating or avoiding potentially significant effects to [describe the impact being mitigated].

*Recommended Action:*

Find, pursuant to CEQA Guidelines Section 15074.1, the Substituted Mitigation Measure (“MM”) for [identify the name and number of the MM] is equivalent or more effective in mitigating or avoiding potentially significant effects to [describe the impact being mitigated] than the Original MM and the Substituted MM in itself will not cause any potential significant effect on the environment because [describe the rationale and some supporting factual basis for why the substituted MM is equally effective and will not result in an impact itself].

Letter of Determination:

FOUND, pursuant to CEQA Guidelines Section 15074.1, the Substituted Mitigation Measure (“MM”) for [identify the name and number of the MM] is equivalent of more effective in mitigating or avoiding potentially significant effects to [describe the impact being mitigated] than the Original MM and the Substituted MM in itself will not cause any potential significant effect on the environment because [describe the rationale adopted to support factual basis for why the substituted MM is equally effective and will not result in an impact itself].

- **Note 1.** This finding is only applicable for mitigated negative declarations prior to the MND adoption. If the MND is adopted and the City is changing the mitigation measure, this may require an addendum, subsequent MND, or EIR under the tests in CEQA Guidelines Sections 15162 and 15164.

# **EXHIBIT 5**

Court of Appeal, Second Appellate District, Division Two - Nos. B283480, B283486

S251687

**IN THE SUPREME COURT OF CALIFORNIA**

**En Banc**

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CITIZENS COALITION LOS ANGELES, Plaintiff and Respondent, **SUPREME COURT**

**FILED**

v.

NOV 20 2018

CITY OF LOS ANGELES et al., Defendants and Appellants; **Jorge Navarrete Clerk**

TARGET CORPORATION, Real Party in Interest and Appellant.

Deputy

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LA MIRADA AVENUE NEIGHBORHOOD ASSOCIATION OF HOLLYWOOD,  
Plaintiff and Respondent,

v.

CITY OF LOS ANGELES et al., Defendants and Appellants;

TARGET CORPORATION, Real Party in Interest and Appellant.

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The petition for review is denied. The Reporter of Decisions is directed not to publish in the Official Appellate Reports the opinion in the above-entitled appeal filed August 23, 2018, which appears at 26 Cal.App.5th 561. (Cal. Const., art. VI, § 14; Cal. Rules of Court, rule 8.1125(c)(1).)

**CANTIL-SAKAUYE**

*Chief Justice*