

# Exhibit A: Terasaki Institute for Biomedical Innovation 21100 Erwin Street, Warner Center

- **Applicant.** The enclosed application and supporting materials are hereby submitted by the Terasaki Institute for Biomedical Innovation ("Terasaki"), a world-class non-profit medical research institute based in Los Angeles.
- **Project Description.** Terasaki proposes to build-out and operate an approximately 46,880 square foot medical research laboratory and ancillary facilities (e.g., office and meeting spaces, vivarium) in an existing office building (the "Project"). There are no planned changes to the exterior of the existing building or the overall building envelope. In connection with its research activities, Terasaki anticipates occasionally hosting educational workshops/conferences.

Research activities in labs would include the use of organic solvents and cell cultures. Technologies such as chemical engineering, electrical engineering, tissue engineering, and biomedical engineering will be utilized, and experiments will include polymer synthesis, cell culture (including human cells), 3D printing, microfluidics, mechanical testing, and *in vivo* studies (mice and rats). Numerous organic and non-organic materials will be used for polymer synthesis, microfluidics fabrication, and anti-cancer studies. Where appropriate, lab facilities will include fume hoods, where most chemicals will be handled. Acid, alkaline and flammable substances will be stored in appropriate containers for each substance. Delivery of materials will be low-volume and of very limited frequency.

The proposed medical research laboratory will also include the use and maintenance of a 1,200 sf vivarium (approx. 3% of total floor area) with approximately 200-400 cages for research and scientific testing on small animals (e.g., mice and rats). The vivarium (and other lab facilities) will be located wholly indoors and will be designed so as not to cause any noise or other adverse impacts for surrounding and nearby properties.

Terasaki currently has total staff of approximately 30, but intends to increase its staffing over time, perhaps to as many as 75-100 scientists and other staff member, as it grows into this new facility. However, outside of normal business hours (*i.e.*, 8 AM to 6 PM), Terasaki anticipates minimal staffing (5-10 employees) on-site involved in research activities.

III. <u>Project Site</u>. The Project will operate within an existing, approximately 46,880 sf office building (the "Building") located at 21100 Erwin Street (the "Project Site"), at the southwest

corner of Erwin Street and Variel Avenue.<sup>1</sup> As shown on the Los Angeles Department of Building & Safety ("LADBS") records submitted with the present application, the Building was originally constructed in the early 1970's (see Certificate of Occupancy, issued March 9, 1973) as a warehouse and office building, and was later modified by adding second story office space and changing the warehouse use to office (see Certificate of Occupancy, issued August 31, 1994).

a. <u>General Plan/Zoning</u>. The Project Site has a General Plan land use designation of Regional Center Commercial and is within the Warner Center Specific Plan ("WCSP) area. Under the WCSP, the Project Site is located within the College District, as are all immediately surrounding properties and those properties both on the north side of Erwin Street and the east side of Variel Avenue. As shown in WCSP Appendix A, Hybrid Industrial uses are among the Industrial/Manufacturing/Research and Development (R&D) uses that are permitted by-right in the College District. Hybrid Industrial Uses include, among other uses, (i) Medical or Dental Laboratories; (ii) Research and Development Laboratories; and (iii) Research and Development Facilities. (WCSP Section 6.2.7.1.)



**Project Site and Surrounding Properties** 

<sup>&</sup>lt;sup>1</sup> The Project Site is more specifically described as Lot 6 of Tract 30615, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 790 Pages 98 and 99 of Maps, in the Office of the County Recorder of Said County, and is further identified by Los Angeles County Assessor's Parcel Number 2149-005-009.



**Project Site** 

- IV. Entitlement Request. The Applicant is requesting the following approvals:<sup>2</sup>
- a. **Administrative Clearance** for a change of use within an existing building per WCSP Section 5.3.2.1 and WCSP Section 5.3.2.6.
- b. **Director's Interpretation**, pursuant to LAMC Section 11.5.7-H, WCSP Section 10.6.1 and WCSP Section 13, that the use and maintenance of a vivarium in connection with the proposed medical research laboratory is an allowed *Hybrid Industrial* use within the WCSP College District.

<sup>&</sup>lt;sup>2</sup> This is an application for a development project within the meaning of the Permit Streamlining Act. (Gov't Code§§ 65920, et seq.) The Project Site is not located with 1,000 feet of a military installation and is not beneath a low-level flight path nor within special use airspace as defined in Public Resources Code Section 21098. To the best of our knowledge, the Project Site is not listed on any list of hazardous locations compiled pursuant to California Government Code Section 65962.5. This Project is located within an urbanized area as defined in Government Code Section 65944.

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c. **Director's Interpretation**, pursuant to LAMC Section 11.5.7-H, WCSP Section 10.6.1 and WCSP Section 13, that the Project shall <u>not</u> be required to comply with the following Plan requirements: (i) Publicly Accessible Open Space [WCSP Section 6.2.2]; (ii) Pedestrian-Adapted Pathways [WCSP Section 6.2.5]; (iii) Setbacks [WCSP Section 6.1.2.1.10]; Open Space Requirements; and Master Planned Project Requirements (WCSP Section 5.3.3.3).

#### V. <u>Director's Interpretation Findings.</u>

## a. <u>Use and Maintenance of Vivarium in Connection with a Medical Research</u> <u>Laboratory</u>

As indicated above, *Hybrid Industrial* uses, including *Medical or Dental Laboratories*, *Research and Development Laboratories*; and *Research and Development Facilities* are permitted by-right in the WCSP *College District*. Thus, the Project's primary use as a medical research laboratory is expressly allowed on the Project Site. In connection with the Project's operation of a medical research laboratory, Terasaki will use and maintain an approx. 1,200 sf vivarium with approximately 200-400 cages for research and scientific testing on small animals (e.g., mice and rats) The WCSP is silent as to the permissibility of a vivarium use and associated animal testing. However, Terasaki's proposed vivarium is distinct from *Animal Keeping or Raising*, which is not a permitted use in the WCSP *College District*. Among the many differences, the Project's vivarium will be operated entirely within the Building with small animals in cages, whereas *Animal Keeping or Raising*, typically entails much larger animals, such as horses or goats, which spend significant time outdoors and require indoor/outdoor accessory structures, fencing, etc. As shown below, there is substantial evidence in support of a Director's Determination that Terasaki's proposed vivarium use is permitted as an element of the Project's medical research laboratory.

i. The vivarium will not be detrimental to the public welfare or injurious to property or improvements adjacent to or in the immediate vicinity of the subject property.

The proposed vivarium will have no adverse impacts on the public welfare and will cause no injury to nearby property or improvements. It represents approximately 3% of the overall space within the 46,880 sf medical research facility. The vivarium will be located entirely within the existing building and will have no noise, odor or similar impacts that are traditionally associated with the keeping of domesticated animals such as horses. From the perspective of nearby properties and uses, the vivarium will be indistinguishable from the overall operations of the permitted medical research laboratory.

# ii. The vivarium will not result in practical difficulties or unnecessary hardships inconsistent with the overall intent of the WC2035 Plan.

The proposed vivarium will not cause any practical difficulties or hardships inconsistent with the overall intent of the WCSP. First, it will be indistinguishable from the overall operations of the Project's medical research laboratory. Moreover, the use and maintenance of the proposed vivarium in connection with the Project's medical research laboratory is squarely within the overall intent of the WCSP, which includes supporting the establishment and expansion of research facilities like the Project. For example, WCSP Section 6.2.7 provides that "the intent of the Hybrid Industrial provisions of this section is to maintain the industrial base in Warner Center and its jobs while recognizing that the industrial landscape in Warner Center...has transformed into a light industrial/*research and development* demand market. The majority of the industrial uses that currently exist in Warner Center are the *high-end*, *research and development uses*. This section is designed to not only preserve those industrial uses but *also encourage their expansion*." (Emphasis added.)

iii. The vivarium will protect the best interests of and assure a development more compatible with the surrounding properties or neighborhood.

The 1,200 sf vivarium, along with the rest of the Project, will be located entirely within the Project Site's existing two-story, 46,800 sf office building, with no expected exterior modifications. The use of the vivarium in connection with the proposed medical research laboratory will have no distinguishable impact on the building's compatibility with surrounding and nearby properties.

b. <u>Compliance with Various Development Standards is Not Required for Change of</u>
Use with No Modification to Building Exterior.

The Project, which entails a change of use from office to medical research laboratory within an existing building does not require any physical expansion of the Building's existing footprint or physical building envelope. Pursuant to WCSP Section 5.3.2.1, a change of use within an existing building to a use that is permitted under the WCSP is subject to an Administrative Clearance. Furthermore, WCSP Section 5.3.2.1 expressly provides that such changes of use are <u>not</u> required to provide any additional parking or comply with the WCSP's Urban Design Guidelines, Activity Node requirements, Active Frontage Street requirements and street dedication or improvement requirements.

However, WCSP Section 5.3.2.1 is silent concerning compliance with WCSP requirements related to (i) Publicly Accessible Open Space (PAOS), (ii) Pedestrian-Adapted

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Pathways, (iii) Setbacks, (iv) Open Space and (v) Master Planned Projects for changes of use, such as the Project, that do not add floor area or expand the building envelope. Yet, projects that add new floor without changing the existing building envelope (WCSP Section 5.3.2.6), as well as projects that expand vertically (up to 50% increase in floor area, per WCSP Section 5.3.2.7.1) or horizontally (up to 25% increase in floor area, per WCSP Section 5.3.2.7.2) are exempt from compliance with these requirements.

While WCSP 5.3.2.1 does not expressly exempt the Project from the WCSP requirements related to (i) Publicly Accessible Open Space (PAOS), (ii) Pedestrian-Adapted Pathways, (iii) Setbacks, (iv) Open Space and (v) Master Planned Projects, this omission can only be the result of a drafting oversight. It would be inconsistent with both WCSP Section 11 and LAMC Section 12.23-A, both of which allow for the continuation of legal, nonconforming buildings, to require this Project, which does not otherwise entail any changes to the building envelope, to comply with the foregoing requirements, when the WCSP exempts projects that expand the building envelope and/or increase floor. In fact, for this Project, compliance with the setback standards would actually require an expansion of the building, as WCSP Section 6.1.2.1.10 requires a maximum front setback of 15 feet. However, the existing Building has a front setback along Erwin Street of approx. 40 feet. Thus, complying with the WCSP setback standard would actually require a significant expansion of the existing building, which defies both logic and existing City policy and practice for nonconforming building under the Zoning Code and WCSP.

Similarly, there is no logical reason for a change of use within an existing building that is <u>not</u> a Master Planned Project to be subject to the requirements for a Master Planned Project simply because those provisions are not expressly exempted under WCSP Section 5.3.2.1. This is further support that that the failure of WCSP Section 5.3.2.1 to expressly exempt changes of use from the foregoing requirements, despite their having been expressly called out in WCSP Section 5.3.2.6 and 5.3.2.7, is a mere drafting oversight. In short, it is consistent with the intent of the WCSP to extend the same protections for nonconforming buildings (e.g., by not imposing setback and open space requirements) on projects that do not change floor area or the building envelope, as are provided for projects that increase floor and/or entail building additions.

Accordingly, Terasaki requests a Director's Interpretation that the Project's proposed change of use within the physical envelope of the existing Building shall not be required to comply with the WCSP requirements related to (i) Publicly Accessible Open Space (PAOS), (ii) Pedestrian-Adapted Pathways, (iii) Setbacks, (iv) Open Space and (v) Master Planned Projects. As shown below, there is substantial evidence in support of such a Director's Determination.

 The requested interpretation will not be detrimental to the public welfare or injurious to property or improvements adjacent to or in the immediate vicinity of the subject property.

The Applicant seeks to maintain the status quo with respect to the exterior of the existing Building and its physical envelope. Thus, in terms of physical changes, the proposed Project is more akin to a tenant built-out. Allowing the proposed change from office use to medical research laboratory within the existing building without requiring compliance with the WCSP requirements related to (i) Publicly Accessible Open Space (PAOS), (ii) Pedestrian-Adapted Pathways, (iii) Setbacks, (iv) Open Space and (v) Master Planned Projects is consistent with both WCSP Section 11 and LAMC Section 12.23-A, both of which allow for the continuation of legal, nonconforming structures, such as the Building in which the Project will be located, when the structure is not expanded. As currently configured, the physical form of the existing, two-story building is consistent with nearby developments, including, among other ways, in its front yard setback along Erwin Street. However, mandating compliance with setback, open space and other requirements would require substantial physical modifications to both the Building and the Project Site, which would cause both short-term construction impacts and potentially significant changes to the status quo that are not warranted in light of the intent of the WCSP to allow for the continuation of legal, nonconforming buildings.

ii. The requested interpretation will not result in practical difficulties or unnecessary hardships inconsistent with the overall intent of the WC2035 Plan.

The Project is proposed within a legal, nonconforming building. Here, the Applicant is not proposing any expansion of the existing Building, but is instead merely proposing a change of use and a tenant build-out within the existing building envelope. The intent of the WCSP with respect to legal, nonconforming buildings is expressly set forth in WCSP Section 11, which provides that "[u]ses, buildings or structures that exist legally at the time of adoption of this Plan and are made nonconforming by establishment of this Plan shall be deemed to be legal, nonconforming uses and may continue to exist without termination, provided that such legal, nonconforming uses may not be expanded." Moreover, pursuant to WCSP Section 6.1.2.1, adaptive reuse of existing buildings is "encouraged in [the College] District."

WCSP Section 5.3.2.1 is silent as to compliance with requirements related to (i) Publicly Accessible Open Space (PAOS), (ii) Pedestrian-Adapted Pathways, (iii) Setbacks, (iv) Open Space and (v) Master Planned Projects for changes of use. Interpreting WCSP Section 5.3.2.1 as mandating the Project to comply with these requirements for a change of use that proposes <u>no</u> expansion to the building envelope, when the WCSP otherwise exempts projects that expand

vertically and/or horizontally, would be fundamentally inconsistent with the protections for legal, nonconforming buildings set forth in WCSP Section 11.

Finally, while maintaining the existing building envelope and site layout will cause no difficulties or hardships to any third parties, requiring the Applicant to bring the existing building into compliance with current WCSP development standards would cause significant physical and financial hardships to the Applicant that may ultimately preclude the build-out and operation of the Project.

iii. The requested interpretation will protect the best interests of and assure a development more compatible with the surrounding properties or neighborhood.

The existing two-story Building, as currently configured, is already compatible with surrounding properties, many of which are developed with similar 1- and 2-story light industrial buildings. The Applicant merely seeks to change the use within the existing Building from an office use to a medical research laboratory, which is allowed under the WCSP subject to the requested Administrative Clearance. The requested interpretation, which, as explained above, is squarely consistent with WCSP Section 11, protects against unwarranted physical modifications to the existing building and site and unnecessary disruptions to adjoining and nearby property owners. Requiring mere changes of use within legal, nonconforming buildings to comply with current WCSP development standards (e.g., open space requirements, setbacks, pedestrian pathways) will result in wasteful, expensive, time-consuming, and impactful construction activities and would essentially encourage demolition rather than the adaptive reuse of existing building. The requested interpretation would avoid those adverse consequences for this Project.



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Traffic	APPROVED FOR	A STATE OF THE STA	<u> </u>

 1 7 ° 1 ° 1 ° 1	E III
0.70 	

INSTRUCTIONS:	ANGELES	AND FOI	CERTIFI		F OCCL				AND SAFETY
LEGAL LOT		t to Complete N			у,			CENSUS T	PACT
DESCR.	6		Inaci	30	615			1349	
2. PRESENT USE (	of BUILDING CENOUSE	,Off Pkg.	NEW USE O		me			DIST, MAP 7432	
3. JOB ADDRESS			( )		,,,,,			M-2-1	י מלו
4. BETWEEN CROS		00 Erwin		W.H.		<del></del>		FIRE DIST	
Vari	Lel		AND		anog	a Ave.		II/80	0/80
5. OWNER'S NAME J. W	Teider			PHONE				Rev.	.Cor.
6. OWNER'S ADDR		verly Gle		CITY		ZIP		LOT SIZE	
7. ARCHITECT OR	DESIGNER		r <sub>T</sub>	L.A.	LICENSE I	90025 No. PHONE		175x	-
G. I	. Kirk	patrick	C2:		257-			31.4	10 R.
	roff-E	nglekirk	SI	£927		-9487		ALLE!	
9. CONTRACTOR OWNE	17°			STATE	LICENSE	No. PHONE		BLDG. LIN	E
O. LENDER			BRANCH	AD	DRESS			AFFIDAVIT	
1. SIZE OF EX	KISTING BLDG.	STORIES   H	EIGHT INO.	OF EVISTIA	IC BUILDI	IGS ON LOT AN	In ties	Fill	
LENGTH 120	WIDTH 2]	0 2 3	27 l	no	ne		10 05E	Park	3834
2. MATERIAL OF CONSTRUCTION	EXT	, WALLS	R00	F		FL00R		AFF	36369
OF EXISTING B		conc		com	امع	con		DISTRICT (	
14. VALU	ATION TO INCLU	DE ALL FIXED	rwin_		- · · · · ·			VN E	3-49
EQUIF AND	MENT REQUIRE	D TO OPERATE BUILDING \$	101.					unabilitu	/
5. NEW WORK: (Describe)	Dorri			-				CRIT. SOIL	
	revis	<u>se stair (</u>	<u>letal</u>	S				HIGHWAY	DED.
W USE OF BUILDIN	G		SIZE OF A	DDITION	STORIES	l ne	IGHT	FL00D	
Warehou		fice	/	DDITION	31011123	1112		/	
PE N/C	GROUP N/C	SPRINKLERS REQ'D SPECIFIED		COMB	INSPECT) GEN	ON ACTIVITY MAJ. S.	CONS	CONS.	
DG. AREA	MAX. OCC.	TOTAL		PLANS	CHECKED	7/		ZONED BY	
					APPROVE!			Hull FILE WITH	
/ELL	GUEST	I DARKING PEN'N							
VELL. IITS	GUEST ROOMS	PARKING REQ'D SPACES	PROVIDED	1	لرد/	~		VN/71	1 12 2
IITS	GUEST ROOMS CONT. INSP.	PARKING REQ'D	PROVIDED	1	ATTO	~	,		Y 1 22 22
C. No.	ROOMS	PARKING REQ'D SPACES		1	Allen A	~	C/0	VN/71	1 12 2
.C. No. 4.07	ROOMS CONT. INSP. S.P.C.	G.P.I.	B.P. 6.30	ASSE VE	Allen Ar	ROVED D.S.	C/0	VN/71 INSPECTOR	TYPIST
.C. NoC. 4.07 An CHECK EXPIRES	S.P.C.	G.P.I.	B.P. 6.30	ASSE VE	Allen Ar	ROVED D.S.	C/0	VN/71 INSPECTOR	TYPIST
.C. No.  .C. 4.07  An CHECK EXPIRES E IS PAID IF CONS	S.P.C. S SIX MONTHS STRUCTION IS 1	G.P.I.  AFTER FEE IS PAID. NOT COMMENCED.	B.P. 6.30 PERMIT EX	PIRES ONE	ATION AF	PROVED  O.S.  FTER FEE 19	C/O G PAID 0	VN/71 INSPECTOR	TYPIST  jt  NTHS AFTER
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S. CONTRACTOR	NAME			-	-		1001100	140.	1101112		1000	-
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certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 51 0202 LAMC)

Signed where or agent having Joperty owner's consent) Position Date

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REPAIR-DEMOLIS
AND FOR CERTIFICAT
OF OCCUPANCY . LICATION FOR INSPECTION INSTRUCTIONS: 1. Applicant to Complete Numbered Itame Orly. T. LOT COUNCIL DISTRICT NO. LEGAL 6 30615 3 DESCR. 1349702 NEW USE OF BUILDING 2. PRESENT USE OF BUILDING 13) Office Bldg PACK 22/3) C FIRE DIST. Office/Warehouse 21100 Erwin St, Woodland Hill Two Rev Corner Canoga Ave
5. OWNER'S NAME Betty Weider Irreg Woodland Hills
BUS. LIC. NO. ACTIVE STATE LIC. NO. 21100 Erwin St ALLEY Tsmail & Otova Inc
8. ARCHITECT OR DESIGNER BUS. LIC. NO. 213 305-8824 ACTIVE STATE LIC. NO. PHONE BLDG. LINE Gensler & Associated or Engineer's Abbress 213 AFFIDAVITS 2049 Century Park E. I.A 90067

CONTRACTOR BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE

Cannon Constructors 36/568. 213 204–5500

SIZE OF EXISTING. BLOG. STORIES | Height NO. OF EXISTING BUILDINGS ON LOT AND USE

WIDTH 120LENGTH 221 | EXT. WALLS | ROOF | FLOOR Park 3824 Comp Fill 1620 P.C. REQ'D VES. OF EXISTING BLDG. 13. JOB ADDRESS JUB ADDRESS JUB ATTOCK BIK 21100 Erwin Street VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING DISTRICT OFFIC GRADING NEW WORK (Describe) ADD FORMAD TO ZMD FLOOR CONVERT FORTION HWY. DED. CONS TO PARKING, ZONED BY Bldg. W ... C. Garcia OCC. BZ/BH DWELL NA. TYPIST PARKING PROVIDED STD. 46 COMP. 31 INSPECTOR GUEST ROOMS P.C 2383.40 CONT. LIC FASS B&SB-3 (R 5.85) 47, 67 055 BASB 3 (R5.65) 4 09/05/86 2431.07 CHTO 799.34 799-440 BPH/CH 400 Claims for refund of fees paid on permits must be filed: 1 Within one year from date of payment of fee, or 2. Within one year from date of payination of extension for building or grading permits granted by the Dept. of 8. \$ SECTIONS 22.12 & 22 13 LAMC. 744.40 얆 USE 295.50 DIST. OFFICE V.M. LA 47.67 135.93 PHIMILENS THE WOOT ENERGY PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED. 8258 ( 3 07 708 7 8 10 7 68 . 0 6 CHTD+ DECLARATIONS AND CERTIFICATIONS
LICENSED CONTRACTORS DECLARATION
LICENSED CONTRACTORS DECLARATION
Business and Professions Code, and my license is in full force and effect.

Date 1780 Lic, Class D. 10 Minutes ecylon 700) of Division 3 of the OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, aller, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (S500).):

□ I, as owner of the property, or my employees with wayes as their, sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builded or improves thereon, and who does such work inself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he add not build or improve for the purpose of sale.). of saie).

[] I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of proparty who builds or improves thereon, and who contracts for such projects with a contractor(s) license pursuant the Contractor's License Law). B. & P. C. for this reason.
Owner's Signature ☐ I am exempt under Sec. \_\_\_ ☐ Certified copy is hereby furnished. Applicant's Mailing Address CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the portormance of the work for which this permit is issued, I shall not employ any person in any so as to become subject to the Workers' Compensation Laws of California. Applicant's Signature

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked. 20. 1 hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.). Lender's Name 21.1 certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. enter upon the above-mentioned property for inspection purposes.

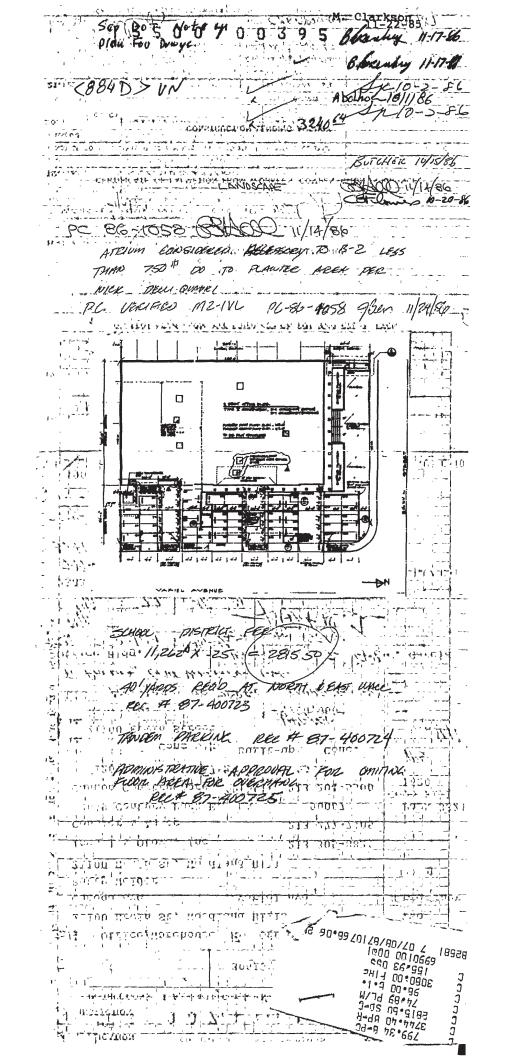
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Leanneles not any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202/LAMC)

Signed

(Owner or agent having property owner's consent)

Position

Date



Signed TE States Atthough Agent 8/7/87

Date Cowner or agent having properly owner's consent)

Position

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Signed

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CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY APPLICATION FOR INSPECTION 2 8 0 0 0 0 2 0 0 1 INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 177B105 LEGAL 6 30615 CENSUS TRACT DESCR. NEW USE OF BUILDING 2. PRESENT USE OF BUILDING
( ) OFFice
3. JOB ADDRESS ZONE M2-1vl Plvl OFFice FIRE DIST. COUN. DIST. 4. BETWEEEN CROSS SYREETS LOT TYPE 5. OWNER'S NAME LOT SIZE 175x250 6. owners wonderline fittee 818 884zi6800 21100 Frwin St W Hills 91367 ALLEY BLDG. LINE ARCHITECT OR DESIGNER BUS. LIC. NO. ACTIVE STATE LIC. NO. . 9. ARCHITECT OR ENGINEER'S ADDRESS AFFIDAYF 36369 ORD 165,479 CITY 10. CONTRACTOR ACTIVE STATE LIC. NO. PHONE B-537130 (21)5594141 CONTRACTOR
LIQUIDION BICOS.
SIZE OF EXISTING, BLOG,
WIDTH 250 LENGTH 150 2

FRAMING MATERIAL
OF EXISTING BLOG.

STORIES

ACCORDANCE

ACCOR OB1557 STORIES | HEIGHT AFF62791 AFF62792 ELOOP Pkg 3834 \_conc/glass STREET GUIDE 13. JOB ADDRESS 21100 Frwin St.

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING CTG1620DCF DIST. OFF. | P.C. REQ'D \$ 5,000 15. New Work (Pad partitions (Rev 2 offices) CAND PLOD R (REMOVE (C) AOD (C) NON BRAVER PROTECTION ACTIVITY OF THE PROPERTY HWY. DED. FLOOD NON bearing PARET,
JON STORIES HEIGHT FILE WITH ZONED BY 900404 INSPECTOR PARKING REQ'D N/C STD. G,P.I. + NP B & S B-3 (R.7/89) P.M. E.I. 75 Claims for refund of fees paid on permits must be filed: 1, Within one year from date of payment of fee or 2. Within one year from date expiration of extension for building 1,85 s.o.s.s. or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC, WLA SPRINKLERS REQ'D SPEC. P.G. NO. C/O ENERGY DAS
Unless a shorter period of time has been established by an efficial school, plan others
the fee is paid or 180 days after the fee is paid all construction is not commenced. 04/05/90 12:25:15PH WL01 T-3647 C 11 BUILD PLAN CHE 42.08 BUILD PERHIT R 49.50 EI CONMERCIAL 0.75 ONE STOP SURCH 1.85 TOTAL 94.18 94.18 90WL 88820 CAPIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19-1 certify that in the performance of the work for which this point is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date

Applicants Signature

Applicants Signatur NOTICE TO APPLICANT: II, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked. royoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.). 21 It cortify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

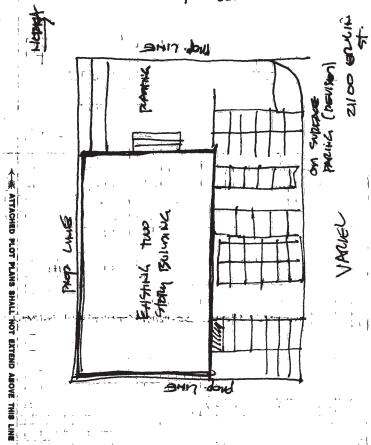
I realize that this pormit is an application for inspection that it does not approve or authorize the work specified herein, that it does not authorize on permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles not approve or authorize the work specified herein, that it does not authorize the work specified herein, and or neither the city of Los Angeles not apply controlled to the city of Los Angeles not apply controlled to the controlled to the performance or near day by any doctor described herein or the condition of the property or soil upon which such work is performed. Signed

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# 21100 Erwin Street

Address of Building





# CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of Law—for following occupancies:

3-9-73

Permit No. and Year

VN 78710/72,

VN 75490/71, VN 80033/72, VN 76913/71, VN 81224/72

l and 2-Story, Type V, 120' x 210' Warehouse and Office Building. 40 required parking spaces provided. G-1 Occupancy.

Owner

Owner's

Address

J. Weider

2027 So. Beverly Glen Los Angeles, Calif. 90025

Spitzer-dg E ないいとはののののののののできれている。

Form B-95b-2M Sets-1-72 (C-10)

2/100 Cravin St. Address Buildi	of CITY OF LOS ANGELES  DEPARTMENT  OF  OF  OF  OF  OF  OF  OF  OF  OF  O
Weisler International Cont	BUILDING AND SAFETY
75490 V Permit 7/ Ye	Date of this certificate
REGISTERED DEPUTY BUILDING INSPECTO	R'S CERTIFICATE OF COMPLIANCE
TO THE SUPERINTENDENT OF BUILDING	G: -
I hereby certify that the following portion which required continuous inspection, and winspected by me and comply with the provint thereto:	hich I was employed to inspect, were
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Placement for pa	nels # 1,2,10
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	Sacks of Cement Tons Sand
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I had sufficient time to inspect all materials used and	
I was not employed by the contractor, subcontractor or	material vendor.

B&S B-94-R9.67

Registered Deputy Building Inspector.

21100 ERWIN ST. Address	
	ner BUILDING AND SAFETY
81224 Permit 72 Y	Pate of this certificate  G-1-72
REGISTERED DEPUTY BUILDING INSPECT	
TO THE SUPERINTENDENT OF BUILDIN	G:
I hereby certify that the following portion which required continuous inspection, and vinspected by me and comply with the proving thereto:	which I was employed to inspect, were
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I was not employed by the contractor, subcontractor o	r material vendor.
•	oseph D. Reton
B&S B-94—R9.67	Registered Density Building Intractor

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21100 EDWIN Address Build	ing DEPARTMENT OF BUILDING AND SAFETY
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75490 V Permit Number 10 71 Y	Date of this certificate
REGISTERED DEPUTY BUILDING INSPECTO	1117111
TO THE SUPERINTENDENT OF BUILDING	
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which required continuous inspection, and vinspected by me and comply with the prov	which I was employed to inspect, were isions of the Building Code applicable
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	Kleus H. Wower
B&S B-94R9.70	Registered Denuty Ruilding Theresetes

211000 Evenin Addre Weider International o	ding DEPARTMENT OF
Permit Number 19,71	Pate of this certificate
REGISTERED DEPUTY BUILDING INSPECT	1 100 12, 1911
I hereby certify that the following portion which required continuous inspection, and inspected by me and comply with the prothereto:  Type of inspection  Description and location of work completed:	ions of the work at the above address which I was employed to inspect, were visions of the Building Code applicable
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B&S B-94-R9.70

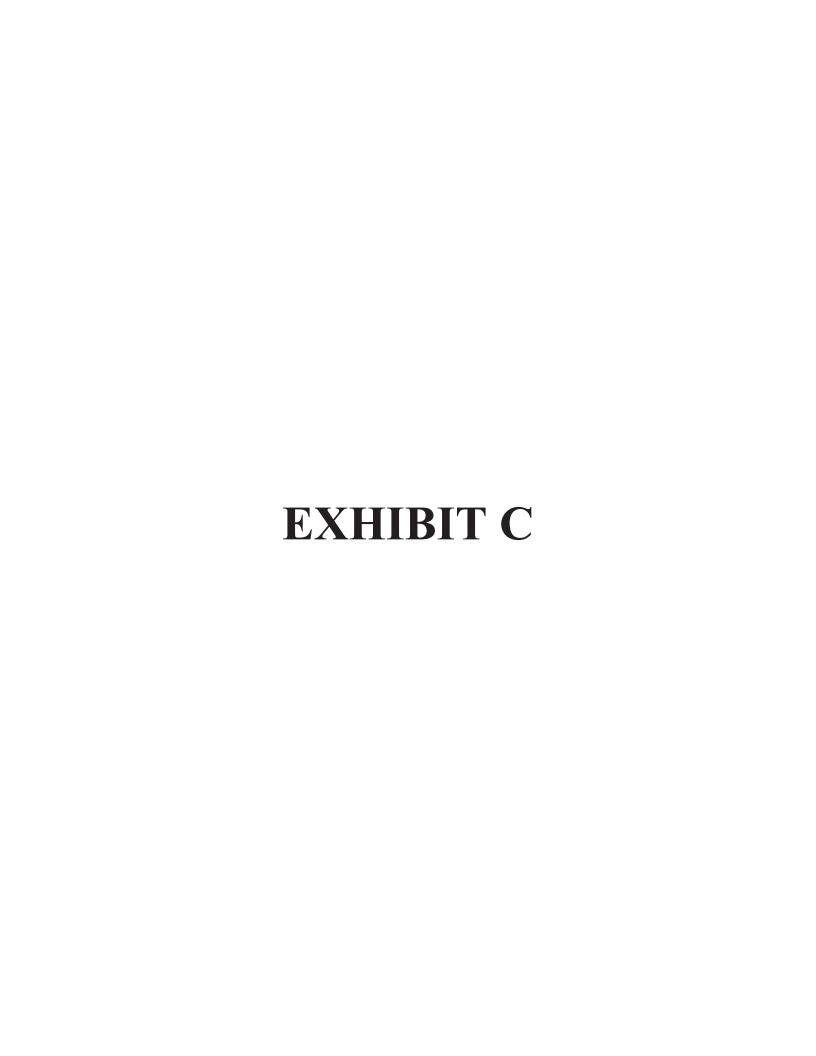
Registered Deputy Building Inspector

08-B-95A (R.11/89)

# CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY



	Note: Any change of use of occupancy must be approved by the Department of Building and Safety.						
	This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)						
	This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential Uses)						
	Permit No. and Year 87LA69901, 87LA72464, 89VN63708 93LA02276, 91LA83068						
	Change The use from Warehouse/Office to Office and Parking Garage and Add 60'x26' Office Space to 2nd story.						
(C)	586833128868881273						
Total Parking Required							
	Issued By Africe.  LACVN-WLA-SP-C.D. # BLDG BCS GI MS-MSS-EQ-BMI-COMM						
	Owner Betty Weider Owner's 21160 Erwin St. Address Woodland Hills, Ca 91367  08/31/94  R.KLINE/MM/kb						



0CT 28 1969

Chief Engineer For Fire Department Use Only Tract No. Approved for recording Parcel Map No. City of Los Angeles Fire Department Condition No. CPC 10L 18 mg 30615 Tract No. Approved for recording Passandieretto, Bureau of Engineering District Map City of Los Angeles 9/30/69 Condition No.

.ent

STATE OF CALIFORNIA ) COUNTY OF LOS ANGELES) SS

On this 22 day of OCTOBER, 1969, before me, Arthur G. Sherman, a Notary Public, personally appeared DONALD M. LOYNO known to me to be the person who executed the within instrument on behalf of said Coldwell Banker & Company, the Corporation that executed, and whose name is subscribed to the within instrument as the Attorney-In-Fact of Aetna Life Insurance Company and acknowledged to me that they subscribed the name of Aetna Life Insurance Company thereto as principal and the name of Coldwell Banker & Company as Attorney-In-Fact for said Aetna Life Insurance Company, and that said Coldwell Banker & Company executed the same as such Attorney-In-Fact.

OFFICIAL SEAL

ARTHUR G. SHERMAN

NOTAHY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

- March 1979

Witness my hand and official seal:

Notary Public in and for-said County and Scato.

MA COMMISSION EXPLICS INTA 1' 1846'

3947 Recording requested by and mail to: Joseph Weider 1175 York Avenue G PM. DCT 14 1971 Address Negistrar-Recorder New York, N. Y. SPACE ABOVE THIS LINE FOR RECORDER'S USE COVENANT AND AGREEMENT TO PROVIDE PARKING ATTENDANT The undersigned hereby certify that we are the owners of the hereinafter legally descr.bed real property located in the City of Los Angeles, State of California. Lot No. 6, Tract 30615 (Logal Description)  $98\ \&\ 99$  , Records of Los Angeles County, which property as recorded in Book 6101 Varial Avenue is located and known as: (street address) And, that in consideration of the issuance of a building permit by the City of Los Angeles for which the required parking is allowed to be provided in a random arrangement as regulated by Section 12.21-A 4(h) of the Los Angeles Municipal Code, the undersigned do hereby covenant and agree with said City that the parking will be supervised by an aftendant at such times as the building for which the tandem parking is being provided it as active operation. This Covenant and agreement shall run with the land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs, assignees and shall cominue in effect until such time that the Los Angeles Municipal Code unconditionally permits the use or purpose herein above referred to or unless otherwise released by auti prity of the Superintendent of Building of the City of Los Angeles. 10th Dated this . Signature of owner \_ \_\_\_\_\_ (Two Officer's signatures BETTY B. WEIDER FOR DEPARTMENT USE ONLY Branch Office Approved for Recording Dept. of Bldg & Safety. District Map ... B & S Affidavit No. B&S 8-318---10-67 (INDIVIDUAL) (CORPORATION) STATE OF CALIFORNIA COUNTY OF LOS ANGELES SS. STATE OF CALIFORNIA COUNTY OF LOS ANGELES on Ceter En 10, 1911 before me, the undersigned, a Notary Public in and for said before me, the undersigned, a Notary Public in and for said County and State, personally appeared County and State, personally appeared MINTY B. LOBIDER known to me to be the known to me to be known to me to be

Secretary of the Corporation that executed the withir Instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and ecknowledged to me that such Corporation executed the within Instrument, pursuant to its by-laws or a resolution of its board of directors.

SECRETARY BOARD AND ACCESSED AND ACCESSED TO BOARD ACCESSED AND ACCESSED TO BOARD ACCESSED TO BOARD ACCESSED AND ACCESSED TO BOARD ACCESSED TO BOARD ACCESSED AND ACCESSED TO BOARD ACCESSED AND ACCESSED ACCESSED ACCESSED. known to me to be the person whose name subscribed to the within Instrument and acknowledged that 1/2 executed the same. WITNESS my hand and official seal. WITNESS my hand and official seal.

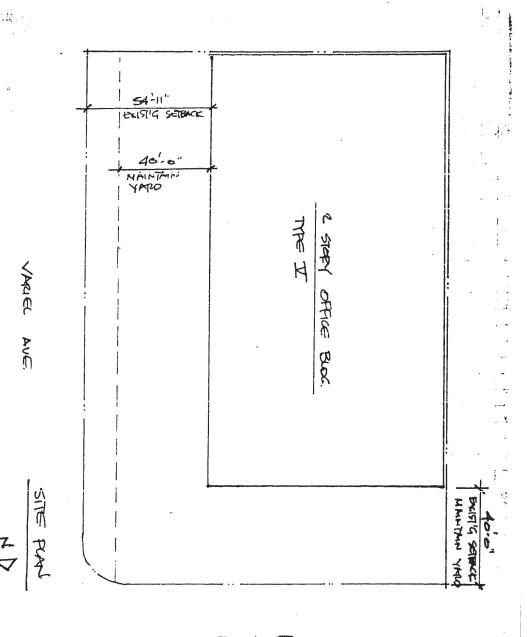
My Commission Explica Gel. 22, 1972

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My Commission expires

President

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GRWIN ST. 87-

87- 400723

### 400724 87 Recording requested by and mail in. RECORDED IN OFFICIAL RECORDS CHEMELER RECORDER'S OFFICE (Name LOS ANGELES COUNTY **CALIFORNIA** 200 MIN. 10 A.M. MAR 18 1987 (Address) PAST. SPACE ABOVE THIS LINE FOR RECORDER'S USE KANFMA COVENANT AND AGREEMENT TO PROVIDE PARKING ATTENDANT The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California. Lot 6 Tract 30615 (Legal Description) Page 98-100 , Records of Los Angeles County, which as recorded in Book \_ WEIDER INTERNATIONAL property is located and known as: \_ 21100 Erwin Street, Woodland Hills, California 91367 And, that in consideration of the issuance of a building permit by the City of Los Angeles for which the required parking is allowed to be provided in a taudem arrangement as regulated by Section 12.21-A, 5(h) of the Los Angeles Municipal Code, the undersigned do hereby covenant and agree with said City that the parking will be supervised by an attendant at such times as the building for which the tandem parking is being provided is in active operation. This covenant and agreement shall run all of the above described land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law. word Owner's Name \_ (Please type or print) Signature of owner Two Officer's Signatures \_ (Sign) SIGNATURES Required for Corporations MUST BE (Sign) NOTARIZED Name of Corporation \_\_\_\_ Dated this \_ 24 FET? (NOTARIZATION FOR INDIVIDUAL) (NOTARIZATION FOR CORPORATION) STATE OF CALIFORNIA STATE OF CALIFORNIA **PUNTY OF LOS ANGELES** \_day of \_ before me, the undersigned, a Notary Public in and for ... . before me, the undersigned, a Notary Public in and for said County and State, personally appeared ..., personally known to me or proved to me on the basis of satsfactory evidence to be the person who executed the within Instrument as the ..... personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this Instrument and acknowledged that he (she or they) executed it. and as the on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the within Instrument pursuant to its by laws or a resolution of its board of directors. WITNESS my hand and official seal. WITNESS my hand and official seal OFFICIAL STAL SALLY ALLARSON HOTARY PUBLIC - CALIFORNIA LOS AND THE COUNTY MUST BE APPROVED BY FOR DEPARTMENT USE ONLY Dept. of Building & Safety Branch Office \_ prior to recording APPROVED BY District Map ... Affidavit

Number.

8 B-31B (R10.83)

Affidavit Number \_

ė.

93 1841875

SPACE ABOVE THIS UNE FOR RECORDER'S USE

COVENAN	T AND AGREEMENT SLIP RESISTA	REGARDING NT SURFACE T		\$
	ereby certify that we are to of Los Angeles, State of Ca		ereinafter legally	described real property
		(Legal Description)	100.	2002 <u>- 1</u> 7 3
TRACT	NO 30615 LOT 6		MALO . 13	
as recorded in Bool				as Angeles County, which
and in order to comply Title 24 of the Californi the building located on require maintenance by hip-resistant. Where grow hip-resistant by either periodic reapplicati treatment shall meet the or manufacturer's specifip-resistance for the gicity of los Angeles app. Ground and floor surfasuch surface is a mininaccordance with either.	with the slip-resistant ga Code of Regulations of said property, we do he by tenants of said builtured and floor surfaces bermanently etching thom of such treatment is e requirement for slip-resification indicating round and floor surface roved testing laboratories shall be considered uum of 0.8 for ramps of ASTM C-1028 (field test)	pround and floor elative to disable reby covenant as dings of all groward are not inherent es surface or by a coordance which that the surfaces being treated y in accordance slip-resistant if a minimum of lor ASTM D-2047	r surface required access for all adagree to and und and floor tly slip-resistant opplication of a the manufacan be accomplied treatment in or by having the static coeffice of for other ac (laboratory test	
future owners, encumbra:	ncers, their successors, he andent of Building of the	eirs or assignees a City of Los Angelo	und shall continues upon submitta	be binding upon ourselves, e in effect until released by il of request, applicable fees
SIGNATURES MUST BE	Owner's Name  Signature of owner  Two Officer's Signatured for Corp	Eetty	(please type or pr	· ·
NOTARIZED	Name of Corporation	on		
	Dated this	15th_da	y of <u>Septemb</u>	er 19 9
County of	power me.  power me to be the proced to me to the proced to me to me that his/her/heir shis/her/heir person(s), or		ifactory evidence le(s) is/are sub- id acknowledged d the same in s), and that by insturment the lef of which the	CAPACITY CLAIMED BY SIGNER  INDIVIDUAL(8) CORPORATE OFFICER(6) PARTNER(8) ATTORNEY IN FACT TRUSTEE(8) GUARDIANCONSERVATO OTHER
	Wilness my h	and and official seal		SIGNER IS REPRESENTING:
MUST BE APROVED BY	•		FOR DEPAR	TMENT USE ONLY
Dept. of Building & Safety prior to recording	$\wedge$ $\rho$	Brane	h Offico V	N .
APPROVED BY	C. Reyes	Distri	t Map	B/N'









20200492369



Pages: 0005

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

05/05/20 AT 08:00AM

FEES: 31.00
TAXES: 71,400.00
OTHER: 0.00

PAID: 71,431.00



LEADSHEET



202005050250048

00018212807



010729830

SEQ: 01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED



RECORDING REQUESTED BY North American Title Company, Inc.

AND WHEN RECORDED MAIL TO: 21100 Erwin Street LLC

10866 Wilshire Blvd Ste 1500

Los Angeles, Ca 90024

Space Above This Line for Recorder's Use Only

File No.: 91401-1661238

A.P.N.: 2149-005-009

Property Address: 21100 Erwin Street, (Area of Woodland Hills), Los Angeles, CA 91367

### **GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX: \$14,025.00; CITY TRANSFER TAX: \$57,375.00; SURVEY MONUMENT FEE N/A

omputed on the consideration or full value of property conveyed, OR

☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

☐ unincorporated area; ☑ City of Los Angeles, and

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

Warner Center Building LLC, a California limited liability company

hereby GRANTS to

21100 Erwin Street LLC, a California limited liability company

the following described property in the City of Los Angeles, County of Los Angeles, State of California:

Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference

Dated: April 17, 2020

Warner Center Building LLC, a California limited liability Company

Betty B. Weider 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) SS COUNTY OF LOS ANGELOS )
on May 1, 2020 before me, Vilma Pitts
Notary Public, personally appeared Betty B. Weidler
, 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 be/she/they executed the same in his/her/their authorized capacity(jes), 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.  VILMA PITTS  Notary Public - California
Signature  Los Angeles County & Commission # 2163024
(2) Ora Pulls

This area for official notarial seal

### **EXHIBIT A**

A.P.N.: 2149-005-009

LOT 6 OF TRACT 30615, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 790 PAGES 98 AND 99 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



**LLC-12** 

20-C07699

## **FILED**

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

MAY 19, 2020

**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

Certification ree - \$0.00 plus copy lees			This Space For Office Use Only					
1. Limited Liability Compan	y Name (Enter the exact name of the	e LLC. If you re	egistered in Califorr	nia using an a	Iternate name, see inst	ructions.)		
21100 ERWIN STREET	, LLC							
2. 12-Digit Secretary of Stat				y or Place o	of Organization (only	if formed out	side of	California
202010	0810244	CALIFO	PRNIA					
4. Business Addresses								
<ul> <li>a. Street Address of Principal Office -</li> <li>10866 Wilshire Blvd., 15</li> </ul>			City (no abbreviati	ions)		State CA	Zip Co	
b. Mailing Address of LLC, if differen			Los Angeles City (no abbreviations)			State	9002 Zip Co	
10866 Wilshire Blvd., 15			Los Angeles			CA	9002	
c. Street Address of California Office 10866 Wilshire Blvd., 15	e, if Item 4a is not in California - Do not lis	st a P.O. Box	City (no abbreviations)			State	Zip Co	
10000 Wilstille Divd., 13		ainted or electo	Los Angeles		on of each mamber A	CA	900	
5. Manager(s) or Member(s)	If no managers have been apportune must be listed. If the manager/m an entity, complete Items 5b and has additional managers/membe	ember is an ind I 5c (leave Item	dividual, complete 15a blank). Note:	Items 5a and The LLC car	5c (leave Item 5b blan not serve as its own m	nk). If the ma anager or me	nager/n	nember is
a. First Name, if an individual - Do no <b>Keith</b>	ot complete Item 5b		Middle Name		Last Name Terasaki			Suffix <b>sflavi</b> i
b. Entity Name - Do not complete Iter	m 5a							
c. Address 10866 Wilshire Blvd., S	uite 1500		City (no abbreviati Los angeles			State CA	Zip Code 90024	
	provide either Individual <b>OR</b> Corporati	ion.)					0002	
•	ns 6a and 6b only. Must include agen	,	nd California street	address.				
a. California Agent's First Name (if ag	· · · · · · · · · · · · · · · · · · ·		Middle Name		Last Name		-	Suffix
Robert					Kopple			
b. Street Address (if agent is <b>not</b> a co 10866 Wilshire Blvd., 15	orporation) - <b>Do not enter a P.O. Box</b>		City (no abbreviations) Los Angeles State CA			Zip Code 90024		
CORPORATION - Complete	Item 6c only. Only include the name	of the registere	ed agent Corporation	on.				
c. California Registered Corporate Ag	gent's Name (if agent is a corporation) – [	Do not complete	Item 6a or 6b					
7. Type of Business								
a. Describe the type of business or se Real Estate Investments	ervices of the Limited Liability Company							
8. Chief Executive Officer, if elected or appointed a. First Name			Middle Name		Last Name			Suffix
b. Address			City (no abbreviations)		State	Zip Co	ode	
9. The Information containe	ed herein, including any attachn	nents, is true	and correct.					
05/19/2020 Sha	ron R Flavin		F	Paralegal				
Date Ty	pe or Print Name of Person Completing t	the Form		Title	Sigr	nature		
	or communication from the Secretary address. This information will become					document ent	er the n	name of a
Name:			7					
Company:								
Address:								

City/State/Zip: