

SROUR & ASSOCIATES
Real Estate Development Services Group, Inc.
2447 Pacific Coast Highway, Suite 200, Hermosa Beach, CA 90254
brandon@esrou.com 310/372-8433

April 8, 2024

Maxvill Properties, LLC
Attn: David Camel, Manager
841 Apollo Street; Suite 450
El Segundo, CA 90245

Dear Mr. Camel:

We were engaged to provide consultation and assistance with respect to the development of the property located at 3212 The Strand, Manhattan Beach. A neighbor has asserted that Jonathan and Dora Seiffer are the beneficial owners of both 3212 The Strand and the adjacent property, 3208 The Strand, owned by Maxvill Properties, LLC. Our understanding is that is not the case. Could you please provide clarification regarding this issue.

Best Regards,

/s/

Brandon Straus

DAVID J. CAMEL, Manager

MAXVILL PROPERTIES, LLC
841 APOLLO ST., SUITE 450
EL SEGUNDO, CALIFORNIA 90245

DIRECT DIAL: (310) 213-3940
E-MAIL:
DAVIDCAMEL@DAVIDJCAMEL.COM

May 13, 2024

BY EMAIL ONLY

Brandon Straus

Re: 3208 The Strand, Manhattan Beach;
Your letter dated April 8, 2024

Dear Mr. Straus:

I am in receipt of your letter dated April 8, 2024. As you correctly stated, Maxvill Properties, LLC ("Maxvill") is the owner of the property located at 3208 The Strand, Manhattan Beach, California (the "Property"). I am the manager of Maxvill and have been so since the entity was formed. The neighbor's assertion that Jonathan and Dora Seiffer are the beneficial owners of the Property is incorrect. Neither Jonathan nor Dora Seiffer are members (i.e., owners) of Maxvill. Additionally, neither Jonathan nor Dora Seiffer have any right to acquire the Property through a call option or similar mechanism.

Please feel free to contact me if you have any questions.

Maxvill Properties, LLC,
a Delaware limited liability company



By: David J. Camel, Manager