

LATE PUBLIC COMMENT

FOR COMMENTS RECEIVED AFTER AGENDA POSTING

PLANNING COMMISSION MEETING

SEPTEMBER 11, 2024

3208 – 3212 The Strand Timeline

Outlined below is a timeline of key facts pertaining to the ownership of the two Strand Properties being developed by Mr. Jonathan and Mrs. Dora Seiffer. All details were extracted from public records.

3208-3212 The Strand LLC:

- 2/22/2021: **3208-3212 The Strand LLC** is Organized in State of CA.
 - Agent: **Jonathan Seiffer** (Senior Partner with Leonard Green & Partners)
 - Organizer: **David J. Camel** (attorney for Jonathan & Dora Seiffer).

- 3/2/2021: **3208-3212 The Strand LLC** filed Statement of Info. with State of CA.
 - Manager or Member: **Jonathan Seiffer**, 11111 Santa Monica Blvd., Suite 2000, Los Angeles, CA 90025 (11111 Santa Monica is the office of Leonard Green & Partners).
 - Manager or Member: **Dora Seiffer**, 11111 Santa Monica Blvd., Suite 2000, Los Angeles, CA 90025
 - Person completing Form: **David J. Camel**, Attorney.

- 3/11/2021: **3208-3212 The Strand LLC** Acquires **3212 The Strand** for **\$10,510,000**.

- 4/26/2021: **3208-3212 The Strand LLC** Acquires **3208/3209 The Strand** for **\$10,510,000**.

- 4/26/2023: **3208-3212 The Strand LLC** files Statement of Info. with State of CA.
 - Manager or Member: **Jonathan Seiffer**, 11111 Santa Monica Blvd., Suite 2000, Los Angeles, CA 90025.
 - Manager or Member: **Dora Seiffer**, 11111 Santa Monica Blvd., Suite 2000, Los Angeles, CA 90025
 - Person completing Form: **Jonathan Seiffer**.
 - Signer: **Jonathan Seiffer**.

- 12/26/2023: **3208-3212 The Strand LLC** files a Cancellation Certificate with State of CA.
 - Signer: **Jonathan Seiffer**

In December 2022, two new LLC's are formed and the two properties are moved into the LLC's.

Maxvill Properties, LLC:

1. 12/12/2022: **Maxvill Properties, LLC** is Organized in Delaware.
2. 12/13/2022: **Maxvill Properties, LLC** registers with the State of CA as an Out of State LLC.
 - Agent: Paracorp Incorporated.
 - Person Certifying Form: **David J. Camel**, 841 Apollo Street, Suite 450, El Segundo, CA 90245.
3. 12/15/2022: **Maxvill Properties, LLC** files Statement of Info. with State of CA.
 - Agent: Paracorp Incorporated.
 - Person Certifying Form: **David J. Camel**, 841 Apollo Street, Suite 450, El Segundo, CA 90245.
4. 1/27/2023: **3208-3212 The Strand LLC** transfers **3208/3209 The Strand** real property title to **Maxvill Properties LLC** via a Grant Deed.
5. 2/10/2023: **3208-3212 The Strand LLC** as Beneficiary Records a Deed of Trust for \$9,850,000 securing **3208/3209 The Strand** real property executed by **Maxvill Properties LLC** as Trustor.
 - Signer: **David J. Camel**, Manager.
6. 7/22/2023: **Maxvill Properties LLC** submits plans to the city to demolish the existing Duplex located at **3212 The Strand** and construct a new **6,623/SF** Duplex.

3212 JK LLC:

1. 12/12/2022: **3212 JK LLC** is Organized in the State of CA.
 - Agent: **Jacqueline Katz**, 11111 Santa Monica Blvd., Suite 2000, Los Angeles, CA 90025. (Ms. Katz is a Senior Director of Tax with Leonard Green & Partners).
 - Organizer: **Jacqueline Katz**, 11111 Santa Monica Blvd., Suite 2000, Los Angeles, CA 90025.
2. 12/14/2022: **3212 JK LLC** files Statement of Info. with the State of CA.
 - Manager: **Jacqueline Katz**, 11111 Santa Monica Blvd., Suite 2000, Los Angeles, CA 90025.
 - Person completing Form: **Jacqueline Katz**, 11111 Santa Monica Blvd., Suite 2000, Los Angeles, CA 90025.
3. 1/30/2023: **3208-3212 The Strand LLC** transfers **3212 The Strand** real property title to **3212 JK LLC** via an Intra-Family Transfer or Dissolution.
4. 4/11/2023: **3212 JK LLC** submits plans to the city to demolish the existing SFR located at **3212 The Strand** and construct a new **8,636/SF** SFR.