



SB 8 NO NET LOSS DECLARATION Supplemental Application

PROPERTY OWNER DECLARATION TO NO NET LOSS OF HOUSING UNITS PURSUANT TO THE HOUSING CRISIS ACT OF 2019

NOTICE TO OWNER

Pursuant to California Government Code Section 66300, as amended by Senate Bill (SB) 8 (2021), a Housing Development Project outside the Very High Fire Hazard Severity Zone must include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years (i.e., “no net loss”). Projects subject to the Housing Crisis Act of 2019 (HCA) that result in a net loss of housing are prohibited.

Before a City Planning application can be accepted or a building permit issued, the owner of each property involved must provide a signature to verify the no net loss declaration is being filed with their knowledge.

This declaration is required for all new Housing Development Projects outside the Very High Fire Hazard Severity Zone consisting of the following:

- (1) a single residential unit located on a site zoned for single-family uses (e.g. A, RA, RE, R1),**
- (2) a single new Accessory Dwelling Unit (ADU) that does not involve the removal of any number of units, or**
- (3) a new SB 9 Two-Unit Development pursuant to Government Code Section 65852.21 that does not involve the removal of any number of units.**

If the Housing Development Project results in fewer legal units than existed in the past five years, the project must provide additional units so as not to result in a net loss; i.e., a duplex must be replaced by at least two units.

Where residential dwelling units were withdrawn from rent or lease in accordance with Government Code Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 (the “Ellis Act”) within the past 10 years, a Housing Development Project must obtain an SB 8 Replacement Unit Determination (RUD) letter from the Los Angeles Housing Department (LAHD).

The project must also be in compliance with Government Code Section 66300(d)(2)(C) and 66300(d)(2)(D)(i), which require the developer to allow existing occupants to occupy their units until six months before the start of construction activities and to provide relocation benefits to lower income occupants of those affordable residential rental units.

In lieu of signing this declaration, an SB 8 RUD letter may be obtained from LAHD.

CITY CONTACTS

For specific questions regarding replacement requirements and occupant protections or the RUD process, contact LAHD at LAHD-Landuse@lacity.org.

For general questions regarding the implementation of no net loss procedures related to Housing Development Projects that are not associated with a City Planning application, contact the Department of Building and Safety at LADBS.AHS@lacity.org.

For general questions regarding the implementation of no net loss procedures related to Housing Development Projects associated with a City Planning application, contact Los Angeles City Planning at planning.figcounter@lacity.org or planning.mbc2@lacity.org.

PROJECT INFORMATION

Permit Application or Case No.: _____

Street Address: _____

Legal Description (Lot, Block, Tract): _____

Assessor's Parcel Number: _____

Site Zoning: _____

Project Description: _____

Maximum number of housing units that existed on the site within the past five years: _____

Maximum number of housing units subject to an Ellis Act withdrawal within the past 10 years: _____

Number of housing units proposed to be removed: _____

Number of housing units proposed to be constructed: _____

Net number of housing units created¹: _____

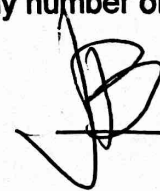
Attach proof of existing units, uses, or vacant land within the past five years, such as Certificates of Occupancies, building permits and demolition permits. If the foregoing documentation is not available, other legal documentation may be submitted for review. On a separate sheet, please list and describe the documentation provided.

¹ To calculate the net number of housing units created, subtract the total units proposed to be constructed and the maximum number of units that existed on the site within the past five years.

PROPERTY OWNER DECLARATION

PROPERTY OWNER Declaration. Before a City Planning application can be accepted or a building permit issued, the owner of each property involved must provide a signature to verify the no net loss declaration is being filed with their knowledge. Staff will confirm ownership based on the records from the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
 - **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items a-e below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
 - **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
 - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) signatures are required of all owners.
- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this development proposal or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. The proposed Housing Development Project consists of a single unit and is located on a site zoned for single-unit uses, is an Accessory Dwelling Unit (ADU) development that does not involve the removal of any units, or is a new SB 9 Two-Unit Development pursuant to Government Code Section 65852.21 that does not involve the removal of any number of units.

 (initials)

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- c. The proposed project will not result in fewer units than existed in the past five years. Nor have residential dwelling units been withdrawn from rent or lease in accordance with Government Code Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 (the "Ellis Act") within the past 10 years.
- d. I acknowledge and understand that the project must include at least as many units as the maximum number or units that existed on the site in the past five years and that any Protected Units withdrawn from rent or lease in accordance with Government Code Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 (the "Ellis Act") within the past 10 years must also be replaced.
- e. The project is in compliance with Government Code Section 66300(d)(2)(C) and 66300(d)(2)(D) (i), which require the developer to allow existing occupants to occupy their units until six months before the start of construction activities and to provide relocation benefits to lower income occupants of those affordable residential rental units.
- f. Violations of this Declaration may result in a revocation or denial (including Parcel Maps and building permits) as well as any other penalties that may be applicable. I have read the above "Notice to Property Owner" and declare that the information provided in section III "Project Information" is true and correct.
- g. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct. Executed on 27th (day)

July (month), 2022 (year) at Hermosa Beach (city),
California (state/province), USA (country).

Signature:  _____ Print Name: Justin Brevoort

Signature: _____ Print Name: _____



Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

21-G54874

FILED

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

DEC 17, 2021

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](#).)

237 MONTREAL HOLDINGS LLC

2. 12-Digit Secretary of State File Number **3. State, Foreign Country or Place of Organization** (only if formed outside of California)

202135010089

CALIFORNIA

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 336 The Strand, A	City (no abbreviations) Hermosa Beach	State CA	Zip Code 90254
b. Mailing Address of LLC, if different than item 4a 336 The Strand, A	City (no abbreviations) Hermosa Beach	State CA	Zip Code 90254
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 336 The Strand, A	City (no abbreviations) Hermosa Beach	State CA	Zip Code 90254

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 Justin	Middle Name	Last Name Brevoort	Suffix
b. Entity Name - Do not complete Item 5a ExStra LLC			
c. Address 900 E Hamilton Ave., Ste. 100	City (no abbreviations) Campbell	State CA	Zip Code 95008

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) Justin	Middle Name	Last Name Brevoort	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 336 The Strand, A	City (no abbreviations) Hermosa Beach	State CA	Zip Code 90254

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

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
Hold title to real property

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.

12/17/2021

Stan Freeman

Organizer

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: []