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10 *Yes on 21, Homeowners and Tenants United to Keep Families in Their Homes,*  
11 *Sponsored by AIDS Healthcare Foundation*

12 **SUPERIOR COURT OF CALIFORNIA**  
13 **COUNTY OF LOS ANGELES**

14 YES ON 21, HOMEOWNERS AND TENANTS  
15 UNITED TO KEEP FAMILIES IN THEIR  
16 HOMES, SPONSORED BY AIDS  
17 HEALTHCARE FOUNDATION, a California  
18 political committee;

19 Plaintiff,

20 v.

21 NO ON PROP 21 - CALIFORNIANS TO  
22 PROTECT AFFORDABLE HOUSING - A  
23 COALITION OF HOUSING ADVOCATES,  
24 RENTERS, BUSINESSES, TAXPAYERS,  
25 AND VETERANS, a California political  
26 committee; NO ON PROP 21: CALIFORNIANS  
27 FOR RESPONSIBLE HOUSING, A  
28 COALITION OF SENIORS, VETERANS,  
AFFORDABLE HOUSING ADVOCATES,  
LABOR & SOCIAL JUSTICE  
ORGANIZATIONS, SPONSORED BY  
CALIFORNIA APARTMENT ASSOCIATION,  
a California political committee; CALIFORNIA  
BUSINESS ROUNDTABLE ISSUES PAC, a  
California political committee;

Defendants.

Case No.:

**COMPLAINT FOR INJUNCTIVE AND  
DECLARATORY RELIEF**

(Govt. Code, § 91003; Code Civ. Proc., §§ 525,  
1060)

1 **INTRODUCTION**

2 1. The State of California has enacted a comprehensive statutory and regulatory scheme  
3 aimed at ensuring that citizens of this state have information regarding the source of campaign  
4 contributions to state electoral campaigns. These laws are particularly important in the area of ballot  
5 measure advocacy, where campaign finance limits do not apply, and the electorate is inundated with  
6 campaign materials advocating different perspectives on many important ballot measures. The  
7 Legislature has imposed specific requirements on the political committees that fund these  
8 advertisements to disclose their major contributors on written, digital, and audio communication to the  
9 public.

10 2. In addition, the Legislature has long required that the true source of funding be disclosed  
11 to the public. Donors of more than \$100 to political committees must donate in their true names, and all  
12 donations from single donor must be attributed to that donor. Donors may not hide behind anonymity or  
13 innocuous sounding corporate names to shield their participation in political activity.

14 3. This lawsuit seeks to compel Defendants, political committees who oppose Proposition  
15 21, a statewide ballot measure, to follow the state’s laws that govern disclosure of political contributions  
16 and the disclaimers placed on political advertising. In bringing this action, Plaintiff stands in the shoes  
17 of the public, which is being wrongly deprived of accurate information regarding the donors to these  
18 committees and the business and economic interests of those donors.

19 4. This suit is brought without expectation of pecuniary gain: Plaintiff seeks only to  
20 enforce the laws that so that the public is aware of the true source of money behind the opposition to  
21 Proposition 21, exactly as the Legislature intended in enacting and amending the Political Reform Act.

22 5. Petitioner also seeks a preliminary injunction to prevent these activities from continuing  
23 during the remainder of the 2020 election cycle.

24 **PARTIES**

25 6. Plaintiff YES ON 21, HOMEOWNERS AND TENANTS UNITED TO KEEP  
26 FAMILIES IN THEIR HOMES, SPONSORED BY AIDS HEALTHCARE FOUNDATION  
27 (“Plaintiff”) is a California political committee primarily formed to support Proposition 21.  
28



1 amends state law governing rent control to permit local governments to impose rent control on a wider  
2 range of properties than is currently permissible under state law.

3 14. Proposition 21 is strongly opposed by the real estate industry, particularly by real estate  
4 entities who own rental properties that could face additional rent control if Proposition 21 is approved  
5 by the voters and local governments choose to adopt new rent control ordinances.

6 15. Many of these same real estate entities were active in the 2018 election cycle opposing  
7 Proposition 10, which was a different statewide ballot initiative on the subject of rent control. As set  
8 forth *infra*, when compared to their behavior in the 2018 election cycle, the manner of contributing  
9 Proposition 21 opposition has been manipulated to conceal the substantial financial contributions that  
10 some of these corporate real estate entities have made in opposition to Proposition 21.

11 16. Defendant CPAH has raised roughly \$7.5 million to oppose Proposition 21. Defendant  
12 CFRH has raised over \$32 million to oppose Proposition 21.

13 17. The Political Reform Act (Govt. Code, § 81000 *et seq.*) was first enacted by the voters as  
14 a statewide ballot measure in 1974, and has since been amended on multiple occasions by ballot  
15 measure and by the Legislature.

16 18. The Political Reform Act was enacted to address a number of concerns in the political  
17 and campaign process, including most particularly the influence of large campaign contributions on the  
18 outcome of elections. The Act's findings include, *inter alia*, that "[t]he influence of large campaign  
19 contributors is increased because existing laws for disclosure of campaign receipts and expenditures  
20 have proved to be inadequate;" that "[t]he wealthy individuals and organizations which make large  
21 campaign contributions frequently extend their influence by employing lobbyists and spending large  
22 amounts to influence legislative and administrative actions;" and that "[t]he influence of large campaign  
23 contributors in ballot measure elections is increased because the ballot pamphlet mailed to the voters by  
24 the state is difficult to read and almost impossible for a layman to understand." (Govt. Code, § 81001.)

25 19. Among the main purposes of the Act is that "[r]eceipts and expenditures in election  
26 campaigns should be fully and truthfully disclosed in order that the voters may be fully informed and  
27 improper practices may be inhibited." (Govt. Code, § 81002, subd. (a).)



28. These contributions are significantly higher than the contributions this same committee received during the election cycles of 2018 (when Proposition 10, also related to rent control, was on the ballot) and 2016. The sum total of contributions received in the entire year for 2018 was \$1,210,500.

29. The Business Roundtable PAC has not kept these funds for itself. Rather, it has been making large contributions to two committees primarily formed to oppose statewide ballot measures: Proposition 15, and Proposition 21. In both cases, the contributions have made the California Business Roundtable the top contributor by far to these committees. (See Fig. 1 and Fig. 2.)

Opposing

No on Prop 15 - Stop Higher Property Taxes and Save Prop 13 - a coalition of California homeowners, taxpayers, and businesses				
	Contributor	State	Status	Total Contributions
1	California Businesses Roundtable Issues PAC	CA	-	\$13,367,690
	<b>Top Donors to Contributor</b>			
2	California Business Properties Association Issues PAC	CA	↑+	\$1,101,000
3	California Taxpayers Association - Protect Taxpayer Rights	CA	↓	\$1,040,000
4	AMERCO	NV	-	\$596,000
5	Boston Properties	CA	-	\$500,000
6	PG Op Partnership, LP c/o Paramount Group, Inc.	NY	-	\$500,000
7	NextEra Energy, Inc.	CA	-	\$495,000
8	Columbia Property Trust	CA	NEW	\$400,000
9	Jeffrey M. Worthe Including Aggregated Contributions	CA	-	\$375,000
10	Karney Management Company	CA	NEW	\$250,000
	<b>Total from top contributors</b>			<b>\$18,624,690</b>

**Fig. 1 Top 10 Contributors to No on Prop 15, as of September 25, 2020**

1 **Opposing**

2 **No on Prop 21 - Californians to Protect Affordable Housing - a coalition of housing advocates, renters, businesses, taxpayers, and veterans**

3

Contributor	State	Status	Total Contributions
4 1 California Business Roundtable Issues PAC Top Contributors	CA	-	\$5,600,000
5 2 Multi-County Property Rights PAC, Sponsored By Apartment Assn of Orange County Top Contributors	CA	-	\$391,000
6 3 California Business Properties Association Issues PAC Top Contributors	CA	-	\$275,000
7 4 Issues PAC of Apartment Association of Greater Los Angeles	CA	-	\$175,000
8 5 No on 21 - Californians for Affordable Housing, sponsored by the California Rental Housing Association	CA	-	\$162,010
9 6 Southern California Rental Housing Association PAC	CA	-	\$50,000
10 7 Steven L. Eggert	CA	-	\$50,000
11 8 Sam Sorokin and Affiliates	CA	-	\$44,800
12 9 Casa La Veta Associates dba Brookside I Apartments	CA	-	\$26,400
13 10 Waterstone Park	CA	+	\$25,000
<b>Total from top contributors</b>			<b>\$6,799,210</b>

14

15

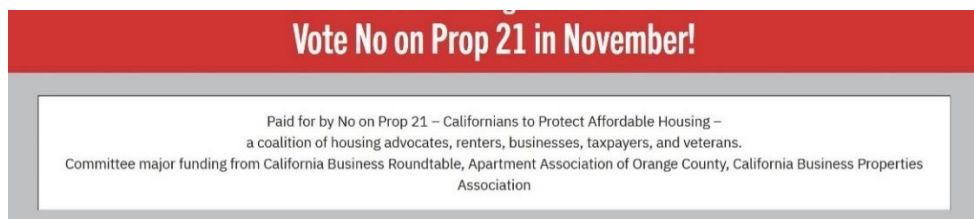
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17

18 **Fig. 2 Top 10 Contributors to CPAH as of September 25, 2020**

19 30. The Political Reform Act requires the disclosure of the top three contributors to the  
20 committee paying for the measure in all disclaimers used in television, radio, internet, and printed  
21 advertisements. (Govt. Code, §§ 84503, 84504, 84504.1, 84504.2, 84504.3.)

22 31. CPAH lists the Business Roundtable as a top contributor and includes that PAC on its  
23 disclaimer. But the public cannot easily see who it is that is funding the Business Roundtable – the  
24 information will not be included on the numerous mailers, television ads, and newspaper advertising  
25 that is required to bear CPAH’s disclaimer.



1           32.     Because the individual donors to the Business Roundtable have contributed in amounts  
2 that far exceed the contributions of the second highest contributor, the omission of this information is  
3 highly misleading. Moreover, the amount of money contributed by the Business Roundtable to CPAH  
4 and the opposition to Prop 15 suggests a coordinated effort between these entities.

5           33.     The Political Reform Act prohibits earmarking of contributions. “A person shall not  
6 make any contribution to a committee. . . that is earmarked for a contribution to any other particular  
7 committee ballot measure . . . unless the contribution is fully disclosed.” (Govt. Code, § 85704, subd.  
8 (a).) When an earmarked contribution is provided from one committee to another, it must provide all  
9 information regarding the donor of the earmarked funds. (*Id.*, subd. (d).)

10          34.     In 2018, when Proposition 10 was on the ballot, Blackstone, Hayde, and Palmer  
11 collectively contributed close to \$12 million to one committee primarily formed to oppose Proposition  
12 10. Blackstone and Hayde were both listed as major funders on that committee’s advertising  
13 disclaimers.

14          35.     Because Blackstone and Hayde made their contributions to Defendant CBR, rather than  
15 to Defendant CPAH, they are not listed as major funders of Defendant CPAH on its disclaimer.

16          36.     These significant donors appear likely to have earmarked their contributions to  
17 Defendant CBR for contribution to Defendant CPAH and to the Proposition 15 opposition.

18          37.     Defendant CBR, by failing to disclose the earmarking of these contributions, has violated  
19 the Political Reform Act’s earmarking provisions.

20          38.     Defendant CPAH, by failing to properly disclose its largest donors through the proper  
21 reporting of earmarked contributions, has violated the Political Reform Act’s reporting and disclaimer  
22 provisions.

23          39.     Defendants’ actions in receiving, contributing, and reporting these contributions, and in  
24 publicizing Defendant CPAH’s inaccurate disclaimer, have caused and threaten to cause Plaintiff and  
25 the public irreparable and substantial harm, by failing to disclose the true source of funds for the  
26 opposition to Proposition 21.

27          40.     Plaintiff has no plain, speedy, and adequate remedy at law, in that unless this Court  
28 enjoins the Defendants, they will continue to contribute earmarked contributions and place



1 advertisements bearing inaccurate disclaimers. No amount of monetary damages or other legal remedy  
2 can adequately compensate Plaintiff for the irreparable harm that Plaintiff, and the voters of the State of  
3 California will suffer from the violations of law described herein.

4 41. A dispute has arisen between Plaintiff and Defendants, in that Plaintiff believes and  
5 contends, for the reasons set forth above, that Defendants' actions as set forth above were unlawful and  
6 invalid. Plaintiff is informed and believes, and on that basis contends, that Defendants contend in all  
7 respects to the contrary.

8 42. Plaintiff contends that Defendant CBR has violated the Political Reform Act by failing to  
9 properly disclose earmarked contributions. Plaintiff contends that Defendant CPAH has violated the  
10 Political Reform Act by failing to properly report the receipt of earmarked contributions and by failing  
11 to properly list its top contributors in its advertising disclaimers. Plaintiff is informed and believes that  
12 Defendants have disagreed with Plaintiff's contentions.

13 43. A judicial declaration as to the legality of Defendants' actions, as set forth above, is  
14 therefore necessary and appropriate to determine the respective rights and duties of the parties.

15 **SECOND CAUSE OF ACTION**  
16 **(Violation of Political Reform Act by Defendant CFRH, Injunctive and Declaratory Relief)**  
17 **(Govt. Code, § 91003; Code Civ. Proc. §§ 525, 1060.)**

18 44. Plaintiff hereby re-alleges and incorporates herein by reference the allegations in the  
19 preceding paragraphs.

20 45. Defendant CFRH has committed violations of the Political Reform Act that serve to  
21 conceal the true identity of its donors.

22 46. The Political Reform Act requires the aggregation of contribution by entities under a  
23 variety of circumstances, including when an individual directs or controls an entity's contributions and  
24 when two or more entities make contributions that are directed or controlled by a majority of the same  
25 persons. All contributions made by entities that are majority owned by a person must be aggregated  
26 with the contributions of the majority owner and all other entities majority owned by that person, unless  
27 the entities act independently in their contribution making. (See Govt. Code, § 82015.5)

28 47. The Political Reform Act provides that an "'entity' means any person other than an in-  
dividual, and 'majority owned' means ownership of more than 50 percent." (Govt. Code, § 82015.5,

1 subd. (a.) Accordingly, “[i]f an individual directs or controls an entity’s contributions, the entity’s  
2 contributions shall be aggregated with contributions made by both of the following: (1) That individual.  
3 (2) Any other entity whose contributions that individual directs or controls.” (*Id.*, subd. (b).)  
4 Moreover, “[i]f two or more entities make contributions that are directed or controlled by a majority of  
5 the same persons, the contributions of those entities shall be aggregated.” (*Id.*, subd. (c).) The law  
6 requires that “[c]ontributions made by entities that are majority owned by a person shall be aggregated  
7 with the contributions of the majority owner and all other entities majority owned by that person, unless  
8 those entities act independently in their contribution-making decisions.” (*Id.*, subd. (d).)

9 48. Defendant CFRH has failed to aggregate contributions even when the contributions were  
10 provided under circumstances that reasonably should have indicated to Defendant CFRH that the  
11 contributions were made by related entities. Under the regulations of the Fair Political Practices  
12 Commission, a committee’ treasurer must “[c]orrect inaccuracies or omissions in campaign statements  
13 of which the treasurer knows, and cause to be checked, and if necessary, corrected, information in  
14 campaign statements a person of reasonable prudence would question based on all the surrounding  
15 circumstances of which the treasurer is aware or should be aware by reason of his or her duties under  
16 this regulation and the Act.” (California Code of Regs., Tit. 2, Div. 6, § 18427(a)(5).)

17 49. Plaintiff reviewed and analyzed contribution data provided by the California Secretary of  
18 State based upon Defendant CFRH’s reporting of contributions received. Based upon this data, Plaintiff  
19 identified a number of contributions that were provided to Defendant CFRH under circumstances that  
20 should have flagged these contributions as being made in a manner designed to obscure their origins.

21 50. For instance, on August 17, 2020, 22 separate contributions were made by LLCs located  
22 in the same zip code in San Diego. A search on the California Secretary of State’s Business entities  
23 database revealed that the vast majority of the entities list F and F Income Properties as either the  
24 general partner or managing entity, and that either Dan Feder or Megan Danbach is the manager. All of  
25 the companies are registered at one of the same three mailing addresses. The aggregate total of these  
26 contribution is \$52,900 – but the contributions were not aggregated on Defendant CFRH’s campaign  
27 reports.

1  
2 51. Similarly, on August 5, Defendant CFRH reported receiving 12 contributions from  
3 entities in Hayward, all controlled by the same manager, totaling \$60,950. These contributions were not  
4 aggregated in Defendant's CFRH's reports.

5 52. On June 26, Defendant CFRH reported receiving three contributions from entities in  
6 Boca Raton, Florida, all of which are registered in the State of California to the same Dallas, Texas  
7 address – the address associated with Maple Multiple Family, which does business as Trammell Crow.  
8 These June 26 contributions from Boca Raton entities totaled \$73,700.

9 53. **Exhibit 1** contains Plaintiff's summary of the data compiled from the Secretary of State's  
10 Cal Access system from political committee reporting data, and the data from the Secretary of State's  
11 Business Entities database. There are several other examples of contributions made by entities at the  
12 same addresses on the same date that a reasonably prudent person would conclude may have been made  
13 under circumstances in which these entities were not independently controlled in their decisions to make  
14 these contributions.

15 54. Defendant CFRH's failure to correctly identify the "true source" of these contributions  
16 have caused and threaten to cause Plaintiff and the public of the State of California irreparable and  
17 substantial harm, by failing to disclose the true source and scope of political contributions being made in  
18 opposition to Proposition 21.

19 55. Plaintiff has no plain, speedy, and adequate remedy at law, in that unless this Court  
20 enjoins Defendant, it will continue to fail to report the true source of contributions received under  
21 circumstances in which a person of reasonable prudence would question the source of the contribution.  
22 No amount of monetary damages or other legal remedy can adequately compensate Plaintiff for the  
23 irreparable harm that Plaintiff and the public at large will suffer from the violations of law described  
24 herein.

25 56. A dispute has arisen between Plaintiff and Defendant CFRH, in that Plaintiff believes  
26 and contends, for the reasons set forth above, that Defendant CFRH's actions as set forth above were  
27 unlawful and invalid. Plaintiff is informed and believes, and on that basis contends, that Defendant  
28 CFRH contends in all respects to the contrary.



1 Dated: September 29, 2020

Respectfully submitted,

2 STRUMWASSER & WOOCHEER LLP  
3 Fredric D. Woocher  
4 Beverly Grossman Palmer

5 By:   
6 Beverly Grossman Palmer

7 *Attorneys for Plaintiff*  
8 *Yes on 21- Renters and Homeowners*  
9 *United to Keep Families in Their Homes*

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# Exhibit 1

NAME OF CONTRIBUTOR	CITY	STATE/ZIP	AMOUNT	TRANSACTION TYPE	TYPE	TRANS. DATE	FILED DATE	TRANS #	GENERAL PARTNERS/MANAGING ENTITY	MANAGER	ADDRESS - REGISTRATION	ADDRESS - STATEMENT OF INFORMATION/ AMENDMENT
FASHION VALLEY APARTMENTS LP	BOCA RATON	FL / 33487	\$28,400.00	LATE CONTRIBUTION RECEIVED	INITIAL	6/26/2020	7/11/2020	2477775-INCT73	CCH 109 Mission Valley, LP	Amendment lists new partner as Maple Multi-Family Development, LLC (same address); Foreign Limited Partnership; Signed by Nadia Petrova, Assistant Secretary to General Partner	3889 Maple Ave, Suite 200, Dallas, TX 75219	3889 Maple Ave, Suite 200, Dallas, TX 75219
SOUTH ECHO APARTMENTS LLC	BOCA RATON	FL / 33487	\$20,000.00	LATE CONTRIBUTION RECEIVED	INITIAL	6/26/2020	7/11/2020	2477775-INCT71	CCH 107 South Echo, LP	Foreign Limited Partnership; Signed by Nadia Petrova, Assistant Secretary to General Partner	3889 Maple Ave, Suite 200, Dallas, TX 75219	3889 Maple Ave, Suite 200, Dallas, TX 75219
CRP/MAPLE ESPLANADE OWNER LLC	BOCA RATON	FL / 33487	\$25,300.00	LATE CONTRIBUTION RECEIVED	INITIAL	6/26/2020	7/11/2020	2477775-INCT68	CRP/Maple Esplanade, LLC	Foreign Limited Partnership; Signed by Nadia Petrova, Assistant Secretary to General Partner	3889 Maple Ave, Suite 200, Dallas, TX 75219	1001 Pennsylvania Ave NW, Washington, DC 20004
REGENCY PLAZA APARTMENTS	MARTINEZ	CA / 94553	\$5,700.00	LATE CONTRIBUTION RECEIVED	AMENDMENT #1	6/29/2020	7/21/2020	2476234-INCR34	Sequoia Equities, Inc.	Bill Brooks (CEO)		1777 Botelho Dr, Suite #300, Walnut Creek, CA 94596
PLUM TREE APARTMENTS	MARTINEZ	CA / 94553	\$6,960.00	LATE CONTRIBUTION RECEIVED	AMENDMENT #1	6/29/2020	7/21/2020	2476234-INCR33	Sequoia Equities, Inc.	Bill Brooks (CEO)		1777 Botelho Dr, Suite #300, Walnut Creek, CA 94596

STAN JONES, INCLUDING RIDGECREST APARTMENTS	MARTINEZ	CA / 94553	\$7,000.00	LATE CONTRIBUTION RECEIVED	AMENDMENT #1	6/29/2020	7/21/2020	2476234-INCR30	Sequoia Equities, Inc.	Bill Brooks (CEO)		1777 Botelho Dr, Suite #300, Walnut Creek, CA 94596
PEBBLE II, LP	HAYWARD	CA / 94541	\$5,200.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/5/2020	8/6/2020	2488950-INCL141	JRE Associates, LLC (formerly Third Street Associates, LLC)	Joseph L. Felson	1290 B Street, Suite 210, Hayward, CA 94541	
WOODLARK ASSOCIATES, LP	HAYWARD	CA / 94541	\$2,300.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/5/2020	8/6/2020	2488950-INCL138	JRE Associates, LLC (formerly Third Street Associates, LLC)	Joseph L. Felson	1290 B Street, Suite 210, Hayward, CA 94541	
CREEKSIDE/FELSON ASSOCIATES, LP	HAYWARD	CA / 94541	\$2,600.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/5/2020	8/6/2020	2488950-INCL137	B Street Associates, LLC	Joseph L. Felson	1290 B Street, Suite 210, Hayward, CA 94541	
PINECREST ASSOCIATES, LP	HAYWARD	CA / 94541	\$5,000.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/5/2020	8/6/2020	2488950-INCL136	B Street Associates, LLC	Joseph L. Felson	1290 B Street, Suite 210, Hayward, CA 94541	
CRESTVIEW TERRACE, LP	HAYWARD	CA / 94541	\$9,050.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/5/2020	8/6/2020	2488950-INCL135	B Street Associates, LLC	Joseph L. Felson	1290 B Street, Suite 210, Hayward, CA 94541	
MISSION HEIGHTS ASSOCIATES, LP	HAYWARD	CA / 94541	\$7,300.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/5/2020	8/6/2020	2488950-INCL134	B Street Associates, LLC	Joseph L. Felson	1290 B Street, Suite 210, Hayward, CA 94541	
WHITMAN GREEN, LP	HAYWARD	CA / 94541	\$9,400.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/5/2020	8/6/2020	2488950-INCL133	B Street Associates, LLC	Joseph L. Felson	1290 B Street, Suite 210, Hayward, CA 94541	
PARK ORCHARD ASSOCIATES, LP	HAYWARD	CA / 94541	\$7,500.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/5/2020	8/6/2020	2488950-INCL132	B Street Associates, LLC	Joseph L. Felson	1290 B Street, Suite 210, Hayward, CA 94541	
FELSON FAMILY 1996 PARTNERSHIP LP AND AFFILIATED ENTITIES	HAYWARD	CA / 94541	\$4,500.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/5/2020	8/6/2020	2488950-INCL131	Not listed on SOS website, but a company search lists Joseph L. Felson and B Street address under contact information: <a href="https://us.lei/report/LEI/549300F5Q0NE9B1LCR74">https://us.lei/report/LEI/549300F5Q0NE9B1LCR74</a>			
FELSON FAMILY 1996 PARTNERSHIP LP AND AFFILIATED ENTITIES	HAYWARD	CA / 94541	\$4,150.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/5/2020	8/6/2020	2488950-INCL130	Not listed on SOS website, but a company search lists Joseph L. Felson and B Street address under contact information: <a href="https://us.lei/report/LEI/549300F5Q0NE9B1LCR74">https://us.lei/report/LEI/549300F5Q0NE9B1LCR74</a>			



FEILSON FAMILY 1996 PARTNERSHIP LP AND AFFILIATED ENTITIES	HAYWARD	CA / 94541	\$550.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/5/2020	8/6/2020	2488950-INCL129	Not listed on SOS website, but a company search lists Joseph L. Feilson and B Street address under contact information: <a href="https://us.lei.report/LEI/549300F500NE9B1CR74">https://us.lei.report/LEI/549300F500NE9B1CR74</a>			
BENTLEY-PLAZA PARTNERS, LP	HAYWARD	CA / 94541	\$3,400.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/5/2020	8/6/2020	2488950-INCL128	Not listed on SOS website, but a company search lists Joseph L. Feilson and B Street address under contact information: <a href="https://opencorporates.com/companies/us_ca/199700600008">https://opencorporates.com/companies/us_ca/199700600008</a>			
ZEV JABOTINSKY LP	SAN DIEGO	CA / 92104	\$2,400.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL339	F and F Income Properties, LLC	Dan Feder	201 Lomas Santa Fe Dr. #420, Solana Beach, CA 92075	
F&F VERMONT LP	SAN DIEGO	CA / 92104	\$1,200.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL337	F and F Income Properties, LLC	Dan Feder	4060 30th St, San Diego, CA 92104	
SOUTH PARK COTTAGES LLC	SAN DIEGO	CA / 92104	\$1,000.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL335		Dan Feder	201 Lomas Santa Fe Dr. #420, Solana Beach, CA 92075	4060 30th St, San Diego, CA 92104
F&F SARANAC LP	SAN DIEGO	CA / 92104	\$6,800.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL334	F and F Income Properties, LLC	Dan Feder	1940 Market St, San Diego, CA 92102	
F&F SUMNER LLC	SAN DIEGO	CA / 92104	\$1,300.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL333	F and F Income Properties, LLC	Megan Danbach	4060 30th St, San Diego, CA 92104	4060 30th St, San Diego, CA 92104
F&F OLD STAGE LLC	SAN DIEGO	CA / 92104	\$1,800.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL332	F and F Income Properties, LLC	Megan Danbach	4060 30th St, San Diego, CA 92104	4060 30th St, San Diego, CA 92104
MOT I LLC	SAN DIEGO	CA / 92104	\$1,300.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL331		Dan Feder	201 Lomas Santa Fe Dr. #420, Solana Beach, CA 92075	4060 30th St, San Diego, CA 92104
F&F 303 CLEMENS LP	SAN DIEGO	CA / 92104	\$2,200.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL329	F and F Income Properties, LLC	Dan Feder	4060 30th St, San Diego, CA 92104	
F&F 302 FALLBROOK LP	SAN DIEGO	CA / 92104	\$2,900.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL328	F and F Income Properties, LLC	Dan Feder	4060 30th St, San Diego, CA 92104	
F&F 121TH ST. LP	SAN DIEGO	CA / 92104	\$1,600.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL327	F and F Income Properties, LLC	Dan Feder	4060 30th St, San Diego, CA 92104	

KING DAVID LP	SAN DIEGO	CA / 92104	\$5,600.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL326	F and F Income Properties, LLC	Dan Feder	1940 Market St, San Diego, CA 92102	
F&F JUNIPER LP	SAN DIEGO	CA / 92104	\$2,700.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL325	F and F Income Properties, LLC	Dan Feder	4060 30th St, San Diego, CA 92104	
F&F ISAAC LYON LP	SAN DIEGO	CA / 92104	\$1,600.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL322	F and F Income Properties, LLC	Dan Feder	201 Lomas Santa Fe Dr. #420, Solana Beach, CA 92075	1940 Market St, San Diego, CA 92102
F&F 70TH ST. PARTNERS LP	SAN DIEGO	CA / 92104	\$2,500.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL321	Not listed on SoS website, but F & F Properties includes a property address on 70th St, and the company's headquarters matches the address on Market St: <a href="https://www.fandfinc.com/">https://www.fandfinc.com/</a>			
F&F HARDING LP	SAN DIEGO	CA / 92104	\$3,500.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL320	F and F Income Properties, LLC	Dan Feder	4060 30th St, San Diego, CA 92104	
F&F 67TH ST. PARTNERS LP	SAN DIEGO	CA / 92104	\$1,500.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL319	F and F Income Properties, LLC	Dan Feder	1940 Market St, San Diego, CA 92102	
F&F GRABE & FIR LP	SAN DIEGO	CA / 92104	\$1,100.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL318	F and F Income Properties, LLC	Dan Feder	4060 30th St, San Diego, CA 92104	
F&F GARRETT LP	SAN DIEGO	CA / 92104	\$2,400.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL317	F and F Income Properties, LLC	Dan Feder	1940 Market St, San Diego, CA 92102	
THE EVELYN EL CAJON LLC	SAN DIEGO	CA / 92104	\$1,200.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL316		Dan Feder	1940 Market St, San Diego, CA 92102	
F&F CASA BLANCA APTS. LP	SAN DIEGO	CA / 92104	\$3,800.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL313	F and F Income Properties, LLC	Dan Feder	1940 Market St, San Diego, CA 92102	
BAR KOKHBA LP	SAN DIEGO	CA / 92104	\$3,500.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL312	F and F Income Properties, LLC	Dan Feder	201 Lomas Santa Fe Dr. #420, Solana Beach, CA 92075	
F&F ARIZONA STREET PARTNERS LP	SAN DIEGO	CA / 92104	\$1,000.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/17/2020	8/18/2020	2492819-INCL310	F and F Income Properties, LLC	Dan Feder	1940 Market St, San Diego, CA 92102	
RJ CHE, LP	ENCINO	CA / 91436	\$1,000.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/25/2020	8/26/2020	2495314-INCL455	Sea Level B.B., LLC	Dana Glantz	10573 W. Pico Blvd #241, Los Angeles, CA 90064	

RJ KEL, LP	ENCINO	CA / 91436	\$1,000.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/25/2020	8/26/2020	2495314-INCL454	Sea Level B.B., LLC	Dana Grantz	10573 W. Pico Blvd #241, Los Angeles, CA 90064	
RJ HAV, LP	ENCINO	CA / 91436	\$1,000.00	LATE CONTRIBUTION RECEIVED	INITIAL	8/25/2020	8/26/2020	2495314-INCL453	Sea Level B.B., LLC	Dana Grantz	10573 W. Pico Blvd #241, Los Angeles, CA 90064	