

Letter of Authorization

I, Nathan Rubinfeld, general partner of the Rubinfeld Family Limited Partnership, hereby authorize Robert Champion and/or Greg Beck to execute the Master Land Use Application and all associated applications and documentation in any way related to the requested entitlements for the property owned by Rubinfeld Family Limited Partnership, located at 1771, 1777, and 1779 N. Vista Del Mar Ave., 6210-6240 W. Yucca St., 1756 & 1760 N. Argyle Ave., in Los Angeles, California.

Signature: [Signature]

Name: NAT RUBINFELD

STATE OF CALIFORNIA)

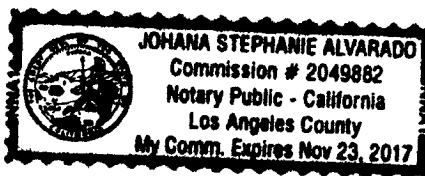
COUNTY OF LOS ANGELES)

On 12/4/2014, before me, Johana Alvarado, a Notary Public, personally appeared Nat Rubinfeld, 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 he/she/they executed the same in his/her/their authorized capacity(ies), 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.

Johana Stephanie Alvarado
Notary Public



REVISED

Submitted on

Authorized by:

Comment:

75104.003-2120530V1

CPC 2014-4705