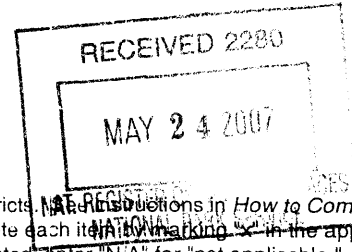


United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. ~~See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A).~~ Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Roosevelt Building

other names/site number \_\_\_\_\_

2. Location

street & number 727 West Seventh Street N/A  not for publication

city or town Los Angeles N/A  vicinity

state California code CA county Los Angeles code 038 zip code 90017

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)  
Wanda Wagoner 23 May 2007  
Signature of certifying official/Title Date  
California Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)  
\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register  
 See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

Elson H. Beall Signature of the Keeper Date of Action 7.3.07

Roosevelt Building  
Name of Property

Los Angeles, CA  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

COMMERCE/business

COMMERCE/specialty store

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/multiple dwelling

COMMERCE/specialty store

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE 19 & EARLY 20 CENTURY REVIVALS -

Italian Renaissance Revival

\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation concrete

roof synthetic-composition

walls terra cotta

\_\_\_\_\_

other \_\_\_\_\_

\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

Roosevelt Building  
Name of Property

Los Angeles, CA  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1926  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1926, Constructed  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_

**Architect/Builder**

Beelman, Claude, architect  
Curlett, Alexander, architect

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

City of Los Angeles Cultural Heritage Commission

Roosevelt Building  
Name of Property

Los Angeles, CA  
County and State

## 10. Geographical Data

**Acreage of Property** Less than 1 acre

### UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	383980	3764600	3	—	—	—
2	—	—	—	4	—	—	—

See continuation sheet.

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Teresa Grimes

organization Grimes Historic Preservation date 2/26/07

street & number 4211 Glenalbyn Drive telephone 323-221-0942

city or town Los Angeles state CA zip code 90065

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

### Additional items

(Check with the SHPO or FPO for any additional items)

## Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Roosevelt Logs LLC, see continuation sheet for list of owners

street & number 660 South Figueroa, 24<sup>th</sup> Floor telephone 213-403-1400

city or town Los Angeles state CA zip code 90017

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Register of Historic Places  
Continuation Sheet

Section number 7 Page 1

Roosevelt Building  
Los Angeles County, California

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**Narrative Description:** The Italian Renaissance Revival Roosevelt Building dominates the northeast corner of South Flower and West Seventh Streets in downtown Los Angeles. The building occupies its entire lot and has a modified E-shaped plan with light wells facing the interior of the block. Twelve stories in height, the building has a steel-framed structure with concrete fire proofing and hollow clay tile infill walls along the corridors and stairwells. On the exterior, the building has remained largely unaltered from its 1926 appearance. The ground floor lobby has been restored to its original splendor, while the upper floors have been adaptively reused as loft-style condominiums.

The street-facing elevations are symmetrical in design. The Seventh Street frontage is approximately 250 feet long, while the Flower Street frontage is approximately 137 feet long. These elevations are clad with off-white terra cotta manufactured by Gladding, McBean & Company and intended to look like rusticated stone blocks. Typical of the Italian Renaissance Revival style, the building is vertically organized into three parts: a base, a shaft, and a capital.

The base of the building includes the ground level, mezzanine, and third story. The main entrance is located in the center of the Seventh Street elevation. It consists of a vestibule that is distinguished by three thirty-foot tall archways divided by columns of polished purple Levanto marble. The vestibule was enclosed at some point in time and many of the design elements and materials removed. The space is open once again and has been rehabilitated. The original storefronts had a traditional configuration with a bulkhead, recessed entryway, narrow iron pilasters to each side, and a decorative grill along the top. The storefronts have been removed or replaced with a simply designed black metal frame system. Some of the pilasters and decorative grills remain. At the far north end of the Flower Street elevation is the entrance to the subterranean garage. A subway station rising out of the remaining portion of the basement is located at the corner. It is well integrated into the existing fabric. The window openings on the mezzanine level are rectangular, while those on the third story are arched to complement the entrance portals.

The shaft of the three-part design includes the fourth through tenth stories. It is divided from the base and capital by continuous dentil cornices. The window openings in this section are rectangular. At the fourth story is a balcony centered above the entrance on the Seventh Street elevation. It rests on scrolls and is flanked by garlands and cartouches. At each end of the Seventh Street elevation are mascarons with the image of a male human face placed between each window.

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**National Register of Historic Places**  
**Continuation Sheet**

Section number 7 Page 2

Roosevelt Building  
Los Angeles County, California

---

Characteristic of the style, the top two floors, or capital, are distinguished from the shaft. Decorative panels are set between the eleventh and twelfth story windows. The flat roof has a shallow overhanging cornice decorated with brackets. Penthouses have been added to the roof although they cannot be seen from the street.

There are two original steel fire escapes on the street-facing elevations. In both cases, the ladders have been removed, as the fire escapes are no longer used as exits. Windows on the street-facing elevations are original one-over-one double-hung steel sash.

Of particular interest is the ground floor lobby. It features an intricate marble-inlaid floor made up of many small colored pieces of marble. The walls are made of marble cut to resemble the exterior building blocks. The eight-panel brass elevator doors are embossed with plumed birds and stylized flowers. Over the elevators are oculi with light fixtures behind.

Double-loaded corridors with offices to each side were typical on the upper floors of the building. The floor plan had been modified over the years. During the adaptive reuse of the building the main east-west corridor on floors four through twelve was rehabilitated and now features original marble walls, limestone floors, ceiling heights, doors, moldings, and compatible lighting. The corridors in the wings have been relocated and what were offices are now condominiums. Two historic office suites were preserved and converted into condominium units. Existing stairwells were also preserved and feature materials similar to those found in the main east-west corridor including marble, wood, and plaster. Two additional stairs were constructed in areas that did not impact the historic fabric of the building. A new parking mezzanine was added and the third floor was converted to parking, which is not apparent on the exterior of the building.

The building retains its integrity of location, setting, association, feeling, design, workmanship, and materials. Exterior alterations are limited to changes in the storefronts. They were removed at the corner and along Flower Street for the subway station. The iron pilasters and decorative grills; however, remain. The storefronts on Seventh Street are simple in design and do not distract from the historic character of the building. The most important interior space, the lobby is well preserved. Not enough information was available to restore the vestibule but the space itself has been rehabilitated. The upper floors of the interior have undergone significant modifications somewhat affecting the integrity of design, materials, and workmanship; however the preservation of the representative historic office suites and the rehabilitation of main corridor remain to convey the original design and use of the building.

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National Register of Historic Places  
Continuation Sheet

Section number 8 Page 1

Roosevelt Building  
Los Angeles County, California

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**Narrative Statement of Significance:** Completed in 1926, the Roosevelt Building is eligible for listing in the National Register under Criterion C as an excellent example of the Italian Renaissance Revival style as well as for its association with the distinguished architecture firm of Curlett & Beelman. The building is significant in local history in the context of architecture. Constructed of high quality materials and exceptional craftsmanship, the building is one of the outstanding examples of Italian Renaissance Revival architecture in Los Angeles. The building is also one of the finest designs of Curlett & Beelman who were responsible for numerous landmarks in southern California.

The Roosevelt Building was named after Theodore Roosevelt and developed by the Sun Realty Corporation. Organized in 1921, the president of the company was Isidor Eisner and the board included many of the most prominent bankers and financiers in Los Angeles including Marco Hellman, Leo Jacoby, Victor Rosetti, and Ben Meyer. The company's holdings included the Barker Brothers Building, the Insurance Exchange Building, the Sun Building, the Lincoln Building, the Chester Williams Building, the McKinley Building, and the Consolidated Building.

The Roosevelt Building can be understood generally within the context of the Beaux Arts movement and more specifically in terms of the Italian Renaissance Revival. Renaissance refers to the artistic, architectural, and literary movement in Europe between the 14<sup>th</sup> and 16<sup>th</sup> centuries. The Renaissance Revival style is based on the architecture of Italy, with additional elements borrowed from Ancient Greek and Roman architecture. The style was loosely based on the Italian Renaissance palazzo. Traditionally, the palazzo rested on a "basement" which was half above ground and covered with smooth or rusticated stone. Above it was the "piano nobile," the main floor of the house, often recessed slightly from the basement and differentiated in style and facing material. Above the "piano nobile" was the "attic," an imposing roof or upper story, usually more ornate than the features below it and crowned with a classical cornice.

Interest in Italian Renaissance architecture was ushered in by the New York firm of McKim, Mead & White, first in the Villard House (New York, 1883) and then in the Boston Public Library (1888-95). In southern California the most literal interpretations of the style include the post offices in Pasadena, Glendale, and Beverly Hills as well as Hollywood Fire Station #27 and Young's Market Company Building at Seventh and Union.

The Italian Renaissance Revival office tower was a very American contribution to the movement. The image of the Italian Renaissance palace was somewhat lost; however, in stretching the tripartite form over as many as twelve stories. Nevertheless, the style became popular in the development of downtown Los Angeles during the 1920s. The better examples of

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Section number 8 Page 2

Roosevelt Building  
Los Angeles County, California

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the style include the Hotel Figueroa, the Union Bank and Trust Company Building, the Pacific National Bank Building, and the Standard Oil Building. The Hotel Figueroa (1926) by Stanton, Reed & Hibbard is a learned example of the style. It has a tall thin profile with a highly articulated rusticated base of terra cotta and upper stories clad in brick. The Union Bank and Trust Company Building (1921-22) at Hill and Eighth Streets is by Aleck Curlett. It is distinguished by a series of arched openings along the rusticated base. The upper stories are fairly simple in design with tripartite sash windows. The Pacific National Bank Building (1925-26) at Ninth and Hill Streets is by Morgan, Wall & Clements. It is dominated by a two-story arched opening in the rusticated base, like the Roosevelt Building. The scale of this opening is repeated along the top two stories. George Kelham's Standard Oil Building (1928) at Flower and Olympic Boulevard is similar in design to the Pacific National Bank Building, but more restrained.

The Roosevelt Building embodies the distinguishing characteristics of the Italian Renaissance Revival style in its proportions, horizontal organization, symmetrical facades, bracketed cornice, and massive arched entryway. Despite the loss of the storefronts, the building retains the integrity of its location, setting, Italian Renaissance Revival design, workmanship, feeling, association, and quality materials including the bronze elevator doors, marble columns and lobby, and especially the terra cotta exterior. The monumentality of the design sets it apart from other examples in the downtown area. The only other comparable example in terms of scale and integrity is the Subway Terminal Building at Fourth and Hill Streets, which sits atop a now obsolete railway concourse. This massive building was the largest office building in Los Angeles when it was completed in 1925. While the Subway Terminal Building may be remarkable for its sheer size, the Roosevelt Building is arguably more coherent and elegant in design.

The distinguished local architecture firm of Cutlett & Beelman designed the Roosevelt Building in 1926. Although the firm was only in business for six years, it was one of the most successful in the history of architecture in Los Angeles. Responsible for the design of a number of prominent buildings, the firm contributed greatly to the architectural complexity of Los Angeles.

Born in Bellefontaine, Ohio in 1884, Beelman received the Harvard Scholarship from the Architectural League of America in 1905 and practiced architecture in various Southern and Midwestern cities from 1911 through 1919. He arrived in Los Angeles in 1921 just as a building boom was gaining momentum. He obtained his California license and soon joined the firm of Alexander (Aleck) Curlett whose father William Curlett had already established a significant architectural practice in the city.



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Roosevelt Building  
Los Angeles County, California

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Curlett was born in San Francisco in 1881. Upon graduating from Columbia University he joined the architectural practice of his father, thereby forming William Curlett & Son with offices in San Francisco and Los Angeles. Curlett moved to Los Angeles in 1913 to run the Los Angeles office. That year he designed the Beaux Arts style Lloyds Bank Building at 548 South Spring Street. Although his father died the following year, he continued to work under the name William Curlett & Son. Two of the buildings he designed during this period were the Hotel Congress (1919) and the Rialto Theater (1920) both in Tucson, Arizona.

Curlett already had contracts to design a number of buildings when Beelman joined him in 1921. Between 1922 and 1927, the firm of Curlett & Beelman designed major buildings in southern California including Los Angeles, Pasadena, Long Beach, and Culver City. Most of these buildings were Beaux Arts office buildings such as the Insurance Exchange Building (1923) at 320 W. 9<sup>th</sup> Street, the Wm. M. Garland Building (1925) at 117 West 9<sup>th</sup> Street, and the Board of Trade Building (1927) at 111 West 7<sup>th</sup> Street.

The two club buildings by the firm, the Pacific Coast Club (1924) in Long Beach and the Elks Club (1926) in the Mac Arthur Park area of Los Angeles, are probably their most unique designs. The Pacific Coast Club was a Châteauesque Revival style building that was unfortunately demolished. The Elks Club is widely considered to be one of the most important architectural landmarks in Los Angeles. It is often compared to the work of Bertrum Goodhue and has larger than life sculptural figures along the top. Both of these buildings featured interiors designed in conjunction with Anthony Heinsbergen, the distinguished muralist. Heinsbergen must have thought highly of the firm as he asked them to design a building for his decorating company at 7415 Beverly Boulevard (1927).

The firm was dissolved in 1928. The reason is unknown. Beelman went on to design the Eastern Columbia Building and the Sun Realty Company Building, both designed in 1930. He briefly worked with the firm Allison & Allison in the design of the Hollywood Post Office (1937). His last major building was for the Superior Oil Building (1953) at 550 South Flower Street. He died in 1963. Curlett went on to design the Hollywood Equitable Building (1929), but spent the remainder of his career in public service. He was appointed the federal representative in charge of the P.W.A. projects in the Los Angeles area. Later he was put in charge of the local U.S. Housing Administration and Federal Housing Projects. He died in 1942.

Collectively and individually, Curlett and Beelman have a large and very distinguished body of work that is comparable to the best architects and architecture firms in the history of Los Angeles including Parkinson and Parkinson, Walker & Eisen, Morgan, Walls & Clements, and Albert C.

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**Continuation Sheet**

Section number 8 Page 4

Roosevelt Building  
Los Angeles County, California

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Martin. Many of their buildings are considered architectural landmarks and are listed in the National Register of Historic Places. The Roosevelt Building is one of the firm's finest Italian Renaissance Revival style buildings. The use of the terra cotta designed to resemble stone blocks contributes to the monumentality of the building. By comparison to some of the firm's other buildings that have been significantly altered, such as the Great Western Savings Bank Building (1923) at 700-06 S. Hill Street and the Union Oil Company Building (1923) at 619 W. 7<sup>th</sup> Street, the Roosevelt Building retains a high level of physical integrity.

The Roosevelt Building was formally determined eligible for listing in the National Register of Historic Places in 1983 and designated a Los Angeles Historic-Cultural Monument in 1988.

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**National Register of Historic Places**  
**Continuation Sheet**

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Roosevelt Building  
Los Angeles County, California

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THE DOCUMENTED BUILDINGS OF CURLETT & BEELMAN

1921	Union Bank and Trust Building	760 S. Hill Street
1922	Farmers and Merchants Bank Building	Long Beach
1922	Ritz Hotel	813 S. Flower Street
1923	Union Oil Company Building	619 W. 7 <sup>th</sup> Street
1923	California Bank Building	623-25 S. Spring Street
1923	Oil Exchange Building	3rd St & American Ave, Long Beach
1923	Cooper Arms Apartments	Ocean Boulevard, Long Beach
1923	Great Western Savings Bank Building	700-06 S. Hill Street
1923	Sun Drug Company Building	728 S. Hill Street
1923	Insurance Exchange Building	320 W. 9 <sup>th</sup> Street
1923	Hotel Culver	Culver City
1924	Cooper Building	860 S. Los Angeles Street
1924	Pacific Coast Club (demolished)	Long Beach
1924	Security Trust and Savings Bank	Long Beach
1924	Talmadge Apartments	3278 Wilshire Boulevard
1924	Barker Brothers Building	818 W. 7 <sup>th</sup> Street
1925	Wm. M. Garland Building	117 West 9 <sup>th</sup> Street
1925	Harris and Frank Store	635 S. Hill Street
1925	Pacific Trust and Southwest Savings Bank Building	561 S. Spring Street
1925	Pacific Trust and Southwest Savings Bank Building	Pasadena
1925	Pershing Square Building	448 S. Hill Street
1926	Commercial Club; Hotel Case	1100-06 S. Broadway
1926	Roosevelt Building	727 W. 7 <sup>th</sup> Street
1926	Harris Newmark Building	841 S. Los Angeles Street
1926	Elks Lodge Building	607 S. Park View Street
1926	Chester Williams Building	452 S. Broadway
1927	Foreman and Clark Building	701 S. Hill Street
1927	Fifth Street Store	501-15 S. Broadway
1927	Board of Trade Building	111 West 7 <sup>th</sup> Street
1927	A.B. Heinsbergen Decorating Company Building	7415 Beverly Boulevard

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National Park Service

**National Register of Historic Places  
Continuation Sheet**

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Roosevelt Building  
Los Angeles County, California

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National Park Service

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Roosevelt Building  
Los Angeles County, California

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United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

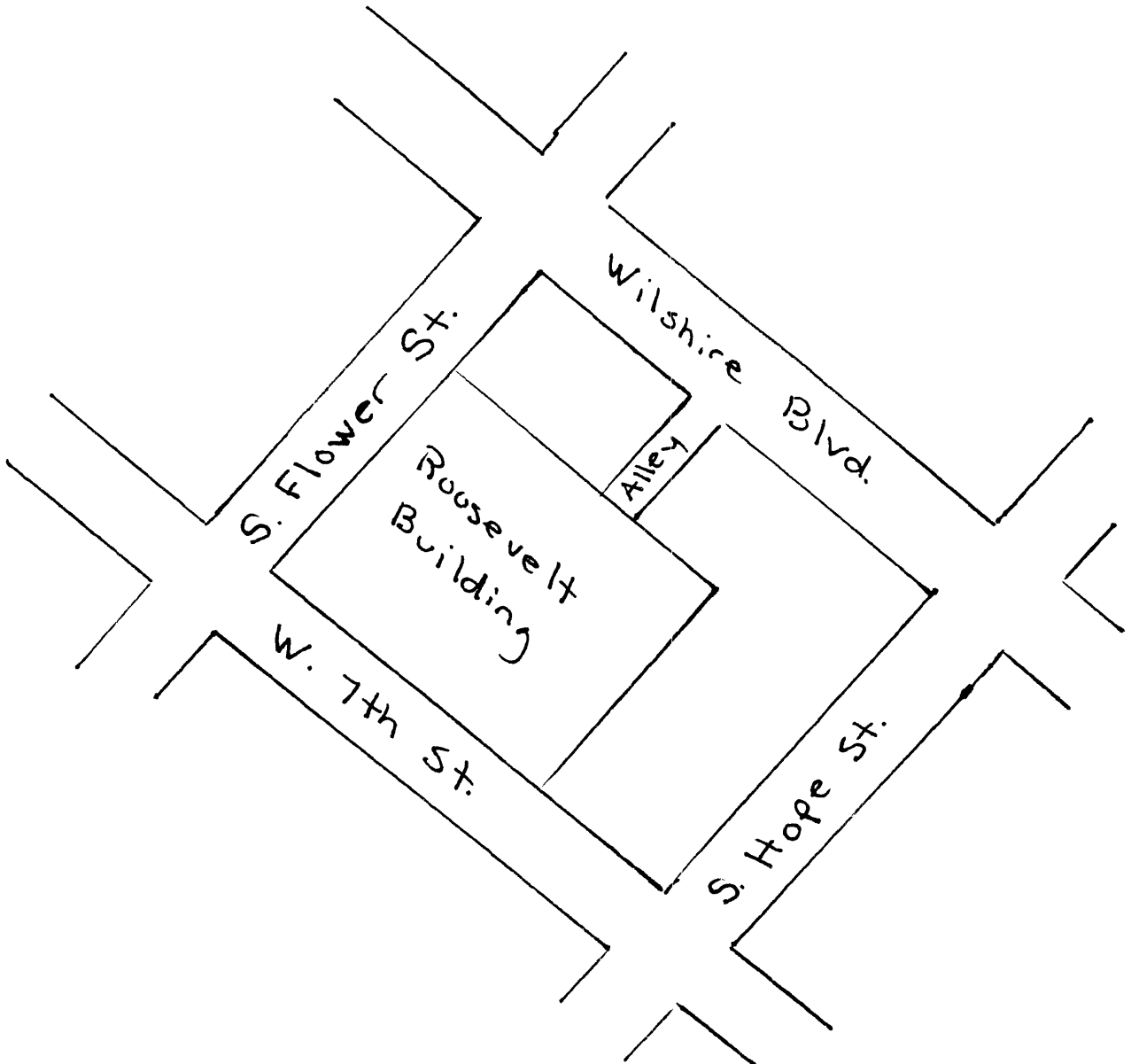
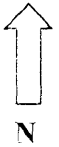
Section number 10 Page 1

Roosevelt Building  
Los Angeles County, California

**Verbal Boundary Description:** Tract#1546, Lots 9, 10 and portion of 11 (see attached map.)

**Boundary Justification:** The boundary includes the land area historically associated with the building.

**Sketch Map:**



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National Park Service

# National Register of Historic Places Continuation Sheet

Additional Documentation Page 1

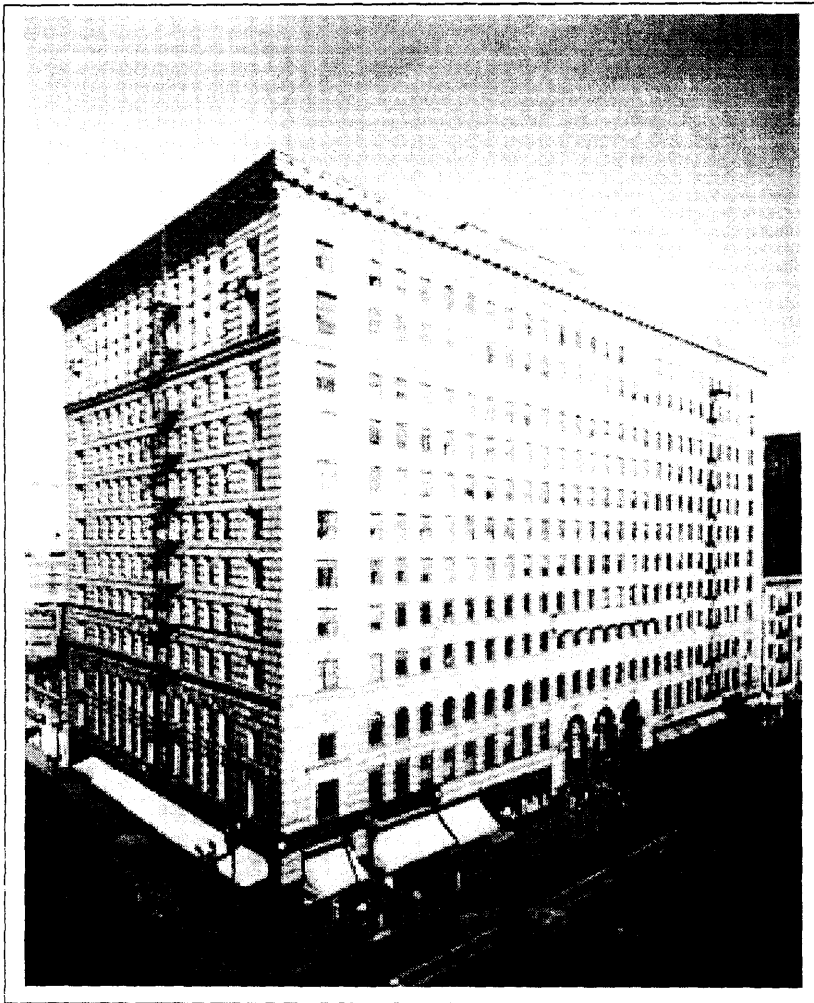
Roosevelt Building  
Los Angeles County, California

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**Additional Information:**

Selected Historic Photographs of Curlett & Beelman Buildings  
Los Angeles Public Library Photograph Collection

Roosevelt Building, 1926



(8-B6)

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# National Register of Historic Places Continuation Sheet

Additional Documentation Page 2

Roosevelt Building  
Los Angeles County, California

Roosevelt Building Vestibule, 1926





United States Department of the Interior  
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# National Register of Historic Places Continuation Sheet

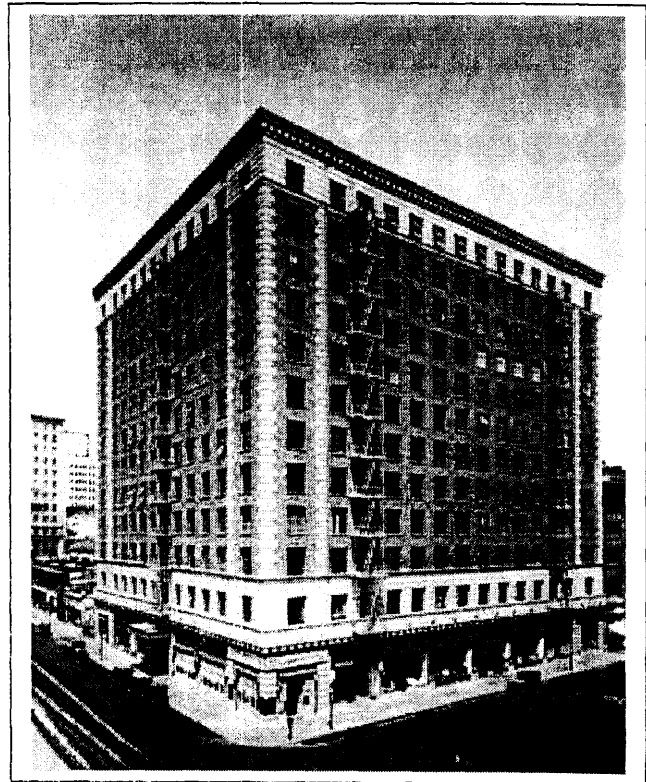
Additional Documentation Page 3

Roosevelt Building  
Los Angeles County, California

Barker Brothers Building, 1924



Harris Newmark Building, 1926



(3-86)

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# National Register of Historic Places Continuation Sheet

Additional Documentation Page 4

Roosevelt Building  
Los Angeles County, California

Foreman and Clark Building, 1927



Talmadge Apartments, 1924



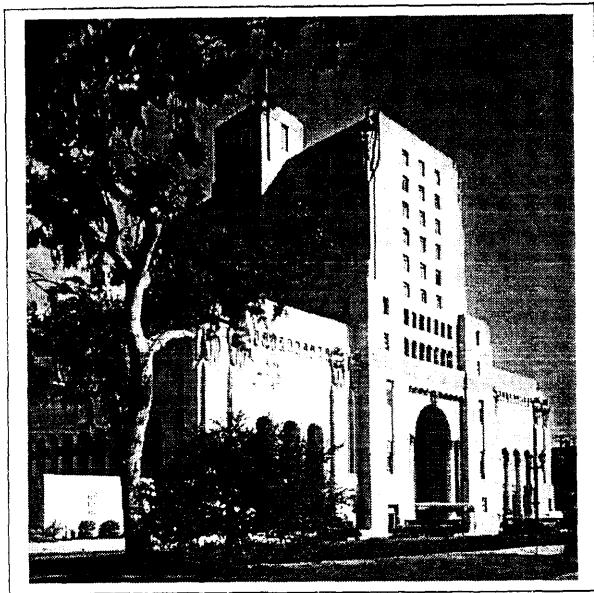
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

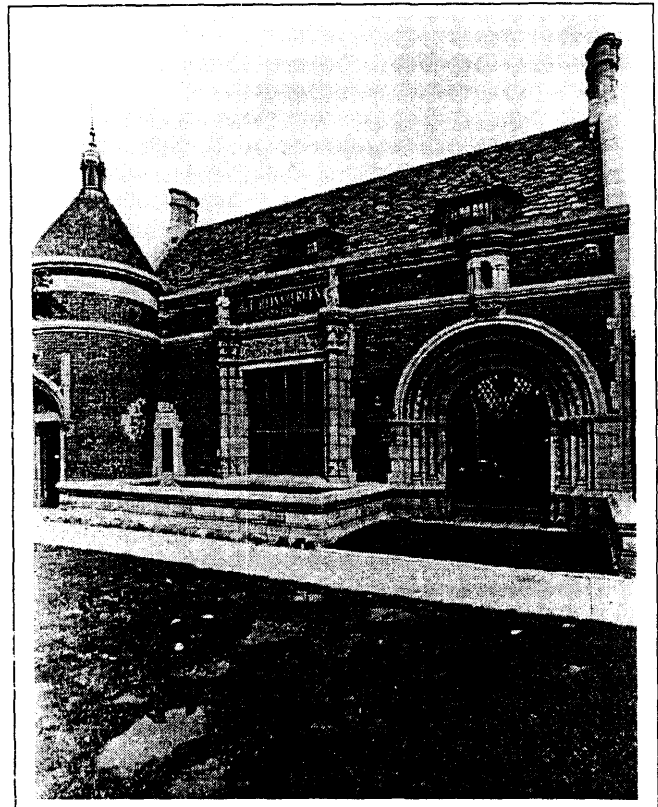
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Roosevelt Building  
Los Angeles County, California

Elks Lodge Building, 1926



A.B. Heinsbergen Company Building, 1927



United States Department of the Interior  
National Park Service

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Roosevelt Building  
Los Angeles County, California

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### Property Owners

Alliance Property Investments Inc.

M. Aaron Yashouafar, Chief Executive Officer  
Solyman Yashouafar, Chief Financial Officer

S&M Yashoua Investments

Solyman Yashouafar, General Partner

Carla Ridge LLC

Simon Barlava, Manager

Maverick Holdings LLC

Simon Barlava, Manager

Desert Field LLC

Joseph Nourmand, Manager

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Los Angeles County, California

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### Photographs:

The following is the same for all of the photographs:

City: Los Angeles  
County: Los Angeles  
State: CA  
Photographer: Teresa Grimes  
Date: 1/13/07  
Location of Negatives: 4211 Glenalbyn Drive, LA, CA 90065

1. S. Flower Street (west) and W. 7<sup>th</sup> Street (south) elevations.
2. W. 7<sup>th</sup> Street (south) elevation, looking northwest.
3. Main entrance on the W. 7<sup>th</sup> Street (south) elevation, looking north
4. Garage entrance on the S. Flower Street (west) elevation looking east.