

Major Donor and Independent Expenditure Committee Campaign Statement

MAJOR DONOR AND INDEPENDENT EXPENDITURE COMMITTEE STATEMENT

BEU HILLS CITY CLERK
0029 FEB 1 2023

Date Stamp	CALIFORNIA FORM 461
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	For Official Use Only <i>indexed</i> <i>HA</i> ✓ <i>3/6/23</i>

Statement covers period	Date of election if applicable: (Month, Day, Year)
from <u>01/01/2022</u>	
through <u>12/31/2022</u>	

SEE INSTRUCTIONS ON REVERSE

1. Name and Address of Filer

NAME OF FILER
319-323 N. RODEO LLC

RESIDENTIAL OR MAILING ADDRESS (NO. AND STREET)
19 EAST 57TH STREET

CITY STATE ZIP CODE
NEW YORK NY 10022

RESPONSIBLE OFFICER (If filer is other than an individual)
SEAN P. WELCH & DENNIS A. FERRAZZANO

AREA CODE/DAYTIME PHONE
(415) 389-6800

2. Nature and Interests of Filer (Complete each applicable section.)

A FILER WHO IS AN INDIVIDUAL MUST LIST THE NAME, ADDRESS, AND BUSINESS INTERESTS OF EMPLOYER OR, IF SELF-EMPLOYED, THE NAME, ADDRESS, AND NATURE OF THE BUSINESS

NAME OF EMPLOYER/BUSINESS	BUSINESS INTERESTS

ADDRESS OF EMPLOYER/BUSINESS

A FILER THAT IS A BUSINESS ENTITY MUST DESCRIBE THE BUSINESS ACTIVITY IN WHICH IT IS ENGAGED
REAL ESTATE/DEVELOPMENT

A FILER THAT IS AN ASSOCIATION MUST PROVIDE A SPECIFIC DESCRIPTION OF ITS INTERESTS

A FILER THAT IS NOT AN INDIVIDUAL, BUSINESS ENTITY, OR ASSOCIATION MUST DESCRIBE THE COMMON ECONOMIC INTEREST OF THE GROUP OR ENTITY

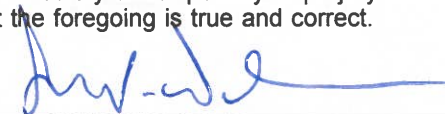
3. Summary

(Amounts may be rounded to whole dollars.)

- Expenditures and contributions (including loans) of \$100 or more made this period. (Part 5.) \$ 117,795.00
- Unitemized expenditures and contributions (including loans) under \$100 made this period. \$ 0.00
- Total expenditures and contributions made this period. (Add Lines 1 + 2.) **SUBTOTAL** \$ 117,795.00
- Total expenditures and contributions made from prior statement. (Enter amount from Line 5 of last statement filed. If this is the first statement for the calendar year, enter zero.) \$ 0.00
- Total expenditures and contributions (including loans) made since January 1 of the current calendar year. (Add Lines 3 + 4.) **TOTAL** \$ 117,795.00

4. Verification

I have used all reasonable diligence in preparing this statement. I have reviewed the statement and to the best of my knowledge the information contained herein is true and complete. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on 01/31/2023 By 
DATE SIGNATURE OF INDIVIDUAL DONOR OR RESPONSIBLE OFFICER IF OTHER THAN AN INDIVIDUAL
SEAN P. WELCH, ATTY/AGENT FOR FILER

Amendment (Explain): _____

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Amounts may be rounded
to whole dollars.

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SEE INSTRUCTIONS ON REVERSE

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319-323 N. RODEO LLC

5. Contributions (Including Loans, Forgiveness of Loans, and Loan Guarantees) and Expenditures Made

(If more space is needed, use additional copies of this page for continuation sheets.)

DATE	NAME, STREET ADDRESS, CITY, STATE AND ZIP CODE OF PAYEE (IF COMMITTEE, ALSO ENTER I.D. NUMBER)	TYPE OF PAYMENT	DESCRIPTION OF PAYMENT (IF OTHER THAN MONETARY CONTRIBUTION OR LOAN)	CANDIDATE AND OFFICE, MEASURE AND JURISDICTION, OR COMMITTEE	AMOUNT THIS PERIOD	CUMULATIVE AMOUNT RELATED TO THIS CANDIDATE, MEASURE, OR COMMITTEE
12/14/2022	SUGERMAN COMMUNICATIONS GROUP 1011 SANTA MONICA BLVD., SUITE 250 LOS ANGELES, CA 90067	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	WEBSITE	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0-2866 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	772.50	58,897.50
12/14/2022	ADWIRE 816 N. LAUREL AVE. LOS ANGELES, CA 90046	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input type="checkbox"/> Independent Expenditure	WEBSITE	ADWIRE <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	772.50 MEMO	1,545.00
12/14/2022	SUGERMAN COMMUNICATIONS GROUP 1011 SANTA MONICA BLVD., SUITE 250 LOS ANGELES, CA 90067	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	WEBSITE	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0-2867 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	772.50	58,897.50
12/14/2022	ADWIRE 816 N. LAUREL AVE. LOS ANGELES, CA 90046	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input type="checkbox"/> Independent Expenditure	WEBSITE	ADWIRE <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	772.50 MEMO	1,545.00

SUBTOTAL \$ 1,545.00

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to whole dollars.

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319-323 N. RODEO LLC

5. Contributions (Including Loans, Forgiveness of Loans, and Loan Guarantees) and Expenditures Made

(If more space is needed, use additional copies of this page for continuation sheets.)

DATE	NAME, STREET ADDRESS, CITY, STATE AND ZIP CODE OF PAYEE (IF COMMITTEE, ALSO ENTER I.D. NUMBER)	TYPE OF PAYMENT	DESCRIPTION OF PAYMENT (IF OTHER THAN MONETARY CONTRIBUTION OR LOAN)	CANDIDATE AND OFFICE, MEASURE AND JURISDICTION, OR COMMITTEE	AMOUNT THIS PERIOD	CUMULATIVE AMOUNT RELATED TO THIS CANDIDATE, MEASURE, OR COMMITTEE
12/15/2022	SUGERMAN COMMUNICATIONS GROUP 1011 SANTA MONICA BLVD., SUITE 250 LOS ANGELES, CA 90067	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	NEWSPAPER AD	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0-2866 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	1,250.00	58,897.50
12/14/2022	BEVERLY HILLS COURIER 499 N. CANON DR. BEVERLY HILLS, CA 90210	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input type="checkbox"/> Independent Expenditure	NEWSPAPER AD	BEVERLY HILLS COURIER <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	1,250.00 MEMO	2,500.00
12/15/2022	SUGERMAN COMMUNICATIONS GROUP 1011 SANTA MONICA BLVD., SUITE 250 LOS ANGELES, CA 90067	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	NEWSPAPER AD	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0-2867 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	1,250.00	58,897.50
12/15/2022	BEVERLY HILLS COURIER 499 N. CANON DR. BEVERLY HILLS, CA 90210	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input type="checkbox"/> Independent Expenditure	NEWSPAPER AD	BEVERLY HILLS COURIER <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	1,250.00 MEMO	2,500.00

SUBTOTAL \$ 2,500.00

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319-323 N. RODEO LLC

5. Contributions (Including Loans, Forgiveness of Loans, and Loan Guarantees) and Expenditures Made

(If more space is needed, use additional copies of this page for continuation sheets.)

DATE	NAME, STREET ADDRESS, CITY, STATE AND ZIP CODE OF PAYEE (IF COMMITTEE, ALSO ENTER I.D. NUMBER)	TYPE OF PAYMENT	DESCRIPTION OF PAYMENT (IF OTHER THAN MONETARY CONTRIBUTION OR LOAN)	CANDIDATE AND OFFICE, MEASURE AND JURISDICTION, OR COMMITTEE	AMOUNT THIS PERIOD	CUMULATIVE AMOUNT RELATED TO THIS CANDIDATE, MEASURE, OR COMMITTEE
12/20/2022	GOOD GRACES LLC 9461 CHARLEVILLE BLVD., #361 BEVERLY HILLS, CA 90212	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	CONSULTING	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0- 2866 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	5,000.00	58,897.50
12/20/2022	GOOD GRACES LLC 9461 CHARLEVILLE BLVD., #361 BEVERLY HILLS, CA 90212	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	CONSULTING	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0- 2867 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	5,000.00	58,897.50
12/22/2022	LJB CONSULTING LLC 10776 WILSHIRE BLVD., SUITE 1602 LOS ANGELES, CA 90024	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	CONSULTING	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0- 2866 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	2,500.00	58,897.50
12/22/2022	LJB CONSULTING LLC 10776 WILSHIRE BLVD., SUITE 1602 LOS ANGELES, CA 90024	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	CONSULTING	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0- 2867 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	2,500.00	58,897.50
SUBTOTAL \$					15,000.00	

**Major Donor and
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5. Contributions (Including Loans, Forgiveness of Loans, and Loan Guarantees) and Expenditures Made

(If more space is needed, use additional copies of this page for continuation sheets.)

DATE	NAME, STREET ADDRESS, CITY, STATE AND ZIP CODE OF PAYEE (IF COMMITTEE, ALSO ENTER I.D. NUMBER)	TYPE OF PAYMENT	DESCRIPTION OF PAYMENT (IF OTHER THAN MONETARY CONTRIBUTION OR LOAN)	CANDIDATE AND OFFICE, MEASURE AND JURISDICTION, OR COMMITTEE	AMOUNT THIS PERIOD	CUMULATIVE AMOUNT RELATED TO THIS CANDIDATE, MEASURE, OR COMMITTEE
12/23/2022	KATHY GOHARI 2347 COLDWATER CANYON DR. BEVERLY HILLS, CA 90210	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	CONSULTING	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0- 2866 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	4,000.00	58,897.50
12/23/2022	KATHY GOHARI 2347 COLDWATER CANYON DR. BEVERLY HILLS, CA 90210	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	CONSULTING	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0- 2867 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	4,000.00	58,897.50
12/27/2022	GLASER WEIL FINK HOWARD AVCHEN & SHAPIRO, LLP 10250 CONSTELLATION BLVD., 19TH FLOOR LOS ANGELES, CA 90067	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	LEGAL/CONSULTING	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0- 2866 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	31,875.00	58,897.50
12/27/2022	GLASER WEIL FINK HOWARD AVCHEN & SHAPIRO, LLP 10250 CONSTELLATION BLVD., 19TH FLOOR LOS ANGELES, CA 90067	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	LEGAL/CONSULTING	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0- 2867 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	31,875.00	58,897.50

SUBTOTAL \$ 71,750.00

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5. Contributions (Including Loans, Forgiveness of Loans, and Loan Guarantees) and Expenditures Made

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12/27/2022	MOROCCO JUNCTION HOLDINGS 246 S, ROXBURY DRIVE BEVERLY HILLS, CA 90212	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	CONSULTING	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0- 2866 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	2,500.00	58,897.50
12/27/2022	MOROCCO JUNCTION HOLDINGS 246 S, ROXBURY DRIVE BEVERLY HILLS, CA 90212	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	CONSULTING	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0- 2867 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	2,500.00	58,897.50
12/28/2022	BARRY BRUCKER 805 N. ROXBURY DR. BEVERLY HILLS, CA 90210	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	CONSULTING	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0- 2866 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	3,000.00	58,897.50
12/28/2022	BARRY BRUCKER 805 N. ROXBURY DR. BEVERLY HILLS, CA 90210	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	CONSULTING	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0- 2867 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	3,000.00	58,897.50

SUBTOTAL \$ 11,000.00

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5. Contributions (Including Loans, Forgiveness of Loans, and Loan Guarantees) and Expenditures Made

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12/31/2022	NIELSEN MERKSAMER PARRINELLO GROSS & LEONI LLP 2350 KERNER BLVD., SUITE 250 SAN RAFAEL, CA 94901	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	LEGAL	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0- 2866 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	750.00	58,897.50
12/31/2022	NIELSEN MERKSAMER PARRINELLO GROSS & LEONI LLP 2350 KERNER BLVD., SUITE 250 SAN RAFAEL, CA 94901	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	LEGAL	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0- 2867 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	750.00	58,897.50
12/31/2022	PERKINS COIE 505 HOWARD STREET, SUITE 1000 SAN FRANCISCO, CA 94105	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	LEGAL	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0- 2866 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	1,000.00	58,897.50
12/31/2022	PERKINS COIE 505 HOWARD STREET, SUITE 1000 SAN FRANCISCO, CA 94105	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	LEGAL	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0- 2867 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	1,000.00	58,897.50
SUBTOTAL \$					3,500.00	

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5. Contributions (Including Loans, Forgiveness of Loans, and Loan Guarantees) and Expenditures Made

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12/31/2022	SUGERMAN COMMUNICATIONS GROUP 1011 SANTA MONICA BLVD., SUITE 250 LOS ANGELES, CA 90067	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	CONSULTING	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0-2866 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	6,250.00	58,897.50
12/31/2022	SUGERMAN COMMUNICATIONS GROUP 1011 SANTA MONICA BLVD., SUITE 250 LOS ANGELES, CA 90067	<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input checked="" type="checkbox"/> Independent Expenditure	CONSULTING	QUALIFICATION OF REFERENDUM AGAINST THE CHEVAL BLANC PROJECT ORDINANCE NO. 22-0-2867 CITY OF BEVERLY HILLS <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose	6,250.00	58,897.50
		<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input type="checkbox"/> Independent Expenditure		 <input type="checkbox"/> Support <input type="checkbox"/> Oppose		
		<input type="checkbox"/> Monetary Contribution <input type="checkbox"/> Loan <input type="checkbox"/> Non-Monetary Contribution <input type="checkbox"/> Independent Expenditure		 <input type="checkbox"/> Support <input type="checkbox"/> Oppose		

SUBTOTAL \$ 12,500.00

**Additional Comments
For Form 461 Cover Page**

ADDITIONAL COMMENTS (Cover)

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FORM 461**

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NAME OF FILER
319-323 N. RODEO LLC

I.D. NUMBER

SEAN P. WELCH HAS SIGNED AS ATTORNEY/AGENT FOR FILER ON THIS FORM IN ACCORDANCE WITH GOV CODE SECTION 81004. WE HAVE ADDITIONALLY IDENTIFIED DENNIS A. FERRAZZANO AS A RESPONSIBLE OFFICER WITHIN THE MEANING OF FPPC REGULATION 18402.2 BECAUSE THE FILER IS AN LLC AND QUALIFIES AS A COMMITTEE UNDER SECTION 82013(C).