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SACHI A. HAMAI
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

August 9, 2017

To: Supervisor Mark Ridley-Thomas, Chairman
Supervisor Hilda L. Solis
Supervisor Sheila Kuehl
Supervisor Janice Hahn
Supervisor Kathryn Barger

From: Sachi A. Hamai
Chief Executive Officer

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REPORT BACK ON LA BIOMED EXCLUSIVE NEGOTIATION AGREEMENT (ITEM NO. 6, AGENDA OF APRIL 18, 2017)

On April 18, 2017, Supervisors Ridley-Thomas and Hahn directed the Chief Executive Officer (CEO) to enter into discussions with the Los Angeles Biomedical Research Institute (LA Biomed) regarding an Exclusive Negotiation Agreement (ENA) for developing a bioscience tech park on the Harbor-UCLA Medical Center Campus and to report back on the status of the discussions and negotiation regarding the ENA.

CEO, Real Estate Division and LA Biomed have had several meetings to discuss the development of a bioscience tech park. The parties have toured the existing LA Biomed facilities to better understand the available site. A draft ENA was provided to LA Biomed on July 14, 2017. We are waiting for LA Biomed's comments to the ENA and a proposal as to how LA Biomed intends to develop the tech park. LA Biomed expects to provide these materials to the County by August 15, 2017.

If you have any questions, please call me or your staff may contact Joyce Chang at (213) 974-3078 or e-mail at jchang@ceo.lacounty.gov.

SAH:JJ:DPH
CMM:JC:ls

c: Executive Office, Board of Supervisors
County Counsel

LA Biomed ENA.brdmem



SACHI A. HAMAI
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December 21, 2017

To: Supervisor Sheila Kuehl, Chair
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Janice Hahn
Supervisor Kathryn Barger

From: Sachi A. Hamai
Chief Executive Officer

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REPORT BACK ON LA BIOMED EXCLUSIVE NEGOTIATION AGREEMENT (ITEM NO. 6, AGENDA OF APRIL 18, 2017)

On April 18, 2017, Supervisors Ridley-Thomas and Hahn directed the Chief Executive Officer (CEO) to enter into discussions with the Los Angeles Biomedical Research Institute (LA Biomed) regarding an Exclusive Negotiation Agreement (ENA) for developing a bioscience tech park on the Harbor-UCLA Medical Center Campus and to report back on the status of the discussions and negotiation regarding the ENA.

CEO, Real Estate Division and LA Biomed have negotiated the ENA and are finalizing the last outstanding issue. We intend to bring the ENA to the Board early next year. In the meantime, LA Biomed has been interviewing potential experienced consultants to meet the timeframes set forth in the ENA and making efforts to outreach to appropriate organizations who can provide guidance on the development of biotechnology parks.

If you have any questions, please contact Joyce Chang at (213) 974-3078 or e-mail at jchang@ceo.lacounty.gov.

SAH:JJ:DPH
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c: Executive Office, Board of Supervisors
County Counsel

LA Biomed ENA



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March 1, 2018

To: Supervisor Sheila Kuehl, Chair
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Janice Hahn
Supervisor Kathryn Barger

From: Sachi A. Hamai
Chief Executive Officer

REPORT BACK ON LA BIOMED EXCLUSIVE NEGOTIATION AGREEMENT (ITEM NO. 6, AGENDA OF APRIL 18, 2017)

On April 18, 2017, Supervisors Ridley-Thomas and Hahn directed the Chief Executive Officer (CEO) to enter into discussions with the Los Angeles Biomedical Research Institute (LA BioMed) regarding an Exclusive Negotiation Agreement (ENA) for developing a bioscience tech park on the Harbor-UCLA Medical Center Campus and to report back on the status of the discussions and negotiation regarding the ENA.

CEO and LA BioMed have negotiated the ENA and are nearly complete. We intend to bring the ENA to the Board within approximately 60 days.

If you have any questions, please contact Joyce Chang at (213) 974-3078 or e-mail at jchang@ceo.lacounty.gov.

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LA Biomed ENA.brdmem 2-2018



SACHI A. HAMAI
Chief Executive Officer

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May 24, 2018

To: Supervisor Sheila Kuehl, Chair
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Janice Hahn
Supervisor Kathryn Barger

From: Sachi A. Hamai *Mark*
for Chief Executive Officer

REPORT BACK ON LA BIOMED EXCLUSIVE NEGOTIATION AGREEMENT (ITEM NO. 6, AGENDA OF APRIL 18, 2017)

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CEO, Real Estate Division and LA BioMed have negotiated and executed the ENA effective May 7, 2018. The next step is for LA BioMed to hire a consultant, subject to the County's review and approval, who will help to locate and negotiate with a developer to create the bioscience tech park. The ENA requires LA BioMed to have its consultant on board within the next 60 days.

If you have any questions, please call me or your staff may contact Joyce Chang at (213) 974-3078 or e-mail at jchang@ceo.lacounty.gov.

SAH:JJ:DPH
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c: Executive Office, Board of Supervisors
County Counsel
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LA Biomed ENA.brdmem 052218



SACHI A. HAMAI
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

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September 17, 2018

To: Supervisor Sheila Kuehl, Chair
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Janice Hahn
Supervisor Kathryn Barger

From: Sachi A. Hamai
Chief Executive Officer

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REPORT BACK ON LA BIOMED EXCLUSIVE NEGOTIATION AGREEMENT (ITEM NO. 6, AGENDA OF APRIL 18, 2017)

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The CEO and LA BioMed have negotiated and executed the ENA effective May 7, 2018. The County approved the LA BioMed's consultant on July 20, 2018, who will help locate and negotiate with a developer to create the bioscience tech park. LA BioMed is currently working on a revised Schedule of Performance that will include the Lease, Development Agreements, CEQA, and community outreach. A possible kick-off meeting with LA BioMed's key personnel including its consultant is being planned for mid-September.

If you have any questions, please contact Joyce Chang at (213) 974-3078 or e-mail at jchang@ceo.lacounty.gov.

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LA Biomed ENA.brdmem 082818



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October 15, 2018

To: Supervisor Sheila Kuehl, Chair
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Janice Hahn
Supervisor Kathryn Barger

From: Sachi A. Hamai
Chief Executive Officer

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REPORT BACK ON LA BIOMED EXCLUSIVE NEGOTIATION AGREEMENT (ITEM NO. 6, AGENDA OF APRIL 18, 2017)

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The CEO and LA BioMed have negotiated and executed the ENA effective May 7, 2018. The County met with LA BioMed and its County-approved consultant on September 26, 2018, where LA BioMed set forth its strategy for bringing in an anchor tenant to attract a developer to build out and lease space at the project. LA BioMed is currently preparing marketing materials in furtherance of this effort. LA BioMed plans to submit to County a revised Schedule of Performance later this month, and starting at the end of October, County and LA BioMed plan on meeting on a regular basis.

If you have any questions, please contact Joyce Chang at (213) 974-3078 or e-mail at jchang@ceo.lacounty.gov.

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February 14, 2019

To: Supervisor Janice Hahn, Chair
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Sheila Kuehl
Supervisor Kathryn Barger

From: Sachi A. Hamai
Chief Executive Officer

**REPORT BACK ON LA BIOMED EXCLUSIVE NEGOTIATION AGREEMENT
(ITEM NO. 6, AGENDA OF APRIL 18, 2017) AND
HARBOR-UCLA MEDICAL CENTER CAMPUS MASTER PLAN IMPLEMENTATION
(ITEM NO. 4, AGENDA OF DECEMBER 19, 2017)**

On April 18, 2017, the Board approved a Motion by Supervisors Ridley-Thomas and Hahn directing the Chief Executive Officer (CEO) to enter into discussions with the Los Angeles Biomedical Research Institute (LA BioMed) regarding an Exclusive Negotiation Agreement (ENA) for developing a bioscience tech park on the Harbor-UCLA Medical Center Campus and to report back on the status of the discussions and negotiation regarding the ENA.

Since execution of the ENA, LA BioMed has identified and met with key potential developers and anchor tenants, prepared and distributed marketing materials, initiated its process to choose a brokerage company, and continues to market the bioscience park. LA BioMed has also been putting together deal terms for the Development Agreement and Ground Lease envisioned in the ENA. LA BioMed has informed us it intends to provide those deal terms this month in the form of a term sheet in order for negotiations to begin.

In addition, on December 19, 2017, the Board directed the CEO to explore the possible purchase of an existing parking lot on 220th Street from LA BioMed as part of the Harbor-UCLA Medical Center Master Plan. Since then, while conducting due diligence for a proposed purchase of the parking lot, we have determined that the property is burdened with a parking covenant that restricts the use and/or sale of this lot. LA BioMed has been informed it would have to remove this covenant before the County could acquire the parking lot and use it for County purposes.

If you have any questions, please call me or your staff may contact Joyce Chang at (213) 974-3078 or e-mail at jchang@ceo.lacounty.gov.

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April 23, 2019

To: Supervisor Janice Hahn, Chair
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Sheila Kuehl
Supervisor Kathryn Barger

From: Sachi A. Hamai
Chief Executive Officer

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REPORT BACK ON LA BIOMED EXCLUSIVE NEGOTIATION AGREEMENT (ITEM NO. 6, AGENDA OF APRIL 18, 2017)

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LA BioMed is continuing to meet with key potential developers and anchor tenants, to market the bioscience park. Until they make further progress on this effort, we cannot put together deal terms for the Development Agreement and Ground Lease envisioned in the ENA. Therefore, CEO and LA BioMed agreed to extend the term of the ENA for six months using the authority delegated by the Board. The ENA will now terminate on November 6, 2019, unless otherwise extended.

Dr. Brad Spellberg, Chief Medical Officer, at the LAC+USC Medical Center and head of the LA County Bioscience Initiative is assisting with this effort.

If you have any questions, please call me or your staff may contact Joyce Chang at (213) 974-3078 or e-mail at jchang@ceo.lacounty.gov.

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September 20, 2019

To: Supervisor Janice Hahn, Chair
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Sheila Kuehl
Supervisor Kathryn Barger

From: Sachi A. Hamai
Chief Executive Officer

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REPORT BACK ON LA BIOMED EXCLUSIVE NEGOTIATION AGREEMENT (ITEM NO. 6, AGENDA OF APRIL 18, 2017)

On April 18, 2017, the Board approved a motion by Supervisors Ridley-Thomas and Hahn directing the Chief Executive Officer (CEO) to enter into discussions with the Los Angeles Biomedical Research Institute (LA BioMed) regarding an Exclusive Negotiation Agreement (ENA) for developing a bioscience tech park on the Harbor-UCLA Medical Center Campus and to report back on the status of the discussions and negotiation regarding the ENA. LA BioMed has recently been renamed the Lundquist Institute.

The Lundquist Institute recently provided a draft term sheet. The CEO is evaluating the terms and will commence negotiations soon. The Lundquist Institute is continuing to meet with key potential developers and anchor tenants to market the bioscience park. The ENA was extended and will now terminate on November 6, 2019, unless another extension is agreed to.

If you have any questions, please call me or your staff may contact Joyce Chang at (213) 974-3078 or e-mail at jchang@ceo.lacounty.gov.

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