

**PROOF OF PUBLICATION
STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES**

NOTICE OF PUBLIC HEARING

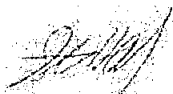
I am a citizen of the United States and a resident of the County Aforesaid; I am over the age of 18 years, and not a party to or interested in the above entitled matter.

I am the principal clerk to the Printer of the Culver City Observer Newspaper, a newspaper of general circulation, printed and published once each week in the City of Culver City, County of Los Angeles. Said newspaper has been adjudicated a legal newspaper of general circulation by the Los Angeles Superior Court, State of California. Case No. BS107696.

The notice, of which the annexed is a true printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

OCTOBER 9, 2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct. Executed at Culver City, California, on the 9th day of OCTOBER, 2025.



Stephen Hadland



CNS 3971008

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that on October 27, 2025, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 will be held with respect to a proposed plan of finance that includes the issuance and reissuance from time to time, by the California Municipal Finance Authority (the "Authority"), of one or more series of revenue bonds in an outstanding principal amount not to exceed \$55,000,000 (the "Bonds"), to finance and refinance the acquisition, construction, development and equipping of a 95-unit qualified residential rental project located at 4460-4464 Sepulveda Boulevard (the "Project") in the City of Culver City, California (the "City"). The Project is to be owned and operated by 4464 Sepulveda Blvd., L.P., a California limited partnership, or by another ownership entity to be created by its general partner, 4464 Sepulveda Blvd. LLC, a California limited liability company, or by another affiliate of such general partner's sole member, Community Corporation of Santa Monica, a California nonprofit public benefit corporation (such limited partnership or other ownership entity, the "Borrower"). The Bonds and the obligation to pay principal thereof and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the City, the Authority, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be limited obligations of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower. The public hearing will commence at 7:00 p.m., or as soon thereafter as the matter can be heard, as part of the open session of the City Council meeting in the Mike Balkman Council Chambers, City Hall, 9770 Culver Blvd., Culver City, California 90232.

Interested persons wishing to express their views on the proposed plan of finance or on the nature and location of the facilities proposed to be financed may attend the hearing, or submit written comments by 12:00 p.m. on the day of the City Council meeting via email to public.comment@culvercity.org or on the internet <https://www.culvercity.org/City-Hall/Meetings-Agendas> (click on the eComment link at the far right of the applicable meeting). For virtual attendance options, please go to <https://www.culvercity.org/City-Hall/Meetings-Agendas> for information. Additional information concerning the above matter may be obtained from, and written comments should be addressed to, City Clerk, City of Culver City, 9770 Culver Blvd., Culver City, California 90232. Dated: October 9, 2025 10/9/25
CNS-3971008#
CULVER CITY
OBSERVER