March 7, 1994

Mr. Patrick Sharpe Compliance Specialist Pre-Merger Notification Office Bureau of Competition, Room H-303 Federal Trade Commission Sixth Street and Pennsylvania Avenue Washington, D. C. 20580 VIA FACSIMILE

Dear Mr. Sharpe:

On January 21 and February 18 of this year, I sent you letters about the same proposed series of transactions (collectively the "Fermation/Acquisition Transactions"). I have scaled with you several times about the rotmation/Acquisition transactions via telephone and, in addition, the second series and the second series and the second series are series as a second series and the second series are series as a second series and the second series are series as a second series are series are series are series are series are series as a second series are series

meruues more appropriate terminology and narrative, as wen as statutory, regulatory and other references, wherever appropriate.

The structure of the Formation/Acquisition Transactions has recently changed, motivated solely by desires to insulate certain institutional entities from exposure to personal liability and by federal tax considerations (I will go into greater detail later in this letter). I have explained these changes to our Hart-Scott-Rodino counsel and it is our common belief that no premerger notification filing is required as to any aspect of the restructured Formation/Acquisition Transactions.

1. the formation of a limited madnify company (the "Formation fransaction"); and

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2. the withdrawal of certain partners from a partnership which would have resulted in the remaining partner holding 100% of the interests in that partnership (the "Acquisition Transaction").

Under the Formation/Acquisition Transactions, as currently structured, we have reached the following conclusions:

1. The Formation Transaction is not reportable because:

securities and the limited hability company (together with any entities controlled by it) will not have \$25 million or more in annual net sales or total assets, thereby failing the size of transaction test [16 C.F.R. Sec. 801.20]; and

(b) The limited liability company will not have \$10 million or more in assets, thereby \mathcal{O}^{k}

[ABA Premerger Notification Practice Manual, Par. 93 (1991)].

Rather than try to reconcile the present (which, for your information, is the final) structure of the Formation/Acquisition Transactions with my earlier letters, I believe the simplest approach is to restate everything in this letter and let it stand on its own. Of course, I understand that you will

structured.

I. Background

- A. The Formation/Acquisition Transactions involves a whose present fair market value ("FMV"), free and clear of all mortgage indebtedness, is believed by its owners to be approximately \$184 million.
- B. The security encumbered by two mortgages securing a total of \$164 million.
 - 1. The senior mortgage, which secures \$104 million of debt, is held by a bank which is unaffiliated with any of the present owners of the
 - 2. The junior mortgage, which secures \$60 million of debt, is held by a my thership whose principals consist of author and principal consist of author and insurance companies whose investment in the is managed by
- C. Legal title to the partnership is currently owned by a limited partnership ("XYZ Partnership"). The current ownership of XYZ Partnership is broken down as follows:

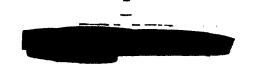
Description of Partner

Share of Partnership Profits and
Assets upon Liquidation

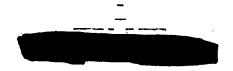
with the principals of

30% (in the aggregate)

70%



All of the are general partners in XYZ Partnership. is the sole limited partner in XYZ Partnership. Because ? is entitled to 50% or more of the profits (or assets upon liquidation) of XYZ Partnership, "controls" XYZ Partnership pursuant to 16 C.F.R. Sec. 801.1 (b) (1) (11) and, as explained in Paragraph D below, is the ultimate parent entity of XYZ Partnership. D. The current ownership of is broken down as follows: Share of Partnership Profits and **Description of Partner** Assets upon Liquidation Fund B, a revocable group trust whose settlor/beneficiaries are public and private pension plans 16.67% -Corporation X, whose shares are 100% owned by a pension plan 21.67% Corporation Y, whose shares are 100% owned by a pension plan 21.67% Corporation Z, whose shares are 100% owned by a life insurance company 6.66% Because none of the above described entities has the right to receive 50% or more of the profits (or assets upon dissolution) of is not controlled by any other person and is its own ultimate parent entity (see 16 C.F.R. Sections 801.1 (b) (1) (ii) and 801.1 (a) (1) (3)). currently have significant contingent financial Rather than acquiring direct partnership interests in the Fund A and Fund B, Trust and Fund R nume the remaining 23 3333 & Recover the Rederel Trade Commission will look the much



of those obligations on a discounted basis², the l



10	money:

Purchaser	Percentage of XYZ	Selling Price	
Corporation X	6.6%	\$ 66.00	OK F
Corporation Y	6.6%	\$ 66.00	sule iship
Corporation Z	1.8%	\$ 18.00	sule of his party party
ABC-LLC, a newly formed limited liability company owned by Fund A (20 to 66 67%) and by Fund B (as to 33.33%)	15%	\$150.00	ζ,

The reasons for the formation of ABC-LLC are detailed in Paragraph C below.

As a result of the sale, the above purchasers will all be general partners in XYZ

В. In order to preserve the federal tax treatment of XYZ Partnership as a partnership rather than a corporation, it has been determined to convert that partnership from a limited partnership to a general partnership. The clear consequence of that conversion will be that all of the constituent partners in XYZ Partnership will (11 | - | 16 -

personally liable for all of the obligations of XYZ Partnership. In order to insulate the settlor/beneficiaries of ABC Group Trust from such personal liability, it has here-determined to do two things.

While it does not affect the HSR analysis, we note that the will be paying to XYZ Partnership the negotiated sum of \$1.3 million in return for the simultaneous cancellation of certain guaranties which will relieve affiliates of the from approximately \$1.7 million of remaining obligations under those guaranties.



- 1. Cause to be converted from a general partnership to a limited partnership whereunder the ABC Group Trust would be the only limited partner.
- 2. In order to satisfy the objective of maintaining partnership management

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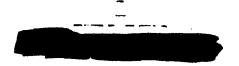
D. The ownership structure of XYZ Partnership after all of the foregoing steps have been completed will be:

Description of Partner	Share of Partnership Profits and Assets upon Liquidation	
vervenere se		
Corporation Y	6.60%	
Corporation Z	1.80%	
ABC-LLC	15.00%	
	70.00%	

E. The ownership of been completed will be as follows:

after all of the foregoing steps have

Description of Partner	Share of Partnership Profits and Assets upon Liquidation
ABC-LLC	49.00%
Corporation X	21.67%
Corporation Y	21.67%
Corporation Z	6.66%
ABC Group Trust	1.00%



All of the above will be general partners in the solution of the except the ABC Group Trust, which will be the sole limited partner.

Because none of the above described entities has the right to receive 50% or more of the profits (or assets upon dissolution) of that partnership is not controlled by any other person and is its own unimate

III. Hart-Scott-Rodino Analysis

We now need to address whether any Hart-Scott-Rodino ("HSR") filings are required under the foregoing scenario and, if any are so required, who should file.

A. The Formation Transaction

You have advised me that the Premerger Office currently treats the formation of a limited liability company the same as the formation of a corporate joint venture.

Under 16 C.F.R. Sec. 802.20, no filing is required unless a contributor acquires voting securities which:

- (a) are valued at not less than \$15 million; or
- (b) confer control of an issuer which, together with all entities it controls, has at least \$25 million in annual net sales or total assets.

ABC Group Trust has agreed to transfer a 49% interest which it currently holds in the ABC-LLC. Because ABC Group Trust is a revocable trust, it does not, for HSR purposes, hold any of the

(e) (4)). As a consequence, the partnership interests in question are deemed acquired by ABC-LLC from Fund A and Fund B, the settlor/beneficiaries of ABC Group Trust.

In addition, ABC-LLC will, in an almost simultaneous but separate transaction, acquire a direct 15% interest in XYZ Partnership.

Because the membership interests (i.e. "voting securities") in ABC-LLC

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FMV as determined by each acquiring person (16 C.F.R. Sec. 801.10 (a) (2) (ii)).

some asset.

I said the value of a to voting security

You have advised us that in valuing those voting securities, it would be appropriate to begin with the equity value of the sole asset of XYZ Partnership, i.e. the The has a free and clear value of \$184

assets,

At most, the aggregate equity value of <u>all</u> partnership interests in being transferred to ABC-LLC will be \$9.86 million, calculated as 1000ws:

(a) The value of ABC-LLC's interests in

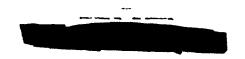
\$20 million value of XYZ Partnership's assets X 70%
ownership percentage of XYZ Partnership)
= \$14 million X 49% (ABC-LLC's ownership percentage of
= \$6.86 million; plus

(b) The value of ABC-LLC's direct interest in XYZ Partnership:

Because Fund A and Fund B will collectively be acquiring less than \$15 million in voting securities of ABC-LLC, neither individual acquisition meets the \$15 million size of transaction test under 16 C.F.R. Sec. 802.20 (a).

In addition, the alternative size of transaction test under 16 C.F.R. 802.20 (b) is not met because the issuer, ABC-LLC, will not control any other antitudend, because ABC-LLC does not littled have appual not called or total

ABC-LLC will be entitled to only 49% of the profits (or assets upon liquidation) of the In addition, ABC-LLC will be entitled to only 49.3% of the profits (or assets upon liquidation) of XYZ Partnership.



March /, 1994
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D.

2. The Size of Person Test

Under the special size of person rules applicable to the formation of corporate joint ventures (as set forth in 16 C.F.R. Sec. 801.40), a formation transaction is not reportable, regardless of the size of the contributors to that yenture, unless the venture itself will have at least \$10 million in assets.

and XYZ Partnership will not be included at book value in determining the size of ABC-LLC (cf. ABA, Premerger Notification

Pursuant to that approach, the value of all assets (i.e. partnership interests) which will be owned by ABC-LLC as a result of the Formation Transaction

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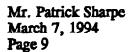
meet the special size of person test under 10 C.F.K. Sec. 801.40.

You have on several occasions confirmed to me that the transfer of partnership interests is not reportable unless it results in one person holding all of the interests in the partnership. This position is supported in ABA, <u>Premerger Notification Practice Manual</u>, Par. 93 (1991).

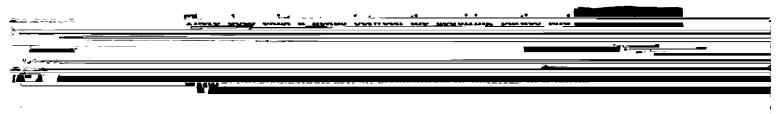
As reflected earlier in this letter, the Acquisition Transaction will result in the interests in VV7 Partnership being held by five different ultimate account artificial

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- 2. The sole shareholder of Corporation Y (by virtue of that corporation's participated dispersion and the first in the sole shareholder of Corporation Y (by virtue of that corporation's participated dispersion and the sole shareholder of Corporation Y (by virtue of that corporation's participated dispersion and the sole shareholder of Corporation Y (by virtue of that corporation's participated dispersion and the sole shareholder of Corporation Y (by virtue of that corporation's participated dispersion and the sole shareholder of Corporation Y (by virtue of that corporation's participated dispersion and the sole shareholder of the sole shareholder
- 3. The sole shareholder of Corporation Z (by virtue of that corporation's newly acquired direct ownership of a 1.8% partnership interest in XYZ Partnership);
- 4. Fund A (by virtue of 66.67% ownership of ABC-LLC, which in turn has a newly acquired direct ownership of a 15% partnership interest in XYZ Partnership); and



which we have previously determined to be its own ultimate parent entity (by virtue of its continued direct ownership of a 70% partnership interest in XYZ Partnership).



current structure and the broken lines indicate the proposed structure. We hope that it will be helpful in your analysis.

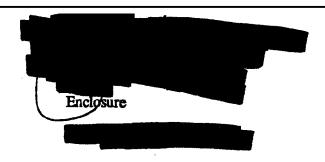
Finally, it is very important to us and our institutional clients that the Federal Trade Commission is comfortable that the transactions described in this letter are free from any considerations with the formation Acquisition Transactions has at



Formation/Acquisition Transactions, as presently structured, accomplish that objective whereas the immediately previous format, which would have resulted in the deemed acquisition of the partnership interests in question by would have accomplished the undesired opposite result. The attorneys in question were explicitly instructed by me from the outset to design the transactional structure without any regard to HSR implications and neither I nor our HSR counsel were consulted as to how to structure these transactions.

Before proceeding, we want to be sure that the Premerger Office is satisfied with this explanation without further support.

Please call either leave the confirm the conclusions which we have reached. Once again, thank you



Formation and Withdrawal Transactions agencies, two are printy Group Trust) pension plans. None are 33.33% ABC = affiliated [33.33%] 16.67% Fund A with any ot the parties 66.67% <u>ABC</u> = [66.67%] 33,33% Group (rust) Ltd. Liab. Co.) [1%] [49%] 50% Transfer of 21.67% 8.66% 21.67% 15% of XYZ **Partnership** Interest] [Will convert to Ltd. Partnership] **^[6.6%]** [6.6%] 70% L.P. ا لا با بماخرا Individuale Trusta imited Partnerships 30% [WI] Corporate G.P. withdraw] **Fund** XYZ 100% Assets 2d mortgage loan First mortgage loan WIVT JIRINON VOIGHOG Market Value \$184 million Debt \$164 million

\$20 million

EQUITY