



**Date:** March 10, 2020

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**Application:** Form I-924  
Application for Regional Center Designation Under the Immigrant Investor Program

**Applicant(s):** Golden State Renaissance Ventures, LLC dba Golden Gate Global

**Re:** Request to Amend Regional Center Designation  
Golden State Renaissance Ventures, LLC dba Golden Gate Global  
RCW1634454686/ID1031910162

On 12/9/2016, Golden State Renaissance Ventures, LLC dba Golden Gate Global (“the Regional Center”) filed a Form I-924 to request an amendment to its regional center designation. The Regional Center entity was established on 9/7/2007 in California, and is structured as a Limited Liability Company. The Regional Center was initially approved for designation in the Immigrant Investor Program (“the Program”)<sup>1</sup> on 10/7/2009.

Specifically, the Form I-924 requests the following:

- Preliminary determination of EB-5 compliance for an exemplar Form I-526, Immigrant Petition by Entrepreneur, for a new commercial enterprise;

Effective as of the date of this notice, and as discussed further below, USCIS approves the Regional Center’s request.

#### **I. Preliminary Determination of EB-5 Compliance for a Form I-526 Exemplar Project**

Through this Form I-924 and the documents submitted, the Regional Center requests preliminary determination of EB-5 compliance for a Form I-526 exemplar project. The Regional Center presented

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<sup>1</sup> Section 610 of Departments of Commerce, Justice, and State, the Judiciary, and Related Agencies Appropriations Act, 1993, Pub. L. No. 102-395, 106 Stat. 1828 (1992), as amended (hereinafter the “Act”).

evidence asserting that 278 investors will invest \$139,000,000 into 3G Fund CP, LLC – the new commercial enterprise (NCE). The NCE will lend the entire amount to CP Vertical Development Co. 1, LLC, the job creating entity (JCE). The proceeds will be used to partially finance the development, construction, and operation of a portion of the Master Plan Phase II known as Hunters Point Shipyard and Candlestick Point. Each neighborhood contains Major Phases that are further divided into Sub-Phases. Each Sub-Phase contains several development blocks. CP Vertical Development Co. 1, LLC is for development of Candlestick-02 (CP-02), Candlestick-03 (CP-03), and Candlestick-04 (CP-04) located in San Francisco, California. The Regional Center asserts that the investment from EB-5 petitioners will create approximately 3,793 jobs. The Regional Center also asserts that the NCE is principally doing business within a targeted employment area (TEA).<sup>2</sup>

After review of the documents submitted in connection with this request, USCIS has determined that the Regional Center has demonstrated that the Form I-526 exemplar project complies with EB-5 requirements. Per USCIS policy, this determination will be accorded deference in subsequent filings under the project involving the same material facts and issues, absent material change, fraud, willful misrepresentation, or a legally deficient determination. Notwithstanding this approval, investors with related Form I-526 petitions must independently demonstrate eligibility with applicable EB-5 requirements, including the requirement that he or she is eligible for the requested benefit at the time of filing the benefit request and continues to be eligible through adjudication. 8 C.F.R. § 103.2(b)(1).

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If the Regional Center has any questions concerning its designation under the Immigrant Investor Program, please contact the USCIS by email at:

[USCIS.ImmigrantInvestorProgram@uscis.dhs.gov](mailto:USCIS.ImmigrantInvestorProgram@uscis.dhs.gov)

Sincerely,



Sarah M. Kendall

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<sup>2</sup> Based on the evidence presented, USCIS has determined that NCE will principally be doing business within a TEA for the purposes of this exemplar filing. However, investors with related Form I-526 petitions must establish that at the time of investment or at the time of filing the immigrant petition, as applicable, the geographic area in question qualified as a TEA. A geographic area that once qualified as a TEA may no longer qualify as employment rates or population increases over time. In addition, an immigrant investor cannot rely on previous TEA determinations made based on facts that have subsequently changed.