BOARD OF BUILDING AND SAFETY COMMISSIONERS

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY 201 NORTH FIGUEROA STREET LOS ANGELES, CA 90012



TOS AND TO STATE OF THE PARTY O

E. FELICIA BRANNON
VICE PRESIDENT

ERIC GARCETTI MAYOR

JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN JAVIER NUNEZ GENERAL MANAGER
FRANK BUSH

RAYMOND S. CHAN, C.E., S.E.

EXECUTIVE OFFICER

September 10, 2014

Council District: #6

Honorable Council of the City of Los Angeles Room 395, City Hall

JOB ADDRESS: 14509 WEST SHERMAN WAY, LOS ANGELES, CA ASSESSORS PARCEL NO. (APN): 2218-024-009

On October 24, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **14509 West Sherman Way, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on October 24, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

Description	Amount
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	779.45
Title Report fee	42.00
Grand Total	\$ 1,228.01

In addition, pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of \$1,228.01 recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$1,228.01 on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Steve Ongele

Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by City Council on:

BY:	1 To a 10			
		DEPUTY		



5711 W. SLAUSON AVE., SUITE 170 CULVER CITY, CA 90230 Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10661 Dated as of: 08/07/2014 Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2218-024-009

Property Address: 14509 W SHERMAN WAY

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: HANHIL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Grantee: SHERMAN SQUARE, LLC A DELAWARE LIMITED LIABILITY COMPANY

Instrument: 03/2494360

Book/Page: N/A

Dated: 08/19/2003

Recorded: 08/27/2003

MAILING ADDRESS: SHERMAN SQUARE, LLC 14509 W SHERMAN WAY LOS ANGELES, CA 91405

SCHEDULE B

LEGAL DESCRIPTION

THE SOUTHERLY 260 FEET OF THE EASTERLY 320 FEET (MEASURED FROM THE CENTER LINE OF VAN BOULEVARD FORMERLY CALLED NORTH SHERMAN WAY, 80 FEET WIDE, AS SHOWN ON TRACT MAP NO. 1000) OF LOT 537 OF TRACT 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGES 1 TO 34 INCLUISVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT
Trustor/Mortgagor: SHERMAN SQUARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
Lender/Beneficiary: MERRILL LYNCH MORTGAGE LENDING, INC., A DELAWARE CORPORATION

Trustee: CHICAGO TITLE INSURANCE COMPANY

Instrument: 06/0013080

Book/Page: N/A

Amount: \$6,250,000.00

Open Ended: NO

Dated: 12/22/2005

Recorded: 01/04/2006

Maturity Date: 12/22/2035

MAILING ADDRESS: CASSIN CASSIN AND JOSEPH LLP, 711 THIRD AVENUE, 20TH

INTUITIVE REAL ESTATE SOLUTIONS

5711 W. SLAUSON AVE., SUITE 170 CULVER CITY, CA 90230 Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10661

SCHEDULE B (Continued)

MAILING ADDRESS: CASSIN CASSIN AND JOSEPH LLP, 711 THIRD AVENUE, 20TH FLOOR, NEW YORK, NEW YORK 10017, ATTENTION: DENNIS W. MENSI, ESO.

MAILING ADDRESS: SHERMAN SQUARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 5757 WILSHIRE BLVD., #448, LOS ANGELES, CALIFORNIA 90069.

MAILING ADDRESS: CHICAGO TITLE INSURANCE COMPANY, 711 THIRD AVENUE, NEW YORK, NEW YORK 10017.

MAILING ADDRESS: MERRILL LYNCH MORTGAGE LENDING, INC., A DELAWARE CORPORATION, 4 WORLD FINANCIAL CENTER, 16th FLOOR, NEW YORK, NEW YORK 10080.

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT, FROM MERRILL LYNCH MORTGAGE LENDING, INC., A DELAWARE CORPORATION. (ASSIGNOR) TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MLCFC COMMERCIAL MORTGAGE TRUST 2006-1, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-1 (ASSIGNEE), DATED05/02/2006, RECORDED 08/25/2006 AS INSTRUMENT NO. 06/1895994.

MAILING ADDRESS: VANESSA ORTA, ESQ, ANDERSON, MACCOY & ORTA, PC, 100 NORTH BROADWAY, SUITE 2600, OKLAHOMA CITY, OKLAHOMA 73102.

MAILING ADDRESS: MERRILL LYNCH MORTGAGE LENDING, INC., A DELAWARE CORPORATION, FOUR WORLD FINANCIAL CENTER, 16th Floor, NEW YORK, NEW YORK 10080.

MAILING ADDRESS: LASELLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR

THE REGISTERED HOLDERS OF MLCFC COMMERCIAL MORTGAGE TRUST 2006-1, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-1, 135
SOUTH LASALLE STREET, SUITE 1625, CHICAGO, IL 60603.
SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT, FROM LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MLCFC COMMERCIAL MORTGAGE TRUST 2006-1, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-1 (ASSIGNOR) TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF ML-CFC COMMERCIAL MORTGAGE TRUST 2006-1, COMMERCIAL MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2006-1 (ASSIGNEE), DATED 09/04/2008, RECORDED 04/01/2009 AS INSTRUMENT NO. 20090471607.

MAILING ADDRESS: VANESSA ORTA, ESQ, ANDERSON, MACCOY & ORTA, PC, 100 NORTH BROADWAY, SUITE 2600, OKLAHOMA CITY, OKLAHOMA 73102

MAILING ADDRESS: LEASES AND RENTS AND SECURITY AGREEMENT, FROM LASELLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED

INTUITIVE REAL ESTATE SOLUTIONS

5711 W. SLAUSON AVE., SUITE 170 CULVER CITY, CA 90230 Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10661

SCHEDULE B (Continued)

HOLDERS OF MLCFC MOMMERCIAL MORTGAGE TRUST 2006-1, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-1, 2571 BUSSE ROAD, SUITE 300, ELK GROVE VILLAGE, IL 60007.

MAILING ADDRESS: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF ML-CFC COMMERCIAL MORTGAGE TRUST 2006-1, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1, 200 SOUTH LASALLE STREET, SUITE 300, CHICAGO IL, 60604

Type of Instrument MISCELLANEOUS

Comments: UCC FINANCING STATEMENT, DATED N/A RECORDED 01/04/2006AS INSTRUMENT NO. 06/0013081.

MAILING ADDRESS: CASSIN CASSIN AND JOSEPH LLP, 711 THIRD AVENUE, 20th FLOOR, NEW YORK, NEW YORK 10017, ATTENTION: DENNIS W. MENSI, ESQ.

ADDITIONAL MAILING ADDRESS: MERRILLYNCH MORTGAGE LENDING, INC, 4

WORLD FINANCIAL CENTER, 16th FLOOR, NEW YORK, NY 10080, USA UCC FINANCING STATEMENT AMENDMENT, DATED 01/04/2006 RECORDED 08/25/2006 AS INSTRUMENT NO. 06/1895895.

MAILING ADDRESS: ANDERSON, MCCOY AND ORTA PC, 100 NORTH BROADWAY, SUITE 2600, OKLAHOMA CITY, OK 73102, AMO FILE NO 516 051.

ADDITIONAL MAILING ADDRESS: SHERMAN SQUARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 5757 WILSHIRE BLVD, #448, LOS ANGELES, CA 90069.

UCC FINANCING STATEMENT AMENDMENT, DATED 01/04/2006 RECORDED 04/01/2009 AS INSTRUMENT NO. 20090471608.

MAILING ADDRESS: ANDERSON, MCCOY AND ORTA PC, 100 NORTH BROADWAY, SUITE 2600, OKLAHOMA CITY, OK 73102, AMO FILE NO 1804.046 (ORG NO. 516.051).

UCC FINANCING STATEMENT CONTINUATION FILING,01/04/2006 RECORDED 09/01/2010 AS INSTRUMENT NO. 20101225859.

MAILING ADDRESS: CT LIEN SOLUTIONS, P.O. BOX 29071, GLENDALE, CA 91209-9071.

RECORDED AT THE REQUEST OF CHICAGO TITLE COMPANY

8/27/03

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

HIGHLAND CARWASH, LLC C/O BOLOUR & ASSOCIATES 5757 WILSHIRE BLVD., # 448 LOS ANGELES, CA 90036 03 2494360

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

31005469-X14

SPACE ABOVE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$ NOT OF PUBLIC RECORD.

TRANSFER TAX NOT A PUBLIC RECORD

(-) COMPUTED ON FULL VALUE OF PROPERTY CONVEYED. OR
() COMPUTED ON FULL VALUE LESS VALUE OF LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

() UNINCORPORATED AREA: (X) CITY OF LOS ANGELES, AND

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

HANHIL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

HEREBY GRANT(S) TO

SHERMAN SQUARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:

THE SOUTHERLY 260 FEET OF THE EASTERLY 320 FEET (MEASURED FROM THE CENTER LINE OF VAN NUYS BOULEVARD FORMERLY CALLED NORTH SHERMAN WAY, 80 FEET WIDE, AS SHOWN ON TRACT MAP NO. 1000) OF LOT 537 OF TRACT 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGES 1 TO 34 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN#: 2218-024-009

DATE: AUGUST 19, 2003

PLEASE SEE PAGE TWO FOR GRANTOR'S SIGNATURE.

8/27/03

GRANT DEED - PAGE TWO

GRANTOR'S SIGNATURE:

HANHIL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

NAME: Tazim Hashim TITLE: Managing Member

STATE OF CALIFORNIA

) SS

COUNTY OF LOS Argeles

ON AUGUST 19, 2003 BEFORE ME.

A NOTARY PUBLIC IN AND FOR SAID

STATE, PERSONALLY APPEARED, MZIM TOSNIM

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE: TO BE THE PERSON(8) WHOSE NAME(8) IS/ARE. SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT LIE/SHE/THEY EXECUTED THE SAME IN-HIB/HER/THEIR-AUTHORIZED CAPACITY(IES). AND THAT BY-HIS/HER/THEIR SIGNATURE(8) ON THE INSTRUMENT THE PERSON(8) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Celna

CELINA LOPEZ
Commission # 1319967
Notary Public - California
Los Angeles County
My Comm. Expires Sep 4, 2005

03 2494360

1/4/06

RECORDED AT THE REQUEST OF CHICAGO TITLE COMPANY \$ 104619 - X10

RECORDING REQUESTED BY:

CASSIN CASSIN & JOSEPH LLP

06 0013080

2

WHEN RECORDED MAIL TO:

Cassin Cassin & Joseph LLP 711 Third Avenue, 20th Floor New York, New York 10017 Attention: Dennis W. Mensi, Esq.

Space above this line for recorder's use only

SHERMAN SQUARE, LLC, as grantor

(Borrower)

To
CHICAGO TITLE INSURANCE COMPANY as trustee
(Trustee)

for the benefit of

MERRILL LYNCH MORTGAGE LENDING, INC., as beneficiary

(Lender)

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT

Dated:

As of December 2, 2005

Location:

Sherman Square

7203-7219 North Van Nuys Boulevard and

14503-14523 Sherman Way Van Nuys, California 91405

County:

Los Angeles

Loan No:

20058505040

File No:

1302-217

1/4/06

Section 17.7. <u>Due on Sale/Encumbrance</u>. Borrower expressly agrees that upon a violation of ARTICLE 5 of this Security Instrument by Borrower and acceleration of the principal balance of the Note because of such violation, Borrower will pay all sums required to be paid in connection with a prepayment, if any, as described in the Note, herein imposed on prepayment after an Event of Default and acceleration of the principal balance. Borrower expressly acknowledges that Borrower has received adequate consideration for the foregoing agreement.

2

BORROWER:

SHERMAN SQUARE, LLC, a

Delaware limited liability company

By: SPRING MANAGEMENT COMPANY,

INC., a California corporation

Its Managor

By: Name:

Eskandar Bolour

Title:

President

06 0013080

22

1/4/06

BORROWER:

SHERMAN SQUARE, LLC, a

Delaware limited liability company

y: SPRING MANAGEMENT COMPANY,

INC., a California corporation

Its Manager

By: Name:

Omid Mark Bolour

Title:

Vice-President

[TEXT CONTINUED ON NEXT PAGE]

06 0013080

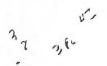
LOS ANGELES,CA Document: TD 2006.13080 Page 22 of 31

Printed on 8/8/2014 10:41:44 AM

9/

06 1895894

THIS DOCUMENT PREPARED BY AND UPON RECORDATION RETURN TO VANESSA ORTA, ESQ ANDERSON, McCOY & ORTA, P, C 100 North Broadway, Suite 2600 Oklahoma City, Oklahoma 73102 Telephone 888-236-0007 AMO File No 516 051 1196-0299-000



Los Angeles County, California

ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT

KNOW THAT

MERRILL LYNCH MORTGAGE LENDING, INC., a Delaware corporation, having an address of Four World Financial Center, 16th Hoor, New York, New York 10080, ("Assignor"),

For valuable consideration paid by

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MLCFC COMMERCIAL MORTGAGE TRUST 2006-1, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1, having an address of 135 South LaSalle Street. Suite 1625, Chicago. IL 60603, ("Assignee"),

the receipt and sufficiency of which is hereby acknowledged, Assignor does hereby grant, bargain, sell, convey, assign, transfer, and set over, without recourse, representation and warranty, except as set forth in that certain related Mortgage Loan Purchase Agreement all of Assignor's right, title and interest, of any kind whatsoever, including that of mortgagee, beneficiary, payee, assignee or secured party (as the case may be), in and to the following

Deed of Trust, Assignment of Leases and Rents and Security Agreement ("Deed of Trust") dated December 22, 2005 by SHERMAN SQUARE, LLC, a Delaware limited liability company ("Borrower") to Assignor and recorded January 4, 2006, as Document Number 06-0013080, with the Los Angeles County Recorder, California ("County Recorder"),

n

TOGETHER with the bonds or notes or obligations described in said Deed of Trust, and the moneys due and to grow due thereon with the interest, and any and all other related security instruments which secure the indebtedness and/or obligations secured by said Deed of Irust

TO HAVE AND TO HOLD the same unto the Assignee and to the successors, legal representatives and assigns of the Assignee forever

IN WITNESS WHEREOF, the Assignor has caused these presents to be effective as of March 30, 2006

(The remainder of this page has been intentionally left blank.)

06 1895894

LOS ANGELES,CA Document: AS 2006.1895894 Page 3 of 4

Printed on 8/8/2014 10:41:47 AM

Witness/

Name / isa D Smyh

Witness

Name Heather Scrimshire

ASSIGNOR

MERRILL LYNCH MORTGAGE LENDING,

INC, a Delaware corporation

Name

e David M Rodger Vice President

Title

STATE OF NEW YORK

COUNTY OF NEW YORK

On the 2 day of 1000, before me, Valencia Love, a Notary Public in and for said state, personally appeared David M. Rodgers, Vice President of Merrill Lynch Mortgage Lending, Inc., personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

WITNESS my hand and official seal

My Commission Expires

Signature Vialen

Notary Public

VALENCIA LOVE NOTARY PUBLIC, STATE OF NEW YORK NO 01L06110507 QUALIFIED IN KINGS COUNTY MY COMMISSION EXPIRES MAY 24, 2008

06 1895894

2

THIS DOCUMENT PREPARED BY AND UPON RECORDATION RETURN TO: VANESSA ORTA, ESQ. ANDERSON, McCOY & ORTA, P.C. 100 North Broadway, Suite 2600 Oklahoma City, Oklahoma 73102 Telephone: 888-236-0007 AMO ID: 1804.046 (Orig No. 516.051)

Loan/File Name: SHERMAN SQUARE Custodian ID: 1196-0299-000 Los Angeles County, California



447.00

ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT

KNOW THAT

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MLCFC COMMERCIAL MORTGAGE TRUST 2006-1, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1, having an address at 2571 Busse Road, Suite 300, Elk Grove Village, IL 60007, ("Assignor"),

For valuable consideration given by:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF ML-CFC COMMERCIAL MORTGAGE TRUST 2006-1, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1, having an address at 200 South LaSalle Street, Suite 300, Chicago, IL, 60604, ("Assignee"),

the receipt and sufficiency of which is hereby acknowledged, Assignor does hereby grant, bargain, sell, convey, assign, transfer, and set over, without recourse, representation and warranty, except as set forth in that certain related Agreement, all of Assignor's right, title and interest, of any kind whatsoever, in and to the subject note(s) and loan documents, and including that of mortgagee, beneficiary, payee, assignee or secured party (as the case may be), in and to the following:

W W

1/4/06

06 0013081

2

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A NAME AND PHONE OF CONTACT AT FILER [optional]

B SEND ACKNOWLEDGEMENT TO (Name and Address)

Cassin Cassin & Joseph LLP 711 Third Avenue, 20th Floor New York, New York 10017 Attn: Dennis W. Mensi, Esq.

		THE ABOVE SPACE IS FOR FILE	NG OFFICE	USE ONLY	
1 DEBTOR'S EXACT FULL LEGAL NAME -	- insert only one debtor name (la	or 1b) - do not abbreviate or combine nar	nes		
OR SHERMAN SQUARE, LI	.C				
IB INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE	NAME	SUFFIX
Ic MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY
5757 Wilshire Blvd., #448		Los Angeles	CA	90036	USA
20-0131813 ADD'L INFO RE ORGANIZATION DEBTOR	limited liability company	If jurisdiction of organization Delaware		NIZATIONAL ID#, if	any ■ NONE
2 ADDITIONAL DEBTOR'S EXACT FULL L	EGAL NAME - insert only one	debtor name (2a or 2b) - do not abbreviate	or combine	names	
24 ORGANIZATION S NAME					
OR 26 INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE	NAME	SUFFIX
2c MAILING ADDRESS		СІТҮ	STATE	POSTAL CODE	COUNTRY
2d SEE INSTRUCTIONS ADD'L INFO RE ORGANIZATION DEBTOR	2e TYPE OF ORGANIZATION	2f JURISDICTION OF ORGANIZATION	2g ORGA	any □ NONE	
3 SECURED PARTY'S NAME (or NAME of	TOTAL ASSIGNEE of ASSIGNO	OR S/P) - insert only one secured party na	me (3a or 3	p)	
3a ORGANIZATION'S NAME MERRILL LYNCH MOR	TGAGE LENDING	INC.			
OR 36 INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE	NAME	SUFFIX
3c MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY
4 World Financial Center, 16th F	loor	New York	NY	10080	USA
Attention: Commercial Mortgage		1			
4 This FINANCING STATEMENT covers the f					

SEE RIDER "A" ANNEXED HERETO AND MADE A PART HEREOF

5 .	ALTERNATIVE DESIGNATION [1f applicable] 🛛 LESSEE/LESSOR 🖟 CONSK	gnee/consignor D bailee/bailor D seller/buyi	ER AG LIEN INON-UCC FILING
6	This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS Attach Addendum [if applicable]	7 Check to REQUEST SEARCH REPORT(s) on Debtor(s) [ADDITIONAL FEE] [optional]	All Debtors Debtor i Debtor 2
	PTIONAL FILER REFERENCE DATA LE WITH LOS ANGELES COUNTY, CALIFO	RNIA ML/Sherma	n Square
FIL	ING OFFICE COPY – UCC FINANCING STATEMENT (FORM UCC	1) (REV 05/22/02)	

LOS ANGELES,CA Document: FS 2006.13081

1/4/06

FOLL	OW INSTRUCTIONS (F	ont and back) CAREFUL	LY						1
NA.			ED FINANCING STATEM	ENT					_/
	9a ORGANIZATION'		C						
R	96 INDIVIDUAL'S LA	SQUARE, LL	IRST NAME	MIDDL	E NAME, SUFFIX				
0 M	SCELLANEOUS								
1 A	DDITIONAL DEBTO	R'S EXACT FULL 1	EGAL NAME – insert o	only one d	ebtor name (11a or	THE ABOVE SPACE IS			
	118 ORGANIZATION	'S NAME							
OR	116 INDIVIDUAL'S L	ASTNAME			FIRST NAME		MIDDLEN	AME	SUFFIX
lc M	IAILING ADDRESS				CITY		STATE	POSTAL CODE	COUNTRY
ld S	EE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	11e TYPE OF ORGANIZ	ZATION	11f JURISDICTIO	N OF ORGANIZATION	lig ORGA	NIZATIONAL ID#, if	any
R R N	126 INDIVIDUAL'S L	AST NAME			FIRST NAME		STATE	POSTAL CODE	COUNTRY
ollate 4 D She 220	escription of real estate rman Square 3-7219 North V 03-14523 Sheri n Nuys, Californ	fixture filing : Van Nuys Boul man Way	mber to be cut or □ as ex	xtracted	16 Additional co	Hateral Description			
		Angeles		16					
	ame and address of RE or does not have a reco		bove-described real estat	c (11	Debtor is a Tr	applicable and check <u>only</u> rust or Trustee acting we state	ith respect to p	stoperty held in trust or	
					18 Check only if	applicable and check only TRANSMITTING UT	LITY	T	atuus 20 vanu
					Filed in co	onnection with a Manuf	actured-Horr	e iransaction - erie	CLIVE JU YEAR

06 0013081

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY INITIAL FINANCING STATEMENT FILE # 06-0013081 filled 1/4/2006 in Los Angeles County, CA TERMINATION Effectiveness of the Financing Statement Identified above is terminated with respect to security interest(s) of the Secured Purry authorizing this Triviation Statement CONTINUATION Effectiveness of the Financing Statement Identified above with respect to security interest(s) of the Secured Purry authorizing this Continuation Statement CONTINUATION Effectiveness of the Financing Statement Identified above with respect to security interest(s) of the Secured Purry authorizing this Continuation Statement CONTINUATION Effectiveness of the Financing Statement Identified above with respect to security interest(s) of the Secured Purry authorizing this Continuation Statement CONTINUATION Effectiveness of the Financing Statement Identified above with respect to security interest(s) of the Secured Purry authorizing this Continuation Statement CONTINUATION Financial Purry authorizing this Effective Purry authorizing this Continuation Statement CONTINUATION Financial Purry authorizing this Effectiveness of assignment authorizing this Continuation Statement CONTINUATION Financial Purry authorizing this Effectiveness of assignment authorizing this Continuation Statement CONTINUATION F						
NAME & PHONE OF CONTACT AT FILEE (popunet) Sa D Smith (405) 236-0003 SEND ACKNOWLEDGEMENT TO (Name and Address) Anderson, McCoy & Orta PC 100 North Broadway Suite 2600 Oklahorna City, OK 73102 AMO File No 516 051 THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY INITIAL RIMANCING STATEMENT FILE # OC-0013081 filled 1/4/2006 in Los Angeles County, CA TERMINATION Endurers of the Financing Statement Identified above in terminated with reaped to security elemental of the Secured Party Ended for recording in the REAL ESTATE RECORDS TERMINATION Endurers of the Financing Statement Identified above in terminated with reaped to security elemental of the Secured Party elemental of the Secured Party elemental processing in the REAL ESTATE RECORDS TERMINATION Continued for the additional period provided by expolicable law continued for the editional period provided by expolicable law continued for the editional period provided by expolicable law in the period of the editional period provided by expolicable law in the Period Party elemental of the Secured Party elemental of the Se	JCC FINANCII	NG STATEMENT AMEN	IDMENT	06 1	895895	
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CCC FINANCING STATEMENT AME FOLLOW INSTRUCTIONS (front and back) CAREFULLY A. NAME & PHONE OF CONTACT AT FILER (optional) Kelli Cunningham (405) 236-0003 B. SEND ACKNOWLEDGEMENT TO: (Name and Address Anderson, McCoy & Orta PC 100 North Broadway Suite 2600 Oklahoma City, OK 73102 AMO File No: 1804.046(Orig No. 51)	5)		04/01/09 2009047160	8
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1196-0299-000 SHERMAN SQUARE

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	TERMINATION: XI CONTINUATION: XI CONTINUATION: CONTINUATION: ASSIGNMENT (h MENDMENT (PARTY Also check gne. of the CHANGE rame and Iname (in ame chang URRENT RECORD II Ba. ORGANIZATION'S N SHERMAN SQL HANGED (NEW) OR 7a. ORGANIZATION'S N	Effectiveness of the Effectiveness of the ditional period provide will or partial): Give in the Ton March 19 (1991) in the Ton March 20 or 70 or	te Financing Statement identified abo ita Financing Statement identified abo id by applicable law. Iname of assignee in item 7a or 7 This Amendment affects De ixes and provide appropriate infe ent record name in item 6a or 6b; als addor new address (il address change	we with respect to the security interest(s) of the security interest(s) of the security interest(s) of the security interest(s) of the security interest of secured Party of record. Checommation in thems 6 and/or 7. So give new DELETE name: Give re 2) in Item 7c. to be defetted in Item 6a	est(s) of the Secured Party authorize the Secured Party authorizing this (iso give name of assignor in it ck only one of these two boxes. ADD name Cord hame ADD name Cord hame MIDDLE NAME	trung this Termination Statement. Continuation Statement is Item 9. Complete item 7a or 7b, and also complete items 7d-7g (if applicable) SUFFIX

99. ORGANIZATION'S NAME MERRILL LYNCH MORTGAGE LENI	ING, INC.		
9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX

FILING OFFICE COPY - NATIONAL UCC FINANCING STATEMENT AMENDMENT (FORM UCC3) (REV. 05/22/02)

Prepared by CT Lien Solutions, P.O. Box 2907 Glendale, CA 91209-9071 Tel (800) 331-3282

LOS ANGELES,CA Document: FS 2010.1225859

Page 3 of 3

Printed on 8/12/2014 9:41:45 AM

EXHIBIT B

ASSIGNED INSPECTOR: JASON SUMMERS Date: September 10, 2014

JOB ADDRESS: 14509 WEST SHERMAN WAY, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2218-024-009

Last Full Title: 08/07/2014

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). SHERMAN SQUARE, LLC 14509 WEST SHERMAN WAY LOS ANGELES, CA. 91405-2211

CAPACITY: OWNERS

2). SHERMAN SQUARE, LLC 5757 WILSHIRE BLVD., #448 LOS ANGELES, CA. 90069

CAPACITY: OWNERS

3). SHERMAN SQUARE, LLC 8383 WILSHIRE BLVD., #920 BEVERLY HILLS, CA. 90211-2443

CAPACITY: OWNERS

 CASSIN CASSIN AND JOSEPH LLP ATTN: DENNIS W. MENSI, ESQ.
 711 THIRD AVENUE, 20TH FLOOR NEW YORK, NY. 10017

CAPACITY: INTERESTED PARTIES

5). CHICAGO TITLE INSURANCE COMPANY 711 THIRD AVENUE NEW YORK, NY. 10017

CAPACITY: INTERESTED PARTIES

6). MERRILL LYNCH MORTGAGE LENDING, INC. 4 WORLD FINANCIAL CENTER, 16TH FLOOR NEW YORK, NY. 10080

CAPACITY: INTERESTED PARTIES

7). VANESSA ORTA, ESQ, ANDERSON, MACCOY & ORTA, PC
100 NORTH BROADWAY, SUITE 2600
OKLAHOMA CITY, OK. 73102
CAPACITY: INTERESTED PARTIES

8). LASELLE BANK, NA
TRUSTEE FOR THE REGISTERED
HOLDERS OF MLCFC COMMERCIAL MORTGAGE TRUST 2006-1
2571 BUSSE ROAD, SUITE 300
ELK GROVE VILLAGE, IL. 60007 CAPACITY: INTERESTED PARTIES

9). U.S. BANK NA
TRUSTEE FOR THE REGISTERED
HOLDERS OF ML-CFC COMMERCIAL MORTGAGE TRUST 2006-1
200 SOUTH LASALLE STREET, SUITE 300
CHICAGO, IL. 60604
CAPACITY: INTERESTED PARTIES

10). CT LIEN SOLUTIONS
PO BOX 29071
GLENDALE, CA. 91209-9071

CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At: 14503 SHERMAN WAY, VAN NUYS, CA 91405-2211



Owner Informati	on					
Owner Name: Mailing Address: Vesting Codes:			IAN SQUARE LLC ILSHIRE BLVD #920, E	BEVERLY HILLS CA	90211-2443 C076	
Location Informa	ation					
County: Census Tract / Block: Township-Range-Sec Legal Book/Page: Legal Lot:		OF SHE	RMAN WY THE THER		V LINE OF VAN NUYS I:	OT 537 TH W 260 FT TH S TO N LINE B BLVD TO BEG POR OF LOT 537 2218-024-009 1000 15-D3 / 532-A4 1000
Legal Block: Market Area: Neighbor Code:		VN		School District School District Munic/Townsh	t Name:	LOS ANGELES
Owner Transfer I	nformation					
Recording/Sale Date: Sale Price: Document #:		1		Deed Type: 1st Mtg Docum	ment #:	
Last Market Sale	Information					
Recording/Sale Date: Sale Price: Sale Type: Document #:		08/27/20 \$2,451,0 2494360		1st Mtg Amount 1st Mtg Int. Ra 1st Mtg Docunt 2nd Mtg Amou	ate/Type: nent #:	1
Deed Type: Transfer Document #: New Construction:		GRANT	DEED	2nd Mtg Int. R Price Per SqFI Multi/Split Sale	t:	/ \$75.89
Title Company: Lender: Seller Name:		HANHIL	LLC			
Prior Sale Informa	ation					
Prior Rec/Sale Date: Prior Sale Price: Prior Doc Number: Prior Deed Type:		06/26/20 \$3,550,0 978491 GRANT		Prior Lender: Prior 1st Mtg A Prior 1st Mtg R		FIRST CREDIT BK \$2,130,000 / CONV / ADJ
Property Characte	eristics					
Year Built / Eff: Gross Area: Building Area: Tot Adj Area: Above Grade: # of Stories: Other Improvements:	1983 / 1983 32,298 32,298		Total Rooms/Offices Total Restrooms: Roof Type: Roof Material: Construction: Foundation: Exterior wall:		Garage Area: Garage Capacit Parking Spaces Heat Type: Air Cond: Pool: Quality:	
			Basement Area:		Condition:	
Site Information						
Zoning: Lot Area; Land Use: Site Influence:	LAC2 54,520 STORE BUIL CORNER	DING	Acres: Lot Width/Depth: Commercial Units: Sewer Type:	1.25 210 x 260	County Use: State Use: Water Type: Building Class:	STORES (1100)
Tax Information						
Total Value: Land Value: Improvement Value: Total Taxable Value:	\$6,270,305 \$3,463,774 \$2,806,531 \$6,270,305		Assessed Year: Improved %: Tax Year:	2013 45% 2013	Property Tax: Tax Area: Tax Exemption:	\$80,487.78 13

Comparable Summary





14503 SHERMAN WAY, VAN NUYS, CA 91405-2211

4 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 4

	Subject Property	Low	High	Average
Sale Price	\$2,451,020	\$1,748,500	\$7,850,000	\$4,399,250
Bldg/Living Area	32,298	33,042	35,936	34,451
Price/Sqft	\$75.89	\$52.92	\$219.37	\$124.78
Year Built	1983	1984	2004	1995
Lot Area	54,520	19,671	62,022	48,300
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$6,270,305	\$2,800,809	\$8,070,000	\$4,392,228
Distance From Subject	0.00	15.51	22.64	17.59

^{*=} user supplied for search only

√ #F	Address	Sale Price	Yr Blt Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subjec	t Property						shall an hampele an amake .	
	14503 SHERMAN WAY	\$2,451,020	1983		08/27/2003	32,298	54,520	0.0
Compa	rables							
1 1	440 S BROADWAY	\$6,250,000	1984		03/25/2014	35,936	19,671	15.5
2	23460 CINEMA DR	\$1,748,500	1997		07/24/2014	33,042	58,069	16.1
3	23460 CINEMA DR	\$1,748,500	1997		07/24/2014	33,042	62,022	16.1
J 4	8200 GARVEY AVE	\$7,850,000	2004		12/23/2013	35,784	53,438	22.6



CoreLogic RealQuest Professional

14503 SHERMAN WAY, VAN NUYS, CA 91405-2211

4 Comparable(s) Selected.

Report Date: 09/09/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$2,451,020	\$1,748,500	\$7,850,000	\$4,399,250
Bldg/Living Area	32,298	33,042	35,936	34,451
Price/Sqft	\$75.89	\$52.92	\$219.37	\$124.78
Year Built	1983	1984	2004	1995
Lot Area	54,520	19,671	62,022	48,300
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$6,270,305	\$2,800,809	\$8,070,000	\$4,392,228
Distance From Subject	0.00	15.51	22.64	17.59

^{*=} user supplied for search only

Comp #:	1 Distance From Subject: 15.51 (miles						
Address:	440 S BROADWAY, LOS ANGELES, CA 90013-1122 BROADWAY ST HOLDINGS 26 LLC						
Owner Name:		INGS 26 LLC					
Seller Name:	BROADWAY MALL	Man Deference.	44 D2 / C24 E4	Duilding Areas	25.020		
APN:	5149-024-024	Map Reference:	44-D3 / 634-F4	Building Area:	35,936		
County:	LOS ANGELES, CA	Census Tract:	2073.01	Total Rooms/Offices:			
Subdivision:	2695	Zoning:	LAC4	Total Restrooms:	4004 / 4004		
Rec Date:	03/25/2014	Prior Rec Date:		Yr Built/Eff:	1984 / 1984		
Sale Date:	03/24/2014	Prior Sale Date:		Air Cond:	NONE		
Sale Price:	\$6,250,000	Prior Sale Price:		Pool:			
Sale Type:	FULL	Prior Sale Type:		Roof Mat:			
Document #:	293859	Acres:	0.45				
1st Mtg Amt:	\$4,100,000	Lot Area:	19,671				
Total Value:	\$8,070,000	# of Stories:					
Land Use:	STORE BUILDING	Park Area/Cap#:	1				
Comp #:	2			Distance From St	ubject: 16.1 (mile		
Address:	23460 CINEMA DR, SA	NTA CLARITA CA 91	355-1746	Distance From O	anjoot. To I time		
Owner Name:	CINEMA DRIVE INVEST		550 II TO				
Seller Name:	VALSHOP DE LLC						
APN:	2811-026-026	Map Reference:	124-B8 / 4550-G3	Building Area:	33,042		
County:	LOS ANGELES, CA	Census Tract:	9201.15	Total Rooms/Offices:	,- ra		
Subdivision:	898	Zoning:	SCCC	Total Restrooms:			
Rec Date:	07/24/2014	Prior Rec Date:	08/05/1998	Yr Built/Eff:	1997 / 1997		
Sale Date:	07/14/2014	Prior Sale Date:	06/15/1998	Air Cond:	YES		
Sale Price:	\$1,748,500	Prior Sale Price:	\$1,158,180	Pool:			
	FULL	Prior Sale Type:	FULL	Roof Mat:			
Sale Type:		Acres:	1.33	NOOI Wat.			
Document #:	764085						
1st Mtg Amt:		Lot Area:	58,069				
Total Value:	\$2,800,809	# of Stories:					
Land Use:	STORE BUILDING	Park Area/Cap#:	I				
Comp #:	3			Distance From S	ubject: 16.1 (mile		
Address:	23460 CINEMA DR, SANTA CLARITA, CA 91355-1746						
Owner Name:	CINEMA DRIVE INVES						
Seller Name:	VALSHOP DE LLC						
APN:	2811-026-047	Map Reference:	/ 4550-G3	Building Area:	33,042		
County:	LOS ANGELES, CA	Census Tract:	9201.15	Total Rooms/Offices:			
Subdivision:	38318	Zoning:	SCCC	Total Restrooms:			
Rec Date:	07/24/2014	Prior Rec Date:	08/05/1998	Yr Built/Eff:	1997 / 1997		
Sale Date:	07/14/2014	Prior Sale Date:	06/15/1998	Air Cond:	YES		
Sale Price:	\$1,748,500	Prior Sale Price:	\$1,158,180	Pool:			
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:			
Document #:	764085	Acres:	1.42				
1st Mtg Amt:	, 54000	Lot Area:	62,022				
	\$2 906 74A		02,022				
Total Value:	\$2,806,714	# of Stories:	(1)				
Land Use:	STORE BUILDING	Park Area/Cap#:	I				
Comp #:	4 Distance From Subject: 22.64 (m						
Address:	8200 GARVEY AVE, ROSEMEAD, CA 91770						
	TKWM LLC						
	DIAMOND FLOWER IN						
Seller Name:		Map Reference:	/ 636-F2	Building Area:	35,784		
Seller Name: APN:	5283-010-038		4824.02	Total Rooms/Offices: Total Restrooms:			
Seller Name: APN: County:	5283-010-038 LOS ANGELES, CA	Census Tract: Zoning:	RMC3*	Total Nestrooms.			
Seller Name: APN: County: Subdivision:		Census Tract:	RMC3* 08/08/2005	Yr Built/Eff:	2004 / 2004		
Seller Name: APN: County: Subdivision: Rec Date:	LOS ANGELES, CA	Census Tract: Zoning:			2004 / 2004 NONE		
Seller Name: APN: County: Subdivision: Rec Date: Sale Date:	LOS ANGELES, CA 12/23/2013	Census Tract: Zoning: Prior Rec Date:	08/08/2005	Yr Built/Eff:			
Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price:	LOS ANGELES, CA 12/23/2013 12/14/2013	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price:	08/08/2005 07/20/2005	Yr Built/Eff: Air Cond:			
Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type:	LOS ANGELES, CA 12/23/2013 12/14/2013 \$7,850,000	Census Tract: Zoning: Prior Rec Date: Prior Sale Date:	08/08/2005 07/20/2005	Yr Built/Eff: Air Cond: Pool:			
Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #:	LOS ANGELES, CA 12/23/2013 12/14/2013 \$7,850,000 FULL	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	08/08/2005 07/20/2005 \$2,414,500	Yr Built/Eff: Air Cond: Pool:			
Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt:	LOS ANGELES, CA 12/23/2013 12/14/2013 \$7,850,000 FULL 1794424	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: Lot Area:	08/08/2005 07/20/2005 \$2,414,500	Yr Built/Eff: Air Cond: Pool:			
Owner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: 1st Mtg Amt: Total Value: Land Use:	LOS ANGELES, CA 12/23/2013 12/14/2013 \$7,850,000 FULL	Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres:	08/08/2005 07/20/2005 \$2,414,500	Yr Built/Eff: Air Cond: Pool:			

EXHIBIT D

ASSIGNED INSPECTOR: JASON SUMMERS Date: September 10, 2014

JOB ADDRESS: 14509 WEST SHERMAN WAY, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2218-024-009

CASE#: 430763 ORDER NO: A-2871963

EFFECTIVE DATE OF ORDER TO COMPLY: October 24, 2011

COMPLIANCE EXPECTED DATE: November 23, 2011
DATE COMPLIANCE OBTAINED: November 20, 2013

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2871963

BOARD OF BUILDING AND SAFETY -COMMISSIONERS

MARSHA L. BROWN PRESIDENT HELENA JUBANY VICE-PRESIDENT VAN AMBATTELOS VICTOR H. CUEVAS ELENORE A. WILLIAMS

CITY OF LOS ANGELES



ANTONIO R. VILLARAIGOSA

DEPARTMENT OF BUILDING AND SAFETY 201 NORTH FIGUEROA STREET LOS ANGELES, CA 90012

ROBERT R. "Bud" OVROM GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E. **EXECUTIVE OFFICER**

ORDER TO COMPLY AND NOTICE OF FEE

SHERMAN SQUARE LLC ATTN:ESKANDAR BOLOUR

5757 WILSHIRE BLVD # 448 LOS ANGELES, CA 90036

CASE #: 430763

ORDER #: A-2871963

EFFECTIVE DATE: October 24, 2011 COMPLIANCE DATE: November 23, 2011

OWNER OF

OWNER OF
SITE ADDRESS: 14509 W SHERMAN WAYegular mail, postage prepaid, to

ZONE: C2; Commercial Zone

undersigned mailed this notice by

the addressee as shown on the last

equalized assessment roll.

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F, WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Inadequate fire protection.

You are therefore ordered to:

Provide adequate fire protection.

Code Section(s) in Violation:

91.8902.13, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location:

No water pressure noted at fire sprinklers. Obtain a permit and repair plumbing to the

sprinkler system.

2. Maintenance and repair of existing building and premises.

You are therefore ordered to:

Repair and maintain all electrical service, lines, switches, outlets, fixtures and fixture coverings and supports in good repair. Broken, loose, frayed, inoperative, defective or

missing portions shall be repaired or replaced.

Code Section(s) in Violation:

91.8104.8, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location:

Exposed/ improperly installed wires at sump pump at parking lot. Obtain a permit and

replace damaged electrical wiring.



NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (818)374-9845. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

JASON SUMMERS

14410 SYLVAN STREET SUITE 105

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