

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
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:

<u>Description</u>	<u>Amount</u>
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
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
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 INCLUSIVE 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, ESQ.

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), DATED 05/02/2006, 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 COMMERCIAL 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 01/04/2006 AS 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

3

GRANT DEED - PAGE TWO

GRANTOR'S SIGNATURE:

HANHIL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: Tazim Hashim
TITLE: Managing Member

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

ON August 19, 2003 BEFORE ME, _____
Celina Lopez A NOTARY PUBLIC IN AND FOR SAID
STATE, PERSONALLY APPEARED, Tazim Hashim

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

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]



03 2494360

1/4/06

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY
51046619-X10

06 0013080

2

RECORDING REQUESTED BY:

CASSIN CASSIN & JOSEPH LLP

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 12, 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

600-420-8122

1/4/06

Section 17.7. **Due on Sale/Encumbrance.** 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.

21

BORROWER:

SHERMAN SQUARE, LLC, a
Delaware limited liability company

By: **SPRING MANAGEMENT COMPANY,**
INC., a California corporation
Its Manager

By: *Eskandar Bolour*
Name: Eskandar Bolour
Title: President

06 0013080

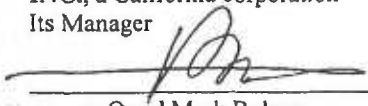
1/4/06

BORROWER:

SHERMAN SQUARE, LLC, a
Delaware limited liability company

22

By: **SPRING MANAGEMENT COMPANY,**
INC., a California corporation
Its Manager

By: 
Name: Omid Mark Bolour
Title: Vice-President

[TEXT CONTINUED ON NEXT PAGE]

06 0013080

2

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

37 3,6

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 Floor, 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"),

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 Trust

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

Witness

Lisa D. Smith
Name Lisa D. Smith

Witness

Heather Scrimshire
Name Heather Scrimshire

ASSIGNOR

MERRILL LYNCH MORTGAGE LENDING,
INC , a Delaware corporation

By David M. Rodgers
Name David M Rodgers
Title Vice President

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

On the 2 day of May 2006, 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 Valencia Love

Notary Public

VALENCIA LOVE
NOTARY PUBLIC, STATE OF NEW YORK
NO 01LO6110507
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

04/01/09



20090471607

847.00

**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:

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 FILING OFFICE USE ONLY

1 DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a ORGANIZATION'S NAME
OR SHERMAN SQUARE, LLC
1b INDIVIDUAL'S LAST NAME

1c MAILING ADDRESS
5757 Wilshire Blvd., #448
CITY Los Angeles
STATE CA POSTAL CODE 90036 COUNTRY USA

1d SEE INSTRUCTIONS 20-0131813
ADD'L INFO RE ORGANIZATION DEBTOR
1e TYPE OF ORGANIZATION limited liability company
1f JURISDICTION OF ORGANIZATION Delaware
1g ORGANIZATIONAL ID#, if any NONE

2 ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a ORGANIZATION'S NAME
OR
2b INDIVIDUAL'S LAST NAME

2c MAILING ADDRESS
CITY
STATE POSTAL CODE COUNTRY

2d SEE INSTRUCTIONS
ADD'L INFO RE ORGANIZATION DEBTOR
2e TYPE OF ORGANIZATION
2f JURISDICTION OF ORGANIZATION
2g ORGANIZATIONAL ID#, if any NONE

3 SECURED PARTY'S NAME (or NAME OF TOTAL ASSIGNEE OF ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a ORGANIZATION'S NAME
OR MERRILL LYNCH MORTGAGE LENDING, INC.
3b INDIVIDUAL'S LAST NAME

3c MAILING ADDRESS
4 World Financial Center, 16th Floor
Attention: Commercial Mortgage Financing
CITY New York
STATE NY POSTAL CODE 10080 COUNTRY USA

4 This FINANCING STATEMENT covers the following collateral

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

5 ALTERNATIVE DESIGNATION [if applicable] LESSEE/LESSOR CONSIGNEE/CONSIGNOR BAILEE/BAILOR SELLER/BUYER AG LIEN NON-UCC FILING

6 [X] 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 1 Debtor 2

8 OPTIONAL FILER REFERENCE DATA

FILE WITH LOS ANGELES COUNTY, CALIFORNIA

ML/Sherman Square

FILING OFFICE COPY - UCC FINANCING STATEMENT (FORM UCC1) (REV 05/22/02)

1/4/06

3

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9 NAME OF FIRST DEBTOR (1a OR 1b) ON RELATED FINANCING STATEMENT			
9a ORGANIZATION'S NAME			
SHERMAN SQUARE, LLC			
OR	9b INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

10 MISCELLANEOUS			
------------------	--	--	--

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

11 ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (11a or 11b) - do not abbreviate or combine names						
11a ORGANIZATION'S NAME						
OR	11b INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
11c MAILING ADDRESS			CITY	STATE	POSTAL CODE	COUNTRY
11d SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	11e TYPE OF ORGANIZATION	11f JURISDICTION OF ORGANIZATION	11g ORGANIZATIONAL ID#, if any		
<input type="checkbox"/> NONE						

12 <input type="checkbox"/> ADDITIONAL SECURED PARTY'S or <input type="checkbox"/> ASSIGNOR S/P'S NAME - insert only one name (12 or 12b)						
12a ORGANIZATION'S NAME						
OR	12b INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
12c MAILING ADDRESS			CITY	STATE	POSTAL CODE	COUNTRY

13 This FINANCING STATEMENT covers <input type="checkbox"/> timber to be cut or <input type="checkbox"/> as extracted collateral, or is filed as a <input checked="" type="checkbox"/> fixture filing
14 Description of real estate
Sherman Square 7203-7219 North Van Nuys Boulevard and 14503-14523 Sherman Way Van Nuys, California 91405
County: Los Angeles

16 Additional collateral Description
17 Check <u>only</u> if applicable and check <u>only</u> one box
Debtor is a <input type="checkbox"/> Trust or <input type="checkbox"/> Trustee acting with respect to property held in trust or <input type="checkbox"/> Decedent's Estate
18 Check <u>only</u> if applicable and check <u>only</u> one box
<input type="checkbox"/> Debtor is a TRANSMITTING UTILITY
<input type="checkbox"/> Filed in connection with a Manufactured-Home Transaction - effective 30 years
<input type="checkbox"/> Filed in connection with a Public-Finance Transaction - effective 30 years

15 Name and address of RECORD OWNER of above-described real estate (if Debtor does not have a record interest)
--

FILING OFFICE COPY - UCC FINANCING STATEMENT ADDENDUM (FORM UCC1Ad) (REV 05/22/02)

06 0013081

UCC FINANCING STATEMENT AMENDMENT

06 1895895

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A NAME & PHONE OF CONTACT AT FILER (optional)
 Lisa D Smith (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 516 051

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a INITIAL FINANCING STATEMENT FILE #
 # 06-0013081 filed 1/4/2006 in Los Angeles County, CA

1b This FINANCING STATEMENT AMENDMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS

2 TERMINATION Effectiveness of the Financing Statement identified above is terminated with respect to security interest(s) of the Secured Party authorizing this Termination Statement

3 CONTINUATION Effectiveness of the Financing Statement identified above with respect to security interest(s) of the Secured Party authorizing this Continuation Statement continued for the additional period provided by applicable law

4 ASSIGNMENT (full or partial) Give name of assignee in item 7a or 7b and address of assignee in item 7c and also give name of assignor in item 9

5 AMENDMENT (PARTY INFORMATION) This amendment affects Debtor Secured Party of Record Check only one of these boxes

Also check one of the following three boxes and provide appropriate information in items 6 and/or 7
 CHANGE name and/or address. Give current record name in item 6A or 6B also give new name (if name change) in item 7a or 7b and/or new address (if address change) in item 7c. DELETE name. Give record name to be deleted in item 6a or 6b. ADD name. Complete item in 7a or 7b and also item 7c, also complete items 7d-7g (if applicable)

6 CURRENT RECORD INFORMATION

6a ORGANIZATION'S NAME
 SHERMAN SQUARE, LLC, a Delaware limited liability company
 5757 Wilshire Blvd, #448, Los Angeles, CA 90069

OR 6b INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX

7 CHANGED (NEW) OR ADDED INFORMATION

7a ORGANIZATION'S NAME
 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

OR 7b INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX

7c MAILING ADDRESS

135 South LaSalle Street, Suite 1625	CITY Chicago	STATE IL	POSTAL CODE 60603	COUNTRY USA
---	------------------------	--------------------	-----------------------------	-----------------------

7d TAX ID # SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	7e TYPE OF ORGANIZATION	7f JURISDICTION OF ORGANIZATION	7g ORGANIZATIONAL ID # if any
				<input type="checkbox"/> NONE

8 AMENDMENT (COLLATERAL CHANGE) check only one box
 Describe collateral deleted or added or give entire restated collateral description or describe collateral assigned

All collateral assigned as in original UCC

9 NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT (name of assignor if this is an assignment) If this is an Amendment authorized by a Debtor which adds collateral or adds the authorizing Debtor or if this is a Termination authorized by a Debtor check here and enter name of DEBTOR authorizing this amendment

9a ORGANIZATION'S NAME
 MERRILL LYNCH MORTGAGE LENDING, INC, a Delaware corporation
 Four World Financial Center, 16th Floor, New York, New York 10080

OR 9b INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX

10 OPTIONAL FILER REFERENCE DATA
 516 051 - SHERMAN SQUARE

FILING OFFICE COPY - NATIONAL UCC FINANCING STATEMENT AMENDMENT (FORM UCC3) (REV 07/29/98)

UCC FINANCING STATEMENT AMENDMENT

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. 516.051)



\$12.00

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE #
 # 06-0013081 filed 1/4/2006; Los Angeles County, CA

1b. This FINANCING STATEMENT AMENDMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS

2. TERMINATION: Effectiveness of the Financing Statement identified above is terminated with respect to security interest(s) of the Secured Party authorizing this Termination Statement.

3. CONTINUATION: Effectiveness of the Financing Statement identified above with respect to security interest(s) of the Secured Party authorizing this Continuation Statement continued for the additional period provided by applicable law.

4. ASSIGNMENT (full or partial): Give name of assignee in item 7a or 7b and address of assignee in item 7c; and also give name of assignor in item 9.

5. AMENDMENT (PARTY INFORMATION): This amendment affects Debtor or Secured Party of Record. Check only one of those boxes.

Also check one of the following three boxes and provide appropriate information in items 6 and/or 7.
 CHANGE name and/or address: Give current record name in item 6a or 6b; also give new name (if name change) in item 7a or 7b and/or new address (if address change) in item 7c. DELETE name: Give record name to be deleted in item 6a or 6b. ADD name: Complete item in 7a or 7b, and also item 7c; also complete items 7d-7g (if applicable).

6. CURRENT RECORD INFORMATION: (DEBTOR)

6a ORGANIZATION'S NAME
 SHERMAN SQUARE, LLC, a Delaware limited liability company

OR 6b INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

7. CHANGED (NEW) OR ADDED INFORMATION:

7a ORGANIZATION'S NAME
 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

OR 7b INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

7c MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
 200 South LaSalle Street, Suite 300 Chicago IL 60604 USA

7d. TAX ID # SSN OR EIN ADD'L INFO RE 7e. TYPE OF ORGANIZATION 7f. JURISDICTION OF ORGANIZATION 7g. ORGANIZATIONAL ID #, if any
 ORGANIZATION DEBTOR NONE

8. AMENDMENT (COLLATERAL CHANGE): check only one box.
 Describe collateral deleted or added, or give entire restated collateral description, or describe collateral assigned

*Secured Party address: 2571 Busse Road, Suite 300, Elk Grove Village, IL 60007

9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT (name of assignor, if this is an assignment). If this is an Amendment authorized by a Debtor which adds collateral or adds the authorizing Debtor, or if this is a Termination authorized by a Debtor, check here and enter name of DEBTOR authorizing this amendment.

9a ORGANIZATION'S NAME
 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*

10. OPTIONAL FILER REFERENCE DATA
 1196-0299-000 SHERMAN SQUARE

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

Recording Requested By:
CT Lien Solutions
PO Box 29071
Glendale, CA 91209

Return To:
CT Lien Solutions PO Box 29071
Glendale, CA 91209



2

THIS SPACE IS FOR RECORDER'S USE ONLY

DOCUMENT TITLE(S)
UCC FINANCING STATEMENT Continuation Filing

THIS Continuation Filing FIXTURE FILING IS BEING RECORDED WITH LOS ANGELES COUNTY

Order No: 25074535

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER (optional)
 Phone (800) 331-3282 Fax (818) 662-4141

B. SEND ACKNOWLEDGEMENT TO: (Name and Mailing Address) 23814 WELLS FARGO CM

CT Lien Solutions 25074535
 P.O. Box 29071
 Glendale, CA 91209-9071 CALI

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE #
 060013081 01/04/06 CC CA Los Angeles

This FINANCING STATEMENT AMENDMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS.

2. TERMINATION: Effectiveness of the Financing Statement identified above is terminated with respect to security interest(s) of the Secured Party authorizing this Termination Statement.

3. CONTINUATION: Effectiveness of the Financing Statement identified above with respect to the security interest(s) of the Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law.

4. ASSIGNMENT (full or partial): Give name of assignee in item 7a or 7b and address of assignee in 7c; and also give name of assignor in item 9.

5. AMENDMENT (PARTY INFORMATION): This Amendment affects Debtor or Secured Party of record. Check only one of these two boxes.
 Also check one of the following three boxes and provide appropriate information in items 6 and/or 7.
 CHANGE name and/or address: Give current record name in item 6a or 6b; also give new name (if name change) in item 7a or 7b and/or new address (if address change) in item 7c. DELETE name: Give record name to be deleted in item 6a or 6b. ADD name: Complete item 7a or 7b, and also item 7c; also complete items 7d-7g (if applicable)

6. CURRENT RECORD INFORMATION:

6a. ORGANIZATION'S NAME
 SHERMAN SQUARE, LLC

OR

6b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

7. CHANGED (NEW) OR ADDED INFORMATION:

7a. ORGANIZATION'S NAME

OR

7b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

7c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

7d. SEE INSTRUCTION ADD'L INFO RE ORGANIZATION DEBTOR 7e. TYPE OF ORGANIZATION 7f. JURISDICTION OF ORGANIZATION 7g. ORGANIZATIONAL ID #, if any NONE

8. AMENDMENT (COLLATERAL CHANGE): check only one box.
 Describe collateral deleted or added, or give entire restated collateral description, or describe collateral assigned.

9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT (name of assignor, if this is an Assignment). If this is an Amendment authorized by a Debtor which adds collateral or adds the authorizing Debtor, or if this is a Termination authorized by a Debtor, check here and enter name of DEBTOR authorizing this Amendment.

9a. ORGANIZATION'S NAME
 MERRILL LYNCH MORTGAGE LENDING, INC.

OR

9b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

10. OPTIONAL FILER REFERENCE DATA
 25074535 Debtor Name: SHERMAN SQUARE, LLC AU02058LOAN977000080 977000080

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

- 4). 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 Information

Owner Name: **SHERMAN SQUARE LLC**
 Mailing Address: **8383 WILSHIRE BLVD #920, BEVERLY HILLS CA 90211-2443 C076**
 Vesting Codes: **// CO**

Location Information

Legal Description: **TR=1000 LOT COM S 460 FT AND W 20 FT FROM MOST N COR OF LOT 537 TH W 260 FT TH S TO N LINE OF SHERMAN WY TH E THERE- ON AND N ON W LINE OF VAN NUYS BLVD TO BEG POR OF LOT 537**

County:	LOS ANGELES, CA	APN:	2218-024-009
Census Tract / Block:	1272.20 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	1000
Legal Book/Page:	19-1	Map Reference:	15-D3 / 532-A4
Legal Lot:	537	Tract #:	1000
Legal Block:		School District:	LOS ANGELES
Market Area:	VN	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	08/27/2003 / 08/19/2003	1st Mtg Amount/Type:	/
Sale Price:	\$2,451,020	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	2494360	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$75.89
New Construction:		Multi/Split Sale:	

Title Company: **CHICAGO TITLE CO.**
 Lender:
 Seller Name: **HANHIL LLC**

Prior Sale Information

Prior Rec/Sale Date:	06/26/2000 / 06/22/2000	Prior Lender:	FIRST CREDIT BK
Prior Sale Price:	\$3,550,000	Prior 1st Mtg Amt/Type:	\$2,130,000 / CONV
Prior Doc Number:	978491	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1983 / 1983	Total Rooms/Offices		Garage Area:	
Gross Area:	32,298	Total Restrooms:		Garage Capacity:	
Building Area:	32,298	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	1.25	County Use:	STORES (1100)
Lot Area:	54,520	Lot Width/Depth:	210 x 260	State Use:	
Land Use:	STORE BUILDING	Commercial Units:		Water Type:	
Site Influence:	CORNER	Sewer Type:		Building Class:	

Tax Information

Total Value:	\$6,270,305	Assessed Year:	2013	Property Tax:	\$80,487.78
Land Value:	\$3,463,774	Improved %:	45%	Tax Area:	13
Improvement Value:	\$2,806,531	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$6,270,305				

Comparable Summary

For Property Located At



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

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		14503 SHERMAN WAY	\$2,451,020	1983			08/27/2003	32,298	54,520	0.0
Comparables										
<input checked="" type="checkbox"/>	1	440 S BROADWAY	\$6,250,000	1984			03/25/2014	35,936	19,671	15.51
<input checked="" type="checkbox"/>	2	23460 CINEMA DR	\$1,748,500	1997			07/24/2014	33,042	58,069	16.1
<input checked="" type="checkbox"/>	3	23460 CINEMA DR	\$1,748,500	1997			07/24/2014	33,042	62,022	16.1
<input checked="" type="checkbox"/>	4	8200 GARVEY AVE	\$7,850,000	2004			12/23/2013	35,784	53,438	22.64

Comparable Sales Report

For Property Located At



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
 Owner Name: BROADWAY ST HOLDINGS 26 LLC
 Seller Name: BROADWAY MALL
 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:
 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#: /

Comp #: 2 Distance From Subject: 16.1 (miles)
 Address: 23460 CINEMA DR, SANTA CLARITA, CA 91355-1746
 Owner Name: CINEMA DRIVE INVESTORS LLC
 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:
 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:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 764085 Acres: 1.33
 1st Mtg Amt: Lot Area: 58,069
 Total Value: \$2,800,809 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 3 Distance From Subject: 16.1 (miles)
 Address: 23460 CINEMA DR, SANTA CLARITA, CA 91355-1746
 Owner Name: CINEMA DRIVE INVESTORS LLC
 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: Lot Area: 62,022
 Total Value: \$2,806,714 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 4 Distance From Subject: 22.64 (miles)
 Address: 8200 GARVEY AVE, ROSEMEAD, CA 91770
 Owner Name: TKWM LLC
 Seller Name: DIAMOND FLOWER INV GRP ROSEMEA
 APN: 5283-010-038 Map Reference: / 636-F2 Building Area: 35,784
 County: LOS ANGELES, CA Census Tract: 4824.02 Total Rooms/Offices:
 Subdivision: Zoning: RMC3* Total Restrooms:
 Rec Date: 12/23/2013 Prior Rec Date: 08/08/2005 Yr Built/Eff: 2004 / 2004
 Sale Date: 12/14/2013 Prior Sale Date: 07/20/2005 Air Cond: NONE
 Sale Price: \$7,850,000 Prior Sale Price: \$2,414,500 Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1794424 Acres: 1.23
 1st Mtg Amt: Lot Area: 53,438
 Total Value: \$3,891,390 # of Stories:
 Land Use: STORE BUILDING Park Area/Cap#: /

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

090922102124880

BOARD OF BUILDING AND SAFETY COMMISSIONERS

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

CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA MAYOR

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

On OCT 19 2011 the undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment roll.

OWNER OF
SITE ADDRESS: 14509 W SHERMAN WAY
ASSESSORS PARCEL NO.: 2218-024-009
ZONE: C2; Commercial Zone

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 violation(s) and contact 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 error 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 Date: October 14, 2011

JASON SUMMERS
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(818)374-9845

A. D.
REVIEWED BY