

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re:

WOODBIDGE GROUP OF
COMPANIES, LLC, et al¹,

Debtors

Chapter 11
Case # 17-12560(KJC)
Jointly Administered

NOTICE OF PERFECTION OF MECHANICS LIEN
BY CREST STEEL CORP.

TO THE DEBTORS, THEIR ATTORNEYS AND ANY AND ALL INTERESTED PERSONS:

WHEREAS, Debtor is the owner or reputed owner of the real property commonly known as 1484 Carla Ridge, Beverly Hills, California, Los Angeles County (hereinafter the "Property").

WHEREAS, Crest Steel Corporation (hereinafter, "Crest Steel") is a material supplier that furnished steel and related building materials ("Materials") for the construction of improvements at the Property;

WHEREAS, Crest Steel claims a Mechanics Lien for the Materials furnished to the Property and used in and about the improvements at the Property;

WHEREAS, a true and correct copy of the Mechanics Lien is attached hereto as Exhibit "A," and incorporated herein in full by this reference;

WHEREAS, this Court issued an Order for Relief herein under Title 11 of the United States Bankruptcy Code staying all actions against Debtor;

WHEREAS, the Debtor has or may have an interest in the Property which is the subject of Crest Steel's Mechanics Lien;

WHEREAS, this Court issued an Order for Limited Relief from the Automatic Stay herein to permit Crest Steel to perfect its Mechanics Lien against the Property;

¹ The last four digits of Woodbridge Group of Companies, LLC's federal tax identification number are 3603. The mailing address for Woodbridge Group of Companies, LLC is 14225 Ventura Boulevard #100, Sherman Oaks, California 91423. The complete list of the Debtors, the last four digits of their federal tax identification numbers, and their addresses are not provided herein. A complete list of such information may be obtained on the website of the noticing and claims agent at www.eardencitvgroup.com/cases/WGC.

WHEREAS, a mechanics lien claimant is required by California law to perfect its lien by commencing an action to foreclose upon such lien within ninety (90) days from the recordation of the Mechanics Lien (See, California *Civil Code* §§ 8414, 8416) and said perfection has been stayed by 11 U.S.C. §362(a) with regard to the Debtor's interest in the Property, if any;

WHEREAS, Crest Steel may perfect its Mechanics Lien against the Property, any works if improvement constructed thereon, and Debtor's interest in the Property by providing Notice of Perfection of Lien pursuant to 11 U.S.C. §362(b)(3) and 11 U.S.C. §546(b);

NOW THEREFORE, this Notice shall serve as a Notice of Perfection with respect to Crest Steel's Mechanics Lien against the Property, any works if improvement constructed thereon, and Debtor's interest in the Property.

Dated: February 26, 2018

**MONZACK MERSKY MCLAUGHLIN
AND BROWDER, P.A.**

/s/ Rachel B. Mersky

Rachel B. Mersky (#2049)

Brian J. McLaughlin (#2462)

1201 N. Orange Street, Suite 400

Wilmington, Delaware 19801

Telephone: (302) 656-8162

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Counsel to CREST STEEL COMPANY

EXHIBIT A

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20180117094



Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/05/18 AT 11:49AM

FEEs:	26.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	101.00



LEADSHEET



201802053260069

00014856814



008887521

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

GIBBS, GIDEN, LOCHER, TURNER,
SENET & WITTBRODT LLP

AND WHEN RECORDED MAIL TO

Christopher E. Ng, Esq.
Gibbs, Giden, Locher, Turner,
Senet & Wittbrodt LLP
1880 Century Park East, 12th Floor
Los Angeles, CA 90067-1621



THIS SPACE FOR RECORDER'S USE ONLY

[#5004.026]

MECHANICS LIEN

RECORDING REQUESTED BY AND
CREST STEEL CORP.
AND WHEN RECORDED MAIL TO:
<u>Christopher Ng, Esq., Gibbs Giden</u> Name
<u>1880 Century Park East, 12th Floor</u> Address
<u>Los Angeles, CA 90067</u> City & State

Space above this line for recorder's use only
(To be recorded in the county recorder's office in the county in which the work of improvement is located.)

MECHANICS LIEN

NOTICE IS HEREBY GIVEN that the undersigned claimant Crest Steel Corporation ("Claimant"), with an address at 6580 General Rd., Riverside, CA 92509, claims a Mechanics Lien against Hornbeam Investments LLC and South Beach 115 LLC
(Name(s) of Owner(s) or Reputed Owner(s))

and the following described real property, together with all structures and improvements situated thereon:
1484 Carla Ridge, Beverly Hills, CA 90210-2555, which may also be known as APN # 4391-023-010
(Description)

The lien is claimed for labor, services, equipment, materials or work ("Work") of the following kind: steel and related goods. Claimant is owed \$51,476.65 for the Work, after deducting all just credits and offsets, plus interest at the legal rate from December 2, 2017.

The name of the person or company by whom Claimant was employed, or to whom Claimant furnished the work, is Leon Krous Drilling Inc., 13753 Gladstone Avenue, Sylmar, CA 91342.

Date: January 17, 2018

Crest Steel Corporation
(Name of Claimant)

By: 
(Signature)

Eva Sandoval, Credit Manager & Authorized Agent
(Print Name & Authorized Capacity)

VERIFICATION

I, Eva Sandoval, say: I am the Credit Manager and Authorized Agent
(Name of Person Verifying the Claim) ("President Of," "Manager Of," "A Partner Of," "Owner Of," "Agent Of," Etc.)

for the Claimant named in the foregoing claim of mechanics lien; I am authorized to make this verification for the Claimant; I have read the foregoing claim of mechanics lien and know the contents thereof, and the same is true of my knowledge. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on January 17, 2018, at
(Date this Document was Signed)

Riverside, CA
(City and State Where Document Signed)


(Signature)

Eva Sandoval
(Print Name)

NOTICE OF MECHANICS LIEN

ATTENTION!

(Civil Code § 8416)

Upon the recording of the enclosed MECHANICS LIEN with the county recorder's office of the county where the property is located, your property is subject to the filing of a legal action seeking a court-ordered foreclosure sale of the real property on which the lien has been recorded. That legal action must be filed with the court no later than 90 days after the date the mechanics lien is recorded.

The party identified in the enclosed mechanics lien may have provided labor or materials for improvements to your property and may not have been paid for these items. You are receiving this notice because it is a required step in filing a mechanics lien foreclosure action against your property. The foreclosure action will seek a sale of your property in order to pay for unpaid labor, materials, or improvements provided to your property. This may affect your ability to borrow against, refinance, or sell the property until the mechanics lien is released.

BECAUSE THE LIEN AFFECTS YOUR PROPERTY, YOU MAY WISH TO SPEAK WITH YOUR CONTRACTOR IMMEDIATELY, OR CONTACT AN ATTORNEY, OR FOR MORE INFORMATION ON MECHANICS LIENS GO TO THE CONTRACTORS' STATE LICENSE BOARD WEBSITE AT www.cslb.ca.gov.

Note: Claimant must serve this Notice of Mechanics Lien, together with a copy of Claimant's Mechanics Lien, in accordance with the provisions of Civil Code § 8106 and must complete a Proof of Service Affidavit in accordance with Civil Code § 8416. The Mechanics Lien, Notice of Mechanics Lien and the Proof of Service Affidavit should all be submitted to the County Recorder for recording at one time.

PROOF OF SERVICE AFFIDAVIT

(California Civil Code § 8416)

AFFIDAVIT FOR SERVICE ON THE OWNER

(California Civil Code §§ 8416 (a)(7) and (c)(1))

I, M. Esther Juarez, declare that I served a copy of this Mechanics Lien and Notice of Mechanics Lien by registered mail, certified mail, or first-class mail, evidenced by a certificate of mailing, postage prepaid, addressed as follows to the owner(s) or reputed owner(s) of the property:

Company/Person served: South Beach 115 LLC and Hornbeam Investments LLC
Title or capacity of person or entity served: Owners
Service Address: 100 South Pointe Drive #3303, Miami FL 331239
CMRRR # 7015 1730 0000 5832 1944

Company/Person served: Hornbeam Investments LLC
Title or capacity of person or entity served: Owner
Service Address: 14225 Ventura Blvd., Suite 100, Sherman Oaks, CA 91423
CMRRR # 7015 1730 0000 5832 1951

Said service address is the owner's residence, place of business, or address shown by the building permit on file with the permitting authority for the work or the address identified on the construction trust deed.

Executed on February 2, 2018, at Los Angeles, California.

By: 
M. Esther Juarez
(Signature of Person Serving)

ALTERNATIVE AFFIDAVIT FOR SERVICE ON THE CONSTRUCTION LENDER OR DIRECT CONTRACTOR, IF OWNER CANNOT BE SERVED

(California Civil Code §§ 8416 (a)(7) and (c)(2))

I, M. Esther Juarez, declare that the owner or reputed owner cannot be served with a copy of this Mechanics Lien and Notice of Mechanics Lien by registered mail, certified mail, or first-class mail. Pursuant to California Civil Code § 8416, I served a copy of this Mechanics Lien by registered mail, certified mail, or first class mail, evidenced by a certificate of mailing, postage prepaid, addressed as follows to the construction lender or original contractor as follows:

Company/Person served: The I Grace Company
Title or capacity of person or entity served: Direct Contractor
Service Address: 1964 Westwood Blvd., Suite 435, Los Angeles, CA 90025
CMRRR # 7015 1730 0000 5832 1968

Executed on February 2, 2018, at Los Angeles, California.

By: 
M. Esther Juarez
(Signature of Person Serving)