

Type V Construction

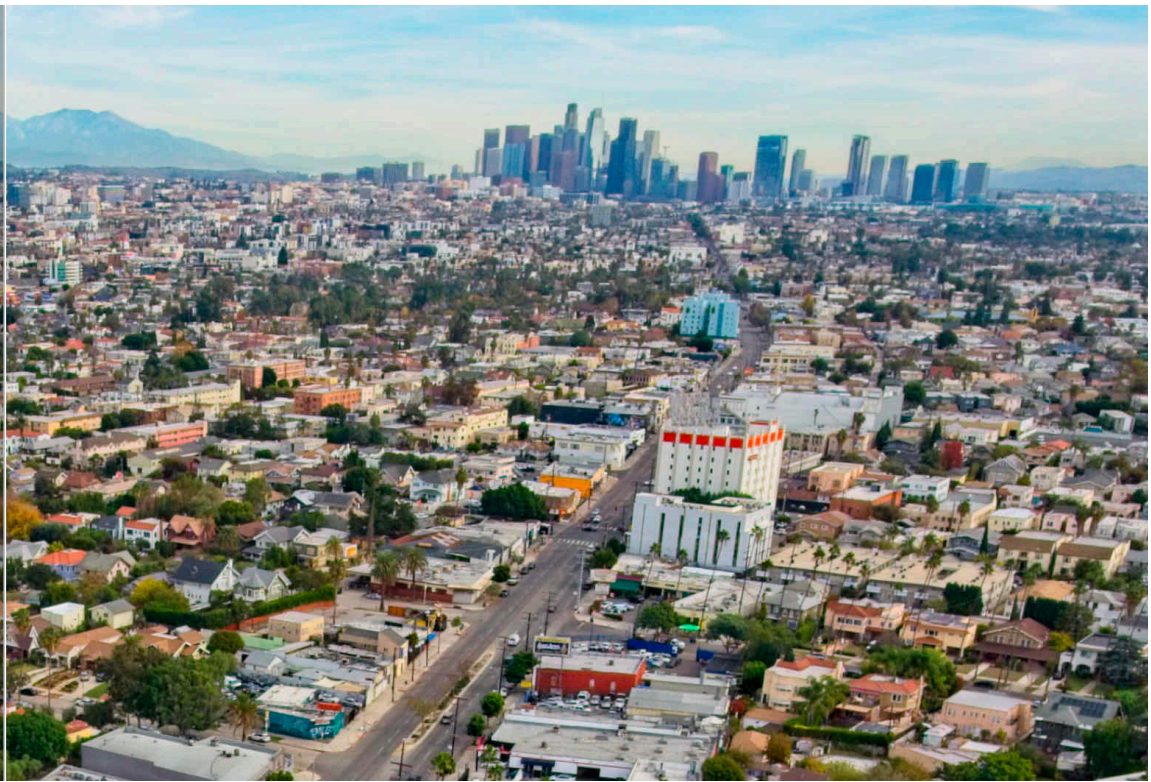


Priced at \$4,575,000

**13840 Sherman Way
Van Nuys, CA 91405**

**PARTNERSCRE
SVIDLER**

**85 Unit, 4 Story, 100% Affordable Project - Delivered Entitled, not RTI
Over an Acre of Land - Design w/ 72 Surface Parking Spaces**



Property Overview	3	Walk Score	19
Maps	4	Section 8	20
Zimas Report	5	LAHD - Housing Choice Vouchers	21
Parcel Map	8	Photos	22
Plans	9	Disclaimer	29
Area Map	18	Contact Information	30

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13840 Sherman Way

Property Overview

Partners CRE is proud to present for sale a **rare Vacant Lot**, measuring **over an Acre**, with **Entitlements** for an **85-Unit 100% Affordable Housing Project** in Van Nuys! At around 45,700 SF of open land, this price pencils to **around \$100 PSF on the dirt!**

Situated with an entrance on **Sherman Way** but sitting behind a duplex fronting the boulevard, this property will benefit from visibility on a busy road, but separation from the hustle and bustle of the street traffic. Sandwiched between Woodman Ave. and Hazeltine Ave., the property is **under two miles from the Metrolink Station**. The property is labeled as TOC 1. Walk Score calls this area **Very Walkable**, and future residents will benefit from **restaurants, shopping and markets** all around, including a **Ralphs Supermarket** and a **Norms Restaurant** half a block away.

Entitlements are approved as **Affordable Housing** without utilizing ED1. The Project will be delivered in it's as-is condition, and will not be delivered RTI. Buyers to be solely responsible for continuing with the project and getting LADBS approvals.

The Entitlements call for 80% of the units (67 units) designated as Low Income / Schedule 9, 20% of the units (18 units) as Moderate Income / Schedule 6, and one manager's unit.

The Type V design consists of **53 one bedrooms, 14 two bedrooms and 19 studios**, with **laundry rooms on each floor, 72 surface level parking spaces** open to the sky, an **elevator** and **rooftop access**.

There is a future **possibility to convert** part of the massive open-to-the-sky surface parking lot into **ADUs**.

At a Glance

Van Nuys

Priced at \$4,575,000

45,753 SF

Lot Size

[Q]RD1.5-1, R1-1

Zoning

2216-032-032

APN

Tier 1

Transit Oriented Communities

Construction Project

Delivered Entitled - Not RTI

Build 85 Affordable Units

Possibility for future ADUs

Type V Construction

Area Features

Near Metrolink Station

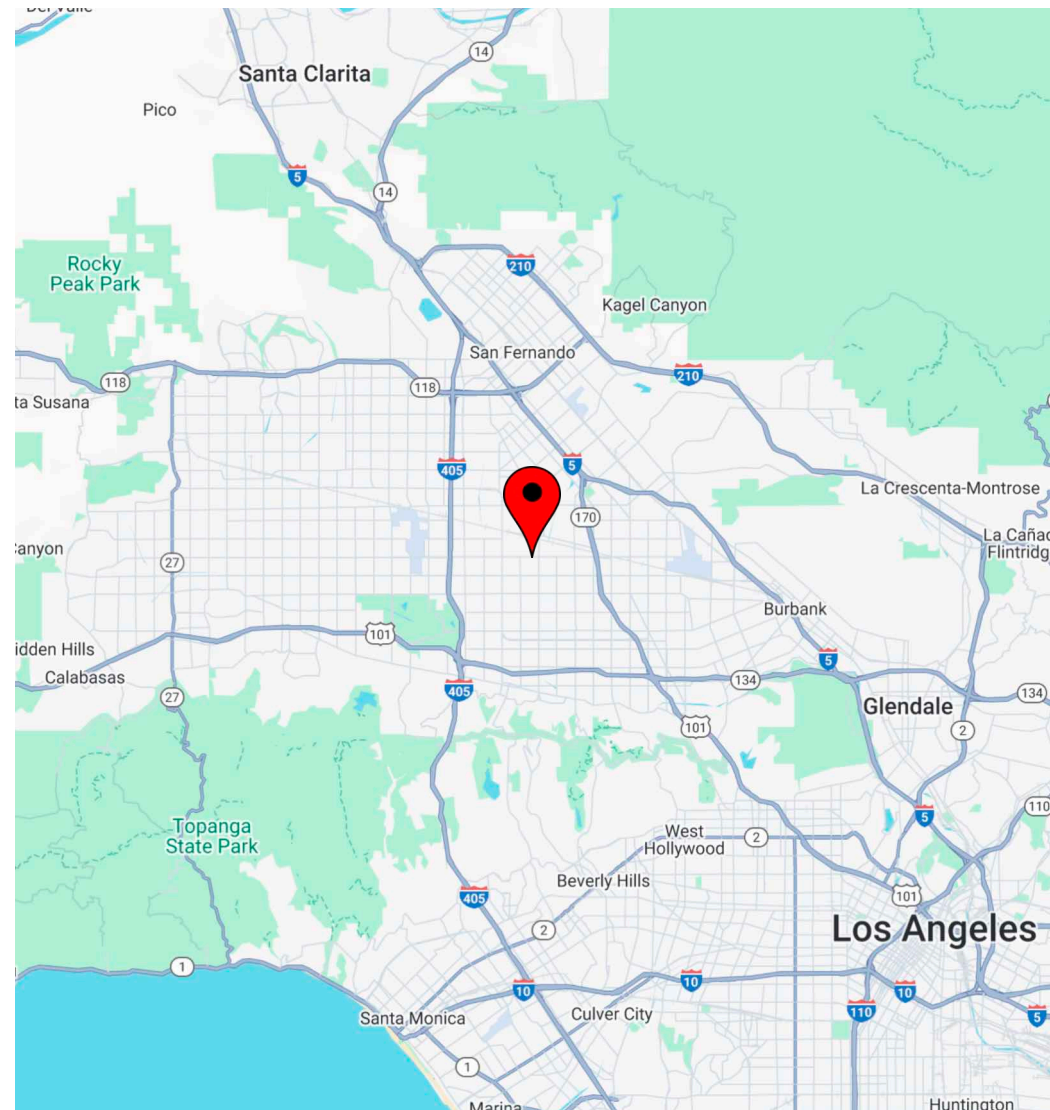
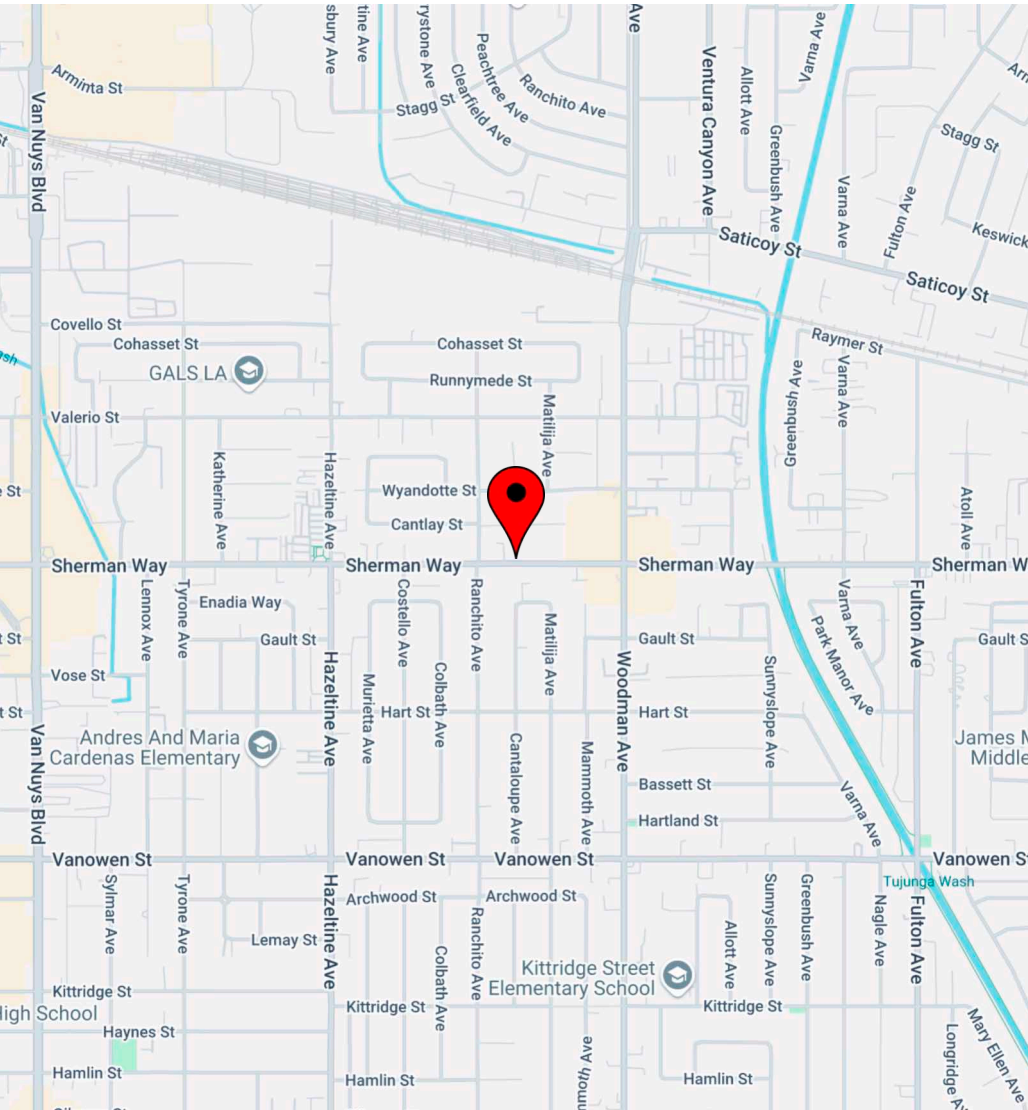
Half block to Ralphs Supermarket

Very Walkable per Walk Score

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13840 Sherman Way

Maps



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13840 Sherman Way

Zimas



City of Los Angeles
Department of City Planning

12/17/2024
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

13840 W SHERMAN WAY

ZIP CODES

91405

RECENT ACTIVITY

None

CASE NUMBERS

APCSV-2012-1013-ZC-ZV
CPC-2006-3164-GPA-ZC
CPC-1986-784-GPC
ORD-87516
ORD-167939-AREA1-SA219A
VTT-72129-SL
ENV-2012-1012-MND
ENV-2005-6276-MND
AFF-13011

Address/Legal Information	
PIN Number	183B153 163
Lot/Parcel Area (Calculated)	31,219.7 (sq ft)
Thomas Brothers Grid	PAGE 532 - GRID B4
	PAGE 532 - GRID B5
Assessor Parcel No. (APN)	2216032032
Tract	TR 1000
Map Reference	M B 19-4 (SHT 4)
Block	None
Lot	PT 225
Arb (Lot Cut Reference)	23
Map Sheet	183B153
Jurisdictional Information	
Community Plan Area	Van Nuys - North Sherman Oaks
Area Planning Commission	South Valley
Neighborhood Council	Van Nuys
Council District	CD 2 - Adrin Nazarian
Census Tract #	1279.20
LADBS District Office	Van Nuys
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	[Q]RD1.5-1 R1-1
Zoning Information (ZI)	ZI-2512 Housing Element Inventory of Sites ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Low Residential Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas Streetscape	Yes No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 1
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	15
500 Ft School Zone	None
500 Ft Park Zone	None

Assessor Information	
Assessor Parcel No. (APN)	2216032032
APN Area (Co. Public Works)*	1.030 (ac)
Use Code	010V - Residential - Single Family Residence - Vacant Land
Assessed Land Val.	\$803,949
Assessed Improvement Val.	\$0
Last Owner Change	03/15/2012
Last Sale Amount	\$700,007
Tax Rate Area	13
Deed Ref No. (City Clerk)	827407-8
	752600
	42878
	401566
	1548443
	1548440-1
	1488451
	1145690
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2216032032]

Additional Information	
Airport Hazard	300' Height Limit Above Elevation 790 350' Height Limit Above Elevation 790
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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13840 Sherman Way

Zimas

Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	5.9948064
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2216032032]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Address	13840 SHERMAN WAY
Use Code	010V - Residential - Single Family Residence - Vacant Land
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.07 Units, Above Moderate
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Valley

Division / Station	Van Nuys
Reporting District	916
Fire Information	
Bureau	Valley
Battalion	10
District / Fire Station	39
Red Flag Restricted Parking	No

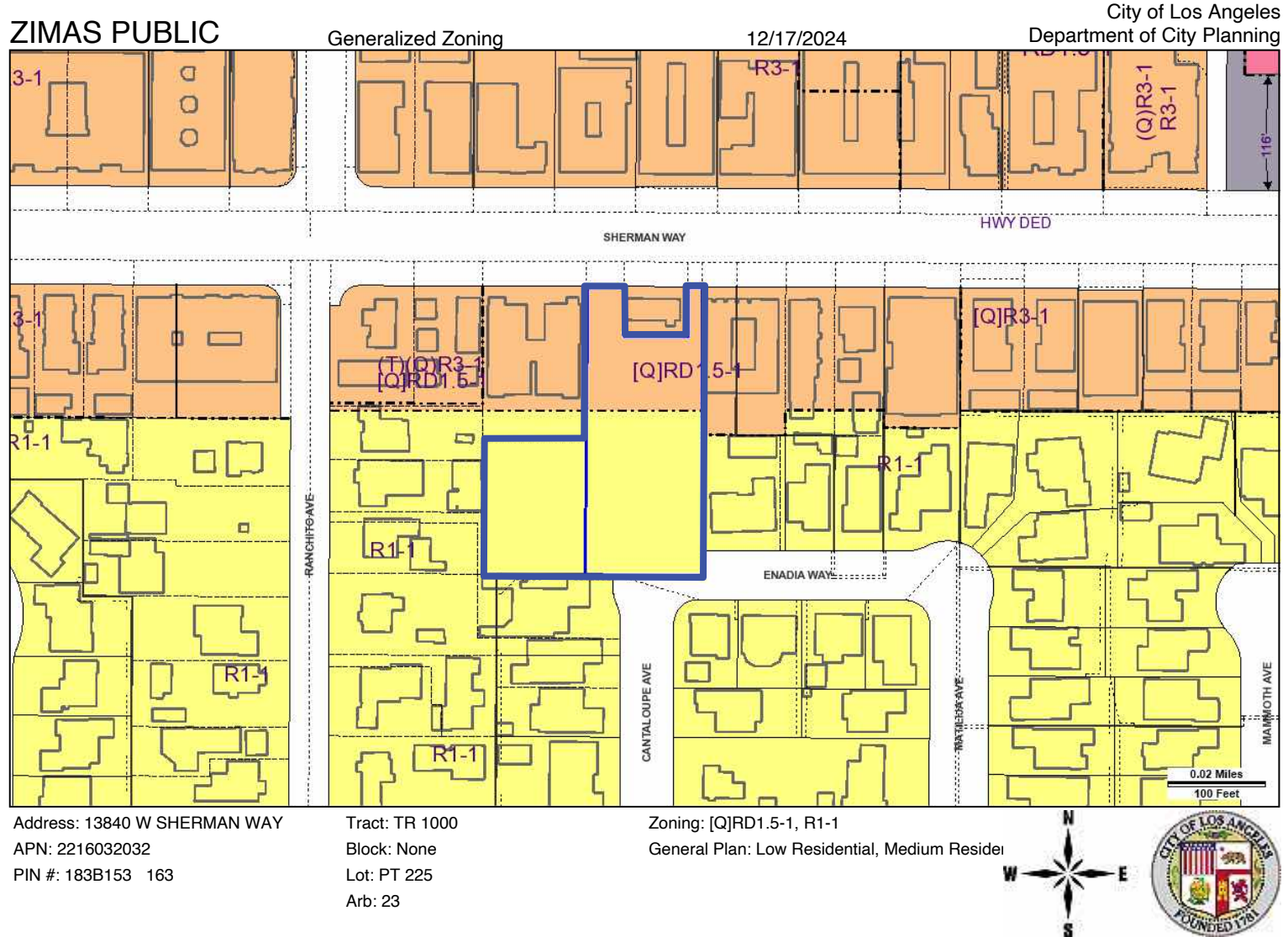
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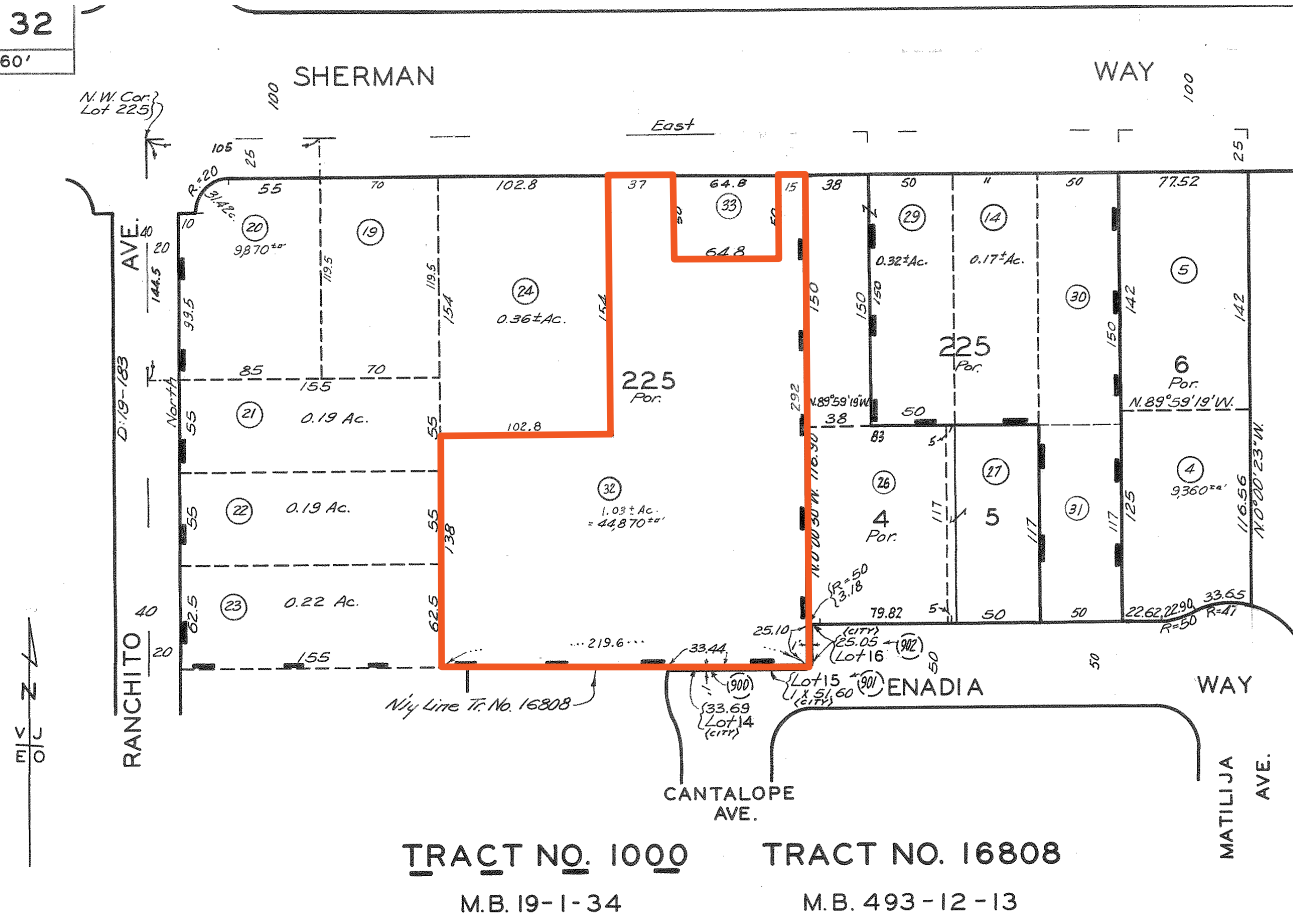


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Parcel Map

2216 | 32
SCALE 1" = 60'



- 4-12-65
- 5-20-65
- 6-30-65
- 1-11-66
- 10-30-58
- 11-3-58
- 2-26-59
- 2-19-60
- 3-20-62
- 660214531
- 681024521
- 690609510
- 690624220
- 700514412
- 701214513
- 71021627
- 851213404-86

CODE
13

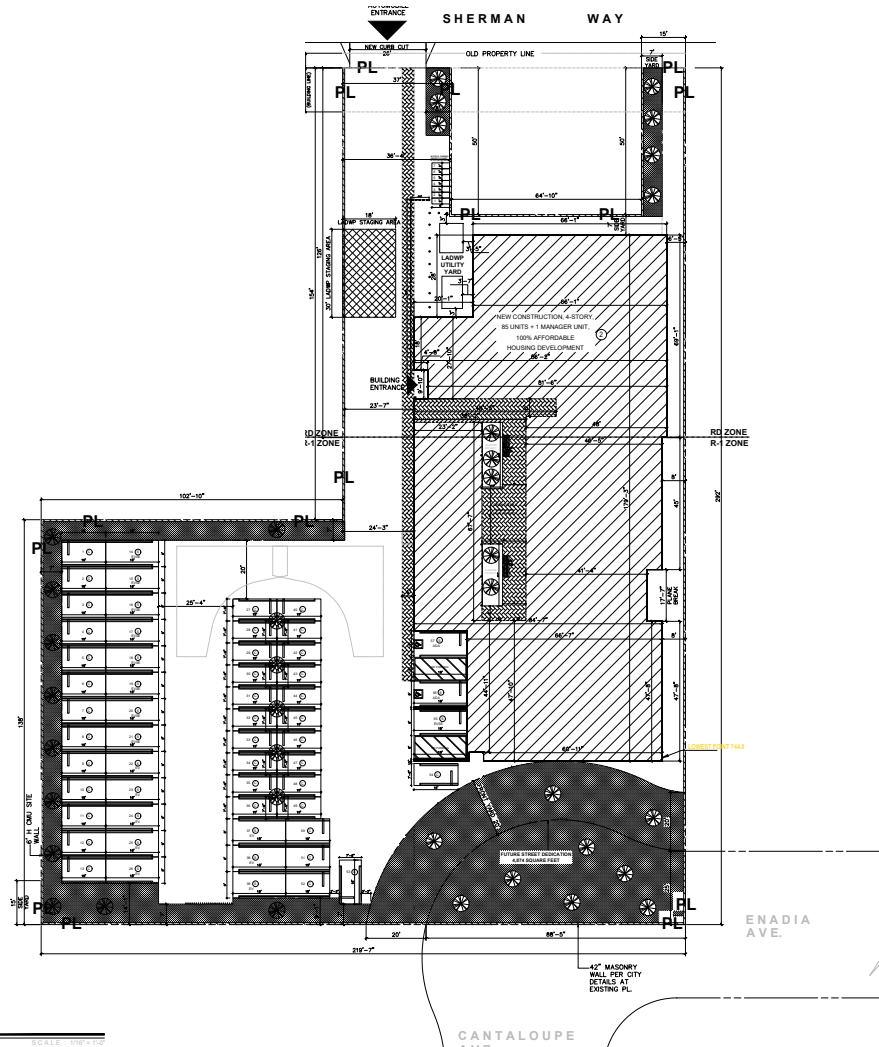
FOR PREV. ASSM'T. SEE: 1478 - 32

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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13840 Sherman Way

Plans - Site Plan



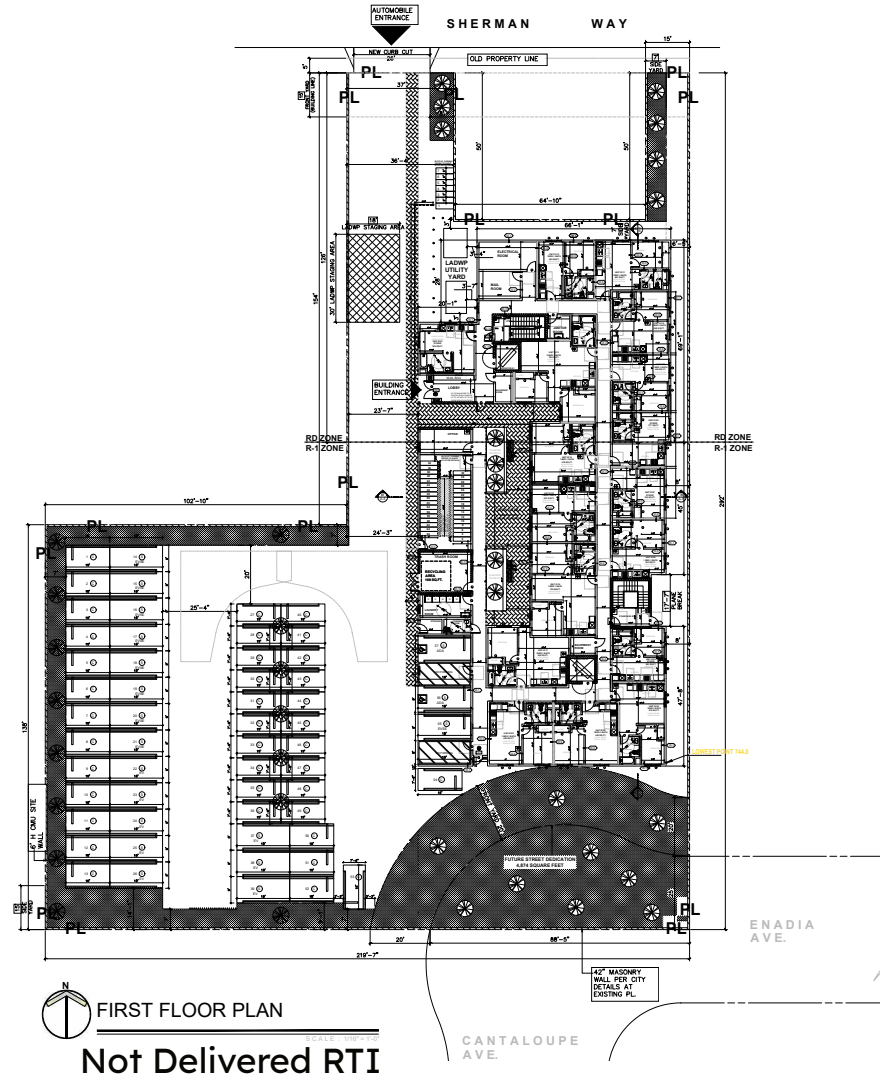
 SITE PLAN

Not Delivered RTI

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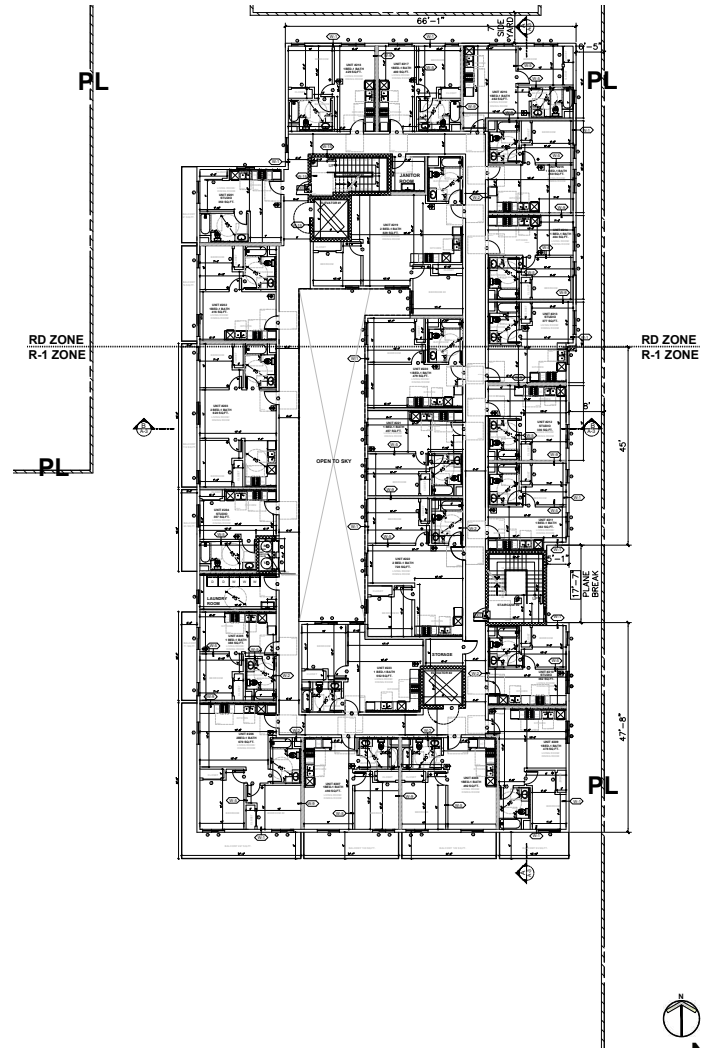
Plans - First Floor



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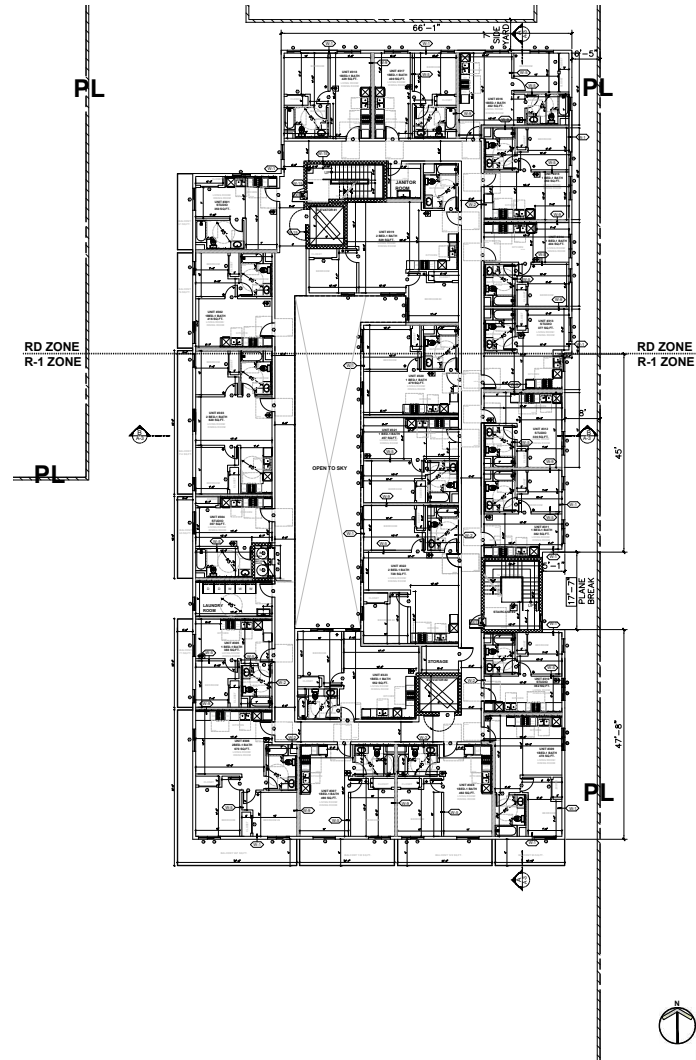
Plans - Second Floor



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Plans - Third Floor

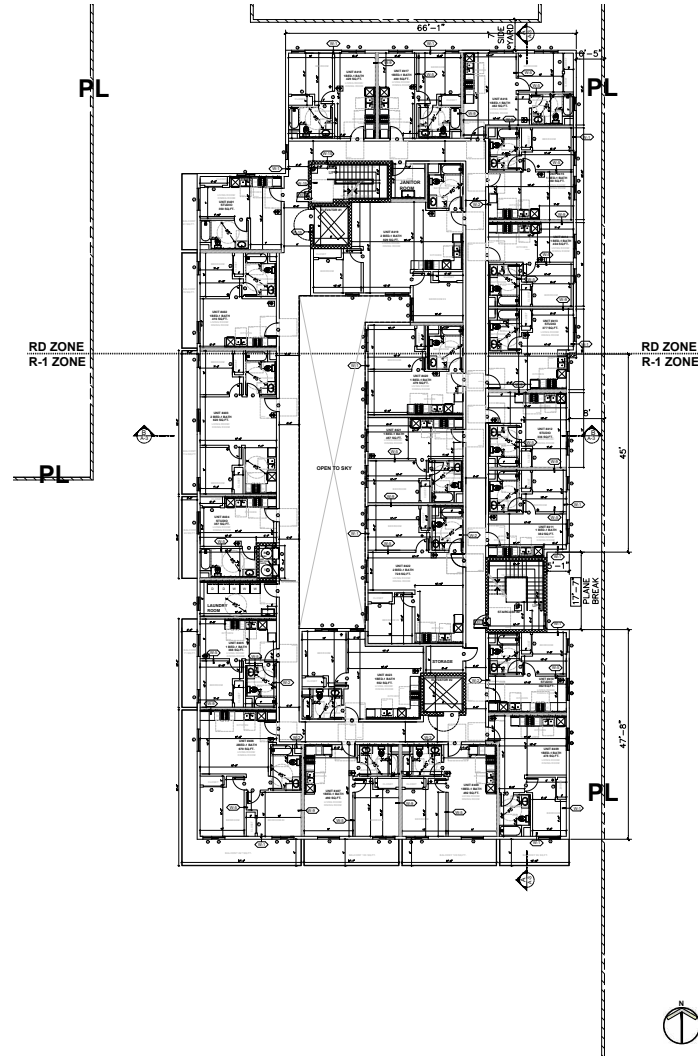


THIRD FLOOR PLAN
Not Delivered RTI

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13840 Sherman Way

Plans - Fourth Floor

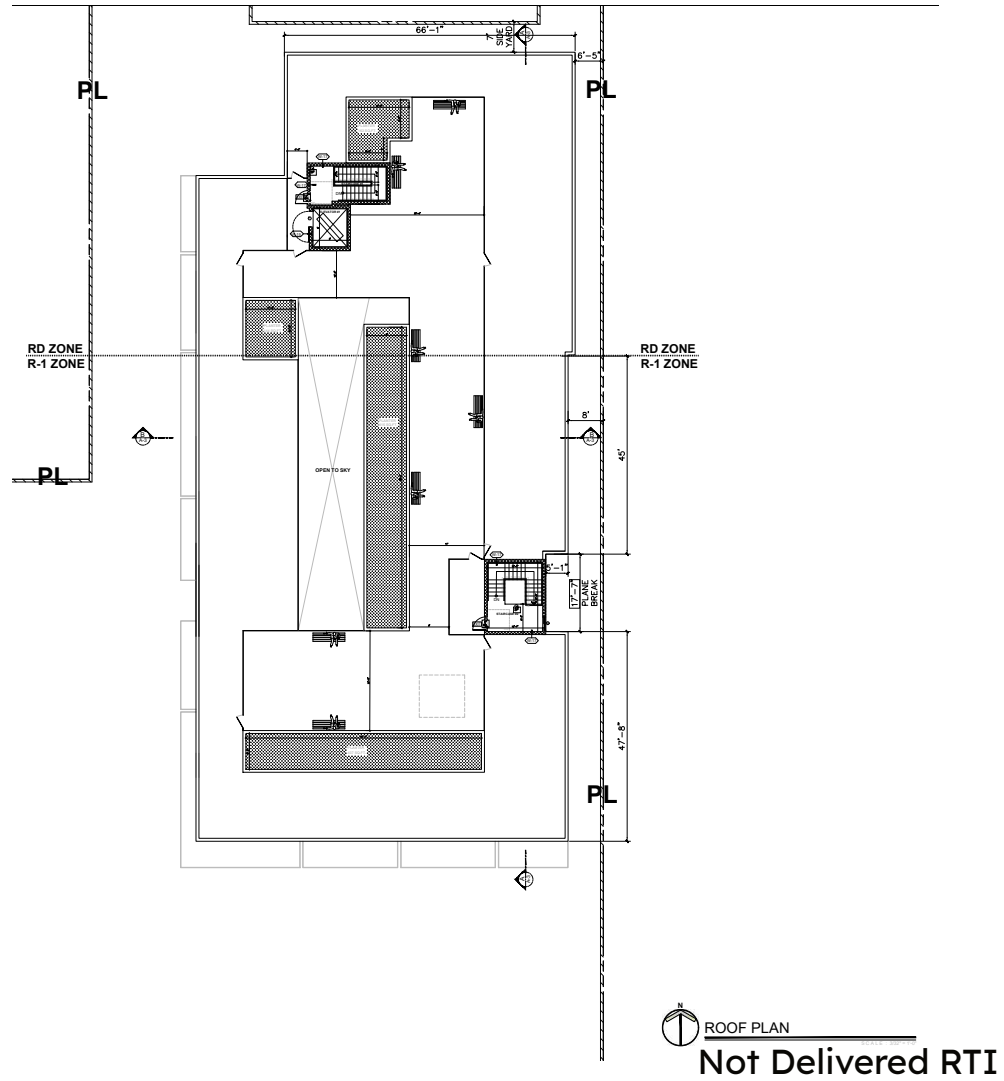


 FOURTH FLOOR PLAN
Not Delivered RTI

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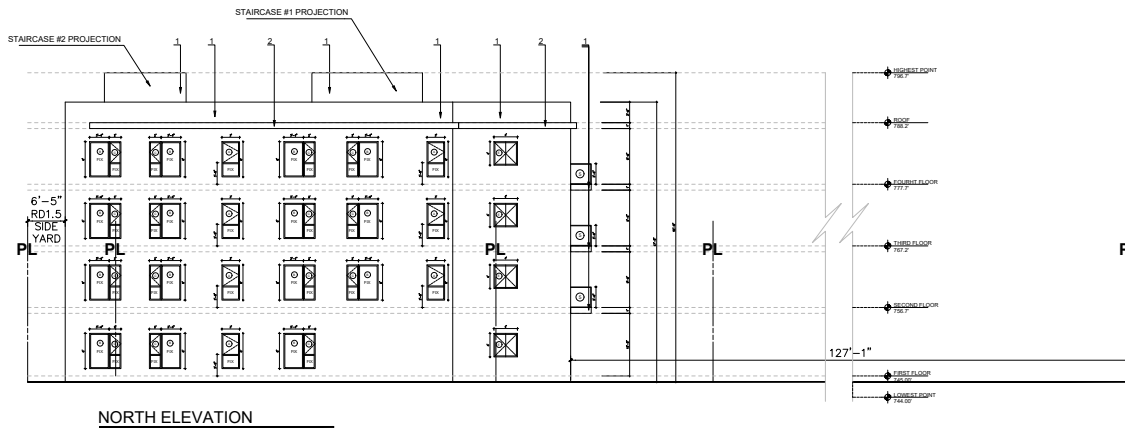
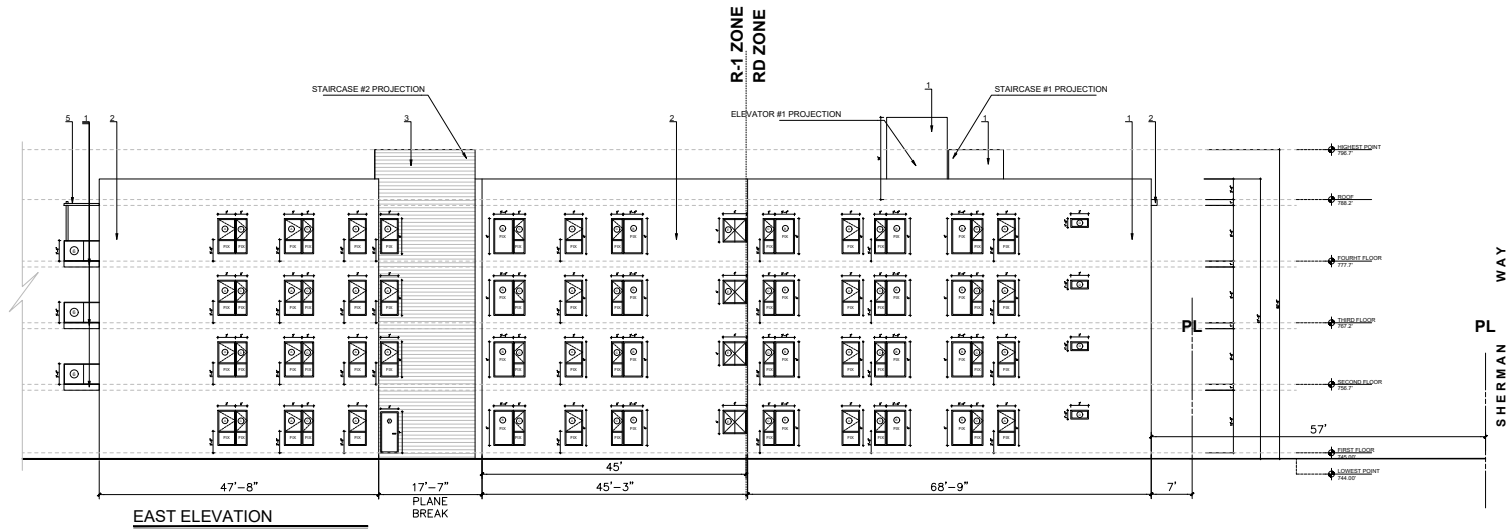
Plans - Roof



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Plans - North Elevation

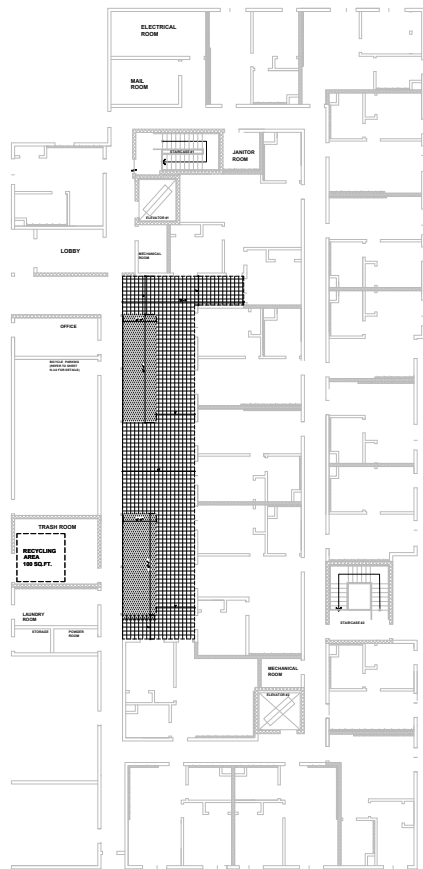


Not Delivered RTI

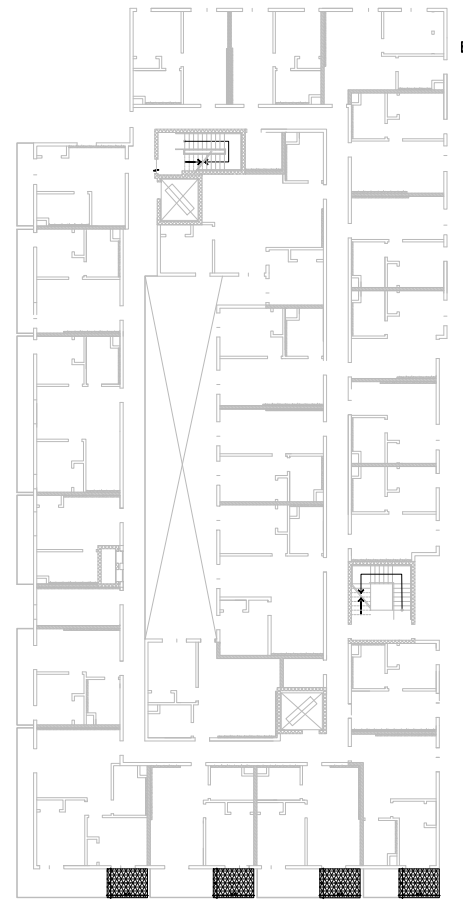
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Plans - Open Space



PROVIDED	
AREA DESCRIPTION	OPEN SPACE
FIRST FLOOR COMMON OPEN SPACE (1,195 SQ.FT.)	3,195 SQ.FT. (300 SQ.FT. PLANTERS PROVIDED)
25% SHALL BE PLANTED (REQUIRED 298.75 SQ.FT.) PROVIDED 145 SQ.FT. AND 155 SQ.FT. PLANTERS PROVIDED	



OPEN SPACE DIAGRAM (ZONING) - 1

Not Delivered RTI

SCALE: 1/16" = 1'-0"



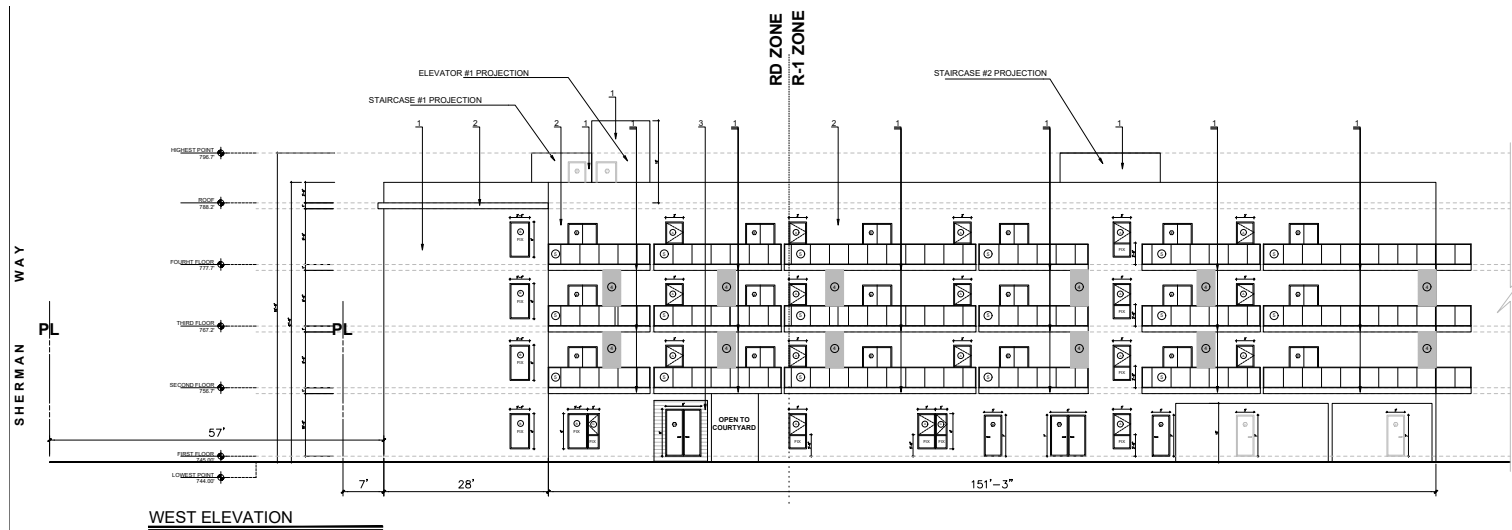
OPEN SPACE DIAGRAM

Not Delivered RTI

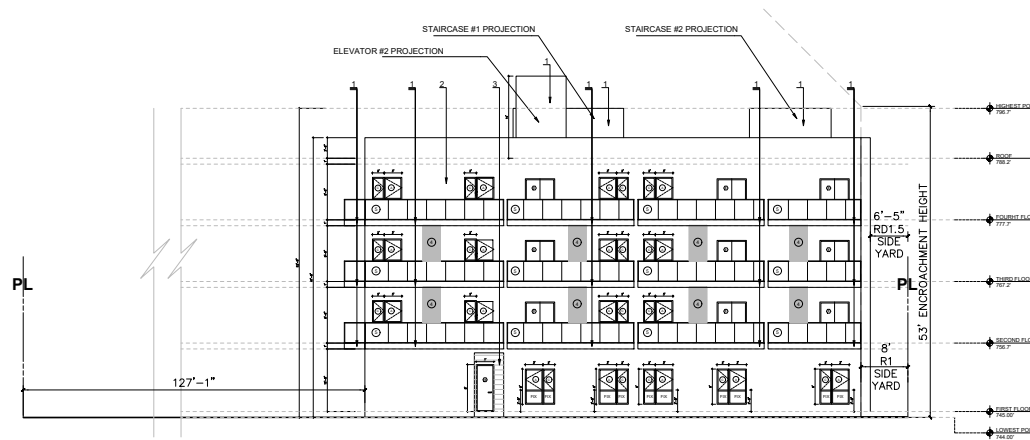
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Plans - South Elevation



WEST ELEVATION



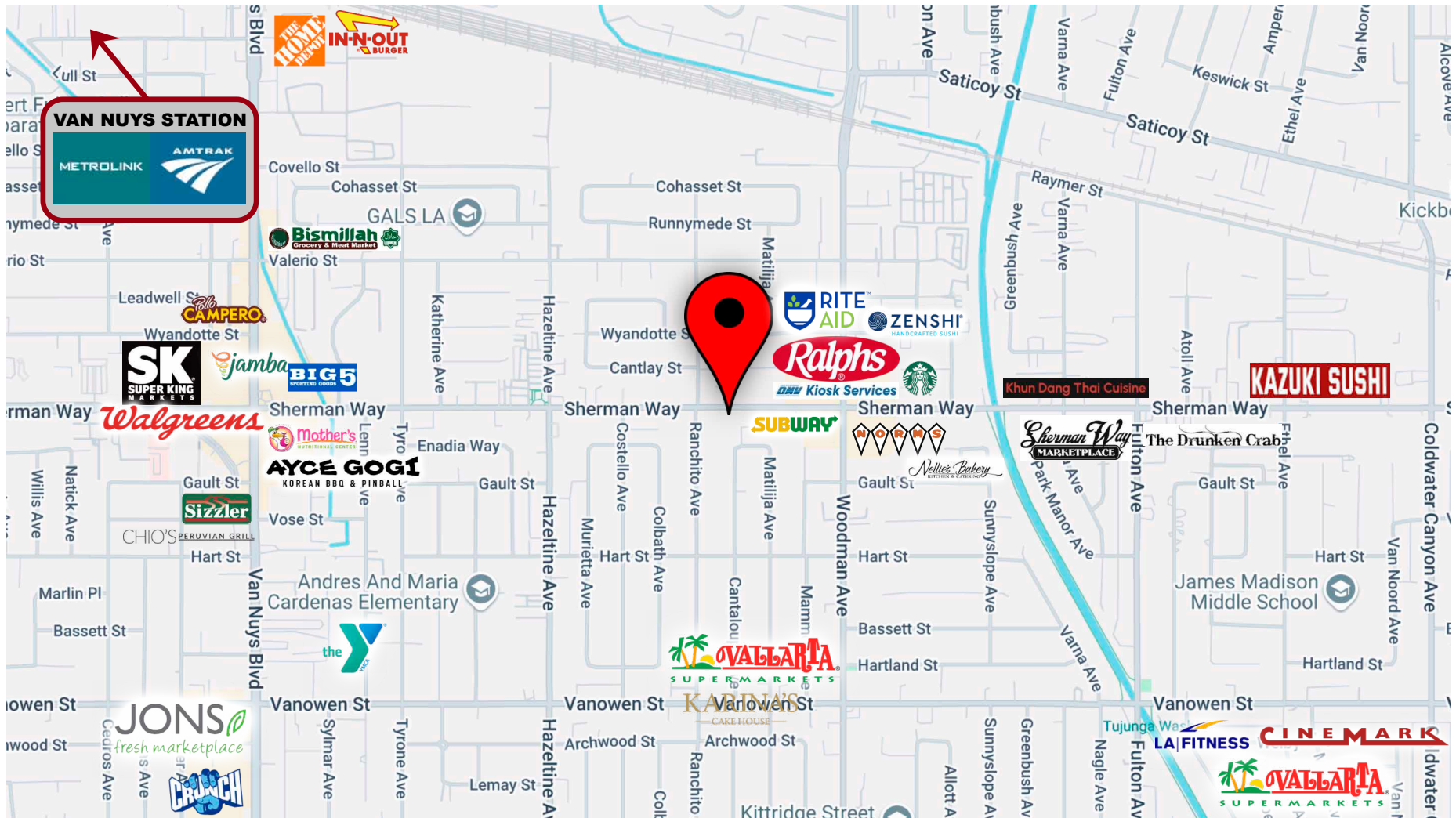
SOUTH ELEVATION

Not Delivered RTI

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Area Map



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Walk Score

Walk Score
74

Very Walkable

Most errands can be accomplished on foot.

Transit Score
47

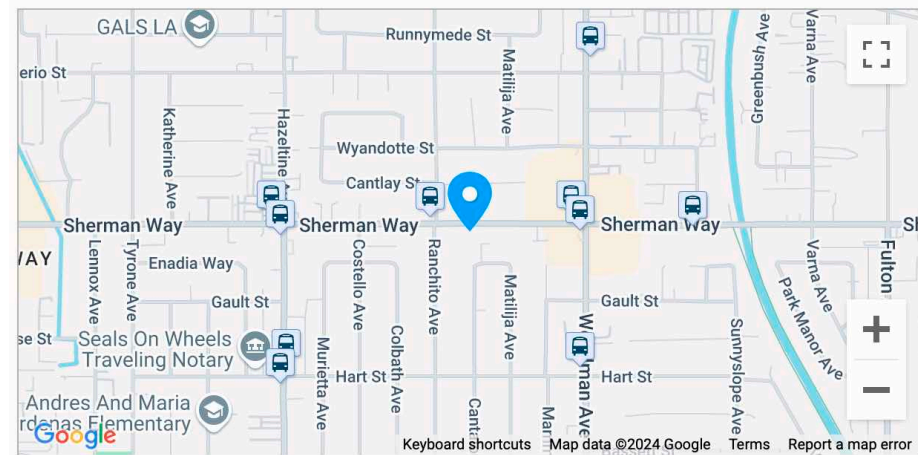
Some Transit

A few nearby public transportation options.

Bike Score
60

Bikeable

Some bike infrastructure.



Rail lines:

Metrolink Ventura County Li... 1.1 mi

Bus lines:

162 Metro Local Line	0.1 mi	158 Metro Local Line	0.2 mi
Panorama City/Van Nuys Cl...	0.3 mi	Panorama City/Van Nuys Co...	0.3 mi
165 Metro Local Line	0.5 mi		

About this Location

13840 Sherman Way has a Walk Score of 74 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in the Van Nuys neighborhood in Los Angeles. Nearby parks include Hartland Mini Park, Van Nuys Recreation Area and Kittridge Mini Park.

Walk Score® 

<https://www.walkscore.com/score/13840-sherman-way-los-angeles-ca-91405>

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Section 8 - SAFMR - Voucher Payment Standards



In the Housing Choice Voucher (HCV) Program, payment standards are used in the calculation of Housing Assistance Payments (HAPs) that the Housing Authority pays to the owner on behalf of the family leasing the unit.

Payment standards are the maximum monthly assistance that the Housing Authority will pay on behalf of the family.

The payment standard for a family is the lower of:

- Payment standard for the family's unit size indicated on the voucher; or
- Payment standard for the size of the unit leased by the family.

Additional factors that influence the Housing Assistance Payment to the owner include the family's size and income, utilities the family is responsible for, and the cost of comparable units in the area.

The Housing Authority of the City of Los Angeles (HACLA) has been designated by the U.S. Department of Housing and Urban Development (HUD) as a Small Area Fair Market Rent (SAFMR) Housing Authority and, in accordance with 24 CFR 982.503, is required to implement SAFMR-based payment standards no later than January 1, 2025.

SAFMRs are Fair Market Rents (FMRs) calculated at the ZIP code level, rather than for the entire metropolitan area. SAFMRs are intended to more accurately reflect the local market and provide families with access to low-poverty and high-opportunity areas by providing rental assistance at a level that makes the higher rents in such areas affordable for them.

The landlord's asking rent for the unit must be supported by comparable rents within the area. Regardless of the location, the rent for the unit can never be higher than the comparable rent determined by the HACLA/third party vendor regardless of the VPS.

There are no area exception rents at this time.

FAMILY SHARE REMINDER: At the starting date of the initial Housing Assistance Payments (HAP) contract for a unit (lease-in-place or otherwise) if the contract rent is higher than the appropriate VPS, the family share cannot be greater than 40% of the family's adjusted monthly income. This is a statutory and regulatory requirement. There are absolutely no exceptions and HUD headquarters (D.C.) cannot grant a waiver on this matter.

<https://www.hacla.org/en/about-section-8/payment-standards>

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SAFMR payment standard schedule by grouped ZIP code

Tier	Small Area Fair Market Rent (SAFMR) determined by ZIP Code	Bedroom Size										
		Efficiency	1	2	3	4	5	6	7	8	9	10
1	90001, 90002, 90003, 90006, 90007, 90008, 90011, 90018, 90021, 90022 , 90023, 90031, 90032, 90033, 90037, 90040 , 90043, 90044, 90047, 90058, 90059, 90061, 90062, 90063, 90201 , 90221 , 90222 , 90247, 90248, 90249 , 90250, 90255 , 90262, 90270 , 90301, 90303 , 90304, 90540 , 90710, 90723 , 90744, 90805 , 90806 , 90810, 90813, 91331, 91352, 91402, 91731 , 91732 , 91733 , 91744 , 91754, 91755 , 91768 , 91770 , 91803, 93535 , 93536 , 93550	\$1,920	\$2,172	\$2,748	\$3,528	\$3,888	\$4,471	\$5,054	\$5,637	\$6,220	\$6,804	\$7,387
2	90016, 90057, 90065, 90601 , 90602 , 90706 , 90731, 90804 , 91042, 91306, 91340, 91342, 91343, 91605, 91702 , 91723 , 91776	\$2,004	\$2,244	\$2,2832	\$3,600	\$3,984	\$4,581	\$5,179	\$5,776	\$6,374	\$6,972	\$7,569
3	90019, 90026, 90029, 90041, 90042, 90241 , 90242 , 90260 , 90302, 90501, 90604, 90605, 90717, 90745, 91040, 91401, 91405 , 91606, 91801	\$2,088	\$2,340	\$2,952	\$3,756	\$4,164	\$4,788	\$5,413	\$6,037	\$6,662	\$7,286	\$7,911
4	90004, 90005, 90009 , 90012, 90020, 90028, 90030 , 90305, 90502, 90606 , 90670 , 90755 , 90802, 90807 , 90816 , 91043 , 91104 , 91303, 91304, 91325, 91333 , 91334 , 91335, 91346 , 91353 , 91356, 91357 , 91393 , 91404, 91406, 91411, 91603 , 91609 , 91722 , 91745 , 91748 , 91780	\$2,208	\$2,472	\$3,120	\$3,960	\$4,392	\$5,050	\$5,709	\$6,368	\$7,027	\$7,686	\$8,344
5	90013, 90017, 90038, 90039, 90240 , 90404, 90715 , 91006 , 91007 , 91010 , 91201, 91203 , 91204, 91205, 91311, 91316, 91345, 91384 , 91502 , 91607, 91724 , 91775 , 91790	\$2,328	\$2,616	\$3,300	\$4,188	\$4,644	\$5,340	\$6,037	\$6,733	\$7,430	\$8,126	\$8,823
6	90027, 90034, 90056, 90056, 90405, 90503 , 90504, 90505 , 90603 , 90808 , 91001 , 91106 , 91202 , 91206, 91324, 91344, 91351 , 91387 , 91504, 91601, 91711 , 91773 , 91792	\$2,508	\$2,820	\$3,552	\$4,512	\$5,004	\$5,754	\$6,505	\$7,255	\$8,006	\$8,756	\$9,507
7	90010, 90014, 90035, 90045, 90046, 90048, 90068, 90211, 90230, 90232, 90245 , 90713, 90732, 91101 , 91326, 91350 , 91355 , 91381 , 91390 , 91403, 91423, 91505, 91602, 91604, 91765	\$2,724	\$3,060	\$3,852	\$4,896	\$5,424	\$6,237	\$7,051	\$7,864	\$8,678	\$9,492	\$10,305
8	90015, 90024, 90025, 90036, 90049, 90064, 90069, 90073, 90094, 90212, 90266 , 90272, 90291, 90292, 90293, 90401 , 90703 , 90746 , 91307, 91364, 91367, 91436	\$3,108	\$3,480	\$4,392	\$5,580	\$6,192	\$7,120	\$8,049	\$8,978	\$9,907	\$10,836	\$11,764
Regardless of its location, or whether the unit is providing a reasonable accommodation, the unit's rent can never be higher than the comparable rents determined by the Housing Authority.												
Effective 1/1/2025 for New Admissions/Recontracts and 3/1/2025 for Annual Reexaminations												
All ZIP codes bolded/underlined are outside of the Los Angeles City limits and may only be used in the HUD-Veterans Affairs Supportive Housing (VASH), Emergency Housing Vouchers (EHV) and Community Choice Demonstration programs												

13840 Sherman Way

LAHD - Tenants with Housing Choice Voucher (Section 8)



LAHD OCCUPANCY MONITORING: *NEXT STEPS*

Congratulations! You've completed your covenant. What's next?

1. Read your covenant for specifics

Your covenant specifies the *rent* that you can charge, *tenant household income limits*, how many and which *units* are restricted, *term* and how to maintain compliance with the City.

2. Contact the City BEFORE you expect to obtain your Certificate of Occupancy

The Owner must contact the City within 120 days of issuance of a Certificate of Occupancy or Certificate of Completion. **Prior** to renting any restricted unit, the Owner must request the City to certify the eligibility of any prospective household by submitting the required **Income Certification Application Package**.

When you contact the City, we will provide:

- a. Income Certification Application Package
- b. If needed, training to complete the Application Package. Trainings are provided **by appointment**
- c. Current income & rent limit schedules

CONTACT US

Email: lahd.occmonitor@lacity.org
Phone: (213) 808-8806

3. Advertise

Your covenant requires you to advertise the affordable units at lahousing.lacity.org to notify the public on how to apply for restricted units. For questions about advertising, email lahd.occmonitor@lacity.org.

4. Select prospective tenants

The Owner makes the selection of an Eligible Household by submitting the required Application Package and required documents to LUcert@ufbahc.com. Our contractor, Urban Futures Bond Administration (UFBA), reviews Income Certification Application Packages. The Owner is responsible for verifying the Households' eligibility using their employment verification, paycheck stubs, bank statements, benefit statements (SSI, SSA, EDD, CalWorks), tax returns and other income and asset documentation. Failure to rent to an Eligible Household will result in the Owner paying the City all rents received for each day of occupancy by unqualified tenants.

5. Keep your records and report annually

After tenants are approved for income eligibility, and the tenants move in, keep those approvals on file. You will be required to submit an annual report to UFBA to ensure your approved tenants have remained and their rents are within the program limit. UFBA will send you an introductory letter when it is time to submit your first report. Another requirement of your covenant is an annual monitoring fee. The City will send you an invoice every year.

Tenants with Housing Choice Voucher (Section 8) or other rental subsidies
Tenants with rental subsidies may reside in restricted units so long as the *tenant's portion* does not exceed your covenant's maximum rent limit. The project can collect a monthly rent from the subsidy that is higher than the Covenant's rent limit and remain in compliance with its covenant. *Ask how tenants with a rental subsidy may waive the Income Certification requirement.
Rev. 9/13/2021

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



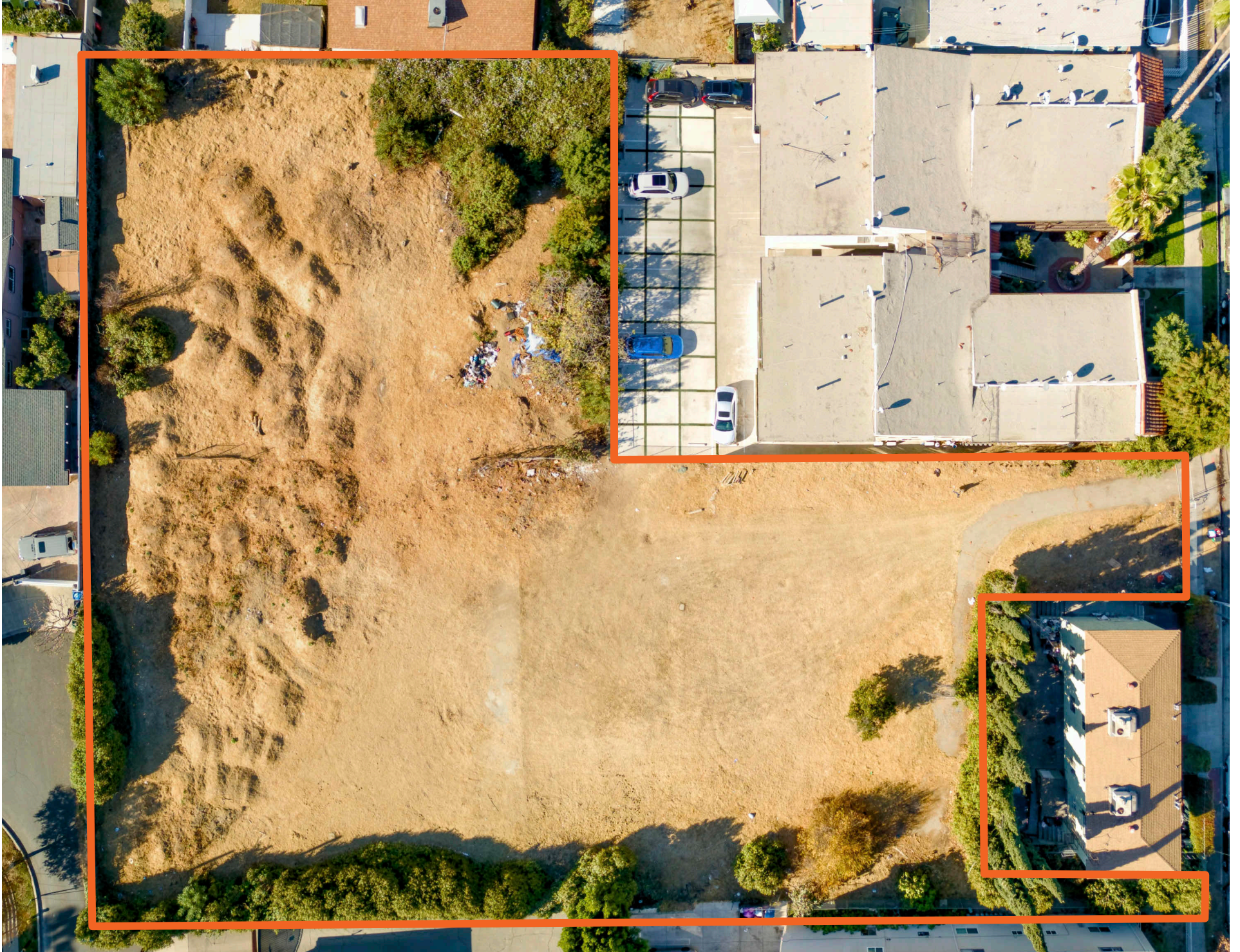












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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Partners CRE and KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

PARTNERSCRE

For more information please contact
our exclusive sales agents:

Dario Svidler
Executive Vice President

424. 600. 7633
dario@svidlercre.com
svidlercre.com
DRE 01884474

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kw
BEVERLY HILLS