

IN THE CIRCUIT COURT OF THE 11TH
JUDICIAL CIRCUIT IN AND FOR
MIAMI-DADE COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2013-032157-CA-01

JAMES D. SALLAH, not individually
but solely in his capacity as Corporate Monitor for
OM GLOBAL INVESTMENT FUND LLC and
OM GLOBAL LP,

Plaintiff,

v.

CHHATRALA GROUP, LLC and COLUMBIA
DOWNTOWN, LLC,

Defendants.

FILED FOR RECORD
2013 DEC 18 AM 10:20
CLERK, CIRCUIT E. COUNTY COURTS
DADE COUNTY, FLA.
CIVIL #52

DEFAULT AND FINAL DEFAULT JUDGMENT

THIS CAUSE came before the Court upon the Corporate Monitor's Motion for Default and Default Final Judgment against Defendants (the "Motion"). The Court, having considered the Motion and being duly advised in the premises, does hereby

ORDER and ADJUDGE AS FOLLOWS:

1. The Motion is GRANTED.
2. Defendants Chhatrala Group, LLC and Columbia Downtown, LLC were properly served with process in the State of California.
3. Default is hereby entered against both Chhatrala Group, LLC and Columbia Downtown, LLC for failure to answer or otherwise respond to the Complaint.
4. Final Default Judgment is also hereby entered against both Chhatrala Group, LLC and Columbia Downtown, LLC.

CERTIFICATION ON LAST PAGE
HARVEY RUVIN, CLERK

5. Plaintiff James D. Sallah, not individually but solely in his capacity as the court-appointed Corporate Monitor (the "Corporate Monitor") for OM Global Investment Fund LLC, shall recover from Chhatrala Group, LLC and Columbia Downtown, LLC the sum of \$992,087.90 for damages.

6. Therefore, Judgment is hereby entered against Chhatrala Group, LLC and Columbia Downtown, LLC, and in favor of the Corporate Monitor on behalf of OM Global Investment Fund LLC.

7. The total amount of this Judgment shall bear interest at the statutory rate until paid, for which sum let execution issue forthwith.

8. Both Chhatrala Group, LLC and Columbia Downtown, LLC shall complete, under oath, Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the Corporate Monitor's counsel within 45 calendar days from the date of this Final Judgment, unless the Final Judgment is satisfied.

9. The Court shall retain jurisdiction to enter a separate judgment on the amount of the Corporate Monitor's attorneys' fees and costs.

10. The Court shall also retain jurisdiction to enforce this Judgment, including entering further orders deemed proper, such as an order compelling Defendants to complete Form 1.977.

11. Defendants' principal address is 3274 Rosecrans Street, San Diego, California 92110.

12. The Corporate Monitor's address is 2255 Glades Road, Suite 300E, Boca Raton,

AT THIS COPY
CERTIFICATION ON LAST PAGE
HARVEY RUVAL CLERK

Florida 33431.

DONE AND ORDERED in Chambers in Miami-Dade County, Florida on this 18 day of

December, 2013.

ORIGINAL

JUDICIAL SAFAH I. ZABEL

Circuit Court Judge

Copies furnished to:

Patrick J. Rengstl, Esq.
LEVINE KELLOGG LEHMAN
SCHNEIDER + GROSSMAN LLP
Counsel for the Corporate Monitor
201 South Biscayne Boulevard
22nd Floor, Miami Center
Miami, Florida 33131

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that the foregoing is a true and correct copy of the
original on file in this office. Dec 18 AD 20 13
HARVEY RUVIN, Clerk of Circuit and County Courts
Deputy Clerk



CHHATRALA GROUP, LLC
c/o Jenish Patel, Registered Agent
3274 Rosecrans Street
San Diego, California 92110

COLUMBIA
DOWNTOWN, LLC
c/o Hemant Chhatrala, Registered Agent
3274 Rosecrans Street
San Diego, California 92110

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