



LOS ANGELES COUNTY DISTRICT ATTORNEY'S OFFICE
BUREAU OF SPECIALIZED PROSECUTIONS • TARGET CRIMES DIVISION
ARSON and EXPLOSIVES SECTION

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May 22, 2015

Nationstar Mortgage
8950 Cypress Waters Blvd.
Coppell, Texas 75019

Re: Victims George and Nansee Lanning.

To whom it may concern,

My name is Renee Rose and I am a Deputy District Attorney for the County of Los Angeles currently assigned to the Arson Unit of the Target Crimes Division. I have been actively involved for the past two and a half years in the investigation and subsequent prosecution of several individuals who committed a series of vicious attacks against the Lanning family and their real and personal property interests. I understand that Nansee Lanning is facing potential foreclosure action involving her home at 139 N. Le Doux Rd. in Beverly Hills, California. I was asked to provide a letter verifying that, as victims of violent crime, Nansee Lanning and her family are entitled to recover criminal restitution at the conclusion of my proceedings in Superior Court.

Victims George and Nansee Lanning were owners of a commercial building on Sunset Boulevard in West Hollywood. In December 2004, defendant Andrew Kramer entered into a lease with the Lannings for the rental of commercial retail space to operate a medical marijuana dispensary. In December 2007, Kramer and the Lannings entered into a new agreement whereby the Lannings would purchase the Sunset Super Shop from Kramer and keep Kramer on as a paid consultant. After the Lannings' fired Kramer in July 2008, he and his associates physically took over control of the Sunset Super Shop and prohibited the Lannings from entering the dispensary. On September 8, 2008, the Lannings brought an unlawful detainer/forceable entry/trespass action against Andrew Kramer in civil court.

On April 29, 2009, the civil court Judge ruled in favor of the Lannings. On June 6, 2009, deputies from the Sheriff's Department formally evicted Andrew Kramer but not before he caused extensive damage to the interior of the West Hollywood building. After repairing the damage, the Lannings resumed possession and operation of the Sunset Super Shop. On August 4, 2009, the Judge ordered Andrew Kramer to pay a portion of the Lannings civil litigation costs. Five days later, an incendiary device filled with gasoline was ignited underneath the rear bumper of George Lanning's car that was parked on the street in front of Nansee Lanning's 139 N. Le Doux home in Beverly Hills.

Between August 2009 and June 2012, the Lanning family and Andrew Kramer remained in a contentious battle in civil court. During that time, violent physical attacks were directed at Nansee Lanning and her son, Justin, during a home invasion robbery while multiple arson and vandalism

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attacks were repeatedly waged against these victims at their home in Beverly Hills and at their commercial building in West Hollywood.

The Beverly Hills Police Department and the Los Angeles County Sheriff's Department opened investigations into these attacks. The attacks seemed to directly coincide with the on-going civil court proceedings between the Lannings and Andrew Kramer. The modus operandi for several of these attacks was very similar. One to four individuals were hired by a series of middlemen on behalf of Andrew Kramer to commit the crimes against the Lannings. They were paid by Andrew Kramer, through the middleman, after the arson, home invasion and vandalism attacks were completed.

On April 18, 2013, felony Complaint BA410217 was filed against defendants Andrew Kramer, Ronald Samuel, Rene Johnson, Grace Cox and Jonathon Livingston listing several counts of attempted murder, stalking, home invasion robbery in concert and arson with the use of an accelerant. To date, almost a dozen individuals have been prosecuted for their participation in these criminal attacks. Nansee Lanning's house at 139 N. Le Doux in Beverly Hills was vandalized on numerous occasions and set on fire twice in the middle of the night while the Lannings' slept inside. The Lanning's retail building on Sunset Boulevard in West Hollywood was set on fire at least four times, suffered numerous broken windows and doors and stolen cars were driven into the front of the building on three different occasions.

Nansee, George and Justin Lanning have endured years of being physically attacked, emotionally terrorized and financially drained at the hands of their former tenant, Andrew Kramer. They have had to endure utter financial devastation while they patiently awaited the completion of the criminal proceedings against all of these defendants. The main defendant, Andrew Kramer, pled guilty to multiple felonies and is facing a sentence of 25 years in prison. He and the other remaining defendants, who have all been convicted, were ordered to pay full restitution to the Lannings.

This restitution matter is currently in its concluding stages in Department 51 of the Los Angeles Superior Court before the Honorable Michael Pastor. It is scheduled to resume on June 11, 2015. The Lannings have submitted numerous receipts, estimates and bills for the repair and/or replacement of personal property items, repairs due to fire damage and vandalisms at their properties, and personal medical expenses totaling over 1.5 million dollars. Additionally, the Judge will consider awarding the Lannings, as part of this criminal matter, restitution for the loss of revenue and other real estate properties as well as attorney fees which could total in the millions.

Defendant Andrew Kramer is believed to have substantial financial assets, both in money and in real estate properties. Given the level of victimization suffered by the Lannings at the hands of Andrew Kramer and others, the Lannings should be entitled to recover restitution in excess of a million dollars. Additionally, I am hopeful that an agreement will be reached between the parties that would allow for much of that restitution to be paid directly to the Lannings by the time Mr. Kramer is sentenced to 25 years in prison in a few weeks. Hopefully, in light of these extraordinary circumstances, some additional consideration can be extended to Nansee Lanning so that she will be able to collect all of the restitution monies owed to her, repay her outstanding loans and not lose her home to foreclosure. If you have any additional questions or concerns, please feel free to contact me at (213) 893-0256.

Sincerely,

A handwritten signature in black ink, appearing to read "Renee Rose", written in a cursive style.

Renee Rose
Deputy District Attorney
Target Crimes Division/Arson Unit