



## → Shadi Farzan

### Attorney

333 South Hope Street  
Forty-Third Floor  
Los Angeles, CA 90071

T: +1.213.617.5517

[sfarzan@sheppardmullin.com](mailto:sfarzan@sheppardmullin.com)

Shadi Farzan is an attorney in the Real Estate, Energy, Land Use & Environmental Practice Group in the firm's Los Angeles office.

### Areas of Practice

Shadi specializes in creditors' rights and focuses on lender and lessor representation in bankruptcies, loan and lease workouts and secured transactions.

Shadi also has a significant commercial bankruptcy experience that includes representing various parties – such as creditors, trustees, debtors-in-possession, official committees and purchasers of assets – before the bankruptcy court.

### Honors

Ones to Watch – Real Estate Law, *Best Lawyers*, 2022-2024

### Experience

Representing Pacific Premier Bank (PPB), headquartered in Irvine, CA with approximately \$20 billion in total assets, as the primary secured lender to Platinum Corral, LLC, Golden Corral's second largest franchisee in the United States. PPB has worked cooperatively with Platinum Corral, both leading up to the Chapter 11 bankruptcy filing in the Eastern District of North Carolina and now helping to restructure its finances in the currently pending Chapter 11 proceeding. PPB is the senior secured creditor, owed in excess of \$16 million.

Representation of major CMBS special servicer in Chapter 11 of the largest toy retailer (Toys-R-Us) in the United States.

Representation of several major CMBS special servicers in default, workout, restructuring and bankruptcy matters in connection with significant commercial real estate assets throughout the United States.

Representation of toy company debtor through chapter 11 sale process in In re Imperial Toy LLC, Bankr. N.D. Cal.

Representation of waterpark debtor in chapter 11 restructuring in In re Rexford Properties LLC, Bankr. C.D. Cal.

## Articles

### Real Estate, Land Use and Environmental Law Blog Posts

- "CDP Applicant May Not Challenge Local Agency's CEQA Decision on Coastal Development Permit While CDP Appeal to Coastal Commission Is Pending," March 13, 2019
- "Voters Overwhelmingly Approve 'Build Better LA' Initiative Resulting in New Affordable Housing and Local Hiring Requirements For Developers," November 11, 2016
- "CEQA "Common Sense" Exemption Upheld; Environmental Baseline for Project Following Improvements Pursuant to an Emergency Exemption Clarified," March 10, 2015
- "Sacramento Kings Win Again; Second CEQA Challenge Rejected," March 10, 2015

## Media Mentions

Imperial Toy Plans Sale to Ja-Ru  
*The Deal*, 11.19.2019

## Practices

Bankruptcy and Restructuring  
Bankruptcy Litigation  
Commercial Lending and Financial Transactions  
Distressed Real Estate Loan Workouts and Enforcement  
Real Estate, Energy, Land Use & Environmental

## Education

J.D., UCLA School of Law, 2014  
B.A., University of California, Los Angeles, 2010, *summa cum laude*

## Admissions

California

## Languages

Farsi (Persian)