FILED
LOS ANGELES SUPERIOR COURT

HOLLYWOOD BRANCH SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES

MAR 0 1 2010

JOHN A. CLERK

Deputy

THE PEOPLE OF THE STATE OF CALIFORNIA,

Plaintiff,

vs.

- 1. ALBERT MIZRAHI Aka AL MIZRAHI Aka MIZRAHI AL (M; 05/19/1953)
- 2. LARCHMONT VILLAGE PARTNERS ONE, LLC, a California Limited Liability Company

LAMC 91.103.3*
(THREE TOTAL COUNTS)

Defendants.

MISDEMEANOR COMPLAINT

CASE NUMBER: 0HY05071

FILED

JOHN A. CLARKE

Executive Officer/Clerk

By Deputy Clerk

Issued by

CARMEN A. TRUTANICH

City Attorney

TINA HESS

(LP)

Assistant City Attorney

Comes now the undersigned and states that he is informed and believes, and upon such information and belief declares: That on or about 12/14/2009 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit,

violation of Section 91.103.3 of the Los Angeles Municipal Code was committed by the above-named defendants, who at the time and place last aforesaid, did unlawfully fail to comply with a valid order issued pursuant to a provision and requirement of the Los Angeles Municipal Code, to wit: Order to Comply# 09DMI00805-107, issued on 10/29/2009 and 12/14/2009.

It is further alleged that defendants were the owners or persons in control of the property located at 107 NORTH LARCHMONT BOULEVARD, LOS ANGELES, CALIFORNIA 90004.

TCIS 91.103.3/01

*LAMC SECTION 91.103.3, 91.106.4.4.2, and 91.109.1 (3 counts).

COUNT II

For a further, separate and second cause of action being a different offense, belonging to the same class of crimes and offenses set forth in Count I hereof, affiant further alleges that on or about 06/25/2009 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit,

violation of Section 91.106.4.4.2 of the Los Angeles Municipal Code was committed by the above-named defendants, who at the time and place last aforesaid, did unlawfully and knowingly, with the intent to deceive, make a false statement and representation, and did knowingly fail to disclose a material fact in documentation required by the Department of Building and Safety to ascertain facts relative to Section 91.106.4.4.2 of the Los Angeles Municipal Code, to the exception in Section 91.107.2.9 and to Section 91.112 of the Los Angeles Municipal Code, including oral and written evidence presented, to wit: Covenant and Agreement dated 06/25/2009.

TCIS 91.106.4.4.2/01

COUNT III

For a further, separate and third cause of action being a different offense, belonging to the same class of crimes and offenses set forth in Count I hereof, affiant further alleges that on or about 12/14/2009 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit,

violation of Section 91.109.1 of the Los Angeles Municipal Code was committed by the above-named defendants, who at the time and place last aforesaid, did unlawfully use and occupy a building and structure and portion thereof, without having been issued a Certificate of Occupancy by the Los Angeles Department of Building and Safety.

MCI 91.109.1/01

All of which is contrary to the law and against the peace and dignity of the People of the State of California. Declarant and complainant therefore pray that a warrant may be issued for the arrest of said defendants and that they may be dealt with according to law.

Attached hereto and incorporated by reference as though fully set forth are written statements and reports, consisting of 86 pages, which constitute the basis upon which I make the within allegations.

A declaration in Support of the Issuance of Such Warrant is Submitted.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Los Angeles, California, on:

DATED: MRCH1, 2010

. 1	SUPERIOR COURT OF CALIFORNI	A, COUNTY OF LOS ANGELES
2	LOS ANGELES JUDI	CIAL DISTRICT
3		
4		CASE NO. OHYO5071
5	11	
6	- 11	
7) s	DECLARATION MADE UNDER C.C.P. SECTION 2015.5 IN SUPPORT OF ARREST WARRANT
8	· 11	ARRESI WARRANI
9	AKA MIZRAHI AL (M; 05/19/1953)	
10	2. LARCHMONT VILLAGE PARTNERS	
11	ONE, LLC, a California Limited	
12	Liability Company)	
13	LAMC 91.103.3*	
14	(THREE TOTAL COUNTS)	
	1	
15	Defendants.)	
15 16)	
)	
16	THE UNDERSIGNED HEREBY DECLARES:	s Senior Inspector for the Los
16 17	THE UNDERSIGNED HEREBY DECLARES:	
16 17 18	THE UNDERSIGNED HEREBY DECLARES: That I am currently employed as	
16 17 18 19	THE UNDERSIGNED HEREBY DECLARES: That I am currently employed as Angeles Department of Building and S	Safety and have been so employed
16 17 18 19 20	THE UNDERSIGNED HEREBY DECLARES: That I am currently employed as Angeles Department of Building and S throughout this investigation.	Safety and have been so employed and in accordance with Los
16 17 18 19 20 21	THE UNDERSIGNED HEREBY DECLARES: That I am currently employed as Angeles Department of Building and S throughout this investigation. That pursuant to my employment,	Safety and have been so employed and in accordance with Los
16 17 18 19 20 21 22	THE UNDERSIGNED HEREBY DECLARES: That I am currently employed as Angeles Department of Building and S throughout this investigation. That pursuant to my employment, Angeles Municipal Code Section 161.6	Safety and have been so employed and in accordance with Los 502.1, I inspected the property os ANGELES, CALIFORNIA 90044 on
16 17 18 19 20 21 22 23	THE UNDERSIGNED HEREBY DECLARES: That I am currently employed as Angeles Department of Building and Standard throughout this investigation. That pursuant to my employment, Angeles Municipal Code Section 161.60 at 107 NORTH LARCHMONT BOULEVARD, LC	Safety and have been so employed and in accordance with Los 502.1, I inspected the property os angeles, California 90044 on evealed violations of LAMC
16 17 18 19 20 21 22 23 24	THE UNDERSIGNED HEREBY DECLARES: That I am currently employed as Angeles Department of Building and Standard throughout this investigation. That pursuant to my employment, Angeles Municipal Code Section 161.6 at 107 NORTH LARCHMONT BOULEVARD, LODECEMBER 14, 2009. The inspection respections 91.103.3, 91.106.4.4.2, and	Safety and have been so employed and in accordance with Los 502.1, I inspected the property os angeles, California 90044 on evealed violations of LAMC
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the above-mentioned Defendants. Therefore, in accordance with LAMC §§ 11.00(j) and 11.00(m), I contend that the Defendants, did violate and have failed to comply with the mandatory requirements of the above-mentioned LAMC Sections. Declarant therefore prays that a warrant may be issued for the arrest of said Defendants and that they may be dealt with according to law. Attached hereto and incorporated by referred as though fully set forth are written statements and reports, consisting of 86 pages, which constitute the basis upon which I make the within allegations. I declare under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on: DATED: MRCH 1, 2010 PROPERTY ADDRESS: 107 NORTH LARCHMONT BOULEVARD, LOS ANGELES, CA 90004