



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: MARCH 1, 2010

  
\_\_\_\_\_  
JOHN KELLY  
DECLARANT

1 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

2 LOS ANGELES JUDICIAL DISTRICT

3  
4 THE PEOPLE OF THE STATE OF )  
CALIFORNIA, )

5 )  
6 Plaintiff, )

7 vs. )

) CASE NO. 0HY05071

) DECLARATION MADE UNDER C.C.P.  
) SECTION 2015.5 IN SUPPORT OF  
) ARREST WARRANT

8 1. ALBERT MIZRAHI AKA AL MIZRAHI )  
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) )

15 Defendants. )  
16 )

17 THE UNDERSIGNED HEREBY DECLARES:

18 That I am currently employed as Senior Inspector for the Los  
19 Angeles Department of Building and Safety and have been so employed  
20 throughout this investigation.

21 That pursuant to my employment, and in accordance with Los  
22 Angeles Municipal Code Section 161.602.1, I inspected the property  
23 at **107 NORTH LARCHMONT BOULEVARD, LOS ANGELES, CALIFORNIA 90044** on  
24 DECEMBER 14, 2009. The inspection revealed violations of LAMC  
25 Sections 91.103.3, 91.106.4.4.2, and 91.109.1 (3 counts).

26 Subsequent research of Los Angeles County Tax records and real  
27 estate records revealed that the owners of the subject property are  
28

1 the above-mentioned Defendants.

2 Therefore, in accordance with LAMC §§ 11.00(j) and 11.00(m), I  
3 contend that the Defendants, did violate and have failed to comply  
4 with the mandatory requirements of the above-mentioned LAMC  
5 Sections. Declarant therefore prays that a warrant may be issued  
6 for the arrest of said Defendants and that they may be dealt with  
7 according to law.  
8

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

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

15 Executed at Los Angeles, California, on:

16

17 DATED: MARCH 1, 2010

  
\_\_\_\_\_  
JOHN KELLY  
DECLARANT

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22 PROPERTY ADDRESS: 107 NORTH LARCHMONT BOULEVARD, LOS ANGELES, CA 90004

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