

1 Craig A. Welin (State Bar No. 138418)  
cwelin@frandzel.com  
2 Michael Gerard Fletcher (State Bar No. 70849)  
mfletcher@frandzel.com  
3 FRANDZEL ROBINS BLOOM & CSATO, L.C.  
1000 Wilshire Boulevard  
4 Nineteenth Floor  
Los Angeles, California 90017-2427  
5 Telephone: (323) 852-1000  
Facsimile: (323) 651-2577

6 Attorneys for Permanent Receiver ROBB  
7 EVANS & ASSOCIATES LLC

8  
9 **UNITED STATES DISTRICT COURT**  
10 **CENTRAL DISTRICT OF CALIFORNIA, WESTERN DIVISION**

11  
12 FEDERAL TRADE COMMISSION,

13 Plaintiff,

14 v.

15 SALE SLASH LLC, a California  
limited liability company; PURISTS  
16 CHOICE LLC, a California limited  
liability company; APEX CUSTOMER  
17 CARE LLC, a California limited  
liability company; PENWAY LLC, a  
18 California limited liability company;  
RENVEE LLC, a California limited  
19 liability company; OPTIM PRODUCTS  
LLC, a California limited liability  
20 company; EDGAR BABAYAN,  
individually; ARTUR BABAYAN,  
21 individually and as an owner and  
manager of SALE SLASH LLC and  
22 PURISTS CHOICE LLC; and VAHE  
HAROUTOUNIAN, also known as  
23 VAHEH HAROUTOUNIAN, also  
doing business as PRISMA PROFITS,  
24 individually and as manager of SALE  
SLASH LLC, and owner of OPTIM  
25 PRODUCTS LLC,

26 Defendants.  
27  
28

Case No. 2:15-cv-03107-PA-AJW

**NOTICE OF MOTION AND  
MOTION FOR AN ORDER  
APPROVING THE  
ABANDONMENT OF THE REAL  
PROPERTY COMMONLY  
KNOWN AS 4579 DON RICARDO  
DRIVE, LOS ANGELES,  
CALIFORNIA 90008;  
MEMORANDUM OF POINTS AND  
AUTHORITIES AND  
DECLARATIONS OF BRICK  
KANE AND CHRISTOPHER D.  
CROWELL FILED HEREWITH**

Date: October 3, 2016  
Time: 1:30 p.m.  
Place: Courtroom 15, Spring Street  
Judge: Hon. Percy Anderson

1 TO: THE HONORABLE PERCY ANDERSON, UNITED STATES  
2 DISTRICT JUDGE, AND ALL PARTIES IN INTEREST:

3 PLEASE TAKE NOTICE that on October 3, 2016, commencing at 1:30 p.m., or  
4 as soon thereafter as the parties may be heard in Courtroom 15 of the above-entitled  
5 Court located at 312 North Spring Street, Los Angeles, California 90012, Robb Evans  
6 & Associates LLC, the Permanent Receiver in the above-entitled action ("Receiver"),  
7 will and hereby does move the Court for an order approving the abandonment of the  
8 real property commonly known as 4579 Don Ricardo Drive, Los Angeles, California  
9 90008, effective July 31, 2016.

10 PLEASE TAKE FURTHER NOTICE that this Motion is based upon this Notice  
11 of Motion and Motion; the accompanying Memorandum of Points and Authorities and  
12 Declarations of Brick Kane and Christopher D. Crowell, the pleadings, records and files  
13 of this case of which the Receiver requests the Court take judicial notice; and all further  
14 pleadings, oral and documentary evidence and arguments of counsel as may be  
15 presented by the Receiver at or before the time of the hearing on the Motion.

16 PLEASE TAKE FURTHER NOTICE that a copy of this Notice of Motion and  
17 Motion, the accompanying Memorandum of Points and Authorities and Declarations of  
18 Brick Kane and Christopher D. Crowell are posted and may be reviewed on the  
19 Receiver's website at [http://www.robbevans.com/find-a-case/casepage/sale-slash-LLC-](http://www.robbevans.com/find-a-case/casepage/sale-slash-LLC-et-al-receiver)  
20 [et-al-receiver](http://www.robbevans.com/find-a-case/casepage/sale-slash-LLC-et-al-receiver). Copies will be provided to any interested party upon receipt of a written  
21 request sent to Robb Evans & Associates LLC, 11450 Sheldon Street, Sun Valley,  
22 California 91352; Telephone: (818) 768-8100; Facsimile: (818) 768-8802.

23 PLEASE TAKE FURTHER NOTICE that this Motion is made following the  
24 conference of counsel pursuant to Local Rule 7-3. On August 24, 2016, the Receiver's  
25 counsel sent an e-mail to Matthew Wernz, who represents the Plaintiff Federal Trade  
26 Commission in this action, and Karl Kronenberger and Ginny Sanderson, who represent  
27 the Defendants who have appeared in this action. The e-mail described the relief  
28 requested by the Motion and asked counsel to advise whether they have any objection

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

to the Motion. Mr. Wernz and Ms. Sanderson each responded by e-mail and indicated that their respective clients would not oppose the Motion.

DATED: August 31, 2016

FRANDZEL ROBINS BLOOM & CSATO, L.C.  
CRAIG A. WELIN  
MICHAEL GERARD FLETCHER

By: /s/ Craig A. Welin  
CRAIG A. WELIN  
Attorneys for Permanent Receiver ROBB  
EVANS & ASSOCIATES LLC

FRANDZEL ROBINS BLOOM & CSATO, L.C.  
1000 WILSHIRE BOULEVARD, 19TH FLOOR  
LOS ANGELES, CALIFORNIA 90017-2427  
(323) 852-1000

FRANZEL ROBINS BLOOM & CSATO, L.C.  
1000 WILSHIRE BOULEVARD, 19TH FLOOR  
LOS ANGELES, CALIFORNIA 90017-2427  
(323) 852-1000

**MEMORANDUM OF POINTS AND AUTHORITIES**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

On February 2, 2016, the Court entered its Stipulated Order for Permanent Injunction and Monetary Judgment (Dkt. No. 171) ("Stipulated Judgment") against Defendants Sale Slash LLC, Purists Choice LLC, Optim Products LLC, Edgar Babayan, Artur Babayan, and Vahe Haroutounian. The Stipulated Judgment, Section XII, directs the Receiver to accomplish certain enumerated tasks, including the liquidation of various real properties listed on paragraphs A-E of Schedule A to the Stipulated Judgment. One of these real properties is the real property commonly known as 4579 Don Ricardo Drive, Los Angeles, California 90008 ("Property").

After obtaining an appraisal of the Property, the Receiver estimated the net equity to be about \$30,000. The Receiver located a buyer for the Property, but the buyer declined to proceed with the sale after receiving an inspection report noting significant problems with the Property foundation. Given the projected net equity, the Receiver determined it was not cost-effective to repair the foundation or further market the Property, and indicated an intention to abandon the Property effective July 31, 2016.

Based on the foregoing, the Receiver respectfully requests that the Court grant this Motion and enter an order approving the abandonment of the Property effective July 31, 2016.

DATED: August 31, 2016

FRANZEL ROBINS BLOOM & CSATO, L.C.  
CRAIG A. WELIN  
MICHAEL GERARD FLETCHER

By: /s/ Craig A. Welin  
CRAIG A. WELIN  
Attorneys for Permanent Receiver ROBB  
EVANS & ASSOCIATES LLC

**DECLARATION OF BRICK KANE**

I, Brick Kane, declare as follows:

1. I am a deputy to the Permanent Receiver Robb Evans & Associates LLC ("Receiver") and am a principal of the firm. I have been one of the deputies to the Receiver with primary responsibility for the day-to-day supervision and management of the receivership estate in this action since the Receiver was first appointed as receiver on April 27, 2015. I have personal knowledge of the matters set forth in this declaration and, if I were called upon to testify as to those matters, I could and would testify competently thereto based upon my personal knowledge. I make this declaration in support of the Receiver's Motion for an Order Approving the Abandonment of the Real Property Commonly Known as 4579 Don Ricardo Drive, Los Angeles, California 90008 ("Property").

2. After obtaining an appraisal of the Property, the Receiver estimated the net equity to be about \$30,000. The Receiver located a buyer for the Property, but the buyer declined to proceed with the sale after receiving an inspection report noting significant problems with the Property foundation. Given the projected net equity, the Receiver determined it was not cost-effective to repair the foundation or further market the Property, and indicated an intention to abandon the Property effective July 31, 2016. A true and correct copy of an e-mail sent on July 27, 2016, by Craig A. Welin of Frandzel Robins Bloom & Csato, L.C., counsel to the Receiver in this action, to Ginny Sanderson of Kronenberger Rosenfeld, counsel to the Defendants who have appeared in this action, on which I was copied, giving notice of the Receiver's intent to abandon the Property, is attached hereto as Exhibit 1.

I declare under penalty of perjury under the laws of the United States of America and the State of California that the foregoing is true and correct and that this declaration was executed on August 31, 2016, at Sun Valley, California.

  
\_\_\_\_\_  
BRICK KANE

FRANZEL ROBINS BLOOM & CSATO, L.C.  
1000 WILSHIRE BOULEVARD, 19TH FLOOR  
LOS ANGELES, CALIFORNIA 90017-2427  
(323) 852-1000

**DECLARATION OF CHRISTOPHER D. CROWELL**

I, Christopher D. Crowell, declare:

1. I am an attorney licensed and admitted to practice before this Court and an associate at Frandzel Robins Bloom & Csato, L.C. ("Frandzel"), attorneys for Robb Evans & Associates LLC ("Receiver"), the Permanent Receiver in this action. I have personal knowledge of the matters specified in this declaration and, if I were called upon to testify as to those matters, I could and would testify competently thereto based upon my personal knowledge.

2. On August 24, 2016, I sent an e-mail to Matthew Wernz, who represents Plaintiff Federal Trade Commission in this action, and Karl Kronenberger and Ginny Sanderson, who represent the Defendants who have appeared in this action. The e-mail indicated that the Receiver intended to file a motion to approve the abandonment of the real property commonly known as 4579 Don Ricardo Drive, Los Angeles, California 90008, and asked counsel to advise whether they have any objection to the Motion. Ms. Sanderson and Mr. Wernz responded to my e-mail by indicating that their respective clients would not oppose the Motion. A true and correct copy of this e-mail correspondence is attached hereto as Exhibit 2.

I declare under penalty of perjury under the laws of the United States of America and the State of California that the foregoing is true and correct and that this declaration was executed on August 31, 2016, at Los Angeles, California.



CHRISTOPHER D. CROWELL

FRANZEL ROBINS BLOOM & CSATO, L.C.  
1000 WILSHIRE BOULEVARD, 19TH FLOOR  
LOS ANGELES, CALIFORNIA 90017-2427  
(323) 852-1000