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Pages:
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Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

12/07/20 AT 08:00AM

FEES:	38.00
TAXES:	0.00
OTHER:	0.00
PAID:	38.00



LEADSHEET



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011534316

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUEST BY
UNITED STATES
WHEN RECORDED MAIL TO
NAME: Shannen Beckman,
Senior Paralegal
MAILING ADDRESS: 312 N. Spring Street
14th Floor
CITY, STATE, ZIP CODE: Los Angeles, CA
90012

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

RECORDING REQUESTED BY SIMPLIFILE

TITLE(S)

LIS PENDENS

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently “in connection with” a transfer subject to the imposition of documentary transfer tax (DTT).
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently “in connection with” a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.
- ☒ Exempt from the fee per GC 27388.1 (a) (1); executed or recorded by a government agency.

NICOLA T. HANNA
United States Attorney
BRANDON D. FOX
Assistant United States Attorney
Chief, Criminal Division
STEVEN R. WELK
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Chief, Asset Forfeiture Section
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Attorneys for Plaintiff
UNITED STATES OF AMERICA

UNITED STATES DISTRICT COURT

FOR THE CENTRAL DISTRICT OF CALIFORNIA

UNITED STATES OF AMERICA,

Plaintiff,

v.

RICHARD AYVAZYAN,
Aka "Richard Ayazian" and
"Iuliia Zhadko," et al.

Defendants.

No.2:20-CR-00579-SVW

LIS PENDENS AS TO REAL PROPERTY
LOCATED IN TARZANA, CALIFORNIA

NOTICE IS HEREBY GIVEN that the foregoing action has been commenced and is now pending in the United States District Court for the Central District of California between the parties above-named for the forfeiture of said real property. The real property which is the subject of this action is located Tarzana, California and is more particularly described as follows:

DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THOSE PORTIONS OF LOT 71 and 72 OF TRACT 2605, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27 PAGE 55 ET SEQ. OF MAPS, AND THAT PORTION OF PARCEL "A" OF PARCEL MAP L.A. NO. 2015 AS PER MAP FILED IN BOOK 32 PAGE 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF TOPEKA DRIVE, 40 FEET WIDE, AS SHOWN ON SAID MAP, DISTANT THEREON SOUTH 15° 10' 00" WEST 178.55 FEET FROM THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE CENTERLINE OF TOPEKA DRIVE SHOWN ON SAID MAP AS HAVING A BEARING OF NORTH 15° 10' 00" EAST AND LENGTH OF 1055.19 FEET;

THENCE SOUTH 74° 50' 00" EAST 56.09 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 129.86 FEET;

THENCE EASTERLY ALONG SAID CURVE 128.40 FEET; TO THE TRUE POINT OF BEGINNING;

THENCE TANGENT TO SAID CURVE NORTH 48° 30' 50" EAST 147.14 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.05 FEET;

THENCE EASTERLY ALONG SAID CURVE, 125.14 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 30° 10' 46" EAST;

THENCE NORTH 10° 52' 46" EAST 45.32 FEET;

THENCE SOUTH 84° 29' 18" EAST 182.82 FEET;

THENCE SOUTH 04° 13' 10" WEST 195.63 FEET TO A POINT IN A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 175.31 FEET; A RADIAL LINE TO SAID POINT BEARS NORTH 62° 22' 50" EAST;

THENCE CONTINUING EASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 06' 30" AN ARC DISTANCE OF 153.32 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 22° 29' 20" WEST 63.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 375.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13° 52' 00" 90.76 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 161.89 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17° 46' 00" 50.20 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 75.69 FEET;

THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33° 58' 30" 44.88 FEET TO A POINT OF CUSP IN THE NORTHERLY LINE OF SAID PARCEL "A" SAID

1 NORTHERLY LINE BEING A CURVE CONCAVE SOUTHWESTERLY HAVING A
2 RADIUS OF 30.00'; A RADIAL LINE TO SAID POINT BEARS SOUTH
3 38° 26' 10" EAST;
4 THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE
5 116° 31' 20" AN ARC DISTANCE OF 61.01 FEET;
6 THENCE SOUTH 10° 54' 50" EAST 92.71 FEET;
7 THENCE SOUTH 80° 16' 17" WEST 20.00 FEET;
8 THENCE NORTH 31° 28' 33" WEST 120.33 FEET;
9 THENCE NORTH 22° 17' 48" WEST 20.00 FEET TO THE BEGINNING
10 OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.69
11 FEET;
12 THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL
13 ANGLE OF 49° 06' 52" AN ARC DISTANCE OF 47.74 FEET TO THE
14 BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A
15 RADIUS OF 181.89 FEET;
16 THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL
17 ANGLE OF 17° 46' 00" AN ARC DISTANCE OF 56.40 FEET TO THE
18 BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A
19 RADIUS OF 355.00 FEET;
20 THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL
21 ANGLE OF 12° 45' 16" AN ARC DISTANCE OF 79.03 FEET;
22 THENCE NORTH 67° 12' 02" WEST 268.30 FEET;
23 THENCE NORTH 15° 10' 00" EAST 43.00 FEET;
24 THENCE NORTH 47° 02' 30" WEST 175.00 FEET TO THE TRUE POINT
25 OF BEGINNING.

26 PARCEL 2:

27 THE RIGHT OF INGRESS AND EGRESS FOR SAID PROPERTY OVER A
28 ROADWAY EASEMENT FROM TOPEKA DRIVE OVER THAT PORTION OF LOT
71, OF TRACT NO. 2605, IN THE CITY OF LOS ANGELES, COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN
BOOK 27, PAGE 55, ET SEQ., OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN A STRIP OF
LAND 30.00 FEET IN WITH, LYING 15.00 FEET ON EACH SIDE OF
THE FOLLOWING DESCRIBED CENTER LINE:
BEGINNING AT THE SOUTHWESTERLY CORNER OF THE LAND CONVEYED
TO CIRELLA G. SMITH AND HUSBAND, BY DEED RECORDED JULY 8,
1943 AS INSTRUMENT NO. 118, IN BOOK 20132 PAGE 100,
OFFICIAL RECORDS, SAID CORNER BEING DISTANT 261.45 FEET
NORTHERLY FROM THE SOUTHWESTERLY CORNER OF LOT 71, SAID
TRACT 2605; THENCE NORMAL TO THE EASTERLY LINE OF TOPEKA
DRIVE, SOUTH 74° 50' 00" EAST 36.09 FEET TO THE BEGINNING
OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS
OF 129.86 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE,
128.40 FEET; THENCE TANGENT TO SAID CURVE, NORTH 48° 30'
50" EAST 147.14 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.05 FEET; THENCE
EASTERLY ALONG SAID CURVE, 144.70 FEET; THENCE TANGENT TO
SAID CURVE, SOUTH 48° 37' 10" EAST, 161.06 FEET TO THE
BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A

PROOF OF SERVICE BY MAILING

I am over the age of 18 and not a party to the within action. I am employed by the Office of the United States Attorney, Central District of California. My business address is 312 North Spring Street, 14th Floor, Los Angeles, CA 90012.

On **December 11, 2020**, I served a copy of: **NOTICE OF RECORDED LIS PENDENS AS TO REAL PROPERTY LOCATED IN TARZANA CALIFORNIA** upon each person or entity named below by enclosing a copy in an envelope addressed as shown below and placing the envelope for collection and mailing on the date and at the place shown below following our ordinary office practices.

TO: Richard Ayvazyan

Marietta Terabelian

Tarzana, CA 91356

X I am readily familiar with the practice of this office for collection and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.

Executed on: **December 11, 2020** at Los Angeles, California.

/s/ S. Beckman
SHANNEN BECKMAN

1 RADIUS OF 175.31 FEET, THENCE SOUTHERLY ALONG SAID CURVE,
2 217.57 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 22° 29'
3 20" WEST 42.15 FEET TO A POINT.

4 APN: 2176-029-031

5 For further information concerning the forfeiture, reference may
6 be had to the records of the Clerk of the Court for the United States
7 District Court at Los Angeles, California. Title to the defendant
8 property is in the names of Richard Ayvazyan and Marietta Terabelian,
9 husband and wife as Community Property.

10 Dated: December 7, 2020

NICOLA T. HANNA
United States Attorney
BRANDON D. FOX
Assistant United States Attorney
Chief, Criminal Division
STEVEN R. WELK
Assistant United States Attorney
Chief, Asset Forfeiture Section

14
15 /s/ Brent A. Whittlesey
16 BRENT A. WHITTLESEY
Assistant United States Attorney

17 Attorneys for Plaintiff
18 UNITED STATES OF AMERICA
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TO: SEE SERVICE LIST

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Executed on: December 7, 2020 at Los Angeles, California.

/s/ S. Beckman
SHANNEN BECKMAN

SERVICE LIST

Richard Ayvazyan

Tarzana, CA 91356

Marietta Terabelian

Tarzana, CA 91356

Gregory Shirin and Private Money Solutions, Inc.

15030 Ventura Blvd #500

Sherman Oaks, CA 91403

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Executed on: **December 11, 2020** at Los Angeles, California.

/s/ S. Beckman
SHANNEN BECKMAN