

The street which the residence fronts on is a through street from the City of Los Angeles to the City of Beverly Hills. Further description of the property is provided below.

Requirements for the subdivision of land in the area of the City north of Sunset Blvd are provided in the chart below. The subject property does not meet the minimum criteria for a lot in this neighborhood of Beverly Hills in terms of street frontage or lot size, however, it is compatible in terms of shape and topography with immediately adjacent properties in Beverly Hills.

MINIMUM LOT REQUIREMENTS

Code Required (BHMC 10-2-303)	1812 Angelo Drive
Compatibility with other lots in vicinity in terms of shape and topography	Compatible with adjacent lots in Beverly Hills
100 feet of frontage	50 feet
1 acre minimum lot size	.37 acre (approx. 16,117 sq. ft.)

The Los Angeles and Beverly Hills General Plan land use designation and zoning classification for the subject property are provided below is generally similar for both cities.

GENERAL PLAN AND ZONING

	Los Angeles	Beverly Hills
General Plan Land Use Designation	Single-Family Residential	One-Family Residential
Zoning Classification	R-1	R-1X

IMPROVEMENTS ON THE PROPERTY

Number of Residences	1
Year Constructed	1968
House Size	4,000 sq.ft.
Number of Stories	2
Number of Bedrooms	4
Parking	3 spaces (in garage)
Street Access	Angelo Drive

DISCUSSION

The property owners are seeking guidance from the City Council on two issues prior to submitting an application for annexation to the City.

1. GAUGING INTEREST IN ANNEXING THE PROPERTY

The owners have indicated that the City of Los Angeles is supportive of the request, but are now seeking to informally gauge interest from the Beverly Hills City Council.

The City Council should consider the advantages and disadvantages of annexing the property in question and provide comments to the property owner as appropriate. Points to consider follow:

What is the Need?

- This request has been initiated by the property owner based on expressed safety concerns related to emergency response times and confusion over jurisdiction. A letter detailing the basis of the request is provided (Exhibit A).
- The Beverly Hills Police and Fire departments have indicated that City of Beverly Hills response times would most likely be quicker than City of Los Angeles response times and that annexation of this property would not result in a decrease in response times to other properties in the City.

What is the benefit?

- Property Tax – received annually. The current assessed value is \$1.3 million.
- Real Estate Transfer Tax – received upon sale of the property*.
- Other fees from annexation, such as a one-time Parks and Recreation fee.
- Clarifying emergency response roles, which is a key concern to the property owner, could be beneficial to neighboring properties as well should there be an emergency situation that jeopardizes adjacent properties, such as in the case of a fire.

What is the loss?

- Departments within the City that provide services have been consulted. The impact to the City in providing services for one more single-family property is not anticipated to be significant.
- It is uncertain whether this request would encourage other property owners to seek annexation into Beverly Hills.

2. UNDERSTANDING OF WHAT COSTS WOULD BE ASSOCIATED

The property owners would also like a better understanding of the costs associated with annexing the property. Additionally, the property owner would like to know if the City Council would like to explore a means of accounting for past investments in infrastructure, services, and amenities and, if so, would that result in a one-time payment or be recurring on an annual basis.

The costs would include one-time fees for processing the application, upgrading infrastructure and connecting services. Additional means of accounting for past investments in infrastructure, services and amenities may also be considered.

* City receives \$0.55/\$1,000 of sale price upon resale of property (applies to all properties citywide, excluding any special assessments).

Estimated costs associated with the annexation have been summarized in the following chart.

ESTIMATED COSTS ASSOCIATED WITH THE ANNEXATION

Application Fee (one time)	\$36,000
Deposit for Staff-time (unused portion refundable)	\$2,500 has been deposited for this report; an additional deposit may be required on submittal.
Deposit for Legal Services (unused portion refundable)	\$50,000
Parks and Recreation Fee (one time)	\$27,000
School Fee (If request for annexation to BHUSD is submitted)	\$12,000
Upgrading infrastructure and connecting services	Determined prior to finalizing the annexation process – Cost fully paid by applicant
Payment for the City's past investments in infrastructure, services and amenities	Negotiated prior to finalizing the annexation process
Ongoing costs for services (i.e.; water, sewer, etc.)	Paid by property owner

Past Annexation Requests

In the past, the City Council has indicated their support for annexations, provided that the property owners involved pay all costs associated with the annexation. The most recent annexation requests occurred in 2007 and 1999.

1132 Daniels Drive

The most recent annexation request considered was for 1132 Daniels Drive which last came to the City Council in 2007. The request was based on a perceived safety issue. The property owner was a law enforcement officer for the City of Los Angeles and wanted to make use of the quicker response times that City of Beverly Hills Police Department can provide. Annexation of the property would also have clarified the City's boundary by annexing portions of two other properties that span the City boundary with Los Angeles. The City Council indicated their support for the annexation, provided that all of the costs of annexing the properties were covered by the property owners.

The costs of annexing 1132 Daniels Drive would have incorporated a means of accounting for previous investments in infrastructure, services and amenities not captured in the one-time costs (paying for the application and infrastructure improvements / connections). The details of this agreement, however, were never finalized because the property owner elected not to pursue the annexation. It is understood that the associated costs deterred the property owner from proceeding.

Hillgreen Drive

The last annexation to the City was on Hillgreen Drive in 1998. The process involved 10 properties and was completed in 1999. The fees charged to the property owners in the

City Council Study Session Item
Request for Annexation – 1812 Angelo Drive, Los Angeles
June 16, 2009

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Hillgreen Drive annexation covered processing the application, a deposit for legal fees related to the annexation, which was refunded, and a one-time negotiated fee of \$27,000 per property for the provision of services and infrastructure.

Next Steps

The direction provided by City Council regarding its intent with respect to the annexation and consideration of the appropriate payment to the City for past investments in infrastructure, services and amenities will inform the property owner in making their decision on whether to formally submit an application. Key to this determination is whether there is general Council support for the annexation and an understanding of anticipated fees that might be applied if those payments would be a one-time payment or recurring payments to the City. It is not expected that the Council would establish the payment amount at the study session but it can provide overall direction regarding fees

If the City Council indicates support for this annexation request, the next steps are list below. If the property owner submits an application for annexation, a more in-depth discussion of the steps involved would follow.

- Property owner submits application request to the City
- City Council provides Pre-Zoning Resolution to LAFCO
- City negotiates means of accounting for past investments in infrastructure, services and amenities with the property owner
- City negotiates transfer of property taxes from City of Los Angeles
- City Council reviews and approves transfer of property tax resolution
- LAFCO reviews and decides on annexation request

FISCAL IMPACT

If the council is interested in pursuing this annexation and an application is filed by the property owner, staff will initiate a study of costs associated with such an action. It is intended that annexation of this property would be a full cost recovery from the applicant / property owner and would not result in any direct expense to the city.

Additional financial considerations negotiated between the city and the property owners and whether that payment is one-time or recurring would affect the fiscal impact associated with the annexation, if filed.

RECOMMENDATION

The City Council should provide direction, as appropriate, to the property owner with respect to the Council's opinion on the annexation and the payment to the City for past investments in infrastructure, services and amenities.

Jonathan Lait, AICP, Assistant
Director Community Development

Approved By

Exhibit A
June 16, 2009
1812 Angelo Drive

Letter from the Property Owner

LAW OFFICES OF
DAWSON TILEM & GOLE

MITCHELL J. DAWSON
JOSEPH N. TILEM
GARY M. GOLE

9454 Wilshire Boulevard, Penthouse
Beverly Hills, California 90212
Telephone (310) 285-0880 / 273-3313
Facsimile (310) 285-0807

June 8, 2009

The Honorable Nancy Krasne, Mayor
The Honorable Jimmy Delshad, Vice Mayor
The Honorable Barry Brucker
The Honorable William Brien, M.D.
The Honorable John Mirisch

Re: Potential Annexation of 1812 Angelo Drive

Dear Mayor Krasne, Vice Mayor Delshad and members of the City Council:

Dr. and Mrs. Harold Karpman are longtime residents of 1812 Angelo Drive, the very last home on the 1800 block of Angelo Drive. Westbound from Benedict Canyon there are approximately 15 homes on the 1700 and 1800 blocks of Angelo Drive; and only the very last home, the Karpman residence, the 16th, is in the City of Los Angeles. The mailing address is 1812 Angelo Drive, Beverly Hills, CA 90210. The very next home on Angelo, one block further north after crossing Brooklawn, is 1035 Angelo Drive.

Dr. Karpman previously lived for over 25 years at 617 North Alpine Drive in Beverly Hills. Dr. Karpman is a renowned cardiologist who has practiced for over 50 years in the City of Beverly Hills and is the founder and a partner of the Cardiovascular Medical Group of Southern California, a 17 person cardiology practice at 414 North Camden Drive in Beverly Hills.

The purpose of this Study Session is to determine whether a consensus exists of the Council for the Applicant to proceed with the annexation process. As well, and equally as critical, is to determine a consensus of the Council as to the manner and amount of a Real Estate Transfer Tax to be assessed for this one additional home on the 1800 block of Angelo Drive.

The obvious cost of annexation includes processing the request and providing services to the property which includes: connecting water and sewer lines; changing street signage; and completing all other necessary service and infrastructure upgrades related to the annexation from Los Angeles to the City of Beverly Hills. Those costs are undisputed.

Ultimately, the City Council need determine the following:

1. The appropriateness of the annexation (**SAFETY**);

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2. Cost of annexation – processing the request, providing services (utilities, etc.) to the property in question. The Applicant will pay whatever actual costs are required.
3. Whether in fact a Real Estate Transfer Tax should be assessed for this one additional home in Beverly Hills.

The Local Agency Formation Commission for the County of Los Angeles (LAFCO) supports the annexation and has favorably reviewed an initial application by the Applicant with LAFCO. Los Angeles 5th Councilmatic District as well as the Office of the Chief Legislative Analyst are also supportive. LAFCO now requests a pre-zoning resolution from the City of Beverly Hills. Director Sandor Winger advises that LAFCO will then move forward with the application and coordination with the annexing City (Beverly Hills) and the City of Los Angeles. Of course, the Applicant need go through the Beverly Hills process which includes the Planning Commission and the City Council.

Request of Applicants Dr. Harold and Molinda Karpman

Dr. and Mrs. Karpman acknowledge that they will be required to pay for costs incurred by the City for the annexation including Staff time, processing the request and providing the services (utilities, etc.) for the annexation. That actual amount need not be determined at this time.

What need be determined at this time is twofold:

1. A consensus of the Council to proceed with the process;
2. A determination of a Real Estate Transfer Tax to be assessed for this one additional home on the 1800 block of Angelo Drive and the amount and the manner in which that amount is determined.

The Karpman residence is the very last home on the 1800 block of Angelo Drive in a westerly direction from Benedict Canyon. There are approximately 15 homes on the 1700 and 1800 blocks of Angelo Drive in a western direction from Benedict Canyon. Only 1812 Angelo Drive is not legally within Beverly Hills.

The very next home (in a westerly direction) after the Karpman residence is located on the next block, after intersecting Brooklawn, and commences with the address of 1035 Angelo Drive, Los Angeles, CA. Thus, the very serious and significant issues that have arisen with police and fire protection because the Karpman residence was unable to be found by the police departments of both Los Angeles and Beverly Hills. In fact, there are numerous instances (see documents enclosed) which reflect that both police agencies suggested the other agency was and is responsible.

The request for the annexation in this instance is quite clear and straightforward – **SAFETY**.

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I have attached exhibits dealing with the SAFETY issue that are the basis of the annexation application and have been made part of the annexation application to the City of Beverly Hills and LAFCO as well.

There are extreme safety issues concerned with the Karpman residence in its location as the last home on the long line of the 1700 and 1800 blocks of Angelo Drive. Thereafter, Angelo Drive is crossed by Brooklawn Drive and the very next home on Angelo Drive is 1035 Angelo Drive, Los Angeles. The documentation provided reflects the lack of coordination and ability for essential services such as Police and Fire (and other services) on an ongoing basis and in times of need.

On behalf of the Applicant Dr. and Mrs. Karpman, I urge the City Council to review this matter in light of the appropriateness of the annexation, the obvious willingness of the Applicant to pay for costs of processing the application and providing utilities and improvements as necessary. Further to the above, the Applicant requests a sense of the City Council as to the quantification of a Real Estate Transfer Tax.

As to a Real Estate Transfer tax, the Applicant suggests as a possible formula for a Real Estate Transfer Tax the following: an appraisal of the property now. Thereafter, upon sale of the property, the City would share in a portion of the increase in value based upon an arms lengths transaction – sale of the home.

It is submitted that this formula is beneficial to the City in that property values in all areas of Southern California are at a low point now and will increase to a point at which they were a few years ago and continue to increase thereafter as they have over the last number of years. Thus, the City would benefit from the starting point as the formula would be the present value (as per a qualified appraisal) which is currently at a depressed value and increasing thereafter. That would leave the percentage of sharing in the increase to be determined.

On behalf of the Applicant, Dr. and Mrs. Harold Karpman, we urge the Council to review this request and advise as to its thoughts.

Respectfully submitted,



Mitchell J. Dawson

On behalf of the Applicants Dr. and Mrs. Harold Karpman

Los Angeles Police Department
INVESTIGATIVE REPORT

COMBINED EVID. REPORT
 MULTIPLE DRs ON THIS REPC

CASE SCREENING FACTOR(S) <input checked="" type="checkbox"/> SUSPECT/VEHICLE NOT SEEN <input checked="" type="checkbox"/> PRINTS OR OTHER EVIDENCE NOT PRESENT <input checked="" type="checkbox"/> MO NOT DISTINCT <input checked="" type="checkbox"/> PROPERTY LOSS LESS THAN \$5,000 <input checked="" type="checkbox"/> NO SERIOUS INJURY TO VICTIM <input checked="" type="checkbox"/> ONLY ONE VICTIM INVOLVED		REPORT OF: <u>68-year Theft</u> INVEST DIV. <u>WLA</u> INC # <u>03070700</u> DR #	
PREMISES (SPECIFIC TYPE) <u>S/R</u> <input type="checkbox"/> ATM		DR. LIC. NO. (IF NONE, OTHER ID & NO.) <u>N3683583 CO</u> FOREIGN LANGUAGE SPOKEN (IF APPLICABLE) OCCUPATION <u>UNEMPLOYED</u>	
ENTRY 458/BV POINT OF ENTRY POINT OF EXIT <input type="checkbox"/> FRONT <input type="checkbox"/> REAR <input type="checkbox"/> SIDE <input type="checkbox"/> ROOF <input type="checkbox"/> FLOOR <input type="checkbox"/> OTHER		LOCATION OF OCCURRENCE SAME AS V/S <input checked="" type="checkbox"/> RES. <input type="checkbox"/> BUS. R.D. PRINTS BY PREL. INV. <input checked="" type="checkbox"/> ATTEMPT <input type="checkbox"/> OBTAINED <input checked="" type="checkbox"/>	
METHOD INSTRUMENT/TOOL USED		DATE & TIME OF OCCURRENCE <u>7/06/08 1600 HRS - 7/07/08 0600 HRS</u> DATE & TIME REPORTED TO PD <u>7/07/08</u>	
VICTIM'S VEH. (IF INVOLVED) YEAR, MAKE, TYPE, COLOR, LIC. NO. <u>VTD-00 CAMERON</u>		TYPE PROPERTY <u>STOLEN/LOST/DAMAGED</u> \$100.00 GIVEN <u>\$1200.00</u> STOLEN/LOST RECOVERED EST. DAMAGE/ARSON/VAND <u>\$ -</u>	
NOTIFICATION(S) (PERSON & DIVISION) CONNECTED REPORT(S) (TYPE & DR #)			
MO IF LONG FORM, LIST UNIQUE ACTIONS. IF SHORT FORM, DESCRIBE SUSPECT'S ACTIONS IN BRIEF PHRASES, INCLUDING WEAPON USED. DO NOT REPEAT ABOVE INFO BUT CLARIFY REPORT AS NECESSARY. IF ANY OF THE MISSING ITEMS ARE POTENTIALLY IDENTIFIABLE, ITEMIZE AND DESCRIBE ALL ITEMS MISSING IN THIS INCIDENT IN THE NARRATIVE.			
<u>Work Suspect(s) Recovered VICT. VTD-00 CAMERON Yellow In 1 Row 31</u> <u>Heat Resistant Suspect(s) Floor Loc with VICT. Property In 1 Row 31</u> <u>D.I.P. 7/7/08</u>			
REPORTING EMPLOYEE(S) INITIALS, LAST NAME SERIAL NO. DIV./DETAIL PERSON REPORTING SIGNATURE OR RECEIVED BY PHONE		DATE CRIME/INCIDENT DOMESTIC VIOLENCE	
F. Roman 37493 WLA/Desk		7/7/08 <input checked="" type="checkbox"/>	
NOTE: IF SHORT FORM AND VICTIM/PR ARE NOT THE SAME, ENTER PR INFORMATION IN INVOLVED PERSONS SECTION.			

THIS REPORT DOES NOT CONSTITUTE VALID IDENTIFICATION

KEEP THIS REPORT FOR REFERENCE. INSTRUCCIONES EN ESPANOL AL REVERSO.

Your case will be assigned to a detective for follow-up investigation based upon specific facts obtained during the initial investigation. Studies have shown that the presence of these facts can predict whether a detailed follow-up investigation would likely result in the arrest and prosecution of the suspect(s) or the recovery of property, in a manner that is cost-effective to you, the taxpayer. Significant decreases in personnel have made it impossible for detectives to personally discuss each and every case with all crime victims. A detective will not routinely contact you, unless the detective requires additional information.

TO REPORT ADDITIONAL INFORMATION: If you have specific facts to provide which might assist in the investigation of your case, please contact the detective Monday through Friday, between 8:00 A.M. and 9:30 P.M., or between 2:30 P.M. and 4:00 P.M. at telephone number [redacted]. If the detective is not available when you call, please leave a message and include the telephone number where you can be reached.

COPY OF REPORT: If you wish to purchase a copy of the complete report, phone (213) 485-4193 to obtain the purchase price. Send a check or money order payable to the Los Angeles Police Department to Records and Identification Division, Box 30158, Los Angeles, CA 90030. Include a copy of this report or the following information with your request: 1) Name and address of victims; 2) Type of report and DR number (if listed above); 3) Date and location of occurrence. NOTE: Requests not accompanied by proper payment will not be processed.

DR NUMBER: If not entered on this form, the DR number may be obtained by writing to Records and Identification Division and giving the information needed to obtain a copy of the report (see above paragraph). Specify that you only want the DR number. It will be forwarded without delay. There is no charge for this service.

CREDIT CARDS/CHECKS: Immediately notify concerned credit corporation or banks to avoid possibility of being liable for someone else using your stolen or lost credit card or check.

HOW YOU CAN HELP THE INVESTIGATION OF YOUR CASE:

- * Keep this memo for reference.
- * If stolen items have serial numbers not available at time of report, attempt to locate them and phone them to the detective at the listed number.
- * If you discover additional losses, complete and mail in the Supplemental Property Loss form given to you by the reporting employee.
- * Promptly report recovery of property.
- * Promptly report additional information such as a neighbor informing you of suspicious activity at time crime occurred.

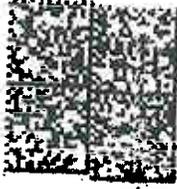
VICTIM-WITNESS ASSISTANCE PROGRAM: The Los Angeles City and County Victim-Witness Assistance Program (VWAP) can help to determine if you qualify for Victim of Violent Crime compensation. If you qualify, they will assist with filing your claim application. If you are a victim or a witness to a crime and will be going to court, they will explain the court procedures to you. Their staff may also assist you with other problems created by the crime.

To find the program location nearest to you, call the Victim-Witness Assistance Program at the Los Angeles City Attorney's Office (213) 485-6976, or the Los Angeles County District Attorney's Office (213) 974-7499.

VICTIMS OF VIOLENT CRIME COMPENSATION: Refer to paragraph at bottom of reverse side.

LOS ANGELES POLICE DEPARTMENT
P.O. BOX 30168
LOS ANGELES, CA 90030 6.31

RETURN SERVICE REQUESTED
FIRST CLASS
XX07-09-2008



049J82038576
\$00.369
07/08/2008
Metrop From: 50012
US POSTAGE

KARPMAN, MOLINDA
1812 ANGELES DR.
BEVERLY HILLS, CA 90210

ADDENDUM #1A

The primary and most important reason for this proposal, which in itself includes the necessity for the request, is that the annexation to the City of Beverly Hills, as hereafter explained, would provide significantly enhanced safety for both me and my wife.

The City of Los Angeles clearly recognized that there was a safety problem with my original address of 1001 Angelo Drive, Beverly Hills, California in that the City of Beverly Hills stopped abruptly at 1808 Angelo Drive, Beverly Hills, California and then started with my house on the same block (1001 Angelo Drive) and with no other houses up the rest of the block. Police and Fire responders from Los Angeles attempts to find 1001 Angelo Drive, have led to emergency vehicles driving up Benedict Canyon, turning left on 1700 block of Angelo Drive and driving straight up through the 1800 block (passing my house) and then up the hill where the numbers restart at 1035 Angelo Drive in the next block – they would not find the 1001 Angelo Drive address. Over the years, the real estate landscape in the area has changed which has brought new safety concerns to the surface. See addendum #1B.

A massive home (45,000 square feet) was built just west of my property utilizing all of the available property on the rest of Angelo Drive. This home has its entrance on Carolwood and, since its construction was finished approximately 10 years ago, my home has remained the only home in the City of Los Angeles located in the 1800 block of Angelo which otherwise consists of all Beverly Hills homes. The very next residence on Angelo Drive with a Los Angeles address is 1035 Angelo Drive and is not in sequence with my home. It is also on the next block up the street a fair distance. It is obvious that Los Angeles fire and police personnel responding to an emergency situation where time is of the essence are of the impression that all homes on the 1800 block of Angelo Drive are in Beverly Hills and not Los Angeles and important time is lost. When they drive up Angelo Drive looking for 1812 in Los Angeles rather than 1812 in Beverly Hills – they miss my property because, when coming up Carolwood and then going on Brooklawn Drive or from Brooklawn Drive itself, they quite naturally turn to the left going up the hill which starts at 1035 Angelo Drive. Of course, they should turn instead to the right a short distance to our house at 1812 Angelo Drive which is just beyond the Saperstein mansion. If these emergency services were coming from Beverly Hills, the responders would thoroughly understand where 1812 Angelo Drive was located, as it is on a Beverly Hills block and in proper sequential order.

Our property is extremely thin and, although it has an adequate but not large entrance on Angelo Drive, it is missed by responders from Los Angeles emergency units thereby wasting many precious minutes. On the other hand, Beverly Hills Fire and Police would respond by going up Benedict Canyon to Angelo, turning left to the 1800 block of Angelo Drive and would be at our doorstep virtually instantaneously.

Furthermore, the property has a very unique shape because it is a very long thin piece of property with very little frontage on Angelo. It is the very last house on the 1800 block of Angelo which itself suggests that it should be part of Beverly Hills. It is located directly next to 1808 Angelo Drive which is in Beverly Hills.

The odd boundary line has also created relatively minor problems such as trash pickups which has been a problem for many years because our location and address is such that the City of Los Angeles trash pickup frequently forgets to come by our house which is the only "Los Angeles" house in our block.

In summary, primarily for safety purposes I would request that LAFCO permit our home to be annexed into the City of Beverly Hills and serviced by the Beverly Hills Police and Fire Departments for the safety of both my wife and myself.

ADDENDUM 1B

Los Angeles/Beverly Hills confusion as to location of subject property

1. Monday, July 7, 2008

- a. Melinda Karpman, wife of Dr. Harold Karpman viewed the television monitor to the entry gate to their premises at approximately 6:00 AM. She noticed the monitor read "no signal". She immediately thereafter unset the alarm system, opened the gate and went down the driveway to pick up the morning papers and inspected the television camera. There in fact was **NO CAMERA AT ALL**. It had been removed. All that remained were black wires with copper wires stemming from the black wires. She noticed that the plants below the television camera station were trampled on along with broken bushes. No television camera was in sight. Being frightened, she ran up the driveway and immediately closed the gate. The camera had been removed completely.

Mrs. Karpman relates this incident as "frightening at best... to actually think that someone could have shimmied up the wall and been there in our driveway when we returned..." It was frightening and very disturbing to her. Dr. and Mrs. Karpman had left their home on Sunday, July 6 at around 4:00 PM and returned at approximately 7:30 PM and the monitor was in place and working. It was only until the next morning that it became evident that no camera existed.

Mrs. Karpman goes on to say that "Needless to say, I felt that we are lucky by the Grace of God that only the camera was removed and we are both okay, but this had to be reported and be on record. I called ADT Alarm Company. Spoke to the dispatcher at ADT, she will be filing a report, and indicated that I call the police department and file a vandalism report to them."

"I went to the website to see who my Police Department is. It states with my address and zip code, I am covered by the Police Department at 1663 Butler Avenue, Los Angeles, CA 90025. Telephone number (310) 444-0701.

"I called. Spoke with a lady officer who took my information, and then proceeded to tell me that they do NOT handle my address, so she called the Beverly Hills Police Department as I waited on the line. She got the Beverly Hills Police Officer on the phone, explained the situation to him, and he told her, this is not his area, it is hers. Something happened then with the transmission and I lost her. I again redialed the phone number and a different officer answered (#267) and I proceeded to tell her my problem and she told me this was to be handled by the Beverly Hills Police Department. I was very upset and overwhelmingly concerned that I was unable to have any Police Station service my vandalism concerns and immediate concerns.

"I was transferred to the West Los Angeles Division of the Police Department and I spoke with an Officer Romero. He informed me that he does not handle my

address and that he would call and refer this to the Beverly Hills Police Department. I had to hold for 14 minutes until Officer Romero came back on the phone and advised me that he had spoken to the Beverly Hills Police Department and they indicated that my home is not an address they cover. Officer Romero reiterated that it was not his area to cover as well.

"At that point in time, I lost it, I screamed, and I cried loudly and asked him what was a citizen to do? Officer Romero took a police report on the phone from me which is attached.

2. Saturday, August 2, 2008

- a. Dr. Harold Karpman spoke at length with Officer Balthazar, a Sergeant at the Butler Avenue Police Department in West Los Angeles, CA. Officer Balthazar advised Dr. Karpman that Los Angeles does not provide protection for 1812 Angelo Drive.

"This situation convinced me even more so that it is critical that we be annexed for our personal safety to the City of Beverly Hills. As the last house on 1800 block of Angelo Drive, no emergency vehicles will be able to and have proven not to be able to locate our home."

3. Thursday, October, 16, 2008

- a. The Karpman gardeners, who have worked for the Karpmans at this address for 20 years had all their equipment stolen from their vehicle parked at 1812 Angelo Drive.

"Our gardener is Alfredo Gonzales of Alfredo Gonzales Landscaping and Tree Service. Mr. Gonzales advised me that he called the West Los Angeles Police Department and the Beverly Hills Police Department, each to no avail. Neither police department would accommodate him and each indicated that the other was the responsible municipality.

4. Wednesday, December 17, 2008

- a. Enclosed is an email from Councilmember Jack Weiss's District Office in response to Melinda Karpman requesting service for street lighting in front of her home.

The response from Councilmember Weiss's office is that "your address is located within the boundary of the City of Beverly Hills. If street lights are out within Beverly Hills, please contact street maintenance."

Molinda Karpman

From: Council Member Weiss [Councilmember.Weiss@lacity.org]
Sent: Wednesday, December 17, 2008 2:45 PM
To: mkarpman@pacbell.net
Subject: Re: Council Mail

Thank you for your email.

Your address is located within the boundary of the City of Beverly Hills. If street lights are out within Beverly Hills, please contact Street Maintenance.

The Street Maintenance program includes Infrastructure Maintenance, Paint and Signs, and Signals and Lights. Infrastructure Maintenance is responsible for signals and lights, maintains, repairs and installs 100 traffic signals, crossing signals, the municipal area network and the traffic control system, and troubleshoots and coordinates with Southern California Edison on the City's 5,500 street lights.

For additional information or to report a problem, please contact the Public Works Department at (310) 285-2467.

For any assistance on Angelo Drive within LA City limits please contact Councilmember Jack Weiss' District Office at (818) 971-3088. This email will be forwarded to Weiss district staff.

With kind regards.

>>> <mkarpman@pacbell.net> 12/15/2008 5:07 PM >>>

First_name: Molinda

Last_name: Karpman

Email_address: mkarpman@pacbell.net

Street_address: 1812 Angelo Drive

City: Beverly Hills

State: CA

Zip_code: 90210

Phone Number: 3102731549

Fax Number: 310 281-0700

Comments: STREET LIGHTING: A continuing problem at this address and up the block, etc. Have called 3-1-1, CAN'T get through, won't take the call, NEEDS to be FIXED. Have had this problem for some time, Nov and now, the street lighting people, keep saying call your council member.

Well, here I am. **THIS** is a problem, **NO LIGHTS**, they get my request, we have lights for a day or two, then **OFF**, **THERE IS A PROBLEM**. We are **TAXPAYERS**, we **DESERVE** better than this. There should **NOT** be an excuse. **PLEASE CHECK INTO** this situation.
Regards, Molinda Karpman

NOTICE TO VOTERS

As a cost savings measure this condensed voter booklet has been printed as an absentee ballot voting guide only.

Your Official Sample Ballot and Voter Information booklet with information pertaining to local candidates and measures is being mailed separately.

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OFFICIAL SAMPLE BALLOT AND VOTER INSTRUCTIONS

CONSOLIDATED ELECTIONS November 6, 2007

Find Your Polling Place:

- On the Voter Information Booklet
- Call 714-949-1622

or vote early by Mail.

POLLS OPEN 7 AM AND CLOSE AT 8 PM

MARK YOUR CHOICES IN THIS BOOKLET AND TAKE IT WITH YOU TO YOUR VOTING LOCATION

SCHOOL BEVERLY HILLS UNIFIED SCHOOL DISTRICT

Governing Board Member	STEVEN FENTON Business Executive	2
Vote for no more than Three	MYRA B. LURIE Governing Member, Beverly Hills USD	3
	ALISSA HOSTON Governing Board Member	4
	BRIAN DAVID GOLDBERG Professor, Political Science	5

END OF BALLOT

YOUR VOTED BALLOT MUST BE IN THIS OFFICE BY 8:00 P.M. ON ELECTION DAY TO COUNT. POSTMARK NOT ACCEPTABLE. YOU MAY RETURN YOUR VOTED BALLOT EITHER...

- **BY MAIL** - Recommend mailing early and no later than the Friday before election day.
- **IN PERSON** - On or before election day.

Ballot may be hand delivered to any polling place in L.A. County on election day or to the Registrar - Recorder/County Clerk's Office, 12400 Imperial Hwy Norwalk.

IF YOU MADE A MISTAKE IN VOTING YOUR BALLOT, CALL (562) 466-1323 FOR A REPLACEMENT.

VOTER: READ STATEMENT, SIGN AND DATE IN BOX BELOW
I am a resident of and a voter in the precinct, and the person whose name appears on the envelope. I have not applied nor intend to apply for an absent voter ballot from any other jurisdiction for the same election. I declare under penalty of perjury that the foregoing declarations are, to the best of my knowledge and belief, true and correct.

COMPLETE THIS BOX IF BALLOT IS RETURNED BY AN AUTHORIZED PERSON
I hereby affirm that I am ill or disabled and that I designate

X

Print Name of Person Returning Ballot _____ Signature of Person Returning Ballot _____
who is my spouse, child, parent, grandparent, grandchild, brother, sister or household member to return my ballot.

X Voter: Sign Here to Authorize _____

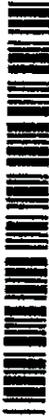
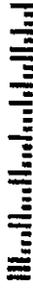
Print Residence Address and City Where Registered (Mailing/PO Box not acceptable)
Voter: You must sign in your own handwriting for the ballot to count.
DO NOT PRINT. (Power of Attorney Not Acceptable)

X _____

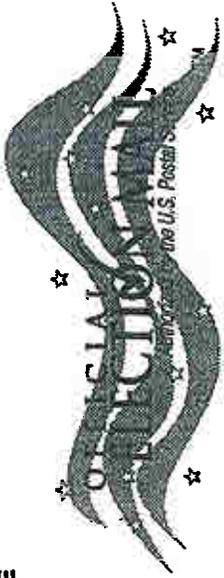
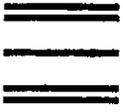
VOTER SIGN ON LINE ABOVE Date: _____
If voter is unable to sign, s/he may make a mark witnessed by one person.
WITNESS: SIGN HERE _____

A043 58212985 120 900006A 5931060

 E 043 IN-PERM 11/6/07 4376-1616
 MR HAROLD L KARPMAN
 1812 ANGELO DR
 BEVERLY HILLS, CA 90210-2724

5931060

 0074


WARNING - VOTING MORE THAN ONCE IN THE SAME
ELECTION IS A FELONY AND CONSTITUTES A CRIME
IN THE STATE OF CALIFORNIA



PLACE
FIRST-CLASS
POSTAGE
HERE

OFFICIAL ABSENTEE BALLOTING MATERIAL
(To be opened only by Election Canvassing Board)

LOS ANGELES COUNTY
REGISTRAR-RECORDER/COUNTY CLERK
PO BOX 30960
LOS ANGELES CA 90030-0960



19-A-115K

OFFICIAL BALLOT

CONSOLIDATED ELECTIONS

NOVEMBER 6, 2007

County of Los Angeles

001919

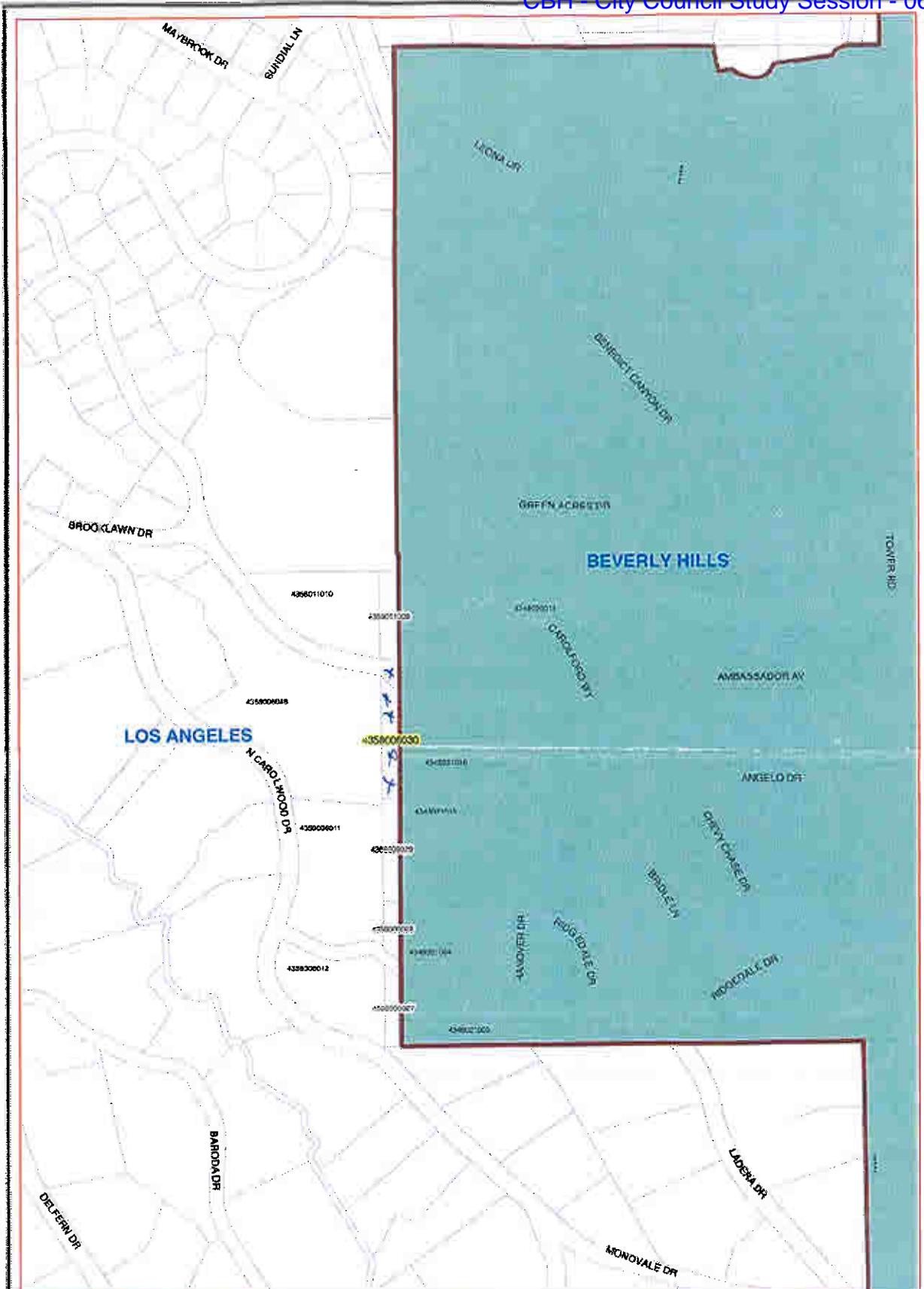
FILL IN BUBBLE COMPLETELY USING →  DARK BLUE OR BLACK INK ONLY.

THIS BALLOT STUB SHALL BE REMOVED AND RETAINED BY THE VOTER.

1	27	53	79	105	131	157	183	209	235	261	287
2	28	54	80	106	132	158	184	210	236	262	288
3	29	55	81	107	133	159	185	211	237	263	289
4	30	56	82	108	134	160	186	212	238	264	290
5	31	57	83	109	135	161	187	213	239	265	291
6	32	58	84	110	136	162	188	214	240	266	292
7	33	59	85	111	137	163	189	215	241	267	293
8	34	60	86	112	138	164	190	216	242	268	294
9	35	61	87	113	139	165	191	217	243	269	295
10	36	62	88	114	140	166	192	218	244	270	296
11	37	63	89	115	141	167	193	219	245	271	297
12	38	64	90	116	142	168	194	220	246	272	298
13	39	65	91	117	143	169	195	221	247	273	299
14	40	66	92	118	144	170	196	222	248	274	300
15	41	67	93	119	145	171	197	223	249	275	301
16	42	68	94	120	146	172	198	224	250	276	302
17	43	69	95	121	147	173	199	225	251	277	303
18	44	70	96	122	148	174	200	226	252	278	304
19	45	71	97	123	149	175	201	227	253	279	305
20	46	72	98	124	150	176	202	228	254	280	306
21	47	73	99	125	151	177	203	229	255	281	307
22	48	74	100	126	152	178	204	230	256	282	308
23	49	75	101	127	153	179	205	231	257	283	309
24	50	76	102	128	154	180	206	232	258	284	310
25	51	77	103	129	155	181	207	233	259	285	311
26	52	78	104	130	156	182	208	234	260	286	312

OFFICIAL USE ONLY

GROUP NO. 043



 Beverly Hills
 Los Angeles
 SOI

APN
4358006030

0 0.025 0.05 0.1
 Miles



Exhibit B
June 16, 2009
1812 Angelo Drive
Sheet 1

LOCATION

1812 Angelo Drive, Los Angeles

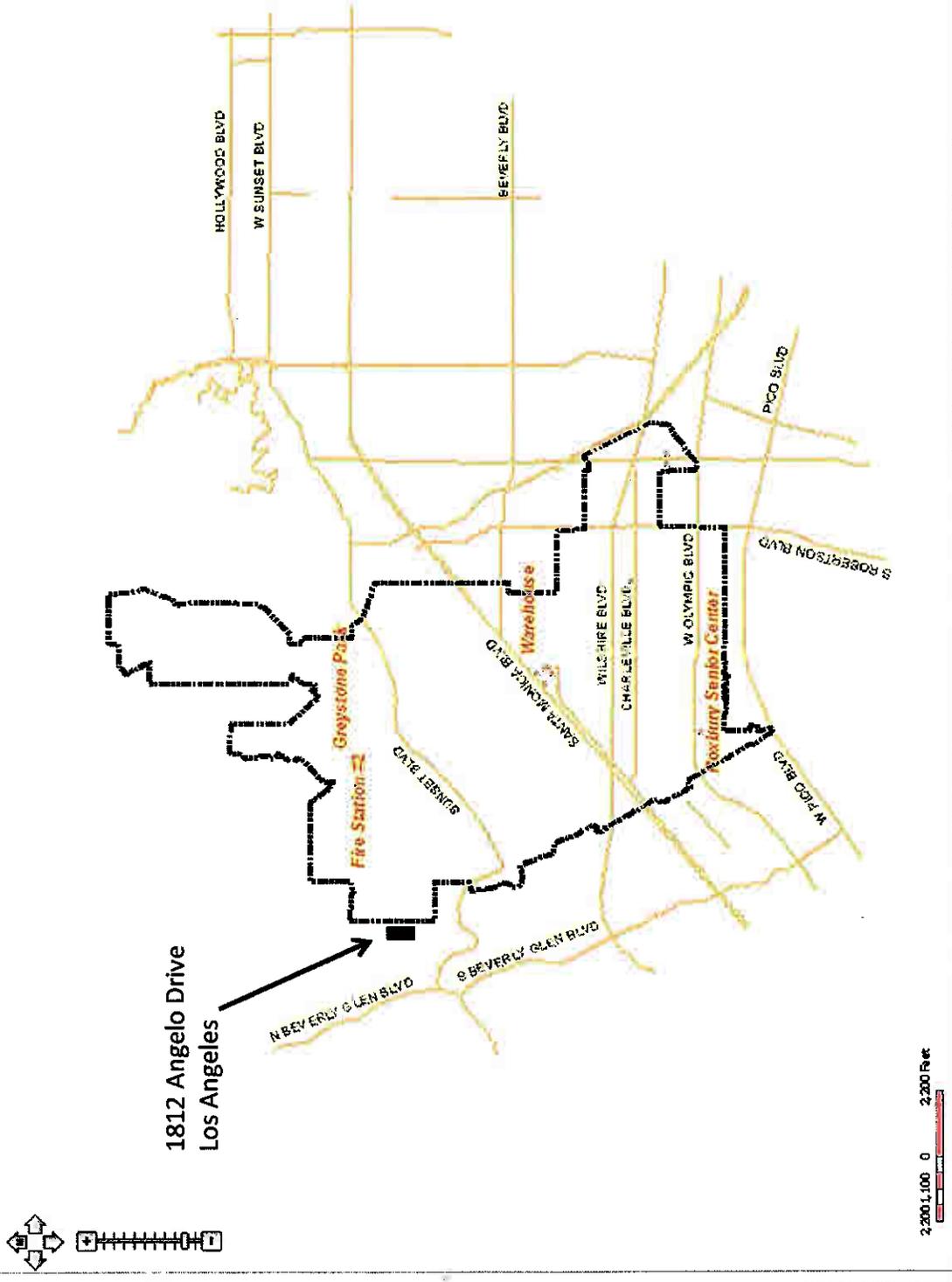
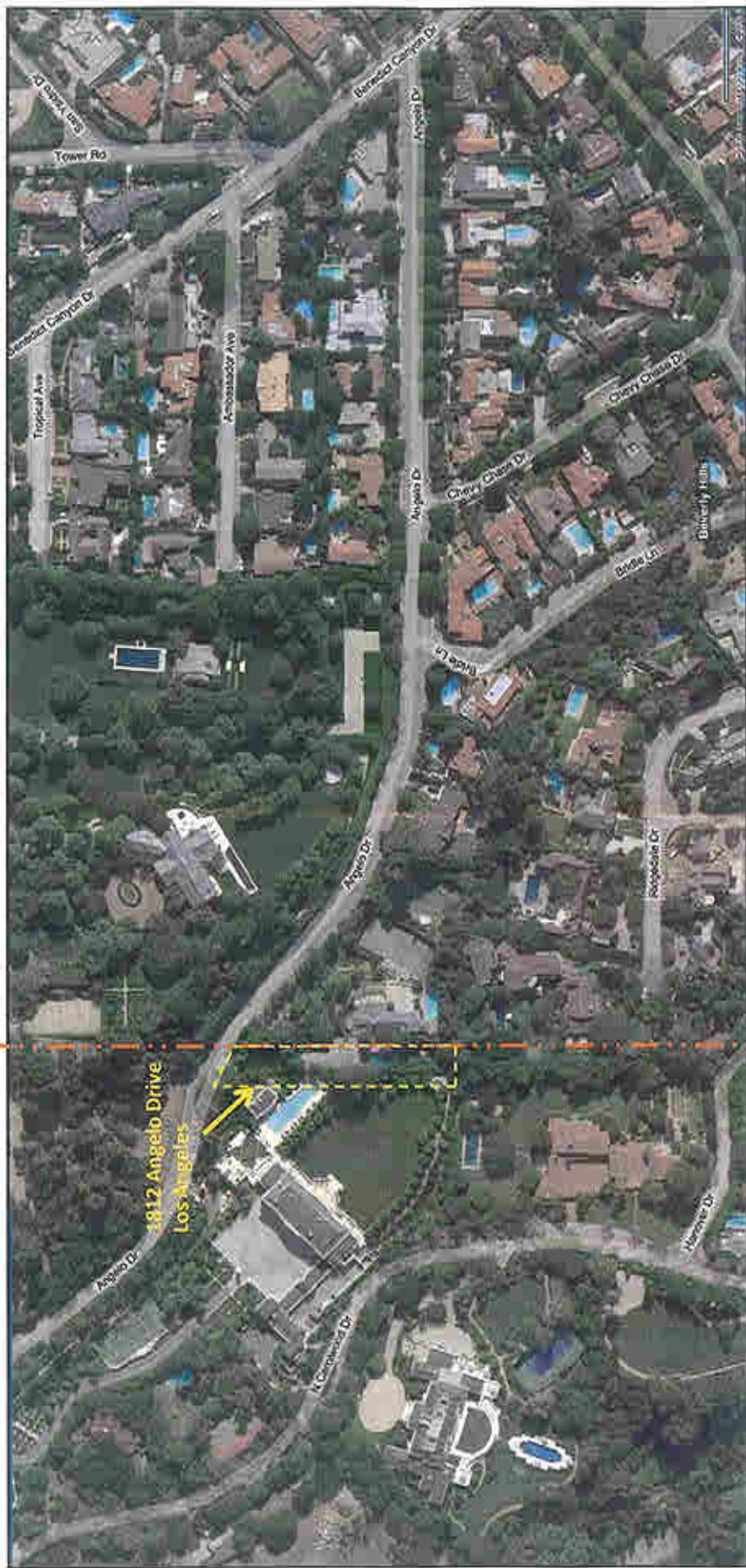


Exhibit B
June 16, 2009
1812 Angelo Drive
Sheet 2



NEIGHBORHOOD
1812 Angelo Drive, Los Angeles



City of Beverly Hills
City of Los Angeles