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Superior Court of California  
County of Los Angeles

MAR 08 2021

Sherri R. Carter, Executive Officer/Clerk of Court

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES – CENTRAL DISTRICT

CITY OF BURBANK, a municipal corporation; and THE PEOPLE OF THE STATE OF CALIFORNIA, by and through AMELIA ANN ALBANO, City Attorney for the City of Burbank,

Plaintiffs,

v.

BARFLY, INC., a California corporation; BARET LEPEJIAN, an individual; LUCAS LEPEJIAN, an individual; TALYA LEPEJIAN, an individual; ISABELLE LEPEJIAN, an individual; and DOES 1 through 100, inclusive,

Defendants.

Case No.: 21STCV07923

**[REDACTED] ORDER GRANTING PLAINTIFFS' EX PARTE APPLICATION FOR TEMPORARY RESTRAINING ORDER AND ORDER TO SHOW CAUSE RE PRELIMINARY INJUNCTION**

*[Ex Parte Application for Temporary Restraining Order; Memorandum of Points and Authorities; Declarations of Michael M. Lee, Mayor Robert Frutos, Patrick Prescott, Collin Ogle, Peter Keshishian, and Vanessa Miranda; Compendium of Inspector Declarations; and Request for Judicial Notice filed concurrently herewith]*

Assigned to the Hon. Barbara M. Scheper Stanley Mosk Courthouse, Department 30

**HEARING**

Date: March 5, 2021  
Time: 8:30 a.m.  
Dept.: 85

Complaint Filed: March 1, 2021  
Trial Date: TBD

ORDER

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2 Plaintiffs City of Burbank's (the "City") and the People of the State of California's, by  
3 and through Amelia Ann Albano, City Attorney for the City of Burbank (collectively,  
4 "Plaintiffs"), *Ex Parte* Application for Temporary Restraining Order and Order to Show Cause re  
5 Preliminary Injunction ("Application") came on for hearing in Department 86 of the above-  
6 entitled Court, 111 North Hill Street, Los Angeles, California 90012 on March 5, 2021 at 8:30 <sup>AND 8,</sup> ~~AM~~ <sup>A</sup> ~~PM~~ <sup>MB</sup>  
7 a.m., the Honorable MITCHELL BECKWITZ, <sup>JUDGE</sup> presiding.

8 Based upon the papers submitted and argument of counsel, the Court finds ~~that Plaintiffs~~  
9 ~~are likely to prevail on the merits of the Complaint and that~~ <sup>NOTICE IS SUFFICIENT FOR AN EX PARTE APPLICATION</sup>  
10 ~~public should a temporary restraining order be issued. The Court further finds that~~ <sup>AS TO DEFENDANT BARFLY, INC ONLY</sup> ~~the~~ <sup>MB</sup>  
11 ~~the general public, including all residents of the City of Burbank, from the issuance of~~  
12 ~~restraining order sought by Plaintiff Defendants Barfly, Inc., Baret Lepejian, Lucas Lepejian,~~  
13 ~~Talya Lepejian and Isabelle Lepejian (collectively, "Defendants") from the issuance of~~  
14 ~~restraining order.~~ Accordingly, the Application is **GRANTED**.

ORDER TO SHOW CAUSE RE PRELIMINARY INJUNCTION

15 **IT IS HEREBY ORDERED** that Defendants Barfly, Inc., Baret Lepejian, Lucas  
16 Lepejian, Talya Lepejian, and Isabelle Lepejian ~~are to appear~~ on 3-26, 2021 at  
17 9:30 <sup>(a.m./p.m.)</sup>, in Department 86 of the above-entitled court, located at 111 North Hill  
18 Street, Los Angeles, California 90012, ~~to~~ show cause why a preliminary injunction should not be  
19 ordered pending trial in this case, providing for the following relief:  
20

- 21 1. An Order enjoining and prohibiting Defendants Barfly, Inc., Baret Lepejian,  
22 Lucas Lepejian, Talya Lepejian, and Isabelle Lepejian, and each of them, and their agents,  
23 employees, representatives, and all persons acting under, in concert with or for them, from  
24 operating, being open for business, and/or serving any customers or patrons at Tin Horn Flats  
25 Saloon/Bar & Grill, located at 2623 West Magnolia Boulevard, Burbank, California 91505, APN  
26 2478-023-001 ("Tin Horn Flats"), until Defendants obtain all valid and legally required permits  
27 to operate Tin Horn Flats.  
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2. An Order authorizing the City to enter onto Tin Horn Flats to post notice of any order issued by the Court on this *Ex Parte* Application in a visible location, including exterior fences, gates, structures, doors, walls, or any other structure thereupon, and to distribute the order to Defendants and/or any other persons present.

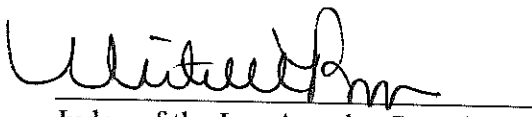
~~An Order authorizing the City, through its Department and utility Burbank Water & Power to disconnect electrical service at Tin Horn Flats within 24 hours of signing the Order.~~

~~An Order authorizing the City to padlock the doors to Tin Horn Flats until the Defendant obtains all valid and legally required permits to operate Tin Horn Flats.~~

The Temporary Restraining Order granted herein shall expire on 3-26, 2021 at the conclusion of the hearing on the Order to Show Cause.

**IT IS SO ORDERED.**

DATED: 3/8, 2021

  
Judge of the Los Angeles Superior Court  
**MITCHELL L. BECKLOFF, JUDGE**