

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

FILED
Superior Court of California
County of Los Angeles

04/02/2025

David W. Styrba, Executive Officer / Clerk of Court

By: K. Metoyer Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES, WEST DISTRICT

BEL-AIR ASSOCIATION, a California non-profit mutual benefit corporation;

Plaintiff,

vs.

SHAH RAM BALAKHANI, an individual;
MONROE INVESTMENT GROUP, LLC, a
California Limited Liability Company; and
DOES 1-50, inclusive,

Defendants.

Case No. 24SMCV03211

Assigned for all purposes to:
Judge Mark A. Young, Dept. M

PERMANENT INJUNCTION

1 Upon the stipulation and agreement of the parties, and for good cause shown, IT IS
2 HEREBY ORDERED, ADJUDGED, and DECREED that Defendants Monroe Investment Group,
3 LLC and Shahram Balakhani are permanently enjoined, directly (and, in the case of Monroe
4 Investment Group, LLC, through its officers, directors, equity owners, principals, members,
5 employees, agents, representatives, and assigns), as well as through all those acting in concert or
6 participating with it/him/them, from engaging in the following activities; requiring it/him/them to
7 notify any lessees or other occupants or users of or guests at the 1859 or 1957 Bel Air Road
8 property, and all event vendors, traffic monitors, and persons or companies engaged in deliveries,
9 equipment handling, event set-up, and event termination/clean-up at or related to the 1859 or 1957
10 Bel Air Road property, not to engage in any of the following; and requiring it/him/them to use
11 its/his/their best efforts to prevent any such persons:

12 A. From having any amplified sound (whether music or otherwise) at the property
13 located at 1859 Bel Air Road, Los Angeles, California (a) at any time between the hours of
14 7:00 p.m. until 9:00 a.m. of the following day; (b) with a Noise Level (dBA) that exceeds 55
15 decibels at any other time; or (c) that is audible or discernable outside the boundary lines of the
16 1859 Bel Air Road property;

17 B. From having the source of any music, amplified or otherwise, or the source of any
18 amplified sound, originate or emanate from any location at the 1859 Bel Air Road property other
19 than inside the house itself, with doors and windows closed, between the hours of 7:00 p.m. until
20 9:00 a.m. of the following day, provided that such constitutes a legally cognizable nuisance;

21 C. From allowing residents, guests, suppliers, delivery persons or companies, vendors,
22 anyone transporting residents, guests, event participants, or others to or from the 1859 or 1857 Bel
23 Air Road property, and anyone attending or participating at events at the 1859 or 1857 Bel Air
24 Road property from parking or stopping in areas marked, posted, or designated as no-parking areas
25 while at, or while arriving at or departing from the 1859 or 1857 Bel Air Road property, or to
26 otherwise block or impede traffic;

27
28

D. From holding any event at the 1859 Bel Air Road property without first obtaining all necessary permit(s) required for any such event, and then using best efforts to ensure full compliance with all terms of such permit(s).

IT IS SO ORDERED.

Dated: 04/02/2025

Hon. Mark A. Young
Judge of the Superior Court of the State of
California, County of Los Angeles