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GOVERNMENT CODE § 6103

FILED
Superior Court of California
County of Los Angeles
01/30/2026
David W. Slayton, Executive Officer / Clerk of Court
By: J. Aguayo Deputy

7 Attorneys for Plaintiff
CITY OF MONTEREY PARK

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9 SUPERIOR COURT OF THE STATE OF CALIFORNIA
10 COUNTY OF LOS ANGELES, CENTRAL DISTRICT

11 CITY OF MONTEREY PARK,
12 Plaintiff,
13 v.
14 CENTER INT’L INVESTMENTS, INC., a
California corporation, et al.,
15 Defendant.
16

Case No. 22STCV36603
Assigned to Honorable Judge Steven A. Ellis
Department 56
[PROPOSED] JUDGMENT
[APN: 5254-002-031]
Action Filed: November 18, 2022
Trial Date: April 5, 2027

17 WHEREAS, on November 18, 2022, Plaintiff CITY OF MONTEREY PARK (“Plaintiff”)
18 filed a complaint in eminent domain against Defendant CENTER INTERNATIONAL
19 INVESTMENTS, INC. (“CII”), S.B.S. Trust Deed Network, County of Los Angeles, Does 1
20 through 100, and all persons unknown claiming any right, title estate, lien or interest in or to the
21 property sought to be condemned herein in regard to certain property located at 1688 Garvey
22 Avenue in Monterey Park (“Property”); and

23 WHEREAS, on January 6, 2023, CII filed an answer; and

24 WHEREAS, on March 3, 2023, the default of S.B.S. Trust Deed Network was entered; and

25 WHEREAS, on April 18, 2025, Defendant COUNTY OF LOS ANGELES (“County”)
26 filed an answer; and

27 WHEREAS, on May 20, 2025, the Court, at the request of Plaintiff, dismissed County
28 from the lawsuit; and

1 WHEREAS, on October 29, 2025, Plaintiff filed a motion for judgment on the pleadings
2 (“Motion”) on grounds that CII no longer has an ownership interest in the Property, and thus, has
3 no right to participate in this action; and

4 WHEREAS, on January 14, 2026 the Court granted Plaintiff’s Motion in its entirety and
5 directed Plaintiff to prepare and submit a proposed judgment; and

6 WHEREAS, the Court, at the request of Plaintiff, dismissed Defendants DOES 1 through
7 100 and ALL PERSONS UNKNOWN CLAIMING ANY RIGHT, TITLE ESTATE, LIEN OR
8 INTEREST IN OR TO THE PROPERTY SOUGHT TO BE CONDEMNED HEREIN on January
9 15, 2026;

10 **NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED:**

- 11 1. That Plaintiff is and since October 23, 2025 has been the legal owner of the Property, as
12 evidenced by the Trustee’s Deed Upon Sale executed on October 17, 2025, and recorded on
13 October 23, 2025.
- 14 2. That CII no longer holds any right, title or interest in the Property, and cannot oppose
15 the relief sought by Plaintiff or seek compensation for the fair market value of the Property in
16 regard to this action.
- 17 3. That S.B.S. Trust Deed Network is not entitled to compensation in regard to this action.
- 18 4. That the April 5, 2027 trial and all related dates thereto are vacated. This matter has
19 concluded.

20
21 Dated: 01/30/2026



Steven A. Ellis

Honorable Steven A. Ellis
Judge of the Superior Court
Steven A. Ellis / Judge

