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**ELECTRONICALLY FILED**  
Superior Court of California,  
County of San Diego

**03/01/2021** at 08:42:00 PM

Clerk of the Superior Court  
By Gen Dieu, Deputy Clerk

Attorneys for Defendants Salam Razuki;  
RM Property Holdings, LLC;  
Sunrise Property Investments, LLC; and  
Super 5 Consulting Group, LLC

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF SAN DIEGO - CENTRAL

CHRIS HAKIM,

Plaintiff,

vs.

NINUS MALAN, et. al.,

Defendants.

Case No.: 37-2020-00045859-CU-BC-CTL

**NOTICE OF HEARING OF DEMURRER  
AND DEMURRER TO COMPLAINT**

DATE: July 2, 2021  
TIME: 11:00 a.m.  
DEPT: 69  
JUDGE: Hon. Katherine Bacal

PLEASE TAKE NOTICE that on July 2, 2021, at 11:00 a.m. in Department 69 of the Superior Court For The County Of San Diego, Central Division, 330 West Broadway, San Diego, California 92101, Defendants Salam Razuki; RM Property Holdings, LLC; Sunrise Property Investments, LLC; and Super 5 Consulting Group, LLC (erroneously sued as Super 5 Highway Consulting Group, LLC) will and hereby do generally and specially demurrer to the Complaint pursuant to C.C.P. sections 430.10, 430.30, and 430.50.

1 This demurrer is based upon this notice, the demurrer below, the accompanying  
2 memorandum, and all records and pleadings on file with the Court in this action, and any oral  
3 and documentary evidence that may be presented at the hearing of the motion.

4 Defendants Salam Razuki; RM Property Holdings, LLC; Sunrise Property Investments,  
5 LLC; and Super 5 Consulting Group, LLC (erroneously sued as Super 5 Highway Consulting  
6 Group, LLC) demur to the Complaint as follows:

7 DEMURRER TO THE ENTIRE COMPLAINT

8 The pleading does not state facts sufficient to constitute a cause of action (C.C.P.  
9 section 430.10(e)), the pleading is uncertain (C.C.P. section 430.10(f)), the court has no  
10 jurisdiction of the subject of the cause of action alleged in the pleading (C.C.P. section  
11 430.10(a)), and/or there is another action pending between the same parties on the same cause of  
12 action (C.C.P. section 430.10(c)).

13 DEMURRER TO THE SECOND CAUSE OF ACTION

14 The pleading does not state facts sufficient to constitute a cause of action (C.C.P.  
15 section 430.10(e)), the pleading is uncertain (C.C.P. section 430.10(f)), the court has no  
16 jurisdiction of the subject of the cause of action alleged in the pleading (C.C.P. section  
17 430.10(a)), and/or there is another action pending between the same parties on the same cause of  
18 action (C.C.P. section 430.10(c)).

19 DEMURRER TO THE FOURTH CAUSE OF ACTION

20 The pleading does not state facts sufficient to constitute a cause of action (C.C.P.  
21 section 430.10(e)), the pleading is uncertain (C.C.P. section 430.10(f)), the court has no  
22 jurisdiction of the subject of the cause of action alleged in the pleading (C.C.P. section  
23 430.10(a)), and/or there is another action pending between the same parties on the same cause of  
24 action (C.C.P. section 430.10(c)).

25 DEMURRER TO THE FIFTH CAUSE OF ACTION

26 The pleading does not state facts sufficient to constitute a cause of action (C.C.P.  
27 section 430.10(e)), the pleading is uncertain (C.C.P. section 430.10(f)), the court has no  
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jurisdiction of the subject of the cause of action alleged in the pleading (C.C.P. section 430.10(a)), and/or there is another action pending between the same parties on the same cause of action (C.C.P. section 430.10(c)).

Dated: March 1, 2021

LAW OFFICES DOUGLAS JAFFE

BY: /S/ DOUGLAS JAFFE  
Douglas Jaffe, Esq.