

**SUPERIOR COURT OF CALIFORNIA,  
COUNTY OF SAN DIEGO  
CENTRAL**

**MINUTE ORDER**

DATE: 03/25/2021

TIME: 08:30:00 AM

DEPT: C-67

JUDICIAL OFFICER PRESIDING: Eddie C Sturgeon

CLERK: Richard Cersosimo

REPORTER/ERM: Joanne Salaz CSR# 8972

BAILIFF/COURT ATTENDANT: M. Micone

CASE NO: **37-2018-00034229-CU-BC-CTL** CASE INIT.DATE: 07/10/2018

CASE TITLE: **Razuki vs Malan [IMAGED]**

CASE CATEGORY: Civil - Unlimited CASE TYPE: Breach of Contract/Warranty

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**EVENT TYPE:** Ex Parte

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**APPEARANCES**

Steven Elia, counsel, present for Respondent on Appeal, Cross - Defendant, Plaintiff(s) telephonically.

Salam Razuki, Plaintiff, present via remote audio conference.

Charles F Gorla, counsel, present for Defendant, Cross - Complainant, Appellant(s) via remote audio conference.

James R Lance, counsel, present for Defendant, Respondent on Appeal, Cross - Defendant, Cross - Complainant, Appellant(s) telephonically.

PAUL A BECK, counsel, present for Respondent on Appeal, Cross - Defendant, Intervenor, Interested Party, Plaintiff(s) telephonically.

Douglas Jaffe, counsel, present for Respondent on Appeal, Cross - Defendant, Appellant(s) telephonically.

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Other appearances:

Allan Claybon, telephonically for San Diego Patients Cooperative Corporation

Lance Rogers, telephonically for SDRC

James Thompson, telephonically for Sky & Lana Group, Inc. and Saad Pattah

Christopher Williams, telephonically on his own behalf

Neil Sheaffer, telephonically for Receiver Michael Essary

Freddy Garmo, via remote audio, for CBDCA

The Court hears from counsel on (1) Plaintiff's ex parte re: status of Mira Este Foreclosure, Malan's Connection with Prodigious, and sale of the Balboa Seven (7) Units to Prodigious Collectives, LLC.

The Court first hears from counsel as to the status of the Mira Este foreclosure. The foreclosure sale is scheduled for 4/12/2021.

The Court sets Saad Pattah's Motion for Super-Certificate as follows:

Saad Pattah's Motion for Super-Certificate is scheduled for 04/08/2021 at 10:00AM before Judge Eddie C Sturgeon.

The Court orders moving papers to be submitted by 3/31/2021. Opposing papers are to be submitted by 4/5/2021, with reply papers due by 4/7/2021. The Court orders all parties to be served via email.

The Court now hears from counsel in regards to the sale of the Balboa property.

Counsel state that \$580,000 will be deposited into escrow on 3/29/2021, with a remaining balance due in the amount of \$2,700,000.

After hearing from counsel, the Court orders that the sale of the Balboa property will proceed.