

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

MINUTE ORDER

DATE: 04/05/2019

TIME: 01:30:00 PM

DEPT: C-67

JUDICIAL OFFICER PRESIDING: Eddie C Sturgeon

CLERK: Patricia Ashworth

REPORTER/ERM: Kim Ross CSR# 7842

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

EVENT TYPE: Ex Parte

EVENT TYPE: Motion Hearing (Civil)

APPEARANCES

See attached sign-in sheet for appearances.

The Court hears oral argument and confirms the tentative ruling as follows:

TENTATIVE RULING

The application of Receiver Michael Essary for an order authorizing operation and funding of Balboa Avenue Dispensary is granted. Based upon the recommendation of the receiver, the court approves SoCal Building Ventures, LLC as the Balboa Ave operator. The court has reviewed the March 2019 proposals submitted by MJC (Exhibit B), the 3rd Ave, LLC (Exhibit C), Golden Bloom Proposal (Exhibit D) and Vista Prime Management (Exhibit E). The court has also review the initial letter of intent by SoCal and SoCal's March 22, 2019 agreement to assume and fund operations, as well as the opposition filed by defendants Chris Hakim, Mira Este Properties LLC, and Roselle Properties LLC. The court agrees the proposal by SoCal is superior.

The court notes the option to purchase by SoCal was not within the agreement to assume and fund operations. Has this been withdrawn from consideration?

Clerk's note: Plaintiff Razuki's order removing Synergy is denied.

Written order(s) to be submitted.

Eddie C. Sturgeon

Judge Eddie C Sturgeon

Superior Court of California County of San Diego SIGN-IN SHEET	Calendar No.: 39
	Court Use Only


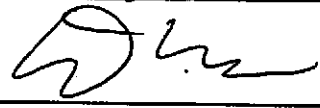

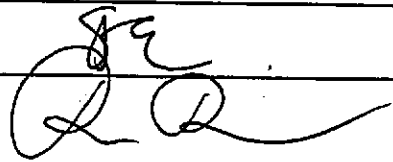

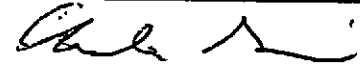



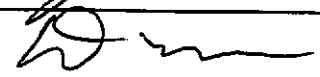
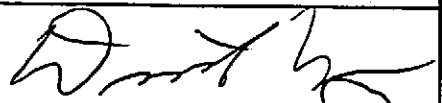
CASE: 37-2018-00034229-CU-BC-CTL - Razuki vs Malan [IMAGED]




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DEPARTMENT: C-67

JUDGE: Eddie C Sturgeon

ATTORNEY/PARTICIPANT NAME	CLIENT NAME	SIGNATURE
Austin, Gina M <i>Watts</i>	Balboa Ave Cooperative et. al. [CCT]	
Blake, Steven W <i>David Watts</i>	American Lending and Holdings LLC et. al. [CCT]	
Daley, Timothy J	RM Property Holdings LLC et. al. [CDT]	
Dart, Matthew B	BRIDGEWATER, ALEXIS et. al. [DFN]	
Elia, Steven A	Razuki, Marvin et. al. [CDT]	
Fuller, Robert E.	San Diego Building Ventures LLC et. al. [PLN]	
Goria, Charles F	Hakim, Chris et. al. [DFN]	
Griffin, Maura	Razuki, Salam et. al. [PLN]	
Jaffe, Douglas	Sunrise Property Investments LLC [CDT]	
Joseph, James	El Cajon Investments Group LLC et. al. [CDT]	
Leetham, Tamara M <i>Watts</i>	Malan, Ninus et. al. [APP]	
Rothenberg, Zachary E	San Diego Building Ventures LLC et. al. [PLN]	
Watts, Daniel	American Lending and Holdings LLC et. al. [DFN]	

ATTORNEY/PARTICIPANT NAME	CLIENT NAME	SIGNATURE
Zimmitti, Salvatore	San Diego Building Ventures LLC et. al. [IRS]	
Galupps, Louis	Blala & Galupps	
Essary, Michael	Receiver	
 MATT MAHONEY	NON PARTY SPURRY	

RICHARDSON GRISWOLD

COUNSEL FOR
RECEIVER

