

SUPERIOR COURT OF CALIFORNIA,  
COUNTY OF SAN DIEGO  
CENTRAL

MINUTE ORDER

DATE: 05/21/2019

TIME: 08:30:00 AM

DEPT: C-67

JUDICIAL OFFICER PRESIDING: Eddie C Sturgeon

CLERK: Patricia Ashworth

REPORTER/ERM: Brianna Haro CSR# 13121

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

---

**APPEARANCES**

See attached sign-in sheet for appearances.

---

**EX PARTE RULING**

The ex parte application of Receiver Michael Essary for an order terminating Mira Este's operator is granted. Synergy agreed to either immediately cease operations, or alternatively, transition down at the receiver's request.

The court orders as follows:

The receiver shall:

- 1) take charge of Mira Estes and locate a new operator;
- 2) pay the taxes and/or cooperate with the government agencies for an extension;
- 3) work with the parties and/or obtain a receivership lender for the immediate funding to pay the taxes; and
- 4) arrange to have former Director of Compliance and Operations, Brad Grimes, appear at the May 31, 2019 hearing at 2:00 p.m. to testify.

The oppositions filed for this ex parte are deemed the oppositions for the purposes of the May 31, 2019 hearing.

*Eddie C. Sturgeon*

\_\_\_\_\_  
Judge Eddie C Sturgeon

<b>Superior Court of California</b> <b>County of San Diego</b>  <b>SIGN-IN SHEET</b>	Calendar No.: 5
	Court Use Only

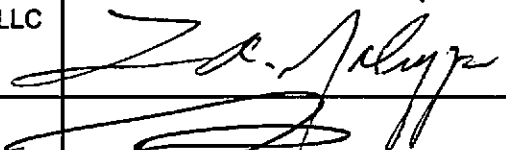
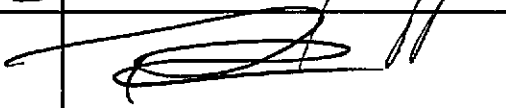

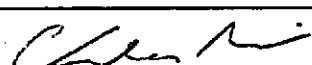
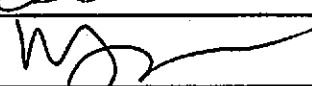

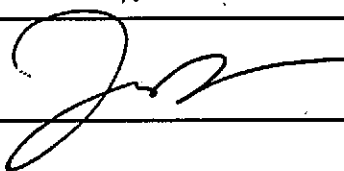
CASE: 37-2018-00034229-CU-BC-CTL - Razuki vs Malan [IMAGED]

EVENT TYPE: Ex Parte

EVENT DATE/TIME: 05/21/2019 8:30 am

DEPARTMENT: C-67

JUDGE: Eddie C Sturgeon

ATTORNEY/PARTICIPANT NAME	CLIENT NAME	SIGNATURE
Austin, Gina M	Balboa Ave Cooperative et. al. [APP]	
<del>Blake, Steven W</del> Gekuppi, Louis	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	Alternative Health Cooperative Inc et. al. [CDT]	
Joseph, James	El Cajon Investments Group LLC et. al. [CDT]	
Leetham, Tamara M	Malan, Ninus et. al. [DFN]	
Rothenberg, Zachary E	San Diego Building Ventures LLC et. al. [PLN]	
Watts, Daniel	American Lending and Holdings LLC et. al. [CCT]	

ATTORNEY/PARTICIPANT NAME	CLIENT NAME	SIGNATURE
Dimmitti, Salvatore	San Diego Building Ventures LLC et al. [PLN]	
<i>Elcary, Michael</i>	<i>Receiver</i>	<i>[Signature]</i>
<i>GRISWOLD, RICHARDSON</i>	<i>RECEIVER COUNSEL</i>	<i>[Signature]</i>

**LOUIS A. GALUPPO**

Attorney

REAL ESTATE | BUSINESS | BANKING

Phone: 760.431.4575 Fax: 760.431.4579 lgaluppo@galuppolaw.com  
www.GALUPPOLAW.com

2792 GATEWAY ROAD, #102, CARLSBAD, CA 92009

**GRISWOLD LAW**

Richardson C. Griswold - Attorney

444 S. Cedros Ave. • Suite 250

Solana Beach, California 92075

rgriswold@griswoldlawsandiego.com

858.481.1300

888.624.9177

**JAMES JOSEPH**  
Attorney at Law

Phone: (619) 444-2244

Fax: (619) 440-2233

website: www.elialaw.com

21 Camino Del Rio South, Suite 207, San Diego, CA 92108

**MAURA GRIFFIN**, of Counsel  
Attorney at Law

Phone: (619) 444-2244

Fax: (619) 440-2233

website: www.elialaw.com

21 Camino Del Rio South, Suite 207, San Diego, CA 92108

**STEVEN A. ELIA**

Attorney at Law

phone: (619) 444-2244

email: steve@elialaw.com

fax: (619) 440-2233

website: www.elialaw.com

2221 Camino Del Rio South, Suite 207, San Diego, CA 92108

**DOUGLAS JAFFE ESQ.**

ATTORNEY

DOUGLASJAFFELAW.COM

DOUGLASJAFFE@AOL.COM

501 W. BROADWAY, SUITE 800 TELEPHONE: 619-400-4945

LAW OFFICES OF  
**GORIA, WEBER & JARVIS**

**CHARLES F. GORIA**

ATTORNEY AT LAW

Tel: (619) 692-3555

Fax: (619) 296-5508

Email: chasgoria@gmail.com

1011 Camino Del Rio South

Suite 210

San Diego, CA 92108

**Michael Essary**  
Broker/Owner

8304 Clairemont Mesa Blvd.

Suite #207

San Diego, CA 92111

(858) 560-1178 telephone

(858) 560-6709 fax

(619) 886-4116 cell

(877) 581-1158 toll free

Email: calsur@aol.com

www.calsur.com



**Calsur Property Management**

MOCS #: 5