

FILED
LOS ANGELES SUPERIOR COURT

DEC 22 2008

JOHNA CLARKE, CLERK
Sandra Ramey
BY SANDRA RAMEY, DEPUTY
Jenni for BAKER

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES**

YUVAL STELMACH, an individual,

Plaintiff,

v.

GITTA VAN BENNEKOM, an individual;
MEIR LHANIE, an individual; and DOES 1
through 100, inclusive,

Defendants.

Case No. LC 079 521

[trial before the Honorable Victor E. Chavez, Judge, Department 96]

**JUDGMENT QUIETING
TITLE AND ESTABLISHING
A CONSTRUCTIVE TRUST**

This matter came on regularly for trial on December 17, 2008, with plaintiff appearing by Yuval Stelmach, defendant appearing by Gitta Van Bennekom and Meir Lhanie, and the Honorable Victor E. Chavez, Department 96, presiding. The matter was submitted to the court for decision and after deliberation and good cause appearing, and the court renders judgment.

IT IS ORDERED, ADJUDGED, AND DECREED, that plaintiff was, on **October 25, 2007**, the date of the commencement of the above-entitled action, and now is the owner in fee simple absolute and in actual and peaceable possession of the real property more particularly described as follows:

1 1. 11009-11011 Otsego St., (Area of North Hollywood) Los Angeles, California 91601,
2 APN# 2353-007-033; legally described as follows:

3 LOT 41, IN BLOCK 2, OF THE HARTSOOK TRACT, IN THE
4 CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE
5 OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56,
6 PAGE 74 OF MAPS, IN THE OFFICE OF THE COUNTY
7 RECORDER OF SAID COUNTY.

8 2. 11015 Otsego St., (Area of North Hollywood) Los Angeles, California 91601, APN
9 #2353-007-038; and legally described as follows:

10 LOT 40, IN BLOCK 2, OF THE HARTSOOK TRACT, IN THE
11 CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE
12 OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56,
13 PAGE 74 OF MAPS, IN THE OFFICE OF THE COUNTY
14 RECORDER OF SAID COUNTY.

15 3. 11019-11021 Otsego St., (Area of North Hollywood) Los Angeles, California 91601,
16 APN# 2353-007-031; legally described as follows:

17 LOT 39, IN BLOCK 2, OF THE HARTSOOK TRACT, IN THE
18 CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE
19 OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56,
20 PAGE 74 OF MAPS, IN THE OFFICE OF THE COUNTY
21 RECORDER OF SAID COUNTY.

22 No evidence was produced demonstrating that any person or entity other than plaintiff,
23 including defendants, now has any mortgage or other lien of any description on the real
24 property or any part of the real property, either legal or equitable, present or future, vested or
25 contingent with the exception of Washington Mutual Bank, and Countrywide Home Loans, Inc.

26 **IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** that plaintiff's title
27 to the real property is established and quieted.

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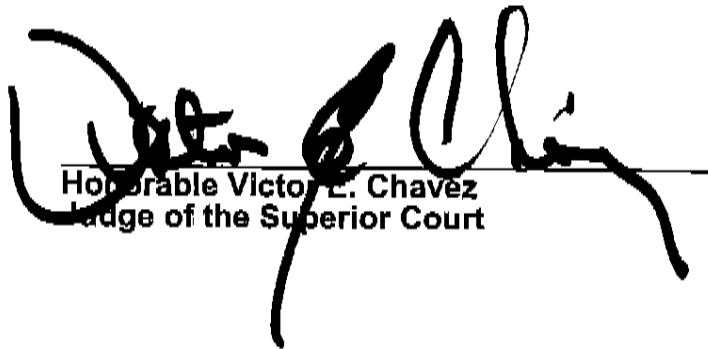
1 **IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** that defendants are to
 2 execute quitclaim deeds conveying title to said properties, as described above. Plaintiff shall
 3 prepare these documents and present them to defendants within thirty days of this ruling.

4 **IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** that the Court finds that
 5 the plaintiff has established a resulting and constructive trust in favor of plaintiff against
 6 defendants for the monies spent by plaintiff in acquiring the properties in the amount of one
 7 thousand dollars plus prejudgment interest of 10% from October 25, 2007 to the present.

8 Plaintiff is the prevailing party and shall be entitled to costs.

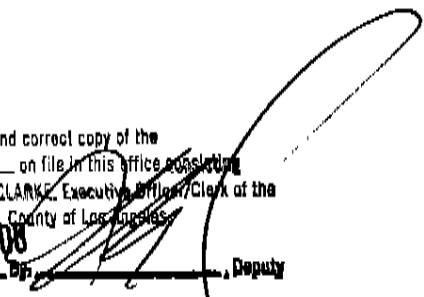
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 10 DATE:

11 12/22/08

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 13 _____
 14 Honorable Victor E. Chavez
 15 Judge of the Superior Court

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I certify that this is a true and correct copy of the
 original judgment on file in this office consisting
 of 2 pages. JOHN A. CLARK, Executive Officer/Clerk of the
 Superior Court of California, County of Los Angeles.
 Date DEC 23 2008 By , Deputy

M. CORONA