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TITLE(S)

ORDER EXPUNGING NOTICE of
PENDENCY of ACTION

RECEIVED
FEB 07 2011
SUPERIOR COURT
WEST DISTRICT

FILED
LOS ANGELES SUPERIOR COURT
MAR 03 2011
JOHN A. CLARKE, CLERK
BY GLORIA TAPANES, DEPUTY

Ronald Richards, Esq. (SBN 176246)
Nicholas Bravo, Esq. (SBN 264299)
Patrick T. Santos, Esq. (SBN 265982)
THE LAW OFFICES OF
RONALD RICHARDS & ASSOCIATES, A.P.C.
P. O. Box 11480
Beverly Hills, California 90213
Telephone (310) 556-1001
Facsimile (310) 277-3325

Attorneys for Defendant *Soda Partners, LLC*

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF LOS ANGELES – WEST JUDICIAL DISTRICT

MASSOUD YASHOUAFAR, an individual;
MILBANK HOLDING CORP., a California
Corporation,

Plaintiff,

vs.

VAN NUYS PLYWOOD, LLC, a California
Limited Liability Company, *et al.*

Defendants.

Case No.: SC111198

~~(PROPOSED)~~ ORDER EXPUNGING
NOTICE OF PENDENCY OF ACTION
(*LIS PENDENS*) AND FOR AWARD OF
FEES AND COSTS

[*Filed With Motion To Expunge Lis Pendens &
Request For Attorney's Fees*]

Hearing:

Date: March 3, 2011

Time: 8:30 a.m.

Dept: M

The motion of defendant Soda Partners, LLC for an order to expunge the notice of pendency of action filed against defendant's real property and for an award of attorney fees and costs came on for hearing in Department M of this Court on March 3, 2011. Ronald Richards, Esq. appeared on behalf of defendant Soda Partners, LLC. Michael I. Berry, Esq. appeared on behalf of plaintiffs Massoud Yashouafar and Milbank Holding Corp.

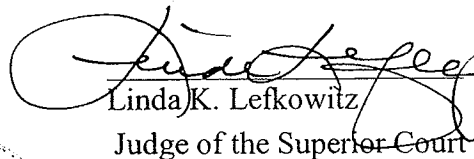
Having read and considered the motion, the memoranda and declarations filed by the parties, and having heard argument of counsel, the Court finds as follows: That the complaint lacks any claim that would, if meritorious, affect title or possession of the real property identified in the

1 complaint. Therefore,

2 IT IS ORDERED THAT the motion is granted. The notice of pendency of action (lis
3 pendens) recorded on March 3, 2011, in the office of the County Recorder of Los Angeles County,
4 as instrument 20110146373 is ordered expunged.

5 IT IS FURTHER ORDERED that plaintiffs Massoud Yashouafar and Milbank Holding
6 Corp., shall reimburse defendant Soda Partners, LLC the sum of \$ 8,400.00 for
7 attorney fees and costs.

8
9
10 Date: March 3, 2011

11 
Linda K. Lefkowitz
12 Judge of the Superior Court



17 THE DOCUMENT TO WHICH THIS CERTIFICATE IS
18 ATTACHED IS A FULL, TRUE, AND CORRECT COPY
OF THE ORIGINAL ON FILE AND OF RECORD IN
MY OFFICE.

19 ATTEST

MAR 03 2011

20 JOHN A. CLARKE, CLERK, Executive Officer/Clerk of the
Superior Court of the State of California for the County
of Los Angeles.

21  Deputy
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1 **PROOF OF SERVICE**

2 STATE OF CALIFORNIA)
3 : ss.
4 COUNTY OF LOS ANGELES)

5 I am employed in the County of Los Angeles, State of California. I am over the age of 18, and not a
6 party to the within action; my business address is P.O. BOX 11480, BEVERLY HILLS, CA 90213.

7 On February 7, 2011, I served the foregoing documents described as:

8 **PROPOSED ORDER**

9 on the parties interested in this action, by:

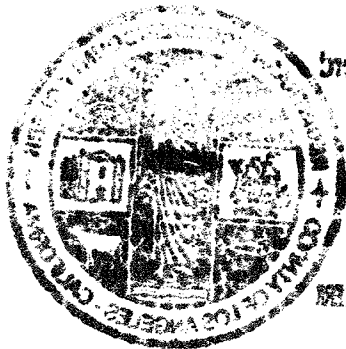
10 X delivering them by VIA PERSONAL DELIVERY to:

11 Michael I. Berry, Esq.
12 Michael I. Berry & Associates
13 5777 W. Century Blvd., Suite 1664
14 Los Angeles, CA 90045

15 X (State), I am readily familiar with the Law Offices of Ronald Richards & Associates' practice
16 for collection and processing of correspondence for mailing. Under that practice it would be
17 deposited with U.S. postal service on that same day with postage thereon fully prepaid at Los
18 Angeles, California in the ordinary course of business. I am aware that on motion of the party
19 served, service is presumed invalid if postal cancellation date or postage meter date is more than one
20 day after date of deposit for mailing in affidavit.

21 X (State) I declare under penalty of perjury under the laws of the State of California that the
22 foregoing is true and correct.

23 Executed on February 7, 2011, at Los Angeles, California.



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LOS ANGELES COUNTY, CALIFORNIA
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FEB 7 2011

Signature of Nicholas Bravo, Esq.
Nicholas Bravo, Esq.

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of the Registrar-Recorder/County Clerk

MAR 4 2011

Dean C. Logan REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA

