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Attorneys for Plaintiff Salam Razuki

ELECTRONICALLY FILED
Superior Court of California,
County of San Diego

10/28/2025 6:39:02 PM

Clerk of the Superior Court
By F. Gonzalez, Deputy Clerk

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF SAN DIEGO, CENTRAL DIVISION

SALAM RAZUKI, an individual,

Plaintiff,

vs

NINUS MALAN, an individual; CHRIS
HAKIM, an individual; MONARCH
MANAGEMENT CONSULTING, INC.,
California corporation; SAN DIEGO
UNITED HOLDINGS GROUP, LLC, a
California limited liability company; FLIP
MANAGEMENT, LLC, a California limited
liability company; MIRA ESTE
PROPERTIES LLC, a California limited
liability company; ROSELLE PROPERTIES,
LLC, a California limited liability company;
BALBOA AVE COOPERATIVE, a
California nonprofit mutual benefit
corporation; CALIFORNIA CANNABIS
GROUP, a California nonprofit mutual
benefit corporation; DEVILISH DELIGHTS,
INC. a California nonprofit mutual benefit
corporation; and DOES 1-100, inclusive,

Defendants.

AND RELATED CROSS-ACTIONS AND
ACTIONS IN INTERVENTION

I, Maura Griffin, Esq., declare as follows:

Case No.: 37-2018-00034229-CU-BC-CTL
(Consolidated with Case No. 37-2018-
00039388-CU-BC-CTL)

(Unlimited Civil Action)

**DECLARATION OF MAURA GRIFFIN,
ESQ. IN SUPPORT OF PLAINTIFF
SALAM RAZUKI'S MOTION FOR
ORDER REQUIRING THE HAKIM
DEFENDANTS TO ACKNOWLEDGE
PARTIAL SATISFACTION OF
JUDGMENT**

Hearing Date: May 29, 2026
Hearing Time: 9:00 a.m.
Dept.: C-67
Judge: Judge: Hon. Michael T. Smyth

Complaint filed: July 10, 2018
Trial Date: January 12, 2024

1 1. I am an attorney at law admitted to practice law in the State of California. I am of counsel
2 with Elia Law Firm, APC, the attorney of record for Plaintiff Salam Razuki (“Plaintiff”) in the above-
3 entitled action, and make this declaration on his behalf.

4 2. Plaintiff filed this action on July 10, 2018, against numerous defendants including the
5 Defendants Chris Hakim, Mira Este Properties, LLC, and Roselle Properties, LLC (collectively, the
6 “Hakim Defendants”). See ROA No. 1. Plaintiff filed a first amended complaint (the “FAC”) on July 13,
7 2018. See ROA No. 61.

8 3. On September 26, 2018, the Court issued a preliminary injunction in this case (referred to
9 herein as the “Order”) which was conditioned on Plaintiff’s undertaking of a \$350,000 bond (the “Bond”).
10 See ROA No. 2779, Ex. 1. The Order provided for the appointment of a receiver to oversee the management
11 of various entities subject to the injunction. *Id.* at Ex. 2.

12 4. The Hakim Defendants filed a cross-complaint against Plaintiff on October 1, 2018. See
13 ROA No. 176.

14 5. After much litigation initiated by the defendants in this action to remove the receivership
15 and preliminary injunction, the Hakim Defendants appealed the validity of the Order which was denied by
16 the Court of Appeal, Fourth Appellate District on February 24, 2021. The Hakim Defendants’ efforts to
17 discharge the receiver and lift the injunction were unsuccessful. *Id.*

18 6. After continuing litigation surrounding the real property and businesses that were subject to
19 the Order, the receiver was ultimately discharged and the injunction lifted on December 12, 2022, over four
20 years after the original complaint was filed. See ROA No. 2345.

21 7. On January 4, 2024, the Court granted the motion for summary judgment on Plaintiff’s FAC
22 filed by the Hakim Defendants. See ROA No. 2601. Therefore, although they unsuccessfully challenged
23 the Order, the Hakim Defendants ultimately obtained judgment in their favor.

24 8. On May 24, 2024, the Court granted the Hakim Defendants’ motion to determine them to
25 be the prevailing party and to fix attorneys’ fees, which were ultimately awarded in the amount of
26 \$418,035.40. See ROA No. 2771. In awarding attorneys’ fees, the Court specifically stated that the Hakim
27

Defendants were, among other things, entitled to attorneys' fees specifically related to their unsuccessful opposition to the receivership. *Id.* The Court also specifically determined there to be no prevailing party as between Plaintiff and the Hakim Defendants concerning the cross-complaint filed by the Hakim Defendants against Plaintiff. *Id.*

9. As a result of the summary judgment in their favor, on October 15, 2024, the Court granted the Hakim Defendants' motion to enforce the \$350,000 Bond which was subsequently paid by the surety company on or around December 6, 2024. See ROA No. 2828. In their motion, the Hakim Defendants pointed out the significant legal resources that were expended in contesting the injunction and receivership. *Id.* The October 15, 2024, minute order states "the court finds that there can be no dispute that the damages from lost equity, lost profits, and legal fees spent on contesting the receiver, exceed the bond amount of \$350,000.00." *Id.* The October 15, 2024, minute order also noted that the Hakim Defendants argued that "significant legal resources that were expended in contesting the injunction and the receiver" in their motion to recover on the Bond. *Id.*

10. On November 1, 2024, the Court awarded the Hakim Defendants the sum of \$9,088.40 in costs. See ROA No. 2858. Therefore, the total sum awarded to the Hakim Defendants was \$427,123.80 (\$418,035.40 in attorneys' fees with interest accruing beginning on May 25, 2024, and \$9,088.40 in costs with interest accruing beginning on December 18, 2024¹.)

11. On September 24, 2025, the Hakim Defendants served Plaintiff with a Memorandum of Costs After Judgment, Acknowledgment of Credit, and Declaration of Accrued Interest (the "9-24-25 Memorandum") claiming the following: \$161.71 in post-judgment costs (Section 1); \$0.00 in credits to interest and principal (Section 2(a)) and \$427,132.80 in principal remaining due (Section 2(b)); and, accrued interest remaining due in the amount of \$56,622.78 (Section 3). A true and correct copy of the Memorandum is attached hereto as **Exhibit A**.

12. On October 3, 2025, Plaintiff served counsel for the Hakim Defendants with a Demand for

¹ Plaintiff has calculated interest on the costs awarded beginning on December 18, 2024, which is the date used by the Hakim Defendants in their Memorandum of Costs After Judgment.

1 Acknowledgment of Partial Satisfaction of Judgment (the “Demand”) via e-mail and regular mail pursuant
2 to CCP §724.100(a). A true and correct copy of the Demand and the accompanying Proof of Service are
3 attached hereto collectively as **Exhibit B**. Plaintiff failed to timely respond to the demand within 20 days
4 (*i.e.*, 15 days plus 5 days for service by mail, October 23, 2025.)

5 13. On October 7, 2025, Plaintiff served and filed a Motion to Strike the 9-24-25 Memorandum
6 on the basis that the Hakim Defendants failed to acknowledge the payment of \$350,000 and, therefore,
7 miscalculated accrued interest on the judgment of attorneys’ fees and costs. See ROA No.’s 2907-2911.

8 14. In fact, on October 21, 2025, the Hakim Defendants served another Memorandum of Costs
9 After Judgment, Acknowledgment of Credit, and Declaration of Accrued Interest (the “10-21-25
10 Memorandum”) which also failed to acknowledge credit for the \$350,000 injunction bond payment and
11 therefore, again miscalculated accrued interest to date. A true and correct copy of the 10-21-25
12 Memorandum is attached hereto as **Exhibit C**.

13 15. Plaintiff files this motion seeking a Court order requiring the Hakim Defendants to
14 acknowledge partial satisfaction of the judgment in the amount of \$350,000 for payment on the Bond.

15 16. The \$350,000 Bond payment needs to be credited against principal and interest. The partial
16 payment of \$350,000 towards the judgment first gets applied to accrued interest on the judgment (*i.e.*, 10%
17 interest on \$418,035.40 attorneys’ fees award accruing from May 24, 2024, through December 6, 2024
18 (196 days) = \$114.53/day x 196 days = \$22,447.88). The remaining balance of the Bond payment (\$350,000
19 - \$22,477.88 = \$327,552.12) then gets applied to reduce the remaining outstanding attorneys’ fees.
20 Therefore, the principal balance of the attorneys’ fees award was \$90,483.28 as of December 6, 2024
21 (\$418,035.40 - \$327,552.12 = \$90,483.28).

22 17. Interest has continued to accrue since December 7, 2024 (*i.e.*, 321 days as of October 24,
23 2025) at the rate of \$24.79 day. As of October 7, 2025, the additional accrued interest is \$7,957.59
24 (\$24.79/day x 321 days = \$7,957.59). Therefore, the total outstanding attorneys’ fees and accrued interest
25 as of October 7, 2025 is \$98,440.87 (\$90,483.28 + \$7,957.59 = \$98,440.87).

26 18. Interest on the \$9,088.40 in costs awarded began accruing on December 18, 2024, after the
27
28

1 \$350,000 bond payment, so accrued interest thereon should not be deducted from the \$350,000 bond
2 amount. Interest on the cost award as of October 24, 2025, is \$771.90 (\$2.49/day x 310 days = \$771.90).
3 As of October 24, 2025, Plaintiff owes \$9,817.97 in outstanding costs and accrued interest (\$9,088.40 +
4 \$771.90 = \$9,860.30). The Hakim Defendants now claim an additional \$161.71 in costs for a total of
5 \$10,222.01 as of October 24, 2025.

6 19. Therefore, the outstanding principal and interest as of October 24, 2025, is \$107,999.12
7 (\$98,440.87 + \$10,222.01 = \$108,462.88).

8 20. In sum, the interest calculation is as follows:

9 a. Date of Judgment: 02/07/24

10 b. Date of Awarding Attorneys' Fees: 05/24/24

11 (i) Amount Awarded: \$418,035.40

12 (ii) Per Diem Interest on \$418,035.40 at 10% per annum: \$114.53/day

13 (iii) Interest Accruing from 05/24/24 to 12/7/24 (196 days) at 10% per annum:
14 \$22,447.88

15 c. Date of Partial Payment: 12/06/24

16 (i) Amount of Partial Payment: \$350,000

17 (ii) Amount Applied to Accrued Interest as of 12/06/24: \$22,447.88

18 (iii) Amount Applied to Remaining Principal as of 12/06/24: \$327,552.12

19 (iv) Remaining Principal as of 12/06/24: \$90,483.28

20 (v) Per Diem Interest on \$90,483.28 at 10% per annum: \$24.79/day

21 (vi) Interest Accruing on Remaining Principal from 12/07/24 to 10/24/25 (321 days) at
22 10% per annum: \$7,957.59

23 (vii) Per Diem Interest at 10% per annum beginning 12/06/24 (\$9,048.33/356):
24 \$24.79/day

25 d. Date of Awarding Costs: 12/18/24

26 (i) Amount Awarded: \$9,088.40
27
28

1 (ii) Interest accruing from 12/18/24 to 10/24/25 (310 days): at 10% per annum: \$771.90

2 (iii) Per Diem Interest at 10% per annum beginning 12/18/24: \$2.49/day

3 (iv) Total Unpaid Interest as of 10/24/25 (\$7,957.59 + \$771.90): \$8,729.49

4 I declare under penalty of perjury under the laws of the State of California that the foregoing is true
5 and correct.

6 Dated: October 24, 2025

By:



Maura Griffin, Attorney for
Plaintiff Salam Razuki

EXHIBIT A

Charles F. Goria, Esq. (SBN68944)
Goria, Weber & Jarvis
1011 Camino del Rio South, Suite 210
San Diego, CA 92108
Tel.: (619) 692-3555
Fax: (619) 296-5508
Email: chasgoria@gmail.com
Attorneys for Defendants Chris Hakim,
Mira Este Properties, LLC, and
Roselle Properties LLC

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF SAN DIEGO, CENTRAL DIVISION

SALAM RAZUKI, an individual

Plaintiff

vs

NINUS MALAN, an individual; CHRIS
HAKIM, an individual; MONARCH
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California corporation; SAN DIEGO
UNITED HOLDINGS GROUP, LLC, a
California limited liability company; FLIP
MANAGEMENT, LLC, a California limited
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PROPERTIES LLC, a California limited
liability company; ROSELLE PROPERTIES,
LLC, a California limited liability company;
BALBOA AVE COOPERATIVE, a
California nonprofit mutual benefit
corporation; CALIFORNIA CANNABIS
GROUP, a California nonprofit mutual benefit
corporation; DEVILISH DELIGHTS, INC. a
California nonprofit mutual benefit
corporation; and DOES 1-100, inclusive;

Defendants.

AND RELATED CROSS-ACTIONS AND
ACTIONS IN INTERVENTION

Lead Case No.:
37-2018-00034229-CU-BC-CTL
Consolidated with:
Case No. 37-2018-00039388-CU-BC-CTL

(Unlimited Civil Action)

PROOF OF SERVICE BY MAIL

Dept.: C-67
I/C Judge: Hon. Michael Smyth
Complaint filed: 7/10/2018
Trial Date: 1/12/2024

(IMAGED FILE)

1 I, Charles F. Gorla, declare that: I am, and was at the time of service of the papers herein
2 referred to, over the age of eighteen years, not a party to this action, and am employed in the
3 County of San Diego, California, in which County the within mentioned mailing occurred. My
4 business address is 1011 Camino del Rio South, Suite 210, San Diego, California 92108. I served
5 the following document(s):

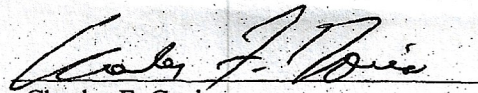
6 • Memorandum of Costs After Judgment, Acknowledgement of Credit, and
7 Declaration of Accrued Interest
8 on the following persons:

9 John Zyrd, Esq. 10 john@jwzfirm.com 11 402 W. Broadway, Suite 400 12 San Diego, CA 92101 13 Attorney for Salam Razuki	14 Salam Razuki, Register Number 73015-298 F M C Rochester / Federal Medical Center P.O. Box 4000 Rochester, Minnesota 55903
15 Salam Razuki 16 c/o Sarah Razuki 17 10605 Senda Acuario 18 San Diego, CA 92130	

19 XX (BY MAIL) by placing a copy thereof in a separate envelope for each said addressee,
20 addressed to each such addressee at the address indicated above. I then sealed each envelope, and
21 with the postage thereon fully prepaid, deposited each in the United States Mail at San Diego
22 County, California, on September 24, 2025.

23 ☐ VIA ELECTRONIC MAIL OR ELECTRONIC FILING SERVICE:
24 Complying with Code of Civil Procedure section 1010.6, my electronic business address is
25 chasgoria@gmail.com and I caused such document(s) to be electronically served on _____,
26 either via electronic mail pursuant to the parties' stipulation, prior agreement, or course of
27 communication to each above addressee at his or her above electronic mail address or through the
One Legal e-service system for the above-entitled case to those parties on the Service List
maintained on its website for this case on _____. The file transmission was
reported as complete and a copy of the Filing/Service Receipt will be maintained with the
original document(s) in our office.

I declare under penalty of perjury that the foregoing is true and correct. Executed on
September 24, 2025 at San Diego County, California.


Charles F. Gorla

ATTORNEY OR PARTY WITHOUT ATTORNEY NAME: Charles F. Gorla, Esq. FIRM NAME: Gorla, Weber & Jarvis STREET ADDRESS: 1011 Camino del Rio South, Suite 210 CITY: San Diego STATE: CA ZIP CODE: 92108 TELEPHONE NO.: 619-692-3555 FAX NO.: 619-296-5508 EMAIL ADDRESS: Chasgorla@gmail.com ATTORNEY FOR (name): Chris Hakim, Mira Este Properties LLC, and Roselle Properties LLC	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Diego STREET ADDRESS: 330 West Broadway MAILING ADDRESS: 330 West Broadway CITY AND ZIP CODE: San Diego, CA 92101 BRANCH NAME: Central Division, Hall of Justice	
PLAINTIFF: Salam Razuki DEFENDANT: Ninus Malan et al.	
MEMORANDUM OF COSTS AFTER JUDGMENT, ACKNOWLEDGMENT OF CREDIT, AND DECLARATION OF ACCRUED INTEREST	
CASE NUMBER: 37-2018-00034229-CU-BC-CTL (Consolidated with 37-2018-00039388-CU-BC-CTL)	

1. ☒ **Postjudgment costs**

a. I claim the following costs after judgment incurred within the last two years (indicate if there are multiple items in any category):

	Dates Incurred	Amount
(1) Preparing and issuing abstract of judgment (See Attachment 1)	4/11/2025	\$ 63.71
(2) Recording and indexing abstract of judgment (See Attachment 2)	4/28/2025	\$ 98.00
(3) Filing notice of judgment lien on personal property		\$
(4) Issuing writ of execution, to extent not satisfied by Code Civ. Proc., § 685.050 (specify county):		\$
(5) Levying officers fees, to extent not satisfied by Code Civ. Proc., § 685.050 or wage garnishment.		\$
(6) Approved fee on application for order for appearance of judgment debtor, or other approved costs under Code Civ. Proc., § 708.110 et seq.		\$
(7) Attorney fees, if allowed by Code Civ. Proc., § 685.040		\$
(8) Other: (Statute authorizing cost):		\$
(9) Total of claimed costs for current memorandum of costs (add (1)-(8)).		\$ 161.71
b. All previously allowed postjudgment costs		\$
c. Total of all postjudgment costs (add a and b)		\$ 161.71

2. ☒ **Credits to interest and principal**

a. I acknowledge total payments to date in the amount of: \$ 0.00 (including returns on levy process and direct payments). The payments received are applied first to the amount of accrued interest, and then to the judgment principal (including postjudgment costs allowed) as follows: credit to accrued interest: \$ 0.00; credit to judgment principal: \$ 0.00

b. **Principal remaining due.** The amount of judgment principal remaining due is \$ 427,132.80. (See Code Civ. Proc., § 680.300)

3. ☒ **Accrued interest remaining due.** I declare interest accruing at the legal rate of % on the unpaid principal amount of \$ 427,132.80 and % on the unpaid principal amount of \$ (see Information Sheet for Calculating Interest and Amount Owed on a Judgment (form MC-013-INFO)) from the date of entry or renewal and on balances from the date of any partial satisfactions (or other credits reducing the principal), remaining due in the amount of \$ 56,622.78. (See Attachment 3)

4. I am the: ☐ judgment creditor ☐ agent for the judgment creditor ☒ attorney for the judgment creditor.

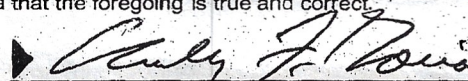
I have knowledge of the facts concerning the costs claimed above. To the best of my knowledge and belief, the costs claimed are correct, reasonable, and necessary, and have not been satisfied.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 9/24/2025

Charles F. Gorla

(TYPE OR PRINT NAME)



(SIGNATURE OF DECLARANT)

NOTICE TO THE JUDGMENT DEBTOR

If this memorandum of costs is filed at the same time as an application for a writ of execution, any statutory costs, not exceeding \$100 in aggregate and not already allowed by the court, may be included in the writ of execution. The fees sought under this memorandum may be disallowed by the court upon a motion to tax filed by the debtor, notwithstanding the fees having been included in the writ of execution. (Code Civ. Proc., § 685.070(e).) A motion to tax costs claimed in this memorandum must be filed within 10 days after service of the memorandum. (Code Civ. Proc., § 685.070(c).)

Page 1 of 2

Short Title:

Salam Razuki v. Ninus Malan et al.

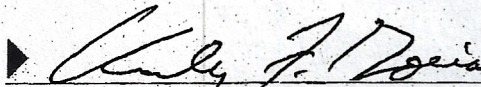
CASE NUMBER: (37-2018-00034229-CU-BC-CTL (Consolidated with Case No. 37-2018-00039388-CU-BC-CTL))

PROOF OF SERVICE

☒ Mail ☐ Personal Service

1. At the time of service I was at least 18 years of age and not a party to this legal action.
2. My residence or business address is:
(See accompanying Proof of Service, incorporated herein by this reference)
3. ☐ I mailed or personally delivered a copy of the *Memorandum of Costs After Judgment, Acknowledgment of Credit, and Declaration of Accrued Interest* as follows (complete either a or b):
 - a. ☐ **Mail.** I am a resident of or employed in the county where the mail occurred.
 - (1) I enclosed a copy in an envelope AND
 - (a) ☐ **deposited** the sealed envelope with the United States Postal Service with the postage fully prepaid.
 - (b) ☐ **placed** the envelope for collection and mailing on the date and at the place shown in items below following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.
 - (2) The envelope was addressed and mailed as follows:
 - (a) Name of person served:
 - (b) Address on envelope:
 - (c) Date of mailing:
 - (d) Place of mailing (city and state):
 - b. ☐ **Personal delivery.** I personally delivered a copy as follows.
 - (1) Name of person served:
 - (2) Address where delivered:
 - (3) Date delivered:
 - (4) Time delivered:

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 9/24/2025Charles F. Gorla
(TYPE OR PRINT NAME)

(SIGNATURE OF DECLARANT)



1400 North McDowell Blvd. Suite 300
 Petaluma, CA 94954
 1-800-938-8815 ext. 1
 TIN: 85-4343705

Credit Card Sale

Date	4/11/2025
Customer	0093022
Credit Sale	06998115
Amount Due	\$0.00

Bill To

Goria, Weber & Jarvis
 charles Goria
 1011 Camino del Rio S., #210
 San Diego CA 92108

One Legal Order Number	24439316
Contact	Charles Goria
Attorney Name	charles goria
Billing Code	Hakim
Case Title	Razuki vs Malan [IMAGED]
Case Number	37-2018-00034229-CU-BC-CTL
Court	Superior Court of California, San Diego County
Court Transaction Number	17801894
Documents	Abstract of Judgment

STATUTORY DISBURSEMENTS*	AMOUNT
Court Filing Fee	\$40.00
Court Technology Access Fee	\$3.50
eCheck Fee++	\$0.25
SUBTOTAL	\$43.75

ONE LEGAL FEES	AMOUNT
eFiling Charge	\$16.95
Disbursement Administration Charge	\$1.00
Convenience Fee†	\$2.01
SUBTOTAL	\$19.96

FEES SUMMARY	AMOUNT
Disbursements	\$43.75
One Legal Fees	\$19.96
TOTAL CHARGED	\$63.71

Past due balance may be charged a late payment fee and/or a late charge of up to 1.5% per month (18% per annum).

* These mandatory fees are charged by the court or required by statute and are not One Legal service fees. One Legal disburses these fees on your behalf.

++ When it is most cost effective, One Legal disburses fees on your behalf via eCheck. We pass these savings directly on to you. Learn more at

www.onelegal.com/echeck

‡ When paying invoices by credit card, a convenience fee will be assessed in accordance with applicable law and Terms of Service accepted at time of order. To avoid these fees, you can choose to pay via ACH.



ATTACHMENT 2

San Diego County

Transaction #: 8333371
Receipt #: 2025158013



JORDAN Z. MARKS

Assessor/Recorder/County Clerk

1600 Pacific Highway Suite 260

P. O. Box 121750, San Diego, CA 92112-1750

Tel. (619) 237-0502 Fax (619) 557-4155

www.sdarcc.gov

Cashier Date: 04/28/2025

Cashier Location: SD

Print Date: 04/28/2025 4:28 pm

Payment Summary

Total Fees	\$98.00
Total Payments	\$98.00
Balance:	\$0.00

Payment

VITALCHEK PAYMENT

\$98.0

Total Payments

\$98.0

Recorded Item

OFFICIAL RECORD -1

Document #: 2025-0110687 Date: 04/28/2025 4:28PM Pages:

Fees: Recording

\$23.0

Fees: SB2 Atkins Fee

\$75.0

Total Fees Due:

\$98.0

Grand Total - All Documents:

\$98.0

04/28/2025 4:27 PM PDT

SAN DIEGO COUNTY VITAL RECORDS
1600 PACIFIC HIGHWAY
ROOM 260
SAN DIEGO, CA 92101

TERMINAL NAME: E6824119

ORDER# 200889320

PAYMENT

COUNTER PAYMENT \$98.00
8333371

AGENCY SUBTOTAL: \$98.00
LEXISNEXIS SERVICE FEE: \$2.50

TOTAL USD: \$100.50

CARD #: 0606
PAYMENT: CREDITCARD READ-CONTACTLESS
MODE: VISA
AUTH CODE: 017306
APP LABEL: VISA CREDIT
C/M: A0000000031010
ARC: 702B9A3E3B3ABC1B
AMOUNT: \$100.50
*** CARD APPROVED ***

AMOUNT PAID:

\$100.50

CUSTOMER COPY

ATTACHMENT 3

, INTEREST CALCULATION

1. Date of judgment-2/7/2024
2. Date of order awarding attorney's fees-5/24/2024
 - a. Amount awarded-\$418,035.40
 - b. Interest accruing from 5/25/2024 to 9/24/2025 (488 days) at 10% per annum-\$55,890.73
 - c. Per diem interest- $(\$55,890.73/488)$ -\$114.53
3. Date of order awarding costs-12/18/2024
 - a. Amount awarded-\$9088.40
 - b. Interest accruing from 12/18/2024 to 9/24/2025 (294 days) at 10% per annum-\$732.05
 - c. Per diem interest- $(732.05/294)$ -\$2.49
4. Total Interest to 9/24/2025 $(\$55,890.73 + \$732.05)$ -\$56,622.78

EXHIBIT B

Steven A. Elia, Esq. (State Bar No. 217200)
Maura Griffin, Esq., *Of Counsel* (State Bar No. 264461)
Garrett F. Groom, Esq., (State Bar No. 331364)
ELIA LAW FIRM, APC
2221 Camino del Rio South, Suite 207
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Tel: (619) 444-2244
Fax: (619) 440-2233
E-mail: steve@elialaw.com
maura@elialaw.com
garrett@elialaw.com

Attorneys for Plaintiff Salam Razuki

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF SAN DIEGO, CENTRAL DIVISION

SALAM RAZUKI, an individual

Plaintiff

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Defendants.

AND RELATED CROSS-ACTIONS AND
ACTIONS IN INTERVENTION

///

///

Lead Case No.:
37-2018-00034229-CU-BC-CTL
Consolidated with:
Case No. 37-2018-00039388-CU-BC-CTL

(Unlimited Civil Action)

**DEMAND FOR ACKNOWLEDGMENT
OF PARTIAL SATISFACTION OF
JUDGMENT**

[Code Civ. Proc. §724.110]

I/C Judge: Hon. Michael T. Smyth
Dept.: C-67
Complaint filed: July 10, 2018
Trial Date: January 12, 2024

1 **TO DEFENDANTS CHRIS HAKIM, MIRA ESTE PROPERTIES, LLC AND ROSELLE**
2 **PROPERTIES, LLC:**

3 NOTICE IS GIVEN that this document is a demand for acknowledgment of partial satisfaction of
4 the judgment in this action. I demand that you either: (1) execute, acknowledge, and deliver to me an
5 acknowledgment of partial satisfaction of judgment; or, (2) file an acknowledgment of partial satisfaction
6 of judgment with the court.

7 This demand is made on the grounds that the judgment in this action has been satisfied in part in
8 that the sum of \$350,000 has been paid to you on my behalf pursuant to this Court’s October 15, 2024
9 order on Defendants Chris Hakim, Mira Este Properties, LLC and Roselle Properties, LLC’s (collectively,
10 the “Hakim Defendants”) Motion for Exoneration of Preliminary Injunction Bond.

11
12 DATED: October 3, 2025

ELIA LAW FIRM, APC

13
14 By: /s/ Steven A. Elia
15 Steven A. Elia, Esq.
16 Maura Griffin, Esq.
17 Garrett F. Groom, Esq.
18 Attorneys for Plaintiff Salam Razuki
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Case Name: *Razuki v. Malan, et al.*
Case No.: 37-2018-00039388-CU-BC-CTL

PROOF OF SERVICE

I am employed in the County of San Diego, State of California. I am over the age of 18 years, and not a party to the within action. I am an employee of or agent for the ELIA LAW FIRM, APC, whose business address is 2221 Camino Del Rio South, Suite 207, San Diego CA 92108.

On October 3, 2025, I served the following document(s):

- **DEMAND FOR ACKNOWLEDGMENT OF PARTIAL SATISFACTION OF JUDGMENT**

on the following party(ies) in this action addressed as follows:

Charles F. Gorla, Esq.
GORIA, WEBER & JARVIS
1011 Camino del Rio South, Suite 210
San Diego, CA 92108
E-mail: chasgoria@gmail.com

Attorneys for Defendants Chris Hakim, Mira Este Properties, LLC and Rose Properties, LLC

☒ (BY MAIL) I caused a true and correct copy of each document, placed in a sealed envelope with postage fully paid, to be placed in the United States mail at San Diego, California. I am "readily familiar" with this firm's business practice for collection and processing of mail, that in the ordinary course of business said document(s) would be deposited with the U.S. Postal Service on that same day. I understand that the service shall be presumed invalid if the postal cancellation date or postage meter date on the envelope is more than one day after the date of deposit for mailing contained in this affidavit.

☐ (BY PERSONAL SERVICE) I delivered each such document by hand to each addressee above.

☒ (BY E-MAIL) I delivered each such document via e-mailed PDF to the address listed above, per counsels' agreement.

☐ (BY OVERNIGHT DELIVERY) I caused a true and correct copy of each document, placed in a sealed envelope with delivery fees provided for, to be deposited in a box regularly maintained by United Parcel Service (UPS). I am readily familiar with this firm's practice for collection and processing of documents for overnight delivery and know that in the ordinary course of ELIA LAW FIRM, APC's business practice the document(s) described above will be deposited in a box or other facility regularly maintained by UPS or delivered to a courier or driver authorized by UPS to receive documents on the same date it is placed at ELIA LAW FIRM, APC for collection.

1 ☐ (BY FACSIMILE) By use of facsimile machine number (619) 440-2233, I served a copy of
2 the within document(s) on the above interested parties at the facsimile numbers listed above.
3 The transmission was reported as complete and without error. The transmission report was
4 properly issued by the transmitting facsimile machine.

5 ☐ (BY E-SERVICE) By utilizing the e-service feature through One Legal when filing the
6 documents with the Court. I caused such document to be uploaded and served through the
7 One Legal system on the above-mentioned date. A receipt and proof of electronic service will
8 be issued by One Legal. A copy of the One Legal transaction receipt will be maintained with
9 the original document in our office.

10 ☒ (STATE) I declare under penalty of perjury under the laws of the State of California that the
11 above is true and correct.

12 ☐ (FEDERAL) I declare that I am employed in the office of a member of the Bar of this Court,
13 at whose direction the service was made. I declare under penalty of perjury under the laws
14 of the United States of America that the foregoing is true and correct.

15 Executed on October 3, 2025 at Cardiff, California.

16 By: Maura Griffin
17 Maura Griffin
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EXHIBIT C

ATTORNEY OR PARTY WITHOUT ATTORNEY NAME: Charles F. Goria FIRM NAME: Goria, Weber & Jarvis STREET ADDRESS: 1011 Camino del Rio South, #210 CITY: San Diego TELEPHONE NO.: 619-692-3555 EMAIL ADDRESS: Chasgoria@gmail.com ATTORNEY FOR (name): Chris Hakim, Mira Este Properties LLC, Roselle Properties LLC	STATE BAR NUMBER: 68944 STATE: CA ZIP CODE: 92108 FAX NO.: 619-296-5508
SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Diego STREET ADDRESS: 330 West Broadwav MAILING ADDRESS: 330 West Broadwav CITY AND ZIP CODE: San Diego, CA 92101 BRANCH NAME: Central Division, Hall of Justice	
PLAINTIFF: Salam Razuki DEFENDANT: Ninus Malan et al.	
MEMORANDUM OF COSTS AFTER JUDGMENT, ACKNOWLEDGMENT OF CREDIT, AND DECLARATION OF ACCRUED INTEREST	
CASE NUMBER: 37-2018-00034229-CU-BC-CTL-Consolidated with Case No. 37-2018-00039388-CU BC-CTL	

1. ☒ **Postjudgment costs**
- a. I claim the following costs after judgment incurred within the last two years (indicate if there are multiple items in any category):
- | Dates Incurred | Amount |
|---|-----------|
| (1) Preparing and issuing abstract of judgment | \$ |
| (2) Recording and indexing abstract of judgment | \$ |
| (3) Filing notice of judgment lien on personal property | \$ |
| (4) Issuing writ of execution, to extent not satisfied by Code Civ. Proc., § 685.050 (specify county): | \$ |
| (5) Levying officers fees, to extent not satisfied by Code Civ. Proc., § 685.050 or wage garnishment | \$ |
| (6) Approved fee on application for order for appearance of judgment debtor, or other approved costs under Code Civ. Proc., § 708.110 et seq. | \$ |
| (7) Attorney fees, if allowed by Code Civ. Proc., § 685.040 | \$ |
| (8) Other: (Statute authorizing cost): | \$ |
| (9) Total of claimed costs for current memorandum of costs (add (1)–(8)) | \$ -0- |
| b. All previously allowed postjudgment costs | \$ 161.71 |
| c. Total of all postjudgment costs (add a and b) | \$ 161.71 |
2. ☒ **Credits to interest and principal**
- a. I acknowledge total payments to date in the amount of: \$ 0.00 (including returns on levy process and direct payments). The payments received are applied first to the amount of accrued interest, and then to the judgment principal (including postjudgment costs allowed) as follows: credit to accrued interest: \$ 0.00 ; credit to judgment principal \$ 0.00
- b. **Principal remaining due.** The amount of judgment principal remaining due is \$ (See Code Civ. Proc., § 680.300)
3. ☒ **Accrued interest remaining due.** I declare interest accruing at the legal rate of 10 % on the unpaid principal amount of \$ 427,132.80 and % on the unpaid principal amount of \$ (see Information Sheet for Calculating Interest and Amount Owed on a Judgment (form MC-013-INFO)) from the date of entry or renewal and on balances from the date of any partial satisfactions (or other credits reducing the principal), remaining due in the amount of \$ 59,047.86 (See Attachment 1)
4. I am the: ☐ judgment creditor ☐ agent for the judgment creditor ☒ attorney for the judgment creditor. I have knowledge of the facts concerning the costs claimed above. To the best of my knowledge and belief, the costs claimed are correct, reasonable, and necessary, and have not been satisfied.
- I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct
- Date: 10/17/2025

Charles F. Goria
(TYPE OR PRINT NAME)

(SIGNATURE OF DECLARANT)

NOTICE TO THE JUDGMENT DEBTOR

If this memorandum of costs is filed at the same time as an application for a writ of execution, any statutory costs, not exceeding \$100 in aggregate and not already allowed by the court, may be included in the writ of execution. The fees sought under this memorandum may be disallowed by the court upon a motion to tax filed by the debtor, notwithstanding the fees having been included in the writ of execution. (Code Civ. Proc., § 685.070(e).) A motion to tax costs claimed in this memorandum must be filed within 10 days after service of the memorandum. (Code Civ. Proc., § 685.070(c).)

Page 1 of 2

MEMORANDUM OF COSTS AFTER JUDGMENT, ACKNOWLEDGMENT OF CREDIT, AND DECLARATION OF ACCRUED INTEREST

Short Title:

Salam Razuki v. Ninus Malan et al.

CASE NUMBER:

37-2018-00034229-CU-BC-CTL-Consolidated with
Case No. 37-2018-00039388-CU BC-CTL

PROOF OF SERVICE

☒ Mail ☐ Personal Service

1. At the time of service I was at least 18 years of age and not a party to this legal action.

2. My residence or business address is:

(See accompanying Proof of Service, incorporated herein by this reference)

3. ☐ I mailed or personally delivered a copy of the *Memorandum of Costs After Judgment, Acknowledgment of Credit, and Declaration of Accrued Interest* as follows (complete either a or b):a. ☐ **Mail.** I am a resident of or employed in the county where the mail occurred.

(1) I enclosed a copy in an envelope AND

- (a) ☐ **deposited** the sealed envelope with the United States Postal Service with the postage fully prepaid.
- (b) ☐ **placed** the envelope for collection and mailing on the date and at the place shown in items below following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.

(2) The envelope was addressed and mailed as follows:

- (a) Name of person served:
- (b) Address on envelope:
- (c) Date of mailing:
- (d) Place of mailing (city and state):

b. ☐ **Personal delivery.** I personally delivered a copy as follows.

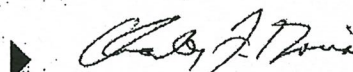
- (1) Name of person served:
- (2) Address where delivered:
- (3) Date delivered:
- (4) Time delivered:

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 10/17/2025

Charles F. Gorja

(TYPE OR PRINT NAME)



(SIGNATURE OF DECLARANT)

MEMORANDUM OF COSTS AFTER JUDGMENT,
ACKNOWLEDGMENT OF CREDIT, AND DECLARATION
OF ACCRUED INTERESTFor your protection and privacy, please press the Clear
This Form button after you have printed the form.

Print this form

Save this form

Clear this form

ATTACHMENT 1

INTEREST CALCULATION

2. Judgment-2/7/2024
Order awarding attorney's fees-5/24/2024
Amount awarded-\$418,035.40
Interest accruing from 5/25/2024 to 10/17/2025 (509 days) at
10%per annum-\$58,295.89
c. Per diem interest- $(\$41,803.54/365)-\114.53
3. Date of order awarding costs-12/18/2024
a. Amount awarded-\$9088.40
b. Interest accruing from 12/18/2024 to 10/17/2025 (302 days) at 10%
per annum-\$751.97
c. Per diem interest- $(\$908.84/365)-\2.49
4. Total Interest to 10/17/2025 $(\$58,295.89+751.97)-\$59,047.86$
5. Total Per diem interest $(\$114.53+\$2.49)-\$117.02$

Charles F. Gorla, Esq (N68944)
Gorla, Weber & Jarvi
1011 Camino del Rio th, Suite 210
San Diego, CA 92161
Tel.: (619) 692-3000
Fax: (619) 296-1000
Email: chasgorla@gmail.com
Attorneys for Defendants Chris Hakim,
Mira Este Properties, LLC, and
Roselle Properties LLC

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF SAN DIEGO, CENTRAL DIVISION

SALAM RAZUKI, an individual
Plaintiff

vs

NINUS MALAN, an individual; CHRIS
HAKIM, an individual; MONARCH
MANAGEMENT CONSULTING, INC.,
California corporation; SAN DIEGO
UNITED HOLDINGS GROUP, LLC, a
California limited liability company; FLIP
MANAGEMENT, LLC, a California limited
liability company; MIRA ESTE
PROPERTIES LLC, a California limited
liability company; ROSELLE PROPERTIES,
LLC, a California limited liability company;
BALBOA AVE COOPERATIVE, a
California nonprofit mutual benefit
corporation; CALIFORNIA CANNABIS
GROUP, a California nonprofit mutual benefit
corporation; DEVILISH DELIGHTS, INC. a
California nonprofit mutual benefit
corporation; and DOES 1-100, inclusive;

Defendants.

AND RELATED CROSS-ACTIONS AND
ACTIONS IN INTERVENTION

Lead Case No.:
37-2018-00034229-CU-BC-CTL
Consolidated with:
Case No. 37-2018-00039388-CU-BC-CTL

(Unlimited Civil Action)

PROOF OF SERVICE

Dept.: C-67
I/C Judge: Hon. Michael T. Smyth
Complaint filed: 7/10/2018
Trial Date: 1/12/2024

(IMAGED FILE)

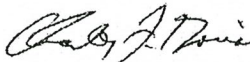
I, Charles F. Gorla, declare that: I am, and was at the time of service of the papers herein referred to, over the age of eighteen years, not a party to this action, and am employed in the County of San Diego, California, in which County the within mentioned mailing occurred. My business address is 1011 Camino del Rio South, Suite 210, San Diego, California 92108. I serve the following document(s):

- Memorandum of Costs After Judgment, Acknowledgment of Debt, and Declaration of Accrued Interest

on the following persons:

John Zryd, Esq. john@jwzfirm.com 402 W. Broadway, Suite 400 San Diego, CA 92101 Attorney for Plaintiff Salam Razuki	Salam Razuki, Register Number 73015-2 FMC Rochester/Federal Medical Center P.O. Box 4000 Rochester, Minnesota 55903
Steven A. Elia, Esq. (SBN 217200) Maura Griffin, Esq., Of Counsel (SBN 264461) Garrett F. Groom, Esq., (SBN 331364) ELIA LAW FIRM, APC 2221 Camino del Rio South, Suite 207 San Diego, CA 92108 Attorney for Salam Razuki	Salam Razuki c/o Sarah Razuki 10605 Senda Acuario San Diego, CA 92130
xx (BY MAIL) by placing a copy thereof in a separate envelope for each said addressee, addressed to each such addressee at the address indicated above. I then sealed each envelope, and with the postage thereon fully prepaid, deposited each in the United States Mail at San Diego County, California, on October 17, 2025.	

I declare under penalty of perjury that the foregoing is true and correct. Executed on October 17, 2025 at San Diego County, California.


Charles F. Gorla