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RECEIVED
October 28, 2025

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.

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

(Unlimited Civil Action)

[PROPOSED] ORDER

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

AND RELATED CROSS-ACTIONS AND
ACTIONS IN INTERVENTION

The motion of Plaintiff Salam Razuki ("Plaintiff") in the above-entitled action, for an order

1 requiring Defendants Chris Hakim, Mira Este Properties, LLC, and Roselle Properties, LLC (collectively,
2 the “Hakim Defendants”) to acknowledge partial satisfaction of judgment came on for hearing before this
3 Court on May 29, 2026.

4 After considering the evidence and the points and authorities submitted by the parties, the Court
5 orders as follows:

- 6 1. The Hakim Defendants are ordered to acknowledge Plaintiff’s partial payment of \$350,000
7 on December 6, 2024, to be applied to the attorneys’ fees award;
- 8 2. Defendants are ordered to file an Acknowledgment of Satisfaction of Judgment
9 acknowledging the partial payment in the amount of \$350,000 (Judicial Council Form EJ-
10 100);
- 11 3. Defendants shall prepare a corrected Memorandum of Costs After Judgment,
12 Acknowledgment of Credit, and Declaration of Accrued Interest (“Memorandum”)
13 reflecting the partial payment of judgment in the amount of \$350,000; and,
- 14 4. The \$350,000 payment shall first be applied to accrued interest on the judgment as of
15 December 6, 2024, and shall then be applied to reduce the principal judgment with accruing
16 interest thereafter being recalculated at 10% per annum until paid.

17 IT IS FURTHER ORDERED _____

18 _____
19 _____
20 _____
21 DATED: _____

22 Judge of the Superior Court
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