

FILED
Superior Court of California
County of Los Angeles
09/03/2024
David W. Slayton, Executive Officer / Clerk of Court
By: J. Trujillo Deputy

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SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES

DOUGLAS KRUSCHEN, an individual

Plaintiff,

vs.

ANNANDALE TOWNHOUSE
ASSOCIATION, INC., a California nonprofit
mutual benefit corporation; VICTOR RENE
MARTINEZ, an individual; ANTHONY
WAGNER, an individual; JAMES
GROSSMAN, an individual; SCOTT PERL,
an individual; JEFFERY ATKINSON, an
individual; and Does 1 through 10, inclusive,
Defendants.

CASE NO. 23VECV05191

(Unlimited Civil)
Assigned for all purposes to Hon. Eric Harmon,
Dept. 107

**[PROPOSED] ORDER ON PLAINTIFF
DOUGLAS KRUSCHEN'S MOTION FOR
AWARD OF ATTORNEYS' FEES AND
COSTS**

Date: July 3, 2024
Time: 9:00 a.m.
Dept. 107

Res. No. 306499085926

TO ALL PARTIES AND THEIR ATTORNEYS OF RECORD:

The Motion for an Award of Attorneys' Fees and Costs pursuant to Civil Code section 5145(b), brought by Plaintiff DOUGLAS KRUSCHEN ("Plaintiff") came on for hearing on July 3, 2024. James E. Perero, Esq. of Myers, Widders, Gibson, Jones & Feingold, L.L.P. appeared on behalf of Plaintiff. _____ appeared on behalf of Defendants ANNANDALE TOWNHOUSE ASSOCIATION, INC., VICTOR RENE MARTINEZ, ANTHONY WAGNER, JAMES GROSSMAN, SCOTT PERL, and JEFFERY ATKINSON (collectively "Defendants").

1 On review of the pleadings, files and records in this matter and up on oral argument, the
2 Court hereby orders as follows:

- 3 1. Plaintiff Krushen's Motion for Attorney Fees and Costs is GRANTED;
- 4 2. As the prevailing party, Plaintiff Krushen is entitled to \$ Áí G€í € attorney fees +
5 \$ Áí € costs, pursuant to Civil Code section 5145(b), for a **total award of**
6 \$ Áí G€í € against Defendant Annandale Townhouse Association, Inc.;
- 7 3. Enforcement of the award is stayed pending appeal.

8 IT IS SO ORDERED.

9 09/03/2024

10 Dated: ~~May~~ 09/03/2024, 2024

VENTURA COUNTY SUPERIOR COURT



A handwritten signature in black ink, appearing to read "Eric Harmon".

Hon. Eric Harmon
Judge of the Superior Court

1 **PROOF OF SERVICE**

2 **STATE OF CALIFORNIA**)
3) ss
4 **COUNTY OF VENTURA**)

5 I am employed in the County of Ventura, State of California. I am over the age of eighteen years and not a party to the action. My business address is 39 N. California St., Ventura, CA 93001.

6 On May 24, 2024, I served the foregoing document described as **[PROPOSED] ORDER**
7 **ON PLAINTIFF DOUGLAS KRUSCHEN'S MOTION FOR AWARD OF ATTORNEYS'**
8 **FEES AND COSTS** on the interested parties in this action as follows:

9 Leonard Siegel, Esq. Attorneys for Defendant, ANNANDALE
10 Gerard R. Kilroy, Esq. TOWNHOUSE ASSOCIATION, INC.
11 KULIK GOTTESMAN SIEGEL &
12 WARE LLP
13 15303 Ventura Boulevard, Suite 1400
14 Sherman Oaks, California 91403
15 Email: lsiegel@kgswlaw.com;
16 gkilroy@kgswlaw.com

17 ☐ **(BY MAIL)** I caused such envelope to be deposited in the mail at Ventura,
18 California. The envelope was mailed with postage thereon fully prepaid. I am "readily familiar"
19 with my firm's practice of collecting and processing correspondence for mailing. It is deposited
20 with the United States Postal Service on that same day in the ordinary course of business.

21 ☐ **(BY PERSONAL SERVICE)** I enclosed a true copy of such documents in a sealed
22 envelope and delivered such envelope by hand to the offices of the addressee.

23 ☐ **(BY OVERNIGHT CARRIER)** I placed the above-named document in an
24 envelope or package designated by [UPS/Federal Express/other carrier] ("express service carrier").

25 ☒ **(BY ELECTRONIC TRANSMISSION)** I transmitted a PDF version of this
26 document by electronic mail to the party (s) identified on the above service list using the e-mail
27 address (es) indicated.

28 ☒ **(STATE)** I declare, under penalty of perjury under the laws of the State of
California that the foregoing is true and correct on May 24, 2024.

/s/ Sandra Puga

Sandra Puga