

Leanne B. Maestre, Esq. (SBN 231250)  
Kimball, Tirey & St. John LLP  
7676 Hazard Center Drive, Ste. 900  
San Diego, CA 92108

TELEPHONE NO.: (619) 231-1422

FAX NO. (Optional): (619) 234-7692

E-MAIL ADDRESS (Optional):

ATTORNEY FOR (Name): Plaintiff, OCC Retail, LLC, a California limited liability company

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside

STREET ADDRESS: 30755-D Auld Road

MAILING ADDRESS:

CITY AND ZIP CODE: Murrieta, CA 92563

BRANCH NAME: Southwest Justice Center

PLAINTIFF: OCC Retail, LLC, a California limited liability company

DEFENDANT: Windermere Showcase Homes, a California corporation

FILED  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

APR 28 2017

K. Paleo

KMN

MAY 03 2017

CASE NUMBER:  
SWC1700394

JUDGMENT - UNLAWFUL DETAINER

- By Clerk
- By Court
- By Default
- Possession Only
- After Court Trial
- Defendant Did Not Appear at Trial

JUDGMENT

1.  BY DEFAULT

- a. Defendant was properly served with a copy of the summons and complaint.
- b. Defendant failed to answer the complaint or appear and defend the action within the time allowed by law.
- c. Defendant's default was entered by the clerk upon plaintiff's application.
- d.  Clerk's Judgment (Code Civ. Proc., § 1169). For possession only of the premises described on page 2 (item 4).
- e.  Court Judgment (Code Civ. Proc., § 585(b)). The court considered
  - (1)  plaintiff's testimony and other evidence.
  - (2)  plaintiff's or others' written declaration and evidence (Code Civ. Proc., § 585(d)).

2.  AFTER COURT TRIAL. The jury was waived. The court considered the evidence.

a. The case was tried on (date and time): April 28, 2017 at 8:00 a.m.

before (name of judicial officer): Albert J. Wojcik

b. Appearances by:

Plaintiff (name each):

OCC Retail, LLC, a California limited liability company

Plaintiff's attorney (name each):

(1) Leanne B. Maestre, Esq.

(2)

Continued on Attachment 2b (form MC-025).

Defendant (name each):

Windermere Showcase Homes, a California corporation

Defendant's attorney (name each):

(1)

(2)

Continued on Attachment 2b (form MC-025).

c.  Defendant did not appear at trial. Defendant was properly served with notice of trial.

d.  A statement of decision (Code Civ. Proc., § 632)  was not  was requested.

JUDGMENT IS ENTERED AS FOLLOWS BY:  THE COURT  THE CLERK

3. Parties. Judgment is

a.  for plaintiff (name each): OCC Retail, LLC, a California limited liability company

and against defendant (name each): Windermere Showcase Homes, a California corporation; All Unknown Occupants

Continued on Attachment 3a (form MC-025).

b.  for defendant (name each):

4.  Plaintiff  Defendant is entitled to possession of the premises located at (street address, apartment, city, and county): 41653 Margarita Road, Suite 101, Temecula, CA 92591; County of Riverside

5.  Judgment applies to all occupants of the premises including tenants, subtenants if any, and named claimants if any (Code Civ. Proc., §§ 715.010, 1169 and 1174.3).

6.  Amount and terms of judgment

a.  Defendant named in item 3a above must pay plaintiff on the complaint:

(1) <input checked="" type="checkbox"/> Past-due rent	\$	20,670.27	
(2) <input checked="" type="checkbox"/> Holdover damages	\$	9,784.56	js
(3) <input checked="" type="checkbox"/> Attorney fees	\$	500.00	js
(4) <input checked="" type="checkbox"/> Costs	\$	727.00	js
(5) <input type="checkbox"/> Other (specify):	\$		
(6) TOTAL JUDGMENT		\$	31,681.83 js

b.  Plaintiff is to receive nothing from defendant named in item 3b.

Defendant named in item 3b is to recover costs: \$

and attorney fees: \$

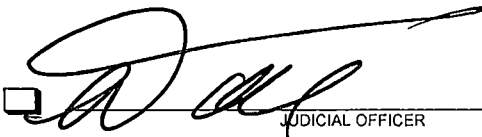
c.  The rental agreement is canceled.  The lease is forfeited.

7.  Conditional judgment. Plaintiff has breached the agreement to provide habitable premises to defendant as stated in Judgment-Unlawful Detainer Attachment (form UD-110S), which is attached.

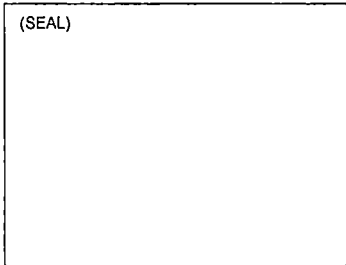
8.  Other (specify):

Continued on Attachment 8 (form MC-025).

Date: 4-28-17

  
JUDICIAL OFFICER

Date: \_\_\_\_\_, Deputy



CLERK'S CERTIFICATE (Optional)

I certify that this is a true copy of the original judgment on file in the court.

Date:

Clerk, by \_\_\_\_\_, Deputy