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VERDICTS

& Settlements

REAL ESTATE

FRAUDULENT CONCEALMENT

Breach of Fiduciary Duty

VERDICT: \$717,500.

CASE/NUMBER: Anil Sachan v.
America Realty & Investment /
NC038603.

COURT/DATE: Los Angeles
Superior Long Beach / Oct. 30,
2007.

JUDGE: Hon. Joseph E. Diloreto.

ATTORNEYS: Plaintiff - Allen B.
Felahy, Oscar Ramirez (Felahy &
Associates, APLC, Long Beach).

Defendant - Edgar B. Pease III
(Law Offices of Edgar B. Pease,
Los Angeles); Sunghyun Michael
Yang (Law Offices of Sunghyun
Michael Yang, Los Angeles).

TECHNICAL EXPERTS: Plaintiff -
Robert V. Equals, economics, Palos
Verdes; Lawrence Jacobson, Esq.,
real estate and broker issues and
duties, Beverly Hills.

FACTS: Plaintiffs, Anil Sachan
and his company, Orion Sachan
Corporation, claimed damages
in connection with a transaction
for the purchase of a business
called the La Mexicana Market.
Specifically, the plaintiffs claimed
that their agents and brokers,
defendants Jay Kim and America
Realty Investment, fraudulently
and negligently concealed material
information concerning the
performance and value of the
business, whether the business
was in compliance with all
applicable laws, and breached the
fiduciary obligations and duty
of loyalty that they owed to the
plaintiffs.

The defendants denied those
allegations and contended that
they complied with all of their
duties under the law.

JURY TRIAL: Length, five days;
Poll, 12-0; Deliberation, three
hours.

SETTLEMENT DISCUSSIONS:
The defendants offered \$15,000
one week prior to trial; and the
plaintiffs countered at \$350,000.
The defendants withdrew the offer
immediately prior to trial. The
defendants increased their offer to
\$60,000 midway through the first
week of trial.

RESULT: Plaintiff verdict for
\$717,500 (\$678,000 economic and
\$39,500 non-economic).

OTHER INFORMATION:
Motions for prejudgment interest
and attorney fees and costs are
pending.

FILING DATE: June 30, 2006.