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EUGENE SAAL  
18530 Hatteras St. #110  
Tarzana, California 91356  
Phone: 818-747-8331  
Defendant in pro per

-and-

ALAN F. BROIDY SBN 89430  
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Attorneys for Rubicelia Schultz

**FILED**  
Superior Court Of California  
County Of Los Angeles

MAY 17 2018

Sherri R. Carter, Executive Officer/Clerk  
By Subrina Skorich, Deputy

**SUPERIOR COURT OF THE STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES, NORTHWEST DISTRICT**

TARZANA PLAZA CONDOMINIUMS )  
ASSOCIATION, a California nonprofit )  
mutual benefit corporation. )

Plaintiff )

v. )

EUGENE SAAL, an individual; )  
RUBICELIA SCHULTZ, an individual; )  
JUDY WEISS, an individual; PASCAL )  
BRENNINKMEIJER, an individual; )  
ARYEH PATHI, an individual; and )  
DOES 1-25, inclusive )

Defendants )

Case No. LC106595

Hon. Huey P. Cotton

Dept. A

~~PROPOSED~~ ORDER RE: SETTLEMENT  
*Interim*

Date: May 17, 2018

Time: 8:30

Dept: A

Complaint filed: December 14, 2017

Trial Date: Not Set

1 Based upon the agreements of the parties, and for good cause shown, the  
2 Court orders as follows:

3 1. Stephen J. Donell is appointed as receiver ("Receiver") of Tarzana  
4 Plaza Condominiums Association ("Plaintiff"), effective immediately.

5 2. There will be a separate order designating the powers of the Receiver  
6 and setting the date and time confirmation of the Receiver, which Order is  
7 incorporated by this reference.

8 3. The Receiver shall remain in place for nine months, subject to further  
9 order of the Court.

10 4. The existing members of Plaintiff's Board of Directors ("Board")  
11 have agreed to resign, and the Board is disbanded, effective immediately. Each  
12 member of the Board will tender his or her resignation to the Receiver within five  
13 (5) days of the entry of this Order.

14 5. The recall election of the Board, currently scheduled for June 26,  
15 2018, is vacated as moot.

16 6. Two former members of the Board will act as liaisons and "point  
17 people" for problems in Plaintiff's building and to provide background information  
18 and documents to the Receiver. One liaison will be Judy Weiss, the other will be  
19 SILVANA SOLARI. ~~Both of the liaisons will be provided with keys to the party room~~  
20 ~~and the boiler and access to the video cameras on the property for the use of the~~  
21 ~~building to help the police department and the fire department do their job.~~

22 7. The Receiver will ensure that there will be an annual election of the  
23 Board held on February 1, 2019. *all Applicable laws, including*

24 8. The actions of the Receiver will comply with <sup>the</sup> Davis-Stirling Act  
25 all other provisions of the California Civil Code, and Plaintiff's CC&R's and by-  
26 laws.

27 9. Eugene Saal, one of the defendants in this action, shall never  
28 attend any meeting of the members of Plaintiff's homeowners association ("HOA")

1 and shall never seek election as a member of the Board.

2 10. Except as set forth in this Order, there is a stay of all actions pending  
3 in this case. Once the Court orders that the Receiver is discharged, this case will be  
4 dismissed with prejudice, with each side to bear his, her, or its costs and fees, and  
5 the new Board will immediately resume control of Plaintiff's operations.

6 11. Nothing in this Order precludes any person from filing a paper  
7 or bringing a motion, whether by regular notice or by ex parte application, to  
8 address any issues regarding the receivership, the annual election, or any actions  
9 which the Receiver may bring before this Court.

10 12. Stephen Levine and the firm of Wolf, Rifkin, Shapiro, Schulman &  
11 Rabkin, LLP ("Firm") shall not be employed by the Receiver, ~~or by Plaintiff~~. The  
12 Firm shall not be entitled to receive any fees from the HOA/Receivership Estate  
13 for any work performed after May 17, 2018, *without prior court approval.*

14 **SO ORDERED**

15 MAY 17 2018

16 DATED: May \_\_\_\_\_, 2018

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18 \_\_\_\_\_  
19 Hon. Huey P. Cotton  
20 Superior Court Judge  
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