

ZACKS & FREEDMAN, P.C.
235 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94104

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FILED
San Francisco County Superior Court

MAR - 8 2012

CLERK OF THE COURT

BY: *Jana Gonzales*
Deputy Clerk

7 Attorneys for: defendant [REDACTED] and
8 cross-complainants [REDACTED]

9 SUPERIOR COURT - STATE OF CALIFORNIA

10 COUNTY OF SAN FRANCISCO - UNLIMITED CIVIL JURISDICTION

11 ANDREW HAWKINS-COHEN,)

12 Plaintiff,)

13 v.)

14 [REDACTED] and DOES 1-20,
15 inclusive,)

16 Defendants.)

17 [REDACTED])

18 Cross-Complainants,)

19 v.)

20 ANDREW HAWKINS-COHEN and)
21 ROES 1-10,)

22 Cross-Defendants.)

CASE NO. CGC-11-515679

ORDER GRANTING CROSS-
COMPLAINANTS' MOTION FOR
JUDGMENT ON THE PLEADINGS
WITH LEAVE TO AMEND ANSWER

Date: March 8, 2012
by the Court

Time: 9:30 a.m.

Judge: Hon. Harold E. Kahn

Dept: Law & Motion, room 302

Date filed: November 4, 2011

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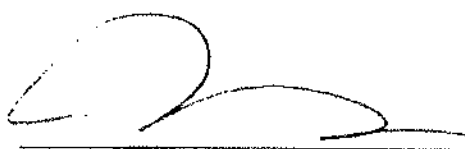
On March 8, 2012, in room 302 of this Court, located at 400 McAllister Street, San Francisco, Cross-Complainants' motion for nonstatutory partial judgment on the pleadings came on for hearing before the Hon. Harold E. Kahn. The motion had been previously continued by the Court. Karen Uchiyama appeared for Plaintiff. James B. Kraus appeared for Defendant.

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Set for hearing on Thursday, March 8, 2012, Line 16, CROSS
COMPLAINANTS [REDACTED] Motion For Nonstatutory Partial Judgment On The Pleadings As To First Count Of The Cross-Complaint. Granted with ten days leave to file an amended answer. Plaintiff is granted leave, if he can do so in good faith, to allege one or more affirmative defenses that subsequent to the foreclosure the lease he had prior to the foreclosure was reinstated and/or that the such lease called for payment of rent that was not substantially less than market rent.

IT IS SO ORDERED

Date: March 8, 2012



Judge, Superior Court
HAROLD KAHN

Case No. CGC-11-515679
Order granting JOP w/leave to amend