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 10 Woodland Hills, California 91367-7933
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13 Attorneys for Plaintiff Janice M. McClanahan

14 **Case assigned**
 15 **to Judge**

16 SUPERIOR COURT FOR THE STATE OF CALIFORNIA

17 FOR THE COUNTY OF LOS ANGELES

18 JANICE M. McCLANAHAN,

19 vs.
 20 Plaintiff,

21 HAROLD MANSDORF, individually and as
 22 Trustee of the Mandsdorf Family Revocable
 23 Trust also known as the Mandsdorf Family
 24 Trust; MILDRED MANSDORF, NORMAN
 25 MANSDORF and DOES 1 to 50 inclusive,
 26 Defendants.

Case No.:

BC363659

COMPLAINT FOR DAMAGES

1. Fraud and Deceit
2. Breach of Fiduciary Duty
3. Intentional Infliction of Emotion Distress

CIT/CASE: BC363659 LEA/DEF#:

RECEIPT #: CCH469443002

DATE PAID: 12/19/06 05:09:34 PM

PAYMENT: \$320.00 0310

RECEIVED:

CHECK: 320.00

CASH:

CHANGE:

CARD:

27 Plaintiff, JANICE M. McCLANAHAN, complains as follows:

28 1. Plaintiff, Janice M. McClanahan (hereinafter "Plaintiff") is an individual and is now a
 resident of Clark County, Nevada. Plaintiff is informed and believes, and thereon alleges, that the
 events sued on herein occurred in the County of Los Angeles, State of California.

2. Plaintiff is informed and believes, and thereon alleges, that defendants, Harold
 Mansdorf, Mildred Mansdorf, and Norman Mansdorf are individuals who are residents of Los
 Angeles County.

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1 3. Plaintiff is informed and believes, and thereon alleges, that Harold Mansdorf, Mildred
2 Mansdorf and Norman Mansdorf are the surviving siblings of Lee Mansdorf and trustees of the
3 Mansdorf Family Revocable Trust. Lee Mansdorf died on June 27, 2003.

4 4. Plaintiff is informed and believes, and thereon alleges, that the true names and
5 capacities, whether individual, corporate, associate or otherwise, of defendant Does 1 through 50,
6 inclusive, are unknown to plaintiff at this time, who therefore sues said defendants by such fictitious
7 names and will ask leave of court to amend this complaint to show their true names and capacities
8 when ascertained. Said defendants are sued as principals, and all of the acts performed by them as
9 agents, servants and employees were performed within the course and scope of their authority and
10 employment.

11 5. Plaintiff is informed and believes, and thereon alleges, that each of the Defendants
12 named herein, including those Defendants named as DOE Defendants, acted as the agent, employee,
13 representative, partner, joint-venturer, or co-conspirator of each of the other Defendants named herein
14 in the commissions of the acts and omissions to act hereinafter alleged, and acted within the course
15 and scope, of his, her or its duty as such agent, employee, representative, partner, joint-venturer, or
16 co-conspirator, and with the express and/or implied permission, consent, authorization and ratification
17 of each co-Defendant. Plaintiff is informed, believes, and thereon alleges, that the acts of each such
18 Defendant together constitute a single and continuing course of conduct.

19 6. Plaintiff and Lee Mansdorf had a longstanding intimate romantic relationship of more
20 than twenty years duration which continued until Lee Mansdorf's death on June 27, 2003.

21 7. During their relationship plaintiff was repeatedly told by Lee Mansdorf that she would
22 be taken care of upon his death and was told words to that effect by him on the day before he died.

23 8. Plaintiff placed trust in defendant Harold Mansdorf, having known him socially as Lee
24 Mandorf's older brother during her long term relationship with Lee Mansdorf.

25 9. Approximately five months after Lee Mansdorf's death, while plaintiff was still
26 grieving, his older brother defendant Harold Mansdorf approached plaintiff and explained that the
27 deed on a worthless piece of property which had been controlled by Lee Mansdorf listed plaintiff as
28 the owner of the property, that Harold Mansdorf was in the process of wrapping up the affairs of his

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1 deceased brother which required the sale of said property by year end 2003 for virtually nothing and
2 that the small amount received from the sale of the property, which she was told by Harold Mansdorf
3 was a small piece of vacant land, was to be used to pay taxes owed by Lee Mandorf's estate.

4 10. Trusting Harold Mansdorf and relying on his representation with respect to the
5 property, plaintiff signed a grant deed on the property on December 19, 2003, a copy of which is
6 attached hereto as Exhibit "A" purporting to grant ownership of the property to Harry Mansdorf,
7 Trustee of the Lee Mansdorf Family Revocable Trust dated July 13, 2001. Plaintiff was paid
8 nothing for the property.

9 11. Thereafter, plaintiff spoke with Harold Mansdorf many times and was told that his
10 brother Lee Mansdorf had not left a will and that although he had looked, he had not turned up
11 anything in the house of his brother concerning her.

12 12. On or about March 1, 2006 plaintiff was asked by a long time business associate of
13 Lee Mansdorf, Richard Percell, how she was doing financially after Lee Mansdorf's death. Plaintiff
14 explained that to her knowledge and despite his assurances to her that she would be provided for
15 financially upon his death, Lee Mansdorf had not left her any money or assets, other than a small
16 worthless piece of vacant land that she had deeded to his brother in December of 2003 at his request
17 to minimize Lee Mansdorf's estate's tax liability.

18 13. During plaintiff's March, 2006 telephone conversation with Mr. Percell. Mr. Percell
19 expressed great shock and disappointment at this news and explained to plaintiff that the property she
20 deeded to Harold Mansdorf in December, 2003 was a valuable piece of land that was part of a large
21 land development project he had been working on for many years. He further expressed shock that
22 plaintiff had been told that Lee Mansdorf had no will, because in a conversation he had had with
23 Harold Mansdorf the preceeding year while at the Los Angeles County Courthouse to testify on
24 behalf of the trustees of the Mandsdorf Family Revocable Trust in a lawsuit filed against them.
25 Harold Mansdorf had told him that plaintiff had been left \$500,000.00 and additional funds sufficient
26 to buy a new car in the will left by his late brother, Lee Mansdorf.

27 14. Plaintiff is informed and believes, and thereon alleges, that contrary to the false
28 representations of Harold Mansdorf made to plaintiff in December 2003 and discovered by her to be

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1 false on or after March 1, 2006, when she spoke with Mr. Percell, the subject property described in
2 Exhibit "A" was sold for \$600,000.00 by the Mandsdorf Family Revocable Trust on December 5,
3 2003, which sale was recorded on December 31, 2003.

4
5 **FIRST CAUSE OF ACTION**

6 **Fraud and Deceit**

7 **(Against Defendants, and DOES 1-50)**

8 15. Plaintiff hereby repeats, re-alleges and incorporates by reference the allegations
9 contained in paragraphs 1 through 14 above, as though fully set forth herein.

10 16. Plaintiff is informed and believes and thereon alleges that in the acts identified above
11 defendants have acted fraudulently to plaintiff with a reckless disregard as to the financial and
12 emotional distress such acts would cause.

13 17. Plaintiff is informed and believes and thereon alleges that on or around December 19,
14 2003 defendant Harold Mansdorf, in an attempt to deceive plaintiff into signing over property which
15 had been given to her by his deceased brother Lee Mansdorf, falsely told plaintiff that the property
16 was worthless and needed to be deeded by her to him and the Mansdorf Family Revocable Trust by
17 year end 2003 to help resolve a small tax liability of his late brother's estate.

18 18. Plaintiff is informed and believes and thereon alleges at the times the statements were
19 made by Harold Mansdorf defendants knew such statements were false and that plaintiff was relying
20 upon the truth of such statements.

21 19. Plaintiff is informed and believes and thereon alleges that in reliance upon said
22 statements plaintiff signed a grant deed for said property in exchange for no payment whatsoever and
23 transferred her ownership in the property to defendants, which property defendants knew to be worth
24 \$600,000.00 at the time of the false representation by Harold Mansdorf to plaintiff that the property
25 was worthless and that Lee Mansdorf had left her no bequest in a will.

26 20. Plaintiff is informed and believes and thereon alleges that she did not have reason to
27 question or doubt the truth of Harold Mansdorf's representation to her regarding the value of the
28 property described in Exhibit "A" until her telephone conversation with Rick Percell on or about

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1 March 1, 2006.

2 21. Plaintiff is informed and believes and thereon alleges that she relied upon the false
3 statements of Harold Mansdorf to her detriment. Plaintiff alleges the aforementioned conduct of the
4 defendants was intentional, oppressive, fraudulent, malicious, and despicable and done with a cold,
5 callous, willful, and conscious disregard of plaintiff's rights. Pursuant to Civil Code Sections 3294
6 and 3295, such conduct entitles plaintiff to an award of punitive damages, in an amount according to
7 proof at trial which is appropriate to punish said defendants, and each of them, to set an example, and
8 to deter said defendants, and each of them, and others from committing similar acts in the future.

9
10 **SECOND CAUSE OF ACTION**

11 **Breach of Fiduciary Duty**

12 **(Against Defendants, and DOES 1-50)**

13 22. Plaintiff hereby repeats, re-alleges and incorporates by reference the allegations
14 contained in paragraphs 1 through 21 above, as though fully set forth herein.

15 23. Defendant Harold Mansdorf as Lee Mansdorf's older brother, a trustee of the
16 Mansdorf Family Recocable Trust and a long time friend to plaintiff, stood in the position of a
17 fiduciary to plaintiff in December 2003, a time when plaintiff was still grieving over the loss of her
18 long time boyfriend Lee Mansdorf.

19 24. Defendants breached their fiduciary duties owed to plaintiff in that defendants secured
20 an economic advantage over plaintiff by misrepresenting to her that the piece of property they
21 requested she deed to them was worthless, when they knew in truth and in fact that it was extremely
22 valuable as they had just entered into a contract to sell said property to a third party for \$600,000.00
23 and by repeatedly telling her that Lee Mansdorf had left her nothing upon his death.

24 25. As a result of defendants' breach of fiduciary duty, plaintiff has suffered economic
25 detriment and damage in an amount to be determined at the time of trial.

26 26. Plaintiff is informed and believes and thereon alleges that she relied upon the
27 statements of Harold Mansdorf to her detriment. Plaintiff alleges the aforementioned conduct of the
28 defendants was intentional, oppressive, fraudulent, malicious, and despicable and cold, callous,

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1 willful, and conscious disregard of plaintiff's rights. Pursuant to Civil Code Sections 3294 and 3295,
2 such conduct entitles plaintiff to an award of punitive damages, in an amount according to proof at
3 trial which is appropriate to punish said defendants, and each of them, to set an example, and to deter
4 said defendants, and each of them, and others from committing similar acts in the future.

5 **THIRD CAUSE OF ACTION**

6 **Intentional Infliction of Emotional Distress**

7 **(Against Defendants, and DOES 1-50)**

8
9 27. Plaintiff hereby repeats, re-alleges and incorporates by reference the allegations
10 contained in paragraphs 1 through 26 above, as though fully set forth herein.

11 28. Plaintiff is informed and believes and thereon alleges that when Harold Mansdorf lied
12 to plaintiff and told her that the property they sought to have her deed to him and the Mansdorf
13 Family Revocable Trust was worthless, when he knew it had a value of at least \$600,000.00 and told
14 plaintiff that his deceased brother had left no will and had not provided her with any bequest, when he
15 later told Mr. Percell that Lee Mansdorf had left plaintiff \$500,000.00 and additional money to buy a
16 new car in his will, defendants knowingly swindled plaintiff and caused her to suffer an extreme
17 financial detriment. Such concerted course of conduct by defendants, and each of them, was extreme
18 and outrageous and done with reckless disregard of the probability of causing severe emotional
19 distress to plaintiff.

20 29. As a further direct and proximate result of the above-described willful, knowing,
21 intentional, wrongful conduct by defendants, and each of them, plaintiff has suffered, and continues to
22 suffer foreseeable mental and emotional distress, worry, anxiety, grief, fear, deep pain and anguish,
23 all to plaintiff's general damage in an amount according to proof at trial.

24 30. The aforementioned conduct of the defendants was intentional, oppressive, fraudulent,
25 malicious, and despicable and done with a cold, callous, willful, and conscious disregard of plaintiffs
26 rights. Pursuant to Civil Code Sections 3294 and 3295, such conduct entitles plaintiff to an award of
27 punitive damages, in an amount according to proof at trial which is appropriate to punish said
28 defendants, and each of them, to set an example, and to deter said defendants, and each of them, and

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1 others from committing similar acts in the future.

2 Wherefore plaintiff prays for damages as follows:

- 3 1. Damages according to proof;
- 4 2. Punitive damages in an amount to punish and make an example of defendants;
- 5 3. Constructive trust on any property of plaintiff wrongfully held by defendants;
- 6 4. Costs;
- 7 5. Interest; and
- 8 6. Any further relief the court finds just and appropriate.

9
10 Dated: December 18, 2006.

TIMOTHY B. SOTTILE
A Professional Law Corporation

11
12
13 By:



Timothy B. Sottile
Attorney for Plaintiff Janice M. McClanahan

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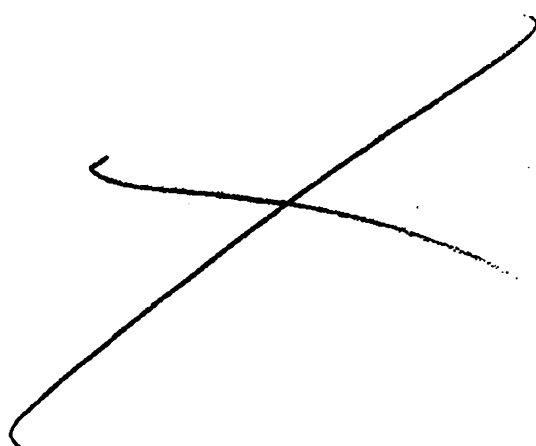
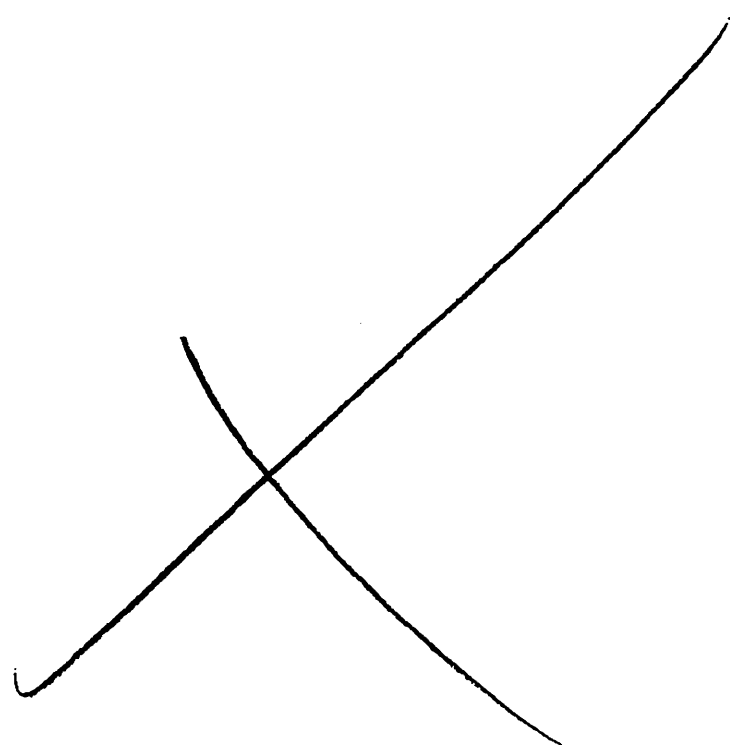


EXHIBIT "A"



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RECORDING REQUESTED BY Lawyers Title Company WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO: Harry Mansdorf 811 North Alta Drive Beverly Hills, CA 90210

APN: 2562-006-009 Escrow No: 02001297-200-MM1 Title No: 2001297-70

Space above this line for
Recorder's use

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS NONE - CORRECTION DEED, CITY TAX 0.00
computed on full value of property conveyed,, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JANICE McCLANAHAN, an unmarried woman

hereby GRANT(S) to

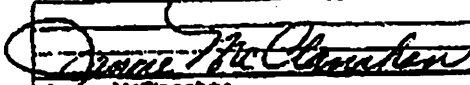
HARRY MANSDORF, TRUSTEE OF THE LEE MANSDORF FAMILY REVOCABLE TRUST
DATED JULY 13, 2001

the following described real property in the City of Los Angeles, County of Los Angeles, State
of California:

See Exhibit A attached hereto and made a part hereof.

Commonly known as: Vacant Land, Los Angeles, CA

Dated: December 19, 2003

 Janice McClanahan	
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STATE OF CALIFORNIA COUNTY OF } SS: On, before me, Notary Public, personally appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument. WITNESS my hand and official seal. Signature FOR NOTARY SEAL OR STAMP
MAIL TAX STATEMENTS AS DIRECTED ABOVE

2ABA -

811 Alta Dr.

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I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.

Signed _____

NEW OWNER/CORPORATE OFFICER

Dated _____

Please Print Name of New Owner/Corporate Officer _____

Phone Number where you are available from 8:00 a.m. - 5:00 p.m. _____

(NOTE: The Assessor may contact you for further information)

If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a preliminary change of ownership report, the recorder may charge an additional recording fee of twenty dollars (\$20).

Exhibit A

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Parcel 1:

That portion of the northeast one-quarter of fractional section 25, township 2 north, range 14 west, in V. Beaudry's Mountains, in the city of Los Angeles, state of California as per map recorded in book 36 pages 67 to 71 inclusive of miscellaneous records, in the office of the county recorder of said county, described as follows:

Beginning at a point in the northerly line of a strip of land 84.00 feet wide, described in the deed to the city of Los Angeles, recorded on February 6, 1958 as instrument no. 28, described in parcel 47837-1, amended in the final decree of condemnation entered in Superior court of Los Angeles county, case no. NC C 87878, a certified copy of which was recorded on May 3, 1976 as instrument no. 2743, of official records, in the office of the county recorder; thence north 15° 59' 50" west 115.76 feet; thence north 24° 11' 56" east, 270.80 feet; thence north 84° 48' 20" east, 243.10 feet; thence north 79° 58' 52" east, 762.91 feet to the east line of said Section 25; thence along said east line south 0° 32' 22" east, 196.06 feet to the northerly line of said strip of land 84.00 feet wide; thence along said last mentioned northerly line, south 73° 33' 39" west, 1,120.00 feet to the point of beginning.

Except therefrom, that portion lying southerly of the northerly line of La Tuna Canyon road, 60.00 feet wide as shown on county surveyor's map no. B-725, on file in the office of the county engineer of said county.

Also except therefrom that portion of said land included within the land as described in parcel 47837-1 (amended) in the final decree of condemnation entered in the Los Angeles county superior court, case no. NC C 87878, a certified copy of which was recorded May 3, 1976 as instrument no. 2743, in book 47065 page 531, official records of said county.

Parcel 2:

The south half of the northwest quarter of the northwest quarter of Section 30, Township 2 North, Range 13 West, in the City of Los Angeles, County of Los Angeles, State of California, as shown on County Surveyor's Map B-725 on file in the office of the County Engineer of said county.

Except that portion of said land conveyed to the City of Los Angeles, by Deed recorded

NOT FOR RECORD

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December 20, 1960 as Instrument No. 1385, in Book D1069 Page 778, Official Records.

Also except the northeast one-fourth of the southeast one-fourth of the northwest one-fourth of the northwest one-fourth of said section.

Also except therefrom, that portion of said land lying southerly of the northerly line of La Tuna Canyon Road, as shown on County Surveyor's Map B-259, Sheet 2, on file in the office of the County Engineer of said county.

Also except therefrom that portion of said land included within the lines of that certain strip of land, 84.00 feet wide, described in the Deed to the City of Los Angeles, recorded on February 6, 1958 as Instrument No. 3279, in Book D5 Page 675, Official Records of said county.

Also except therefrom, that portion of said land included within the land as described in Parcel 47837-1 (amended) in the Final Decree of Condemnation entered in the Los Angeles County Superior Court, Case No. C87878, a certified copy of which was recorded May 3, 1976 as Instrument No. 2743, in Book D7065 Page 531, Official Records of said county.

Parcel 3:

The south half of the northeast quarter of the northwest quarter of Section 30, Township 2 North, Range 13 West, in the City of Los Angeles, County of Los Angeles, State of California, as shown on county Surveyor's Map B-725 on file on the office of the County Engineer of said county.

Except therefrom, that portion of said land lying southerly of the northerly line of La Tuna Canyon Road, as shown on County Surveyor's Map No. B-259, Sheet 2, on file in the office of the County Engineer of said county.

Also except therefrom that portion of said land included within the lines of that certain strip of land 84.00 feet wide, described in the Deed to the City of Los Angeles, recorded on February 6, 1958 as Instrument No. 3279, in Book D5 Page 675, Official Records of said county.

Also except therefrom, that portion of said land included within the land as described in Parcels 47837-1 (amended), 47837-1, 49264 and 56121, in the Final Decree of Condemnation, entered in the Los Angeles County Superior Court Case No. NC C87878, a certified copy of which was recorded May 3, 1976 as Instrument No. 2743, in Book D7065 Page 531, Official Records of said county.

Parcel 4:

That portion of the northeast quarter of the southeast quarter of the northwest quarter of the northwest quarter of Section 30, Township 2 North, Range 13 West, in V. Beaudry's Mountains, as per Map recorded in Book 36 Pages 67 to 71 inclusive of Miscellaneous Record Maps, in the office of the County Recorder of said County, described in Deed (State Parcel 47840) recorded January 27, 1970 in Book D4616 Page 861 of Official Records in said office, described as follows:

Beginning at the intersection of the westerly line of the land described in said Deed with the general northerly line of the land described in the Deed recorded December 20, 1960 as Instrument No. 1385 in Book D1069 Page 778 of said Official Records, thence along said westerly line, north 00° 32' 22" west, 144.55 feet; thence south 82° 59' 47" east 69.82 feet; thence south 83° 09' 40" east, 261.96 feet to the easterly line of said first described land; thence along said easterly line, south 00° 32' 22" east, 174.88 feet to said general northerly

BOOK RECORDS

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(Individual)

STATE OF NEVADA

COUNTY OF

Clark

} ss.

On

12-22-03

before me, the undersigned, a Notary Public in and for said

State, personally appeared

Dance McClanahan

personally known (or proved) to me

to be the person whose name subscribed

to the above instrument who acknowledged that

Dance McClanahan

executed the same.

WITNESS my hand and official seal.

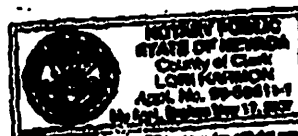
Signature

Lari Hauke

Lari Hauke

(Name (Typed or Printed))

FORM 100



(This area for official record use)

2-11-04 10:00

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ORIGINAL
CM-010

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): Timothy B. Sottile, State Bar No: 127026 Timothy B. Sottile, A Professional Law Corporation 21800 Oxnard Street, Suite 750, Woodland Hills, CA 91367-7933 TELEPHONE NO.: (818) 716-2744 FAX NO.: (818) 716-2747 ATTORNEY FOR (Name): Plaintiff, Janice M. McClanahan		FOR COURT USE ONLY FILED LOS ANGELES SUPERIOR COURT DEC 18 2006 John A. Clark, Executive Officer/Clerk By <u>D. Garcia</u> , Deputy
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles STREET ADDRESS: 111 North Hill Street MAILING ADDRESS: 111 North Hill Street CITY AND ZIP CODE: Los Angeles, California 90012 BRANCH NAME: Central District		
CASE NAME: Janice M. McClanahan vs. Harold Mansdorf, et al.		
CIVIL CASE COVER SHEET ☒ Unlimited (Amount demanded exceeds \$25,000) ☐ Limited (Amount demanded is \$25,000 or less)	Complex Case Designation ☐ Counter ☐ Joinder Filed with first appearance by defendant (Cal. Rules of Court, rule 1811)	
CASE NUMBER: BC363659 JUDGE: DEPT:		

Items 1-5 below must be completed (see instructions on page 2).

1. Check one box below for the case type that best describes this case:

Auto Tort ☐ Auto (22) ☐ Uninsured motorist (46) Other PIPD/W (Personal Injury/Property Damage/Wrongful Death) Tort ☐ Asbestos (04) ☐ Product liability (24) ☐ Medical malpractice (45) ☐ Other PIPD/W (23) Non-PIP/W (Other) Tort ☐ Business tort/unfair business practice (07) ☐ Civil rights (08) ☐ Defamation (13) ☒ Fraud (16) ☐ Intellectual property (19) ☐ Professional negligence (25) ☐ Other non-PIP/W tort (35) Employment ☐ Wrongful termination (38) ☐ Other employment (15)	Contract ☐ Breach of contract/warranty (08) ☐ Collections (09) ☐ Insurance coverage (18) ☐ Other contract (37) Real Property ☐ Eminent domain/inverse condemnation (14) ☐ Wrongful eviction (33) ☐ Other real property (26) Unlawful Detainer ☐ Commercial (31) ☐ Residential (32) ☐ Drugs (38) Judicial Review ☐ Asset forfeiture (05) ☐ Petition re: arbitration award (11) ☐ Writ of mandate (02) ☐ Other judicial review (38)	Provisionally Complex Civil Litigation (Cal. Rules of Court, rules 1800-1812) ☐ Antitrust/Trade regulation (03) ☐ Construction defect (10) ☐ Mass tort (40) ☐ Securities litigation (28) ☐ Environmental/Toxic tort (30) ☐ Insurance coverage claims arising from the above listed provisionally complex case types (41) Enforcement of Judgment ☐ Enforcement of judgment (20) Miscellaneous Civil Complaint ☐ RICO (27) ☐ Other complaint (not specified above) (42) Miscellaneous Civil Petition ☐ Partnership and corporate governance (21) ☐ Other petition (not specified above) (43)
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2. This case ☐ is ☒ is not complex under rule 1800 of the California Rules of Court. If the case is complex, mark the factors requiring exceptional judicial management:
- | | |
|--|--|
| a. ☐ Large number of separately represented parties | d. ☐ Large number of witnesses |
| b. ☐ Extensive motion practice raising difficult or novel issues that will be time-consuming to resolve | e. ☐ Coordination with related actions pending in one or more courts in other counties, states, or countries, or in a federal court |
| c. ☐ Substantial amount of documentary evidence | f. ☐ Substantial postjudgment judicial supervision |
3. Type of remedies sought (check all that apply):
- | | | |
|---|---|---|
| a. ☒ monetary | b. ☐ nonmonetary, declaratory or injunctive relief | c. ☒ punitive |
|---|---|---|
4. Number of causes of action (specify): 3
5. This case ☐ is ☒ is not a class action suit.
6. If there are any known related cases, file and serve a notice of related case. (You may use form CM-015.)

Date: December 18, 2006

Timothy B. Sottile

(TYPE OR PRINT NAME)

(SIGNATURE OF PARTY OR ATTORNEY FOR PARTY)

NOTICE

- Plaintiff must file this cover sheet with the first paper filed in the action or proceeding (except small claims cases or cases filed under the Probate Code, Family Code, or Welfare and Institutions Code). (Cal. Rules of Court, rule 201.8.) Failure to file may result in sanctions.
- File this cover sheet in addition to any cover sheet required by local court rule.
- If this case is complex under rule 1800 et seq. of the California Rules of Court, you must serve a copy of this cover sheet on all other parties to the action or proceeding.
- Unless this is a complex case, this cover sheet will be used for statistical purposes only.

Page 1 of 2

Form Adopted for Mandatory Use
Judicial Council of California
CM-010 (Rev. January 1, 2005)

CIVIL CASE COVER SHEET

Cal. Rules of Court, rules 201.8, 1800-1812;
Standards of Judicial Administration, § 10
www.courtinfo.orgAmerican LegalNet, Inc.
www.LSCourtForms.com

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SHORT TITLE

JANICE M. McCLANAHAN v. HAROLD MANSDORF, et al.

CASE NUMBER

BC363659

**CIVIL CASE COVER SHEET ADDENDUM AND STATEMENT OF LOCATION
(CERTIFICATE OF GROUNDS FOR ASSIGNMENT TO COURTHOUSE LOCATION)**

This form is required pursuant to LASC Local Rule 2.0 in all new civil case filings in the Los Angeles Superior Court.

Item I. Check the types of hearing and fill in the estimated length of hearing expected for this case:

JURY TRIAL? ☒ YES CLASS ACTION? ☐ YES LIMITED CASE? ☐ YES TIME ESTIMATED FOR TRIAL ⁵ ☐ HOURS/ ☒ DAYS

Item II. Select the correct district and courthouse location (4 steps – If you checked "Limited Case", skip to Item III, Pg. 4):

Step 1: After first completing the Civil Case Cover Sheet Form, find the main civil case cover sheet heading for your case in the left margin below, and, to the right in Column A, the Civil Case Cover Sheet case type you selected.

Step 2: Check one Superior Court type of action in Column B below which best describes the nature of this case.

Step 3: In Column C, circle the reason for the court location choice that applies to the type of action you have checked. For any exception to the court location, see Los Angeles Superior Court Local Rule 2.0.

Applicable Reasons for Choosing Courthouse Location (see Column C below)

- | | |
|---|--|
| 1. Class Actions must be filed in the County Courthouse, Central District. | 6. Location of property or permanently garaged vehicle. |
| 2. May be filed in Central (Other county, or no Bodily Injury/Property Damage). | 7. Location where petitioner resides. |
| 3. Location where cause of action arose. | 8. Location wherein defendant/respondent functions wholly. |
| 4. Location where bodily injury, death or damage occurred. | 9. Location where one or more of the parties reside. |
| 5. Location where performance required or defendant resides. | 10. Location of Labor Commissioner Office. |

Step 4: Fill in the information requested on page 4 in Item III; complete Item IV. Sign the declaration.

	A Civil Case Cover Sheet Category No.	B Type of Action (Check only one)	C Applicable Reasons - See Step 3 Above
Auto Tort	Auto (22)	☐ A7100 Motor Vehicle - Personal Injury/Property Damage/Wrongful Death	1., 2., 4.
	Uninsured Motorist (48)	☐ A7110 Personal Injury/Property Damage/Wrongful Death - Uninsured Motorist	1., 2., 4.
Other Personal Injury/Property Damage/Wrongful Death Tort	Asbestos (04)	☐ A6070 Asbestos Property Damage ☐ A7221 Asbestos - Personal Injury/Wrongful Death	2. 2.
	Product Liability (24)	☐ A7260 Product Liability (not asbestos or toxic/environmental)	1., 2., 3., 4., 8.
	Medical Malpractice (46)	☐ A7210 Medical Malpractice - Physicians & Surgeons ☐ A7240 Other Professional Health Care Malpractice	1., 2., 4. 1., 2., 4.
	Other Personal Injury Property Damage Wrongful Death (23)	☐ A7250 Premises Liability (e.g., slip and fall) ☐ A7230 Intentional Bodily Injury/Property Damage/Wrongful Death (e.g., assault, vandalism, etc.) ☐ A7270 Intentional Infliction of Emotional Distress ☐ A7220 Other Personal Injury/Property Damage/Wrongful Death	1., 2., 4. 1., 2., 4. 1., 2., 3. 1., 2., 4.
	Business Tort (07)	☐ A6029 Other Commercial/Business Tort (not fraud/breach of contract)	1., 2., 3.
Non-Personal Injury/Property Damage/Wrongful Death Tort	Civil Rights (08)	☐ A6005 Civil Rights/Discrimination	1., 2., 3.
	Defamation (13)	☐ A6010 Defamation (slander/libel)	1., 2., 3.
	Fraud (16)	☒ A6013 Fraud (no contract)	1., 2., 3.

Non-Personal Injury/Property Damage/
Wrongful Death Tort (Cont'd.)

Employment

Contract

Real Property

Judicial Review Unlawful Detainer

SHORT TITLE: JANICE M. McCLANAHAN v. HAROLD MANSDORF, et al.		CASE NUMBER
A Civil Case Cover Sheet Category No.	B Type of Action (Check only one)	C Applicable Reasons See Step 3 Above
Professional Negligence (25)	☐ A8017 Legal Malpractice ☐ A8050 Other Professional Malpractice (not medical or legal)	1., 2., 3. 1., 2., 3.
Other (35)	☐ A8025 Other Non-Personal Injury/Property Damage tort	2., 3.
Wrongful Termination (38)	☐ A8037 Wrongful Termination	1., 2., 3.
Other Employment (15)	☐ A8024 Other Employment Complaint Case ☐ A8109 Labor Commissioner Appeals	1., 2., 3. 10.
Breach of Contract/ Warranty (06) (not insurance)	☐ A8004 Breach of Rental/Lease Contract (not Unlawful Detainer or wrongful eviction) ☐ A8008 Contract/Warranty Breach -Seller Plaintiff (no fraud/negligence) ☐ A8019 Negligent Breach of Contract/Warranty (no fraud) ☐ A8028 Other Breach of Contract/Warranty (not fraud or negligence)	2., 5. 2., 6. 1., 2., 6. 1., 2., 5.
Collections (09)	☐ A8002 Collections Case-Seller Plaintiff ☐ A8012 Other Promissory Note/Collections Case	2., 5., 8. 2., 5.
Insurance Coverage (18)	☐ A8016 Insurance Coverage (not complex)	1., 2., 5., 8.
Other Contract (37)	☐ A8009 Contractual Fraud ☐ A8031 Tortious Interference ☐ A8027 Other Contract Dispute(not breach/insurance/fraud/negligence)	1., 2., 3., 5. 1., 2., 3., 5. 1., 2., 3., 8.
Eminent Domain/Inverse Condemnation (14)	☐ A7300 Eminent Domain/Condemnation Number of parcels _____	2.
Wrongful Eviction (33)	☐ A8023 Wrongful Eviction Case	2., 8.
Other Real Property (26)	☐ A8018 Mortgage Foreclosure ☐ A8032 Quiet Title ☐ A8060 Other Real Property (not eminent domain, landlord/tenant, foreclosure)	2., 8. 2., 8. 2., 8.
Unlawful Detainer- Commercial (31)	☐ A8021 Unlawful Detainer-Commercial (not drugs or wrongful eviction)	2., 8.
Unlawful Detainer- Residential (32)	☐ A8020 Unlawful Detainer-Residential (not drugs or wrongful eviction)	2., 8.
Unlawful Detainer- Drugs (38)	☐ A8022 Unlawful Detainer-Drugs	2., 8.
Asset Forfeiture (05)	☐ A8108 Asset Forfeiture Case	2., 8.
Petition re Arbitration (11)	☐ A8115 Petition to Compel/Confirm/Vacate Arbitration	2., 5.

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SHORT TITLE: JANICE M. McCLANAHAN v. HAROLD MANSORF, et al.		CASE NUMBER
Judicial Review (Cont'd.)	A Civil Case Cover Sheet Category No.	B Type of Action (Check only one)
		C Applicable Reasons - See Step 3 Above
	Writ of Mandate (02)	☐ A8151 Writ - Administrative Mandamus ☐ A8152 Writ - Mandamus on Limited Court Case Matter ☐ A8153 Writ - Other Limited Court Case Review
	Other Judicial Review (39)	☐ A8150 Other Writ/Judicial Review
Provisionally Complex Litigation	Antitrust/Trade Regulation (03)	☐ A8003 Antitrust/Trade Regulation
	Construction Defect (10)	☐ A8007 Construction defect
	Claims Involving Mass Tort (40)	☐ A8006 Claims Involving Mass Tort
	Securities Litigation (28)	☐ A8035 Securities Litigation Case
	Toxic Tort Environmental (30)	☐ A8036 Toxic Tort/Environmental
	Insurance Coverage Claims from Complex Case (41)	☐ A8014 Insurance Coverage/Subrogation (complex case only)
Enforcement of Judgment	Enforcement of Judgment (20)	☐ A8141 Sister State Judgment ☐ A8160 Abstract of Judgment ☐ A8107 Confession of Judgment (non-domestic relations) ☐ A8140 Administrative Agency Award (not unpaid taxes) ☐ A8114 Petition/Certificate for Entry of Judgment on Unpaid Tax ☐ A8112 Other Enforcement of Judgment Case
	RICO (27)	☐ A8093 Racketeering (RICO) Case
Miscellaneous Civil Complaints	Other Complaints (Not Specified Above) (42)	☐ A8030 Declaratory Relief Only ☐ A8040 Injunctive Relief Only (not domestic/harassment) ☐ A8011 Other Commercial Complaint Case (non-tort/non-complex) ☐ A8000 Other Civil Complaint (non-tort/non-complex)
	Partnership Corporation Governance(21)	☐ A8113 Partnership and Corporate Governance Case
Miscellaneous Civil Petitions	Other Petitions (Not Specified Above) (43)	☐ A8121 Civil Harassment ☐ A8123 Workplace Harassment ☐ A8124 Elder/Dependent Adult Abuse Case ☐ A8180 Election Contest ☐ A8110 Petition for Change of Name ☐ A8170 Petition for Relief from Late Claim Law ☐ A8100 Other Civil Petition

SHORT TITLE: JANICE M. McCLANAHAN v. HAROLD MANSDORF, et al.	CASE NUMBER
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Item III. Statement of Location: Enter the address of the accident, party's residence or place of business, performance, or other circumstance indicated in Item II., Step 3 on Page 1, as the proper reason for filing in the court location you selected.

REASON: CHECK THE NUMBER UNDER COLUMN C WHICH APPLIES IN THIS CASE ☐ 1. ☒ 2. ☐ 3. ☐ 4. ☐ 5. ☐ 6. ☐ 7. ☐ 8. ☐ 9. ☐ 10.		ADDRESS: 21800 Oxnard ST. ST 750
CITY: Woodland Hills	STATE: CA	ZIP CODE: 91367

Item IV. Declaration of Assignment: I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that the above-entitled matter is properly filed for assignment to the Stanley Mosk courthouse in the Central District of the Los Angeles Superior Court (Code Civ. Proc., § 382 et seq., and LASC Local Rule 2.0, subds. (b), (c) and (d)).

Dated: 12/19/06

Timothy B. Sottile
(SIGNATURE OF ATTORNEY/FILING PARTY)

PLEASE HAVE THE FOLLOWING ITEMS COMPLETED AND READY TO BE FILED IN ORDER TO PROPERLY COMMENCE YOUR NEW COURT CASE:

1. Original Complaint or Petition.
2. If filing a Complaint, a completed Summons form for issuance by the Clerk.
3. Civil Case Cover Sheet form CM-010.
4. Complete Addendum to Civil Case Cover Sheet form LASC Approved CIV 109 03-04 (Rev. 03/06).
5. Payment in full of the filing fee, unless fees have been waived.
6. Signed order appointing the Guardian ad Litem, JC form 982(a)(27), if the plaintiff or petitioner is a minor under 18 years of age, or if required by Court.
7. Additional copies of documents to be conformed by the Clerk. Copies of the cover sheet and this addendum must be served along with the summons and complaint, or other initiating pleading in the case.

CIVIL CASE COVER SHEET

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