

Electronically RECEIVED by Superior Court of California, County of Riverside on 02/10/2026 08:21 AM - Jason B. Galikin, Executive Officer/Clerk of the Court By Araceli Amezcua, Clerk

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

FEB 20 2026

E. Rodriguez *ER*

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

MARK S. ROSEN (Bar No. 72431)
Attorney at Law
27281 Las Ramblas, Ste. 200
Mission Viejo, California 92691
Tel: (714) 285-9838
Email: marksrosen@aol.com

Attorney for Defendant and Cross-Complainant
JACCOV, LLC and Jacob Rahmanizad

CAI
FEB 20 2026

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF RIVERSIDE – UNLIMITED JURISDICTION

JARA HOLDING SECOND, LLC,

Plaintiff,

vs.

JOSEPH RAMANI; JACOB RAHMANIZAD;
JRMVP, LLC, JACCOV, LLC, DOES 1-30,
inclusive,

Defendants.

Case No.: CVRI 2400333

(PROPOSED) JUDGMENT

JACCOV, LLC,

Cross-complainant,

vs.

JARA HOLDING SECOND, LLC; JOSE'S
MEXICAN FOOD, INC.; ROES 1-20, inclusive,

Cross-Defendants.

This matter came on for trial on January 20, 21, 22, and 29, 2026, in Department 5 of the
above-entitled court, the Honorable Sophia Choi, Judge Presiding. Mark S. Rosen, Esq. appeared for
cross-complainant Jaccov, LLC, and defendant Jacob Rahmanizad, and Abraham A. Sanchez

~~(PROPOSED) JUDGMENT~~

1 Siqueiros, Esq. appeared for plaintiff and cross-defendants Jara Holding Second, LLC and Jose's
2 Mexican Food, Inc. The matter proceeded to trial on the cross-complaint.

3 The court heard testimony, considered and admitted evidence, and heard the arguments of the
4 parties. Good cause having been shown, it is hereby ORDERED, ADJUDGED, AND DECREED as
5 follows:

6 1. Judgment had previously been entered on the Second Amended Complaint in favor of
7 Joseph Ramani and JRMVP LLC after their demurrer was sustained without leave to amend. The
8 court had sustained a demurrer filed by Jacob Rahmanizad and Jaccov, LLC against the Second
9 Amended Complaint with leave to amend, and plaintiff Jara Holding Second LLC did not amend and
10 did not pursue the Second Amended Complaint further. Therefore judgment is entered in favor of
11 Jacob Rahmanizad and Jaccov, LLC and against Jara Holding Second LLC on the second amended
12 complaint.

13 2. On the cross-complaint, the court finds that the unpermitted structure is a breach of the
14 lease agreement, and that the notices given by cross-complainants collectively provided sufficient
15 notice. The breach entitles Jaccov, LLC to ejectment of the tenants. Judgment is entered in favor of
16 cross-complainant Jaccov, LLC and against cross-defendants Jara Holding Second, LLC and Jose's
17 Mexican Food, Inc on the cause of action for ejectment. The lease is deemed forfeited and cancelled.

18 3. The court finds that cross-defendants breached the lease but cross-complainant is not
19 entitled to damages. The evidence did not support the payment of additional rent at the rate proffered
20 by cross-complainant. The court finds the asphalt repair would be amortized under the lease. The
21 court finds there was no evidence of breach of the fire requirements. ~~The court finds that the notice of~~
22 ~~additional property taxes was only given in the three-day notice in April 2025 and was insufficient~~

23 notice: *The court finds the ^{addition of} property taxes would be part of the triple
24 not increases.*

24 4. Cross-complainant Jaccov, LLC is entitled to possession of the premises located at 11875
25 Pigeon Pass Road, Suite D-4, Moreno Valley, California 92557, known as Jose's Mexican Food. A
26 writ of possession shall issue upon request, and enforcement by the Riverside County Sheriff or such
27 other officials who enforce evictions and ejectments.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

5. Rahmanizad and Jaccov, LLC are the prevailing parties under Code of Civil Procedure §1032 and are entitled to costs of suit. Any motion for attorneys fees shall be by noticed motion.

DATED: February 24, 2026

 Sophia Choi
JUDGE OF THE SUPERIOR COURT