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United States District Court  
Central District of California

LISANA MEADE,

Plaintiff,

v.

JULES HELM,

Defendant.

Case No. 2:20-cv-08839-ODW (JEMx)

**FINAL JUDGMENT**

Plaintiff Lisana Meade brought this action against Defendant Jules Helm, seeking a partition and accounting of the real property located at 4139 Cahuenga Boulevard, #107, Toluca Lake, California 91602 (the “Property”). On May 2, 2022, the Court denied the parties cross motions for summary judgment, finding that summary judgment was precluded by a genuine dispute of material fact as to whether Plaintiff signed a quitclaim deed (the “Deed”) (attached hereto as “Trial Exhibit 1001”), surrendering her interest in the Property, or whether the signature on the Deed was a forgery and Plaintiff did in fact maintain an interest in the Property. (*See generally* Order Den. Mots. Summ. J., ECF No. 38.) On June 16, 2022, the Court issued an Order stating that this factual question regarding the authenticity of the signature on the Deed, is the only remaining issue to be tried. (Final Pretrial Conference Order 6, ECF No. 44.)

1 On June 24, 2022, the Court held an in-person, one-day bench trial. (*See* Bench  
2 Trial Mins., ECF No. 45.) Plaintiff appeared with her attorney, Scott A. Meehan and  
3 Defendant appeared with his attorneys, Paul S. Marks and Yuriko M. Shikai. After  
4 Plaintiff rested her case, Defendant made a motion for judgment on partial findings,  
5 pursuant to Federal Rule of Civil Procedure 52(c). The Court granted the motion,  
6 based on the Plaintiff's testimony at trial and the credibility thereof, the exhibits  
7 admitted into evidence, and the Final Pretrial Conference Order, including the  
8 admitted facts and the legal authorities cited therein.

9 The Court therefore **ORDERS, ADJUDGES, and DECREES** the following:

- 10 1. Plaintiff signed the Deed and quitclaimed her interest in the Property and  
11 therefore, since then, has maintained no interest in the Property;
- 12 2. Plaintiff's signature on the Deed is not a forgery;
- 13 3. Plaintiff is not entitled to an accounting or partition of the Property; and
- 14 4. Judgment is entered for Defendant.

15  
16 **IT IS SO ORDERED.**

17  
18 August 3, 2022

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21 **OTIS D. WRIGHT, II**  
22 **UNITED STATES DISTRICT JUDGE**

**Trial Exhibit 1001**

RECORDING REQUESTED BY  
Lawyers Title Company  
AND WHEN RECORDED MAIL TO:

Jules Helm  
Lisa Helm  
4139 Cabuenga Blvd., #107  
Toluca Lake, CA 91602

Order No.:  
Escrow No.:

A.P.N.: 2423-24-91

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

### QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS NONE.

THIS CONVEYANCE ESTABLISHES SOLE AND SEPARATE PROPERTY OF A SPOUSE, R & T 11911.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS HIS/HER SOLE ANE SEPARATE PROPERTY.

FOR NO CONSIDERATION, LISA HELM, WIFE OF THE GRANTEE

hereby REMISE, RELEASE AND FOREVER QUITCLAIM TO JULES HELM, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

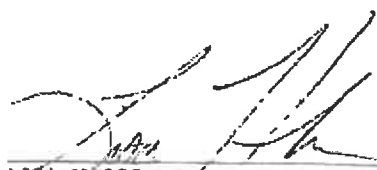
the following described real property in the County of Los Angeles, State of California:

See attached Exhibit "A" for complete legal description.

Document Date: January 20, 2000

STATE OF CALIFORNIA )  
COUNTY OF )

On \_\_\_\_\_ before me,  
personally appeared \_\_\_\_\_

  
\_\_\_\_\_  
LISA HELM

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 (he person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

This area for official notarial seal.

MAIL TAX STATEMENTS TO: SAME AS ABOVE or Address Noted Below

Jules Helm

Name

4139 Cabuenga Blvd., #107

Street Address

Toluca Lake, CA 91602

City & State

© 1998 Vision Form CD

EXHIBIT "A"

PARCEL 1:

THAT PORTION OF LOT 1 OF TRACT NO. 48904, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1185, PAGE(S) 16 AND 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS UNIT 107 ON THE CONDOMINIUM PLAN RECORDED ON MARCH 19, 1992 AS INSTRUMENT NO. 92-457360 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2:

AN UNDIVIDED 1/11TH INTEREST IN AND TO LOT 1 OF SAID TRACT NO. 48904. EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED AS UNITS 101 THROUGH 111, INCLUSIVE, ON SAID CONDOMINIUM PLAN.

PARCEL 3:

AN EXCLUSIVE USE COMMON AREA EASEMENT FOR PARKING PURPOSES ONLY, TO BE APPURTENANT TO PARCELS 1 AND 2 ABOVE, IN, OVER, ACROSS AND THROUGH THAT PORTION OF THE COMMON AREA CONSISTING OF P-3 AND P-20 AS SHOWN AND DEFINED ON SAID CONDOMINIUM PLAN.

**PRELIMINARY CHANGE OF OWNERSHIP REPORT**

**FOR RECORDER'S USE ONLY**

To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.03 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located, this particular form may be used in all 58 counties of California.  
**THIS REPORT IS NOT A PUBLIC DOCUMENT**

SELLER/TRANSFEROR: Lisa Helm  
 BUYER/TRANSFeree: Jules Helm  
 ASSESSOR'S PARCEL NUMBER(S) 2423-24-91  
 PROPERTY ADDRESS OR LOCATION:  
4139 Cahuenga Blvd. #107  
Toluca Lake, CA 91602

MAIL TAX INFORMATION TO:  
 Name Jules Helm  
 Address 4139 Cahuenga Blvd. #107  
Toluca Lake, CA 91602

**NOTICE:** A lien for property taxes applies to your property on March 1 of each year for the taxes owing in the following fiscal year, July 1 through June 30. One-half of these taxes is due November 1, and one-half is due February 1. The first installment becomes delinquent on December 10, and the second installment becomes delinquent on April 10. One tax bill is mailed before November 1 to the owner of record. **IF THIS TRANSFER OCCURS AFTER MARCH 1 AND ON OR BEFORE DECEMBER 31, YOU MAY BE RESPONSIBLE FOR THE SECOND INSTALLMENT OF TAXES DUE FEBRUARY 1.** The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the Los Angeles County Assessor. For further information on your supplemental roll obligation, please call the Los Angeles County Assessor at (213) 974-3211.

**PART I: TRANSFER INFORMATION**

Please answer all questions.

- | YES                                 | NO                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | A. Is this transfer solely between husband and wife (Addition of a spouse, death of a spouse, divorce settlement, etc.)?                           |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property (For example, a name change upon marriage)? |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | D. Is this transaction recorded only to create, terminate, or reconvey a security interest (e.g. cosigner)?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document?                                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants?               |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | G. Does this transfer return property to the person who created the joint tenancy (original transferor)?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | H. Is this transfer of property:   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1. to a trust for the benefit of the grantor, or grantor's spouse?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 2. to a trust revocable by the transferor?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 3. to a trust from which the property reverts to the grantor within 12 years?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options?                                 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | J. Is this a transfer from parents to children or from children to parents?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | K. Is this transaction to replace a principal residence by a person 55 years of age or older?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | L. Is this transaction to replace a principal residence by a person who is severely disabled as defined by Revenue and Code Section 69.57?         |

If you checked yes to J, K, or L, an applicable claim form must be filed with the County Assessor.  
 Please provide any other information that would help the Assessors to understand the nature of the transfer.

**IF YOU HAVE ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS EXCEPT J, K, OR L, PLEASE SIGN AND DATE, OTHERWISE COMPLETE BALANCE OF THE FORM.**

**PART II: OTHER TRANSFER INFORMATION**

- A. Date of transfer if other than recording date **SEE RECORDING DATE.**
- B. Type of transfer. Please check appropriate box.  
 Purchase     Foreclosure     Gift     Trade or Exchange     Merger, Stock, or Partnership Acquisition  
 Contract of Sale - Date of Contract \_\_\_\_\_  
 Inheritance - Date of Death \_\_\_\_\_     Other: Please explain: \_\_\_\_\_  
 Creation of Lease     Assignment of a Lease     Termination of a Lease  
 Date lease began \_\_\_\_\_  
 Original term in years (including written options) \_\_\_\_\_  
 Remaining term in years (including written options) \_\_\_\_\_
- C. Was only a partial interest in the property transferred?     Yes     No    If yes, indicate the percentage transferred \_\_\_\_\_%

**PRELIMINARY CHANGE OF OWNERSHIP REPORT**

Please answer, to the best of your knowledge, all applicable questions, sign and date. If a question does not apply, indicate with "N/A."

**PART III: PURCHASE PRICE AND TERMS OF SALE**

A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing costs) Amount \$ \_\_\_\_\_

B. FIRST DEED OF TRUST @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts/Mo.=\$\_\_\_\_\_ (Prin. & Int. only) Amount \$0.00

FHA  Fixed Rate  New Loan

Conventional  Variable Rate  Assumed Existing Loan Balance

VA  All inclusive D.T. (\$\_\_\_\_\_ Wrapped)  Bank or Savings & Loan

Cal-Vet  Loan Carried by Seller  Finance Company

Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_

C. SECOND DEED OF TRUST @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts/Mo.=\$\_\_\_\_\_ (Prin. & Int. only) Amount \$0.00

Bank or Savings & Loan  Fixed Rate  New Loan

Loan Carried by Seller  Variable Rate  Assumed Existing Loan Balance

Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_

D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above?  Yes  No Amount \$0.00

Type \_\_\_\_\_ @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts/Mo.=\$\_\_\_\_\_ (Prin. & Int. only)

Bank or Savings & Loan  Fixed Rate  New Loan

Loan Carried by Seller  Variable Rate  Assumed Existing Loan Balance

Balloon Payment  Yes  No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_

E. IMPROVEMENT BOND  Yes  No Outstanding Balance: Amount \$Not Applicable

F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission if paid.)

Total Items A through E \$ \_\_\_\_\_

G. PROPERTY PURCHASED  Through a broker  Direct from seller  Other (explain) \_\_\_\_\_

If purchased through a broker, provide broker's name and phone number: \_\_\_\_\_

Please explain any special terms or financing and any other information that would help the Assessor understand the purchase price and terms of sale.

**PART IV: PROPERTY INFORMATION**

A. IS PERSONAL PROPERTY INCLUDED IN PURCHASE PRICE (other than a mobilehome subject to local property tax)?  Yes  No

if yes, enter the value of the personal property included in the purchase price \$ \_\_\_\_\_ (Attach itemized list of personal property).

B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE?  Yes  No

if yes, enter date of occupancy \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ or intended occupancy \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

C. TYPE OF PROPERTY TRANSFERRED:

Single-family residence  Agricultural  Timeshare

Multiple-family residence (no. of units: \_\_\_\_\_)  Co-op/Own-your-own  Mobilehome

Commercial/Industrial  Condominium  Unimproved lot

Other (Description: \_\_\_\_\_)

D. DOES THE PROPERTY PRODUCE INCOME?  Yes  No

E. IF THE ANSWER TO QUESTION D IS YES, IS THE INCOME FROM:

Lease/Rent  Contract  Mineral Rights  Other - Explain: \_\_\_\_\_

F. WHAT WAS THE CONDITION OF PROPERTY AT THE TIME OF SALE?

Good  Average  Fair  Poor

Enter here, or on an attached sheet, any other information that would assist the Assessor in determining the value of the property such as the physical condition of the property, restrictions, etc.

*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: Jules Helm

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).