

**SUPERIOR COURT OF CALIFORNIA,
COUNTY OF SAN DIEGO
CENTRAL**

MINUTE ORDER

DATE: 10/17/2025

TIME: 9:00 AM

DEPT: C-73

JUDICIAL OFFICER: JOEL R WOHLFEIL

CLERK: T. Crandall

REPORTER/ERM: Not Reported

BAILIFF/COURT ATTENDANT: S. Bauer

CASE NO: **37-2022-00026691-CU-PA-CTL** CASE INIT.DATE: 07/07/2022

CASE TITLE: **Davis vs Rajae** [IMAGED]

CASE CATEGORY: Civil CASE TYPE: (U)Petition re:Arbitration Award

HEARING TYPE: Motion Hearing

APPEARANCES

D Edward Hays, Attorney for Petitioner, Respondent, Respondent on Appeal, and Cross Respondent on Appeal Tyler B Davis, present via remote video appearance.

Scott Carpenter, Attorney, present via remote video appearance.

The motion is unopposed.

Petitioner submit(s) on the Court's tentative ruling.

The Court **CONFIRMS** the tentative ruling as follows:

The Motion (ROA # 151) of Respondent and Cross-Petitioner Ashkan Rajae ("Rajae") for an order to (1) declare the entire proceedings in this case void ab initio, or alternatively, (2) declare the August 15, 2023, judgment order void for having been procured by fraud and / or being constitutionally invalid, is DENIED.

Respondent's Request (ROA # 153) for judicial notice is GRANTED IN PART and DENIED IN PART. The Court takes judicial notice of no. 7 and the dates only on which nos. 3 – 6 were filed with the Court; otherwise, the Request is DENIED.

The Request (ROA # 161) of Defendants TOPDEVZ, LLC ("TopDevz' I "LLC") and Tyler Davis ("Davis") (collectively "Defendants") for judicial notice is GRANTED IN PART and DENIED IN PART. The Court takes judicial notice of nos. 1, 2, 7, 8 and 9 and the dates only on which nos. 3 – 6 were filed with the Court; otherwise, the Request is DENIED.

Given the bankruptcy, Mr. Rajae does not have standing to vacate the judgment. No evidence of extrinsic fraud has been presented that would support vacating a judgment entered over two years ago.

Notice is waived.

Joel R Wohlfeil

Judge Joel R Wohlfeil