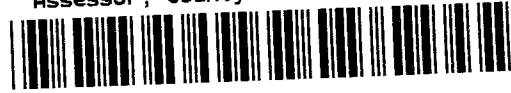


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TITLE(S)

JUDGMENT ON VERDICT IN JURY TRIAL

TITLE ORDER NO. _____ ESCROW NO. _____ A.P.N. 966-021-011-4

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Please Note:

HUANG CHO HONG, an individual a/k/a Zhao Huang Hong a/k/a Zhao Joe Hong a/k/a Joe Hong, and XI FAN HONG, an individual a/k/a Fred Hong, hold title to certain real property commonly known as 33600 Spring Brook Circle, Temecula, California 92592.

1 Robin Mashal (California State Bar No. 205003)
2 Peter Y. Hong (California State Bar No. 213620)
3 **HONG & MASHAL, LLP**
4 1875 Century Park East, Suite 600
5 Los Angeles, CA 90067-2507
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10 4311 Wilshire Boulevard, Suite 403
11 Los Angeles, California 90010
12 Telephone: (323) 965-0365
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14 Attorneys for Plaintiff and Cross-Defendant,
15 YU CHUNG KOO

16 SUPERIOR COURT OF THE STATE OF CALIFORNIA
17 COUNTY OF LOS ANGELES, CENTRAL JUDICIAL DISTRICT

18 YU CHUNG KOO, an individual,

19 Plaintiff,

20 vs.

21 HUANG CHO HONG, an individual a/k/a Zhao
22 Huang Hong a/k/a Zhao Joe Hong a/k/a Joe
23 Hong; XI FAN HONG, an individual a/k/a Fred
24 Hong; SIU LING LI, an individual a/k/a Salina
25 Li; YAN NAN HONG, an individual; HONGYE
26 STONE, INC., a California corporation; HY
27 STYLE STONE DEPOT, INC., a California
28 corporation,

Defendants.

SIU LING LI, HUANG CHO HONG, and HY
STONE DEPOT, INC.,

Cross-Complainants,

FILED
LOS ANGELES SUPERIOR COURT

AUG 30 2010

JOHN A. CLARKE, CLERK
BY *Anita Williams*
ANITA WILLIAMS, DEPUTY

Case No.: BC 414375

Assigned to Hon. Mark V. Mooney
Dept. 68

~~PROPOSED~~ JUDGMENT ON
VERDICT IN JURY TRIAL

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vs.

YU CHUNG KOO, and DOES 1 through 10,
Cross-Defendants.

This action came regularly for trial on August 2, 2010, in Department 68 of the Superior Court, the Honorable Judge Mark V. Mooney Presiding. Carlos A. Lloreda, Jr., Robin Mashal, and Peter Y. Hong appeared as attorneys for plaintiff YU CHUNG KOO. Lawrence Hoodack for the Law Offices of Dale C. Frailey & Associates appeared as attorney for defendants/cross-complainants HUANG CHO HONG, an individual a/k/a Zhao Huang Hong a/k/a Zhao Joe Hong a/k/a Joe Hong, XI FAN HONG, an individual a/k/a Fred Hong, SIU LING LI, an individual a/k/a Salina Li, YAN NAN HONG, an individual, HONGYE STONE, INC., a California corporation, and HYSTONE DEPOT, INC., a California corporation.

A jury of 12 persons was impaneled and sworn. Witnesses were sworn and testified. After hearing the evidence and the arguments of attorneys, the jury was instructed by the Court and retired to consider its verdict.

After returning into court and being called, the jurors answered their names and rendered their verdict in writing in words and figures as follows:

“For each claim, select one of the two options listed.

“On Yu Chung Koo’s claim for Fraud in Inducement
 X we find in favor of Yu Chung Koo and against Huang Cho Hong (Joe Hong), Xi Fan Hong (Fred Hong), Yan Nan Hong, and Siu Ling Li.
 we find in favor of Huang Cho Hong (Joe Hong), Xi Fan Hong (Fred Hong), Yan Nan Hong, and Siu Ling Li and against Yu Chung Koo.

“On Yu Chung Koo’s claim for Breach of Contract,
 X we find in favor of Yu Chung Koo and against Huang Cho Hong (Joe Hong), Xi Fan Hong (Fred Hong), Yan Nan Hong, and Siu Ling Li.
 we find in favor of Huang Cho Hong (Joe Hong), Xi Fan Hong (Fred Hong), Yan Nan Hong, and Siu Ling Li and against Yu Chung Koo.

“On Yu Chung Koo’s claim for Breach of Fiduciary Duties,
 X we find in favor of Yu Chung Koo and against Huang Cho Hong (Joe Hong), Xi Fan Hong (Fred Hong), Yan Nan Hong, and Siu Ling Li.

1 _____ we find in favor of Huang Cho Hong (Joe Hong), Xi Fan Hong
2 (Fred Hong), Yan Nan Hong, and Siu Ling Li and against Yu Chung Koo.

3 "Complete this section below only if you find in favor of Yu Chung Koo
4 on at least one of his claims.

5 We award Yu Chung Koo the following damages: \$1,500,000.

6 "If you found in favor of Yu Chung Koo on either his cause of action for
7 Fraud in Inducement or his cause of action for Breach of Directors' Fiduciary
8 Duties, do you find that plaintiff has proved by clear and convincing evidence the
9 defendants engaged in that conduct with malice, oppression, or fraud?

10 X Yes No

11 "Complete the section below only if you answered the previous question
12 yes.

13 "We award Yu Chung Koo punitive damages, if any, as against the
14 following defendants:

15 \$ 35,000 Huang Cho Hong (Joe Hong)

16 \$ 25,000 Xi Fan Hong (Fred Hong)

17 \$ 15,000 Yan Nan Hong

18 \$ 15,000 Siu Ling Li."

19 **IT IS ADJUDGED that:**

20 1. Plaintiff, YU CHUNG KOO, recover judgment on the merits against defendants
21 HUANG CHO HONG, an individual a/k/a Zhao Huang Hong a/k/a Zhao Joe Hong a/k/a Joe
22 Hong, XI FAN HONG, an individual a/k/a Fred Hong, SIU LING LI, an individual a/k/a Salina
23 Li, YAN NAN HONG, an individual, and against each of them, jointly and severally, in the
24 amount of One Million Five Hundred Thousand Dollars (\$1,500,000), in compensatory damages,
25 with interest at an annual rate of Ten Percent (10%) from the date of entry of this Judgment until
26 paid;

27 2. Plaintiff, YU CHUNG KOO, recover judgment on the merits against defendant
28 HUANG CHO HONG, an individual a/k/a Zhao Huang Hong a/k/a Zhao Joe Hong a/k/a Joe
29 Hong, in the amount of Thirty Five Thousand Dollars (\$35,000), in punitive damages, with
30 interest at an annual rate of Ten Percent (10%) from the date of entry of this Judgment until paid;

31 3. Plaintiff, YU CHUNG KOO, recover judgment on the merits against defendant XI
32 FAN HONG, an individual a/k/a Fred Hong, in the amount of Twenty Five Thousand Dollars

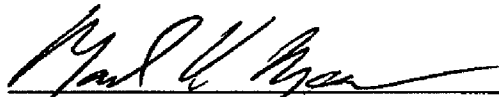
1 (\$25,000), in punitive damages, with interest at an annual rate of Ten Percent (10%) from the
2 date of entry of this Judgment until paid;

3 4. Plaintiff, YU CHUNG KOO, recover judgment on the merits against defendant
4 YAN NAN HONG, an individual, in the amount of Fifteen Thousand Dollars (\$15,000), in
5 punitive damages, with interest at an annual rate of Ten Percent (10%) from the date of entry of
6 this Judgment until paid;

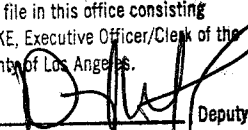
7 5. Plaintiff, YU CHUNG KOO, recover judgment on the merits against defendant
8 SIU LING LI, an individual a/k/a Salina Li, in the amount of Fifteen Thousand Dollars
9 (\$15,000), in punitive damages, with interest at an annual rate of Ten Percent (10%) from the
10 date of entry of this Judgment until paid;

11 6. Plaintiff, YU CHUNG KOO, recover against the Defendants, and against each of
12 them, jointly and severally, costs in the amount of \$ _____.

13
14 Dated: 8-30-10

15 
16 Hon. Mark V. Moonrey
17 Judge of the Superior Court



I certify that this is a true and correct copy of the
original Judgment on file in this office consisting
of 6 pages. JOHN A. CLARKE, Executive Officer/Clerk of the
Superior Court of California, County of Los Angeles.
Date: AUG 31 2010 By:  Deputy

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PROOF OF SERVICE

I am employed in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action. My business address is 1875 Century Park East, Suite 600, Los Angeles, California 90067-2507.

On August 18, 2010, I served on the interested parties in this action a true and correct copy of OR the original of the foregoing document(s) described as: **[PROPOSED] JUDGMENT ON VERDICT IN JURY TRIAL.**

(BY MAIL) By placing said documents in postage pre-paid envelope(s), sealed and addressed as shown on the attached service list, and depositing the same with the United States Postal Service the same day. I am readily familiar with this firm's business practice for collection and processing of correspondence by U.S. Mail. I am aware that on motion of party served, service is presumed invalid if the postal cancellation date or postage meter date is more than one day after the date stated in this proof of service.

(BY OVERNIGHT DELIVERY) By placing said documents in Overnite Express™ envelope(s), sealed and addressed as shown on the attached service list, and depositing the same with in the Overnite Express™ deposit box at Los Angeles, California, before the scheduled pickup time, to be delivered to the parties the next day.

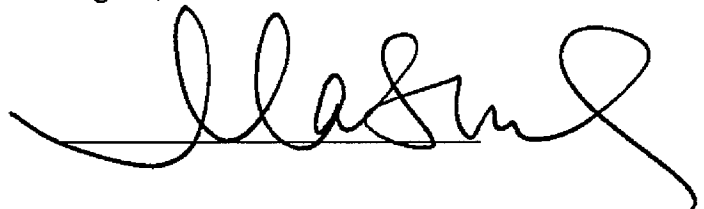
(BY FACSIMILE) By causing the said document(s) to be transmitted by electronic facsimile machine to the facsimile number(s) of those parties specifically indicated on the attached service list, in compliance with the California Rules of Court, with no error reported by the machine.

(BY PERSONAL SERVICE) I hand delivered said documents to the address(es) indicated on the attached service list.

(STATE) I declare under penalty of perjury under the laws of the State of California, that the above is true and correct.

(FEDERAL) I declare that I am a member of the bar of this court OR I am employed in the office of a member of the bar of this court at whose direction this service was made, and that the above is true and correct.

Executed on August 18, 2010, at Los Angeles, California.



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