

For Immediate Release

July 22, 2013

Los Angeles, California:

On July 5, 2013, Law Offices of Tony Forberg, obtained a Jury Verdict in the matter of Batache v. Brooks et. Al. Los Angeles Superior Court Case Number SC097725, Santa Monica Judicial District, before Hon. Gerald Rosenberg, against Defendant Donna R. Bates in the sum of \$206,192.00, and in favor of Plaintiff Tania Batache.

Attorneys of Record:

Tony Forberg represented plaintiff Tania Batache, the buyer of the Real Property subject of the lawsuit.

Defendant Donna R. Bates, the seller of the Real Property was represented by J. Stanley Sanders, Esq. of THE SANDERS LAW FIRM, LLP, 333 South Grand Ave., 25th Flr., Los Angeles, CA 90071, Fax: (213) 234 – 4581, Email: stan@sandersfirmllc.com.

Plaintiff's expert for valuation of real property was Gregg Freedman ASA IFA-S. Defendant did not call any expert witness.

Type of Case:

Real Estate Sales Dispute, and failure to disclose latent defects.

Summary of Case:

Plaintiff Tania Batache purchase a 3 unit income property in Venice, Ca, for \$1,550,000.00, and approximately a year after purchase of the property, after having been inspected by County inspectors, she discovered for the first time that the third unit was an illegal conversion. Plaintiff Tania Batache was then cited for the illegal conversion, and ordered to comply with appropriate Building Code and Zoning code, including restoration of the unit to pre-converted status.

Plaintiff Tania Batache's lawsuit alleged that the Seller, Donna R. Bates, failed to adequately and completely disclose the illegal unit on the Real Estate Disclosure Statement, and as a result, she suffered damages for diminution in value of the Real Property, loss of rent, and expenses associated with restoration of the illegal unit to pre-conversion status.

Defendant Donna R. Bates claimed that her agent adequately disclosed the unpermitted unit, and she had no knowledge of illegal conversion.

Jury deliberated for over 4 hours, before returning a verdict as follows:

Out of Pocket Loss:	\$177,142.00
Loss of Rent:	\$22,800.00
Other Future Economic Loss:	\$6,250.00
Total:	\$206,192.00

There were no offers of settlement made by defendant prior to verdict, and there are no post trial motions as of this date.

About Law Offices of Tony Forberg

Founded in 1994, Law Offices of Tony Forberg serves a wide spectrum of clients, both commercial and individuals, throughout State and Federal Courts in California. The firm's diversified practice represents clients among such areas as business law, real estate, banking and finance, serious bodily injury including wrongful death and civil litigation. For more information, visit www.forberglaw.com, on Facebook, and on LinkedIn.

Contacts

For more information about this press release, please contact Tony Forberg, tony@forberglaw.com, or Megan Boghosian at megan@forberglaw.com.