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1. Driveway

Where a parcel had no access to a public road other than over a recorded easement upon a neighboring property, the court properly enjoined the neighbor from blocking the driveway.

2. Partition

Siblings inherited real estate, but could not agree what to do with it. When one sued, the court appointed a broker to sell the property and split the proceeds. When the broker was sued for violating his duties, the court ruled he was protected under "quasi-judicial immunity".

3. Premises Liability

Where a sidewalk defect is not unquestionably "trivial", a tripping victim is entitled to a trial.

4. Vexatious Litigant

A party who files and loses five lawsuits without an attorney may not file additional litigation without specific permission from a judge.

5. Internet Speech

An internet platform was sued for allegedly censoring videos the Plaintiff uploaded, claiming the platform discriminated against its political viewpoint and violated its First Amendment rights. The case was dismissed because the video-sharing website is a non-governmental entity free to regulate content; the First Amendment only applies to governmental speech restrictions.

6. Inheritance

Absent a Will, where there is clear and convincing evidence of a non-biological parent-child relationship, the child is

entitled to inherit from the "parent" even though the relationship was effectuated outside California.

7. On-Screen Contracts

A consumer offered an electronic contract on a computer screen (a "clickwrap") is not bound by inconspicuous provisions which are not obvious despite having clicked "Accept".

8. Mansion Tax

Beginning in April, a new Los Angeles ordinance will impose a 4% tax on real estate sales above \$5 million, rising to 5.5% on sales above \$10 million. (A \$5-million sale will include a \$200,000 tax, a \$10-million sale a \$550,000 tax.)

9. Current Cases

This month our office is advising a corporation about complying with statutory regulations; creating a shareholder agreement for a family business; defending Superior Court lawsuits; and representing other commercial and individual clients.

This practice serves as a "lawyer of first resort", or "primary care attorney," advocating for small businesses and individuals with transactions and disputes, including accident victims by referral only. We specialize in personalized client service. If we can be of any assistance with your legal issues, consider contacting us as soon as a question is identified. Your recent referrals have been greatly appreciated.

Remember: Preventative lawyering is the most effective kind.

Sincerely,



HARMON SIEFF

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