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Counsel for Plaintiffs

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES

JAMES WEDEL, CHARLES MCWHALES,
SIMON MASHIAN, FAUSTO
HERNANDEZ, MICHAELA VIVANT,
MARJAN SVETKO, and PEI EN CHONG
SAMPSON, individually and on behalf of all
others similarly situated,

Plaintiffs,

v.

DOUGLAS EMMETT, INC., a Maryland
Corporation; BARRINGTON PACIFIC, LLC,
a California limited liability company;
DOUGLAS EMMETT MANAGEMENT,
LLC, a Delaware limited liability company;
and DOES 1–50, inclusive,

Defendants.

FILED

Superior Court of California
County of Los Angeles

04/22/2025

David W. Story, Executive Officer / Clerk of Court

By: T. Lewis Deputy

Case No. 20STCV03962
Hon. David S. Cunningham, Dept. 11

**Stipulation and Amended Order Granting
Final Approval of Class Action Settlement and
Entering Judgment**

Action Filed: Jan. 30, 2020

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IT IS SO STIPULATED.

WARREN TERZIAN LLP

Dan Terzian

GERAGOS & GERAGOS, APC

Mark Geragos

**CHAPMAN GLUCKSMAN DEAN &
ROEB, APC**

David Napper

Counsel for Defendant Douglas Emmett, Inc.

1 Dated: April 1, 2025

**LEWIS BRISBOIS BISGAARD
& SMITH LLP**

2
3 /s/ Matthew Harrison

4 Matthew Harrison

5 *Counsel for Defendants Barrington Pacific,*
6 *LLC and Douglas Emmett Management, LLC*

7 Dated: April 1, 2025

KLINEDINST PC

8 /s/ Kevin J. Gramling

9 Kevin J. Gramling

10 *Counsel for Defendant Universal Protection*
11 *Service, LP*

1 **AMENDED ORDER GRANTING FINAL APPROVAL OF CLASS ACTION**
2 **SETTLEMENT AND ENTERING JUDGMENT**

3 The Court hereby **ORDERS, ADJUDGES, AND DECREES AS FOLLOWS:**

4 1. This Court has jurisdiction over the subject matter of the action and over all parties
5 to the action, including all members of the settlement class.

6 2. The settlement is in all respects fair, reasonable, and adequate, and it is hereby
7 approved.

8 3. The Court finds that the class is properly certified as a class for settlement purposes
9 only: “All leaseholders at the Barrington Plaza Apartments, 11740 Wilshire Boulevard, Los
10 Angeles, California, as of January 29, 2020.”

11 4. The Court appoints plaintiffs James Wedel, Charles McWhales, Simon Mashian,
12 Fausto Hernandez, Michaela Vivant, Marjan Svetko, and Pei en Chong Sampson as class
13 representatives for settlement purposes only.

14 5. The Court appoints Warren Terzian LLP and Geragos & Geragos, APC as class
15 counsel for settlement purposes only.

16 6. The notice provided to the settlement class conforms with the requirements of
17 California Code of Civil Procedure section 382, California Civil Code section 1781, California
18 Rules of Court 3.766 and 3.769, the California and United States Constitutions, and any other
19 applicable law, and constitutes the best notice practicable under the circumstances, by providing
20 individual notice to all class members who could be identified through reasonable effort, and by
21 providing due and adequate notice of the proceedings and of the matters set forth therein to the
22 other class members. The notice fully satisfied the requirements of due process.

23 7. The Court finds the settlement was entered into in good faith, that the settlement is
24 fair, reasonable, and adequate, and that the settlement satisfies the standards and applicable
25 requirements for final approval of this class action settlement under California law, including the
26 provisions of California Code of Civil Procedure section 382 and California Rules of Court, rule
27 3.769.

1 8. With respect to notice and settlement administration, zero (0) class members have
2 objected to the Settlement and two (2) class members, Dawn Levine and Ajay Bapna, have
3 requested to be excluded from the settlement. The positive response of the class underscores that
4 the settlement is fair, reasonable, and adequate.

5 9. Upon entry of this order, compensation to the class members of the settlement shall
6 be paid a cash payment pursuant to the terms of the settlement agreement.

7 10. All envelopes transmitting settlement distribution to settlement class members shall
8 bear the notation, "YOUR CLASS ACTION SETTLEMENT CHECK IS ENCLOSED."

9 11. If any settlement distribution check has not been negotiated within sixty (60) days
10 after the date of mailing, CPT shall mail a reminder postcard to such class member.

11 12. Participating class members will have one hundred-eighty (180) calendar days from
12 the date of issuance of the check to cash or otherwise deposit their check. For any check not cashed
13 after 180 calendar days, the settlement administrator shall cancel the check and remit the funds to
14 the *cy pres* recipient, Inner City Law Center. The settlement administrator shall inform the parties
15 regarding the status of any uncashed checks at the conclusion of the 180-calendar day check
16 cashing period, including the amount at issue.

17 13. In addition to any recovery that Plaintiffs may receive as a class member under the
18 settlement, and in recognition of Plaintiffs' efforts on behalf of the class, the Court hereby approves
19 the payment of a class representative enhancement award in the amount of \$4,000 to each Plaintiff,
20 totaling \$28,000, for their services as class representatives, and Defendants shall cause this sum to
21 be paid to Plaintiffs in accordance with the terms of the settlement agreement.

22 14. The Court approves attorneys' fees in the amount of \$313,125 (75% of \$417,500)
23 and costs in the amount of \$54,217.57 to Warren Terzian LLP, and Defendants shall cause this sum
24 to be paid to CPT in accordance with the terms of the settlement agreement.

25 15. The Court approves attorneys' fees in the amount of \$104,375 (25% of \$417,500)
26 and costs in the amount of \$4,437.80 to Geragos & Geragos, APC, and Defendants shall cause this
27 sum to be paid to CPT in accordance with the terms of the settlement agreement.
28

1 16. The Court approves the payment of actual settlement administration costs in the
2 amount of \$13,000 to CPT, and Defendants shall cause this sum to be paid to CPT in accordance
3 with the terms of the settlement agreement.

4 17. The gross settlement fund, the net settlement fund, and the methodology used to
5 calculate and pay each class member's individual settlement payment are fair and reasonable, and
6 the Court authorizes CPT to issue individual settlement payments to each class member in
7 accordance with the terms of the settlement agreement.

8 18. Upon the effective date, Plaintiffs and all members of the class, shall have, by
9 operation of this order and judgment, fully, finally, and forever released, relinquished, and
10 discharged Defendants from all release claims as defined by the terms of the settlement agreement.

11 19. Judgment in this matter is entered in accordance with the terms of the settlement
12 agreement, the Court's preliminary approval order, and this final approval order against Defendants
13 in favor of Plaintiffs and the settlement class. This judgment is intended to be a final disposition of
14 the above captioned action in its entirety and is intended to be immediately appealable.

15 20. This Court shall retain jurisdiction with respect to all matters related to the
16 administration and consummation of the settlement, to enforce the terms of the judgment, and any
17 and all claims, asserted in, arising out of, or related to the subject matter of the lawsuit, including
18 but not limited to all matters related to the Settlement and the determination of all controversies
19 relating thereto.

20 21. Class counsel shall file a notice of entry of order and judgment granting final
21 approval, and provide the same to CPT, who shall post the order and judgment on its website within
22 seven (7) calendar days after entry of the order and judgment. CPT shall post a copy of this signed
23 judgment for one hundred and eighty (180) calendar days on its website in compliance with Rule
24 3.771(b) of the California Rules of Court in order to provide notice to the class members of this
25 order and judgment. CPT shall also provide a mailed copy of the notice of entry of order and
26 judgment to class members.

27 22. A final report (nonappearance) hearing regarding compliance with the terms of the
28 Settlement is set for RECEIVED, at 11:00 AM in Department 11. No later than

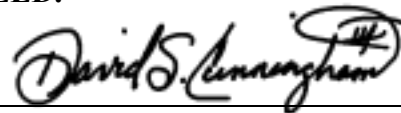
1 five court days prior to the nonappearance hearing, Plaintiffs' counsel shall file a report as well as a
2 declaration by the Settlement Administrator regarding distribution of the Settlement Amount and
3 any uncashed checks.

4 23. This Court shall retain jurisdiction over this action, including with respect to all
5 matters related to the administration and consummation of the Settlement, to enforce the terms of
6 this Judgment, and the determination of any controversies relating thereto.

7 24. This document shall constitute entry of Judgment for purposes of California Rule of
8 Court, Rule 3.769(h).

9
10 **IT IS SO ORDERED, ADJUDGED, AND DECREED.**

11 Dated: 04/22/2025, ~~2025~~



Hon. David S. Cunningham
California Superior Court Judge

1 **PROOF OF SERVICE**

2 STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

3 I am over the age of 18 and not a party to this action. I am employed in the county where the
4 service occurred; my business address is 222 N. Pacific Coast Highway, Suite 2000, Los Angeles,
5 CA 90245.

6 On the undersigned date, I caused to be served the following documents:

7 **Stipulation and Amended Order Granting Final Approval of Class Action Settlement**
8 **and Entering Judgment**

9 I caused the documents to be served on the interested parties:

10 Mark Geragos
11 Ben Meiselas
12 Geragos & Geragos, APC
13 644 South Figueroa Street
14 Los Angeles, CA 90071
15 geragos@geragos.com
16 meiselas@geragos.com

17 *Counsel for Plaintiffs*

Dana Fox
Dawn Flores-Oster
Matthew Harrison
Kellian Summers
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dawn.flores-oster@lewisbrisbois.com
matthew.harrison@lewisbrisbois.com
kellian.summers@lewisbrisbois.com

Counsel for Defendants
Barrington Pacific, LLC and
Douglas Emmett Management, LLC

18 Arthur J. Chapman
19 David A. Napper
20 Jill Johnson
21 Chapman Glucksman Dean & Roeb, APC
22 11900 W. Olympic Boulevard, Suite 800
23 Los Angeles, California 90064-0704
24 achapman@cgdrlaw.com
25 dnapper@cgdrlaw.com
26 jjohnson@cgdrlaw.com

27 *Counsel for Defendant Douglas Emmett,*
28 *Inc.*

25 I electronically served the documents via CaseAnywhere on all the interested parties. I served
26 the document on Defendant Universal Protection Service, LP by emailing it to its counsel at
27 KGramling@KlinedinstLaw.com.
28

1 I declare under penalty of perjury under the laws of the State of California that the foregoing
2 is true and correct.

3
4 Dated: April 1, 2025


Erick Kuylman