

NETTLES v. OLYMPIC HOTEL et al.
LOS ANGELES SUPERIOR COURT Case No. 19STCV00975

If you stayed at the Olympic Hotel for at least 15 consecutive days and were required to move out or check out and re-register before the expiration of 30 consecutive days of occupancy between October 1, 2016, and August 22, 2022 a class action settlement could affect your rights

A court authorized this Notice. This is not a solicitation from a lawyer.

ATTN: «FullName»

- The class action settlement resolves a lawsuit of whether the owners of the Olympic Hotel are liable for claims alleging they violated California Civil Code §§1940.1 and 52.1 and Business & Professions Code §17200 et seq. by allegedly requiring occupants of the Olympic Hotel to check out or re-register prior to 30 days of continuous occupancy to keep the occupants from gaining tenant rights. Defendants deny these allegations.
- You could receive a pro-rata share of the Net Settlement Fund based on the number of your Qualifying Stays during the during the class period.
- Court appointed lawyers will ask the Court to award fees and costs.
- Defendants deny the allegations in the Lawsuit and are prepared to defend the Lawsuit vigorously.
- The Court has not decided whether Defendants did anything wrong.
- Your legal rights will be affected whether you act or not. Read this Notice carefully. You have a choice to make now:

YOUR LEGAL RIGHTS AND OPTIONS	
Do Nothing	You will: <ul style="list-style-type: none"> • Stay in the lawsuit • Receive a pro-rata share of the settlement • Give up certain rights
Exclude Yourself	You will: <ul style="list-style-type: none"> • Get out of this lawsuit • Receive no compensation • Keep any rights to sue individually
Object to the Settlement	You will: <ul style="list-style-type: none"> • Stay in the lawsuit. • You will still receive a pro-rata share of any settlement proceeds approved by the Court • Be allowed to file court papers and appear before the Judge explaining why you object to the settlement

- Your rights and options are explained in this Notice. To exclude yourself you must act before November 6, 2023.
- The Court must still decide whether to approve this settlement. The settlement payments will be made if the Court approves the settlement and after any appeals are resolved. Please be patient.
- Any questions? Read the rest of this Notice and visit www.cptgroupcaseinfo.com/olympichotelsettlement.

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BASIC INFORMATION

1. WHY DID I GET THIS NOTICE?

The records of the Olympic Hotel show that you resided at the Olympic Hotel for at least 15 consecutive days and moved out or checked out before the expiration of 30 consecutive days of occupancy between October 1, 2016 and August 22, 2022.

You received this Notice because you have a right to know about a proposed settlement of a class action lawsuit and about your options, before the Court decides whether to approve the settlement. If the Court approves it and

after any objections and appeals are resolved, you will receive certain compensation. You can receive updates about the progress of the settlement by contacting class counsel whose contact information is located at Paragraph 14 below.

This packet explains the lawsuit, the settlement, your legal rights, what benefits are available, who is eligible for them, and how to get them.

The Court in charge of the case is the Los Angeles Superior Court. The case is known as Nettles v. Olympic Hotel et al., Los Angeles Superior Court Case No. 19STCV00975. The people who sued are the Plaintiffs and the persons and entities being sued are the Defendants.

2. WHAT IS THIS LAWSUIT ABOUT?

The lawsuit contends that Defendants violated California Civil Code §§1940.1 and 52.1 and Business & Professions Code §17200 et seq. by allegedly requiring occupants of the Olympic Hotel to check out or re-register prior to 30 days of continuous occupancy to keep the occupants from gaining tenant rights.

Defendants deny the allegations in the lawsuit. The Court has not determined that the Defendants have violated any law, or whether this case can proceed as a class action.

3. WHAT IS CLASS ACTION AND WHO IS INVOLVED?

In a class action lawsuit, one or more people called “Class Representatives” (in this case Doris Nettles and Lavina Boykin) sue on behalf of other people who have similar claims. The people together are a “Class” or “Class Members.” One court resolves the issues for all Class Members, except those who exclude themselves. Los Angeles Superior Court Judge Carolyn B. Kuhl is presiding over the case.

4. WHY IS THERE A SETTLEMENT?

The Court did not decide in favor of Plaintiffs or Defendants. Instead, both sides agreed to a settlement. That way, they avoid the cost of a trial, and the people affected will get compensation. The Class Representatives and the attorneys think the settlement is best for everyone who may have been harmed.

WHO IS IN THE SETTLEMENT

5. AM I PART OF THIS CLASS?

All individuals who resided at the Olympic Hotel for at least 15 consecutive days and moved out or checked out before the expiration of 30 consecutive days of occupancy between October 1, 2016, and August 22, 2022, are class members.

6. DO I NEED PROOF IN ORDER TO GET COMPENSATION?

If you receive this notice in the mail, you will not need to submit a claim form or proof of claim to receive your pro-rata share of the settlement proceeds. If the settlement is approved, you will receive a pro-rata share of the settlement proceeds based upon the number of your stays of 15-30 consecutive days at the Olympic Hotel between October 1, 2016, and August 22, 2022. If you did not receive this notice via mail but stayed at the Olympic Hotel

for at least 15 consecutive days and moved out or checked out before the expiration of 30 consecutive days of occupancy between October 1, 2016, and August 22, 2022, you need to contact the Settlement Administrator identified below and advise you did not receive a class notice. If you are on the class list the Settlement Administrator will update your address and mail you the class notice. If you are not on the class list the Settlement Administrator will verify whether you should have been included.

THE SETTLEMENT BENEFITS

7. WHAT DOES THE SETTLEMENT PROVIDE?

The settlement provides the Class Members will receive a pro-rata share of the \$1,000,000 settlement fund after deduction of attorneys' fees, costs, class representative incentive awards as detailed in Paragraph 16 and costs of notice and settlement administration. The estimated cost of notice and settlement administration is \$14,000. Defendants' business records indicate you had «Stays» qualifying stays during the class period. The amount you will receive is estimated to be approximately «estAmount» if the court approves the settlement. This amount may be lower depending on the final calculations.

If you believe the total number of 15–30-day stays (“Qualifying Stays”) attributed to you as indicated on this Notice is incorrect, you may explain your disagreement in writing and mail it along with any documentation relating to your disagreement, including documentation of additional 15-30 day stays during the Class Period to the Settlement Administrator at the following address:

Nettles v. Olympic Hotel Settlement Administrator
c/o CPT Group, Inc.
50 Corporate Park,
Irvine, CA 92606
Toll Free Number: 1-888-498-1175
Email: olympichotelsettlement@cptgroup.com

For your explanation and documentation to be considered, it must be postmarked by **November 6, 2023**, (45 days after initial Notice mailing date). In the event of a dispute about your number of Qualifying Stays, the Settlement Administrator will compare Defendants' business records with the records you provide and will resolve the dispute.

8. HOW DO I GET THE SETTLEMENT PAYMENT?

If you receive this notice via mail and if the Court approves the settlement, you will be sent your settlement proceeds to that address. If your mailing address has changed after you received the notice, you will need to provide the Settlement Administrator with your updated address.

9. WHAT AM I GIVING UP TO ACCEPT THE SETTLEMENT?

Unless you exclude yourself, you are staying in the Class and that means you cannot start a lawsuit, continue a lawsuit or join a lawsuit raising the claims asserted in this lawsuit against Defendants. It also means you are “releasing” all of the Defendants (and related companies and persons) from any legal claims that were alleged in the Complaint, or that could have been alleged, based on, or arising out of the facts and claims alleged in the Complaint and Litigation, including claims Defendants violated California Civil Code §§1940.1 and 52.1 and

Business & Professions Code §17200 by requiring you to move out of the Olympic Hotel prior to 30 days of continuous occupancy between October 1, 2016 and August 22, 2022.

This release does not include any other claims you may have against the Defendants.

10. WHAT IF I DO NOTHING AT ALL?

You will be automatically included in this settlement and will receive a pro-rata share of the settlement proceeds if the Court approves the settlement. You will be barred from participating in a similar lawsuit for the same thing and will release your claims as described above.

EXCLUDING YOURSELF FROM THE SETTLEMENT

11. HOW DO I EXCLUDE MYSELF FROM THE SETTLEMENT?

If you don't want the benefit from this settlement, but you want to keep the right to sue or continue to sue the Defendants on your own, about the legal issues in this case, then you must take steps to remove yourself from the class. This is called excluding yourself—or is sometimes referred to as opting out of the settlement Class. If you exclude yourself, you will not be legally bound by the Court's judgments in this class action, nor will you receive any compensation.

To ask to be excluded, you must mail the "Request for Exclusion" Form sent to you with this Notice or a letter stating that you want to be excluded from the Nettles v. Olympic Hotel class action. You must include your name and address, telephone number, state you wish to exclude yourself from the settlement, and sign the letter. You must mail your Request for Exclusion to the Nettles v. Olympic Hotel Settlement Administrator, CPT Group, 50 Corporate Park, Irvine, CA 92606.

The Request for Exclusion must be postmarked by **November 6, 2023** (45 days after the date of the initial mailing of the Notice) or it will not be valid, and you will be included in the settlement.

12. IF I DO NOT EXCLUDE MYSELF, CAN I SUE THE DEFENDANTS FOR THE SAME CLAIMS COVERED BY THE CLASS SETTLEMENT?

No. But you would be able to sue for any other claims you may have.

13. IF I EXCLUDE MYSELF, CAN I STILL GET THE SETTLEMENT PAYMENT?

No.

THE LAWYERS REPRESENTING YOU

14. DO I HAVE A LAWYER IN THIS CASE?

Yes. The Spencer Law Firm and the Lakeshore Law Center are the attorneys representing all Class Members. They are called "Class Counsel." The contact information of Class Counsel is:

Jeffrey Spencer, Esq. THE SPENCER LAW FIRM 2 Venture, Suite 220 Irvine, CA 92618 Telephone: 949-240-8595 Facsimile: 949-377-3272 Email: jps@spencerlaw.net	LAKESHORE LAW CENTER Jeffrey Wilens, Esq. 18340 Yorba Linda Blvd., Suite 107-610 Yorba Linda, CA 92886 Telephone No: (714) 854-7205 Facsimile No: (714) 854-7206 jeff@lakeshorelaw.org
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15. SHOULD I GET MY OWN LAWYER?

You do not need to hire your own lawyer because Class Counsel is working on your behalf as a member of the class. But, if you want your own lawyer, you may retain one at your own expense.

16. HOW WILL THE LAWYERS AND PLAINTIFFS BE PAID?

Class Counsel will ask the Court for attorneys' fees of up to \$333,333 (1/3 of the settlement amount) and up to \$40,000 in litigation costs for their time and expenses in prosecuting the case. In addition, Class Representatives, Doris Nettles and Lavina Boykin will each ask for an incentive award of up to \$15,000 for their services on behalf of the Class in successfully prosecuting this lawsuit. The Settlement Administrator will request up to \$14,000 for costs administering the settlement. The Court may award less than these amounts. Defendants have agreed not to oppose these fees and expenses and incentive awards.

OBJECTING TO THE SETTLEMENT

17. HOW DO I TELL THE COURT I DO NOT LIKE THE SETTLEMENT?

If you are a Class Member, you can object to the settlement if you do not like any part of it. You can give reasons why you think the Court should not approve it. The Court will consider your views. However, if the Court rejects your objection, you will still be bound by the terms of the Settlement.

To object you must either appear and be heard at the final approval hearing or you can submit a written objection. To submit a written objection, you must mail your objection to Nettles v. Olympic Hotel Settlement Administrator, *Nettles v. Olympic Hotel Settlement Administrator* c/o CPT Group, Inc. 50 Corporate Park, Irvine, CA 92606 by **November 6, 2023** (45 days after the date of the initial mailing of this Notice) or the written objection will not be valid.

The Objection must include your name and address, dates of stay at the Olympic Hotel and must include the basis for the objection (including why you believe the Settlement is not in the best interest of the Settlement Class), along with any and all documents that support the objection.

You may be heard at the Final Approval Hearing regardless of whether you submit a written objection.

18. WHAT IS THE DIFFERENCE BETWEEN OBJECTING AND EXCLUDING MYSELF?

Objecting is simply telling the Court that you don't like something about the settlement. You can object only if you stay in the Class. Excluding yourself is telling the Court you don't want to be part of the Class. If you exclude yourself, you have no basis to object because the case no longer affects you.

THE COURT'S FINAL APPROVAL HEARING

19. WHEN AND WHERE WILL THE COURT DECIDE TO APPROVE THE SETTLEMENT?

The Court will hold a Final Approval Hearing on January 23, 2024 at 10:00 a.m. in Department 12 of the Los Angeles Superior Court Spring Street Courthouse 312 N. Spring Street, Los Angeles, CA. At this hearing the Court will consider whether the settlement is fair, reasonable, and adequate. If there are objections, the Court will consider them. The Court will listen to people who ask to speak at the hearing. The Court will also consider the award of attorneys' fees and litigation costs to Class Counsel and the incentive awards to Plaintiffs. After the hearing, the Court will decide whether to approve the settlement.

The Court may continue the Final Approval Hearing without further notice to the Class Members.

20. DO I HAVE TO COME TO THE FINAL APPROVAL HEARING?

No. Class Counsel will answer questions the Judge may have. But you are welcome to come at your own expense. If you send in an Objection, you don't have to come to Court to talk about it. As long as you filed and mailed your written objection on time, the Court will consider it. You may also pay your own lawyer to attend, but it's not required.

21. MAY I SPEAK AT THE HEARING?

If you have not excluded yourself from the Settlement, you may be permitted to address the Court at the Final Approval Hearing.

GETTING MORE INFORMATION

22. ARE MORE DETAILS AVAILABLE?

Yes. Visit the website www.cptgroupcaseinfo.com/olympichotelsettlement where you will find the Court's Preliminary Approval Order, the Complaint, a copy of the Settlement Agreement, and a copy of the Class Notice and Request for Exclusion Form. You may also write to, email or call the Class Counsel Jeffrey Spencer and Jeffrey Wilens at the contact information listed under item 14 of this Notice. Your communications with the class counsel listed above regarding this action will be confidential.

The pleadings and other records in this litigation may be examined online at Department 12 of the Los Angeles Superior Court Spring Street Courthouse, during normal business hours. The Spring Street Courthouse is located at 312 N. Spring Street, Los Angeles, California 90012.

23. WHAT IF MY CONTACT INFORMATION CHANGES?

It is your responsibility to inform the Settlement Administrator of your current and updated contact and mailing information by contacting the Settlement Administrator at the address or telephone number listed in paragraph 7 of the Notice.

DO NOT CONTACT THE JUDGE OR THE COURT TO DISCUSS THE LAWSUIT.