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FILED

By Superior Court of California, County of San Mateo

ON 01/07/2026

By /s/ Nelson, Ashlee

Deputy Clerk

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CLERK OF THE SUPERIOR COURT
SAN MATEO COUNTY

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF SAN MATEO**

ANTONIO URRUTIA, an individual, on
behalf of himself, others similarly situated,

Plaintiff,

v.

BLVD RESIDENTIAL INC., a Delaware
Corporation, DEBRA O'TOOLE, an
individual, and DOES 2 thru 50, inclusive,

Defendants.

Case No.: 24-CIV-00086

[Assigned For All Purposes to the Hon. Nicole
S. Healy, Dept. 28]

NH

**[PROPOSED] ORDER GRANTING
PRELIMINARY APPROVAL OF CLASS
SETTLEMENT**

Date: December 17, 2025

Time: 2:00 pm

Dept: 28

Date Filed: January 4, 2024

FAC Filed: March 12, 2024

Trial Date: None Set

[PROPOSED] ORDER GRANTING PRELIMINARY APPROVAL OF CLASS SETTLEMENT

1 Plaintiff Antonio Urrutia's ("Plaintiff") Motion for Preliminary Approval of the Class
2 Settlement ("Motion") came before this Court on December 17, 2025, the Honorable Nicole S.
3 Healy, presiding. The Court issued a tentative ruling granting the Motion for Preliminary
4 Approval on December 16, 2025 that is attached hereto as **Exhibit A** and fully incorporated by
5 reference. The Parties agreed to make the requested revisions to the Class Notice to change the
6 references to PAGA Members to Aggrieved Employees and agreed to modify the Settlement
7 Agreement so that the Class and PAGA releases refer to the Release Effective Date instead of the
8 Effective Date as requested in the tentative ruling. The Parties also agreed to submit a declaration
9 on behalf of the Settlement Administrator regarding its' qualifications and experiences to serve as
10 the settlement administrator along with its bid for this project.

11 The Court, having considered the Settlement Administrator's declaration, the revised
12 class notice (a copy of which is attached hereto as **Exhibit B**), the Amendment to the Settlement
13 Agreement and the papers submitted in support of the Motion, the Joint Stipulation of Class
14 Action and PAGA Settlement ("Settlement Agreement") between Plaintiff and Defendants BLVD
15 Residential Inc. ("BLVD Residential") and Debra O'Toole ("Defendants") (collectively, the
16 "Parties"), and all other papers filed in this action, and good causing appearing, **HEREBY**
17 **ORDERS THE FOLLOWING:**

18 1. The Court grants preliminary approval of the Settlement Agreement and the Class
19 based upon the terms set forth in the Settlement Agreement filed herewith. The Court finds that
20 the Settlement Agreement appears to be fair, adequate, and reasonable and in the best interests of
21 the Class.

22 2. For purposes of this Order, the Class is defined as all non-exempt, hourly
23 employees who were employed by BLVD Residential in California at any point from August 11,
24 2023 to March 22, 2025.

25 3. The Court hereby approves the terms and conditions provided for in the Settlement
26 Agreement. The Court finds that on a preliminary basis the Settlement Agreement falls within the
27 range of reasonableness and appears to be presumptively valid, subject only to any objections that
28 may be raised during the final approval process including at the final fairness hearing. It appears

1 to the Court on a preliminary basis that the settlement is fair, adequate, and reasonable as to all
2 potential Class Members (also referred to herein and in the Settlement Agreement as “Class,”
3 “Settlement Class,” and/or “Settlement Class Member(s)”) when balanced against the probable
4 outcome of further litigation relating to liability and damages issues. It also appears on a
5 preliminary basis that substantial investigation and research have been conducted so that counsel
6 for the settlement Parties are able to reasonably evaluate their respective positions. It appears to
7 the Court that settlement at this time will avoid substantial additional costs by all settlement
8 Parties, as well as avoid the delay and risks that would be presented by the further prosecution of
9 the litigation. It also appears on a preliminary basis that settlement has been reached as a result of
10 intensive, serious, informed, and non-collusive arm’s length negotiations by the Parties.

11 4. A final fairness hearing on the question of whether the proposed Settlement
12 Agreement, the allocation of payments to Participating Class Members, payment of attorneys’
13 fees and expense reimbursement to Class Counsel, the Class Representative Service Award,
14 payment to the Labor & Workforce Development Agency, payment to PAGA Members, and
15 payment to the Settlement Administrator for settlement administration costs should be finally
16 approved as fair, adequate, and reasonable as to the Class Members is scheduled for September 2,
17 2026 at 2:00 pm (Pacific Time), in Department 28.

18 5. The Court approves, as to form and content, the Class Notice to Class Members in
19 substantially the form attached to this Order as **Exhibit B** and which is the same notice that is
20 attached to the Declaration of David Winston In Support of Preliminary Approval. The Notice
21 includes both an Opt Out Form and an Objection Form and must be distributed in both English
22 and Spanish. The Settlement Administrator shall also establish a case specific website, which
23 shall contain copies of the Settlement Agreement, the Motion for Preliminary Approval and
24 related papers, and this Order granting preliminary approval. The Court finds that the form and
25 method of giving notice complies fully with the requirements of California Code of Civil
26 Procedure § 382, California Civil Code § 1781, California Rules of Court 3.766 and 3.769,
27 the California and United States Constitutions, and other applicable law.

1 6. The Court further approves the procedure for Class Members to participate, opt
2 out, and object to the Settlement Agreement as set forth in the Settlement Agreement and Class
3 Notice to Class Members.

4 a. To request exclusion from the Settlement Agreement, a Class Member
5 should either use the individualized Opt Out Form included within the Class Notice or
6 submit a letter to the Settlement Administrator by the Response Deadline (as defined in
7 the Settlement Agreement). Each “Opt Out” must contain: (1) the name and address of
8 the Class Member for identification purposes; (2) be signed by the Class Member; (3)
9 contain a clear written statement indicating that the Class Member wishes to be
10 excluded from the Class Settlement (an example of such a statement is “I WISH TO
11 BE EXCLUDED FROM THE SETTLEMENT CLASS IN URRUTIA VS. BLVD
12 RESIDENTIAL”); and, (4) be postmarked on or before the Response Deadline and
13 returned to the Settlement Administrator at the specified address. The Settlement
14 Agreement allows the Court to consider and give effect to a late Opt-Out upon a good
15 cause finding. Absent a good cause finding by the Court excusing and giving effect to
16 the belated Opt-Out, Class Members who do not timely request exclusion by submitting
17 a valid and timely request by the deadline shall be bound by all determinations of the
18 Court, the Settlement Agreement, and Judgment.

19 b. To object to the Settlement, a Class Member may appear at the Final
20 Approval and Fairness Hearing and make an oral objection or send a written objection to
21 the Settlement Administrator using the individualized Objection Form in the Class
22 Notice or by submitting a letter to the Settlement Administrator. If a Class Member
23 wishes to submit an objection to the Settlement Administrator, it should contain: (1) the
24 name and address of the Settlement Class Member objecting for identity verification and
25 correspondence purposes; (2) be signed by the Settlement Class Member; (3) should
26 contain a written statement of the grounds for the Objection accompanied by any legal
27 support for such Objection they wish to be considered; and (4) be postmarked on or
28 before the Response Deadline and returned to the Settlement Administrator at the

1 address specified in the Class Notice. Class Members need not include legal arguments
2 for their written objections to be considered. If an objector also wishes to appear at the
3 Final Approval and Fairness Hearing, in person or through an attorney, he or she need
4 not file a notice of intention to appear at the same time as the objection is filed. Filing a
5 notice of intention to appear is not necessary to preserve the right to appear at the Final
6 Approval and Fairness Hearing.

7 c. Class Members may appear and be heard at the Final Approval and
8 Fairness Hearing regardless of whether or not they submitted a written objection;

9 d. If a Class Member submits both an Opt Out and a written Objection, the
10 Settlement Administrator shall attempt to contact and determine whether the Class
11 Member would like to withdraw either the Opt Out or the Objection. If the Class
12 Member does not withdraw the Opt Out or if the Settlement Administrator cannot
13 contact a Class Member who submits both an Opt Out and an Objection, the Opt Out
14 shall be valid, and it shall be presumed that the Class Member does not wish to
15 participate in the Settlement. Ultimately, if a Class Member submits both an Objection
16 and an Opt Out—and does not withdraw the Opt Out following the process noted
17 above—he or she will be excluded from the Class Settlement and the Objection will not
18 be considered.

19 e. Class Members may dispute Defendants’ records of the number of
20 workweeks worked during the Class Period by submitting information to the Settlement
21 Administrator no later than the “Response Deadline.” The Settlement Administrator will
22 jointly work with the Settlement Class Member and Defendants to resolve disputes in
23 good faith. If the settlement Class Member and Defendants cannot agree over the
24 workweeks to be credited, the Settlement Administrator shall make the final decision
25 based on the information presented by the Settlement Class Member and Defendants.

26 f. The Settlement Administrator will promptly serve copies of any
27 Objections received on Class Counsel and Defendants’ Counsel. Class Counsel shall file
28 the declaration provided by the Settlement Administrator. Class Counsel shall file any

1 responses to objections no later than ten (10) court days prior to the Final Approval
2 hearing.

3 7. The Court finds that the procedures and requirements for requesting
4 exclusion from the settlement and making objections in connection with the Final
5 Approval and Fairness Hearing are intended to ensure the efficient administration of
6 justice and the orderly presentation of any Class Members' objection to the Settlement
7 Agreement, in accordance with the due process rights of all Class Members.

8 8. The Court directs the Settlement Administrator to mail the Class Notice to Class
9 Members and related documents to Class Members in accordance with the terms of the
10 Settlement Agreement. The Court finds that the dates selected for the mailing and distribution of
11 the Class Notice, as set forth in the Settlement Agreement, meet the requirements of due process
12 and provide the best notice practicable under the circumstances and shall constitute due and
13 sufficient notice to all persons entitled thereto. The Class Notice shall provide at least 60 calendar
14 days' notice for Class Members to submit Opt Outs or Objections to the Settlement.

15 9. It is ordered that the Class is conditionally certified for settlement purposes only.
16 Should for whatever reason the Settlement Agreement not become final, the fact that the Parties
17 were willing to stipulate to certification of a class as part of the Settlement Agreement shall have
18 no bearing on, or be admissible with, the litigation or the issue of whether a class should be
19 certified in a non-settlement context.

20 10. For purposes of the settlement only, the Court appoints David S. Winston of
21 Winston Law Group, P.C. as Class Counsel.

22 11. For purposes of the settlement only, the Court appoints Antonio Urrutia as the
23 class representative and PAGA representative.

24 12. The Court appoints ILYM Group, Inc. as the Settlement Administrator.

25 13. The Court orders the following Implementation Schedule for further proceedings:

26 a. Preliminary Approval Order Date

b.	Deadline for BLVD Residential to provide Class Members names, last known mailing addresses, last known telephone number, Social Security number, the number of workweeks worked during the Class Period, and, as applicable, the number of pay periods worked during the PAGA Period. (the "Class List").	Within 14 Calendar Days of the Preliminary Approval Date
c.	Deadline for the Settlement Administrator to Mail the Class Notice to Class Members	Within 14 Calendar Days of Receipt of the Class List.
d.	Deadline for Postmark of Any Opt Out	60 Calendar Days from Mailing of Notices
e.	Deadline for Postmark of Any Objection	60 Calendar Days from Mailing of Notices
f.	Deadline for Class Counsel to file Motion for Final Approval of Settlement and supporting documents	16 Court Days before the Final Approval and Fairness Hearing or as otherwise indicated herein
g.	Deadline for Class Counsel to file Motion for Attorneys' Fees and Costs and Class Representative Service Payment and supporting documents	16 Court Days before the Final Approval and Fairness Hearing or as otherwise indicated herein
h.	Final Approval and Fairness Hearing	September 2, 2026

14. Counsel for the Parties are hereby authorized to utilize all reasonable procedures in connection with the administration of the settlement which are not materially inconsistent with this order or the terms of the Settlement Agreement.

15. IT IS FURTHER ORDERED that, if the Court does not execute and file a Final Approval Order and Judgment, or if the Effective Date of Settlement, as defined in the Settlement Agreement, does not occur for any reason, the Settlement Agreement and the proposed Settlement that is the subject of this Order, and all evidence and proceedings had in connection therewith, shall be without prejudice to the status quo ante rights of the Parties to the litigation, as more specifically set forth in the Settlement Agreement.

16. Pending the Final Approval and Fairness Hearing, all proceedings in this action, except those proceedings necessary to carry out or enforce the terms and conditions of the Settlement Agreement and this Order, are hereby stayed.

1 17. The Court expressly reserves the right to adjourn or continue the Final Approval
2 and Fairness Hearing from time to time without further notice to members of the Settlement
3 Class.

4
5 IT IS SO ORDERED.

6
7 DATED: _____

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SIGNED

By /s/ Healy, Nicole

01/06/2026

Hon. Nicole S. Healy
Judge of the Superior Court

Exhibit A

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF SAN MATEO
Law and Motion Calendar
Honorable Nicole S. Healy
800 N. Humboldt Street, San Mateo CA 94401
Department 28, Courtroom I
Wednesday December 17, 2025**

If you intend to appear on any case on this calendar, you must give notice by 4:00 pm the court day before the hearing pursuant to California Rules of Court, Rule 3.1308(a)(1), and San Mateo County L.R. 3.403(b).

Failure to comply with notice as outlined will result in no oral presentation.

Notice of Appearance and Courtesy Copies

1. Email Dept28@SanMateoCourt.org before 4:00 pm the court day before with a copy to all parties or their counsel of record. The email must include the name of the case, the case number, and the name of the party contesting the tentative ruling OR call (650) 261-5128 before 4:00 pm the court day before and follow the instructions on the message.
2. Courtesy Copies: You must email a copy of any reply brief, or an Opposition to a Motion for Summary Judgment in an Unlawful Detainer matter to:
LawAndMotionReplyBriefs@SanMateoCourt.org

Day of Hearing

Appearances can be In Person or Remote. If appearing remotely by Zoom, please use your first and last name and mute your audio until your case is called. All parties must use a device with a camera if you are appearing remotely. Please login to the zoom hearing by 1:50 pm.

Remote Appearance Zoom Information

RECORDING OF A COURT PROCEEDING IS STRICTLY PROHIBITED.

<https://sanmateocourt.zoomgov.com/> Meeting ID: 160 226 9361 Password: 289347

TO ASSIST THE COURT REPORTER, the parties are ORDERED to: (1) state their name each time they speak and only speak when directed by the Court; (2) not to interrupt the Court or anyone else; (3) speak slowly and clearly; (4) connect from a computer if at all possible, rather than a cell phone; (5) if a cell phone is absolutely necessary, the parties must be stationary and not driving or moving; (6) no speaker phones under any circumstances; (7) provide the name and citation of any cases referenced; and (8) spell all names, even common names.

Case

Title / Nature of Case

02:00 PM **LINE 5**

24-CIV-00086

ANTONIO URRUTIA VS BLVD RESIDENTIAL INC.

ANTONIO URRUTIA
BLVD RESIDENTIAL INC.

DAVID S. WINSTON
HELENE A. SIMVOULAKIS

Motion for Preliminary Approval of Class Settlement

TENTATIVE RULING:

The court intends to **GRANT** plaintiff Antonio Urrutia's motion for preliminary approval of the proposed class and representative action settlement, subject to the parties' submission of the additional information noted below.

The Settlement is for \$300,000. According to the motion, the parties estimate that there are approximately 419 class members who worked 19,262 workweeks. Plaintiff estimates that the settlement will provide a net individual average settlement amount of \$330.55 per employee. The Settlement will provide a payment of \$22,500 to the California Labor and Workforce Development Agency (i.e., 75% of the \$30,000 amount allocated to resolve the PAGA allegations). The remaining \$7,500 shall be distributed amongst aggrieved employees.

In ruling on class action and PAGA settlements, this court has a duty to independently determine whether a settlement is fair, reasonable and adequate. (*Moniz v. Adecco USA, Inc.* (2021) 72 Cal.App.5th 56, 76-77, disapproved on other grounds by *Turrieta v. Lyft, Inc.* (2024) 16 Cal.5th 66 [the "trial court should evaluate a PAGA settlement to determine whether it is fair, reasonable, and adequate in view of PAGA's purposes to remediate present labor law violations, deter future ones, and to maximize enforcement of state labor laws."]; *Kullar v. Foot Locker Retail, Inc.* (2008) 168 Cal.App.4th 116, 129 ["The court has a fiduciary responsibility as guardian[] of the rights of the absentee class members when deciding whether to approve a settlement agreement."]; *In re Microsoft I-V Cases* (2006) 135 Cal.App.4th 706, 723.)

Review of a proposed class action settlement typically involves a two-step process: preliminary approval and a subsequent final approval hearing. (*Cellphone Termination Fee Cases* (2009) 180 Cal.App.4th 1110, 1118; Cal. Rules of Court, 3.769; Code. Civ. Proc., § 581, subd. (k).)

Precertification settlements in class actions must be scrutinized carefully. (*Cho v. Seagate Technology Holdings, Inc.* (2009) 177 Cal.App.4th 734, 743 (*Cho*).) This is accomplished through careful review by the trial court, and precertification settlements are routinely approved where they are found fair, adequate and reasonable. (*Ibid.*; see also *Wershba v. Apple Computer, Inc.* (2001) 91 Cal.App.4th 224, 240, disapproved of on other grounds by *Hernandez v. Restoration Hardware, Inc.* (2018) 4 Cal.5th 260.) "Due regard," ... "should be given to what is

otherwise a private consensual agreement between the parties. The inquiry “must be limited to the extent necessary to reach a reasoned judgment that the agreement is not the product of fraud or overreaching by, or collusion between, the negotiating parties, and that the settlement, taken as a whole, is fair, reasonable and adequate to all concerned.”“ (7–Eleven Owners for Fair Franchising v. Southland Corp. (2000) 85 Cal.App.4th 1135, 1145, quoting *Dunk v. Ford Motor Co.* (1996) 48 Cal.App.4th 1794, 1802 (*Dunk*).) The test is not whether the maximum amount is secured, but whether the settlement is reasonable under all circumstances. For example, a trial court does not abuse its discretion in approving a settlement when it found that the settlement was achieved at arm’s length negotiation, including review of the mediator’s declaration; the fact the case was vigorously litigated; plaintiff was represented by experienced counsel; the number of class members who objected or opted out was very small; and plaintiff faced considerable risk in proceeding to trial. (*Cho, supra*, at p. 745.)

The trial court possesses broad discretion to determine the fairness of the settlement; a discretion exercised through the application of a handful of identified criteria. Both the federal circuit courts and our Court of Appeal have adopted a mix of relevant considerations, including “[1] the strength of plaintiffs’ case, [2] the risk, expense, complexity and likely duration of further litigation, [3] the risk of maintaining class action status through trial, [4] the amount offered in settlement, [5] the extent of discovery completed and the stage of the proceedings, [6] the experience and views of counsel, ... and [7] the reaction of the class members to the proposed settlement.” (*Dunk, supra*, 48 Cal.App.4th at p. 1801.) The list of factors is not exhaustive and “should be tailored to each case.” (*Id.* at p. 1801.) According to the *Dunk* court, “a presumption of fairness exists where: (1) the settlement is reached through arm’s-length bargaining; (2) investigation and discovery are sufficient to allow counsel and the court to act intelligently; (3) counsel is experienced in similar litigation; and (4) the percentage of objectors is small.” (*Id.*, at p. 1801.)

The court requests the following additional information regarding the Settlement. At the hearing, the parties shall discuss the best way of providing this information:

- The parties should submit a declaration from proposed settlement administrator ILYM Group, Inc. demonstrating its experience and qualifications to serve as administrator and its bid for this project.
- The parties should clarify why they refer to the “Effective Date” and not the “Release Effective Date” in the Release section of the Settlement.
- The Notice should not refer to “PAGA Members” but instead should refer to aggrieved employees.

Aside from the above issues, the court finds that the other requirements for preliminary approval have been met.

The court finds that the settlement is preliminarily fair and reasonable. While the court places reliance on counsel’s opinion, the court “must also receive and consider enough

information about the nature and magnitude of the claims being settled, as well as the impediments to recovery, to make an independent assessment of the reasonableness of the terms to which the parties have agreed.” (*Kullar, supra*, 168 Cal.App.4th at p. 133.) “We do not suggest that the court should attempt to decide the merits of the case or to substitute its evaluation of the most appropriate settlement for that of the attorneys. However, as the court does when it approves a settlement as in good faith under Code of Civil Procedure section 877.6, the court must at least satisfy itself that the class settlement is within the ‘ballpark’ of reasonableness.” (*Ibid.*, citing *Tech-Bilt, Inc. v. Woodward-Clyde & Associates* (1985) 38 Cal.3d 488, 499-500.) “This the court cannot do if it is not provided with basic information about the nature and magnitude of the claims in question and the basis for concluding that the consideration being paid for the release of those claims represents a reasonable compromise.” (*Ibid.*)

In this case, the memorandum of points and authorities and declaration of David S. Winston provide information regarding each of these factors. Plaintiff has sufficiently addressed the following factors:

- **The Settlement was negotiated at arms-length.** The parties participated in mediation with mediator Mark Peters on October 21, 2024. The parties did not reach settlement at that time and continued litigating. They then scheduled a second mediation and were able to resolve the matter prior to that scheduled session through direct negotiations.
- **The Settlement is Within the Ballpark of Reasonableness.** The Settlement is for \$300,000. Plaintiff’s counsel has presented detailed liability and damages estimates based on the records received through discovery and current case law and discounted their estimates based on defendant’s defenses and legal challenges. Settling now for a lesser amount than might be received at trial is reasonable given the risks inherent in all litigation, the cost of going forward, and the time value of money.
- **There has been sufficient investigation and discovery, and plaintiff’s counsel is experienced in similar litigation.** Plaintiff’s counsel conducted meaningful informal discovery and defendant contested liability. Mr. Winston of Winston Law Group, P.C. details his firm’s experience and qualifications in wage and hour class actions, including PAGA actions. (Winston Decl., ¶¶ 3-6.)

The court finds that the allocation of the settlement between the class and PAGA claims is fair and reasonable. (*Nordstrom Com. Cases* (2010) 186 Cal.App.4th 576, 589 [finding no abuse of discretion to allocate nothing to PAGA in a PAGA/class settlement]). Further, plaintiff provided notice to the Labor Workforce Development Agency (LWDA) as required by Labor Code section 2699.3, subdivision (a)(1)(A). (Winston Decl., ¶ 8, Ex. 1.) LWDA has been provided notice of the settlement and has not objected. (See *id.*, ¶ 32, Ex. 5.)

Plaintiff has provided information as to the following elements of class certification:

- **Numerosity/Ascertainability:** Plaintiff defines the class according to objective criteria, and the class member identities are available from defendant's records. The class consists of approximately 419 individuals, making joinder impracticable. The court finds numerosity and ascertainability.
- **Commonality:** Common issues predominate over whether defendant violated wage and hour laws.
- **Superiority:** The court finds the superiority requirement satisfied because of the benefits and efficiencies of this proposed Settlement, when compared to continued litigation of the case on either a class basis or through multiple individual lawsuits.
- **Typicality:** Plaintiff represents that his claims are the same as those of the class members he seeks to represent, and the court agrees.
- **Adequacy of Representation:** Plaintiff has demonstrated that his counsel is adequate to represent the class. Plaintiff has also demonstrated his ability to serve as class representative through his declaration submitted in support of the motion. (See Urrutia Decl., ¶¶ 8-9.)

The court finds the contents of the settlement notice to be substantively adequate. (Cal. Rules of Court, rule 3.769(f); *Martorana v. Marlin & Saltzman* (2009) 175 Cal.App.4th 685, 694.) The method of notice — first class mail — is sufficient. (*City of San Diego v. Haas* (2012) 207 Cal.App.4th 472, 502; *Chavez v. Netflix, Inc.* (2008) 162 Cal.App.4th 43, 57; *Wershba v. Apple Computer, Inc., supra*, 91 Cal.App.4th at p. 251.)

The court will decide on attorneys' fees, costs and service award at a hearing based upon a noticed motion, which will be heard on the same date as the hearing on final approval. Plaintiff's counsel is to submit evidence supporting each of these requests.

For the attorneys' fees award, counsel shall provide sufficient evidence so that the court can perform a lodestar cross-check, including either billing records or comparable evidence, including which attorneys or support staff worked on each task, support for the hourly rate as reasonable in San Mateo County, and evidence, if any, supporting an award of a multiplier. The requested costs must be sufficiently identified so that the court can determine their reasonableness.

For the service award, the class representative must submit a declaration with specific facts regarding his contributions; general statements are insufficient. (*Clark v. American Residential Services LLC* (2009) 175 Cal.App.4th 785, 805.) If plaintiff has any specific claims that are consideration for any general release or specific reputational harm, plaintiff shall identify them for the court.

Some of this information has already been provided but should also be provided in the motion for attorneys' fees, costs and service award.

The proposed order shall append the settlement agreement and notice.

If the tentative ruling is uncontested, it shall become the order of the court. Thereafter, plaintiff's counsel shall prepare a written order consistent with the court's ruling for the court's signature, pursuant to California Rules of Court, Rule 3.1312 and Local Rule 3.403(b)(iv), and provide written notice of the ruling to all parties who have appeared in this action.

Exhibit B

**PLEASE READ THIS NOTICE CAREFULLY.
IT CONTAINS IMPORTANT INFORMATION ABOUT YOUR RIGHTS.**

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

NOTICE OF PROPOSED CLASS ACTION SETTLEMENT

Antonio Urrutia vs. BLVD Residential Inc. et al.

Superior Court of The State of California, County of San Mateo Case No. 24-CIV-00086

If you were employed as a non-exempt, hourly employee by BLVD Residential Inc. (“BLVD Residential”) in California at any point from August 11, 2023 to March 22, 2025, a proposed class action settlement may affect your rights and you may be entitled to money under the proposed Settlement.

You are **not** being sued. A court authorized this notice. This is **not** a solicitation from a lawyer.

**PLEASE READ THIS NOTICE CAREFULLY.
IT CONTAINS IMPORTANT INFORMATION ABOUT YOUR RIGHTS.**

- You are receiving this Class Notice (“Notice”) because Defendant BLVD Residential’s records show that you are in the proposed Settlement Class. Your estimated Net Settlement Award is [INSERT ESTIMATED NET SETTLEMENT AWARD]. Defendant BLVD Residential’s records indicate that you worked [INSERT NUMBER OF WORKWEEKS WORKED DURING THE CLASS PERIOD PER DEFENDANT’S RECORDS] workweeks during the Class Period.
- Plaintiff alleges that Defendants (BLVD Residential and Debra O’Toole) failed to pay minimum wages for all hours worked, failed to pay overtime wages and/or at the proper rate, failed to provide meal periods and/or pay meal period premiums at the correct rate, failed to provide rest periods and/or pay rest period premiums at the correct rate, failed to provide accurate itemized wage statements, failed to timely pay all wages owed upon separation, and that these actions constituted unfair competition in violation of Bus. & Prof. Code § 17200. Plaintiff also sought penalties under the Private Attorneys’ General Act of 2004 (“PAGA”) for the same alleged conduct as well as Defendants’ alleged failure to timely pay wages during employment, failure to maintain accurate time records, and failure to pay sick pay at the proper rate.
- Defendants deny Plaintiff’s claims and assert that they have complied with all of their legal obligations under the California Labor Code. The Settlement is not an admission of any wrongdoing, and the Court has not made any findings of liability.
- Plaintiff and Defendants (collectively the “Parties”) disagree as to the probable outcome of the lawsuit with respect to liability and damages if it were not settled. Although Plaintiff believes his claims have merit, he recognizes that litigating is a risky proposition, and that he may not prevail on all or some of his claims. Likewise, while Defendants are confident that they have strong defenses to Plaintiff’s claims, they recognize the risks, distractions, and costs involved with litigation. The Parties reached a proposed Settlement of the claims asserted in the lawsuit after considering the risks and costs inherent in litigation.

- On [INSERT PRELIMINARY APPROVAL DATE] the Court granted preliminary approval of the proposed Settlement. The Court has expressed no opinion on the merits of Plaintiff's claims or Defendants' defenses.
- You have several options available to you:

PARTICIPATE IN THE SETTLEMENT AND RECEIVE A SETTLEMENT PAYMENT	<u>YOU DO NOT NEED TO DO ANYTHING TO PARTICIPATE IN THE SETTLEMENT AND RECEIVE A SETTLEMENT PAYMENT.</u> By doing nothing, you <u>WILL</u> receive a share of the Settlement proceeds if the proposed Settlement is finally approved, and you will give up any rights to sue Defendants separately regarding certain claims as described below in this Notice. Your estimated Settlement Award is [INSERT ESTIMATED NET SETTLEMENT AWARD].
ASK TO BE EXCLUDED (OPT OUT)	If you timely request in writing to be excluded from the proposed Settlement, you <u>WILL NOT</u> receive a share of the Settlement proceeds, but you will keep any rights you may have to sue Defendants separately about the same legal claims in this lawsuit. Your written Opt Out must be postmarked by [REDACTED], [REDACTED]. However, you will still be bound to the PAGA release of claims and still receive your portion of the Aggrieved Employees' \$7,500.00 in PAGA penalties, if you are an Aggrieved Employee, as explained in more detail below.
OBJECT	You may object to the Settlement if you did not ask to be excluded from the Settlement. If you timely submit in writing an objection to the Settlement and the Settlement is nonetheless granted final approval, you <u>WILL</u> (i) receive a share of the Settlement proceeds and (ii) release legal claims against Defendants. Your written objection should be postmarked by [REDACTED], [REDACTED]. You can also appear at the Final Approval Hearing scheduled to take place on _____ to verbally object to the Settlement.
FILE A WORKWEEK DISPUTE	If you believe that BLVD Residential's records are incorrect and that you worked more than [INSERT NUMBER OF WORKWEEKS WORKED DURING THE CLASS PERIOD PER DEFENDANT'S RECORDS] workweeks from August 11, 2023 to March 22, 2025, then you may file a Workweek Dispute with the Settlement Administrator. Your Workweek Dispute must be postmarked by [REDACTED], [REDACTED].

Your options are explained further in this Notice.

1. Why did I get this Notice?

The Court has granted preliminary approval of the Settlement of the class action brought on behalf of all non-exempt, hourly employees who were employed by BLVD Residential in California at any point from August 11, 2023 to March 22, 2025. You have received this Notice because Defendants' records indicate that you are a member of the Settlement Class ("Class Member").

2. What is this lawsuit about?

This lawsuit was filed on January 4, 2024. Plaintiff alleges that Defendants failed to pay minimum wages for all hours worked, failed to pay overtime wages and/or at the proper rate, failed to provide meal periods and/or pay meal period premiums at the correct rate, failed to provide rest periods and/or pay rest period premiums at the correct rate, failed to provide accurate itemized wage statements, failed to timely pay all wages owed upon separation, and that these actions constituted unfair competition in violation of Bus. & Prof. Code § 17200. Plaintiff also sought penalties under PAGA for the same alleged conduct as well as BLVD Residential's alleged failure to timely pay wages during employment, failure to maintain accurate time records, and failure to pay sick pay at the proper rate. Defendants deny the allegations and contend that they have complied with all of their legal obligations under the California Labor Code.

3. Has the Court decided who is right?

No. The Court has made no decision regarding the merits of Plaintiff's allegations or Defendants' defenses.

4. Why did this case settle?

The Parties in this Action disagree as to the probable outcome of the action with respect to liability and damages if it were not settled. Although Plaintiff believes his claims and that of the Settlement Class have merit, Plaintiff recognizes that litigating is a risky proposition, and that he may not have prevailed on all or some of his claims. Likewise, while Defendants are confident that they have strong defenses to Plaintiff's claims, they recognize the risks, distractions, and costs involved with litigation. The Parties reached the proposed Settlement of the claims asserted in the lawsuit after consideration of the risks and costs inherent in litigation.

5. What are the terms of the proposed Settlement and how much will I receive?

The Gross Settlement Amount is \$300,000.00. Under the proposed Settlement, the following amounts will be deducted before any payments are made to the Settlement Class, subject to final approval by the Court:

- Attorneys' Fees – up to \$100,000.00
- Reimbursement for Case Expenses – up to \$22,000.00
- Payments to the Labor & Workforce Development Agency for PAGA Penalties – \$30,000.00 (\$7,500 of the \$30,000.00 in PAGA Penalties will be distributed to the Aggrieved Employees as part of the Net Settlement Amount, as further explained below).
- Settlement Administration Expenses – up to \$12,000.00

- Service Award to the Class Representative (*i.e.* the Plaintiff): – up to \$5,000.00

After these deductions, approximately \$138,500.00 (when including the Aggrieved Employees' \$7,500.00 share of PAGA penalties) will be available for payment to the Settlement Class receiving this Notice as the Net Settlement Amount. Each Participating Class Member will share in the Net Settlement Amount on a pro rata basis based upon the number of workweeks worked relative to all Participating Class Members from August 11, 2023 to March 22, 2025.

The Settlement Administrator will then divide the Net Settlement Amount by the total amount of workweeks worked as discussed above to figure out how much money each class member will receive.

Each Class Member who does not opt-out shall receive a pro rata portion of the Settlement. To calculate a Class Member's Individual Settlement Payment, the Net Settlement Amount will be divided by the aggregate total number of workweeks worked by all Participating Class Members, resulting in the "Workweek Value." Each Participating Class Member's Individual Settlement Payment will be calculated by multiplying each individual Participating Class Member's total number of Workweeks by the Workweek Value. Here's how it works. If there are 20,000 total workweeks and you worked 10 workweeks, your share would be calculated as follows:

Share Calculation
$\frac{\$138,500.00 \text{ Net Settlement Amount}}{20,000 \text{ total workweeks}} = \$6.925 \text{ Workweek Value}$
$10 \text{ workweeks} \times \$6.925 \text{ Workweek Value} = \$69.25 \text{ Individual Settlement Payment}$

The number of workweeks that you worked for BLVD Residential in California as a non-exempt, hourly employee from August 11, 2023 to March 22, 2025 was [INSERT AMOUNT OF WORKWEEKS WORKED DURING THE CLASS PERIOD] and your Estimated Net Settlement Award is [INSERT ESTIMATED NET SETTLEMENT AWARD]. These amounts are based upon Defendant BLVD Residential's records.

BLVD Residential shall pay the employer's share of payroll taxes. 20% of each settlement share paid to each Class Member will be considered wages, will have amounts withheld for the payment of the employee's share of payroll taxes, and will be reported on an IRS W-2 form on that basis. 80% of each Class Member's settlement share will be considered penalties and interest from which no withholdings will be made and will be reported on an IRS form 1099.

6. What do I have to do to receive a share of the proposed Settlement?

Nothing. If you wish to receive a payment under the terms of this proposed Settlement, you do **NOT** have to do anything. However, it is important that if your address has changed, you give your current mailing address to the Settlement Administrator in order to ensure you receive your share of the Settlement proceeds if the proposed Settlement is finally approved. You will be covered by the release summarized in Section 7, below.

7. What rights am I giving up?

As part of the Settlement, Plaintiff and each Class Member (excluding those who elect to exclude themselves from the class settlement) will fully release and discharge BLVD Residential Inc. and each of its officers, directors, members, partners, owners, shareholders, managing agents, human resource employees, attorneys, assigns, predecessors, successors, and any and all other persons including Debra O'Toole, Robert Talbott, and Scott Mencacay, and all firms and corporations in which BLVD Residential Inc. may have an interest from any all claims, complaints, causes of action, damages and liabilities that arise during the Class Period that each Settlement Class Member had, now has, or may hereafter claim to have against the Released Parties and that were asserted in or that reasonably could have been alleged based upon the facts alleged in the in the Complaint (filed on January 4, 2024) and/or the First Amended Complaint ("FAC") (filed on March 12, 2024) (hereafter collectively the "Complaints") based on any of the facts or allegations in the Complaints. The Class Released Claims specifically include claims for (1) failure to pay minimum wages in violation of Labor Code §§ 1194 and 1194.2; (2) failure to pay overtime wages in violation of Labor Code § 510; (3) failure to provide lawful meal periods and/or pay meal period premiums in violation of Labor Code §§ 226.7 and 512 as well as IWC Wage Order No. 5-2001; (4) failure to provide lawful rest periods and/or pay rest period premiums in violation of Labor Code § 226.7 and IWC Wage Order No. 5-2001; (5) failure to provide accurate itemized wage statements in violation of Labor Code § 226; (6) failure to timely pay wages upon separation in violation of Labor Code §§ 201-203; and (7) unfair competition in violation of Bus. & Prof. Code § 17200. (the "Class Released Claims"). The Class Released Claims do not include any claims for workers compensation, unemployment, or disability benefits of any nature, nor does it release any claims, actions, or causes of action which may be possessed by Settlement Class Members under state or federal discrimination statutes, or any other law aside from those specifically identified above.

The PAGA Released Claims are defined as any claim for PAGA penalties under Labor Code section 2699 that were alleged or reasonably could have been alleged based on the facts stated in the January 4, 2024 PAGA Notice including claims for violations of Labor Code sections 200, 201, 202, 203, 204, 210, 226, 226.3, 226.7, 246-248, 256, 510, 512, 558, 1174, 1174.5, 1194, 1197, 1197.1, 1198, 1198.5, 1199 as well as applicable Industrial Welfare Commission Wage Orders (including but not limited IWC Wage Order No. 5-2001). This includes claims for failure to pay all minimum wages, overtime wages due, failure to provide lawful meal periods and associated premiums, failure to provide lawful rest periods and associated premiums, failure to pay all wages timely during employment and/or at the time of termination, failure to maintain accurate time records, and failure to provide complete, accurate, or properly formatted wage statements. (the "PAGA Released Claims"). Under the terms of this Settlement, every Class Member is a PAGA Aggrieved Employee whether or not they want to participate in the Settlement and will receive their pro rata portion of the employees \$7,500 share of PAGA penalties. PAGA Aggrieved Employees cannot opt out of or object to the foregoing PAGA Release because PAGA claims are brought on behalf of and belong to the State of California. PAGA Aggrieved Employees who are Class Members can opt-out of all claims except for the PAGA claim that is brought on behalf of and belongs to the State of California.

8. When will I receive my Settlement Payment?

The Settlement is subject to a payment plan. Under the terms of the proposed payment plan, BLVD Residential will make an initial deposit of \$75,000 the earlier of 30 days from the Preliminary Approval Order or December 10, 2025. BLVD Residential will then make 12 equal payments of \$18,750.00 on the 10th of each month following the initial deposit until it has fully funded the \$300,000.00 Gross Settlement Amount. The Settlement Administrator will distribute the settlement funds 15 days after

BLVD Residential deposits the entirety of the Settlement funds. As such, assuming the Settlement is finally approved, it is currently estimated that the Individual Settlement awards will be mailed in late December 2026.

9. What are PAGA Penalties?

\$30,000.00 of the Gross Settlement Amount is allocated to alleged PAGA civil penalties (“PAGA Penalties”), subject to Court approval. Since this action was initiated prior to July 1, 2024, by law, 75% of the PAGA Penalties (*i.e.*, \$22,500.00) will be paid to the California Labor & Workforce Development Agency and 25% of the PAGA Penalties (*i.e.*, \$7,500.00) will be distributed to the Class Members who worked during the PAGA period (August 11, 2023 to March 22, 2025) regardless of whether they seek to be excluded from (*i.e.* opt out from) the class settlement or not. Under PAGA, the State of California deputizes private attorney generals, such as Plaintiff, to prosecute employers for alleged violations of the Labor Code and all employees are entitled to share in the 25% of the penalties that would otherwise be recoverable by the State if it directly prosecuted Defendants for the alleged Labor Code violations.

10. What if I do not wish to be part of the proposed Settlement?

Anyone not wishing to participate in the proposed Settlement may exclude himself or herself (“opt out”) by completing, signing and mailing a Request for Exclusion either by using the Request for Exclusion Form included on page 10 of this Notice or by sending a letter no later than [INSERT RESPONSE DEADLINE] to the Settlement Administrator. To be valid, any request to Opt Out should include: 1) the name and address of the Class Member for identification purposes; 2) be signed by the Class Member; 3) contain a clear written statement indicating that the Class Member wishes to be excluded from the Class Settlement (an example of such a statement is “I WISH TO BE EXCLUDED FROM THE SETTLEMENT CLASS IN URRUTIA VS. BLVD RESIDENTIAL”); and, 4) be postmarked on or before the Response Deadline and returned to the Settlement Administrator at the specified address. If your Opt Out is postmarked after [INSERT RESPONSE DEADLINE], it will be rejected, and you will be a Participating Class Member and be bound by the Settlement terms.

The Settlement Administrator’s address is:

ILYM Group, Inc.

[Mailing Address]

[Mailing Address]

Anyone who submits a timely and valid Opt Out shall not be deemed a Participating Class Member and will not receive any payment as part of this proposed Settlement. Such persons will keep any rights to sue Defendants separately about the claims made in this lawsuit.

11. What if I have an objection?

Class Members wishing to object need not file anything with the Court and may instead appear at the Final Approval and Fairness Hearing and speak about any potential objection at the hearing regardless of whether or not they submitted a written objection. The Final Approval and Fairness Hearing is scheduled on [INSERT FINAL APPROVAL HEARING DATE] at [INSERT TIME OF HEARING] in Department 28 of the San Mateo County Superior Court located at 800 North Humboldt St., San Mateo, CA 94401. You may also file a written objection either by filling out and mailing the Objection Form

included on page 11 of this Notice package or by submitting a letter or other writing by mail. To be valid, any written objection should: 1) the name and address of the Settlement Class Member objecting for identity verification and correspondence purposes; 2) be signed by the Settlement Class Member; 3) should contain a written statement of the grounds for the Objection accompanied by any legal support for such Objection they wish to be considered; and 4) be postmarked on or before [INSERT RESPONSE DATE] and returned to the Settlement Administrator at the specified address. You do not need to include legal arguments for your written objections to be considered.

Class Members who do not submit a timely written objection may still appear at the final approval and fairness hearing and to speak about any potential objection at the hearing.

The Settlement Administrator's address is:

ILYM Group, Inc.
[Mailing Address]
[Mailing Address]

You may not submit both an objection and an opt out. If you submit both an objection and an opt out, and you do not withdraw your opt out, your objection will not be considered.

12. What if the number of workweeks listed for me in this Notice and BLVD Residential's records are not accurate?

Defendant BLVD Residential's records indicate that you worked [INSERT NUMBER OF WORKWEEKS WORKED DURING THE CLASS PERIOD PER DEFENDANT BLVD RESIDENTIAL'S RECORDS] workweeks from August 11, 2023 to March 22, 2025 as a non-exempt, hourly employee in California. If you believe that the number of workweeks that Defendant BLVD Residential's records indicate that you worked for them from August 11, 2023 to March 22, 2025 is inaccurate, you may file a workweek dispute with the Settlement Administrator and provide any supporting information by [INSERT RESPONSE DEADLINE]. To file a Workweek Dispute, send a letter and any supporting documents that you wish to be considered to the Settlement Administrator using the contact information below. Do not send any original documents to the Settlement Administrator.

ILYM Group, Inc.
[Mailing Address]
[Telephone]
[Fax Number]
[Email Address]

13. Who represents the Class?

The Court has appointed the following Plaintiff's attorneys as Class Counsel:

WINSTON LAW GROUP, P.C.
David S. Winston
david@employmentlitigators.com
1880 Century Park East, Suite 511

Los Angeles, California 90067
Phone: (424) 288-4568

You do not need to hire your own lawyer because Class Counsel is working on your behalf. However, if you want your own lawyer, including to make any objections to the proposed Settlement, you are free to hire one at your own expense.

14. How can I contact the Settlement Administrator or update my address?

You can contact the Settlement Administrator at:

ILYM Group, Inc.
[Mailing Address]
[Telephone]
[Fax Number]
[Email Address]

If you've moved and need to update your address, please contact the Settlement Administrator by calling [INSERT PHONE NUMBER].

15. What happens next in the case?

The proposed Settlement has only been preliminarily approved. The Court will hold a hearing in Department 28 of the San Mateo County Superior Court located at 800 North Humboldt St., San Mateo, CA 94401 on [INSERT FINAL APPROVAL HEARING DATE] at [INSERT TIME OF HEARING] Pacific Time, to consider any objections and determine whether the Settlement should be finally approved as fair, reasonable, and adequate.

The Court will also be asked to approve the settlement of the PAGA claims, Class Counsel's request for attorneys' fees and expense reimbursement, the costs of settlement administration, and the proposed service award to the Plaintiff/Class Representative in this case. The hearing may be continued without further notice to you. You are **not** required to attend the Final Approval and Fairness Hearing, although any Class Member is welcome to attend the hearing.

16. How can I receive more information?

This Notice is a summary of the basic terms of the proposed Settlement. For the precise terms and conditions of the proposed Settlement, you may review the detailed "Joint Stipulation of Class Action and PAGA Settlement" on file with the Clerk of the Court as well as the pleadings and other records in this litigation by visiting the Court's Access Portal Available at <https://sanmateo.courts.ca.gov/online-services/online-case-access/odyssey-portals>, selecting Odyssey Public Portal (No registration required), selecting Proceed to the Odyssey Public Portal (after reviewing and agreeing to the terms of use), selecting Smart Search, and entering the Case Number: 24-CIV-00086. The Settlement Administrator has also posted copies of the Settlement Agreement and the other documents filed in advance of the Preliminary Approval Hearing on a case specific website located at: [INSERT THE URL FOR THE CASE SPECIFIC WEBSITE]. Documents may also be available in-person through the Court's Records Management Counter located at 400 County Center Redwood City, California 94063. You may also contact Class Counsel, Winston Law Group, P.C., using the information located in Section 13 of this Notice.

PLEASE DO NOT TELEPHONE THE COURT, THE OFFICE OF THE CLERK, OR DEFENDANTS FOR INFORMATION REGARDING THIS PROPOSED SETTLEMENT.

17. What If I Don't Cash My Check by the Check Void Date After the Settlement is Approved?

If the Settlement is Approved, you will have 180 days from the date of the mailing of the settlement awards to deposit or cash your settlement check. Settlement checks will be null and void 180 days after issuance if not deposited or cashed. In such event, the Settlement Administrator shall direct such unclaimed funds to CASA of San Mateo as a *cy pres* recipient in accordance with California Code of Civil Procedure Section 384. By law all unclaimed funds must be sent to a *cy pres* recipient under California Code of Civil Procedure Section 384.

[INSERT NAME OF THE CLASS MEMBER]
[INSERT ADDRESS OF THE CLASS MEMBER]
[INSERT SECOND LINE OF MAILING ADDRESS]

OPT OUT REQUEST FROM CLASS ACTION SETTLEMENT

Antonio Urrutia v. BLVD Residential, Inc. et al. – San Mateo County Superior Court Case No. 24-CIV-00086

THIS IS NOT A CLAIM FORM. DO NOT SUBMIT THIS FORM IF YOU WISH TO PARTICIPATE IN OR RECEIVE A PORTION OF THE CLASS SETTLEMENT.

I, _____ WISH TO BE EXCLUDED FROM THE SETTLEMENT CLASS IN URRUTIA VS. BLVD RESIDENTIAL. **I understand that by requesting exclusion from the settlement I will NOT receive a share of the Class Settlement and will not release any claims against the Defendants.**

You may not submit both an objection and an opt out.

Date: _____

Signature: _____

For this opt out request to be effective, you MUST complete, sign, and mail this form to the address below, so that it is postmarked by [INSERT RESPONSE DATE].

MAIL YOUR OPT OUT REQUEST TO:

ILYM Group, Inc.

[Mailing Address]

[Mailing Address]

[INSERT NAME OF THE CLASS MEMBER]
[INSERT ADDRESS OF THE CLASS MEMBER]
[INSERT SECOND LINE OF MAILING ADDRESS]

OBJECTION TO CLASS ACTION SETTLEMENT

Antonio Urrutia v. BLVD Residential, Inc. et al. – San Mateo County Superior Court Case No. 24-CIV-00086

I, _____ object to the proposed settlement in *Antonio Urrutia v. BLVD Residential, Inc. et al. – San Mateo County Superior Court Case No. 24-CIV-00086*. The basis for my objection is

The Final Approval Hearing is scheduled on [INSERT DATE OF FINAL APPROVAL HEARING] at [INSERT TIME OF FINAL APPROVAL HEARING] in Department 28 of the San Mateo County Superior Court located at 800 North Humboldt St., San Mateo, CA 94401. You are not required to appear at the final approval hearing in order for your objection to be considered.

You may not submit both an objection and an opt out request.

Date: _____

Signature: _____

(PROOF OF SERVICE)
[CCP 1013(a)(3)]
STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

I am employed in the County of Los Angeles, State of California. I am over the age of 18 years and not a party to the within action. My business address is 1880 Century Park East, Suite 511, Los Angeles, California 90067.

On **January 5, 2026**, I served all interested parties in this action the following documents described as on the persons below as follows: **[PROPOSED] ORDER GRANTING PRELIMINARY APPROVAL OF CLASS SETTLEMENT**

Servando Sandoval, Esq.
ssandoval@spencerfane.com
Elaisha Nandrajog, Esq.
enandrajog@spencerfane.com
SPENCER FANE LLP
225 W Santa Clara St. Suite 1500
San Jose, CA 95113

Attorneys for Defendants **BLVD RESIDENTIAL INC. and DEBRA O'TOOLE**

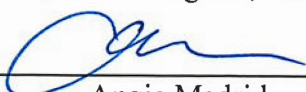
Assistants to be served:
Estella Chavarria
echavarria@spencerfane.com
Kelsey Bustos
kbustos@spencerfane.com

San Mateo County Superior Court
Complex Civil Division; Dept 28
complexcivil@sanmateocourt.org
dept28@sanmateocourt.org

[XX] (BY EMAIL OR ELECTRONIC TRANSMISSION): Pursuant to Code of Civil Procedure § 1010.6 and an agreement to accept electronic service via e-mail, I caused the document to be sent to the persons at the e-mail addresses listed above. I did not receive, within a reasonable time after the transmission, any electronic message or other indication that the transmission was unsuccessful.

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

Executed on **January 5, 2026**, at Los Angeles, California.



Angie Madrid