

**LADERA RANCH MAINTENANCE CORPORATION**

Litigation Disclosure

***Castellina Neighborhood Corporation v. Ladera Ranch Maintenance Corporation, et al.***  
**Orange County Superior Court, Case No. 30-2023-01360256-CU-BC-NJC**

On October 30, 2023, the Castellina Neighborhood Corporation (“Castellina”) filed a Complaint against LARMAC for: (1) Breach of CC&Rs; (2) Breach of the Implied Covenant of Good Faith and Fair Dealing; (3) Breach of Fiduciary Duty; (4) Negligence; and (5) Declaratory Relief. Castellina seeks injunctive and declaratory relief, monetary damages, punitive damages, costs, and attorneys’ fees. Castellina, which is located within the Covenant Hills special benefit area of LARMAC, alleges that the Covenant Hills special benefit area assessment is unfair as applied to Castellina.

LARMAC tendered the defense of Castellina’s Complaint to its insurance carrier for defense and indemnity and the insurance carrier agreed to, and has been providing, a defense to LARMAC on Castellina’s Complaint.

On January 16, 2024, LARMAC filed an Answer to Castellina’s Complaint disputing Castellina’s allegations. LARMAC recently filed a Motion for Summary Judgment challenging the claims of Castellina as a matter of law. The Motion for Summary Judgment is scheduled for hearing on May 8, 2025.

A court trial is set for June 9, 2025.

The outcome of litigation is uncertain, as is the financial impact on LARMAC, if any. As stated, Castellina’s Complaint has been tendered to LARMAC’s insurance carrier and is being defended pursuant to the terms and conditions of LARMAC’s insurance policy. At present, LARMAC does not anticipate this matter exceeding the limits of LARMAC’s insurance policy.

All pleadings filed in this matter are public records, and unless sealed by an order of the court, copies may be obtained from the office of the Clerk, Orange County Superior Court, 700 Civic Center Drive West, Santa Ana, California, by referring to the above case number. The file may also be viewed at the Court Clerk’s office at the Superior Court or at the Court’s website at <http://www.occourts.org/index.html>.

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*The information contained herein is solely for informational purposes, and is not intended to, nor shall it relieve a seller or owner of real property of his or her disclosure obligations pursuant to law. Furthermore, the information contained herein represents only the state of information and belief with respect to matters addressed as of the date referenced above and is not intended as a prediction of future events or the outcome of the lawsuit. All claims, allegations, defenses, and other issues in the case remain in dispute. This document is not a full recitation of all allegations, claims, defenses, facts, or laws involved in the lawsuit. Please refer to the documents filed in the Civil Action, which is a public record on file with the above-identified Court. Unless sealed by an order of the Court, copies of the documents may be obtained and/or viewed at the Office of the Clerk for the above-identified Court.*

**LADERA RANCH MAINTENANCE CORPORATION**

Litigation Disclosure

***Catherine Quaid v. Orange County Fire Authority, et al.***  
**Orange County Superior Court, Case No. 30-2023-01332308-CU-PO-WJC**

On June 22, 2023, Catherine Quaid (“Quaid”) filed a Complaint against the Orange County Fire Authority (“OCFA”) and the County of Orange (“County”). Quaid filed a First Amended Complaint (“Complaint”) on October 18, 2023, against OFCFA and County for: (1) Negligence/Premises Liability; and (2) Dangerous Condition of Public Property Pursuant to Government Code § 835. On December 18, 2023, Quaid filed an Amendment to the Complaint against LARMAC. Quaid’s action against OCFA, County and LARMAC (collectively “Defendants”) arises out of an alleged slip and fall on or about August 4, 2022, at the grass and sidewalk in front of Fire Station 58 located at 58 Station Way, Ladera Ranch, CA 92694. Quaid’s Complaint seeks general damages, medical expenses, costs and prejudgment interest against Defendants.

LARMAC tendered the defense of Quaid’s Complaint to its insurance carrier(s) for defense and indemnity, and a defense is being provided to LARMAC on Quaid’s Complaint.

LARMAC filed an answer to the complaint on January 18, 2024, denying Quaid’s allegations.

A jury trial is scheduled for December 15, 2025.

The outcome of litigation is uncertain, as is the financial impact on LARMAC, if any. As stated, Quaid’s Complaint has been tendered to LARMAC’s insurance carrier and is being defended pursuant to the terms and conditions of LARMAC’s insurance policy. At present, LARMAC does not anticipate this matter exceeding the limits of LARMAC’s insurance policy.

All pleadings filed in this matter are public records, and unless sealed by an order of the court, copies may be obtained from the office of the Clerk, Orange County Superior Court, 700 Civic Center Drive West, Santa Ana, California, by referring to the above case number. The file may also be viewed at the Court Clerk’s office at the Superior Court or at the Court’s website at <http://www.occourts.org/index.html>.

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**LADERA RANCH MAINTENANCE CORPORATION**

Litigation Disclosure

***Ladera Ranch Maintenance Corporation v. Davis, et al.***  
**Orange County Superior Court, Case No. 30-2024-01394175-CU-CO-CJC**

On April 17, 2024, Ladera Ranch Maintenance Corporation (“LARMAC”) filed a Complaint against homeowner Nicole Davis (“Defendant”) for Breach of Covenants, Conditions, and Restrictions and Governing Documents; (2) Declaratory Relief; and (3) Injunctive Relief, seeking to compel the Defendant’s compliance with LARMAC’s governing documents.

Defendant did not respond to the Complaint following service. The Court has entered a default judgment against Defendant.

LARMAC continues to compel Defendant’s compliance with the judgment.

The outcome of litigation is uncertain, as is the financial impact on LARMAC, if any. However, LARMAC has obtained a judgment in this matter.

All pleadings filed in this matter are public records, and unless sealed by an order of the court, copies may be obtained from the office of the Clerk, Orange County Superior Court, 700 Civic Center Drive West, Santa Ana, California, by referring to the above case number. The file may also be viewed at the Court Clerk’s office at the Superior Court or at the Court’s website at <http://www.occourts.org/index.html>.

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**LADERA RANCH MAINTENANCE CORPORATION**

Litigation Disclosure

***Beseau, et al. v. Ladera Ranch Maintenance Corporation, et al.***  
**Orange County Superior Court, Case No. 30-2024-01412435-CU-PO-CJC**

On July 18, 2024, Lauren and Mark Beseau (“Plaintiffs”) filed a lawsuit against LARMAC for personal injury, seeking hospital and medical damages, general damages, loss of consortium, and compensatory damages, resulting from an alleged injury to Mrs. Beseau while sitting on a shower bench at a LARMAC maintained facility.

LARMAC has notified its insurance carrier(s) of the claim, and a defense is being provided to LARMAC.

LARMAC filed an answer to Plaintiff’s complaint on September 11, 2024. LARMAC also filed a Cross-Complaint against the manufacturer of the bench, Bobrick Washroom Equipment, Inc., for indemnity.

A jury trial is scheduled for February 9, 2026.

The outcome of litigation is uncertain, as is the financial impact on LARMAC, if any. As stated, Plaintiffs’ Complaint has been tendered to LARMAC’s insurance carrier and is being defended pursuant to the terms and conditions of LARMAC’s insurance policy. At present, LARMAC does not anticipate this matter exceeding the limits of LARMAC’s insurance policy.

All pleadings filed in this matter are public records, and unless sealed by an order of the court, copies may be obtained from the office of the Clerk, Orange County Superior Court, 700 Civic Center Drive West, Santa Ana, California, by referring to the above case number. The file may also be viewed at the Court Clerk’s office at the Superior Court or at the Court’s website at <http://www.occourts.org/index.html>.

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