

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.

A court trial is set for May 11, 2026.

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>.

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 14, 2026.

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.

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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 September 28, 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(s) 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

Polanco. v. Ladera Ranch Maintenance Corporation, et al.
Orange County Superior Court, Case No. 30-2025-01518624-CU-PO-CJC

On October 13, 2025, Silvia T. Polanco (“Plaintiff”) filed a lawsuit against LARMAC and O’Connell asserting causes of action for: (1) Premises Liability; (2) Negligence- Failure to Warn; and (3) Negligent Undertaking. Plaintiff alleges that on or about April 9, 2025, Plaintiff was walking from the curb toward the sidewalk near De Leon/Baudin when she stepped into allegedly hard-packed soil in the grassy strip between the curb and the sidewalk. Plaintiff alleges that she sustained injuries as a result of the fall.

LARMAC has notified its insurance carrier(s) of the claim, and the carrier has assigned defense counsel to defend LARMAC.

A Case Management Conference is current scheduled for March 16, 2026, at which we expect that the Court will set the matter for trial.

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

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LADERA RANCH MAINTENANCE CORPORATION

Litigation Disclosure

Sachetto v. Ladera Ranch Maintenance Corporation, et al.
Orange County Superior Court, Case No. 30-2025-01520613-CU-PO-CJC

On October 21, 2025, Sienna and Brenda Sachetto (“Plaintiffs”) filed a lawsuit against LARMAC asserting causes of action for: (1) General Negligence; and (2) Premises Liability. Plaintiffs allege that on or about June 21, 2011, Plaintiffs were injured when Sienna, then a minor, tripped and fell over a rug at the Flintridge Clubhouse. Sienna seeks lost wages, hospital and medical expenses, damages, and loss of earning capacity. Brenda, her mother, seeks emotional distress damages as a result of the accident.

LARMAC has notified its insurance carrier(s) of the claim, and the carrier has assigned defense counsel to defend LARMAC.

A Case Management Conference is currently scheduled for March 26, 2026, at which time the Court will likely set this matter for trial.

LARMAC has filed a demurrer to the Complaint, which is presently set for hearing on June 18, 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. At present, LARMAC does not anticipate this matter exceeding the limits of LARMAC’s insurance policy.

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