

Email Notice

To: [Class Member Email Address]

From: DouglasEmmettSettlement@cptgroup.com

Subject: Summary Notice of Settlement - Wedel v. Douglas Emmett, Case No. 20STCV03962

Body of Email:

This is an official email from the Wedel v. Douglas Emmett Settlement Administrator.

The Superior Court for the State of California authorized this Notice. Please read it carefully! It's not junk mail, spam, an advertisement, or solicitation by a lawyer. You are not being sued.

You may be eligible to receive money from a class action lawsuit (“Action”) against defendants Douglas Emmett, Inc., Douglas Emmett Management, LLC, Barrington Pacific, LLC, and Universal Protection Service, LP (collectively, “Defendants”). The Action was filed by plaintiffs James Wedel, Charles McWhales, Simon Mashian, Fausto Hernandez, Michaela Vivant, Marjan Svetko, and Pei en Chong Sampson (collectively, “Plaintiffs”) and seeks damages for alleged breach of implied warranty of habitability, negligence, negligence per se, negligent training and supervision, negligent hiring, negligent infliction of emotional distress, unfair competition, and unjust enrichment against Defendants. The Action is captioned *James Wedel, et al. v. Douglas Emmett, Inc., et al.*, Case No. 20STCV03962, initiated on January 30, 2020, in the Los Angeles Superior Court.

You are receiving this notice because records show that you may be part of this lawsuit.

Who’s Included? The lawsuit is brought on behalf of a Class defined as follows: All leaseholders at the Barrington Plaza Apartments, 11740 Wilshire Boulevard, Los Angeles, California, as of January 29, 2020.

Each individual within the foregoing Class definition is referred to as a “Class Member.”

What Are the Settlement Terms? Defendants will pay \$1,250,000 as the Gross Settlement Amount (“Gross Settlement”). Defendants have agreed to deposit the Gross Settlement into an account controlled by the Administrator of the Settlement. As soon as practicable after the Judgment becomes final, the Administrator will use the Gross Settlement to pay the Individual Class Payments, Class Representative Service Payments, Class Counsel’s attorneys’ fees and expenses, and the Administrator’s expenses. The Judgment will be final on the date the Court enters Judgment, or a later date if Participating Class Members object to the proposed Settlement or the Judgment is appealed.

Summary of Your Legal Rights and Options In This Settlement. Class Members have several options under the Settlement. If you are a Class Member, you may: (1) do nothing, in which case you will be deemed to be a Participating Class Member and you will be entitled to receive a share of the Net Settlement Amount following the Effective Date; (2) exclude yourself from the Settlement; (3) object to the Settlement; and/or (4) attend the Final Approval Hearing. The following paragraphs explain these options in more detail.

Defendants will not retaliate against you for any actions you take with respect to the proposed Settlement.

1. Do Nothing/No Action Is Necessary for Class Members to Participate In the Settlement. If you do nothing, you will be deemed to be a Participating Class Member and, if the Settlement is given final court approval and becomes effective, you will be entitled to a settlement payment in accordance with the terms of the Settlement. In exchange, you will give up your right to assert claims against Defendants that are covered by this Settlement (“Released Claims”).

2. Request To Be Excluded (Opt-out) From the Settlement. Any Class Member who wishes to be excluded from the Settlement must complete and sign an Exclusion Form and return it the Settlement Administrator no later than September 13, 2024. A blank Exclusion Form is available on the Settlement website at www.cptgroupcaseinfo.com/DouglasEmmettSettlement. Once excluded, you will be a Non-Participating Class Member and no longer eligible for an Individual Class Payment. Non-Participating Class Members cannot object to any portion of the proposed Settlement.
3. Object to the Settlement. All Class Members who do not opt-out (“Participating Class Members”) can object to any aspect of the proposed Settlement. Any Class Member who wishes to object to the Settlement must complete and sign an Objection Form and return it to the Settlement Administrator no later than September 13, 2024. A blank Objection Form is available on the Settlement website at www.cptgroupcaseinfo.com/DouglasEmmettSettlement. The Court’s decision whether to finally approve the Settlement will include a determination of how much will be paid to Class Counsel and Plaintiffs who pursued the Action on behalf of the Class. You are not personally responsible for any payments to Class Counsel or Plaintiff, but every dollar paid to Class Counsel and Plaintiff reduces the overall amount paid to Participating Class Members. You can object to the amounts requested by Class Counsel or Plaintiff if you think they are unreasonable.
4. You Can Participate in the Final Approval Hearing. The Court’s Final Approval Hearing is scheduled to take place on January 13, 2025. You don’t have to attend, but you do have the right to appear (or hire an attorney to appear on your behalf at your own cost), in person, by telephone or by using the Court’s virtual appearance platform. Participating Class Members can verbally object to the Settlement at the Final Approval Hearing.

How Can I Get More Information? The pleadings and other records in this litigation may be examined online on the Los Angeles County Superior Court’s website at <http://www.lacourt.org/casesummary/ui/index.aspx>. You can also telephone or send an email to Class Counsel or the Administrator using the contact information listed below, or consult the Superior Court website by going to <http://www.lacourt.org/casesummary/ui/index.aspx> and entering the Case Number for the Action, Case No. 20STCV03962. You can also make an appointment to personally review court documents in the Clerk’s Office at the Spring Street Courthouse by calling (213) 310-7000.

This Notice contains only a summary of the terms of the proposed Settlement. The full version of the Settlement Agreement was filed with the Court as Exhibit 1 to Plaintiffs’ Notice of Filing Amended Settlement Agreement, filed on March 5, 2024. The full version of the Settlement Agreement is also available on the Settlement website: www.cptgroupcaseinfo.com/DouglasEmmettSettlement.

If you have questions about the Settlement, please contact the Settlement Administrator or Class Counsel, as follows:

Settlement Administrator
Wedel v. Douglas Emmett Settlement Administrator
c/o CPT Group, Inc.
50 Corporate Park
Irvine, CA 92606
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Email: DouglasEmmettSettlement@cptgroup.com

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PLEASE DO NOT CONTACT THE COURT ABOUT THIS NOTICE.