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**FILED**  
Superior Court of California  
County of Los Angeles

06/30/2026

David W. Slayton, Executive Officer / Clerk of Court

By: T. Lewis Deputy

**SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF LOS ANGELES**

NART KHATIB, as an individual and on  
behalf of all others similarly situated,

Plaintiff,

vs.

HMH ASSOCIATES, INC., a California  
Corporation; RDM MANAGEMENT,  
INC., a California Corporation; B2RE  
CORPORATION, a California  
Corporation; and DOES 1 through 100,  
inclusive.

Defendants.

Case No.: 25STCV12178

*[Assigned for all purposes to the Hon. David S.  
Cunningham III, Dept. 11]*

**[PROPOSED] ORDER GRANTING  
PLAINTIFF'S MOTION FOR  
PRELIMINARY APPROVAL OF CLASS  
ACTION AND PAGA ACTION  
SETTLEMENT**

Date: June 30, 2026

Time: 9:00 a.m.

Dept.: 11

Action Filed: April 24, 2025

Trial Date: None Set

1 Plaintiff Nart Khatib's ("Plaintiff") Motion for Preliminary Approval of Class Action and  
2 PAGA Action Settlement came regularly for hearing before this Court on June 30, 2026 at 9:00  
3 a.m. The Court, having considered the proposed Class Action and PAGA Action Settlement  
4 Agreement (the "Settlement Agreement"), attached as Exhibit 1 to the Declaration of Matthew  
5 K. Moen filed concurrently with Plaintiff's Motion for Preliminary Approval; having considered  
6 Plaintiff's Motion for Preliminary Approval of Class Action and PAGA Action Settlement, the  
7 Memorandum of Points and Authorities in support thereof, and supporting declarations filed  
8 therewith; and good cause appearing, HEREBY ORDERS THE FOLLOWING:

9 1. The Court GRANTS preliminary approval of the Class Action and PAGA Action  
10 Settlement as set forth in the Settlement Agreement and finds its terms to be within the range of  
11 reasonableness of a settlement that ultimately could be granted approval by the Court at a Final  
12 Approval Hearing. For purposes of the Settlement, the Court finds that the proposed Settlement  
13 Class is ascertainable and that there is a sufficiently well-defined community of interest among  
14 the members of the Settlement Class in questions of law and fact. Therefore, for settlement  
15 purposes only, the Court grants conditional certification of the following Settlement Class:

16 All current and former California non-exempt hourly employees of  
17 Defendants HMH Associates, Inc. who worked at any time between  
18 April 24, 2021 through March 5, 2026 (the "Class Period") as  
Resident Managers.

19 2. For purposes of the Settlement, the Court designates named Plaintiff Nart Khatib  
20 as Class Representative and designates Paul K. Haines, Fletcher W. Schmidt, and Matthew K.  
21 Moen of Haines Law Group, APC, as Class Counsel.

22 3. The Court designates Apex Class Action LLC as the third-party Settlement  
23 Administrator for mailing notices.

24 4. The Court approves, as to form and content, the Court Approved Notice of Class  
25 Action and PAGA Settlement and Hearing Date for Final Court Approval ("Class Notice")  
26 attached as Exhibit A to the Settlement Agreement.

27 5. The Court finds that the form of notice to the Settlement Class regarding the  
28 pendency of the action and of the Settlement, and the methods of giving notice to members of the

1 Settlement Class constitute the best notice practicable under the circumstances, and constitute  
2 valid, due, and sufficient notice to all members of the Settlement Class. The form and method of  
3 giving notice complies fully with the requirements of California Code of Civil Procedure § 382,  
4 California Rules of Court 3.766 and 3.769, the California and United States Constitutions, and  
5 other applicable law.

6         6.       The Court further approves the procedures for Settlement Class members to opt  
7 out of or object to the Settlement, as set forth in the Class Notice.

8         7.       The procedures and requirements for submitting or presenting objections in  
9 connection with the Final Approval Hearing are intended to ensure the efficient administration of  
10 justice and the orderly presentation of any Class Member's objection to the Settlement, in  
11 accordance with the due process rights of all Settlement Class members.

12        8.       The Court directs the Settlement Administrator to mail the Class Notice to the  
13 members of the Settlement Class in accordance with the terms of the Settlement. The Court directs  
14 the Settlement Administrator to carry out all duties as required by the Settlement.

15        9.       The Class Notice shall provide at least 60 calendar days' notice for members of  
16 the Settlement Class to request exclusion from the Class Settlement, submit a dispute concerning  
17 workweeks and/or pay periods, or object to the Settlement. Any Request for Exclusion, written  
18 Objection, or written dispute shall be submitted directly to the Settlement Administrator and not  
19 filed with the Court. This Order does not limit any Participating Class Member's right to present  
20 a verbal objection at the Final Approval Hearing. Upon receipt of any Requests for Exclusion,  
21 written Objections, or written disputes, the Settlement Administrator shall forward copies to  
22 counsel for all parties. The Settlement Administrator shall file a declaration concurrently with the  
23 filing of the Motion for Final Approval of Class Action and PAGA Action Settlement addressing  
24 its notice administration, including all Requests for Exclusion, written Objections, and disputes  
25 received. The Settlement Administrator shall give notice to any objecting Settlement Class  
26 member of any continuance of the hearing on Plaintiff's Motion for Final Approval of Class  
27 Action and PAGA Action Settlement.

10. The Final Approval Hearing on the question of whether the Settlement should be finally approved as fair, reasonable, and adequate is scheduled in Department 11 of this Court, located at <sup>312 N. Spring St.</sup> ~~111 N. Hill Street~~, Los Angeles, CA 90012 on <sup>February 2, 2027 at 10:00</sup> ~~December 2, 2026 at 9:00~~ a.m.

11. At the Final Approval Hearing, the Court will consider: (a) whether the Settlement should be finally approved as fair, reasonable, and adequate for the Settlement Class; (b) whether a judgment granting final approval of the Settlement should be entered; and (c) whether Plaintiff's application for reasonable attorneys' fees, reimbursement of litigation expenses, service payment to Plaintiff, settlement administration costs, and payment to the Labor and Workforce Development Agency ("LWDA") for penalties under the Private Attorneys General Act ("PAGA") should be granted.

12. Counsel for the parties shall file memoranda, declarations, or other statements and materials in support of their request for final approval of the Settlement, attorneys' fees, litigation expenses, Plaintiff's service payment, settlement administration costs, and payment to the LWDA for PAGA penalties prior to the Final Approval Hearing according to the time limits set by the Code of Civil Procedure and the California Rules of Court.

13. An implementation schedule is below (assuming the Court signs this Order on June 30, 2026):

| Event                                                                                                                                                               | Date                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Defendant to provide Class Member information to the Settlement Administrator no later than [10 business days after preliminary approval]:                          | July 15, 2026                                                                      |
| Settlement Administrator to mail Class Notice to Class Members no later than [10 business days from receipt of Class Member information]:                           | July 29, 2026                                                                      |
| Deadline for Class Members to request exclusion from the Settlement, submit a dispute, or object to the Settlement [60 calendar days from mailing of Class Notice]: | September 27, 2026                                                                 |
| Remail Response Deadline                                                                                                                                            | October 11, 2026                                                                   |
| Deadline for Plaintiff to file Motion for Final Approval of Class Action and PAGA Action Settlement:                                                                | <del>At least 16 court days prior to Final Approval Hearing</del> January 11, 2027 |

Final Approval Hearing:

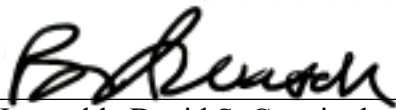
February 2, 2027 at 10:00 a.m.  
~~December 2, 2026 at 9:00 a.m.~~

14. Pending the Final Approval Hearing, all proceedings in this action, other than proceedings necessary to carry out or enforce the terms and conditions of the Settlement and this Order, are stayed.

15. 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 either this Order or the terms of the Settlement.

**IT IS SO ORDERED.**

Dated: 06/30/2026

  
~~Honorable David S. Cunningham III~~  
Judge of the Superior Court  
Honorable Bruce G. Iwasaki