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and on behalf of others similarly situated*

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF MONTEREY**

KATRICE SCOTT, individually, and on behalf
of all others similarly situated,

Plaintiff,

v.

EDEN HOUSING MANAGEMENT, INC., a
California corporation; EDEN HOUSING,
INC., a California corporation; and DOES 1
through 10, inclusive,

Defendants.

Case No.: 24CV000380

*Assigned for all purposes to:
Hon. Ian A. Rivamonte
Dept. 14*

**~~[AMENDED PROPOSED]~~ JUDGMENT
AND ORDER GRANTING PLAINTIFF'S
MOTION FOR FINAL APPROVAL OF
CLASS ACTION AND PAGA
SETTLEMENT**

1 This matter came on for hearing on October 10, 2025, at 8:30 a.m., in Department 14 of
2 the above-referenced Court on the Motion for Final Approval of Class Action and PAGA
3 Settlement pursuant to California Rules of Court, Rule 3.769. On May 12, 2025, this Court
4 issued an Order Granting Plaintiff's Motion for Preliminary Approval of Class Action and
5 PAGA Settlement. Plaintiff Katrice Scott ("Plaintiff") now seeks an order granting final
6 approval of the Class Action and PAGA Settlement Agreement ("Settlement"), a copy of which
7 is attached to the Declaration of John G. Yslas in Support of Plaintiff's Motion for Preliminary
8 Approval of Class Action Settlement as **Exhibit 1**.

9 Having received and considered the Settlement, the supporting papers filed by the
10 Parties, and the evidence and argument in conjunction with the Motion for Preliminary Approval
11 of Class Action Settlement granted on May 12, 2025, and the instant Motion for Final Approval
12 of Class Action and PAGA Settlement, the Court grants final approval of the Settlement and
13 **HEREBY ORDERS AND MAKES THE FOLLOWING DETERMINATIONS:**

14 1. Pursuant to the Order Granting Plaintiff's Motion for Preliminary Approval of Class
15 Action and PAGA Settlement, the Class Notice was sent to each Class Member by First Class mail.
16 These papers informed Class Members of the terms of the Settlement, their right to receive an
17 Individual Settlement Payment, and their right to: (a) comment on or object to the Settlement; (b)
18 request exclusion from the Settlement and pursue their own remedies; (c) dispute the calculation
19 of their Individual Settlement Payment; and (d) appear at the final approval hearing. No Class
20 Member has objected to the proposed Settlement, and no Class Member has requested exclusion.

21 2. The Court finds and determines that this notice procedure afforded adequate protections
22 to Class Members and provides the basis for the Court to make an informed decision regarding
23 approval of the Settlement based on the responses of the Class. The Court finds and determines
24 that the notice provided in this case was the best notice practicable, which satisfied the
25 requirements of law and due process.

26 3. With respect to the Class and for purposes of approving this Settlement only, this Court
27 finds and concludes that: (a) the members of the Class are ascertainable and so numerous that
28 joinder of all members is impracticable; (b) there are questions of law or fact common the class

1 and a well-defined community of interest among members of the Class with respect to the subject
2 matter of the action; (c) the claims of Class Representative Katrice Scott are typical of the claims
3 of the Class Members; (d) the Class Representative has fairly and adequately protected the interests
4 of the Class; (e) a class action is superior to other available methods for an efficient adjudication
5 of this controversy; and (f) counsel of record for the Class Representative are qualified to serve as
6 Class Counsel.

7 4. The Court has certified a Class for settlement purposes only, defined as all persons
8 currently or formerly employed by Defendant Eden Housing Management, Inc. as hourly-paid,
9 non-exempt employees in the State of California during the Class Period (from January 30, 2020,
10 to March 6, 2025). The Court deems this definition sufficient for purposes of California Rules of
11 Court, Rule 3.765(a).

12 5. The Court hereby confirms John G. Yslas, Diego Aviles, Emily Borman, Mariam
13 Nazaretyan, Harry Erganyan, and Lisa B. Iturriaga of Wilshire Law Firm, PLC as Class Counsel.

14 6. The Court hereby confirms Plaintiff Katrice Scott as the Class Representative.

15 7. The Court finds and determines that the terms of the Settlement are fair, reasonable,
16 and adequate, and directs the Parties to effectuate the Settlement according to its terms, having
17 found that the Settlement was reached as a result of informed and non-collusive arm's length
18 negotiations facilitated by a neutral mediator. The Court finds that the Parties conducted adequate
19 investigation, research, and discovery, and that their attorneys were able to reasonably evaluate
20 their respective positions. The Court also finds that the Settlement will enable the Parties to avoid
21 additional and potentially substantial litigation costs, as well as delay and risks if the Parties were
22 to continue to litigate the case. The Court has reviewed the monetary recovery provided as part of
23 the Settlement and recognizes the significant value accorded to the Class.

24 8. The Court hereby approves that Defendant shall pay a total of \$1,450,000.00 to resolve
25 this litigation.

26 9. The Court finds and determines that the Individual Settlement Payments to be paid to
27 Settlement Class Members as provided for by the Settlement are fair and reasonable. The Court
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hereby gives final approval to and orders the payment of those amounts to be made to the Settlement Class Members in accordance with the Settlement.

10. From the Settlement Amount, the Court finds and determines that payment of \$100,000.00 in civil penalties under PAGA is fair, reasonable, and appropriate. The Labor and Workforce Development Agency will receive 75% (\$75,000.00), and the remaining 25% (\$25,000.00) will be distributed to Aggrieved Employees (defined as all persons currently or formerly employed by Defendant Eden Housing Management, Inc. as hourly-paid, non-exempt employees in the State of California during the PAGA Period (March 5, 2023 to March 6, 2025). The Court hereby grants final approval to and orders the payment of the amount in accordance with the Settlement.

11. From the Settlement Amount, the Court finds and determines the Class Representative Service Payment of \$10,000.00 to the named Plaintiff is fair and reasonable. The Court hereby grants final approval to and orders the payment of that amount to be paid to the named Plaintiff for her service as a class representative and for her agreement to release claims.

12. From the Settlement Amount, the Court finds and determines that the fees and expenses in administering the Settlement incurred by APEX ("APEX") in the amount of \$11,490.00 are fair and reasonable. The Court hereby grants final approval to and orders the payment of that amount in accordance with the Settlement.

13. Pursuant to the terms of the Settlement, and the authorities, evidence, and argument submitted by Class Counsel, the Court hereby awards Class Counsel attorneys' fees in the amount of \$483,333.33 and litigation costs in the amount of \$24,745.30. The Court hereby grants final approval to and orders the payment of those amounts in accordance with the Settlement.

14. Without affecting the finality of this Order or the entry of judgment in any way, this Court retains continuing jurisdiction of all matters relating to the implementation, interpretation, administration, effectuation and enforcement of this order and the Settlement.

15. Defendant Eden Housing Management, Inc. shall not have any further liability for costs, expenses, interest, attorneys' fees, or for any other charge, expense, or liability, except as provided for by the Settlement.

1 16. Neither the making of this Settlement nor the entry into the Settlement constitutes an
2 admission by Defendant, nor is this order a finding of the validity of any claims in this case or of
3 any other wrongdoing. Further, the Settlement is not a concession and shall not be used as an
4 admission of any wrongdoing, fault, or omission of any entity or persons, nor may any action taken
5 to carry out the terms of the Settlement be construed as an admission or concession by or against
6 Defendant.

7 17. Upon completion of the cy pres distribution authorized herein, the Settlement
8 Administrator shall file a supplemental declaration confirming the amount distributed to Bay Area
9 Legal Aid and completion of all settlement distributions. The Court retains jurisdiction to review
10 the supplemental declaration and determine whether the compliance hearing presently set for
11 **August 18, 2026, at 10:00 a.m.** may be vacated.

12 18. Pursuant to Paragraph 4.4.3 of the Settlement Agreement and Code of Civil Procedure
13 section 384, the remaining uncashed settlement funds in the amount of \$104,467.45, together with
14 any accrued interest thereon, shall be distributed by the Settlement Administrator, Apex Class
15 Action, LLC, to Bay Area Legal Aid as the approved cy pres recipient. The Settlement
16 Administrator is authorized and directed to complete such distribution and thereafter file a
17 supplemental declaration confirming completion of the cy pres payment.

18 19. The Court hereby enters final judgment in accordance with the terms of the Settlement,
19 the Order Granting Plaintiff's Motion for Preliminary Approval of Class Action Settlement, and
20 this Order.

21 20. The Parties will bear their own costs and attorneys' fees except as otherwise provided
22 by this Court's Order awarding Class Counsel's attorneys' fees and litigation costs.

23 **IT IS SO ORDERED.**

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25 Dated: June 30, 2026

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Hon. Ian A. Rivamonte
Judge of the Superior Court