

FILED
Superior Court of California
County of Los Angeles

06/29/2026

David W. Slayton, Executive Officer / Clerk of Court

By: M. Elder Deputy

John G. Yslas (SBN 187324)
john.yslas@wilshirelawfirm.com
Arrash T. Fattahi (SBN 333676)
arrash.fattahi@wilshirelawfirm.com
Lisa B. Iturriaga (SBN 339678)
lisa.iturriaga@wilshirelawfirm.com
Arman A. Salehi (SBN 351112)
arman.salehi@wilshirelawfirm.com
WILSHIRE LAW FIRM, PLC
660 S. Figueroa St., Sky Lobby
Los Angeles, California 90017
Telephone: (213) 381-9988
Facsimile: (213) 381-9989

Attorneys for Plaintiff

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

ANIAH ROJAS, individually, and on behalf of the
State of California and other aggrieved persons,

Plaintiff,

v.

VILLA DE ANZA HOLDINGS, LLC, a California
limited liability company; VILLA DE ANZA
LAND HOLDINGS, LLC, a California limited
liability company; VILLA DE ANZA PROPERTY
HOLDINGS, LLC, a California limited liability
company; and DOES 1 through 10, inclusive,

Defendants.

Case No.: 24STCV30576

*Assigned for all purposes to:
Hon. William F. Highberger*

Dept. 10
AMENDED

**~~PROPOSED~~ ORDER GRANTING
PLAINTIFF'S MOTION TO APPROVE
PAGA SETTLEMENT**

PAGA APPROVAL HEARING

Date: April 24, 2026

Time: 2:00 p.m.

Dept: 10

~~PROPOSED~~ ORDER

This matter came on for hearing on April 24, 2026 at 2:00 p.m. in Department 10 of the above-entitled Court, the Honorable William F. Highberger presiding. Based on the pleadings on record, all papers submitted in connection with Plaintiff's Notice of Motion and Motion to Approve PAGA Settlement (the "Motion"), and for good cause appearing, Plaintiff's Motion is GRANTED. This Amended Order supersedes the Order filed 4/24/26.

The Court approves the PAGA Settlement Agreement ("Settlement") entered into by plaintiff Aniah Rojas ("Plaintiff") and defendant Villa de Anza Holdings, LLC ("Defendant," and collectively with Plaintiff, the "Parties"), and hereby ORDERS as follows:

1. Defendant shall pay the Gross Settlement Amount of \$107,500.00 according to the terms of the Settlement.

2. The Net Settlement Amount means the Gross Settlement Amount minus the following: (a) \$35,833.33 allocated to Attorneys' Fees; (b) \$20,490.41 allocated to litigation costs; (c) \$4,450.00 allocated to Settlement Administrator Costs; and (d) \$7,500.00 allocated to Plaintiff as a PAGA Representative Award.

(a) The Court approves payment to Plaintiff's counsel, Wilshire Law Firm, PLC, of Attorneys' Fees in the amount of (\$35,833.33), to be paid from the Gross Settlement Amount.

(b) The Court approves payment to Plaintiff's counsel, Wilshire Law Firm, PLC, of litigation costs in the amount of (\$20,490.41), to be paid from the Gross Settlement Amount.

(c) The Court approves payment to the Settlement Administrator, ILYM Group, Inc. ("ILYM"), for its reasonable costs and fees to administer the Settlement, not to exceed (\$4,450.00), to be paid from the Gross Settlement Amount.

(d) The Court approves Seven Thousand Five Hundred Dollars and Zero Cents (\$7,500.00) to be paid to Plaintiff as a service award for her efforts as named plaintiff and representative for other Aggrieved Employees and the State of California, to be paid from the Gross Settlement Amount.

1 3. Of the Net Settlement Amount, 65% is allocated to the California Labor &
2 Workforce Development Agency (“LWDA”) and 35% is allocated to the aggrieved employees.

3 4. The “PAGA Period” is defined as the period from September 16, 2023 to November
4 23, 2025.

5 5. The “Aggrieved Employee” means a person employed by Defendant in California and
6 classified as a non-exempt or hourly-paid employee who worked for Defendant during the PAGA
7 Period. The Aggrieved Employees are bound by the release outlined in Paragraph 5.2 of the
8 Settlement Agreement.

9 6. “Effective Date” means the date by when both of the following have occurred: (a)
10 the Court enters a Judgment on the Approval Order and (b) the Judgment is final. The Judgment is
11 final as of the latest of the following occurrences: (a) the day the Court enters Judgment assuming
12 no appeal is filed; or (b) if a timely appeal is filed, the date of final resolution of that appeal
13 (including any requests for rehearing and/or petitions for writs of certiorari) resulting in final
14 judicial approval of the Settlement.

15 7. The Court directs Defendant to fully fund the Gross Settlement Amount within 30
16 days after the Effective Date by transmitting the funds to the Administrator.

17 8. The Settlement Administrator will calculate each Individual PAGA Payment as
18 follows: (a) dividing the amount of the Aggrieved Employees’ 35% share of PAGA Penalties by
19 the total number of PAGA Period Pay Periods worked by all Aggrieved Employees during the
20 PAGA Period; and (b) multiplying the result by each Aggrieved Employee’s PAGA Period Pay
21 Periods.

22 9. The Court directs the Parties and the Settlement Administrator to carry out the terms
23 of the Settlement.

24 10. Under California Code of Civil Procedure section 664.6, the Court retains
25 jurisdiction over the Parties to enforce the Settlement until performance in full of the Settlement’s
26 terms.

27 11. Upon completion of administration of the Settlement, the Settlement Administrator
28 will provide written certification of such completion to the Court, which shall be filed with the

1 Court at least 7 days prior to the settlement compliance hearing set for **December 14, 2026 at 2:00**
2 **p.m.** If the Court is satisfied that the settlement funds have been fully distributed, no appearance
3 will be required at the settlement compliance hearing.

4 12. Plaintiff's counsel shall submit a copy of this Order to the LWDA within seven (7)
5 days of the entry of the Order.

6 13. The entire Action will be dismissed, with prejudice, at the final accounting hearing
7 and upon the terms set forth in the Settlement Agreement, assuming full compliance with this Order
8 and the Settlement Agreement by that date.

9 14. Plaintiff shall give notice.

10 DATE: 06/29/2026



Honorable William F. Highberger
Los Angeles County Superior Court Judge