

1 JAMES D. DAILY (SBN 146699)
2 jdaily@dailylawgroup.com
3 DAILY LAW GROUP
4 610 Newport Center Drive, Suite 1200
Newport Beach, California 92660
T: (949) 662-6000 | F: (949) 258-5555

5 ALYSSA C. WESTOVER (SBN 154754)
6 acwlaw@hotmail.com
7 ALYSSA C. WESTOVER, A Professional Law Corporation
8 3450 E. Spring Street, Suite 107
Long Beach, California 90806
T: (562) 472-0393 | F: (562) 988-1414

9 ALYSSA MILMAN WHITE (SBN 160212)
10 alyssa@angelowhitelaw.com
11 ANGELO & WHITE
12 A Professional Corporation
13 610 Newport Center Drive, Suite 1200
14 Newport Beach, CA 92660
15 T: (949) 640-0800 | F: (949) 640-0887

16 BRENDAN S. MAHER (SBN 217043)
17 Brendan.maher@strismaher.com
18 KENNETH J. HALPERN (SBN 187663)

19 Ken.halpern@strismaher.com
20 RACHANA A. PATHAK (SBN 218521)
21 Radha.pathak@strismaher.com
22 STRIS & MAHER LLP
23 725 S. Figueroa Street, Suite 1830
24 Los Angeles, CA 90017
25 T: (213) 995-6800 | F: (213) 261-0299

26 Attorneys for Plaintiffs, Cathy R. Holmes, as Administrator of the Estate of Marjorie J. Wahler,
27 Cathy R. Holmes, in her individual capacity; Richard G. Wahler, and Linda Jean Vollaire

28
SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF ORANGE, CIVIL COMPLEX CENTER

24 CATHY R. HOLMES, as Administrator of the
25 Estate of MARJORIE J. WAHLER; CATHY
26 R. HOLMES, in her individual capacity;
27 RICHARD G. WAHLER, an individual; and
28 LINDA JEAN VOLLAIRE, an individual,

Plaintiffs,

Case No. 30-2015-00794832-CU-EN-CXC
Related to Case Nos.
30-2015-00798136-CU-EN-CXC
30-2015-00769258-CU-BT-CXC
30-2015-00798191-CU-BT-CXC
30-2015-00806637-CU-OR-CXC
30-2015-00766893-PR-NC-CXC

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v.

VALAREE A. WAHLER, as Trustee of
The Wahler Family Trust dated April 9, 1976;
VALAREE A. WAHLER, as Trustee of the
Robert and Valaree Wahler Trust dated
November 6, 2007; and VALAREE A.
WAHLER, in her individual capacity; and
DOES 1 through 50, Inclusive,

Defendants.

30-2015-00766869-PR-NC-CXC
30-2015-00782701-PR-PW-CXC
30-2015-00809532-PR-TR-CXC

Assigned for all purposes to the Honorable
Randall Sherman in Department CX105

Arbitrator Honorable Stuart T. Waldrip (Ret.)

NOTICE OF RULING

Date: November 16, 2018

Time: 10:00 a.m.

Dept.: CX105

TO ALL PARTIES AND THEIR COUNSEL OF RECORD:

PLEASE TAKE NOTICE that on November 16, 2018, the hearings on: 1) Plaintiffs
Richard G. Wahler’s, Linda J. Vollaire’s and Cathy R. Holmes’ (hereinafter collectively referred
to as “Plaintiffs”) Motion for an Order Compelling Valaree A. Wahler and Elizabeth Wahler to
Return to Arbitration; 2) Plaintiffs’ Motion for an Order Staying Litigation Pending Resolution of
an Ongoing Arbitration; and 3) Motion by Defendant Valaree Wahler for Summary Judgment,
came on for hearing in Department CX-105 of the above-entitled Court, Honorable Randall J.
Sherman presiding.

Attorneys James Daily and Christopher Walsh of the Daily Law Group, Alyssa C.
Westover of Alyssa C. Westover, APC, Alyssa Milman White of Angelo & White, APC and
Kenneth Halpern of Stris and Maher appeared for the Plaintiffs Cathy R. Holmes (individually and
as Administrator of the Estate of Marjorie J. Wahler), Richard G. Wahler and Linda J. Vollaire.
Attorneys Donald Hamman of Stuart Kane LLP and Mark Mazda of Law Office of Mark Mazda
appeared for Defendant Valaree A. Wahler (individually and as Trustee of the Wahler Family
Trust dated April 9, 1976 and as Trustee of the Robert and Valaree Wahler Trust dated November
6, 2007). Attorney Erik C. Swanholt of Foley & Lardner LLP appeared for Elizabeth Wahler.
Attorney J. Douglas Kirk of Kirk & Toberty appeared for Peri Grace Corso. Attorney Larry Liu
appeared (telephonically) for Elba, LLC. There were no other appearances.

1 After reading the moving, opposition and reply papers, and hearing oral arguments, the
2 Court adopted its tentative ruling, issuing the following orders:

3 **1. Plaintiffs’ Motion for an Order Compelling Valaree A. Wahler and Elizabeth**
4 **Wahler to Return to Arbitration.**

5 Plaintiffs’ Petition for Order Compelling Valaree A. Wahler (hereinafter referred to as
6 “Valaree”) and Elizabeth K. Wahler (hereinafter referred to as “Elizabeth”) to Arbitrate is
7 **GRANTED.**

8 The Court’s Tentative Ruling, which is adopted as its final ruling, states as follows:

9 “In the Stipulation to Settlement signed by Plaintiffs and Valaree on July 19, 2017 (at 2
10 a.m.), they agreed to work toward a final and complete settlement agreement, and agreed (on p.
11 12) that if they could not agree on the final language or interpretation of any additional settlement
12 documentation, or had a dispute about the Stipulation to Settlement, they would submit that dispute
13 to Judge Waldrip for determination, without the right of appeal. This language constitutes an
14 arbitration agreement which plaintiffs may enforce.

15 “Valaree contends the agreement is unenforceable because (per p. 1) it was ‘subject to’
16 Valaree obtaining Elizabeth’s signature. The court accepts plaintiffs’ argument that this clause
17 refers to the envisioned final agreement, not the Stipulation to Settlement. (But the court is not
18 concluding at this time that if Elizabeth fails to sign any final agreement, Valaree is not bound by
19 it. It might have been Valaree’s obligation to obtain Elizabeth’s signature, precluding Valaree
20 from backing out based on her own failure to comply with this clause.) Valaree’s argument that
21 Elizabeth was required to sign the Stipulation to Settlement for it to be enforceable against Valaree
22 is unconvincing, since Elizabeth was not at the mediation that led to the signing, and there were
23 many other people not at the mediation who were intended to sign documents as part of a final
24 settlement. Elizabeth is bound by the arbitration clause, without regard to whether she is bound
25 by any final settlement agreement, because she participated through counsel in the arbitration for
26 a meaningful period time (see Judge Waldrip’s Order Confirming Continued Stay of Proceedings
27 at 3:20-22), based on the authority of Douglass v. Serenivision, Inc.(2018) 20 Cal. App. 5th 376,
28 387, in which the court held that an agreement to arbitrate can be implied in fact through a person’s

1 conduct. Valaree’s continued participation in the arbitration proceedings before Judge Waldrip
2 also constitutes her implied in fact agreement to arbitrate irrespective of any conditional language
3 in the Stipulation to Settlement. Valaree arguably also waived any such condition, and is estopped
4 to assert any such condition, based on her conduct. The court rejects Valaree’s argument that
5 plaintiffs waived their right to compel arbitration by a delay in bringing this petition. This court
6 denied two prior motions by plaintiffs because they were not procedurally proper, and required a
7 petition to compel arbitration, which plaintiffs have now filed. Underlying these rulings is the
8 public policy of finding an agreement when the parties appear to have intended to reach one, and
9 indeed the very first paragraph of the Stipulation to Settlement says: ‘This settlement document is
10 intended by the parties to be binding and enforceable in court by motion.’

11 “Arguably it is for Judge Waldrip to decide if obtaining Elizabeth’s signature was an issue
12 for the Stipulation to Settlement or for the final agreement, since the arbitration clause calls for
13 Judge Waldrip to resolve ‘a dispute about this document’. Nonetheless, this court has given its
14 view on that topic so that if this matter eventually goes up on appeal, and the parties disagree on
15 who should have made that decision, the appellate court can have the view of both judges so that
16 any alleged error can potentially be deemed harmless. (I.e., if the two judges agree, then it won’t
17 matter who should have made that decision.)”

18 **2. Plaintiffs’ Motion for an Order Staying Litigation Pending Resolution of an**
19 **Ongoing Arbitration.**

20 Plaintiffs’ Motion for an Order Staying Litigation Pending Resolution of an Ongoing
21 Arbitration is **GRANTED**. Case No. 30-2015-00794832-CU-EN-CXC and related to Case Nos.
22 30-2015-00798136-CU-EN-CXC; 30-2015-00769258-CU-BT-CXC; 30-2015-00798191-CU-
23 BT-CXC; 30-2015-00806637-CU-OR-CXC; 30-2015-00766893-PR-NC-CXC; 30-2015-
24 00766869-PR-NC-CXC; 30-2015-00782701-PR-PW-CXC; and 30-2015-00809532-PR-TR-
25 CXC are hereby **STAYED**.

26 The Court’s Tentative Ruling, which is adopted as its final ruling, states as follows:
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1 "Judicial efficiency lies in favor of determining the terms of any final settlement
2 agreement, and determining if the agreement is binding against any or all of the relevant parties,
3 before continuing to heavily litigate all of these consolidated and related cases."

4 **3. Defendant Valaree Wahler's Motion for Summary Judgment.**

5 Defendant Valaree Wahler's Motion for Summary Judgment is **ORDERED OFF**
6 **CALENDAR** by virtue of the stay which the Court has now imposed.

7 The Status Conferences set for January 17, 2019 in this and all the related cases will remain
8 on calendar.

9 Counsel for Plaintiffs are ordered to give notice.

10 A true and correct copy of the Court's tentative ruling, which it adopted as its final ruling,
11 is attached hereto and incorporated herein by reference, marked as Exhibit "A".

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13 Dated: November 16, 2018

ANGELO & WHITE

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By: 
ALYSSA MILMAN WHITE, ESQ.
Co-Counsel for Plaintiffs
Richard G. Wahler, Cathy R. Holmes and
Linda J. Vollaire

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EXHIBIT A

TENTATIVE RULINGS

JUDGE RANDALL J. SHERMAN

DEPARTMENT CX105

NOVEMBER 16, 2018

COURT REPORTERS WILL NOT BE PROVIDED FOR TRIALS OR ANY OTHER HEARINGS. IF A PARTY DESIRES A COURT REPORTER FOR A MOTION, IT WILL BE THE RESPONSIBILITY OF THAT PARTY TO PROVIDE ITS OWN COURT REPORTER. PARTIES MUST COMPLY WITH THE COURT'S POLICY ON THE USE OF PRO TEMPORE COURT REPORTERS, WHICH CAN BE FOUND ON THE COURT'S WEBSITE AT:

www.occourts.org/media/pdf/Privately_Retained_Court_Reporter_Policy.pdf

IF YOU INTEND TO SUBMIT ON THE TENTATIVE RULING, PLEASE ADVISE THE OPPOSING PARTIES AND THE COURT BY CALLING (657) 622-5305 BY 9:00 A.M. ON THE HEARING DATE. MAKE SURE THE OPPOSING PARTIES SUBMIT AS WELL BEFORE YOU FORGO APPEARING, BECAUSE THE COURT MAY CHANGE THE RULING BASED ON ORAL ARGUMENT.

DO NOT CALL THE CLERK ABOUT A TENTATIVE RULING WITH QUESTIONS YOU WANT RELAYED TO THE COURT. THIS MAY BE AN IMPROPER EX PARTE COMMUNICATION. YOU MAY TELL THE CLERK YOU SUBMIT ON THE TENTATIVE, YOU WILL BE ON COURT CALL, OR YOU ARE TAKING A MOTION OFF CALENDAR AND HAVE NOTIFIED THE OTHER PARTIES. OTHER QUESTIONS ABOUT THE TENTATIVE RULING ARE IMPROPER.

THE PARTIES MUST COMPLY WITH THE CCP §1005(b) FILING DEADLINES. THE COURT MAY NOT CONSIDER LATE PAPERS. COUNSEL MAY NOT AGREE TO EXTEND A FILING DEADLINE WITHOUT THE COURT'S APPROVAL. THE PARTIES ALSO MUST COMPLY WITH CRC RULE 3.1113, INCLUDING PAGE LIMITATIONS AND TABLES OF AUTHORITIES AND CONTENTS FOR ALL BRIEFS OVER 10 PAGES.

#	Case Name & No.	Tentative Ruling
1	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

11 Holmes, Administrator vs. Wahler, Trustee 2015-00794832

Plaintiffs' Petition for Order Compelling Valaree A. Wahler and Elizabeth K. Wahler to Arbitrate is granted. In the Stipulation to Settlement signed by plaintiffs and Valaree on July 19, 2017 (at 2 a.m.), they agreed to work toward a final and complete settlement agreement, and agreed (on p. 12) that if they could not agree on the final language or interpretation of any additional settlement documentation, or had a dispute about the Stipulation to Settlement, they would submit that dispute to Judge Waldrip for determination, without the right of appeal. This language constitutes an arbitration agreement which plaintiffs may enforce.

Valaree contends the agreement is unenforceable because (per p. 1) it was "subject to" Valaree obtaining Elizabeth's signature. This court accepts plaintiffs' argument that this clause refers to the envisioned final agreement, not the Stipulation to Settlement. (But this court is not concluding at this time that if Elizabeth fails to sign any final agreement, Valaree is not bound by it. It might have been Valaree's obligation to obtain Elizabeth's signature, precluding Valaree from backing out based on her own failure to comply with this clause.)

Valaree’s argument that Elizabeth was required to sign the Stipulation to Settlement for it to be enforceable against Valaree is unconvincing, since Elizabeth was not at the mediation that led to the signing, and there were many other people not at the mediation who were intended to sign documents as part of a final settlement. Elizabeth is bound by the arbitration clause, without regard to whether she is bound by any final settlement agreement, because she participated through counsel in the arbitration for a meaningful period time (see Judge Waldrip’s Order Confirming Continued Stay of Proceedings at 3:20-22), based on the authority of Douglass v. Serenivision, Inc. (2018) 20 Cal. App. 5th 376, 387, in which the court held that an agreement to arbitrate can be implied in fact through a person’s conduct. Valaree’s continued participation in the arbitration proceedings before Judge Waldrip also constitutes her implied in fact agreement to arbitrate irrespective of any conditional language in the Stipulation to Settlement. Valaree arguably also waived any such condition, and is estopped to assert any such condition, based on her conduct. The court rejects Valaree’s argument that plaintiffs waived their right to compel arbitration by a delay in bringing this petition. This court denied two prior motions by plaintiffs because they were not procedurally proper, and required a petition to compel arbitration, which plaintiffs have now filed. Underlying these rulings is the public policy of finding an agreement when the parties appear to have intended to reach one, and indeed the very first paragraph of the Stipulation to Settlement says: “This settlement document is intended by the parties to be binding and enforceable in court by motion.”

Arguably it is for Judge Waldrip to decide if obtaining Elizabeth’s signature was an issue for the Stipulation to Settlement or for the final agreement, since the arbitration clause calls for Judge Waldrip to resolve “a dispute about this document”. Nonetheless, this court has given its view on that topic so that if this matter eventually goes up on appeal, and the parties disagree on who should have made that decision, the appellate court can have the view of both judges so that any alleged error can potentially be deemed harmless. (I.e., if the two judges agree, then it won’t matter who should have made that decision.)

Plaintiffs’ Motion for an Order Staying Litigation Pending Resolution of an Ongoing Arbitration is granted. Judicial efficiency lies in favor of determining the terms of any final settlement agreement, and determining if the agreement is binding against any or all of the relevant parties, before continuing to heavily litigate all of these consolidated and related cases.

Defendant Valaree Wahler’s Motion for Summary Judgment is ordered off calendar by virtue of the stay which the court has now imposed. The Status Conferences set for January 17, 2019 in this and all the related cases will remain on calendar.

Plaintiffs are ordered to give notice of the ruling.

1 **PROOF OF SERVICE**

2 STATE OF CALIFORNIA)
3) SS
4 COUNTY OF ORANGE)

5 I am employed in the County of Orange, State of California. I am over the age of 18 and
6 not a party to the within action. My business address is 610 Newport Center Drive, Ste. 830,
7 Newport Beach, CA 92660.

8 On **November 16, 2018**, I served the following document(s) described as follows:

9 **NOTICE OF RULING**

10 On the following interested parties in this action:

11 **SEE ATTACHED SERVICE LIST**

- 12 [] **VIA FIRST CLASS MAIL**—By placing a true copy thereof enclosed in a sealed
13 envelope(s) addressed as above, and placing each for collection and mailing on the date
14 following ordinary business practices. I am readily familiar with my firm’s business
15 practice and collection and processing of mail with the United States Postal Service and
16 correspondence placed for collection and mailing would be deposited with the United
17 States Postal Service at Newport Beach, California, with postage thereon fully prepaid
18 that same day in the ordinary course of business.
- 19 [X] **VIA ELECTRONIC SERVICE (EMAIL)**—By causing said documents to be e-mailed
20 to all interested parties who have appeared in this matter, on said date, to the email
21 addresses contained on the service list below.

22 I declare under penalty of perjury, under the laws of the State of California that the
23 foregoing is true and correct.

24 Executed on **November 16, 2018** at Newport Beach, California.

25 
26 _____
27 Stephen Gonzales
28

SERVICE LIST

COUNSEL	PARTIES	ORANGE COUNTY CASE NUMBER
<p>James D. Daily, Esq. (SBN 146699) Michelle P. Nguyen, Esq. (SBN 306964) Michael R. Jones, Esq. (SBN 306957) Christopher I. Walsh, Esq. (SBN 314515) DAILY LAW GROUP 610 Newport Center Drive, Suite 420 Newport Beach, California 92660 Telephone: (949) 662-6000 Facsimile: (949) 258-5555 E-mail: jdaily@dailylawgroup.com E-mail: mnguyen@dailylawgroup.com E-mail: mjones@dailylawgroup.com E-mail: cwalsh@dailylawgroup.com</p>	<p><i>Attorneys for</i> CATHY R. HOLMES, as Administrator of the Estate of Marjorie J. Wahler; CATHY R. HOLMES, in her individual capacity; RICHARD G. WAHLER, an individual; and LINDA JEAN VOLLAIRE, an individual; WESTFORE, a California Limited Partnership; GENERAL HOUSING CORPORATION; FORUM ASSOCIATES, a California limited partnership</p>	<p>30-2015-00794832-CU-EN-CXC 30-2015-00798136-CU-EN-CXC 30-2015-00769258-CU-BT-CXC 30-2015-00798191-CU-BT-CXC 30-2015-00806637-CU-OR-CXC 30-2015-00809532-PR-TR-CXC 30-2015-00766893-PR-NC-CXC 30-2015-00766869-PR-NC-CXC 30-2015-00782701-PR-PW-CXC</p>
<p>Alyssa C. Westover, Esq. (SBN 154754) ALYSSA C. WESTOVER, A Professional Law Corporation 3450 E. Spring Street, Suite 107 Long Beach, California 90806 Telephone: (562) 472-0393 Facsimile: (562) 988-1414 E-mail: acwlaw@hotmail.com</p>	<p><i>Attorneys for</i> CATHY R. HOLMES, as Administrator of the Estate of Marjorie J. Wahler; CATHY R. HOLMES, in her individual capacity; RICHARD G. WAHLER, an individual; and LINDA JEAN VOLLAIRE, an individual; WESTFORE, a California Limited Partnership; GENERAL HOUSING CORPORATION; FORUM ASSOCIATES, a California limited partnership</p>	<p>30-2015-00794832-CU-EN-CXC 30-2015-00798136-CU-EN-CXC 30-2015-00769258-CU-BT-CXC 30-2015-00798191-CU-BT-CXC 30-2015-00806637-CU-OR-CXC 30-2015-00809532-PR-TR-CXC 30-2015-00766893-PR-NC-CXC 30-2015-00766869-PR-NC-CXC 30-2015-00782701-PR-PW-CXC</p>
<p>Alyssa Milman White, Esq. (SBN 160212) J. Michael Echevarria, Esq. (SBN 110418) ANGELO & WHITE 610 Newport Center Drive, Suite 830 Newport Beach, California 92660 Telephone: (949) 640-0800 Facsimile: (949) 640-0887 E-mail: alyssa@angelowhitelaw.com E-mail: michael@angelowhitelaw.com</p>	<p><i>Attorneys for</i> CATHY R. HOLMES, as Administrator of the Estate of Marjorie J. Wahler; CATHY R. HOLMES, in her individual capacity; RICHARD G. WAHLER, an individual; and LINDA JEAN VOLLAIRE, an individual; ROBERT G. KUHN, as Trustee of the Richard G. Wahler WP Trust dated January 1, 1992; ROBERT G. KUHN, as Trustee of the Cathy R. Holmes WP Trust dated January 1, 1992; ROBERT G. KUHN, as Trustee of the Linda J. Vollaire WP Trust dated January 1, 1992; ROBERT G. KUHN, as Trustee of the Robert N. Wahler WP Trust dated January 1, 1992; ROBERT G. KUHN, an individual; JUDITH M. WAHLER, an individual; JUDITH M. WAHLER, as widow and successor in interest to Robert N. Wahler</p>	<p>30-2015-00794832-CU-EN-CXC 30-2015-00769258-CU-BT-CXC 30-2015-00798191-CU-BT-CXC 30-2015-00806637-CU-OR-CXC 30-2015-00809532-PR-TR-CXC</p>

<p>Michael J. Buley, Esq. (SBN 164249) Lisa A. Navarro, Esq. (SBN 195798) BULEY LAW APC 4667 MacArthur Blvd., Suite 300 Newport Beach, California 92660 Telephone: (949) 752-1161 Facsimile: (949) 752-1195 E-mail: mjbuley@buleylaw.com E-mail: lnavarro@buleylaw.com</p>	<p><i>Attorneys for</i> VALAREE A. WAHLER, as Trustee of The Wahler Family Trust dated April 9, 1976; VALAREE A. WAHLER, as Trustee of The Robert and Valaree Wahler Trust dated November 6, 2007; and VALAREE A. WAHLER, in her individual capacity; RAGLE FINANCIAL, a California limited partnership; R.I. FINANCIAL, INC.; WESTFORE, INC.; WESTFORE, LLC; VALAREE WAHLER, Manager of Able, LLC; VALAREE WAHLER, as an interested person pursuant to Probate Code section 48 as well as the successor in interest of and for her late husband and decedent Robert R. Wahler</p>	<p>30-2015-00794832-CU-EN-CXC 30-2015-00798136-CU-EN-CXC 30-2015-00769258-CU-BT-CXC 30-2015-00798191-CU-BT-CXC 30-2015-00806637-CU-OR-CXC 30-2015-00809532-PR-TR-CXC 30-2015-00766893-PR-NC-CXC 30-2015-00766869-PR-NC-CXC 30-2015-00782701-PR-PW-CXC</p>
<p>John B. Stephens, Esq. (SBN 142718) Tiffany D. Chukiat, Esq. (SBN 267347) STEPHENS FRIEDLAND LLP 2603 Main Street, Suite 350 Irvine, California 92614 Telephone: (949) 468-3200 Facsimile: (949) 468-3201 E-mail: john@sf-lawyers.com E-mail: tiffany@sf-lawyers.com</p>	<p><i>Attorneys for</i> VALAREE A. WAHLER, as Trustee of The Wahler Family Trust dated April 9, 1976; VALAREE A. WAHLER, as Trustee of The Robert and Valaree Wahler Trust dated November 6, 2007; and VALAREE A. WAHLER, in her individual capacity; RAGLE FINANCIAL, a California limited partnership; R.I. FINANCIAL, INC.; WESTFORE, INC.; WESTFORE, LLC</p>	<p>30-2015-00798136-CU-EN-CXC 30-2015-00806637-CU-OR-CXC</p>
<p>Vicki A. Nash, Esq. (SBN 167195) Douglas W. Abendroth, Esq. (SBN 105240) NORTH, NASH & ABENDROTH LLP 2 Park Plaza, Suite 1020 Irvine, California 92614 Telephone: (949) 752-2218 Facsimile: (949) 752-2230 E-mail: vnash@north-nash.com E-mail: dabendroth@north-nash.com</p>	<p><i>Attorneys for</i> VALAREE A. WAHLER, as Trustee of The Wahler Family Trust dated April 9, 1976, as amended and restated; VALAREE A. WAHLER, as Trustee of The Robert and Valaree Wahler Trust dated November 6, 2007; and VALAREE A. WAHLER, in her individual capacity; VALAREE WAHLER, Manager of Able, LLC; VALAREE WAHLER, as an interested person pursuant to Probate Code section 48 as well as the successor in interest of and for her late husband and decedent Robert R. Wahler</p>	<p>30-2015-00794832-CU-EN-CXC 30-2015-00809532-PR-TR-CXC</p>

<p>Mark J. Butler, Esq. (SBN 207909) MARK BUTLER & ASSOCIATES 1300 Bristol St. N Ste 160 Newport Beach, California 92660 Telephone: (949) 500-6277 Facsimile: (949) 743-2938 E-mail: mark.butler@mbutler-law.com</p>	<p><i>Attorneys for</i> VALAREE A. WAHLER, as Trustee of The Wahler Family Trust dated April 9, 1976; VALAREE A. WAHLER, as Trustee of The Robert and Valaree Wahler Trust dated November 6, 2007; and VALAREE A. WAHLER, in her individual capacity; RAGLE FINANCIAL, a California limited partnership; R.I. FINANCIAL, INC.; WESTFORE, INC.; WESTFORE, LLC</p>	<p>30-2015-00769258-CU-BT-CXC 30-2015-00798191-CU-BT-CXC</p>
<p>Mark N. Mazda, Esq. (SBN 181419) LAW OFFICE OF MARK MAZDA 2040 Main Street, Suite 570 Irvine, California 92614 Telephone: (949) 222-9182 Facsimile: (949) 222-9199 E-mail: mark@markmazda.com</p>	<p><i>Attorneys for</i> VALAREE A. WAHLER, as Trustee of The Wahler Family Trust dated April 9, 1976; VALAREE A. WAHLER, as Trustee of The Robert and Valaree Wahler Trust dated November 6, 2007; and VALAREE A. WAHLER, in her individual capacity; VALAREE WAHLER, Manager of Able, LLC; VALAREE WAHLER, as an interested person pursuant to Probate Code section 48 as well as the successor in interest of and for her late husband and decedent Robert R. Wahler</p>	<p>30-2015-00794832-CU-EN-CXC 30-2015-00809532-PR-TR-CXC 30-2015-00806637-CU-OR-CXC</p>
<p>Robert G. Loewy, Esq. (SBN 179868) LAW OFFICES OF ROBERT G. LOEWY, P.C. 101 Enterprise, Suite 350 Aliso Viejo, California 92656 Telephone: (949) 442-7103 Facsimile: (949) 242-5105 E-mail: rloewy@rloewy.com</p>	<p><i>Attorneys for</i> SUE ELLEN BUNCH, individually</p>	<p>30-2015-00769258-CU-BT-CXC 30-2015-00798191-CU-BT-CXC</p>
<p>J. Douglas Kirk, Esq. (SBN 125808) KIRK & TOBERTY 2201 Dupont Drive, Suite 820 Irvine, California 92612 Telephone: (949) 851-0355 Facsimile: (949) 851-1250 E-mail: jdkirk@kirkandtoberty.com</p>	<p><i>Attorneys for</i> PERI GRACE CORSO, as Trustee of the Wahler 2000 Children's Trust dated January 31, 2000</p>	<p>30-2015-00809532-PR-TR-CXC 30-2015-00766893-PR-NC-CXC 30-2015-00766869-PR-NC-CXC</p>
<p>David P. Collins, Esq. (SBN 214943) ALBRECHT & BARNEY 1 Park Plaza, Suite 900 Irvine, California 92614 Telephone: (949) 263-1040 Facsimile: (949) 263-1099 E-mail: dpc@albrechtbarney.com</p>	<p><i>Attorneys for</i> PERI GRACE CORSO, as Trustee of the Wahler 2000 Children's Trust dated January 31, 2000</p>	<p>30-2015-00809532-PR-TR-CXC 30-2015-00766893-PR-NC-CXC 30-2015-00766869-PR-NC-CXC</p>

<p>Timothy L. Joens, Esq. (SBN 90532) JOENS & ASSOCIATES 2201 Dupont Drive, Suite 820 Irvine, California 92612 Telephone: (949) 851-0866 Facsimile: (949) 851-1250 E-mail: tljsaj7@aol.com</p>	<p><i>Attorneys for</i> PERI GRACE CORSO, individually</p>	<p>30-2015-00809532-PR-TR-CXC</p>
<p>Robert Zebulon Law, Esq. (SBN 138615) Christina B. Yee, Esq. (SBN 258421) LAW & STEIN LLP 2601 Main Street, Suite 1200 Irvine, California 92614 Telephone: (949) 501-4800 Facsimile: (949) 502-4650 E-mail: zlaw@lawandsteinllp.com E-mail: cyee@lawandsteinllp.com</p>	<p><i>Attorneys for</i> VALAREE A. WAHLER, as Trustee of The Wahler Family Trust dated April 9, 1976; VALAREE A. WAHLER, as Trustee of The Robert and Valaree Wahler Trust dated November 6, 2007; and VALAREE A. WAHLER, in her individual capacity; VALAREE WAHLER, Manager of Able, LLC; VALAREE WAHLER, as an interested person pursuant to Probate Code section 48 as well as the successor in interest of and for her late husband and decendent Robert R. Wahler</p>	<p>30-2015-00782701-PR-PW-CXC 30-2015-00766893-PR-NC-CXC 30-2015-00766869-PR-NC-CXC 30-2015-00809532-PR-TR-CXC</p>
<p>Andrea T. Gee, Esq. (SBN 160910) LAW OFFICES OF ANDREA GEE 2223 E. Wellington Ave, Suite 330 Santa Ana, California 92701 Telephone: (714) 973-1488 Facsimile: (714) 242-6787 E-mail: andrea@andreagee.com</p>	<p><i>Attorneys for</i> VALAREE A. WAHLER, as Trustee of The Wahler Family Trust dated April 9, 1976; VALAREE A. WAHLER, as Trustee of The Robert and Valaree Wahler Trust dated November 6, 2007; and VALAREE A. WAHLER, in her individual capacity; VALAREE WAHLER, Manager of Able, LLC; VALAREE WAHLER, as an interested person pursuant to Probate Code section 48 as well as the successor in interest of and for her late husband and decendent Robert R. Wahler</p>	<p>30-2015-00782701-PR-PW-CXC 30-2015-00766893-PR-NC-CXC 30-2015-00766869-PR-NC-CXC 30-2015-00809532-PR-TR-CXC</p>
<p>Erik C. Swanholt, Esq. (SBN 198042) FOLEY & LARDNER LLP 555 S. Flower St., 35th Floor Los Angeles, California 90071 Telephone: (213) 972-4614 Facsimile: (213) 972-4757 E-mail: ekswanholt@foley.com</p>	<p><i>Attorneys for</i> ELIZABETH K. WAHLER, individually</p>	<p>30-2015-00809532-PR-TR-CXC 30-2015-00782701-PR-PW-CXC 30-2015-00766893-PR-NC-CXC 30-2015-00766869-PR-NC-CXC</p>
<p>George L. Hampton, Esq. (SBN 144433) Colin C. Holley, Esq. (SBN 191999) HAMPTON HOLLEY LLP 2101 E. Coast Highway, Suite 100 Corona Del Mar, California 92625 Telephone: (949) 718-4552 Facsimile: (949) 718-4580 E-mail: ghampton@hamptonholley.com E-mail: cholley@hamptonholley.com</p>	<p><i>Attorneys for</i> FRED C. JOHNSON, individually and BLAINE B. BUSH, individually</p>	<p>30-2015-00809532-PR-TR-CXC</p>

<p>Brendan S. Maher, Esq. (SBN 217043) Kenneth J. Halpern, Esq. (SBN 187663) Rachana A. Pathak, Esq. (SBN 218521) STRIS & MAHER LLP 725 S. Figueroa Street, Suite 1830 Los Angeles, California 90017 Telephone: (213) 955-6800 Facsimile: (213) 261-0299 E-mail: Brendan.maher@strismaher.com E-mail: ken.halpern@strismaher.com E-mail: radha.pathak@strismaher.com</p>	<p><i>Attorneys for</i> CATHY R. HOLMES, as Administrator of the Estate of MARJORIE J. WAHLER; CATHY R. HOLMES; LINDA J. VOLLAIRE; and RICHARD G. WAHLER</p>	<p>30-2015-00794832-CU-EN-CXC</p>
<p>Larry Jen Ho Liu (SBN 175799) David H. Pierce & Associates P.C. 14724, Ventura Blvd, Suite 910 Sherman Oaks, CA 91403 Telephone: (818) 826-5480 Facsimile: (818) 826-5486 E-mail: lliu@dhpierce.com</p>	<p><i>Attorneys for</i> ELBA, LLC, formerly known as ABLE, LLC</p>	<p>30-2015-00809532-PR-TR-CXC 30-2015-00766893-PR-NC-CXC 30-2015-00766869-PR-NC-CXC</p>
<p>Donald J. Hamman (SBN 93820) STUART KANE LLP 620 Newport Center Drive, Suite 200 Newport Beach, California 92660 Telephone: (949) 791-5130 Facsimile: (949) 791-5230 E-Mail: dhamman@stuartkane.com</p>	<p><i>Attorneys for</i> VALAREE A. WAHLER, as Trustee of The Wahler Family Trust dated April 9, 1976; VALAREE A. WAHLER, as Trustee of The Robert and Valaree Wahler Trust dated November 6, 2007; and VALAREE A. WAHLER, in her individual capacity</p>	<p>30-2015-00794832-CU-EN-CXC 30-2015-00769258-CU-BT-CXC 30-2015-00798191-CU-BT-CXC 30-2015-00798136-CU-EN-CXC 30-2015-00806637-CU-OR-CXC 30-2015-00809532-PR-TR-CXC 30-2015-00782701-PR-PW-CXC 30-2015-00766893-PR-NC-CXC 30-2015-00766869-PR-NC-CXC</p>
<p>Judge Stuart Waldrip (Ret.) 1851 E. First Street Suite 1600 Santa Ana, CA 92705 laurab@judicatewest.com</p>	<p>Arbitrator</p>	