

[DO NOT PUBLISH]

IN THE UNITED STATES COURT OF APPEALS

FOR THE ELEVENTH CIRCUIT

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No. 09-15066  
Non-Argument Calendar

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FILED U.S. COURT OF APPEALS ELEVENTH CIRCUIT MARCH 19, 2010 JOHN LEY CLERK
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D.C. Docket No. 07-00501-CV-OC-10-GRJ

CHICK-FIL-A, INC.,

Plaintiff - Counter  
Defendant-Appellee,

versus

CFT DEVELOPMENT, LLC,  
PANDA RESTAURANT GROUP, INC.,  
PANDA EXPRESS, INC.,

Defendants-Counter  
Claimants-Appellants.

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Appeal from the United States District Court  
for the Middle District of Florida

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(March 19, 2010)

BEFORE TJOFLAT, WILSON and HILL, Circuit Judges.

PER CURIAM:

This is an appeal from the grant by the district court of a declaratory judgment and permanent injunction in favor of Chick-fil-A, Inc. (Chick-fil-A) against CFT Developments, LLC, Panda Restaurant Group, Inc. and Panda Express, Inc. (collectively, Panda Express). After discovery and a four-day bench trial, the district court enforced a valid restrictive covenant precluding Panda Express from constructing, leasing or operating a restaurant on property adjoining Chick-fil-A in Mount Dora, Florida. It permanently enjoined Panda Express from operating a restaurant on that property.

We have thoroughly reviewed the record in this case, the briefs, the arguments of counsel presented, and the well-reasoned findings of fact and conclusions of law made by the district court. Finding no error, the judgment of the district court is affirmed.

**AFFIRMED.**