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 14 P3 SANTA BARBARA, LLC

15 UNITED STATES DISTRICT COURT  
 16 CENTRAL DISTRICT OF CALIFORNIA

17 BRONX WEBSTER, LLC,  
 18 Plaintiff,  
 19 vs.  
 20 BEHAVIORAL PROPERTY PARTNERS,  
 21 LLC; and MICHAEL R. TREANOR,  
 22 Defendants.

Case No. 2:18-cv-01838 JVS (SKx)  
 Courtroom: 10C

**JUDGMENT PURSUANT TO  
 STIPULATION**

1           **IT HAVING BEEN STIPULATED** by and between Intervenor-Plaintiff P3 Santa  
2 Barbara, LLC and its subsidiaries and affiliates ("P3 SB") and Defendant Bronx Webster,  
3 LLC and its subsidiaries and affiliates ("Bronx Webster"), that judgment be entered in  
4 accordance with the terms of the Stipulation for Entry of Judgment ("Stipulation"), dated  
5 May 14 and 15, 2019, said Stipulation having been filed herewith, being fully advised, and  
6 good cause appearing therefor, the Court enters its judgment as follows:

7           **IT IS HEREBY ORDERED, ADJUDGED, AND DECREED** that:

8           1.       This judgment affects the real property located in Santa Barbara County,  
9 California, commonly known as 1964 Las Canoas Road, Santa Barbara, California (the  
10 "Property") more particularly described in **Exhibit A**, which is attached hereto.

11          2.       As of July 18, 2018, P3 SB has held and continues to hold its interest in the  
12 Property as a fee simple owner. P3 SB has a clear and unbroken chain of title through its  
13 foreclosure on the Multifamily Deed of Trust, Assignment of Rents, Security Agreement,  
14 and Fixture Filing (the "Deed of Trust"), executed by the previous fee simple owner of the  
15 Property, Behavioral Property Partners, LLC, and recorded in the Official Records of the  
16 County of Santa Barbara on October 26, 2016, as Document No. 2016-0056847. The  
17 Trustee's Deed Upon Sale evidencing P3 SB's valid foreclosure of the Deed of Trust was  
18 recorded on July 25, 2018 in the Official Records of the Santa Barbara County Recorder's  
19 Office as Instrument No. 2018-0031241.

20          3.       Bronx Webster owns no right, title, estate, lien, or interest in the Property.

21          4.       Bronx Webster is enjoined from making any further claim to right, title,  
22 estate, lien, or ownership interest in the Property, by legal action or otherwise, on the basis  
23 of any fact or facts that were asserted in this action.

24          5.       Bronx Webster's cause of action for specific performance compelling the sale  
25 of the Property from Behavioral Property Partners, LLC and Michael R. Treanor, as set  
26 forth in Bronx Webster's Complaint for Breach of Contract [Dkt. No. 1], is dismissed with  
27 prejudice.  
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1           6.     With the exception of P3 SB's claim for quiet title, P3 SB's Complaint in  
2 Intervention [Dkt No. 40], including causes of action for imposition of an equitable lien  
3 and declaratory relief are dismissed with prejudice.

4           7.     Other than as indicated in the Court's Order disposing of P3 SB's Motion to  
5 Intervene and Expunge Lis Pendens [Dkt. 61], the parties shall bear their own costs and  
6 fees.



8           **IT IS SO ORDERED.**

9 Dated: June 05, 2019

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Hon. James V. Selna  
Judge of the United States District Court for  
the Central District of California

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