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UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA
SOUTHERN DIVISION

CITRUS EL DORADO LLC,
Plaintiff,
vs.
STEARNS BANK, FNBN-RESCON I, LLC
Does 1 through 25, inclusive
Defendant.

Case No.: SAC V09—1462 DOC (RNBX)
JUDGMENT

JUDGMENT IN A CIVIL ACTION

A jury trial in this matter came before this Court on August 23, 2010. After receiving and hearing evidence, and deliberating thereon, the jury returned a verdict as follows:

First Cause of Action:	\$ 16,000,000.00 in favor of the plaintiff
(Breach of Contract by Stearns)	
Second Cause of Action:	\$ 000,000.00
(Misrepresentation/Fraud)	
Third Cause of Action	\$ 000,000.00
(Intentional Interference)	
Fourth Cause of Action	\$ 14,000,000.00 in favor of the plaintiff
(Negligent Interference by Stearns)	
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Total Damages	\$ 30,000,000.00

1 By order dated January 5, 2011, the Court dismissed with prejudice plaintiff's claims
2 against defendant FDIC. (Dkt. 57). Prior to trial, defendants Stearns Bank and FNBN-RESCON I
3 LLC stipulated to the dismissal of their counter-claim against plaintiff for judicial foreclosure. (Dkt.
4 60 at 33). After the presentation of evidence, plaintiff voluntarily dismissed its remaining claims
5 against Stearns Bank and FNBN-RESCON I LLC for quiet title and conspiracy.

6 WHEREFORE, the Court hereby orders, adjudges, and decrees as follows: (1) To
7 avoid duplicate judgments, the Court orders a total judgment in favor of Plaintiff Citrus El Dorado
8 LLC and against Defendant Stearns Bank in the amount of Sixteen Million Dollars (\$16,000,000);
9 (2) the Court orders judgment in favor of Defendant FNBN-RESCON I LLC and against Plaintiff, as
10 to Plaintiff's claims against it; (3) the Court orders that Defendant FNBN-RESCON I LLC shall take
11 nothing against Plaintiff Citrus El Dorado LLC, on its counter-claim for specific performance,
12 appointment of receiver and injunctive relief; and (4) the Court orders judgment in favor of Defendant
13 FDIC and against Plaintiff Citrus El Dorado, LLC, as to Plaintiff's claims against it.

14
15 DATED: *January 30, 2012*

16
17 *David O. Carter*

18
19 Hon. David O. Carter