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15 Attorneys for Defendants Sundeep S. Dale,
16 Rohit Ranchhod, Dale Investments, LLC,
17 Sundeep Dale, LLC, California Fruit Building, LLC,
18 and American Hospitality Services, Inc.

19 UNITED STATES DISTRICT COURT
20 EASTERN DISTRICT OF CALIFORNIA – SACRAMENTO DIVISION

21 AFC REALTY CAPITAL, INC.)

22 Plaintiff)

23 v.)

24 SUNDEEP S. DALE; ROHIT RANCHHOD;
25 DALE INVESTMENTS, LLC; SUNDEEP
26 DALE, LLC; CALIFORNIA FRUIT
27 BUILDING, LLC; and AMERICAN
28 HOSPITALITY SERVICES, INC.)

Defendants)

Case No. 2:18-cv-02389-MCE-EFB

**STIPULATION FOR DISBURSEMENT
OF FUNDS ON DEPOSIT WITH COURT
FOLLOWING APPEAL AND ORDER**

Fed. R. Civ. P. 62; Local Rule 151

COUNTERCLAIM

1 The parties, by and through their counsel of record, hereby stipulate to the following in
2 this matter:

3 1. On or about January 2 and 3, 2023, Defendants deposited the total sum of
4 \$696,718.95 with the Court, in the Court's Deposit Fund, pursuant to the Parties' stipulation and
5 Orders of the Court, in accordance with Local Rules 150 and 151, in lieu of a supersedeas bond.
6 See Dkt. 88 (stipulation and order) and 89 (amended order).

7 2. As the judgment has now been affirmed by the Ninth Circuit Court of Appeals,
8 the Parties agree that the Clerk of the Court is authorized to and shall disburse from the funds
9 deposited by Defendants noted above the amount of **\$576,578.18**, which includes the judgment
10 and post-judgment interest, to Plaintiff AFC Realty Capital, LLC. The check shall be payable to
11 Arthur Fefferman and Carman, Callahan & Ingham LLP as attorneys, and mailed to Carman,
12 Callahan & Ingham LLP, 266 Main Street, Farmingdale, New York 11735.

13 3. The Parties agree that the Clerk of the Court is authorized to and shall disburse
14 the remainder of the funds, totaling **\$120,140.77**, to Defendants. The disbursement shall be
15 made as follows: \$60,070.39 shall be disbursed with the check payable to Sundeep S. Dale,
16 mailed to Sundeep S. Dale, 1535 Richland Rd., Yuba City, California 95993; and \$60,070.38
17 shall be disbursed with the check payable to American Hospitality Services, Inc., mailed to
18 American Hospitality Services, Inc., 9500 Aquafina Court, Elk Grove, California 95624.

19 IT IS SO STIPULATED.
20

21
22 CARMAN, CALLAHAN & INGHAM, LLP
23

24 Dated: May 7, 2024

25 By: /s/ James M. Carman
26 James M. Carman
27 Attorney for Plaintiff
28 AFC Realty Capital, Inc.

[SIGNATURE CONTINUES ON NEXT PAGE]


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Dated: May 7, 2024

By: /s/ C. Athena Roussos
C. Athena Roussos
Attorney for Defendants
Sundeep S. Dale, Rohit Ranchhod, Dale
Investments, LLC, Sundeep Dale, LLC,
California Fruit Building, LLC, and
American Hospitality Services, Inc.

IT IS SO ORDERED.

Dated: May 13, 2024



MORRISON C. ENGLAND, JR.
SENIOR UNITED STATES DISTRICT JUDGE