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The Court has reviewed Judge Beeler’s R&R; finds it correct, well reasoned, and thorough; and therefore adopts it in every respect. Accordingly, the Court hereby **REMANDS** the instant case to the Superior Court of Alameda County. The Clerk of the Court is instructed to close the file in this case.

This order disposes of Docket No. 9.

IT IS SO ORDERED.

Dated: February 12, 2018



EDWARD M. CHEN
United States District Judge