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10 *Attorneys for JPMorgan Chase Bank, N.A.*

11 **UNITED STATES DISTRICT COURT**  
 12 **DISTRICT OF NEVADA**

13 JPMORGAN CHASE BANK, N.A.

14 Plaintiff,

15 vs.

16 SFR INVESTMENTS POOL 1, LLC, a  
 17 Nevada limited liability company; CASA  
 PALERMO 20N HOMEOWNERS'  
 18 ASSOCIATION, a Nevada non-profit  
 corporation; and FARANAK  
 19 PANAHBARHAGH, an individual.

20 Defendants.

Case No. 2:17-cv-00342-GMN-VCF

**STIPULATION AND ORDER  
 GRANTING PLAINTIFF/COUNTER-  
 DEFENDANT JPMORGAN CHASE  
 BANK, N.A. LEAVE TO AMEND ITS  
 ANSWER TO DEFENDANT/  
 CROSS-CLAIMANT SFR  
 INVESTMENTS POOL 1, LLC'S  
 COUNTERCLAIM**

21 SFR INVESTMENTS POOL 1, LLC, a  
 22 Nevada limited liability company,

23 Counter/Cross-Claimant,

24 vs.

25 JPMORGAN CHASE BANK, N.A. and  
 FARANAK PANAHBARHAGH, an  
 26 individual,

27 Counter/Cross-Defendants.

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1 Plaintiff/Counter-Defendant JPMorgan Chase Bank, N.A. (“Chase”),  
2 Defendant/Counterclaimant/Cross-Claimant SFR Investments Pool 1, LLC (“SFR”),  
3 Defendant/Cross-Defendant Faranak Panahbarhagh, and Defendant Casa Palermo  
4 20N Homeowners’ Association (the “HOA”) (collectively, the “Parties”), by and  
5 through their counsel of record, hereby stipulate and agree that, pursuant to Rule  
6 15(a)(2) of the Federal Rules of Civil Procedure, and in the interest of judicial  
7 economy, Chase may amend its Answer to SFR’s Counterclaim to include an  
8 additional (sixteenth) affirmative defense.

9 Nothing in this stipulation shall be deemed to be a waiver of any claim or  
10 defense by any Party. Specifically, SFR in no way concedes that Chase’s additional  
11 (sixteenth) affirmative defense is valid. Attached as **Exhibit A** is a copy of the  
12 Amended Answer.

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1 Chase will file its Amended Answer to Counterclaim within 10 days of entry of  
2 this stipulation and order.

3 November 17, 2017.

4 KIM GILBERT EBRON

BALLARD SPAHR LLP

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18 *Attorney for Casa Palermo 20N Homeowners' Association*

21 **ORDER**

23 **IT IS SO ORDERED.**

24 

25 UNITED STATES MAGISTRATE JUDGE

26 Dated: 11-21-2017

27 IT IS HEREBY ORDERED that JPMorgan must file  
28 its amended answer on or before November 28,  
2017.