

The Honorable Kymberly K. Evanson

UNITED STATES DISTRICT COURT  
FOR THE WESTERN DISTRICT OF WASHINGTON  
AT SEATTLE

BEL-RED PARTNERS, LLC, a Washington limited liability company,

Plaintiff,

V.

**FIRST AMERICAN TITLE INSURANCE  
COMPANY, a Nebraska corporation,**

Defendant.

Case No.: 2:24-cv-01563-KKE

## **STIPULATED PROTECTIVE ORDER**

**NOTE ON MOTION CALENDAR:  
MARCH 6, 2025**

## I. **PURPOSE AND LIMITATIONS**

Discovery in this action is likely to involve production of confidential, proprietary, or private information for which special protection may be warranted. Accordingly, the parties hereby stipulate to and petition the court to enter the following Stipulated Protective Order. The parties acknowledge that this agreement is consistent with LCR 26(c). It does not confer blanket protection on all disclosures or responses to discovery, the protection it affords from public disclosure and use extends only to the limited information or items that are entitled to confidential treatment under the applicable legal principles, and it does not presumptively entitle parties to file confidential information under seal.

## II. “CONFIDENTIAL” MATERIAL

“Confidential” material shall include the following documents and tangible things:

STIPULATED PROTECTIVE ORDER - 1  
CASE NO.: 2:24-CV-01563-KKE

BUCHALTER  
1420 FIFTH AVENUE, SUITE 3100  
SEATTLE, WA 98101-1337  
TELEPHONE: 206 319 7052

1 produced or otherwise exchanged: Plaintiff's Operating Agreement and related amendments,  
2 Plaintiff's internal documents describing its business plan for the property, financial statements,  
3 construction budgets and related projections, documents pertaining to Plaintiff's anticipated  
4 profit projections for the subject property, documents related to proprietary lending products  
5 that Plaintiff has utilized, and communications related to the same documents described in this  
6 section.

7 **III. SCOPE**

8 The protections conferred by this agreement cover not only confidential material (as  
9 defined above), but also (1) any information copied or extracted from confidential material; (2)  
10 all copies, excerpts, summaries, or compilations of confidential material; and (3) any testimony,  
11 conversations, or presentations by parties or their counsel that might reveal confidential  
12 material. However, the protections conferred by this agreement do not cover information that  
13 is in the public domain or becomes part of the public domain through trial or otherwise.

14 **IV. ACCESS TO AND USE OF CONFIDENTIAL MATERIAL**

15 4.1 Basic Principles. A receiving party may use confidential material that is  
16 disclosed or produced by another party or by a non-party in connection with this case only for  
17 prosecuting, defending, or attempting to settle this litigation. Confidential material may be  
18 disclosed only to the categories of persons and under the conditions described in this agreement.  
19 Confidential material must be stored and maintained by a receiving party at a location and in a  
20 secure manner that ensures that access is limited to the persons authorized under this agreement.

21 4.2 Disclosure of "CONFIDENTIAL" Information or Items. Unless otherwise  
22 ordered by the court or permitted in writing by the designating party, a receiving party may  
23 disclose any confidential material only to: (a) the receiving party's counsel of record in this  
24 action, as well as employees of counsel to whom it is reasonably necessary to disclose the  
25 information for this litigation; (b) the officers, directors, and employees (including in house  
26 counsel) of the receiving party to whom disclosure is reasonably necessary for this litigation;

1 (c) experts and consultants to whom disclosure is reasonably necessary for this litigation and  
2 who have signed the “Acknowledgment and Agreement to Be Bound” (Exhibit A); (d) the  
3 court, court personnel, and court reporters and their staff; (e) copy or imaging services retained  
4 by counsel to assist in the duplication of confidential material, provided that counsel for the  
5 party retaining the copy or imaging service instructs the service not to disclose any confidential  
6 material to third parties and to immediately return all originals and copies of any confidential  
7 material; (f) during their depositions, witnesses in the action to whom disclosure is reasonably  
8 necessary and who have signed the “Acknowledgment and Agreement to Be Bound” (Exhibit  
9 A), unless otherwise agreed by the designating party or ordered by the court. Pages of  
10 transcribed deposition testimony or exhibits to depositions that reveal confidential material  
11 must be separately bound by the court reporter and may not be disclosed to anyone except as  
12 permitted under this agreement; (g) the author or recipient of a document containing the  
13 information or a custodian or other person who otherwise possessed or knew the information.

14       4.3     Filing Confidential Material. Before filing confidential material or discussing or  
15 referencing such material in court filings, the filing party shall confer with the designating party,  
16 in accordance with Local Civil Rule 5(g)(3)(A), to determine whether the designating party will  
17 remove the confidential designation, whether the document can be redacted, or whether a  
18 motion to seal or stipulation and proposed order is warranted. During the meet and confer  
19 process, the designating party must identify the basis for sealing the specific confidential  
20 information at issue, and if the designating party is not the party filing the information, it shall  
21 provide the written basis within two days of such conference and the filing party shall include  
22 that basis in its motion to seal, along with any objection to sealing the information at issue.  
23 Local Civil Rule 5(g) sets forth the procedures that must be followed and the standards that will  
24 be applied when a party seeks permission from the court to file material under seal. A party  
25 who seeks to maintain the confidentiality of its information must satisfy the requirements of  
26 Local Civil Rule 5(g)(3)(B), even if it is not the party filing the motion to seal. Failure to satisfy

1 this requirement will result in the motion to seal being denied, in accordance with the strong  
2 presumption of public access to the Court's files.

3 **V. DESIGNATING PROTECTED MATERIAL**

4       5.1     Exercise of Restraint and Care in Designating Material for Protection. Each  
5 party or non-party that designates information or items for protection under this agreement must  
6 take care to limit any such designation to specific material that qualifies under the appropriate  
7 standards. The designating party must designate for protection only those parts of material,  
8 documents, items, or oral or written communications that qualify, so that other portions of the  
9 material, documents, items, or communications for which protection is not warranted are not  
10 swept unjustifiably within the ambit of this agreement.

11       Mass, indiscriminate, or routinized designations are prohibited. Designations that are  
12 shown to be clearly unjustified or that have been made for an improper purpose (e.g., to  
13 unnecessarily encumber or delay the case development process or to impose unnecessary  
14 expenses and burdens on other parties) expose the designating party to sanctions.

15       If it comes to a designating party's attention that information or items that it designated  
16 for protection do not qualify for protection, the designating party must promptly notify all other  
17 parties that it is withdrawing the mistaken designation.

18       5.2     Manner and Timing of Designations. Except as otherwise provided in this  
19 agreement (see, e.g., second paragraph of section 5.2(b) below), or as otherwise stipulated or  
20 ordered, disclosure or discovery material that qualifies for protection under this agreement must  
21 be clearly so designated before or when the material is disclosed or produced.

22           (a)     Information in documentary form: (e.g., paper or electronic documents  
23 and deposition exhibits, but excluding transcripts of depositions or other pretrial or trial  
24 proceedings), the designating party must affix the word "CONFIDENTIAL" to each page that  
25 contains confidential material. If only a portion or portions of the material on a page qualifies  
26 for protection, the producing party also must clearly identify the protected portion(s) (e.g., by

making appropriate markings in the margins).

(b) Testimony given in deposition or in other pretrial proceedings: the parties and any participating non-parties must identify on the record, during the deposition or other pretrial proceeding, all protected testimony, without prejudice to their right to so designate other testimony after reviewing the transcript. Any party or non-party may, within fifteen days after receiving the transcript of the deposition or other pretrial proceeding, designate portions of the transcript, or exhibits thereto, as confidential. If a party or non-party desires to protect confidential information at trial, the issue should be addressed during the pre-trial conference.

(c) Other tangible items: the producing party must affix in a prominent place on the exterior of the container or containers in which the information or item is stored the word "CONFIDENTIAL." If only a portion or portions of the information or item warrant protection, the producing party, to the extent practicable, shall identify the protected portion(s).

5.3 Inadvertent Failures to Designate. If timely corrected, an inadvertent failure to designate qualified information or items does not, standing alone, waive the designating party's right to secure protection under this agreement for such material. Upon timely correction of a designation, the receiving party must make reasonable efforts to ensure that the material is treated in accordance with the provisions of this agreement.

## **VI. CHALLENGING CONFIDENTIALITY DESIGNATIONS**

6.1 Timing of Challenges. Any party or non-party may challenge a designation of confidentiality at any time. Unless a prompt challenge to a designating party's confidentiality designation is necessary to avoid foreseeable, substantial unfairness, unnecessary economic burdens, or a significant disruption or delay of the litigation, a party does not waive its right to challenge a confidentiality designation by electing not to mount a challenge promptly after the original designation is disclosed.

6.2 Meet and Confer. The parties must make every attempt to resolve any dispute regarding confidential designations without court involvement. Any motion regarding

1 confidential designations or for a protective order must include a certification, in the motion or  
2 in a declaration or affidavit, that the movant has engaged in a good faith meet and confer  
3 conference with other affected parties in an effort to resolve the dispute without court action.  
4 The certification must list the date, manner, and participants to the conference. A good faith  
5 effort to confer requires a face to-face meeting or a telephone conference.

6 **6.3 Judicial Intervention.** If the parties cannot resolve a challenge without court  
7 intervention, the designating party may file and serve a motion to retain confidentiality under  
8 Local Civil Rule 7 (and in compliance with Local Civil Rule 5(g), if applicable). Any such  
9 motion shall be subject to the Discovery Disputes provision of Judge Evanson's Chambers  
10 Procedures for Civil Cases. The burden of persuasion in any such motion shall be on the  
11 designating party. Frivolous challenges, and those made for an improper purpose (e.g., to harass  
12 or impose unnecessary expenses and burdens on other parties) may expose the challenging party  
13 to sanctions. All parties shall continue to maintain the material in question as confidential until  
14 the court rules on the challenge.

15 **VII. PROTECTED MATERIAL SUBPOENAED OR ORDERED PRODUCED IN**  
16 **OTHER LITIGATION**

17 If a party is served with a subpoena or a court order issued in other litigation that  
18 compels disclosure of any information or items designated in this action as  
19 "CONFIDENTIAL," that party must:

20 (a) promptly notify the designating party in writing and include a copy of the  
21 subpoena or court order;

22 (b) promptly notify in writing the party who caused the subpoena or order to issue  
23 in the other litigation that some or all of the material covered by the subpoena or order is subject  
24 to this agreement. Such notification shall include a copy of this agreement; and

25 (c) cooperate with respect to all reasonable procedures sought to be pursued by the  
26 designating party whose confidential material may be affected.

1                   **VII. UNAUTHORIZED DISCLOSURE OF PROTECTED MATERIAL**

2                   If a receiving party learns that, by inadvertence or otherwise, it has disclosed  
3 confidential material to any person or in any circumstance not authorized under this agreement,  
4 the receiving party must immediately (a) notify in writing the designating party of the  
5 unauthorized disclosures, (b) use its best efforts to retrieve all unauthorized copies of the  
6 protected material, (c) inform the person or persons to whom unauthorized disclosures were  
7 made of all the terms of this agreement, and (d) request that such person or persons execute the  
8 “Acknowledgment and Agreement to Be Bound” that is attached hereto as Exhibit A.

9                   **IX. INADVERTENT PRODUCTION OF PRIVILEGED OR OTHERWISE**

10                   **PROTECTED MATERIAL**

11                   When a producing party gives notice to receiving parties that certain inadvertently  
12 produced material is subject to a claim of privilege or other protection, the obligations of the  
13 receiving parties are those set forth in Federal Rule of Civil Procedure 26(b)(5)(B). This  
14 provision is not intended to modify whatever procedure may be established in an e-discovery  
15 order or agreement that provides for production without prior privilege review. The parties  
16 agree to the entry of a non-waiver order under Fed. R. Evid. 502(d) as set forth herein.

17                   **X. NON TERMINATION AND RETURN OF DOCUMENTS**

18                   Within 60 days after the termination of this action, including all appeals, each receiving  
19 party must return all confidential material to the producing party, including all copies, extracts  
20 and summaries thereof. Alternatively, the parties may agree upon appropriate methods of  
21 destruction.

22                   Notwithstanding this provision, counsel are entitled to retain one archival copy of all  
23 documents filed with the court, trial, deposition, and hearing transcripts, correspondence,  
24 deposition and trial exhibits, expert reports, attorney work product, and consultant and expert  
25 work product, even if such materials contain confidential material.

26                   The confidentiality obligations imposed by this agreement shall remain in effect until a

1 designating party agrees otherwise in writing or a court orders otherwise.

2  
3 IT IS SO STIPULATED, THROUGH COUNSEL OF RECORD  
4

5 Dated: March 6, 2025

BUCHALTER

6  
7 By: /s/Adam C. Doupé  
8 Brad P. Thoreson, WSBA #18190  
Adam C. Doupé, WSBA #55483

9  
10 1420 Fifth Avenue, Suite 3100  
Seattle, WA 98101-1337  
Telephone: 206.319.7052  
bthoreson@buchalter.com  
adoupe@buchalter.com

11  
12 Attorneys for Plaintiff  
13 BEL-RED PARTNERS, LLC

14  
15 /s/ Teruyuki S. Olsen  
Teruyuki S. Olsen, WSBA #40855  
Connor Rankin, WSBA #52514  
OSERAN HAHN P.S.  
11225 SE 6<sup>th</sup> Street, Suite #100  
16 Bellevue, Washington 98004  
T: (425) 455-3900  
F: (425) 455-9201  
17 tolsen@ohswlaw.com  
crankin@ohswlaw.com  
18 Attorneys for Defendant

19  
20 /s/ Christopher I. Ritter  
21 Christopher Ritter, *Pro Hac Vice*  
Scott Gizer, *Pro Hac Vice*  
22 EARLY SULLIVAN WRIGHT GIZER  
& McRAE LLP  
6420 Wilshire Blvd., 17<sup>th</sup> Floor  
23 Los Angeles, CA 90048  
T: (323) 761-7924  
F: (323) 301-4676  
24 critter@earlysullivan.com  
sgizer@earlysullivan.com  
jdetering@earlysullivan.com  
25 Attorneys for Defendant

26 STIPULATED PROTECTIVE ORDER - 8  
CASE NO.: 2:24-CV-01563-KKE

BN 87349854v1

BUCHALTER  
1420 FIFTH AVENUE, SUITE 3100  
SEATTLE, WA 98101-1337  
TELEPHONE: 206.319.7052

1 PURSUANT TO STIPULATION, IT IS SO ORDERED

2 IT IS FURTHER ORDERED that pursuant to Fed. R. Evid. 502(d), the production of  
3 any documents in this proceeding shall not, for the purposes of this proceeding or any other  
4 federal or state proceeding, constitute a waiver by the producing party of any privilege  
5 applicable to those documents, including the attorney-client privilege, attorney work-product  
6 protection, or any other privilege or protection recognized by law.

7

8 DATED: March 12, 2025

9

10

11 

---

12 Kymberly K. Evanson  
13 United States District Judge

EXHIBIT A

## ACKNOWLEDGMENT AND AGREEMENT TO BE BOUND

I, \_\_\_\_\_ [print or type full name], of \_\_\_\_\_ [print or type full address], declare under penalty of perjury that I have read in its entirety and understand the Stipulated Protective Order that was issued by the United States District Court for the Western District of Washington on [date] in the case of *Bel-Red Partners, LLC v. First American Title Insurance Company*, Case No. 2:24-cv-01563-KKE. I agree to comply with and to be bound by all the terms of this Stipulated Protective Order and I understand and acknowledge that failure to so comply could expose me to sanctions and punishment in the nature of contempt. I solemnly promise that I will not disclose in any manner any information or item that is subject to this Stipulated Protective Order to any person or entity except in strict compliance with the provisions of this Order. I further agree to submit to the jurisdiction of the United States District Court for the Western District of Washington for the purpose of enforcing the terms of this Stipulated Protective Order, even if such enforcement proceedings occur after termination of this action.

Date: \_\_\_\_\_

City and State where sworn and signed: \_\_\_\_\_

Printed name: \_\_\_\_\_

Signature:

5803307.1

STIPULATED PROTECTIVE ORDER - 10  
CASE NO.: 2:24-CV-01563-KKE

BUCHALTER  
1420 FIFTH AVENUE, SUITE 3100  
SEATTLE, WA 98101-1337  
TELEPHONE: 206 319 7052