Litigation Due Diligence Analysis

Maverick adv. Lockheed Martin

Case No. PV2022334556

By

MBK

September 20, 2022

Table of Contents

[1. SUMMARY 8](#_Toc53565473)

[2. PARTIES/SIGNIFICANT FIGURES 8](#_Toc53565474)

[3. STATEMENT OF FACTS / EVIDENTIARY SUPPORT 11](#_Toc53565475)

[4. ADDITIONAL INFORMATION/CLARIFICATION NEEDED FROM CLIENT 13](#_Toc53565476)

[5. ADDITIONAL DOCUMENTS NEEDED FROM CLIENT 14](#_Toc53565477)

[6. THIRD-PARTY DOCUMENTS/INFORMATION KNOWN TO EXIST 15](#_Toc53565478)

[radio\_client\_plaintiff\_defendant == "Plaintiff/Petitioner" 7. POTENTIAL CAUSES OF ACTION AND THE STRENGTHS/WEAKNESSES OF EACH###radio\_client\_plaintiff\_defendant == "Defendant/Respondent" and yn\_cross\_claims == "Yes" 8. POTENTIAL CROSS-CLAIMS AND THE STRENGTHS/WEAKNESSES OF EACH###radio\_client\_plaintiff\_defendant == "Defendant/Respondent" and yn\_cross\_claims == "No" 9. POTENTIAL AFFIRMATIVE DEFENSES### 17](#_Toc53565479)

[9.1. Breach of Contract 17](#_Toc53565480)

[9.2. Implied Covenant of Good Faith and Fair Dealing 19](#_Toc53565481)

[9.3. Negligence 21](#_Toc53565482)

[9.4. Breach of Fiduciary Duty 22](#_Toc53565483)

[9.5. Nuisance 24](#_Toc53565484)

[9.6. Trespass 27](#_Toc53565485)

[9.7. Interference with Prospective Business Advantage 30](#_Toc53565486)

[9.8. Interference with Contract 31](#_Toc53565487)

[9.9. Intentional Misrepresentation (Fraud) 33](#_Toc53565488)

[9.10. Negligent Misrepresentation 37](#_Toc53565489)

[9.11. Intentional Infliction of Emotional Distress (“IIED”) 38](#_Toc53565490)

[9.12. Declaratory Relief 40](#_Toc53565491)

[9.13. Assault 42](#_Toc53565492)

[9.14. Battery 43](#_Toc53565493)

[9.15. Defamation 45](#_Toc53565494)

[9.16. Civil Stalking 47](#_Toc53565495)

[9.17. Violation of Statute (Dog Bite) 49](#_Toc53565496)

[9.18. False Imprisonment 50](#_Toc53565497)

[9.19. Invasion of Privacy 52](#_Toc53565498)

[9.20. Express Indemnity 54](#_Toc53565499)

[9.21. Equitable Indemnity 55](#_Toc53565500)

[9.22. Failure to Permit Inspection of Records 57](#_Toc53565501)

[9.23. Quiet Title 58](#_Toc53565502)

[9.24. Slander of Title 60](#_Toc53565503)

[9.25. Cancellation of Instrument 61](#_Toc53565504)

[9.26. Reformation of Instrument 62](#_Toc53565505)

[9.27. Partition 63](#_Toc53565506)

[9.28. Conversion 64](#_Toc53565507)

[9.29. Trespass to Chattels 66](#_Toc53565508)

[9.30. Open Book Account 68](#_Toc53565509)

[9.31. Money Had and Received 69](#_Toc53565510)

[9.32. Account Stated 70](#_Toc53565511)

[9.33. Goods and Services Rendered 71](#_Toc53565512)

[9.34. Unjust Enrichment 72](#_Toc53565513)

[9.35. Rescission 73](#_Toc53565514)

[9.36. Financial Elder Abuse (Welf. & Inst. Code, § 15610.30) 75](#_Toc53565515)

[9.37. Negligent Hiring 76](#_Toc53565516)

[9.38. Negligent Supervision 78](#_Toc53565517)

[9.39. Unfair Business Practices (Bus. & Prof. Code, § 17200 et seq.) 81](#_Toc53565518)

[9.40. Receipt of Stolen Property (Penal Code § 496) 84](#_Toc53565519)

[9.41. Misrepresentation in Connection with Sale of Security (Corp. Code, § 25401) 85](#_Toc53565520)

[9.42. Recovery Against Contractor’s Bond 87](#_Toc53565521)

[9.43. Breach of Independent Wholesale Representatives Act (Civ. Code, § 1738.10 et seq) 88](#_Toc53565522)

[9.44. Violation of California Uniform Trade Secrets Act (Civ. Code, § 3426 et seq.) 91](#_Toc53565523)

[9.45. Malicious Prosecution 93](#_Toc53565524)

[9.46. Abuse of Process 95](#_Toc53565525)

[9.47. Insurance Bad Faith 97](#_Toc53565526)

[9.48. Medical Malpractice 99](#_Toc53565527)

[9.49. Legal Malpractice 100](#_Toc53565528)

[9.50. 104](#_Toc53565529)

[9.51. 105](#_Toc53565530)

[radio\_client\_plaintiff\_defendant == "Defendant/Respondent" and yn\_cross\_claims == "Yes" 106](#_Toc53565531)

[10. POTENTIAL AFFIRMATIVE DEFENSES 106](#_Toc53565532)

[10.1. BJR 106](#_Toc53565533)

[10.2. Statute of Limitations 108](#_Toc53565534)

[10.3. Equitable Estoppel 113](#_Toc53565535)

[10.4. Unclean Hands 113](#_Toc53565536)

[10.5. Laches 113](#_Toc53565537)

[10.6. Negligence (Comparative Fault) 114](#_Toc53565538)

[10.7. Apportionment 114](#_Toc53565539)

[10.8. Negligence (Sudden Emergency) 115](#_Toc53565540)

[10.9. Assumption of Risk 115](#_Toc53565541)

[10.10. Contract (Force Majeure) 116](#_Toc53565542)

[10.11. Contract (Duress) 116](#_Toc53565543)

[10.12. Contract (Fraud) 117](#_Toc53565544)

[10.13. Contract (Frustration of Purpose) 118](#_Toc53565545)

[10.14. Contract (Lack of Consideration) 118](#_Toc53565546)

[10.15. Contract (Failure of Consideration) 119](#_Toc53565547)

[10.16. Contract (Illegality) 119](#_Toc53565548)

[10.17. Contract (Impossibility) 120](#_Toc53565549)

[10.18. Contract (Impracticability) 120](#_Toc53565550)

[10.19. Contract (Mistake of Law) 121](#_Toc53565551)

[10.20. Contract (Mistake of Fact) 121](#_Toc53565552)

[10.21. Contract (Novation) 122](#_Toc53565553)

[10.22. Contract (Statute of Frauds) 122](#_Toc53565554)

[10.23. Contract (Unconscionability) 123](#_Toc53565555)

[10.24. Contract (Undue Influence) 124](#_Toc53565556)

[10.25. Contract (Accord and Satisfaction) 124](#_Toc53565557)

[10.26. Waiver 125](#_Toc53565558)

[10.27. Failure to Mitigate 125](#_Toc53565559)

[10.28. Lack of Damages 126](#_Toc53565560)

[10.29. Failure to State a Claim 126](#_Toc53565561)

[10.30. Intervening/Superseding Cause 127](#_Toc53565562)

[10.31. Justification 127](#_Toc53565563)

[10.32. Ratification 128](#_Toc53565564)

[10.33. Litigation Privilege (Civ. Code, § 47) 128](#_Toc53565565)

[10.34. Consent 129](#_Toc53565566)

[10.35. Necessity 129](#_Toc53565567)

[10.36. Private Necessity 130](#_Toc53565568)

[10.37. Equitable Easement 130](#_Toc53565569)

[11. STRATEGIC CONSIDERATIONS 131](#_Toc53565570)

[11.1. Statute of Limitations 131](#_Toc53565571)

[11.2. Jurisdiction 132](#_Toc53565572)

[11.2.1. Arbitration 132](#_Toc53565573)

[11.2.2. Personal Jurisdiction 132](#_Toc53565574)

[11.2.3. Subject Matter Jurisdiction 132](#_Toc53565575)

[11.3. Standing 132](#_Toc53565576)

[11.4. Anti-SLAPP Analysis 134](#_Toc53565577)

[11.5. Pre-Filing Requirements 142](#_Toc53565578)

[11.6. Attorneys’ Fees and Costs 144](#_Toc53565579)

[12. FINAL THOUGHTS/ISSUES/CONCERNS/COMMENTS 145](#_Toc53565580)

# SUMMARY

Habitasse platea dictumst vestibulum rhoncus est. Quis risus sed vulputate odio ut. Iaculis urna id volutpat lacus laoreet non curabitur gravida arcu. Ut lectus arcu bibendum at varius vel. Egestas egestas fringilla phasellus faucibus scelerisque eleifend donec pretium. In ante metus dictum at tempor commodo ullamcorper a. Eget duis at tellus at urna condimentum mattis pellentesque. In iaculis nunc sed augue lacus viverra vitae. Turpis egestas maecenas pharetra convallis posuere morbi leo urna. Penatibus et magnis dis parturient montes. Et netus et malesuada fames ac turpis egestas maecenas.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# PARTIES/SIGNIFICANT FIGURES

|  |  |
| --- | --- |
| **Name of Party / Significant Figure** | **Significance to Underlying Matter/Dispute** |
| Tim Maverick (“Client”)  DELETE THIS NOTE: If we represent more than one individual/entity, then list all our Clients here—one on each line. Then, make sure to alter the defined “Client” to say: **“(collectively, ‘Client’”)**. The point is to keep “Client” *singular* no matter how many people/entities we represent. If there’s a need to refer to different Clients in the “Statement of Facts/Evidentiary Support” section below, you can put a shortcut (“\*\*\*”) after each individual Client, but still collectively define all of them as “Client.” | N/A |
| Lockheed Martin Corp. ("Lockheed") | Manufacturer of parts in dispute |

The table above may be amended from time to time to reflect revisions to Client’s narrative and/or new information that may become available in the future.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# STATEMENT OF FACTS / EVIDENTIARY SUPPORT

|  |  |  |
| --- | --- | --- |
| **Date / NA** | **Fact** | **Evidence Supporting That Fact** |
| \* | This section should contain a comprehensive and objective statement of the relevant facts of the case, as well as any relevant dates. When possible, cite to evidence already in our possession that support the facts referenced. | \* |
| 4/19/19 | THIS IS AN EXAMPLE. REPLACE IT WITH ACTUAL DATA.  Client loaned debtor $875,000, secured by a deed of trust (Orange Country Recorder No. 2019234563) (“Deed of Trust”). | Client Timeline |
| 6/10/19 | THIS IS AN EXAMPLE. REPLACE IT WITH ACTUAL DATA.  Client notified debtor of breach. | Email from Client to debtor |
| N/A | REMEMBER TO DELETE ANY EXCESS ROWS IN THE TABLE BY DRAGGING YOUR MOUSE OVER THE ROWS TO BE DELETED AND THEN PRESSING **BACKSPACE** and then pressing **DELETE ENTIRE ROW**. | \*\* |
| \* | \*\* | \*\* |
| \* | \*\* | \*\* |
| \* | \*\* | \*\* |
| \* | \*\* | \*\* |
| \* | \*\* | \*\* |
| \* | \*\* | \*\* |
| \* | \*\* | \*\* |

This table may be amended from time to time as new information/evidence comes in. To the extent that such new information necessitates any significant revisions to Client’s litigation strategy, where applicable, the Firm will work with Client to develop a new strategy.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# ADDITIONAL INFORMATION/CLARIFICATION NEEDED FROM CLIENT

The Firm should follow up with Client regarding the following items/issues:

— Client said that he had video of the machined parts being produced defectively.

This section of the LADD may be amended from time to time as new information becomes known.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# ADDITIONAL DOCUMENTS NEEDED FROM CLIENT

None at the moment. This section of the LADD, however, may be amended from time to time if Client locates additional documents.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# THIRD-PARTY DOCUMENTS/INFORMATION KNOWN TO EXIST

Client believes that one or more third parties has possession, custody, control, and/or knowledge of the following documents/information.

|  |  |  |
| --- | --- | --- |
| **Document/Information** | **Significance of the Document/Information** | **Identity of Third Party in Possession of the Documents**[[1]](#footnote-1) |
| Minutes from the Board meeting dated 3/5/20 where Client objected to the action taken by the Board. | These minutes, which are supposed to be available to directors, will show that the Board acted arbitrarily and capriciously, and that Client objected to the action being taken. Client was then wrongfully locked out of management of the company. | ABC Corp.’s Attorney |
| \* | \*\* | \* |
| \* | \*\* | \* |
| \* | \*\* | \* |
| \* | \*\* | \* |
| \* | \*\* | \* |
| \* | \*\* | \* |
| \* | \*\* | \* |

The table above may be amended from time to time as new information comes to light.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# POTENTIAL AFFIRMATIVE DEFENSES

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# CAUSES OF ACTIONS/CLAIMS ALLEGED AGAINST CLIENT

The current action pending against Client alleges the causes of action listed below. The elements necessary to prove each of those claims will not be addressed in this LADD, but may be discussed at a later time upon Client’s request.

— (i) Negligence; (ii) Declaratory Relief; (iii) Receipt of Stolen Property (PC 496); and/or (iv) Violation of California Uniform Trade Secrets Act

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# POTENTIAL AFFIRMATIVE DEFENSES

Based upon the allegations made against Client thus far, and based upon the facts and evidence provided by Client and/or reflected in the documents the Firm has received and reviewed, the affirmative defenses discussed below appear to be applicable.

## Statute of Limitations

Affirmative Defense—Statute of Limitations

The applicability of a statute of limitations defense depends upon the nature of the claims alleged. Based upon the claims aimed at Client, the following seem relevant:

— Two years for **personal injuries** (Code Civ. Proc., § 335.1); three years for claims related to **injury to property** (Code Civ. Proc., § 335.1).

— The limitations period for a **trespass** action is generally three years. (Code Civ. Proc., § 338(b).)

• For *permanent trespass*, a claim accrues when the trespass occurs. Plaintiff must bring a single action for past, present, and future damages within three years (*Starrh & Starrh Cotton Growers v. Aera Energy LLC* (2007) 153 Cal.App.4th 583, 592.)

• For *continuing trespass*, a new cause of action accrues each day the trespass continues, and a plaintiff must bring periodic successive actions if the trespass continues without abatement. (*Baker v. Burbank-Glendale-Pasadena Airport Auth.* (1985) 39 Cal.3d 862, 869.)

— The statute of limitations governing a request for **declaratory relief** is the one applicable to an ordinary legal or equitable action based on the same claim. (*Mangini v. Aerojet–General Corp.* (1991) 230 Cal.App.3d 1125, 1155.)

Application/Conclusion—Application of the Affirmative Defense to Client’s Facts

— REPLACE THIS TEXT by providing a brief (1-3 sentences) statement regarding why this affirmative defense *might* apply to the facts of this case.

## Unclean Hands

Affirmative Defense—Unclean Hands

— If the plaintiff’s bad conduct or bad faith causes/is related to his or her own underlying harm, then that plaintiff is barred from obtaining equitable relief—i.e., a plaintiff cannot take advantage of his or her own wrong. (Civ. Code, § 3517; *Lynn v. Duckel* (1956) 46 Cal.2d 845, 850.)

Application/Conclusion—Application of the Affirmative Defense to Client’s Facts

— REPLACE THIS TEXT by providing a brief (1-3 sentences) statement regarding why this affirmative defense *might* apply to the facts of this case.

## Laches

Affirmative Defense—Laches

— A plaintiff’s claim is barred under the doctrine of laches if: (i) the plaintiff delayed in bringing his or her claim; (ii) the delay was unreasonable or inexcusable; and (iii) the defendant is prejudiced because of the delay. (*In re Marriage of Parker* (2017) 14 Cal.App.5th 681, 688.)

Application/Conclusion—Application of the Affirmative Defense to Client’s Facts

— REPLACE THIS TEXT by providing a brief (1-3 sentences) statement regarding why this affirmative defense *might* apply to the facts of this case.

## Failure to State a Claim

Affirmative Defense—Failure to State a Claim

— This affirmative defense applies if the plaintiff fails to state facts sufficient to constitute a cause of action. (Code Civ. Proc., § 430.10(e).)

Application/Conclusion—Application of the Affirmative Defense to Client’s Facts

— REPLACE THIS TEXT by providing a brief (1-3 sentences) statement regarding why this affirmative defense *might* apply to the facts of this case.

## Justification

Affirmative Defense—Justification

— Because of the defendant’s legally protected interest, the defendant’s appropriate conduct was justified in protecting that interest. (*Richardson v. La Rancherita* (1979) 98 Cal.App.3d 73.) How this affirmative defense is applied, however, depends upon the nature of the claims alleged. For example, in response to an invasion of privacy claim, a defendant may be justified in violating a plaintiff’s privacy interest if the reason for the invasion outweighs the plaintiff’s privacy interest. (*Lewis v. Superior Court* (2017) 3 Cal.5th 561, 573.) In an assault case, however, justification means that the defendant’s force was necessary to protect the defendant or others from wrongful injury. (Civ. Code, § 50.)

Application/Conclusion—Application of the Affirmative Defense to Client’s Facts

— REPLACE THIS TEXT by providing a brief (1-3 sentences) statement regarding why this affirmative defense *might* apply to the facts of this case.

## Necessity

Affirmative Defense—Necessity

— “Necessity” is an affirmative defense to nuisance claims that basically states that the defendant acted to prevent a threatened injury from something *not* connected to the plaintiff (e.g., force of nature, dangerous condition not caused by the plaintiff, etc.). (*Farmers Ins. Exchange v. State of California* (1985) 175 Cal.App.3d 494, 503.) This affirmative defense is different from the “lesser of two evils” defense, which is not applicable here.

Application/Conclusion—Application of the Affirmative Defense to Client’s Facts

— REPLACE THIS TEXT by providing a brief (1-3 sentences) statement regarding why this affirmative defense *might* apply to the facts of this case.

This section of the LADD may be amended from time to time if new information/evidence comes to light that supports additional affirmative defenses.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# STRATEGIC CONSIDERATIONS

## Jurisdiction

### Arbitration

None of the documents reviewed require Client to submit the current dispute to binding arbitration. Client may, therefore, *choose* whether to agree to arbitration. Whether that is a good idea or not depends upon a variety of factors that Client and the Firm can discuss at a later time.

### Personal Jurisdiction

It is likely that given the facts and parties relevant to this dispute, the superior court in Orange County may exercise personal jurisdiction over the parties.

### Subject Matter Jurisdiction

Subject matter jurisdiction is a requirement for suits filed in federal court. There are no federal court issues of subject matter jurisdiction in connection with this dispute.

## Standing

Based upon the information/evidence that Client has provided thus far, it appears that the opposing party has standing to pursue each of the claims alleged against Client.

Client may lack standing to bring a cross-claim for \*\*\*. [*State the reasons for lack of standing. If there is more than one cause of action at issue, adjust the language accordingly.*] The Firm will take a closer look at the standing issue and follow up with Client in the near future.

## Anti-SLAPP Analysis

Anti-SLAPP Overview—

— Strategic Lawsuits Against Public Participation (“SLAPP”) are lawsuits designed to hinder or prevent parties (typically the defendant) from engaging in constitutionally protected activities (e.g., petitioning or free speech). For example, development companies have used SLAPP suits to harass environmental groups standing in the way of large development/construction projects. These companies would file lawsuits against the environmentalists for the express purpose of tying up the smaller (and not as well-funded) environmental groups’ financial resources, effectively preventing them from having their “day in court.” In response, the Legislature passed the anti-SLAPP statute, which was codified in Code of Civil Procedure section 425.16. This statute allows the defending party to file a special motion to strike (called an anti-SLAPP motion) to have the court determine whether the lawsuit can proceed or should instead be thrown out as a meritless attack on the defendant’s acts made in furtherance of his or her right “to petition or free speech under the United States Constitution or the California Constitution in connection with a public issue.” (Code Civ. Proc., § 425.16(b)(1).)

— The granting of an anti-SLAPP motion can have *severe* consequences, not the least of which is the dismissal of the at-issue claim(s)—or even the entire complaint—depending on the circumstances. In addition, a defendant who prevails on an anti-SLAPP motion *must* be awarded his or her attorneys’ fees and costs, which, given the complexity of anti-SLAPP motions, is typically quite significant. (Code Civ. Proc., § 425.16(c)(1).)

Anti-SLAPP Test—

— The courts use a two-prong test to determine if a claim is protected under the anti-SLAPP statute. First, the defendant must prove that the at-issue claim arises from a constitutionally protected activity. (*Ruiz v. Harbor View Community Assn., supra,* 134 Cal.App.4th at 1466; Code Civ. Proc., § 425.16(b)(1).) If the defendant satisfies his or her burden, the burden shifts to the plaintiff to show that there is a probability that he or she will prevail on the merits of the at-issue claim. (*Ibid*.; *Equilon Enterprises v. Consumer Cause Inc.* (2002) 29 Cal.4th 53, 67; Code Civ. Proc., § 425.16(b)(1).)

— With regard to the first prong, there are four categories that the anti-SLAPP statute is intended to protect:

• Any statement (written or oral) or document generated in connection with (or as part of):

→ Any official proceedings authorized by law—e.g., legislative, executive, or judicial proceedings. (Code Civ. Proc., § 425.16(e)(1).)

→ Any issue under consideration or review by a legislative, executive, or judicial body. (Code Civ. Proc., § 425.16(e)(2).)

• Any statement (written or oral) or document made in a place open to the public (or in a public forum) and made in connection with an issue of public interest. (Code Civ. Proc., § 425.16(e)(3).)

• Any other conduct made in furtherance of the exercise of a constitutional right of petition or free speech and made in connection with an issue of public interest. (Code Civ. Proc., § 425.16(e)(4).)

Analysis—

— The conduct at issue—i.e., the injury-producing harm—must itself be based on the right to petition or free speech. (*City of Cotati v. Cashman* (2002) 29 Cal.4th 69, 78.)

— “Conduct in Furtherance of the Right to Petition or Free Speech” (i.e., the constitutionally protected activity) includes things like:

• Statements or writings made in the course of a litigation, including the act of filing a lawsuit, are protected under the anti-SLAPP statute. (*Navellier v. Sletten* (2002) 29 Cal.4th 82, 90.) This includes statements or writings made before litigation commences if the statement or writing was made in connection with litigation. (*Sylmar Air Conditioning v. Pueblo Contracting Services, Inc.* (2004) 122 Cal.App.4th 1049, 1059; *Bel Air Internet, LLC v. Morales* (2018) 20 Cal.App.5th 924, 940-44.)

• A parent’s formal complaint urging the firing of a high school baseball coach that was addressed “To Whom It May Concern” and delivered to school board were part of an official proceeding and thus protected by the anti-SLAPP statute. (*Lee v. Fick* (2005) 135 Cal.App.4th 89, 97.)

• The developer/environmentalist example from above, where a developer is trying to get rid of picketers who are opposing a construction project.

— Acts made in furtherance of petitioning or free speech that are made in a public forum or that concern a public issue are protected under category **(e)(3)** of the anti-SLAPP statute.

— A “public forum” is a place that is open to the general public to assemble, communicate thoughts, and discuss public questions. (*Kurwa v. Harrington, Foxx, Dubrow & Canter, LLP* (2007) 146 Cal.App.4th 841, 846.) Courts have extended the protections of the anti-SLAPP statute under this category to the following cases:

• HOA meetings. (*Lee v. Silveira*, *supra*, 6 Cal.App.5th at 539–40 [relying on *Damon v. Ocean Hills Journalism Club, supra,* 85 Cal.App.4th at 476-477 [HOA functioned as a quasi-governmental body promulgating and enforcing policies and rules affecting members living in 440 townhouses].)

• Limited group, as opposed to the general public, if the conduct occurs in connection with an ongoing controversy, dispute, or discussion. (*DuCharme v. Internat. Brotherhood of Electrical Workers, Local 45* (2003) 110 Cal.App.4th 107, 115.)

• Streets, parks, and other public places. (*Zhao v. Wong* (1996) 48 Cal.App.4th 1114, 1125-26 (overruled on other grounds in *Briggs v. Eden Council for Hope & Opportunity* (1999) 19 Cal.4th 1106, 1123).)

• Speech by mail. (*Macias v. Hartwell* (1997) 55 Cal.App.4th 669, 674 [holding that mailing campaign flyers constituted a public forum].)

• Newsletters published to many residents of an HOA, even if access to the newsletter was selective and limited. (*Damon v. Ocean Hills Journalism Club, supra,* 85 Cal.App.4th at 476-77.)

• Websites open to the public. (Barrett v. Rosenthal (2006) 40 Cal.4th 33, 41, fn. 4 (collecting cases); *Kronemyer v. Internet Movie Data Base, Inc.* (2007) 150 Cal.App.4th 941, 950 [Internet website is a public forum where statements on website are accessible to anyone choosing to visit the site]; *Wong v. Jing* (2010) 189 Cal.App.4th 1354, 1367.)

— In the context of the phrase “public issue,” courts have extended the protections of the anti-SLAPP statute to:

• Statements concerning management of a private HOA. (*Damon v. Ocean Hills Journalism Club, supra,* 85 Cal.App.4th at 480.)

• An individual homeowner’s complaints about siding replacement on some, but not all, units in a development because the cost of replacing siding came out of the HOA’s budget, which affected all members. (*Country Side Villas Homeowners Assn. v. Ivie* (2011) 193 Cal.App.4th 1110, 1117-18.)

• Private letters sent to a member in connection with his challenge of a board’s application of architectural standards affected all members as it was an aspect of governance. (*Ruiz v. Harbor View Community Assn., supra*, 134 Cal.App.4th at 1468; but see *Turner v. Vista Pointe Ridge Homeowners Assn.* (2009) 180 Cal.App.4th 676, 687-88 [holding that homeowner’s dispute with HOA regarding homeowner’s home addition exceeding previously agreed to heights was *not* a public issue since the height only affected one neighbor (distinguishing *Ruiz* on the grounds that *Ruiz* dealt with ensuring that the governing documents were equally enforced against all members).].)

— Despite the differences in cases referenced above, it seems that courts have interpreted the phrase “in connection with a public issue” used in subdivision (b)(1) of the anti-SLAPP statute and the terms “public issue” or “issue of public interest,” as those phrases are used in subdivisions (e)(3) and (4) of the anti-SLAPP statute, interchangeably. (*DuCharme v. Internat. Brotherhood of Electrical Workers, Local 45, supra,* 110 Cal.App.4th at 118; *All One God Faith, Inc. v. Organic and Sustainable Industry Stds., Inc.* (2010) 183 Cal.App.4th 1186.)

— Acts made in furtherance of petitioning or free speech that concern a public issue are protected under category **(e)(4)** of the anti-SLAPP statute.

Application/Conclusion—

— REPLACE THIS TEXT by restating applicable facts/claims from above that support that the at-issue facts/claims arising from one or more constitutionally protected activities: (i) made during, or connection with, a legislative, judicial, executive, or other official proceeding; and/or (ii) made in a public forum and concerned a public issue; and/or (iii) made in furtherance of the right to petition or free speech *and* also concerned a matter of public interest.

— CONCLUDE WITH A 1 OR 2 SENTENCE RECOMMENDATION/PLAN OF ACTION.

— After Client has had the opportunity to review this LADD, the Firm will schedule a conference call or in-person meeting to discuss the anti-SLAPP issue in more detail.

## Pre-Filing Requirements

## Attorneys’ Fees and Costs

If this dispute is adjudicated, the prevailing party will be entitled to attorneys’ fees and costs under Civil Code section 1234.

If new information comes to light that affects Client’s right to attorneys’ fees and costs, Client will be notified.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# FINAL THOUGHTS/ISSUES/CONCERNS/COMMENTS

None at this time.

This section of the LADD might be amended from time to time to reflect new information, strategies, or concerns that arise during the course of the litigation.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Reviewed and Approved by: \*\*\*\*\*\*

1. Any third party listed here should also be listed in the “Parties/Significant Figures” section above. [↑](#footnote-ref-1)