

DEC 18 2024

David W. Stayton, Executive Officer/Clerk of Court

By: M. Alaniz, Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF LOS ANGELES — CENTRAL DISTRICT

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MORGAN MARGOLIS, individual and on behalf of P&H PIONEERTOWN, L.P., a California limited partnership; JOHN CHAPMAN, individually and on behalf of P&H PIONEERTOWN, L.P., a California limited partnership; and S&H DESERT DEPOT, LLC, a Delaware limited liability company, and on behalf of P&H PIONEERTOWN, L.P., a California limited partnership,

Plaintiffs,

vs.

JOSEPH MORESCO, an individual; LISA ELIN, an individual; P&H PIONEERTOWN GP, LLC a California limited liability company; P&H PIONEERTOWN PALACE HOLDINGS, LLC, a Delaware limited liability Company; and DOES 1 through 5, inclusive,

Defendants.

P&H Pioneertown, L.P.,

Nominal Defendant.

Case No. 21STCV23458

[Assigned for all purposes to the Honorable Steve Cochran, Dept. 16]

ORDER GRANTING PLAINTIFFS' REQUEST FOR INTERIM INJUNCTIVE RELIEF PENDING ENTRY OF FINAL JUDGMENT

Hearing

Date: December 18, 2024

Time: 1:30 p.m.

Place: Dept. 16

12/20/2024

1 On December 18, 2024, at 1:30 p.m. in Department 16 of the above-entitled Court, Plaintiffs
2 Morgan Margolis, John Chapman, and S&H Desert Depot, LLC's ("Plaintiffs") *Request for Interim*
3 *Relief Pending Final Judgment* (the "Request") came on for hearing. The Court, having considered
4 all declarations and exhibits submitted in support and opposition to the Request, the testimony of
5 witnesses presented at the hearing, the records, and files in this action, and the arguments of counsel,
6 and good cause appearing, **GRANTS** the Request.

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8 **IT IS HEREBY ORDERED:**

9 Until entry of final judgment in this action, Defendants Joseph Moresco, Lisa Elin, and P&H
10 Pioneertown GP, LLC ("Moresco Holdings") (collectively, "Defendants"), their agents and others
11 acting at their direction or in concert with them are restrained from:

12 1. As of December 23, 2024, acting as the venue manager of Pappy + Harriet's,
13 including:

- 14 a. Acting as the on-site manager or the talent buyer of Pappy + Harriet's;
15 b. Purporting to enter into any agreements on behalf of Pappy + Harriet's or P&H
16 Pioneertown, L.P. (the "Partnership");
17 c. Engaging in any other activity constituting control over the venue;
18 d. Directing any transfer of funds from Pappy + Harriet's or the Partnership's
19 funds; and

20 2. As of December 23, 2024, acting under the auspices of 'general partner' of the
21 Partnership, including:

- 22 a. Making or carrying out any decision binding the Partnership;
23 b. Filing tax returns;
24 c. Directing distributions;
25 d. Any other act that purports to bind the Partnership; and

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27 3. As of the date of this Order, making any direct or reimbursed payments using
28 Partnership funds, including, without limitation:

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- a. legal fees, costs, and expenses, whether now outstanding or incurred in the future; or
- b. management fees.

4. Transferring, encumbering, licensing, or otherwise using (or authorizing the of) any of the intellectual property of Pappy + Harriets, including without limitation the trademark portfolio transferred from the Partnership to Pioneertown Palace Holdings LLC on or around June 16, 2021.

IT IS FURTHER ORDERED THAT PENDING ENTRY OF FINAL JUDGMENT:

- 5. Plaintiffs or their designated agent(s) shall assume interim management of Pappy + Harriet's as of December 23, 2024.
- 6. All decisions for the Partnership shall be controlled by Plaintiffs or their designated agent, subject to the reporting requirements set forth in this Order.
- 7. Defendants shall provide the information, access, accounting, and items required to implement this Order no later than December 23, 2024, with a declaration confirming delivery.
- 8. Pappy + Harriet's staff and vendor relationships can be informed of these changes forthwith.
- 9. Plaintiffs shall not:
 - a. make any capital improvements (unless necessary to comply with the law, contract, or to maintain operations);
 - b. pay out any distributions from Partnership funds unless agreed to in writing by the Parties.

11/27/2024

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10. Until entry of a final judgment, Plaintiffs shall provide written reporting of financial and operational information (including sales data and expense reports) to Defendants no less than once per month.

IT IS SO ORDERED.

Date: December 18, 2024



Hon. Steve Cochran
Judge of the Los Angeles Superior
Court

FILED