

IN THE UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF MARYLAND

**BRIGHTVIEW GROUP, LP,**

**Plaintiff,**

**v.**

**ANDREW M. TEETERS, et al.,**

**Defendants.**

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**Civil Case No. SAG-19-2774**

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**ORDER AND PRELIMINARY INJUNCTION**

Pursuant to Federal Rule of Civil Procedure 65, and upon consideration of the Amended Complaint filed in this action, Brightview Group, LP’s (“Brightview”) Motion for Preliminary Injunction, the briefing and evidence submitted in support of and in opposition to Brightview’s Motion, and the argument of counsel, it is, this 21st day of February, 2020, hereby:

- (1) **FOUND** that, for the reasons stated in the accompanying Memorandum Opinion –
  - a. Brightview is likely to succeed on the merits of its claims of trade secret misappropriation, under both the Defend Trade Secrets Act of 2016, 18 U.S.C. § 1836, *et seq.*, and the Maryland Uniform Trade Secrets Act, Md. Code Ann., Com. Law § 11-1201, *et seq.*;
  - b. Brightview is likely to succeed on the merits of its unfair competition claim under Maryland common law;
  - c. Brightview is likely to suffer imminent, irreparable harm, absent preliminary injunctive relief;
  - d. The balance of the equities favors granting Brightview preliminary injunctive relief; and

- e. Issuing a preliminary injunction serves the public interest;
- (2) **ORDERED** that Defendants Andrew Teeters, Ross Dingman, and Monarch Communities, LLC, and all persons and entities in active concert or participation with them who receive actual notice of this Order by personal service or otherwise, including, without limitation, their officers, agents, servants, employees, and attorneys, are hereby **ENJOINED** from accessing, using, disclosing, or disseminating any of the Brightview documents set forth in Appendix A to this Order;<sup>1</sup>
- (3) **ORDERED** that this Order shall take effect upon the posting by Brightview of a bond in the amount of \$10,000; and
- (4) **ORDERED** that this Order shall remain in effect until further order of the Court.

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/s/  
Stephanie A. Gallagher  
United States District Judge

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<sup>1</sup> Counsel for Defendants are permitted, however, to access, use, disclose, and disseminate the relevant Brightview documents as needed to represent their clients in the instant litigation, such as for discovery purposes. To the extent that counsel representing other individuals not a party to this litigation must access, use, disclose, and disseminate the relevant Brightview documents for purposes related to this litigation, they may file an appropriate motion with the Court seeking such leave.

**APPENDIX A**

<b>No.</b>	<b>Document</b>
1	"Senior Housing Development Underwriting - 170 Apt IL_AL_AZ Ellicott City Maryland.xls"
2	"Senior Housing Development Underwriting - 170 Apt IL_AL_AZ Pasadena Maryland.xls"
3	"Senior Housing Development Underwriting - Option A 77 unit AL_AZ New Rochelle New York.xls"
4	"Copy of Senior Housing Development Underwriting - Option A 77 unit AL_AZ New Rochelle New York_Ross.xls"
5	"Senior Housing Development Underwriting - 131 Apt IL_AL_AZ Portsmouth NH.xls"
6	"Portsmouth Homewood Suites Senior Housing Underwriting - 131 IL_AL_AZ.pdf"
7	"Senior Housing Development Underwriting - 131 Apt IL_AL_AZ Portsmouth NH 6-2-19.xls"
8	"The Monarch Bridgewater Underwriting - 175 IL_AL_AZ.xlsx"
9	"Pasadena MD 170-unit PF.pdf"
10	"Maryland and Virginia Senior Living Pipeline.docx"
11	"Community Openings.xlsx"
12	"Historic Deal Summaries.pdf"
13	"Severna Park Deposits Heat Map.jpg"
14	"Severna Park Deposits Map.jpg"
15	"Severna Park and Annapolis Deposits Heat Map.jpg"
16	Pricing sheets
17	"BVSL Operational Guidelines.docx"

No.	Document
18	"Severna Park Deposits Map.jpg"
19	"Lease-up deposit_7.22.19.xlsx"
20	"Lease-up move-in_7.22.19.xlsx"
21	"rs_Shelter_Senior_leaseup_pace_dep_SSRS.docx"
22	"Joy Farm Lease Up Saturation - Expanded PMA Demos - 12.13.18.xlsx"
23	"2019 Budget - Cross Property Operating Report.xlsx"
24	"Copy of Cross Property Hours 07.13.19.xlsm"
25	Copy of Cross_Prop_Rpt_with KPI_June_19.xlsx"
30	"Brightview Group GP, LLC - Limited Liability Company Operating Agreement.pdf"
31	"DOCS-#606744-v7-The_Brightview_Senior_Living_Group_LP_Limited_Partnersh....doc"
32	Twelve-month accrual accounting statements
33	"BVSL corporate stmt.xlsx"
34	"ALM Systems Training Curriculum.pdf"
35	"BOM Systems Training Curriculum.pdf"
36	"CSD Systems Training Curriculum.pdf"
37	"DSD Systems Training Curriculum.pdf"
38	"HSD Systems Training Curriculum.pdf"
39	"VLD Systems Training Curriculum.pdf"
40	"WVD Systems Training Curriculum.pdf"
44	"Brightview Equity Funds Summary.pdf"
45	"VA - Alexandria (Eisenhower Rd) Demographics Analysis - 3.11.19.xlsx"

No.	Document
46	"Woodbridge Country Club Demographics 11.16.18.xlsx"
47	"Portsmouth Demographics Analysis - 5.31.19.xlsx"
48	"MD - Glen Burnie (376 Marley Road) Demographics Analysis – 6.15.19.xlsx"
49	"205 Changebridge Road, Montville, NJ – Demographics.xlsm"
50	"1420 Frontier Rd, Bridgewater, NJ 08807 - Demographics with Zip Codes 11-22-2017.xlsm"
51	"Joy Farm Demographics 12.11.18.xlsx"
52	"Scotch Plains Demographics Analysis - 2.4.19.xlsx"
53	"Demographics and NIC Data - DC to Boston.pdf"
58	"205 Changebridge Road, Montville, NJ – Drive Time Map.JPG"
59	"205 Changebridge Road, Montville, NJ - Comp Map with Labels.jpg"
60	"NICMAP_Property_Inventory_3Q2017.xlsx"
61	"Competitors Map.PNG"
62	"Bridgewater PMA.jpg"
63	"Joy Farm Lease Up Saturation - Expanded PMA Demos - 12.13.18.xlsx"
64	"Brightview 3642, 3646, 3650 Ox Road LOI 08_24_2018.doc"
65	"Product Development Outline.docx"