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Requested By:
STEWART TITLE OF DOUGLAS
COUNTY

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0207 PG- 3976 RPT: 0.00



APN (portion) 1418-27-410-007

Recording Requested By:

Stewart Title of Douglas County

1663 US Highway 395 N, Ste. 101

Minden, NV 89423

066201859515

Order Granting Motion
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

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Case No. 04-CV-01103

Dept. No. II

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JAN 18 2006

DOUGLAS COUNTY
DISTRICT COURT CLERK

2006 JAN 18 PM 2:31

FILED
BY *K. W. [Signature]*
DISTRICT COURT

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF DOUGLAS

ALFONSO LAI, in his
individual capacity and
ALFONSO LAI, as co-Trustee of
the mary Lai 1984 Trust,

Plaintiff,

vs.

CHRISTOPHER LAI,

Defendant

AND RELATED ACTIONS.

**ORDER GRANTING MOTION TO
REMOVE STAY AND FOR
ADDITIONAL RELIEF**

THIS MATTER comes before the court Plaintiff Alfonso Lai's
("Alfonso") Motion to Remove Stay and for Additional Relief,
filed October 6, 2005. Defendant Christopher Lai
("Christopher") filed his opposition on November 7, 2005, and
Alfonso replied on December 2, 2005. Christopher also moved
for oral argument on this matter on November 16, 2005, which
Alfonso opposed in his reply. This court has read and reviewed
all the pleadings, documents, and exhibits offered in support
of and in opposition to the motion.

Judgment after bench trial was entered by the Superior
Court of California in and for the County of Contra Costa (Case

MICHAEL P. GIBBONS
DISTRICT JUDGE
DOUGLAS COUNTY
P.O. BOX 218
MINDEN, NV 89423



1 No. MSC02-01803) on February 25, 2004, and was affirmed by the
2 California Court of Appeals. See Exhibits A and B to the
3 motion. Per the judgment, Christopher was to pay Alfonso,
4 individually and as Trustee, certain assets and monies.
5 Alfonso, as trustee, was to hold certain property in Lake Tahoe
6 as collateral until the judgment was satisfied. If Christopher
7 did not satisfy the judgment then Alfonso was granted the full
8 power to execute upon the Lake Tahoe property.
9

10 The parties dispute the full amount outstanding under the
11 California judgment; however, they agree that Christopher does
12 owe an amount under the judgment. Therefore, under the express
13 terms of the judgment, Alfonso is empowered to sell the Lake
14 Tahoe property. As such, the court grants Alfonso's motion to
15 lift the stay and grants him the authority and power to sell
16 Lot 4 of Cave Rock Estates Unit No. 1, Douglas County, Nevada.

17 There are outstanding repairs that must be made to the
18 property prior to sale. Alfonso is authorized to make those
19 repairs and to deduct the cost of repairs from the gross
20 proceeds of the sale.

21 After deduction of any fees or costs of the sale
22 (including reasonable realtors' fees), and the reasonable cost
23 of repairing the property, Alfonso is to deposit the net
24 proceeds of the sale with the Court Clerk for the Contra Costa
25 County Superior Court or with a bank or an escrow company
26 mutually agreed by the parties. The parties are to resolve any
27 outstanding accounting disputes in the Superior Court, as it is
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the court of original jurisdiction.

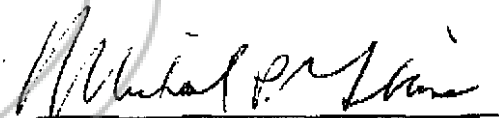
This court has conducted previous hearings and telephone conferences. The court does not believe any further hearings are necessary nor are they required by the local rules, NJDCR 6(e).

Alfonso is further ordered to provide notice of this order to the Superior Court in the original action.

All other matters are denied as moot.

IT IS SO ORDERED.

Dated this 18 day of January, 2006.


MICHAEL P. GIBBONS
DISTRICT JUDGE

Copies served by mail this 18th day of January, 2006, to:
Patrick M. Mooney, Esq., 448 Hill Street, Reno, NV 89501; Alan
R. Smith, Esq., 505 Ridge Street, Reno, NV 89501.

CERTIFIED COPY


Ursula K. McManus

The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.

DATE: 1/17/06
B. Reed Clerk of the 9th Judicial District Court
of the State of Nevada, In and for the County of Douglas,

By:  Deputy

SEAL

MICHAEL P. GIBBONS
DISTRICT JUDGE
DOUGLAS COUNTY
P.O. BOX 215
MINDEN, NV 89423