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DC/DISTRICT ATTORNEY

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Name: Douglas V. Ritchie, Deputy District Attorney  
Address: Douglas County District Attorney  
City/State/Zip: \_\_\_\_\_

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 4 Fee: 0.00  
BK-0612 PG- 0820 RPTT: 0.00



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-OR-  
\_\_\_\_\_ I the undersigned hereby affirm that this document submitted for Recording contains the social security number of a person or persons as required by law: \_\_\_\_\_ (state specific law)

Mitchell Deputy District Attorney  
Signature (Print name under signature) Title

\_\_\_\_\_  
Judgment  
(Title of Document)

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Document # \_\_\_\_\_ recorded \_\_\_\_\_ (Date) in the Douglas County Recorders Office.

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*This page added to provide additional information required by NRS 111.312 Sections 1-4.  
(Additional recording fees apply)*

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MAY 23 2012  
DOUGLAS COUNTY  
DISTRICT COURT CLERK

FILED

2012 JUN -1 PM 4:19

TED THIRAN  
CLERK

BY *[Signature]* DEPUTY

1 CASE NO. 11-CV-0357  
2 DEPT. NO. II  
3 DA NO. 11-066

4 This document does not contain  
5 the personal information of any person

6  
7 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
8 **IN AND FOR THE COUNTY OF DOUGLAS**

9 DOUGLAS COUNTY, A POLITICAL  
10 SUBDIVISION OF THE STATE OF  
11 NEVADA,

11 Plaintiff,

12 vs.

13 SKYLINE HANGARS-MINDEN, LLC, a  
14 Nevada Limited Liability Company; P51  
15 COURT, LLC, a Nevada Limited Liability  
16 Company; and DOES 1 through 10,

16 Defendants.

**~~PROPOSED~~ ORDER GRANTING  
PLAINTIFF'S MOTION FOR SUMMARY  
JUDGMENT AND ENTRY OF  
JUDGMENT**

17 The Court having examined Plaintiff Douglas County's Motion for Summary Judgment Against  
18 P51 Court, LLC; P51 Court, LLC's Motion for Continuance; and the other papers and pleadings on file  
19 herein; and the Court having considered the arguments of the parties, and other good cause showing:

20 The Court finds that, although it granted P51 Court, LLC ("P51 Court") 60 days to conduct  
21 discovery and to submit a response to Plaintiff's Motion for Summary Judgment, P51 Court neither  
22 conducted any discovery nor filed an opposition to Plaintiff's Motion for Summary Judgment.

23 The Court further finds that Douglas County provided notice to P51 Court of its failure to  
24 comply with numerous terms of that certain lease entered between Douglas County and Defendant P51  
25 Court, as the successor-in-interest to Defendant Skyline Hangars-Minden, LLC, on or about October 3,  
26 2002, and recorded with the Douglas County Recorder's Office as Document 0554943, Book 1002,  
27 Pages 06417-0644, together with any amendments thereto (the "Lease").

28 ///

1 The Court further finds that Defendant P51 Court has failed to pay property taxes as required by  
2 the terms of the Lease and has not contested the assessment of such taxes as permitted pursuant to  
3 NRS 361.356. The Court further finds that there is substantial and compelling evidence that P51 Court:

- 4 1. Has failed to pay the monthly rent and maintenance fees when due to Plaintiff;
- 5 2. Has failed to complete the tenant improvements required pursuant to the terms of the Lease;
- 6 3. Has failed to maintain the landscaping and hangar as required by the terms of the Lease;
- 7 4. Has failed to maintain the required insurance coverage; and
- 8 5. Has failed to pay all taxes when due.

9 The Court further finds that Defendant P51 Court, LLC failed to produce any documents at the  
10 mandatory NRCP 16.1 Case Conference that might support its affirmative defenses and has failed to  
11 submit any discovery requests to Douglas County since the Joint Case Conference report was filed with  
12 the Court.

13 The Court further finds that P51 Court's failure to file an opposition to Plaintiff's Motion for  
14 Summary Judgment may be construed by the Court as an admission that Plaintiff's Motion for  
15 Summary Judgment is meritorious and consents to the Court's granting the relief requested by the  
16 Plaintiff pursuant to DCR 13(3).

17 THEREFORE,

18 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that Plaintiff Douglas County's  
19 Motion for Summary Judgment is GRANTED.

20 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that P51 Court, LLC consents to  
21 the relief requested by Plaintiff Douglas County and is deemed to have admitted that Plaintiff's factual  
22 allegations are true.

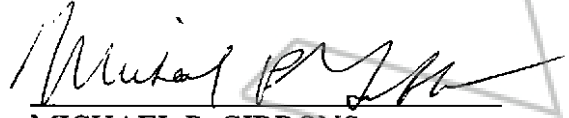
23 IT IS FURTHER ORDERED THAT JUDGMENT BE ENTERED against Defendant P51  
24 Court, LLC, and in favor of Plaintiff Douglas County, in the principal amount of \$66,692.98 in  
25 delinquent personal property taxes, together with interest accruing thereon at the highest legal rate until  
26 paid in full.

27 IT IS FURTHER ORDERED THAT JUDGMENT BE ENTERED against Defendant P51  
28 Court, LLC, and in favor of Plaintiff Douglas County, in the principal amount of \$58,924.54 in

1 delinquent rent, maintenance charges, late fees, and finance charges related to the Lease, together with  
2 interest accruing thereon at the highest legal rate until paid in full.

3 IT IS FURTHER ORDERED that Defendant P51 Court, LLC, its members, officers, successors  
4 and assignees are hereby divested of any right, title or interest arising from or related to the Lease.


5 DATED this 1 day of June, 2012.

6 

7 MICHAEL P. GIBBONS  
8 District Court Judge

9 Submitted By:

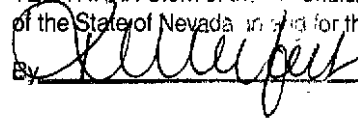
10 MARK B. JACKSON  
11 District Attorney

12 By:   
13 Douglas V. Ritchie  
14 Deputy District Attorney  
15 Attorney for Plaintiff Douglas County

22 **CERTIFIED COPY**

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

26 DATE 5/4/12

27 TED THRAN Clerk of the 9th Judicial District Court  
28 of the State of Nevada in and for the County of Douglas,  
By:  Deputy