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8 IN THE UNITED STATES DISTRICT COURT
9 EASTERN DISTRICT OF CALIFORNIA
10

11 UNITED STATES OF AMERICA,

12 Plaintiff,

13 v.

14 REAL PROPERTY LOCATED AT 9445
FRUITRIDGE ROAD, SACRAMENTO,
15 CALIFORNIA, SACRAMENTO COUNTY,
APN NOS: 063-0060-045 AND 063-0060-046
16 INCLUDING ALL APPURTENANCES AND
IMPROVEMENTS THERETO,

17 Defendant.
18

2:11-CV-01902-JAM-EFB

REQUEST FOR EXTENSION OF STAY OF
FURTHER PROCEEDINGS AND ORDER

DATE: N/A
TIME: N/A
COURTROOM: N/A

19 The United States of America and David Johns, Mary Johns, and Major Amos Nilson and Lucy
20 H. Nilson, Trustees of the Nilson Family Revocable Trust (hereafter referred to collectively as
21 "claimants") submit the following Request for Extension of Stay of Further Proceedings and Proposed
22 Order.

23 This matter was previously stayed on September 15, 2011, November 28, 2011, February 1, 2012,
24 May 1, 2012, August 1, 2012, November 1, 2012, January 30, 2013, April 30, 2013, July 30, 2013,
25 October 30, 2013, March 27, 2014, September 8, 2014, March 4, 2015, and September 22, 2015, based
26 on the on-going criminal investigation into marijuana cultivation at 9445 Fruitridge Road, Sacramento,
27 California (hereafter "defendant property"). To date, several individuals have been charged with federal
28 criminal crimes related to marijuana cultivation at the defendant property, Case Nos. 2:11-CR-00275-

1 JAM and 2:11-CR-00276-JAM; but neither David Johns nor Mary Johns, the record owners of the
2 defendant property, have been charged with any criminal offense by state, local, or federal authorities.

3 1. Each of the claimants has filed a claim to the defendant property. Claimants David Johns,
4 Mary Johns, Major Amos Nilson, and Lucy H. Nilson have not yet filed their Answers and will not be
5 required to do so until the stay contemplated by this stipulation expires.

6 2. The stay is requested pursuant to 18 U.S.C. § 981(g)(1), 981(g)(2), and 21 U.S.C. § 881(i).
7 The United States contends that the defendant property was used to facilitate the cultivation of marijuana.

8 3. It is the United States' position that the statute of limitations has not expired on potential
9 criminal charges relating to the marijuana grow at the defendant property. Nevertheless, the United
10 States intends to depose claimants David and Mary Johns regarding their ownership of the defendant
11 property, as well as their knowledge and participation in large scale marijuana cultivation, including the
12 marijuana grow at the defendant property. If discovery proceeds at this time, claimants will be placed in
13 the difficult position of either invoking their Fifth Amendment rights against self-incrimination and
14 losing the ability to pursue their claims to the defendant property, or waiving their Fifth Amendment
15 rights and submitting to a deposition and potentially incriminating themselves. If they invoke their Fifth
16 Amendment rights, the United States will be deprived of the ability to explore the factual basis for the
17 claims they filed with this court.

18 4. In addition, claimants intend to depose, among others, the agents involved with this
19 investigation, including but not limited to the agents with the Drug Enforcement Administration and the
20 Internal Revenue Service. Allowing depositions of the law enforcement officers at this time would
21 adversely affect the ability of the federal authorities to investigate the alleged underlying criminal
22 conduct.

23 5. The parties recognize that proceeding with these actions at this time has potential adverse
24 effects on the investigation of the underlying criminal conduct and/or upon the claimants' ability to prove
25 their claim to the property and to assert any defenses to forfeiture. For these reasons, the parties jointly
26 request that the matter be stayed until February 29, 2016, in accordance with the terms of this

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1 stipulation. At that time the parties will advise the court of the status of the criminal investigation, if any,
2 and will advise the court whether a further stay is necessary.

3 Dated: 12/28/15

BENJAMIN B. WAGNER
United States Attorney

5 By: /s/ Kevin C. Khasigian
KEVIN C. KHASIGIAN
Assistant U.S. Attorney

8 Dated: 12/24/15

/s/ Brenda Grantland
BRENDA GRANTLAND
Attorney for claimants
David Johns and Mary Johns

11 Dated: 12/24/15

/s/ Douglas A. MacDonald
DOUGLAS A. MACDONALD
Attorney for claimants Major
Amos Nilson and Lucy H. Nilson

(Signatures authorized by email)

15 ORDER

16 For the reasons set forth above, this matter is stayed pursuant to 18 U.S.C. § 981(g)(1), 981(g)(2),
17 and 21 U.S.C. § 881(i) until February 29, 2016. On or before February 29, 2016, the parties will advise
18 the court whether a further stay is necessary.

19 IT IS SO ORDERED.

20 Dated: 12/28/2015

/s/ John A. Mendez
JOHN A. MENDEZ
United States District Court Judge