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5 Attorneys for the United States
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8 IN THE UNITED STATES DISTRICT COURT
 9 EASTERN DISTRICT OF CALIFORNIA
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11 UNITED STATES OF AMERICA
 12 Plaintiff,
 13 v.
 14 REAL PROPERTY LOCATED AT 149 G
 STREET, LINCOLN, CALIFORNIA,
 15 PLACER COUNTY, APN: 008-266-015-000,
 INCLUDING ALL APPURTENANCES AND
 16 IMPROVEMENTS THERETO, et al.,
 17 Defendants.

2:12-CV-00705-TLN-DAD
 STIPULATION AND ORDER FOR
 DISMISSAL WITH PREJUDICE OF REAL
 PROPERTY LOCATED AT 7447
 ANTELOPE ROAD, CITRUS HEIGHTS,
 CALIFORNIA; CERTIFICATE OF
 REASONABLE CAUSE

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 19 It is hereby stipulated by and between the United States of America and claimants
 20 Standard Insurance Company, Liberty Life Assurance Company of Boston, Liberty Mutual Fire
 21 Insurance Company, Liberty Mutual Insurance Company and Peerless Insurance Company
 22 (hereinafter collectively, the "Standard Lienholders") and Volen Properties 8, LLC, by and through
 23 their respective counsel of record (the "Stipulation"), as follows:

- 24 1. The real property located at 7447 Antelope Road, Citrus Heights, California,
 25 Sacramento County, APN: 204-0202-014-0000 ("Antelope Property") is a named defendant in the
 26 above entitled action.
 27 2. The only parties who have filed claims to the Antelope Property are the
 28 Standard Lienholders and Volen Properties 8, LLC, through its manager Bart Volen.

1 3. The parties to this Stipulation agree that defendant Antelope Property shall be
2 dismissed with prejudice pursuant to Rule 41(a)(2) of the Federal Rules of Civil Procedure.

3 4. Each of the parties to this Stipulation shall bear their own attorneys fees and
4 costs that were incurred with respect to the commencement, prosecution and defense of this
5 litigation that were specifically applicable to the Antelope Property.

6 5. For purposes of effectuating this stipulation and dismissal, the parties do not
7 contest there was probable cause for the posting of the defendant Antelope Property, and for the
8 commencement and prosecution of this forfeiture action against the defendant Antelope Property,
9 and further agree that the Court may enter a Certificate of Reasonable Cause pursuant to 28 U.S.C.
10 § 2465, with respect to the defendant Antelope Property only.

11 6. The United States shall withdraw its Notice of Lis Pendens recorded against
12 defendant Antelope Property, and the United States shall execute and record such documents as are
13 reasonably necessary to remove the cloud on title caused by the recording of the Lis Pendens
14 against defendant Antelope Property within seven days after the date of entry of this Order.

15 7. This Stipulation applies only to the defendant Antelope Property and does not
16 apply to any other defendant properties.

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Dated: 8/20/13

BENJAMIN B. WAGNER
United States Attorney

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

Dated: 8/19/13

/s/ Barry L. Groce
BARRY L. GROCE
Attorney for Standard Lienholders

Dated: 8/12/13

/s/ Courtney J. Linn
COURTNEY J. LINN
Attorney for Volen Properties 8, LLC

Signatures authorized by email

