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8 Counsel for Estate of Robert Renzel, Deceased, by and through his  
 9 successors in interest, Susan Carter and Ann Renzel Sebastian;  
 10 Robert E. Renzel Trust, by and through its trustees, Susan Carter  
 11 and Ann Renzel Sebastian; Susan Carter; Ann Renzel Sebastian;  
 12 and Bascom Avenue Development LLC

13 UNITED STATES DISTRICT COURT  
 14 NORTHERN DISTRICT OF CALIFORNIA

15 ESTATE OF ROBERT RENZEL,  
 16 DECEASED, *et al.*,

17 *Plaintiffs,*

18 *v.*

19 ESTATE OF LUPE VENTURA,  
 20 DECEASED, *et al.*,

21 *Defendants.*

Case No. 4:15-cv-1648-HSG

STIPULATION AND ORDER REGARDING  
 LITIGATION STAY

22 AND RELATED CROSS-ACTIONS.

Action filed: April 10, 2015  
 Discovery cut-off: September 8, 2017  
 Trial date: April 23, 2018

23 WHEREAS, pursuant to the Court’s September 15, 2017 order, ECF No. 191, Renzel and  
 24 Torres have come to an agreement to share the costs of a proposed pilot study for additional  
 25 environmental investigation at the property subject to this litigation, with the costs to be borne by  
 26 Renzel’s and Torres’s respective insurers, to support the development of a potentially less  
 27 expensive remedial strategy and revised cost estimate;

28 WHEREAS, the environmental consultant estimates the proposed pilot study, once  
 started, will take approximately five (5) months to complete;

WHEREAS, Renzel’s motion for summary judgment was taken under submission at the  
 September 14, 2017 hearing;



1 WHEREAS, Torres filed a motion for summary judgment against Renzel, ECF No. 187,  
2 currently set for hearing on November 16, 2017;

3 WHEREAS, the Court set the current deadlines in this matter in its September 15, 2017  
4 order, including deadlines for briefing on Torres' motion for summary judgment against Renzel;

5 WHEREAS, rather than expending resources on attorneys and experts in continued  
6 litigation and a trial of the action, if the proposed pilot study is found to be generally successful,  
7 the parties believe this effort will significantly increase the likelihood they will be able to fully  
8 and finally resolve all of the outstanding litigation between them, and thus allow the parties to  
9 focus their time and financial resources on developing a technical approach to address the PCE  
10 contamination at the subject property; and

11 WHEREAS, the Renzel and Torres, as well as their insurance company representatives,  
12 have confirmed March 15, 2018 for an in-person mediation with Timothy Gallagher, Esq., who  
13 has presided over all prior mediations between the parties in connection with this matter;

14 THEREFORE, all parties<sup>1</sup> hereby stipulate as follows, and request that the Court so order  
15 the terms of this stipulation:

16 1. The trial date and other Court dates and deadlines set forth in the Court's Order of  
17 September 15, 2017, are hereby vacated. A new Case Management Conference to discuss further  
18 scheduling of the case shall be set for April 17, 2018, at 2:00 p.m., and a joint case management  
19 statement shall be submitted by the parties no later than April 10, 2018 to notify the Court of the  
20 status of pilot study and the outcome of the parties' efforts to settle the pending action;

21 2. The briefing and hearing on Torres's summary judgment motion against Renzel,  
22 ECF No. 187, currently set for November 16, 2017, will remain on calendar;

23 3. All discovery and all motion practice in the action shall be stayed until further  
24 ordered by the Court;

25 4. Renzel and Torres, through their respective insurers, shall timely fund the  
26 proposed pilot study in its entirety;

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28 <sup>1</sup> A copy of this stipulation was provided to all *pro se* parties via email on October 10, 2017,  
requesting their review and agreement by signature. No objections were received.





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DATED: October 12, 2017

UKTAE HAN and MIJA HAN  
*Pro Se*

Good cause appearing, IT IS SO ORDERED.

Dated: October 16, 2017

  
United States District Judge

