

United States District Court  
For the Northern District of California

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UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF CALIFORNIA  
SAN JOSE DIVISION

UNIVERSAL GREEN SOLUTIONS, LLC,  
Plaintiff,  
v.  
VII PAC SHORES INVESTORS, LLC,  
Defendants.

Case No. C-12-05613-RMW

**ORDER GRANTING STIPULATION  
TO BIFURCATE TRIAL**

**[Re: Docket Nos. 68, 75]**

VII PAC SHORES INVESTORS, LLC,  
Cross-Complainant,  
v.  
CUSHMAN & WAKEFIELD OF  
CALIFORNIA, INC.,  
Cross-Defendants.

The court accepts the stipulation of all three parties to bifurcate trial and sever Pac Shores' third party complaint against Cushman & Wakefield. Therefore, in accordance with UGS's joinder to the stipulation to bifurcate trial, *see* Dkt. No. 75, the court enters the following stipulated order as proposed by the parties.

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GOOD CAUSE APPEARING THEREFORE, and the parties having stipulated thereto,  
IT IS HEREBY ORDERED as follows:

1. UGS' objection to the Stipulation to Sever Trial on Third-Party Complaint [ECF No. 68] is hereby withdrawn;
2. The third-party action is hereby severed from the underlying action, and the trial is bifurcated into two phases, to occur in the following order: (1) trial of Universal's Complaint against Pac Shores; and (2) a bench trial of Pac Shores' Third-Party Complaint against Cushman & Wakefield.
3. A Status Conference for the third-party action shall be held thirty days after the trial of the underlying action.
4. The deadlines for Pac Shores and Cushman & Wakefield to serve and file their respective trial documents in the third-party action are hereby vacated.
5. All pending expert and non-expert discovery in the third party action is hereby stayed until after the Status Conference in the third-party action.
6. The parties shall comply with this Stipulation with respect to producing Mr. Moyer for trial testimony.

Dated: May 23, 2014

  
RONALD M. WHYTE  
United States District Judge