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 8 Sha Li, and Tai Huang Chen

9 **UNITED STATES DISTRICT COURT**

10 **DISTRICT OF NEVADA**

11 DEUTSCHE BANK NATIONAL TRUST  
 12 COMPANY, AS TRUSTEE UNDER THE  
 13 POOLING AND SERVICING  
 14 AGREEMENT RELATING TO IMPAC  
 PASS-THROUGH CERTIFICATES, SERIES  
 15 2006-4,

Case No.: 2:16-cv-00584-GMN-PAL

16 Plaintiff,

vs.

17 VENTANA CANYON HOMEOWNERS  
 18 ASSOCIATION, INC.; NEVADA  
 ASSOCIATION SERVICES, INC.; PREMIER  
 19 ONE HOLDINGS, INC.; LIQUN  
 HOLDINGS LIMITED; SHA LI, an  
 20 individual: TAI HUANG CHEN, an  
 individual,

21 Defendants.

22 **STIPULATION AND ORDER TO EXTEND DISCOVERY**

23 IT IS HEREBY STIPULATED by and between Defendant Premier One Holdings, Inc  
 24 (“Premier One”), Defendant Sha Li (“Sha Li”), Defendant Tai Huan Chen (“Tai Huan  
 25 Chen”), Plaintiff Deutsche Bank National Trust Company, as Trustee Under the

1 Pooling and Servicing Agreement Relating to IMPAC Secured Assets Corp., Mortgage  
2 Pass-Through Certificates, Series 2006-4, (“Deutsche Bank”)1 and Defendant Ventana  
3 Canyon Homeowners Association (“Ventana HOA”) (referred to collectively as the  
4 parties) by and through their respective counsel to extend deadlines by 90 days from  
5 now, up to and including, May 8, 2018, to allow the parties to complete necessary  
6 discovery.

7 **A. REASON FOR REQUEST FOR EXTENSION OF DISCOVERY**  
8 **DEADLINES**

9 A scheduling order may be modified upon a showing of good cause and with  
10 the court’s consent. Fed. R. Civ. P. 16(b)(4); LR 26-4. Good cause may be found if the  
11 parties can show they could not comply with the schedule due to the matter that could  
12 not been reasonably foreseen at the time of the issuance of the scheduling order. *See*  
13 *Kuschner v. Nationstar Credit, Inc.*, 256 F.R.D. 684, 687 (E.D. Cal. 2009). Inadequate time  
14 remains in the scheduling order to complete all discovery for this litigation.

15 The timelines previously proposed by the parties due to the administrative stay  
16 have proven inadequate to conduct full discovery. *See* ECF 45. Specifically, counsel has  
17 encountered scheduling difficulties with respect to the depositions of the Rule 30(b)(6)  
18 witnesses for Premier One Holdings and NAS.

19 Additionally, Ventana HOA has recently noticed depositions for the Rule  
20 30(b)(6) witness for Deutsche Bank, Mr. Rock Jung, and Mr. Matt Lubawy which are  
21 scheduled to occur shortly before the currently scheduled end of discovery. Parties will  
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25 1 Consistent with ECF 45, Deutsche Bank’s consent to this stipulation shall not be  
26 construed as waiving any right to request that discovery be stayed or to seek  
summary judgment prior to the end of discovery.

1 need additional time to conduct discovery based on the information learned from those  
2 depositions. An extension shall also provide additional time to attempt settlement  
3 negotiations in this matter. Accordingly, there is good cause to permit additional time  
4 for discovery here.

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6 **B. PROPOSED SCHEDULE FOR COMLETING DISCOVERY**

- 7 **1. Discovery Cut Off Date.** The parties request the discovery be extended  
8 until Monday, May 8, 2018 (current deadline February 28, 2018).
- 9 **2. Expert Deadlines.** The prior deadline to make initial expert disclosures  
10 expired August 22, 2016. As previously agreed, this deadline shall not be  
11 extended. *See* ECF 45.
- 12 **3. Rebuttal Expert Deadlines.** the prior deadline to make initial expert  
13 disclosures expired September 21, 2016. As previously agreed, this  
14 deadline shall not be extended. *See* ECF 45.
- 15 **4. Dispositive Motion Deadline.** The parties propose June 7, 2018 as the  
16 new dispositive motions deadline, thirty days after the close of discovery.
- 17 **5. Pre-trial Order.** The parties propose that the date for filing of the joint  
18 pretrial order shall not be later than July 7, 2018, thirty days after the date  
19 set for filing dispositive motions. If dispositive motions are filed, the date  
20 for filing the joint pretrial order shall be suspended until thirty (30) days  
21 after decision on the dispositive motions or until further order of this  
22 Court. The parties shall include the disclosures required pursuant to Fed.  
23 R. Civ. P. 26(a)(3), and any objections thereto, within the pretrial order.  
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