

**SUPERIOR COURT OF CALIFORNIA  
COUNTY OF MARIN**

DATE: 02/14/18      TIME: 9:00 A.M.      DEPT: L      CASE NO: FL1001903

PRESIDING: HON. MARK A. TALAMANTES

REPORTER:

CLERK: JENN CHARIFA

---

PETITIONER:    LORIE MELISSA  
LAPIENES

and

RESPONDENT:    JAMES VLAHOS

---

NATURE OF PROCEEDINGS: MOTION – CONFIRMATION OF COMPLIANCE WITH  
TERMS OF JUDGMENT [RESP] JAMES VLAHOS

RULING

Respondent James Vlahos (“Husband”) filed his Request for Order (“RFO”) on December 6, 2017, seeking court confirmation that he has complied with the terms of the judgment entered on April 18, 2013. Petitioner Lorie Lapienes (“Wife”) filed her timely response on January 25, 2018.

The matter was called on February 7, 2018 after issuance of a tentative ruling. The court granted Wife’s request to continue the matter for one week for argument of the tentative ruling.

The court’s tentative ruling is repeated here as follows:

The parties purchased a home located at 50 Pratt, in Sausalito, California. As part of the judgment, Wife was removed from title of the home in 2012. Pursuant to the stipulated judgment, the property was to be sold by October 15, 2017, with Wife receiving 35% and Husband 65%, respectively, of any proceeds. Unfortunately, the parties entered into a deferred interest amortization loan, which has now apparently starved the parties of any equity in the property according to an appraisal provided by Husband. Husband’s proposal that the parties jointly hire a neutral appraiser was ignored by Wife.

The court grants Husband the relief sought, finding that he has complied with the terms of the judgment as they relate to the Sausalito property.

The late and delinquent support issues raised by Wife in her opposition are not properly before this court, and must be raised in a separate RFO if necessary. See Family Code §213.

Counsel for Husband to prepare the formal order.

***Parties must comply with Marin County Superior Court Local Rules, Rule 6.12(B), (C) to contest the tentative decision. In the event no party requests oral argument in accordance with Rule 6.12(C), the tentative ruling shall become the order of the court.***

**SUPERIOR COURT OF CALIFORNIA  
COUNTY OF MARIN**

DATE: 02/14/18      TIME: 9:00 A.M.      DEPT: L      CASE NO: FL1702509

PRESIDING: HON. MARK A. TALAMANTES

REPORTER:

CLERK: JENN CHARIFA

---

PETITIONER:    RIKI IWASAKI

and

RESPONDENT: YONG SUK IWASAKI

---

NATURE OF PROCEEDINGS: OTHER – PROTECTIVE ORDER LIMITING SCOPE OF RESPONDENT’S DISCOVERY REQUESTS AND FOR CCP 2023.030 (A) SANCTIONS FOR DISCOVERY MISUSE; ATTORNEY’S FEES AND COSTS [PETR] RIKI IWASAKI

RULING

Appearances required.

*Parties must comply with Marin County Superior Court Local Rules, Rule 6.12(B), (C) to contest the tentative decision. In the event no party requests oral argument in accordance with Rule 6.12(C), the tentative ruling shall become the order of the court.*