

APPENDIX TO THE PETITION

APPENDIX - TABLE OF CONTENTS

Appendix A - California Court of Appeal order filed March 18, 2026, in No. A175810, denying the petition for writ of mandate or prohibition and request for stay.

Appendix B - Supreme Court of California order filed April 22, 2026, in No. S295918, denying review and stay.

Appendix C - Alameda County Superior Court minute order filed February 10, 2026, denying the motion to vacate the March 23, 2023 amended judgment and denying a stay of enforcement. Petitioner sought further review while enforcement continued.

Appendix D - Alameda County Superior Court Appellate Division minute order filed October 20, 2025, denying reinstatement and transfer.

Appendix E - Alameda County Superior Court Appellate Division minute order filed August 9, 2024, denying further review and leave to appeal.

Appendix F - Alameda County Superior Court Appellate Division minute order filed April 19, 2024, dismissing No. 23AP034579.

Appendix G - Alameda County Superior Court Appellate Division minute order filed May 17, 2023, affirming the original judgment and postjudgment fee order without independently reviewing the separately entered March 23, 2023 amended judgment.

Appendix H - Amendment to Judgment filed March 23, 2023, imposing costs and attorney's fees of \$230,637.57.

Appendix I - Judgment filed June 16, 2022.

Appendix J - Notice of Filing of Notice of Appeal issued August 27, 2024, confirming that Petitioner filed a Notice of Appeal on August 23, 2024, later assigned Appeal No. 24AP089871.

Appendix K - Supreme Court of California clerk letter dated April 27, 2026, confirming that review was denied and the denial was final forthwith.

Appendix L - Alameda County Superior Court order filed August 10, 2021, denying Moreland's motion for summary judgment and recognizing a triable issue of material fact concerning nonpayment of rent and the alleged rent receipts.

Appendix A

IN THE COURT OF APPEAL OF THE STATE OF CALIFORNIA

FIRST APPELLATE DISTRICT

DIVISION THREE

LIYING TAO,

Petitioner,

v.

THE SUPERIOR COURT OF
ALAMEDA COUNTY,

Respondent;

CHRISTOPHER MORELAND,

Real Party in Interest.

A175810

(Alameda County
Super. Ct. Nos. 24AP089871,
RG21086206)

BY THE COURT:*

The petition for writ of mandate or, in the alternative, prohibition and request for stay are denied.

Dated: March 18, 2026

Tucher, P.J.
Presiding Justice

* Tucher, P.J., Petrou, J., and Rodríguez, J.

Appendix B

SUPREME COURT
FILED

APR 22 2026

Court of Appeal, First Appellate District, Division Three - No. A175810
Jorge Navarrete Clerk

S295918

Deputy

IN THE SUPREME COURT OF CALIFORNIA

En Banc

LIYING TAO, Petitioner,

v.

SUPERIOR COURT OF ALAMEDA COUNTY, Respondent;

CHRISTOPHER MORELAND, Real Party in Interest.

The petition for review and application for stay are denied.

GUERRERO
Chief Justice

Appendix C

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ALAMEDA

Hayward Hall of Justice, Department 511

JUDICIAL OFFICER: HONORABLE LUPE GARCIA

Courtroom Clerk: Jose Mauricio Acuna

CSR: None

RG21086206

February 10, 2026

9:30 AM

Tao VS Moreland

MINUTES

NATURE OF PROCEEDINGS: Hearing on Motion for Attorney Fees filed by Liying Tao (Plaintiff) CRS# 976836267966 filed by Liying Tao (Plaintiff) on 01/21/2026

Liying Tao appearing in person. Terrance Choy assisting Liying Tao in Cantonese language.

Nick Ickovic appearing for Assignee East Bay Community Law Center via virtual conference.

Darryl Stein appearing for Assignee East Bay Community Law Center via virtual conference.

Prior to the hearing, the Court issued a tentative ruling, which was contested by Liying Tao.

The Court hears oral argument from Liying Tao and Nicholas Ickovic.

The Tentative is affirmed as set forth below.

The Amended Motion for Attorney Fees filed by Liying Tao on 01/21/2026 is Denied.

The motion of Plaintiff and Judgment Debtor Liying Tao ("Plaintiff") to vacate the amended judgment entered by the Honorable Evelio Grillo (Ret.) on March 23, 2023, or, in the Alternative, to stay enforcement of the amended judgment temporarily is DENIED.

Plaintiff filed her Complaint against Defendant for unlawful detainer on January 19, 2021. The subject property is located at 3228 Idaho Street, Apt. B, in Berkeley. The matter was tried and the jury found in Defendant's favor. After Defendant's motion for attorney's fees in the sum of \$230,637.57 was granted, the Court entered an amended judgment in favor of Defendant Moreland against Plaintiff Tao on March 23, 2023. Plaintiff has filed several appeals of the amended judgment. On December 9, 2024, Defendant Moreland assigned his right to collect on the amended judgment to the East Bay Community Law Center.

On January 14, 2026, Plaintiff's instant motion seeks an order vacating the amended judgment.. Plaintiff's motion is denied because it is legally without basis. A Motion for Reconsideration of the order of December 14, 2022, was due (10) days after service of the notice of entry of order to file a motion for reconsideration. See CCP § 1008(a).

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ALAMEDA

Finally, Plaintiff's request that the Court issue an order staying enforcement of the amended judgment is denied. Plaintiff's request for a stay is made years too late. The Court is not authorized to issue the stay order at this late date. See CCP § 918(b) (court is authorized to issue a stay only for the period terminating 10 days after the deadline for plaintiff to appeal unless the opposing party agrees to the stay).

The Court will prepare the order. The Clerk's Office will mail a copy of the order to the parties. Counsel for Assignee The East Bay Community Law Center shall file and serve the notice of entry of order no later than February 17, 2026.

By:



J. Acuna, Deputy Clerk

Minutes of: 02/10/2026

Entered on: 02/10/2026

Appendix D

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ALAMEDA

Rene C. Davidson Courthouse, Department 1

JUDICIAL OFFICER: HONORABLE SCOTT PATTON,

JUDICIAL OFFICER: HONORABLE LUPE GARCIA,

JUDICIAL OFFICER: HONORABLE BARBARA DICKINSON

Courtroom Clerk: San Seng

CSR: None

RG21086206

October 20, 2025

9:15 AM

Tao VS Moreland

MINUTES

APPEARANCES:

No Appearances

NATURE OF PROCEEDINGS: Court Order Appellant's Motion to Reinstate Appeal

Appeal case numbers: 24AP089871, 23AP034579, 23AP027774, 22AP015491

On May 17, 2023, the Appellate Division ruled on Appellant Tao's appeal from the judgment. The remittitur has long since issued. Any further attempts by Appellant Tao to reinstate her appeal may subject her to sanctions pursuant to Cal. Rules of Court, rule 8.891(e).

Accordingly, the Court denies Appellant Tao's motion to reinstate appeal on the ground that it lacks merit. Request for transfer to the First Appellate District is denied as untimely.

Certificate of Mailing is attached.



By:

S. Seng, Deputy Clerk

Minutes of: 10/20/2025

Entered on: 10/20/2025

Appendix E

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ALAMEDA

Rene C. Davidson Courthouse, Department 1

JUDICIAL OFFICER: HONORABLE JASON CLAY

Courtroom Clerk: San Seng

CSR: None

23AP034579

August 9, 2024
10:34 AM

Tao VS Moreland

MINUTES

APPEARANCES:

No Appearances

NATURE OF PROCEEDINGS: Court Order Appellant's Request for Further Review

Appellant Tao's request for further review and leave to file an appeal is denied. Pursuant to the Court's April 19, 2024 order such an appeal is both untimely and not authorized by statute.

Certificate of Mailing is attached.



By:

S. Seng, Deputy Clerk

Minutes of: 08/09/2024

Entered on: 08/09/2024

**Additional material
from this filing is
available in the
Clerk's Office.**