1	WRIGHT, FINLAY & ZAK, LLP			
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_	Edgar C. Smith, Esq.			
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6	Las Vegas, Nevada 89117 (702) 475-7964; Fax: (702) 946-1345			
7	yli@wrightlegal.net			
8	Attorneys for Plaintiffs/Counter-Defendants, Free Trustee for The Star Living Trust, dated April 14,	1 1		
9	in their individual capacities as well as Managing Trustees for Koroghli Management Trust			
10	UNITED STATES BA DISTRICT C			
11	DISTRICT			
12	In re: JAZI GHOLAMREZA ZANDIAN,	Case No.: N-16-50644-btb		
3	Debtor.	CHAPTER 15		
14				
15	FRED SADRI, AS TRUSTEE FOR THE STAR LIVING TRUST, DATED APRIL 14, 1997;	Adv. No. 17-05016-btb		
16	RAY KOROGHLI AND SATHSOWI T.			
	KOROGHLI, ASMANAGING TRUSTEES	PLAINTIFFS' RESPONSES TO		
17	FOR KOROGHLI MANAGEMENT TRUST,	DEFENDANT JED MARGOLIN'S FIRST SET OF REQUESTS FOR		
18	Plaintiffs,	PRODUCTION OF DOCUMENTS		
19	vs.			
20				
21	JED MARGOLIN; JAZI GHOLAMREZA ZANDIAN; and all other parties claiming an			
22	interest in real properties described in this			
23	action,			
	Defendants.			
24 25	PATRICK CANET,			
26	Counterclaimant,			
27	vs.			
28	FRED SADRI INDIVIDUALLY AND IN HIS			
	TRED SADKI INDIVIDUALLI AND IN HIS			
	Page 1 of 16			

1	CAPACITY AS TRUSTEE OF THE STAR
1	LIVING TRUSTAND RAY KOROGHLI
2	INDIVIDUALLY, AND RAY KOROGHLI AND SATHSOWI T. KOROGHLI AS
3	MANAGING TRUSTEES OF THE
4	KOROGHLI MANAGEMENT TRUST,
5	Counter-Defendants.
6	PATRICK CANET,
7	Cross-Claimant,
8	v.
9	JED MARGOLIN,
10	Creas Defendent
11	Cross-Defendant.
12	COME NOW, Plaintiffs/Counter-Defendants, Fred Sadri, as Trustee for The Star Living
13	Trust, dated April 14, 1997; Ray Koroghli and Sathsowi T. Koroghli, as Managing Trustees for
14	Koroghli Management Trust (hereinafter "Plaintiffs"), by and through their counsel, Dana
15	Jonathon Nitz, Esq., and Yanxiong Li, Esq., of the law firm of Wright, Finlay & Zak, LLP, and
16	hereby submit their responses to Defendant Jed Margolin's ("Margolin") First Set of Requests
17	for Production of Documents.
18	PRELIMINARY STATEMENT AND GENERAL OBJECTIONS
19	The Responses herein to Margolin's Requests for Production of Documents (the
20	"Responses") are subject to the following general objections (the "General Objections"). The
21	General Objections may be specifically referred to in the Responses for the purpose of clarity.
22	The failure to specifically incorporate a General Objection, however, should not be construed as
23	a waiver of the General Objections.
24	1. Plaintiffs object to all Requests for Production of Documents based on the assertion that
25	all Requests for Production of Documents are unlikely to lead to the discovery of admissible
26	evidence related to issues of fact and law asserted in its Complaint.
27	///
28	///
	Page 2 of 16

2. Plaintiffs object to the Requests to the extent they seek information and documents that are currently in Margolin's possession, custody, or control, or are, by reason of public filing, or otherwise, readily accessible to Margolin.

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3. Plaintiffs object to the Requests to the extent they seek to require Plaintiffs to search for or produce information and documents which are not currently in their possession, custody, or control, or to identify or describe persons, entities, or events that are not known to them on the grounds that such request would seek to require more of Plaintiffs than any obligation imposed by law, would subject them to unreasonable and undue annoyance, oppression, burden, and expense, and would seek to impose upon Plaintiffs an obligation to investigate or discover information or materials from third-parties or sources that are equally accessible to Margolin.

4. Nothing herein shall be construed as an admission or waiver by Plaintiffs of: (a) their rights respecting admissibility, competency, relevance, privilege, materiality, and authenticity of any information provided in the Responses, any documents identified therein, or the subject matter thereof; and (b) their rights to object to the use of any information provided in the Responses, any document identified therein, or the subject matter thereof; and (b) their rights to object to the use of any information provided in the Responses, any document identified therein, or the subject matter contained in the Responses during a subsequent proceeding, including the trial of this or any other action.

5. The Responses are made solely for the purposes of, and in relation to, this litigation.

6. Plaintiffs object to the Requests to the extent they seek documents and information protected by the attorney-client privilege and/or seeks the work product of Counsel.

7. Plaintiffs may have not completed: (a) their investigation of facts, witnesses, or documents relating to this case, (b) discovery in this action, (c) their analysis of available data, and (d) their preparations for trial. Thus, although a good faith effort has been made to supply pertinent information where the same has been requested, it is not possible in some instances for unqualified Responses to be made to the Discovery Requests. Further, the Responses are necessarily made without prejudice to Plaintiffs' right to produce evidence of subsequently discovered facts, witnesses, or documents, as well as any new theories or

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1 contentions that Plaintiffs may adopt. The Responses are further given without prejudice to 2 Plaintiffs' right to provide information concerning facts, witnesses, or documents omitted by 3 the Responses as a result of oversight, inadvertence, good faith error, or mistake. In addition to all standing objections stated above, Plaintiffs respond to Margolin's 4 5 Requests for Production of Documents as follows: **REQUESTS FOR PRODUCTION OF DOCUMENTS** 6 7 **REQUEST NO. 1:** Produce all Documents and things Relating To any non-privileged Documents, Writings, 8 9 and Communications between the PLAINTIFFS, or any of them, Relating To MARGOLIN, any 10 court judgment MARGOLIN has against ZANDIAN, any patent owned by MARGOLIN, and any lawsuit between MARGOLIN and ZANDIAN, from December 2007 to present. 11 12 **RESPONSE TO REQUEST NO. 1**: 13 In addition to the General Objections, Plaintiffs further object to this Request on the 14 grounds that it is overly broad and vague as to scope, and seeks production that is neither 15 relevant nor proportional to the needs of this case. This Interrogatory is also unduly burdensome 16 as it seeks documents or things outside of possession and control of Plaintiffs and that is more 17 than a decade prior to Plaintiffs' filing of this Adversary Proceeding. 18 **REQUEST NO. 2:** 19 Produce all Documents and things Relating To any non-privileged Documents, Writings, 20 and Communications between SADRI and RAY KOROGHLI Relating To MARGOLIN, any 21 court judgment MARGOLIN has against ZANDIAN, any patent owned by MARGOLIN, and 22 any lawsuit between MARGOLIN and ZANDIAN, from December 2007 to present. 23 **RESPONSE TO REQUEST NO. 2**: 24 In addition to the General Objections, Plaintiffs further object to this Request on the 25 grounds that it is overly broad and vague as to scope, and seeks production that is neither 26 relevant nor proportional to the needs of this case. This Interrogatory is also unduly burdensome 27 as it seeks documents or things outside of possession and control of Plaintiffs and that is more 28 than a decade prior to Plaintiffs' filing of this Adversary Proceeding.

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1 **<u>REQUEST NO. 3</u>**:

Produce all Documents and things Relating To any non-privileged Documents, Writings,
and Communications between SADRI and SATHSOWI T. KOROGHLI Relating To
MARGOLIN, any court judgment MARGOLIN has against ZANDIAN, any patent owned by
MARGOLIN, and any lawsuit between MARGOLIN and ZANDIAN, from December 2007 to
present.

7 **<u>RESPONSE TO REQUEST NO. 3</u>**:

8 In addition to the General Objections, Plaintiffs further object to this Request on the
9 grounds that it is overly broad and vague as to scope, and seeks production that is neither
10 relevant nor proportional to the needs of this case. This Interrogatory is also unduly burdensome
11 as it seeks documents or things outside of possession and control of Plaintiffs and that is more
12 than a decade prior to Plaintiffs' filing of this Adversary Proceeding.

13 **<u>REQUEST NO. 4</u>**:

Produce all Documents and things Relating To any non-privileged Documents, Writings,
and Communications between SADRI and KMT Relating To MARGOLIN, any court judgment
MARGOLIN has against ZANDIAN, any patent owned by MARGOLIN, and any lawsuit
between MARGOLIN and ZANDIAN, from December 2007 to present.

18

RESPONSE TO REQUEST NO. 4:

In addition to the General Objections, Plaintiffs further object to this Request on the
grounds that it is overly broad and vague as to scope, and seeks production that is neither
relevant nor proportional to the needs of this case. This Interrogatory is also unduly burdensome
as it seeks documents or things outside of possession and control of Plaintiffs and that is more
than a decade prior to Plaintiffs' filing of this Adversary Proceeding.

24 **REQUEST NO. 5**:

Produce all Documents and things Relating To any non-privileged Documents, Writings,
and Communications between RAY KOROGHLI and SATHSOWI T. KOROGHLI Relating To
MARGOLIN, any court judgment MARGOLIN has against ZANDIAN, any patent owned by

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MARGOLIN, and any lawsuit between MARGOLIN and ZANDIAN, from December 2007 to
 present.

3 **RESPONSE TO REQUEST NO. 5**:

In addition to the General Objections, Plaintiffs further object to this Request on the
grounds that it is overly broad and vague as to scope, and seeks production that is neither
relevant nor proportional to the needs of this case. This Interrogatory is also unduly burdensome
as it seeks documents or things outside of possession and control of Plaintiffs and that is more
than a decade prior to Plaintiffs' filing of this Adversary Proceeding.

9 **<u>REQUEST NO. 6</u>**:

Produce all Documents and things Relating To any non-privileged Documents, Writings,
and Communications between RAY KOROGHLI and KMT Relating To MARGOLIN, any court
judgment MARGOLIN has against ZANDIAN, any patent owned by MARGOLIN, and any
lawsuit between MARGOLIN and ZANDIAN, from December 2007 to present.

14 **RESPONSE TO REQUEST NO. 6**:

In addition to the General Objections, Plaintiffs further object to this Request on the
grounds that it is overly broad and vague as to scope, and seeks production that is neither
relevant nor proportional to the needs of this case. This Interrogatory is also unduly burdensome
as it seeks documents or things outside of possession and control of Plaintiffs and that is more
than a decade prior to Plaintiffs' filing of this Adversary Proceeding.

20 **<u>REQUEST NO. 7</u>**:

Produce all Documents and things Relating To any non-privileged Documents, Writings,
and Communications between SATHSOWI T. KOROGHLI and KMT Relating To
MARGOLIN, any court judgment MARGOLIN has against ZANDIAN, any patent owned by
MARGOLIN, and any lawsuit between MARGOLIN and ZANDIAN, from December 2007 to
present.

26 **<u>RESPONSE TO REQUEST NO. 7</u>**:

In addition to the General Objections, Plaintiffs further object to this Request on the grounds that it is overly broad and vague as to scope, and seeks production that is neither

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relevant nor proportional to the needs of this case. This Interrogatory is also unduly burdensome
 as it seeks documents or things outside of possession and control of Plaintiffs and that is more
 than a decade prior to Plaintiffs' filing of this Adversary Proceeding.

4 || <u>REQUEST NO. 8</u>:

5 Produce all Documents and things Relating To any non-privileged Documents, Writings,
6 and Communications between any of the PLAINTIFFS Relating To any purchase or potential
7 purchase of any court judgment MARGOLIN has against ZANDIAN

8 **RESPONSE TO REQUEST NO. 8**:

9 In addition to the General Objections, Plaintiffs further object to this Request on the
10 grounds that it is overly broad and vague as to time and scope, and seeks production that is
11 neither relevant nor proportional to the needs of this case. This Interrogatory is also unduly
12 burdensome as it seeks documents or things outside of possession and control of Plaintiffs.

13 **<u>REQUEST NO. 9</u>**:

Produce all Documents and things Relating To any non-privileged Documents, Writings,
and Communications that Relate to ZANDIAN receiving any payment of any money or other
consideration from "Pico Holdings."

17

RESPONSE TO REQUEST NO. 9:

In addition to the General Objections, Plaintiffs further object to this Request on the
grounds that it is overly broad and vague as to time and scope, and seeks production that is
neither relevant nor proportional to the needs of this case. This Interrogatory is also unduly
burdensome as it seeks documents or things outside of possession and control of Plaintiffs. This
Request is further objected to on the grounds that it seeks production of confidential proprietary
documents or communications.

24 **REQUEST NO. 10**:

Produce all Documents and things Relating To any non-privileged Documents, Writings,
and Communications that Relate to any payment of any money or other consideration from any
PLAINTIFF to ZANDIAN.

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1

RESPONSE TO REQUEST NO. 10:

In addition to the General Objections, Plaintiffs further object to this Request on the
grounds that it is overly broad and vague as to time and scope, and seeks production that is
neither relevant nor proportional to the needs of this case. This Interrogatory is also unduly
burdensome as it seeks documents or things outside of possession and control of Plaintiffs. This
Request is further objected to on the grounds that it seeks production of confidential proprietary
documents or communications.

8 **<u>REQUEST NO. 11</u>**:

9 Produce all Documents and things Relating To any non-privileged Documents, Writings,
10 and Communications that support Your FIRST CAUSE OF ACTION contained in Your
11 COMPLAINT.

12 **<u>RESPONSE TO REQUEST NO. 11</u>**:

13 Subject to the General Objections, Plaintiffs respond: see documents served with 14 Plaintiffs' Initial Disclosures and supplements thereto, especially WFZ 57-173 (Judgment 15 Confirming Arbitration Award); 174-193 (Stipulated Judgment in Zandian Action); 194-199 16 (Quitclaim Deed to Koroghli Management Trust); 200-204 (Margolin's Default Judgment); 217-17 234 (Assessor Historical Value); 235-256 (Pleadings from Appeal of Zandian Action). 18 Investigation is continuing and this Response will be supplemented if and when appropriate. REQUEST NO. 12: 19 20 Produce all Documents and things Relating To any non-privileged Documents, Writings, 21 and Communications that support Your SECOND CAUSE OF ACTION contained in Your 22 COMPLAINT. 23 **RESPONSE TO REQUEST NO. 12**:

Subject to the General Objections, Plaintiffs respond: *see* Response to Request No. 11
above. Investigation is continuing and this Response will be supplemented if and when
appropriate.

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1	REQUEST NO. 13:
2	Produce all Documents and things Relating To any non-privileged Documents, Writings,
3	and Communications that support Your THIRD CAUSE OF ACTION contained in Your
4	COMPLAINT.
5	RESPONSE TO REQUEST NO. 13:
6	Subject to the General Objections, Plaintiffs respond: see Response to Request No. 11
7	above. Investigation is continuing and this Response will be supplemented if and when
8	appropriate.
9	REQUEST NO. 14:
10	Produce all Documents and things Relating To any non-privileged Documents, Writings,
11	and Communications that support the PRAYER for relief contained in Your COMPLAINT.
12	RESPONSE TO REQUEST NO. 14:
13	Subject to the General Objections, Plaintiffs respond: see Response to Request No. 11
14	above. Investigation is continuing and this Response will be supplemented if and when
15	appropriate.
16	REQUEST NO. 15:
17	Produce all Documents and things Relating To any non-privileged Documents, Writings,
18	and Communications that support paragraph 23 of Your COMPLAINT that "Margolin did not
19	properly record a copy of the Default Judgment at the Washoe County Recorder's Office in
20	accordance with NRS 17.150 prior to executing upon Debtor's interest in the Property".
21	RESPONSE TO REQUEST NO. 15:
22	Subject to the General Objections, Plaintiffs respond: see "JM_0496-521 Ex 8 - Default
23	Judgment recorded" served with Margolin's Initial Disclosure of Documents and supplements
24	thereto. Investigation is continuing and this Response will be supplemented if and when
25	appropriate.
26	REQUEST NO. 16:
27	Produce all Documents and things Relating To any non-privileged Documents, Writings,
28	and Communications that support paragraph 24 of Your COMPLAINT that "Margolin did not

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cause a copy of the Notice of Sale to be served in accordance with NRS 21.130 prior to
 executing upon Debtor's interest in the Property."

3 **<u>RESPONSE TO REQUEST NO. 16</u>**:

Subject to the General Objections, Plaintiffs respond: *see* Margolin's Responses to
Request for Production Nos. 5 and 6, and documents referenced therein. Investigation is
continuing and this Response will be supplemented if and when appropriate.

7 **REQUEST NO. 17**:

8 Produce all Documents and things Relating To any non-privileged Documents, Writings,
9 and Communications that support paragraph 34 of Your COMPLAINT that "Margolin did not
10 comply with all mailing and noticing requirements stated in NRS 17.150 and 21.130".

11 **RESPONSE TO REQUEST NO. 17**:

Subject to the General Objections, Plaintiffs respond: see Response to Request No. 16
above. Investigation is continuing and this Response will be supplemented if and when
appropriate.

15 **REQUEST NO. 18**:

Produce all Documents and things Relating To any non-privileged Documents, Writings,
and Communications that support paragraph 38 of Your COMPLAINT that "The Sheriff's Sales
violated Plaintiffs' rights to due process because they were not given proper, adequate notice and
the opportunity to protect their interest in title to the Property."

20 **<u>RESPONSE TO REQUEST NO. 18</u>**:

Subject to the General Objections, Plaintiffs respond: see Response to Request Nos. 11,
15 and 16 above. Investigation is continuing and this Response will be supplemented if and
when appropriate.

24 **REQUEST NO. 19**:

Produce all Documents and things Relating To any non-privileged Documents, Writings,
and Communications that support paragraph 39 of Your COMPLAINT that "The Sheriff's Sales
were an invalid sale and could not have extinguished Plaintiffs' interest because of defects in the
notices given to Plaintiffs, or their predecessors, agents, servicers or trustees, if any."

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1	RESPONSE TO REQUEST NO. 19:
2	Subject to the General Objections, Plaintiffs respond: see Response to Request Nos. 11,
3	15 and 16 above. Investigation is continuing and this Response will be supplemented if and
4	when appropriate.
5	REQUEST NO. 20:
6	Produce all Documents and things Relating To any non-privileged Documents, Writings,
7	and Communications that support paragraph 40 of Your COMPLAINT that "Alternatively, the
8	Sheriff's Sales themselves were valid but Margolin took his interest subject to Plaintiffs'
9	interest."
10	RESPONSE TO REQUEST NO. 20:
11	Subject to the General Objections, Plaintiffs respond: see Response to Request Nos. 11,
12	15 and 16 above. Investigation is continuing and this Response will be supplemented if and
13	when appropriate.
14	REQUEST NO. 21:
15	Produce all Documents and things Relating To any non-privileged Documents, Writings,
16	and Communications that support paragraph 43 of Your COMPLAINT that "The Sheriff's Sales
17	were not commercially reasonable and were not done in good faith, in light of the sale price and
18	the market value of the Property, and the errors alleged above."
19	RESPONSE TO REQUEST NO. 21:
20	Subject to the General Objections, Plaintiffs respond: see Response to Request Nos. 11,
21	15 and 16 above. Investigation is continuing and this Response will be supplemented if and
22	when appropriate.
23	REQUEST NO. 22:
24	Produce all Documents and things Relating To any non-privileged Documents, Writings,
25	and Communications that support paragraph 44 of Your COMPLAINT that "The circumstances
26	of the Sheriff's Sales breached the Margolin's obligations of good faith and his duty to act in a
27	commercially reasonable manner."
28	///

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1	RESPONSE TO REQUEST NO. 22:
2	Subject to the General Objections, Plaintiffs respond: see Response to Request Nos. 11,
3	15 and 16 above. Investigation is continuing and this Response will be supplemented if and
4	when appropriate.
5	REQUEST NO. 23:
6	Produce all Documents and things Relating To any non-privileged Documents, Writings,
7	and Communications that support paragraph 45 of Your COMPLAINT that "The Sheriff's Sales
8	by which Margolin took his interest were commercially unreasonable if they extinguished
9	Plaintiffs' title interest in the Property."
10	RESPONSE TO REQUEST NO. 23:
11	Subject to the General Objections, Plaintiffs respond: see Response to Request Nos. 11,
12	15 and 16 above. Investigation is continuing and this Response will be supplemented if and
13	when appropriate.
14	REQUEST NO. 24:
15	Produce all Documents and things Relating To any non-privileged Documents, Writings,
16	and Communications that support paragraph 46 of Your COMPLAINT that "The circumstances
17	of the Sheriff's Sales of the Property prevent Margolin from being deemed a bona fide purchaser
18	for value."
19	RESPONSE TO REQUEST NO. 24:
20	Subject to the General Objections, Plaintiffs respond: see Response to Request Nos. 11,
21	15 and 16 above. Investigation is continuing and this Response will be supplemented if and
22	when appropriate.
23	REQUEST NO. 25:
24	Produce all Documents and things Relating To any non-privileged Documents, Writings,
25	and Communications that support paragraph 47 of Your COMPLAINT that "Margolin has
26	actual, constructive or inquiry notice of Plaintiffs' interest in the Property, which prevents
27	Margolin from being deemed a bona fide purchaser for value."
28	///

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1	RESPONSE TO REQUEST NO. 25:
2	Subject to the General Objections, Plaintiffs respond: see Response to Request No. 11,
3	above. Investigation is continuing and this Response will be supplemented if and when
4	appropriate.
5	REQUEST NO. 26:
6	Produce all Documents and things Relating To any non-privileged Documents, Writings,
7	and Communications between the PLAINTIFFS, or any of them, and CANET, Relating To any
8	real property that is the subject of this adversary proceeding.
9	RESPONSE TO REQUEST NO. 26:
10	In addition to the General Objections, Plaintiffs further object to this Interrogatory on the
11	grounds that it is overly broad and vague as to scope, and seeks information that is neither
12	relevant nor proportional to the needs of this case.
13	Without waiving any objections, Plaintiffs respond: other than pleadings and disclosures
14	served on Margolin in this Adversary Proceeding, no documents or communications responsive
15	to this Request.
16	REQUEST NO. 27:
17	Produce all Documents and things Relating To any non-privileged Documents, Writings,
18	and Communications between the PLAINTIFFS, or any of them, and CANET, Relating To any
19	change in ownership of any real property that is the subject of this adversary proceeding.
20	RESPONSE TO REQUEST NO. 27:
21	In addition to the General Objections, Plaintiffs further object to this Interrogatory on the
22	grounds that it is overly broad and vague as to scope, and seeks information that is neither
23	relevant nor proportional to the needs of this case.
24	Without waiving any objections, Plaintiffs respond: other than pleadings and disclosures
25	served on Margolin in this Adversary Proceeding, no documents or communications responsive
26	to this Request.
27	///
28	///
	Page 13 of 16

1	REQUEST NO. 28:
2	Produce all Documents and things Relating To any written or oral agreements between
3	the PLAINTIFFS, or any of them, and CANET, Relating To any real property that is the subject
4	of this adversary proceeding.
5	RESPONSE TO REQUEST NO. 28:
6	In addition to the General Objections, Plaintiffs further object to this Interrogatory on the
7	grounds that it is overly broad and vague as to scope, and seeks information that is neither
8	relevant nor proportional to the needs of this case.
9	Without waiving any objections, Plaintiffs respond: not aware of any documents
10	responsive to this Request.
11	REQUEST NO. 29:
12	Produce all Documents and things Relating To any non-privileged Documents, Writings,
13	and Communications between the PLAINTIFFS, or any of them, and CANET, Relating To
14	MARGOLIN.
15	RESPONSE TO REQUEST NO. 29:
16	In addition to the General Objections, Plaintiffs further object to this Interrogatory on the
17	grounds that it is overly broad and vague as to scope, and seeks information that is neither
18	relevant nor proportional to the needs of this case.
19	Without waiving any objections, Plaintiffs respond: other than pleadings and disclosures
20	served on Margolin in this Adversary Proceeding, no documents or communications responsive
21	to this Request.
22	REQUEST NO. 30:
23	Produce all Documents and things Relating To any non-privileged Documents, Writings,
24	and Communications between the PLAINTIFFS, or any of them, and CANET, Relating To this
25	adversary proceeding.
26	RESPONSE TO REQUEST NO. 30:
27	Subject to the General Objections, Plaintiffs further object to this Interrogatory on the
28	grounds that it is unduly burdensome to the extent it seeks documents equally accessible and

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1	already in possession of Margolin. This Request serves no purpose other than to harass		
2	Plaintiffs.		
3	Without waiving any objections, Plaintiffs respond: other than pleadings and disclosures		
4	served on Margolin in this Adversary Proceeding, no documents or communications responsive		
5	to this Request.		
6	REQUEST NO. 31:		
7	Produce all Documents and things Relating To any and all responses contained in Your		
8	responses to Defendant Jed Margolin's First Set of Interrogatories to Plaintiffs.		
9	RESPONSE TO REQUEST NO. 31:		
10	Subject to General Objections, Plaintiffs respond: see Responses to Request Nos. 11, 15		
11	and 16 above. Investigation is continuing and this Response will be supplemented if and when		
12	appropriate.		
13			
14	DATED this 22 nd day of February, 2018.		
15	WRIGHT, FINLAY & ZAK, LLP		
16			
17	/s/ Yanxiong Li, Esq. Dana Jonathon Nitz, Esq.		
18	Nevada Bar No. 0050		
19	Yanxiong Li, Esq. Nevada Bar No. 12807		
20	7785 W. Sahara Ave., Suite 200 Las Vegas, NV 89117		
21	Tel: (702) 475-7964		
22	Fax: (702) 946-1345 Attorneys for Plaintiffs/Counter-Defendants, Fred		
23	Sadri, both in his individual capacity and as Trustee for The Star Living Trust, dated April 14, 1997; Ray		
24	Koroghli and Sathsowi T. Koroghli, in their		
25	individual capacities as well as Managing Trustees for Koroghli Management Trust		
26			
27			
28			
	Page 15 of 16		

1	CERTIFICATE OF SERVICE				
2	I HEREBY CERTIFY that I am an employee of WRIGHT, FINLAY & ZAK, LLP, and				
3	that service of the foregoing PLAINTIFFS' RESPONSES TO DEFENDANT JED				
4	MARGOLIN'S FIRST SET OF REQUESTS FOR PRODUCTION OF DOCUMENTS				
5	was made on this 22 nd day of February, 2018, through the CM/ECF Electronic Filing system,				
6	and/or by depositing a true and correct copy in the United States Mail, addressed as follows:				
7					
8	Adam McMillen, Esq BROWNSTEIN HYATT FARBER SCHRECK, LLP				
9	5371 Kietzke Lane Reno, NV 89511				
10	Attorney for Jed Margolin				
11	Jeffrey L. Hartman, Esq.				
12	HARTMAN & HARTMAN 510 West Plumb Lane, Suite B				
13	Reno, NV 89509				
14	Attorney for Patrick Canet, Foreign Representativa and Jazi Gholamreza Zandian				
15					
16	/s/ Kelli Wightman				
17	An Employee of WRIGHT, FINLAY & ZAK, LLP				
18					
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24 25					
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27 28					
28					
	Page 16 of 16				

					12
	1 2	JUDG JOHN PETER LEE, LTD. JOHN PETER LEE, ESQ. Nevada Bar No. 001768	VAL	FT	ED
	3 4 5	MICHAEL A. REYNOLDS, ESQ. Nevada Bar No. 008631 830 Las Vegas Boulevard South Las Vegas, Nevada 89101 (702) 382-4044 Fax: (702) 383-9950		CRG	D 50 AH '07
	6 7	Attorneys for Plaintiff/Counterdefendant DISTRICT	COUR	T	
	8	CLARK COUN			
	9	GHOLAMREZA ZANDIAN JAZI,	\ \	CASE NO.:	A511131
	9 10	Plaintiff,		DEPT. NO.:	XI
_	10	V.			
TD. south 01	12	RAY KOROGHLI, individually, FARIBORZ FRI) FD)		
JEE, L 7 VT LAW EVARD S ADA 8910 382-4044 383-9950	12	SADRI, individually, and as Trustee of the Star)		
R LE 75 AT 101EV 101EV 12VAD 02) 383	14	Nevada limited liability company; BIG SPRING RANCH, LLC, a Nevada limited liability compan) 1y,)		
N PETE ATTORNEY VEGAS BC S VEGAS, N elephone (7) elecopier (7)	15	and NEVADA LAND AND WATER RESOURCES, LLC, a Nevada limited liability company,)		
H SYLL	16	Defendants.)		
JOI 830 LA	17	<u></u>) <u>J</u>) A	UDGMENT CO RBITRATION	<u>DNFIRMING</u> AWARD
	18	RAY KOROGHLI, individually and FARIBORZ FRED SADRI, individually,			
	19 20	Counterclaimants,		DATE: FIME:	6-5-07 9:00 a.m.
	20	v.	Ì	INIE.	9.00 a.m.
	21	GHOLAMREZA ZANDIAN JAZI,)		
0	22 23	Counterdefendant.)		
RECEIVED JUN 0 8 ZUU/ CLERK OF THE COURT	24	WENDOVER PROJECT, LLC,			
Received Jun 0.8 Zuu/ RK of The C	25	Counterclaimant,)		
EIVE	26	v.)		
	27	GHOLAMREZA ZANDIAN JAZI,)		
ал Т	28	Counterdefendant.			
)		WFZ0

WFZ0057

GHOLAMREZA ZANDIAN JAZI, 1

Counterclaimant,

WENDOVER PROJECT, LLC,

Counterdefendant.

1334.022860-JLR

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v.

7 ZANDIAN'S MOTION FOR CONFIRMATION AND ENTRY OF JUDGMENT ON 8 ARBITRATION AWARD and the Defendants' COUNTERMOTION TO VACATE 9 ARBITRATION AWARD having come before this Court on Tuesday, June 5, 2007, the Honorable 10 Elizabeth Gonzalez presiding, and the Court being fully apprised in the premises and good cause 11 appearing, it is hereby

12 ORDERED that Plaintiff's MOTION FOR CONFIRMATION AND ENTRY OF JUDGMENT ON ARBITRATION AWARD is granted, and Defendants' COUNTERMOTION TO VACATE ARBITRATION AWARD is denied.

IT IS FURTHER ORDERED that this Court confirms the Arbitration Awards made and entered by Floyd A. Hale, Esq., and enters judgment on the Arbitration Awards as follows:

17 IT IS ORDERED, ADJUDGED AND DECREED that all of the relief granted by the 18 aforesaid Arbitrator in his Arbitration Decision dated the 20th day of September, 2006, a copy of 19 which is attached hereto as Exhibit "1" is granted by this Court.

20 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Arbitrator's Decision Denying Defendants' Motion to Change Award dated the 11th day of October, 2006, a copy of which 21 is attached hereto as Exhibit "2" is granted by this Court. 22

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all relief granted in the 23 Implementation Award dated the 29th day of November, 2006, a copy of which is attached hereto 24 as Exhibit "3" is granted by this Court. 25

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Arbitrator's Report 26 and Recommendation to District Court dated the 28th day of February, 2007, a copy of which is 27 attached hereto as Exhibit "4" is granted by this Court. 28

- 2 -

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this Court retains 1 jurisdiction to implement this Judgment. 2 Dated this <u>7</u> day of June, 2007. 3 4 ð 5 Gonzalez Honoráble Elizabeth District Court Judge 6 7 SUBMITTED BY: JOHN PETER LEE, LTD. 8 9 10 BY: WHN PETER LEE, ESQ. Nevada Bar No. 001768 MICHAEL A. REYNOLDS, ESQ. И ATTORNEYS AT LAW 830 LAS VEGAS BOULEVARD SOUTH LAS VEGAS, NEVADA 89101 JOHN PETER LEE, LTD. 12 Nevada Bar No. 008631 830 Las Vegas Boulevard South Telephone (702) 382-4044 Telecopier (702) 383-9950 Las Vegas, Nevada 89101 Ph: (702) 382-4044/Fax: (702) 383-9950 Attorneys for Plaintiff/Counterdefendant 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 - 3 -

EXHIBIT 1

.

	Ph: (702) 457-5267 Fax: (702) 437-5267
7	DISTRICT COURT
8	CLARK COUNTY, NEVADA
9	
10	GHOLAMREZA ZANDIAN JAZI,) Case No. A511131) Dept. No. XII
11	Plaintiff,
12	vs.)
13) RAY KOROGHLI, individually,
14	FABIRORZ FRED SADRI, individually,
15	and as Trustee of the Star Living Trust,) WENDOVER PROJECT, LLC, a Nevada)
16	limited liability company; BIG SPRING) RANCH, LLC, a Nevada limited liability)
17	company, and NEVADA LAND AND
18	WATER RESOURCES, LLC, a Nevada) limited liability company,)
19)
20	Defendants.)
21	
22	ARBITRATION DECISION
23	Arbitration Hearings in this matter were conducted for two full days. The parties
24	submitted voluminous exhibits, depositions and briefs to the Arbitrator. Having reviewed the
25	documentation submitted and having heard the testimony and representations of the parties, the
26	following Arbitration Decision is entered:
27 28	1. The entire interest in the Pah Rah, LLC, property will be transferred to Gholamreza

WFZ0061

FLOYD A, HALE SPECIAL MASTER 2300 W. AVE. SUITE 900 LAS VE EVADA 89102 PHONE (702) 457-526, EMAIL fhale@floydhale.com

Zandian Jazi, free and clear of all encumbrances, including the promissory note secured by Deed of Trust issued for the benefit of Fariborz Fred Sadri; any obligation owed to Jeff Codega, related to work that was performed as to the Pah Rah real estate will be the obligation of Gholamreza Zandian Jazi;

2. The 320 acres referenced in the briefs and this lawsuit will be transferred free and clear to Gholamreza Zandian Jazi without any obligation to the other litigants or parties to this Arbitration or to any other party who may profess to have an interest in the 320 acres that are bound by this làwsuit and Arbitation;

3. Fariborz Fred Sadri and Ray Koroghli will, within 30 days from the service of this Arbitration Decision, pay Gholamreza Zandian Jazi \$250,000.00 in return for Gholamreza Zandian Jazi waiving any claims or any rights as to the Big Springs Ranch, LLC or any of its assets;

4. That Gholamreza Zandian Jazi will transfer any interest in the Wendover project, LLC, including all assets and real estate to Fariborz Fred Sadri and Ray Koroghli;

5. All of the entities and properties that are the subject of this Arbitration and lawsuit,
including Pah Rah, LLC, the owners of the 300 acres referenced above, the Big Springs Ranch,
LLC, and the Wendover purchase or Wendover Project, LLC, referenced in this lawsuit and
Arbitration waive any claims to reimbursement or participation in any consulting fees previously
paid to Gholamreza Zandian Jazi from the seller of the real estate to those entities;

6. That the parties, through counsel, will prepare all necessary documents to effect the
transfers of the real estate assets and LLC entities and the parties to this lawsuit and Arbitration
will execute all necessary documents to effect this Arbitration Order, including a mutual Release
to be executed by all parties.

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1	7. That each party pay their own fees and costs incurred herein.
2	DATED this 2θ day of September, 2006.
3	DITIED uns uay of September, 2000.
4	
5	By:
. [.] 6	2300 West Sahara Avenue, #900
7	Las ¥egas, NV 89102
8	CERTIFICATE OF FACSIMILE AND MAIL
9.	I hereby certify that on the $2/$ day of September, 2006, I faxed and mailed a true and
10	correct copy of the foregoing addressed to:
11	John Peter Lee, Esq.
12	830 Las Vegas Boulevard South Las Vegas, NV 89101
13	Attorneys for Plaintiffs
14	Fax No. 383-9950
15 16	John Netzorg, Esq. 2810 West Charleston Blvd. #H-81
17	Las Vegas, NV 89102 Attorneys for Defendants
18	Fax No. 878-1255
19	
20	By:
21	
22	
23	
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25	
26	
27	
28	

WFZ0063

FLOYD A. HALE SPECT MASTER 2300 W. E. NUIE 900 LAS VEG. __VADA 89102 PHONE (702) 457-5267 EMAIL (hiple@floydhale.com

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EXHIBIT 2

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0 c	t. 11.	2006 3:19PM JAMS_LASVEGAS	No. 8194 P. 1/2
	2 3 4 5 6 7 8	FLOYD A. IIALE, ESQ. Nevada Bar No. 1873 JAMS 2300 W. Sahara, #900 Las Vegas, NV 89102 Ph: (702) 457-5267 Fax: (702) 437-5267 <i>Arbitrator</i> DIST.	RICT COURT
	9	CLARK CO	DUNTY, NEVADA
	10	GHOLAMREZA ZANDIAN JAZI,) Case No. A511131
	11	Plaintiff,) Dept. No. XII)
moo.ele	12	vs.) .
ସେଏଏ: ମିକ୍ଷାରପ୍ରିମିସ୍ନପ୍ରମଣ୍ଡ,୦୦ମ	13	DAN KODOOWLE KEEL N)
vu male	14	RAY KOROGHLI, individually, FABIRORZ FRED SADRI, individually,)
	15	and as Trustee of the Star Living Trust,))
2) 457-5267	16	WENDOVER PROJECT, LLC, a Nevada limited liability company; BIG SPRING))
	17	RANCH, LLC, a Nevada limited liability	ý)
PHONE (7)		company, and NEVADA LAND AND WATER RESOURCES, LLC, a Nevada	
	18	limited liability company,)
	19)
	20	Defendants.)
	21		
	22	ARBITRA	ION DECISION
	23	On October 11, 2006, the Arbitrator r	eccived the Defendant's MOTION TO CHANGE
	24	AWARD BY ARBITRATOR PURSUAN	TTO NRS 38.237. The Motion requests that
	25		to have the property transferred as required by the
	26		
	27		has not made transfers to third parties; assign shares
	28	of shipyard stock; warrant and verify that he is	in a position to execute documents required by the

FLOYD A, HALE SPECU^A "4\STER Z000 YI, SAH E, SUITE 900 LAS VEGAS, , ADA 89102 PHONE (702) 457-3357 EIAUL Male@floydmeie

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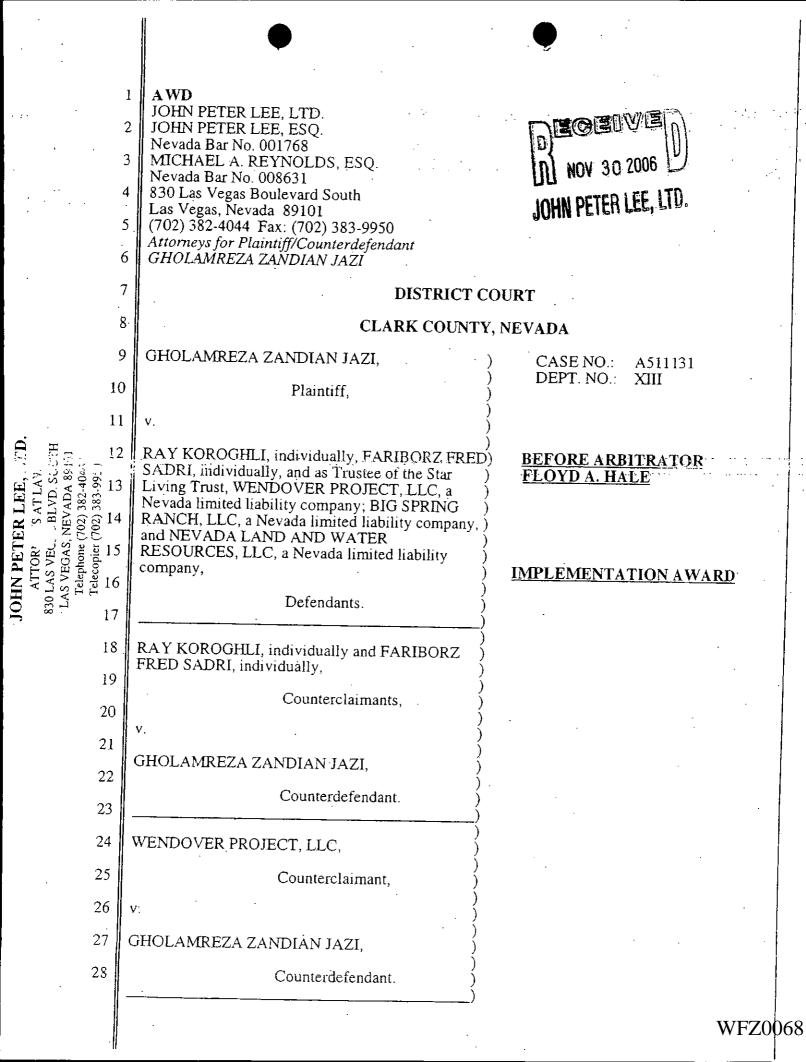
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THONE (702) 457-626

WFZ0066

Arbitration Decision and verify other factual issues that were the subject of the Arbitration 1 2 Agreement. 3 The Motion goes well beyond the Arbitration Decision asking to reopen evidentiary 4 matters which are unnecessary at this time. Furthermore, paragraph 6 of the Arbitration Decision 5 indicates as follows: 6 7 6. That the parties, through counsel, will prepare all necessary documents to effect the transfers of the real estate assets and LLC 8 entitics and the parties to this lawsuit and Arbitration will execute all 9 necessary documents to effect this Arbitration Order, including a mutual Release to be executed by all parties. 10 The Defendant's MOTION TO CHANGE AWARD BY ARBITRATOR PURSUANT 11 12 TO NRS 38.237 is denied. 13 day of October, 2006. DATED this // 14 15 By: 16 FLOYD A. HALE 17 2300 W. Sahara, #900 Las Vegas, NV 89102 18 Arbitrator 19 CERTIFICATE OF FACSIMILE 20 I hereby certify that on the <u>// may of October</u>, 2006, I faxed and mailed a true and 21 correct copy of the foregoing addressed to: 22 John Peter Lec, Esq. John Netzorg, Esq. 23 830 Las Vegas Boulevard South 2810 West Charleston Blvd. #H-81 Las Vegas, NV 89101 24 Las Vegas, NV 89102 Attorneys for Plaintiffs Attorneys for Defendants Fax No. 383-9950 25 Fax No. 878-1255 26 27 By: 28 mployee of

EXHIBIT 3



GHOLAMREZA ZANDIAN JAZI, 1 2 Counterclaimant, 3 WENDOVER PROJECT, LLC, 4 5 Counterdefendant. 6 1334.022860-sv 7 **IMPLEMENTATION AWARD** On September 20, 2006, an Arbitration Decision was issued in this dispute. Plaintiff 8 GHOLAMREZA ZANDIAN JAZI filed his Motion to Enforce Arbitration Decision on September 9 25, 2006. On October 24, 2006, Plaintiff filed his Motion to Implement Arbitration Award. On 10 October 26, 2006, Plaintiff filed his Amendment to Motion to Implement Arbitration Award and 11 Request for Expedited Hearing. On October 31, 2006, Defendants Sadri and Koroghli filed their 12 Celecopier (702) 383-99 Opposition to Motion to Implement Arbitration Award. Plaintiff filed his Reply Re: Motion to 13 Implement Arbitration Award on November 2, 2006. 14 Felephone (702) -AS VEGAS 15 After considering the papers filed by both parties including draft transfer documents; 830 LAS VE(THE FOLLOWING IMPLEMENTATION AWARD IS ENTERED: 16 17 Defendants shall pay to John Peter Lee, Ltd., the sum of \$250,000 within five (5) .1. 18 days. Defendants are to execute and deliver to Plaintiff's Counsel within ten days of this 19 2. 20. Award a Quitclaim Deed of the 320 acre parcel provided as Exhibit "1" by Plaintiff 21 on the 2nd day of November, 2006. 22 3. Defendants are to execute and deliver to Plaintiff's counsel within ten days of this 23Award the Grant, Bargain and Sale Deed of the 320 acre parcel provided by Plaintiff 24as Exhibit "2" on the 2nd of November, 2006. 25 Defendants are to execute and deliver to Plaintiff's counsel within ten days of this 4. 26 Award the Quitclaim Deed of the 320 acre parcel provided by Plaintiff as Exhibit "3" 27 on November 2, 2006. 28 Defendants are to execute and deliver to Plaintiff's counsel within ten days of this 5.

OHN PETER LEI

- 2 -

WFZ0069

1 Award the Grant, Bargain and Sale Deed of the Pah-Rah parcel provided by Plaintiff 2 as Exhibit "4" on November 2, 2006. Mr. Sadri is to execute and deliver to Plaintiff's counsel within ten days of this 3 б. Award the Request for Full Reconveyance concerning the \$333,000 Note provided 4 5 by Plaintiff as Exhibit "5" on November 2, 2006. 6 7. Mr. Zandian is to execute and deliver to Defendants' counsel within ten days of this Award the Quitclaim Deed of the Wendover parcel provided by Plaintiff as Exhibit 7 8 "6" on November 2, 2006. Mr. Zandian is to execute and deliver to Defendants' counsel within ten days of this 9 8. 10 Award the Assignment of Interest in Wendover Project, LLC, provided by Plaintiff as Exhibit "7" on November 2, 2006. 11 12 Mr. Zandian is to execute and deliver to Defendants' counsel within ten days of this Felecopier (702) 383-99 Award the Quitclaim Deed of the Big Spring Ranch parcel provided by Plaintiff as 13 [4 Exhibit "8" on November 2, 2006. Mr. Zandian is to execute and deliver to Defendant's counsel within ten days of this 15 10. Award the Assignment of Interest in Big Spring Ranch, LLC., provided by Plaintiff 16 17 as Exhibit "9" on November 2, 2006. 18 11. Mr. Zandian is to execute and deliver to Defendants' counsel within ten days of this 19 Award the Assignment of Interest in Nevada Land and Water Resources, LLC., 20provided by Plaintiff as Exhibit "10" on November 11, 2006. 2112. Mr. Zandian is to record and deliver to Defendants' counsel within ten days of this Award the four (4) Releases of Lis Pendens provided by Plaintiff as Exhibit "11" on 22 23 November 2, 2006. 24 Mr. Zandian is to execute, file and deliver to Defendants' counsel within ten days of 13. 25 this Award the Certificate of Resignation concerning Wendover Project, LLC., 26 provided by Plaintiff as Exhibit "12" on November 2, 2006: 27 Mr. Zandian is to execute, file and deliver to Defendants' counsel within ten days 14. 28 of this Award the Certificate of Resignation concerning Nevada Land and Water

JOHN PETER LEI

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1 Resources, LLC, provided as Exhibit "13" on November 2, 2006. 2 Mr. Zandian is to execute; file and deliver to Defendants' counsel within ten days ·15. 3 of this Award the Certificate of Resignation concerning Big Spring Ranch, LLC., 4 provided by Plaintiff as Exhibit "14" on November 2, 2006. All parties are to sign the Mutual Release of Claims provided by Plaintiff as Exhibit 5 16. "16" on November 2, 2006, and deliver a Counterpart to the other party's counsel 6 7 within ten (10) from this Award. Dated this $\frac{p^2}{2}$ day of November, 2006. 8 9 FLOYD A. HALE, ARBITRATOR 10 11 Respectfully submitted 12 JOHN PETER LEE, LTD. Felecopier (702) 383-9950 Telephone (702) 382-4044 LAS VEGAS, NEVADA 89 13 **OHN PETER LEI** 14 JOHN PETER LEE, ESQ. 830 LAS VEG. VTTORN 15 Nevada Bar No. 001768 MICHAEL A. REYNOLDS, ESQ. 16 Nevada Bar No. 008631 830 Las Vegas Boulevard South 17 Las Vegas, Nevada 89101 (702) 382-4044 Fax: (702) 383-9950 18 Attorneys for Plaintiff/Counterdefendant 19 20 21 22 23 24 25 26 27 28 4 WFZ0071

CERTIFICATE OF FACSIMILE AND MAILING

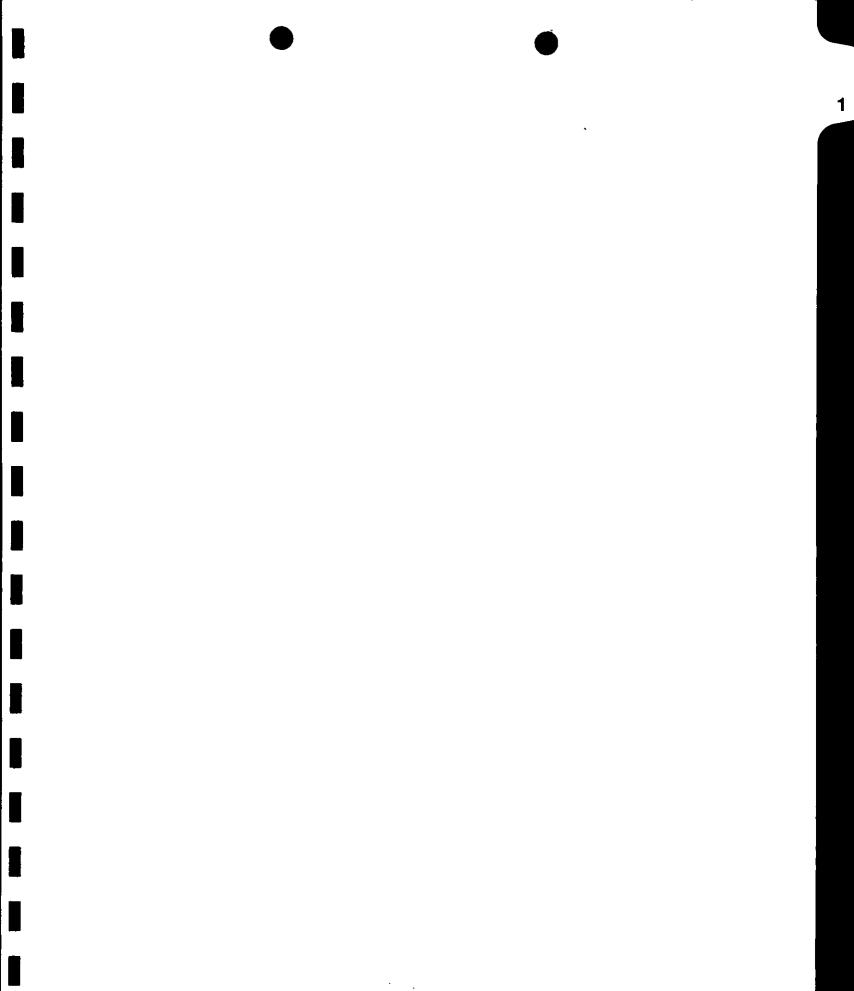
I hereby certify that on the 29th day of November 2006, I faxed and mailed a true and correct copy of the foregoing Implementation Award addressed to:

WFZ0072

John Peter Lee, Esq. 830 Las Vegas Boulevard South Las Vegas, NV 89101 Attorneys for Plaintiffs Fax No. 383-9950

John Netzorg, Esq. 2810 West Charleston Blvd. #H-81 Las Vegas, NV 89102 Attorneys for Defendants Fax No. 878-1255

By: Employee of Jams



WFZ0

APN: 076-100-19

WHEN RECORDED, RETURN TO JOHN PETER LEE, LTD. 830 Las Vegas Boulevard South Las Vegas, Nevada 89101

GRANTEE/MAIL TAX STATEMENTS TO: JOHN PETER LEE, LTD. 830 Las Vegas Boulevard South Las Vegas, Nevada 89101

320 acre parcel

QUITCLAIM DEED

By this instrument dated this _____ day of ______, 2006, for a valuable consideration,

Ray Koroghli, individually, and Fariborz Fred Sadri, individually and as Trustee of the Star Living

Trust, do hereby remise, release and forever quitclaim to Gholamreza Zandian Jazi, the following

described real property in the State of Nevada, County of Washoe:

Set forth in Exhibit A attached and incorporated herein by this reference

RAY KOROGHLI, individually

FARIBORZ FRED SADRI, individually

FARIBORZ FRED SADRI, as Trustee of the Star Living Trust

WFZ0074

STATE OF NEVADA)) SS.: COUNTY OF CLARK)

On ______, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Ray Koroghli, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC

STATE OF NEVADA)) SS.: COUNTY OF CLARK)

On ______, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Fariborz Fred Sadri, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC

STATE OF NEVADA COUNTY OF CLARK

) SS.:

On ______, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Fariborz Fred Sadri, Trustee of the Star Living Trust, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC

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please review any sketches and photos carefully.

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Assessed Personal Prop

Total Assessed

Supplemental New Const

0 assessment purposes only. Zoning information should be verified 30,421 with the appropriate planning agency.

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WHEN RECORDED, RETURN TO

JOHN PETER LEE, LTD. 830 Las Vegas Boulevard South Las Vegas, Nevada 89101

GRANTEE/MAIL TAX STATEMENTS TO:

JOHN PETER LEE, LTD. 830 Las Vegas Boulevard South Las Vegas, Nevada 89101

320 acre parcel

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this _____ day of _____, 2006, by and between Big Spring

Ranch, LLC, as Grantor, and Gholamreza Zandian Jazi, as Grantee:

WITNESSETH

That Grantor, in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, and good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell to Grantee and to Grantee's successors and assigns, all those certain lots, pieces, or parcels of land situated in the County of Washoe, State of Nevada, and more particularly described a follows:

Set forth in Exhibit A attached and incorporated herein by this reference

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

SUBJECT TO rights, reservations and restrictions of record.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto Grantee and to Grantee's successors and assigns forever.

WFZ0079

IN WITNESS WHEREOF, Grantor have executed this conveyance the day and year first above written.

BIG SPRING RANCH, LLC

BY: ____

RAY KOROGHLI, Member/Manager

BY: _____

FARIBORZ FRED SADRI, Member/Manager

STATE OF NEVADA) SS.: COUNTY OF CLARK

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On _____' _____, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Ray Koroghli, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC

STATE OF NEVADA) SS.: COUNTY OF CLARK

_____, 2006, before me the undersigned, a Notary Public in and for On said County and State, personally appeared Fariborz Fred Sadri, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC

WFZ0081

Owner Information & Legal Description Building APN OTE-100-13 Quality Quality Parcel Hap Hap Warehouse Quality Quality Earcel Hap Hap Warehouse Quality Strus Situs SANISH SPRING RANCH LLC W.A.X.U Strus Owner I bit SPRING RANCH LLC W.A.X.U Bette owner Address PO BOX 81624 Haif Baths Parcel Hap Hap Warehouse Address PO BOX 81624 Haif Baths Parcel Hap Hap Warehouse Address PO BOX 81624 Haif Baths Parcel Hap Hap Warehouse Address PO BOX 81624 Haif Baths Parcel Hap Hap Warehouse Address PO BOX 81624 Haif Baths Parcel Hap Hap Warehouse Address PO BOX 81624 Haif Baths Parcel Hap Hap Warehouse Owner GRAHAM_EARL & JONI Record of Struction Parcel Hap Hap Warehouse Particular Parcel Hap Hap Warehouse Owner GRAHAM_EARL & JONI Sec Heat Type Fireplace 11/21/2003 Fireplace 11/21/2016 Owner GRAHAM_EARL & Struction Addres Sec Heat Type Fire Warehous	1			2	ниа у цас	ם ווום איוחר ה		(Summary used may not be complete representation of property)	ation of pro	perty)	10/18/2006	2006	
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please review any sketches and photos carefully.

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Total Assessed

Supplemental New Const

Assessed Personal Prop

⁰ assessment purposes only. Zoning information should be verified ^{30,421} with the appropriate planning agency.

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Property Photo Is Not Available On-Line.

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10/18/2006

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APN: 076-100-19

WHEN RECORDED, RETURN TO JOHN PETER LEE, LTD. 830 Las Vegas Boulevard South Las Vegas, Nevada 89101

GRANTEE/MAIL TAX STATEMENTS TO: JOHN PETER LEE, LTD. 830 Las Vegas Boulevard South Las Vegas, Nevada 89101

320 acre parcel

QUITCLAIM DEED

By this instrument dated this _____ day of _____, 2006, for a valuable consideration,

Big Spring Ranch, LLC does hereby remise, release and forever quitclaim to Gholamreza Zandian

Jazi, the following described real property in the State of Nevada, County of Washoe:

Set forth in Exhibit A attached and incorporated herein by this reference

BIG SPRING RANCH, LLC

BY:

RAY KOROGHLI

BY:

) SS.: _

FARIBORZ FRED SADRI

STATE OF NEVADA

COUNTY OF CLARK

On the _____ day of ______, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Ray Koroghli, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC

STATE OF NEVADA)) SS.: COUNTY OF CLARK)

On the _____ day of ______, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Fariborz Fred Sadri, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC

10/18/2006

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Size 320	Ac	Water NONE	Street	Street NONE			Reapp Yea	Reapp Years 2002-2007			
Valuation	Valuation Information	2005/2006		2006/2007		Sales/	Sales/Transfer Information/Recorded Document	mation/R	tecorded Doc	cument	
Tava	Taviev bas Laidexet		_	7	V-Code		Doc Date	Value	0	Grantor	
Txble Impr	Txble Improvement Value	18,304	204	80,917	1SVR	012	11/21/2003	95,000	95,000 GRAHAM, EARL L	SLL & JONI	
Secured Per	Secured Personal Property			5	TTNE	012	11/30/2001	0	0 LANDON, DALE R	E R	
	(rounded)		D	0	3NTT 3NTT	012 	11/30/2001	0	GRAHAM, EARL L	1 L & JONI	
	Taxable Total	78,304	304	86,917			07/07/1997	0			
Asses	Assessed Land Value	27,406	90t	30,421	1GCR	012	06/03/1997	70,000			
Assesse	Assessed Improvement		0	0	-		08/01/1976	10,980			

<u>County Home</u> => <u>Assessor's Office</u> => <u>Property Assessment Data</u> => Parcel QuickInfo

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0 assessment purposes only. Zoning information should be verified	30,421 with the appropriate planning agency.		
0	30,421	0	
	. 27,406	0	
Assessed Personal Prop	Total Assessed	Supplemental New Const	

- ... de 2 . - -

We are currently experiencing some problems with our photo and sketch database which can cause the wrong sketch or photo to display, please review any sketches and photos carefully.

Property Photo Is Not Available On-Line. Sketch Is Not Available On-Line.

99052

.: return to original page :.

http://www.co.washoe.nv.us/assessor/cama/quickinfoform.php~ParcelID=076-100-19&CardNumber=1&printme=on

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APN: 079-150-09, 079-150-10, 07-150-13 084-040-02, 084-040-04, 084-040-06 084-040-10, 084-130-07, -84-140-17

WHEN RECORDED, RETURN TO

JOHN PETER LEE, LTD. 830 Las Vegas Boulevard South Las Vegas, Nevada 89101

GRANTEE/MAIL TAX STATEMENTS TO:

JOHN PETER LEE, LTD. 830 Las Vegas Boulevard South Las Vegas, Nevada 89101

Pah Rah parcel

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GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this _____ day of _____, 2006, by and between Ray

Koroghli, individually, and Fariborz Fred Sadri, individually and as Trustee of the Star Living Trust,

as Grantors, and Gholamreza Zandian Jazi, as Grantee:

WITNESSETH

That Grantors, in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, and good and valuable consideration, paid to Grantors by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell to Grantee and to Grantee's successors and assigns, all those certain lots, pieces, or parcels of land situated in the County of Washoe, State of Nevada, and more particularly described as follows:

Set forth in Exhibit A attached and incorporated herein by this reference

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

SUBJECT TO rights, reservations and restrictions of record.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto Grantee and to Grantee's successors and assigns forever.

WFZ0089

IN WITNESS WHEREOF, Grantors have executed this conveyance the day and year first above written.

RAY KOROGHLI, individually

FARIBORZ FRED SADRI, individually

FARIBORZ FRED SADRI, as Trustee of the Star Living Trust

STATE OF NEVADA)) SS.: COUNTY OF CLARK)

On ______, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Ray Koroghli, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC

STATE OF NEVADA)
) SS.
COUNTY OF CLARK)

On ______, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Fariborz Fred Sadri, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC

STATE OF NEVADA)) SS.: COUNTY OF CLARK)

On ______, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Fariborz Fred Sadri, Trustee of the Star Living Trust, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC

APN: 079-150-09, 079-150-10, 07-150-13 084-040-02, 084-040-04, 084-040-06, 084-040-10, 084-130-07, 084-140-17

KUTTE 1, SDO, OD 130277-70 RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: Star Living Trust 950 Seven Hills Drive, Ste 1026 Henderson, NV 89052 2827 S MONTE CRISTO

25269-08C

LAS VEGAS, NV 89117 mare The Station to Ale DOC # 2900592 05/05/2003 03:45P Fee:20.00 BK1 Requested By WESTERN TITLE COMPANY INC Washoe County Recorder Kathryn L. Burke - Recorder Pg 1 of 7 RPTT 1500.00

30 277 GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made this /s- day of A45454, 2003 by and between NEVADA LAND AND RESOURCE COMPANY, LLC, a Delaware limited liability company, whose address is 704 W. Nye Lane, Suite 201, Carson City, Nevada, 89703 (referred to as "GRANTOR") and FRED SADRI TRUSTEE OF THE STAR LIVING TRUST, DATED APRIL 14, 1997, AS TO AN UNDIVIDED 1/3 INTEREST, RAY KOROGHLI, AN UNMARRIED MAN, AS TO AN UNDIVIDED 1/3 INTEREST AND REZA ZANDIAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/3 INTEREST, AS TENANTS IN COMMON, (referred to as "GRANTEE").

GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to GRANTOR paid by the GRANTEE, the receipt of which GRANTOR acknowledges, by these presents grants, bargains and sells to GRANTEE, and to GRANTEE's successors and assigns forever, all right, title and interest in and to that certain real property situated in Washoe County, State of Nevada, and more particularly described on Exhibit A, except the easement and mineral estate and interest reserved to GRANTOR.

Together with all and singular the tenements, hereditaments and appurtenances belonging, or in anywise appertaining, to the real property, and the reversion and reversions, remainder and remainders, rents, issues and profits of the real property;

To have and to hold the real property above described with the appurtenances, unto **GRANTEE**, and to **GRANTEE's** heirs, and successors and assigns forever.

GRANTOR reserves to itself and its successors and assigns a 20 foot wide access easement over, through, within, under, across and along the East and South boundaries of Section 3, Township 20 North, Range 23 East.

GRANTOR reserves to itself the exclusive right and privilege to enter on the property for the purposes of exploration and prospecting for the development, extraction, mining, production, removal and sale of all minerals, mineral substances, metals, ore-bearing materials, coal, oil, gas, other hydrocarbons, geothermal steam, liquids or brines, heat, other geothermal resources and rocks of every kind, except sand and gravel. The mineral estate and rights reserved to Grantor include all of the right, title and interest to minerals in, on or under the property, including, but not limited to, the surface and subsurface of the property, all minerals, mineral elements and compounds and ores, together with all easements and rights-of-way reserved or granted in, on or under the property, together with any and all lodes, veins and mineral deposits extending from or into or contained in the

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property. The term "minerals" shall include all mineral elements and compounds, including by way of example and not by limitation, all barite, copper, gold, iron, silver and other metals, whether the same are presently known to exist on the property or are subsequently discovered on the property, and regardless of the method of extraction, mining or processing of the same (whether open pit or strip mining, underground mining, surface or subsurface leaching) whether presently or subsequently employed, invented, or developed. Grantor reserves to itself the rights of egress and ingress to and from the property for any and all purposes related to the mineral estate reserved to Grantor. Grantor shall conduct all of its activities in accordance with all applicable laws, regulations, and ordinances, and shall defend, indemnify and hold Grantee from and against all actions, claims, damages and losses resulting from Grantor's exercise of the rights appurtenant to its reserved mineral estate. Grantor shall compensate Grantee for surface damages resulting from Grantor's activities related to Grantor's reserved mineral estate. If Grantee and Grantor are unable to mutually determine the damages resulting to the surface, such damages shall be determined by a mutually acceptable independent appraiser who shall determine the fair market value of the surface damaged as a result of Grantor's activities.

GRANTOR makes no representation or warranty concerning the effect of those Minerals Leases, by and between Southern Pacific Land Company, a California corporation, as lessor, and SFP Minerals Corporation, a Delaware corporation, as lessee, to the degree or the extent that the same applies and is enforceable against the property described in this Grant, Bargain and Sale Deed, if at all.

GRANTOR has executed this Grant, Bargain and Sale Deed the day and year first above written.

NEVADA LAND AND RESOURCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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Doromy A. Timian-Palmer Chief Operating Officer

STATE OF NEVADA COUNTY OF CARSON CITY

This instrument was acknowledged before me on August 1, 2003, by Dorothy A. Timian-Palmer its Chief Operating Officer of and for Nevada Land and Resource Company, LLC, a Delaware limited liability company.

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Cienty W. Jureman. Notary Public

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1. A. A.

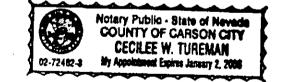




EXHIBIT "A"

All that real property situate in the County of Washoe, State of Nevada, described as follows:

PARCEL A: A.P.N. 079-150-09

The Northeast ¼ and the South ½ of the Northwest ¼ and the South ½ in Section 33, Township 21 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 09, 1990 in Book 3019, Page 756 as Document No. 1373452 of Official Records.

PARCEL B: A.P.N.[•] 079-150-10

Section 31, Township 21 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with



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any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded February 22, 1991 in Book 3216, Page 526 as Document No. 1461483 of Official Records.

PARCEL C:

A.P.N. 079-150-13

The Northeast ¹/₄; South ¹/₂ of the Northwest ¹/₄; South ¹/₂ of Section 27, Township 21 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 09, 1990 in Book 3019, Page 756 as Document No. 1373452 of Official Records.

PARCEL D: A.P.N. 084-040-02

Section 5, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded February 22, 1991 in Book 3216, Page 526 as Document No. 1461483 of Official Records.

PARCEL E:

A.P.N. 084-040-04

Section 3, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL F:

A.P.N. 084-040-06

Section 1, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection



therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL G: A.P.N. 084-040-10

The North ½ and the North ½ of the Northwest ¼ of the Southwest ¼ and the Southwest ¼ of the Northwest ¼ of the Southwest ¼ and the North ½ of the Northeast ¼ of the Southwest ¼ and the North ½ of the Northwest ¼ of the Southwest ¼ and the North ½ of the Northwest ¼ of the Southeast ¼, all in Section 11, Township 20 North, Range 23 East, M.D.B.&M.

ALSO EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL H: A.P.N. 084-130-07

The Northwest ¼ and the North ½ of the Southwest ¼ and Government Lot 1 in the Southwest ¼ of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with





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any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL I:

A.P.N. 084-140-17

The Northeast ¼ of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

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REQUEST FOR FULL RECONVEYANCE

TO: Western Title Company, Inc., Trustee

The undersigned is the legal owner and holder of the Note or Notes, and of all other indebtedness secured by the attached Deed of Trust. Said Note or Notes, together with all other indebtedness secured by said Deed of Trust, have been fully paid and satisfied; and you are hereby requested and directed to cancel said note or notes above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the Deed of Trust, and to reconvey, without warranty, to Gholamreza Zandian Jazi all the estate now held by you under the same.

DATED this _____ day of _____, 2006.

Fariborz Fred Sadri

STAR LIVING TRUST

BY:

Fariborz Fred Sadri, Trustee

Pah Rah parcel

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RM1 nated By TITLE COMPANY INC LIESTERN Recorder **RECORDING REQUESTED BY:** Recorder RPTT 0.00 Western Title Company, Inc. WHEN RECORDED MAIL TO: STAR LIVING TRUST, FRED SADRI Name 2827 S. MONTE CRISTO -Street LAS VEGAS, NV 89117 City,State 00025269-501- DBR Accomminati Order No (SPACE ABOVE THIS LINE FOR RECORDERS USE)

2900!

03:46P Fee:

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06/08/2003

DEED OF TRUST WITH ASSIGNMENT OF RENTS

This DEED OF TRUST, made on July 31, 2003; between REZA ZANDIAN, a married man as his sole and separate property, TRUSTOR, whose address is 1550 W. Sahara Ave., Apt 2148 Western Title Company, Inc., ____, NV __ 89117 Las Vegas 89117 a Nevada Corporation, TRUSTEE, and FARIBORZ SADRI, TRUSTEE OF THE STAR LIVING TRUST, DATED APRIL 14, 1997, BENEFICIARY, ^ан.

WITNESSETH: That Trustor grants to Trustee in Trust, with Power of Sale, that property in the City of N/A, County of Washoe, Nevada, described as:

APN: 079-150-09,10,13 084-040-02,04,06,10 084-130-07-

SEE ATTACHED FOR LEGAL DESCRIPTION

Zip

In the event the herein described property or any part thereof, or any interest therein is sold, agreed to be sold, conveyed or allenated by the trustor, or by the operation of law or otherwise, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, at the option of the holder hereof and without demand or notice shall immediately become due and payable.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing (1) payment of the sum of \$333,996.56 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof; (2) the performance of each agreement of Trustor incorporated by reference or contained herein or reciting it is so secured; (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each

and all of the terms and provisions set forth in subdivision A and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the Fictitious Deed of trust recorded in the office of

2388594 88/86/2883 2 of 18

each County Recorder in the State of Nevada on January 30,1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county,	BOOK	PAGE	DOC. NO.	COUNTY	BOOK	PAGE	DOC. NO.
namely:OUNTY Churchill	39	363	115384	Lincola			45902
Clark	Mortgages 850 Off.		682747	Lyon	37 Off.	341	100661
Douglas	Rec 57 Off	115	40050	Mineral	Rec. 11 Off. Rec.	129	89073
Elko	192 Off.	652	35747	Nye	105 Off. Rec.	107	04823
Esmeralda	Rec. 3-X Deeds	195	35922	Ormsby	72 Deeds	537	32867
Eureka	22 Off.	138	45941	Pershing	11 Off.	249	66107
Humboldt	Rec. 28 Off. Rec.	124	131075	Storey	Rec. "S" Off. Rec.	206	31506
Lander	24 Off.	168	50782	Washoe	300 Off.	517	107192
	Rec.			White Pine	Rec. 295 R.E. Records	258	

shall insure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B (identical in all counties, and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed a reasonable amount.



2900594 06/0€/2003 3 of 10

WFZ0102

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at this address herein before set forth. ::

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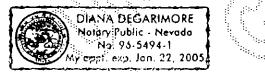
STATE OF NEVADA

COUNTY OF <u>CLARN</u> This instrument was acknowledged before me on

by <u>REZA</u> ZANDIAN

Notary Public

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REZ/ NDIAN

2988594 69/96/2093

WFZ0103

DO NOT RECORD

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TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES, Α.

To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destriyed thereon, and to pay when due all claims for labor performed and materials furnished therefor, to comply with all laws affecting said property or requiring any alistations or improvements to be made thereon; not to commit (1)or permit waste thereof; not to commit suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, furtigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumeration's herein not excluding the general.

- Trustor covenants to keep all buildings that may now or at any time be on said property during the continuance of this trust in good repair and insured against loss by fire, with extended coverage endorsement, in a company or companies authorized to issue such insurance in the State of Nevada, and as may egainst loss of life, with extended coverage endorsement, in a company or companies authorized to issue such insurance in the State of Nevau, and as may be approved by Beneficiary, for such sum or sums as shall equal the mult indebicencies secured by this Deed of Trust and all obligations having priority over this Deed of Trust and shall be payable to Beneficiary to the amount of the unsatisfied obligation to Beneficiary hereby secured, and to deliver the policy to (2) Beneficiary, or to collection agent of Beneficiary, and in default intereof, Beneficiary may procure such insurance and/or make such repairs, and expend for
- either of such purposes such SLLM or sums as beneficiary snati deem proper. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of tilde and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclise this Deed of Trust.¹¹ To pay at least ten days before delinquency all taxes and assassments affecting asid property, boluding assessments on appurtenant water stock, water rights to pay at least ten days before delinquency all taxes and assassments affecting and property, boluding assessments on appurent to be prover (3)
- and grazing privileges; when due, all encumbrances, charges and liens, with interest, op said property or any part thereof, which appear to be prior or (4)
 - and the second s superior hereto, and all costs, fees and expenses of this must Should Trustor fail to make any payticity or to do any act as herein provided, then Beneficiary or Trastee, but without obligation so to do and without notice to or demand upon Trustor, and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to profect the security hereof; Beneficiary or Trustee being authorized to enter upon said property for such purposes: appear in and defend any action or proceeding purporting to affect the security hereof the ingits or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge of then which is the judgment of either appears to be prior drauperior hereto; and, in exercising any such powers, pay necessary espenses, employ counsel and pay his reasonable fees.
- expenses, employ coursel and hay his reasonable fees. To pay immediately, and without demand att sums so expended by Beneficiary or Trustee(., with interest from date of expenditure at ten percent per annum. At Beneficiary's option. Trustor will pay a "late charge" as indicated in the Promissory Note to cover the extra expense involved in handling delinquent payments; of such flate charge thall not be payable out of the proceeds of any sale made to satisfied, the indebtedness secured hereby, unless such proceeds ര are sufficient medischarge the writire indebtedness and all proper costs and expenses secured thereby.
- and the second s
- IT IS MUTUALLY AGREED В.
 - That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for (1)
 - That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of (2)all other sums so secured or to declare default for failure so to pay.
 - That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby. Trustee may reconvey any (3) part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement of any
 - That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this deed and said note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose, and upon payment of its fees, Trustee shall reconvey, without (4) warranty, the property then held hereunder. The recitals in such reconveyance of any matters of facts shall be conclusive proof of the multifulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto".
 - That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these musts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured (5) hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby Secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues, and profits, including those past dul,, and umpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
 - That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder. Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written notice of default and of election to cause to be sold said property, which (6) notice Trustee shall cause to be recorded. Beneficiary also shall deposit with Trustee this Deed of Trust, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law for the sale of real property under writ of execution, Trustee, without demand on Trustor, shall sell said property or any part thereof at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may pospone such sale by public announcement at the time fixed by the preceding postponement. In the event that any indebtedness secured hereby shall not have been fully satisfied by said sale. Trustee may give notice of sale of any property not previously noticed for sale in the manner set forth above and sell the same in the manner set forth above.

Trustee shall deliver to any purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee, including a reasonable fee for the attorney of Trustee, and of this trust, including cost evidence of title in connection with sale. Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at ten percent per annum; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.





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- That Beneficiary, or his assignee, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting here under, which instrument, executed and acknowledged and recorded in the office of the pecorder of the county or counties where said property is situated. shall be conclusive proof of proper substitution of such successor Trustees or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the mame of the original Trustor, Trustee and Beneficiary hereunder, the book and page where, or document or file number under which, this Deed of Trust is recorded, and the name and address of the new Trustee. If notice of default shall have been recorded, this power of substitution carmot be exercised until after the costs, fees and expenses of the then acting Trustee shall have been paid to such Trustee, who shall endorse receipt thereof upon such instruments of substitution. The procedure herein provided for substitution of Trustee shall
- be exclusive of all other provisions for substitution, statutory or otherwise, The following covenants: Nos. 1, 3, 4, (interest 10%) 5, 6, 8 and 9 of Nevada Revised Statutes 107.030, when not inconsistent with other covenants and (8) provisions herein contained, are hereby adopted and made a part of this Deed of Trusping
- The rights and remedies hereby granied shall not exclude any other rights or remedies granted by law, and all rights and remedies granted hereunder or (9) permitted by haw shall be concurrent and cumulative. A violation of any of the covenants herein expressly set forth shall have the same effect as the violation of any covenant herein adopted by reference.
- (10) It is expressly agreed that the must created hereby is irrevocable by Trustor.
 (11) That this Deed of Trust armitics

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- (11) That this Deed of Trust applies to, insures to the benefit of. and binds all pairies hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby, whether or not named as Beneficiary here in. In this Deed of Trust, whenever the context so requires, the ransculine gender includes the feminine and/or neuter, and the singular number includes the plural.
- (12) That Trustee accepts this trust when this Detil of Trast, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party here to of pending sale under any other Deed of Trust or of say attion or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee,
- (13) Trustor agrees to pay any deficiency ansing from any cause after application of the protects of the sale held in accordance with the provisions of the Trastor agrees to pay any occurrence coverants herein above adopted by reference:

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address herein before set forth. 10022 10022 ÷.,

÷ REQUEST FOR FULL RECONVEYANCE •

DO NOT RECORD

TO TRUSTEE

The undersigned is the legal owner and holder of the note or notes, and of all other indebtedness secured by the foregoing Deed of Trust." Said note or notes, together with all other indebtedness secured by said Deed of Trust, have been fully paid and satisfied and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note or notes above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you under the same.

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Dated:

Please mail Deed of Trust,

Note and Reconveyance to Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

2900594 08/96/2003 6 of 10

EXHIBIT "A"

All that real property situate in the County of Washoe, State of Nevada, described as follows:

PARCEL A: A.P.N. 079-150-09

The Northeast ¼ and the South ½ of the Northwest ¼ and the South ½ in Section 33, Township 21 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 09, 1990 in Book 3019, Page 756 as Document No. 1373452 of Official Records.

PARCEL B: A.P.N. 079-150-10

Section 31, Township 21 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with



any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded February 22, 1991 in Book 3216, Page 526 as Document No. 1461483 of Official Records.

PARCEL C:

A.P.N. 079-150-13

The Northeast 1/4; South 1/4 of the Northwest 1/4; South 1/2 of Section 27, Township 21 North; Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 09, 1990 in Book 3019, Page 756 as Document No. 1373452 of Official Records.

PARCEL D: A.P.N. 084-040-02

Section 5, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such

2300034 89/86/2993 8 of 19

use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded February 22, 1991 in Book 3216, Page 526 as Document No. 1461483 of Official Records.

PARCEL E: A.P.N. 084-040-04

Section 3, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL F:

A.P.N. 084-040-06

Section 1, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection



therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL G: A.P.N. 084-040-10

The North ½ and the North ½ of the Northwest ¼ of the Southwest ¼ and the Southwest ¼ of the Northwest ¼ of the Southwest ¼ and the North ½ of the Northeast ¼ of the Southwest ¼ and the North ½ of the Northwest ¼ of the Southeast ¼, all in Section 11, Township 20 North, Range 23 East, M.D.B.&M.

ALSO EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada

FURTHER EXCEPTING any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL H: A.P.N. 084-130-07

The Northwest ¼ and the North ½ of the Southwest ¼ and Government Lot 1 in the Southwest ¼ of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with



any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL I:

A.P.N. 084-140-17

The Northeast 1/4 of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.



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APN: 010-510-001; 010-520-001; 010-730-001; 010-740-0BG; 010-740-110; 010-740-111; 010-740-113; 010-740-202

WHEN RECORDED, RETURN TO

GRANTEE/MAIL TAX STATEMENTS TO:

Wendover Parcel

QUITCLAIM DEED

By this instrument dated this _____ day of ______, 2006, for a valuable consideration, Gholamreza Zandian Jazi does hereby remise, release and forever quitclaim to Ray Koroghli, individually and Fariborz Fred Sadri, individually, and as Trustee of the Star Living Trust, the following described real property in the State of Nevada, County of Elko:

Set forth in Exhibit A attached and incorporated herein by this reference

GHOLAMREZA ZANDIAN JAZI

STATE OF NEVADA)) SS.: · COUNTY OF CLARK)

On ______, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Gholamreza Zandian Jazi, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC

When recorded, return to: JAMES R. CAVILIA, ESQ. ALLISON, MacKENZIE, RUSSELL, PAVLAKIS, WRIGHT & FAGAN, LTD. 402 North Division Street P.O. Box 646 Carson City, NV 89702 03011167 Ă.P.N: Nos.: 010-510-001; 010-520-001; 010-730-001; 010-740-0BG; 010-740-110; 010-740-111; 010-740-113; 010-740-202

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2003 DEC 30 PH 4: 09

Stewart Title Co. JERRY D. GAYACLUS ELNO GO, RECOLOER

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE, made this 29th day of December 2003, by and between BIG SPRINGS LAND & RESOURCE COMPANY, LLC, a Nevada limited liability company ("BIG SPRINGS"), Grantor, and WENDOVER PROJECT, L.L.C., a Nevada limited liability company, as to an undivided 91.67% and THE STAR LIVING TRUST, Fariborz Sadri, Trustee, as to an undivided 8.33%, Grantee,

WITNESSETH:

That the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States, and other good and valuable consideration to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell to the Grantee, and to its successors and assigns forever, all those certain lots, pieces or parcels of land situate, lying and being in Elko County, Nevada, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions,

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remainder and remainders, rents, issues and profits thereof, including but not limited to any right title and interest in any and all grazing rights or allotments appurtenant thereto.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

Big Springs Land & Resource Company, a Nevada limited liability company

By: Vidler Water Company, Inc., a Delaware corporation Its Manager

By: <u>Carty A. Jona - Jelan</u> DOROTHY A. TIMIAN-PALMER Chief Operating Officer/Director

72540

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STATE OF NEVADA CARSON CITY

55.

On <u>December 29</u>, 2003, DOROTHY A. TIMIAN-PALMER, personally appeared before me, a notary public, personally known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she is the Chief Operating Officer and a Director of Vidler Water Company, a Delaware corporation, and who acknowledged to me that she executed the foregoing GRANT, BARGAIN AND SALE DEED

on behalf of said corporation.

(12-72482-3

Ceiler W Juneman Notary Public - State of Nevada COUNTY OF CARSON CITY NOTARY PUBLIC **CECILEE W. TUREMAN** My Appointment Explore January 2, 2006



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AND REAL PROPERTY.

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Echibit "A" 195 Parich Windover Property Legal Descriptions

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	69E	A - 9 - 9 - 10 - 10 - 10 - 10	1.915 1-J, 5/2 W/2, 5/2	600
1214	69ME		<u>\$2 N/2, \$27</u>	480.0
1214	7CHE		Loles 4, 6, 7, 10, 12, 13, SVV/4 NW24	164
DH	696		<u>[52]</u>	320.0
314	694:	12		640.0
DH.	696		Ai	640.0
311	69£		N2, N2 S/2	460.0
<u>OH</u>	69E		N2, W2 SW/4, SE/4, SE/4 SW/4	600.0
<u>3N</u>	70€	06	Lets: 2-0, 9 and 11	35.0
<u>3N</u>	70E	15	Leds 12, 13, 15, 18, 20, 23-25, and 28-30, ME/A SW/A SE/A NV//A, E/2 SE/A SE/A NW/A, NW/A SE/A SE/A NW/A	46.2
1N	70E	.17	5/7.5/2	160.0
	70E	19		5-10.0
IN	70E	20	Lots 2, 3, 6, 11, NWA NEA, NZ SWA NEA, SEA SWA NEA, NZ SWA SWA NEA, NWA NEA, NZ SWA, SWA SWA	4 16.6
NN I	70E	- 20	Lots 0, 9 and 5/2 SW/4 SW/4 NE/4	73.0
314	70E	21		13.2
74	70E.	29	Lots 3, 5, 6, N///4 NW/4	73.1
IN	706	299	Lot ?	-16.0
<u> </u> ні	TOIE	30	Lots 2, 3, ME/4, W/2, W/2 SE/4	612.5
ÎN [101	31	Loss 2, 4, 5, 6, 10, 11, NW/4, W/2 15W/4	172.9
111	70E		Pins of 9 and 10 (Pancel 2 of recurded parcel man #46/646)	4.2
11	70E		Pres of 9 and 10 (Pansel 1 of recorded partel map #48:646)	
nt	701		Pine of 9, 10 and 16 (Princet 4 of nersorded period map (4485646)	55.31

* These parcels cover more that one section

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6,457,24





Exhibit "A" Big Springs Ranch Wendover Property Legal Descriptions

32N		01		ACREAGE
32N	69E	02		5(10.14
32N	20E	05	5/2 H/2 5/2 LOIS 4. 6, 7, 10, 12, 13, SW/4 NW/4 S/2	180.00
<u>33N</u>	69E	01	52	1E-4.60
30IN	<u>69€</u>	1.14		320.00
3.3N	69IE			640.00
) . N	691	35	1917) M/2 C /2	640.00
1314	6915	36	PU2, N/2 SW/4, SE/4, SE/4 SW/4	480,00
13 N	701	190	I Als Z.S. O and 11	600.00
ЗМ	701	15	Lots 12, 13, 15, 18, 20, 23-5, and 28-30, NE/A SW/A SEA MARK FOR OFFICIENT	35.(H)
3N	70E	17	Lota 12, 13, 15, 18, 20, 23-25, and 28-30, NE/4 SW/1 SE/4 NW/4, E/2 SE/4 SE/4 NW/4, NW/4 SE/4 SE/4 NW/4 S/2 S/2	46.23
311	708			
311	70E	20	LOIS 2, 3, 6, 11, NW/4 NE/4, NZ SW/4 NE/4, SE/4 SW/4 NE(4, LIA CIVILA CIVILA CIVILA CIVILA CIVILA CIVILA CIVILA	640.00
IN	70E	20	Lois 2, 3, 6, 11, NW/4 NE/4, N/2 SW/4 NE/4, SE/4 SW/4 NE/4, H/2 SW/4 SW/4 NE/4, NW/4, N/2 SW/4, SW/4 SW/4 Lois 8, 9 and 5/2 SW/4 SW/4 NE/4	416.6 1
311	70E	- 21		1 79 67.1
IN	70E;	29	Lois 3, 5, B, NY/4 NW/4 Loi 2	13,21
IN	708	29	1. d 2	73.16
IN	70E	30	Lois 2, 3, NE/4, W/2, W/2 SE/4	16.01
IN	70E	31	Lots 2, 4, 5, 8, 10, 11, NW/4, W/2 SW/4	612.56
IN	70E.		Lors 2, 3, NE/4, W/2, W/2 SE/4 Lots 2, 4, 5, 8, 10, 11, NW/4, W/2 SV//4 Plns of 9 and 10 (Parcel 2 of recorded purcel map #485646) Plns of 9 and 10 (Parcel 1 of recorded purcel map #485646) Plns of 9, 10 and 16 (Parcel 4 of recorded parcel map #485646)	372.94
111	70E		Pins of 9 and 10 (Parcel 1 of recorded purch man distribution)	4.23
NT	700		Plins of 9, 10 and 16 (Parcel 4 of recorded parcel map #405646)	38.

* These parcels cover more that one section

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Sec. 1

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LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of ELKO COUNTY, described as follows:

PARCEL 1:

TOWNSHIP 32 NORTH, RANGE 69 EAST, M.D.B.EM.

Section 1: Lots 1, 2 and 3; S1/2N1/2; S1/2; Section 2: S1/2N1/2; S1/2;

TOWNSHIP 33 NORTH, RANGE 69 EAST, M.D.B.GM.

Section 1: S1/2; Section 12: All; Section 25: All; Section 35: N1/2; N1/2S1/2; Section 36: N1/2; N1/2SW1/4; SE1/4; SE1/4SW1/4;

TOWNSHIP 32 NORTH, RANGE 70 EAST, M.D.B.&M.

Section 6: Lots 4, 6, 7, 10, 12 and 13; SW1/4NW1/4;

TOWNSHIP 33 NORTH, RANGE 70 EAST, M.D.B.&M.

Section 8: Lots 2, 3, 4, 5, 6, 9 and 11; Section 9: SE1/4SE1/4; N1/2SW1/4SW1/4SE1/4; E1/2SW1/4SE1/4; Section 10: Got 4; Lots 12, 13, 15, 18, 20, 23, 24, 25, 26, Section 15: 28, 29 and 30; NE1/4SW1/4SE1/4NW1/4; E1/25E1/4SE1/4NW1/4; NW1/4SE1/4SE1/4NW1/4; Section 15: N1/2NE1/4NE1/4NE1/4; Section 17: 81/281/2; Saction 19: A11; Section 20: Lots 2, 3, 6 and 11; NW1/4NE1/4; N1/2SW1/4NE1/4; SE1/4SW1/4NE1/4; N1/2SW1/4SW1/4NE1/4; NW1/4; N1/2SW1/4; SW1/4SW1/4; Section 21: Lot 2; Section 29: Lots 3, 5 and 8; NW1/4NW1/4; Section 30: Lots 2 and 3; NE1/4; W1/2; W1/2SE1/4;

Section 31: Lots 2, 4, 5, 8, 10 and 11; NW1/4; W1/2SW1/4;

EXCEPTING FROM Sections 9, 10 and 16, Parcels 1, 2, 3 and 4 as shown on Parcel Map for Big Springs Land & Resource Co., filed in the Office of the Elko County Recorder on July 16, 2002 as Continued on next page

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STEWART TITLE Guaranty Company 4 WEZQ116

SCHEDULE A CLUA PRELIMINARY REPORT (12/92)

File Number 485646.

PARCEL 2:

Parcel 1, 2 and 4 as shown on that certain Parcel Map for Big Springs Land & Resource Co. filed in the office of the County Recorder of Elko County, State of Nevada, on July 16, 2002, as File No. 485646, being a portion of Sections 9, 10 and 16, Township 33 North, Range 70 East, M.D.B.&M..

EXCEPTING FROM Parcels 1 and $\frac{1}{2}$ all the oil and gas and geothermal resources in the lands so patented as reserved by the UNITED STATES OF AMERICA in Patent recorded May 26, 1999 in Book 1100, Page 615, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM Parcels 1 and 2 those portions lying within the railroad right-of-ways.

PARCEL 3:

TOWNSHIP 33 NORTH, RANGE 70 EAST, M.D.B.GM.

Section 20: Lots 8 and 9; S1/2SW1/4SW1/4NE1/4; Section 29: Lot 2;

- 2 -

EXCEPTING THEREFROM all the oil and gas and geothermal resources in the lands so patented as reserved by the UNITED STATES OF AMERICA in Patent recorded August 15, 2003 in Book 3, Page 45700, Official Records, Elko County, Nevada.

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ASSIGNMENT OF INTEREST IN WENDOVER PROJECT, LLC

The undersigned Assignor, GHOLAMREZA ZANDIAN JAZI, currently holds an interest in WENDOVER PROJECT, LLC, a Nevada limited liability company, consisting of a membership, as well as a management right, and, in consideration of value received, GHOLAMREZA ZANDIAN JAZI herewith transfers and assigns to RAY KOROGHLI, individually, and FARIBORZ FRED SADRI, individually, and as Trustee of the Star Living Trust, all of the Assignor's right as Member or Manager in WENDOVER PROJECT, LLC, a Nevada LLC effective as of the _____ day of ______, 2006.

The Assignor represents that the interest herewith assigned has not been transferred, assigned, encumbered, the subject of any agreement, or security interest and that he holds the full and complete rights, the subject of this Assignment. The Assignor irrevocably appoints the Assignee as the Attorney in Fact to transfer such interests on the books and records of WENDOVER PROJECT, LLC, a Nevada LLC, the Assignor agrees to separately execute a resignation as a Member and Manager of WENDOVER PROJECT, LLC, a Nevada LLC.

The undersigned executes this Assignment on the _____ day of _____, 2006.

GHOLAMREZA ZANDIAN JAZI



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APN: 009-530-001; 009-540-001; 009-550-001; 009-560-004 009-570-011; 010-090-001; 010-090-003; 010-110-001 010-120-001; 010-130-001; 010-320-001

WHEN RECORDED, RETURN TO

GRANTEE/MAIL TAX STATEMENTS TO:

Big Spring Ranch Parcel

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QUITCLAIM DEED

By this instrument dated this _____ day of _____, 2006, for a valuable consideration,

Gholamreza Zandian Jazi does hereby remise, release and forever quitclaim to Ray Koroghli,

individually and Fariborz Fred Sadri, individually, and as Trustee of the Star Living Trust, the

following described real property in the State of Nevada, County of Elko:

Set forth in Exhibit A attached and incorporated herein by this reference

GHOLAMREZA ZANDIAN JAZI

STATE OF NEVADA)
) SS.:
COUNTY OF CLARK)

On ______, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Gholamreza Zandian Jazi, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC

512358

2003 DEC 30 PM 4:08

Stewart Title Co.

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JERRY D. SMIDLUS ELMO DEL MERGATER

When recorded, return to: LAMES R. CAVILLA, ESO. ALLISON, MacKENZIE, RUSSELL, PAVLAKIS, WRIGHT & FAGAN, LTD. 402 North Division Street P.O. Box 646 Carson City, NV 89702

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A.P.N: Nos.: 009-530-001; 009-540-001; 009-550-001; 009-560-004; 009-570-011; 010-090-001; 010-090-003; 010-110-001; 010-120-001; 010-130-001; 010-320-001

03012789 THIS INDENTURE, made this 29th day of December , 2003, by and between BIG SPRINGS LAND & RESOURCE COMPANY, LLC, a Nevada limited liability company ("BIG SPRINGS"), Grantor, and BIG SPRING RANCH, L.L.C., a Nevada limited Fariborz Sadri, Trustee of liability company, as to an undivided 75% interest and THE STAR LIVING TRUST as to an undivided 25% interest, Grantee.

GRANT, BARGAIN, AND SALE DEED

WITNESSETH:

That the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States, and other good and valuable consideration to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell to the Grantee, and to its successors and assigns forever, all those certain lots, pieces or parcels of land situate, lying and being in Elko County, Nevada, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER. WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, including but not limited to any right title and interest in any and all grazing rights or allotments appurtenant thereto.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

Big Springs Land & Resource Company, a Nevada limited liability company

By: Vidler Water Company, Inc., a Delaware corporation Its Manager

By: Car that Ina fal DOROTHY & TIMIAN-PALMER Chief Operating Officer/Director

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STATE OF NEVADA) : ss. CARSON CITY)

On <u>December 29</u>, 2003, DOROTHY A. TIMIAN-PALMER, personally appeared before me, a notary public, personally known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she is the Chief Operating Officer and a Director of Vidler Water Company, a Delaware corporation, and who acknowledged to me that she executed the foregoing GRANT, BARGAIN AND SALE DEED on behalf of said corporation.

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Cerila W. Junemon

NOTARY PUBLIC

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EXHIBIT A

COULT CAME	/\[`F¥_If 444489635455555555555555555555555555555555555		Rug	Scc	Aliauot Parts	A
				******************	Aliguot Parts	/\C/C/C/L/L/C
Elko	009-530-001	34N	66E	I	All except 0.23 Ac conv to WPR Co.	6 10 33
Elko	009-530-001	34N	66E	11	All	640.37
Elko	010-090-001	34N	67E	5	All	640.00 638.08
Elko	010-090-001	3:4N	67E	7	E/2 and ptn of W/2 east of the Nevada	366.98
					Northern Railroad as now constructed	0.000.00

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EXHIBIT "A" **Big Springs Ranch Legal Descriptions**

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County	APN #	Twn		Sec.	Aliquot Parts	Acreage
	009-530-001		66E	3	All	643.64
	009-530-001	<u>34N</u>	66E	. 4	Lots 3 and 4, 5/2 NM/4, 5/W/4 (W/2)	319.92
An an an an an an an	009-530-001	34N	66E:	. 5	All	638.12
	009-530-001	<u>34N</u>	66E	9	Alk	640.00
Elko (009-530-001	34N	66E	15	All	640.00
Elko (009-540-001	35N	66E	1	All	666.40
Elko (009-540-001	35N	66E	2	Lots 3 and 4, Sr2 NW/4, SW/4 (W/2)	331:44
Eiko (009-540-001	35N	66E	3	Air	665.12
Elko (009-540-001	35N	66E	9	All	640.00
Elko (09-540-001	35N	66E	10	E/2 E/2	160.00
Elko (09-540-001	35N	66E	11	Ail	540.00
Elko (09-540-001	35N	66E	13	All	640.00
Elko (09-540-001	35N	66E	14	Wr2 Wr2	in a serie a de la la
	009-540-001	35N	66E	15	All	160.00 640.00
	09-540-001	35N	66E	21	All	·····
	09-540-001	35N	66E	22	NE/4, SE/4 NW/4, N/2 SE/4, SW/4 SE/4, SE/4 SE/4	640.00
	09-540-001	35N	66E	23	All	360.00
	09-540-001	35N	66E	25	All	640.00
	09-540-001	35N	66E	27		640.00
	09-540-001	35N	66E	28	SE/4, SE/4 NE/4	640.00
	09-540-001	35N	66E	33		200.00
	09-540-001	35N	66E	-34	Ni W/2	640.00
an an an se se se se	09-540-001	35N	66E	35	τν ΑΙ	320.00
	09-550-001	36N	66E			640.00
	09-550-001	36N	66E	11	All All less 70.23 in 1-90 RAV	642.24
	09-550-001	36N	66E	13		569.77
	09-550-001	36N	66E	15	الا م. 	640.00
	09-550-001	36N	GGE	21	AI 	640.00
	09-550-001	36N	668	22	E/2	320.00
	the second second second second		66E		W/2 NW/4, S/2	400.00
	09-550-001 09-550-001	36N		23	All 	640.00
		36N	66E	25	All 	640.00
	09-550-001	36N	66E	26	W/2W/2	160.00
	09-550-001	36N	66E	27		640.00
	09-550-001	36N	66E	28	EV2 E/2, W/2 StE/4 less 4.50 Ac to Beaumont in StE/4 SW/4, SW/4 SE/4	235.50
	09-550-001	36N	66E	33	All	640.00
	09-550-001	36N	<u>66E</u>	34	All	640.00
	09-550-001	<u>36N</u>	66E	35	Ali	640.00
)9-560-004	<u>37N</u>	66E	25	All foasi 15.22 Ac St RL 30 FVW	624.78
er er er er som som som)9-560-004	37N	66E	27	SE/4 SE/4	40.00
	9-560-004	37N	66E	35	All	625.34
	9-570-011	38N	66E	23	Pta 200' south of the CPRR centerline	568.06
	9-570-011	38N	66E	25	Pin 200' south of the CPRIR centerline except 6.44 Ac in N/2 for Wye tract	591.44
		34N	67E	1	All	638.80
	0-090-001		67E	3	All	638.04
		34N	67E	9	Ali	640.00
Elko 01	0-090-001	34N	67E	11	All	640.00

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County	APN #	Twn	Rng	Sec	Aliquot Parts	Acreage
Elko	010-090-001	[34N	67E	13	A CONTRACTOR CONT	640.00
Elko	010-090-001	34N	67E	15	All second s	640.00
Elko	010-090-001	34N	67E	17	NI	640.00
	010-090-001	34N	67E	19	NE74, E72 NW74, Lots 1 and 2 (N72) except 4.60 Ac conv to Nevada Northern Railroad Co.	306.35
Elko	010-090-001	34N	67E	21	NV?	320.00
Elko	010-090-001	34N	_67E	22	All	640.00
Elko	010-090-001	34N	67E	23	N/2	320.00
Elko	010-090-003	34N	67E	7	Fibr of the E/2 W/2 west of the NMAR R/W	46.98
Elko	010-110-001	36N	67IE	7	All except 12.70 Ac conv to Northern Nevada Raiload Co.	619.98
	010-110-001	36N	67E	19	All except 12.05 Ac conv to Northern Nevada Railroad Co. except projective to State of NV for Hwy	608.15
Elko	010-110-001	36N	67E	31	All except 12.14 Ac only to Northern Nevada Railmad Co.	627.26
Elko	010-120-001	37N	67E	1	Pin 200' south of the CPRR contactine lass 12.76 Ac to SR-30 RAV	589.64
Elko	010 120 001	37N	67E	5	Pin 200' south of the CPRIR centerline	604.67
Elko	010-120-001	37N	67E	9	MW/4, S/2 less 6.70 Ac convilo Northon Nevada Railroad Co. and 15.10 Ac iz SR 30 RAW	458.20
Elkò	010-120-001	37N	67E	11	Ptn 200' south of the CPRR contailing lass 11.07 Ac to SR-3D RAV	611.42
Elko	010-120-001	37N	67E	17	All less 16.33 Ac to SR-30 RW	623.67
	010-120-001	37N	67E	19	AI	628.68
Elko	010-130-001	38N	67E	31	Ptn 200' south of the CPRR contactine	594,40
Elko	010-320-001	35N	68E	7	All except 21.28 Ac conv to Western Pacific Railroad Co. tess 45.33 to 1-80 RAV	614.35
Elko	010-320-001	35N	68E	17	Alt north of the WPRR centerline, and all south of the WPRR centerline less 6.89 At to 1-80 R/W	521.98
• <i>.</i> •					Total Acreage:	35,254.34

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LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of ELKO COUNTY, described as follows:

PARCEL L:

TOWNSHIP 34 NORTH, RANGE 67 EAST, M.D.B.GM.

Section 1: A11; Section 3: A11; Section 9: A11: Section 11: $A11_{2}$ Section 13: A11. Section 15; A11; Section 17: All. Section 19: Lots 1 and $2_1 EL/2NWL/4$; NEL/4;

EXCEPTING THEREFROM all that portion of said land as conveyed to Nevada NOrthern Railway Company in Deed recorded February 7, 1906 in Book 28, Page 617, Deed Records, Elko County, Nevada.

Section 21: N1/2; Section 22: All; Section 23: N1/2;

EXCEPTING FROM Section 22, TOWNSHIP 34 NORTH, RANGE 67 EAST, M.D.B.&M., all the coal and other valuable minerals in the lands so granted as reserved by The United States of America in Patent recorded June 28, 1946 in Book 8, Page 413, Patent Records, Elko County, Nevada.

FURTHER EXCEPTING FROM all of Parcel 1 all right, title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Russell Wilkins, et ux, et al, in Deed recorded December 10, 1946 in Book 55, Page 63, Deed Records, Elko, Nevada.

FURTHER EXCEPTING FROM Section 22, TOWNSHIP 34 NORTH, RANGE 67 EAST, M.D.B.&M., an undivided 1/2 interest in and to all gas, oil, petroleum, minerals and/or mineral rights, lying in and under said land, as reserved by Theodors E. Smith and Pearl Smith, his wife, in Deed recorded August 15, 1958 in Book 74, Page 181, Deed Records, Elko County.

PARCEL 2:

Continued on mext page

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SCHEDULE A CUTA PRELIMINARY REPORT (1292)

STEWART TITLE Guaranty Company Oxder No. 03012789

TOWNSHIP 35 NORTH, RANGE 66 EAST, M.D.B.&M.

Section 1: A11; Section 31 $\lambda 11;$ Section 9: A11; Section 11: A11; Section 13: ALL; Section 15: A11; Section 21: A11: Section 23: A11; Section 25: A11; Section 27: S1/2;Section 33; A11; Section 35: A11;

EXCEPTING THEREFROM Parcel 2 all petroleum, oil, natural gas, and products derived therefrom, lying in and under said land or that may be produced therefrom, as reserved by Southern Pacific Land Company in Deed recorded August 1, 1949 in Book 57, Page 126, Deed Records, Elko County, Nevada.

FARCEL 3:

TOWNSHIP 35 NORTH, RANGE 68 EAST, M.D.B.&M.

- 2 -

Section 7: All;

EXCEPTING THEREPROM all that portion of said land as conveyed to Western Pacific Railway Company in Deed recorded February 19, 1909 in Book 31, Page 71, Deed Records, Elko County, Nevada.

Section 17:

All that portion lying northerly of a line parallel with and one hundred (100) feet northerly of the center center line of Western Pacific Railway Company's railroad known as Arnold "L-1" or "3%" line and all that portion lying southerly of a line parallel with and one hundred (100) feet southerly of the center line of Western Pacific Railway Company's railroad known as "R-2" or "4%" line, which railroad rights of way were conveyed to Western Pacific Railway Company by Deed No. 126-F, dated November 27, 1908, and recorded February 19, 1909 in Book 31, Page 71, and Deed No. 188-F, dated June 30, 1910, and recorded September 10, 1910 in Book 32, Page 319, Deed Records, Elko County, Nevada.

Continued on next page

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EXCEPTING FROM Parcel 3 all that portion of said land as conveyed to the State of Nevada, acting by and through its Department of Highways in Deed recorded September 7, 1973 in Book 184, Page 44 and recorded June 24, 1976 in Book 230, Page 377, Official Records, Elko County, Nevada, portions of which have been relinquished by Resolution Relinquishing portion of Highway Right of Way recorded October 11, 1985 in Book 504, Page 303, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM Parcel 3 all right, title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Russell Wilkins, et ux, at al, in Deed recorded December 10, 1946 in Book 55, Page 63, Deed Records, Elko County, Nevada.

PARCEL 4:

TOWNSHIP 38 NORTH, RANGE 67 EAST, M.D.B.EM.

Section 31: All that portion lying southwesterly of a line two hundred (200) feet southwesterly and parallel with the center line of Central Pacific Railway Company's railroad as now constructed ;

EXCEPTING FROM Parcel 4 all right, title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Russell Wilkins, et ux, et al, in Deed recorded December 10, 1946 in Book 55, Page 63, Deed Records, Elko County, Nevada.

PARCEL 5:

TOWNSHIP 36 NORTH, RANGE 67 EAST, M.D.B.&M.

Section 7: All; Section 19: All; Section 31: All;

EXCEPTING FROM Parcel 5 all that portion of said land as conveyed to Nevada Northern Railway Company in Deed recorded February 7, 1906 in Book 28, Page 517, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM Section 19 all that portion of said land as conveyed to the State of Nevada, acting by and through its Continued on next page

Department of Highways, in Deed recorded September 7, 1973 in Book 184, Page 44, Official Records, Elko County, Nevada, portions of which have been relinquished by Resolution Relinquishing Portion of Highway Right-of-Way recorded October 11, 1985 in Book 504, Page 308, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM Parcel 5 all right, title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Russell Wilkins, et ux, et al, in Deed recorded December 10, 1946 in Book 55, Page 63, Deed Records, Elko County, Nevada.

PARCEL 6:

TOWNSHIP 37 NORTH, RANGE 67 EAST, M.D.B.&M.

Section	1.	That portion lying southeasterly of a line two
		hundred (200) feet southeasterly and parallel with
		the center line of Central Pacific Railway Company's
		railroad, as now constructed;

Section 5: That portion lying southwesterly of a line two hundred (200) feet southwesterly and parallel with the center line of Central pacific Railway Company's railroad, as now constructed;
Section 9: NWL/4; S1/2;

EXCEPTING FROM Section 9 all that portion of said land as conveyed to Nevada Northern Railway Company in Deed recorded February 7, 1906 in Book 28, Page 617 and recorded November 15, 1912 in Book 34, Fage 130, Deed Records, Elko County, Nevada.

Section 11: That part lying southeasterly of a line two hundred (200) feet southeasterly and parallel with the center line of Central Pacific Railway Company's railroad as now constructed; Section 17: All; Section 19: All;

EXCEPTING PROM Parcel 6 all right, title and interest to coal, oil, gas and other minerals of every kind and nature whatscever, lying in and under said land, as reserved by Russell Wilkins, et ux, et al, in Deed recorded December 10, 1946 in Book 55, Page 63, Deed Records, Elko County, Nevada.

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PARCEL 7:

TOWNSHIP 37 NORTH, RANGE 66 EAST, M.D.B.GM.

Section 25: All; Section 27: SE1/4SE1/4; Section 35: All;

TOWNSHIP 38 NORTH, RANGE 66 EAST, M.D.B.&M.

Section 23: That portion southwesterly of a line parallel with and two hundred (200) feet distant southwesterly of center line of Central Pacific Railway Company's railroad as now constructed;

Section 25: That part southwesterly of a line parallel with and two hundred (200) feet distant southwesterly of center line of Central Pacific Railway Company's railroad as now constructed;

EXCEPTING FROM Section 25 a parcel of land in the north half of said Section 25, containing 6.44 acres for Central Pacific Railway Company's Wys track.

FURTHER EXCEPTING FROM Parcel 7 all petroleum, oil, natural gas, and products derived therefrom, lying in and under said land or that may be produced therefrom, as reserved by Southern Pacific Land Company in Deed recorded August 1, 1949 in Book 57, Page 126, Deed Records, Elko County, Nevada.

PARCEL 8:

TOWNSHIP 34 NORTH, RANGE 66 EAST, M.D.B.&M.

Section 3: All; Section 5: All; Section 9: All; Section 15: All;

TOWNSHIP 36 NORTH, RANGE 55 EAST, M.D.B.&M.

- 5 -

Section 1: All; Section 11: All;

EXCEPTING FROM Section 11 all that portion of said land condemned to the State of Nevada by Final Order of Condemnation recorded Continued on next page

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August 22, 1973 in Book 182, Page 625, Official Records, Elko County, Nevada.

Section 13: All;

EXCEPTING FROM Section 13 all that portion of said land as conveyed to the State of Nevada, acting by and through its Department of Highways, in Deed recorded September 7, 1973 in Book 184, Page 44, Official Records, Elko County, Nevada.

Section 15: All; Section 23: All; Section 25: All;

EXCEPTING FROM Parcel 8 all petroleum, oil, natural gas and products derived therefrom, lying in and under said land or that may be produced therefrom, as reserved by Southern Pacific Land Company in Deed recorded August 1, 1949 in Book 57, Page 126, Deed Records, Elko County, Nevada.

PARCEL 9:

TOWNSHIP 35 NORTH, RANGE 66 EAST, M.D.B. GM.

Section 35: All;

EXCEPTING FROM Parcel 9 all petroleum, oil, natural gas, and products derived therefrom, as reserved by Southern Pacific Land Company in Deed recorded August 1, 1949 in Book 57, Page 126, Deed Records, Elko County, Nevada.

PARCEL 10:

TOWNSHIP 34 NORTH, RANGE 66 EAST, M.D.B.SM.

Section 4: Lots 3 and 4; 51/2NW1/4; SW1/4;

- 6 -

EXCEPTING THEREFROM all minerals, mineral rights, gas, oil, coal and other hydrocarbons, in, under or upon said property or that may in any way be produced therefrom as reserved by W.J. Thomas and Grace L. Thomas, his wife, in Deed recorded January 23, 1959 in Book 75, Page 376, Deed Records, Elko County, Nevada.

PARCEL 11:

Continued on next page

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TOWNSHIP 35 NORTH, RANGE 66 EAST, M.D.B.&M.

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Section 2: Lots 3 and 4; S1/2NW1/4; SW1/4;
Section 10: E1/2E1/2;
Section 14: W1/2W1/2;
Section 22: NE1/4; SE1/4NW1/4; N1/2SE1/4; SW1/4SE1/4; SE1/4SW1/4;
Section 27: N1/2;
Section 28: SE1/4; SE1/4NE1/4;
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EXCEPTING FROM Parcel 11 all right, title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Russell Wilkins, et ux, et al, in Deed Recorded December 10, 1946 in Book 55, Page 63, Deed Records, Elko County, Nevada.

PARCEL 12:

TOWNSHIP 36 NORTH, RANGE 66 EAST, M.D.B.&M.

Section 21: E1/2; Section 22: W1/2NW1/4; S1/2; Section 26: W1/2W1/2; Section 27: A11; Section 28: E1/2E1/2; W1/2SE1/4;

EXCEPTING AND RESERVING THEREFROM the following described land:

Beginning at a point from which the Southwest Corner of Section 28, TOWNSHIP 36 NORTH, RANGE 66 EAST, M.D.B.&M., bears South 84°52' West, 2,519.9 feet distant;

THENCE North 25°20' East, 486.81 feet;

THENCE South 64°40' East, 303.07 feet;

THENCE South 25°21' West, 140.51 feet;

THENCE South 64°40' East, 140.00 feet;

THENCE South 25°20' West, 346.30 feet;

THENCE North 64°40' West, 443.07 feet;

Section 33: All; Section 34: All;

Continued on next page

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EXCEPTING FROM Parcel 12 all right, title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Russell Wilkins, et ux, et al, in Deed recorded December 10, 1946 in Book 55, Page 63, Deed Records, Elko County, Nevada.

PARCEL 13:

TOWNSHIP 35 NORTH, RANGE 66 EAST, M.D.B.&M.

Section 34: W1/2;

EXCEPTING FROM Section 13 all minerals, mineral rights, gas, oil, coal and other hydrocarbons, in, under or upon said property or that may in any way be produced therefrom as reserved by W.J. Thomas and Grace L. Thomas, his wife, in Deed recorded January 23, 1959 in Book 75, Page 376, Deed Records, Elko County, Nevada.

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2003 DEC 30 PM 4: 08 Stewart Title Co.

When recorded, return to: JAMES R. CAVILIA, ESQ. ALLISON, MacKENZIE, RUSSELL, PA VLAKIS, WRIGHT & FAGAN, LTD. 402 North Division Street P.O. Box 646 Carson City, NV 89702

A.P.N: Nos.: 009-530-001; 010-090-001 $D \stackrel{>}{\rightarrow} O1 \stackrel{>}{\rightarrow} \stackrel{>}{\rightarrow} \stackrel{?}{7} \frac{GRANT_BARGAIN, AND SALE DEED}{}$

THIS INDENTURE, made this <u>FT</u> day of <u>Creations</u>, 2003, by and between NEVADA LAND AND RESOURCE COMPANY, LLC, a Delaware limited liability company ("NLRC"), Grantor, and BIG SPRING RANCH, L.L.C., a Nevada limited liability **FARIBORZ SAURI**, **TRUSTEE** company, as to an undivided 75% interest and THE STAR LIVING TRUST as to an undivided 25% interest, Grantee.

WITNESSETH:

That the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States, and other good and valuable consideration to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell to the Grantee, and to its successors and assigns forever, all those certain lots, pieces or parcels of land situate, lying and being in Elko County, Nevada, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions,

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remainder and remainders, rents, issues and profits thereof, including but not limited to any right title and interest in any and all grazing rights or allotments appurtenant thereto.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

Nevada Land and Resource Company, LLC a Delaware limited liability company

By: Man KA Anon Falmer DOROTHY A. TIMIAN-PALMER

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Chief Operating Officer/Director

STATE OF NEVADA)
	SS.
CARSON CITY)

On <u>December 29</u>, 2003, DOROTHY A. TIMIAN-PALMER, personally appeared before me, a notary public, personally known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she is the Chief Operating Officer and a Director of Nevada Land and Resource Company, a Delaware limited liability company, and who acknowledged to me that she executed the foregoing GRANT, BARGAIN AND SALE DEED on behalf of said corporation.

Hotery Public - State of Nevera Cleilo W. Junemon COUNTY OF CARSON CITY **CECREE W. TUREMAN** We Auszahlzeant Expires Jennery 2. 2008 01-72410-0

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EXHIBIT A

County	APN#	Twa	Ray	Sce	Aliquot Paste	
Elko Elko Elko Elko Elko	009-530-001 009-530-001 01:0-090-001 01:0-090-001	34N 34N 34N 34N 34N	66E 66E 67E 67E 67E	 	Alignot Parts All except 0.23 Ac convito WPR Co. All All E/2 and ptn of W/2 cast of the Nevada	<u>Aspines</u> 640.37 640.00 638.08 366.98
					Northern Railroad as now constructed	

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WFZ0138

PARCEL 14:

TOWNSHIP 34 NORTH, RANGE 67 EAST, M.D.B.&M.

Section 5: All; Section 7: All;

EXCEPTING THEREFROM all that portion of said land as conveyed to Nevada Northern Railway Company, in Deed recorded February 7, 1906 in Book 28, Page 617, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM all that portion of said land as conveyed to Western Pacific Railway Company in Deed recorded February 19, 1909 in Book 31, Page 71, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of the W1/2W1/2 lying west of the Nevada Northern Railroad as conveyed to Gordon Griswold and Kitty Griswold, his wife, in Deed recorded August 14, 1946 in Book 54, Page 354, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM all of Parcel 14 all right, title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Russell Wilkins, at ux, et.al, in Deed recorded December 10, 1946 in Book 55, Page 63, Deed Records, Elko, Nevada.

PARCEL 15;

TOWNSHIP 34 NORTH, RANGE 66 EAST, M.D.B.EM.

Section 1: All;

EXCEPTING THEREFROM all that portion of said land as conveyed to Western Pacific Railway Company in Deed recorded February 19, 1909 in Book 31, Page 71, Deed Records, Elko County, Nevada.

Section 11: ALL;

EXCEPTING FROM Parcel 15 all petroleum, oil, natural gas and products derived therefrom, lying in and under said land or that may be produced therefrom, as reserved by Southern Pacific Land Company in Deed recorded August 1, 1949 in Book 57, Page 126, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM all of the above described land those portion lying within the railroad right-of-way.

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ASSIGNMENT OF INTEREST IN BIG SPRING RANCH, LLC

The Assignor represents that the interest herewith assigned has not been transferred, assigned, encumbered, the subject of any agreement, or security interest and that he holds the full and complete rights, the subject of this Assignment. The Assignor irrevocably appoints the Assignee as the Attorney in Fact to transfer such interests on the books and records of BIG SPRING RANCH, LLC, a Nevada LLC, the Assignor agrees to separately execute a resignation as a Member and Manager of BIG SPRING RANCH, LLC, a Nevada LLC.

The undersigned executes this Assignment on the _____ day of _____, 2006.

GHOLAMREZA ZANDIAN JAZI

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ASSIGNMENT OF INTEREST IN NEVADA LAND & WATER RESOURCES, LLC

The undersigned Assignor, GHOLAMREZA ZANDIAN JAZI, currently holds an interest in NEVADA LAND & WATER RESOURCES, LLC, a Nevada limited liability company, consisting of a membership, as well as a management right, and, in consideration of value received, GHOLAMREZA ZANDIAN JAZI herewith transfers and assigns to RAY KOROGHLI, individually, and FARIBORZ FRED SADRI, individually, and as Trustee of the Star Living Trust, all of the Assignor's right as Member or Manager in NEVADA LAND & WATER RESOURCES, LLC, a Nevada LLC effective as of the ______ day of _______, 2006.

The Assignor represents that the interest herewith assigned has not been transferred, assigned, encumbered, the subject of any agreement, or security interest and that he holds the full and complete rights, the subject of this Assignment. The Assignor irrevocably appoints the Assignee as the Attorney in Fact to transfer such interests on the books and records of NEVADA LAND & WATER, LLC, a Nevada LLC, the Assignor agrees to separately execute a resignation as a Member and Manager of NEVADA LAND & WATER RESOURCES, LLC, a Nevada LLC.

The undersigned executes this Assignment on the _____ day of _____, 2006.

GHOLAMREZA ZANDIAN JAZI

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1 2 3 4 5 6 7	RELS JOHN PETER LEE, LTD. JOHN PETER LEE, ESQ. Nevada Bar No. 001768 MICHAEL A. REYNOLDS, ESQ. Nevada Bar No. 008631 830 Las Vegas Boulevard South Las Vegas, Nevada 89101 (702) 382-4044 Fax: (702) 383-9950 Attorneys for Plaintiff/Counterdefendant DISTRICT Co	OURT
8		
9	CLARK COUNTY GHOLAMREZA ZANDIAN JAZI,) CASE NO.: A511131
10	Plaintiff,) DEPT. NO.: XIII
1.1	V.	
JOHN FETEK LEE, L.I'D. ATTORNEYS AT LAW 830 LAS VEGAS BOULEVARD SOUTH LAS VEGAS, NEVADA 89101 Telephone (702) 382-4044 Telecopier (702) 383-9950 81 U U U VI	RAY KOROGHLI, individually, FARIBORZ FRED SADRI, individually, and as Trustee of the Star Living Trust, WENDOVER PROJECT, LLC, a Nevada limited liability company; BIG SPRING RANCH, LLC, a Nevada limited liability company, and NEVADA LAND AND WATER RESOURCES, LLC, a Nevada limited liability company, Defendants.	RELEASE OF LIS PENDENS
19 20 21	FRED SADRI; individually, Counterclaimants,) DATE: N/A TIME: N/A
22	GHOLAMREZ ZANDIAN JAZI,	
23	Counterdefendant.	
24	WENDOVER PROJECT, LLC,	
25) Counterclaimant,)	
26) v.)	
27) GHOLAMREZ ZANDIAN JAZI,)	
28) Counterdefendant.)	WFZ0145

1 1 <td< th=""><th>GHOLAMREZ ZANDIAN JAZI, Counterclaimant, v. WENDOVER PROJECT, LLC, Counterdefendant, 1134 022860-JLR NOTICE is hereby given that the undersigned did, on the 30th day of January, 2006 file a Notice of Lis Pendens with the above-referenced Court, a copy of which was recorded with the Elko County Recorder as Document Number 548113 on February 2, 2006. NOW THEREFORE, for valuable consideration, the undersigned does by these presents release, satisfy and discharge said Lis Pendens. DATED this, 2006. JOHN PETER LEE, LTD. BY: John Peter Lee, Esq. Nevada Bar No. 001768 Michael A. Reynolds, Esq. Nevada Bar No. 008631 830 Las Vegas Boulevard South Las Vegas, Nevada 89101 Ph: (702) 382-4044/Fax: (702) 383-9950 Attomwer for Plaintiffe</th></td<>	GHOLAMREZ ZANDIAN JAZI, Counterclaimant, v. WENDOVER PROJECT, LLC, Counterdefendant, 1134 022860-JLR NOTICE is hereby given that the undersigned did, on the 30th day of January, 2006 file a Notice of Lis Pendens with the above-referenced Court, a copy of which was recorded with the Elko County Recorder as Document Number 548113 on February 2, 2006. NOW THEREFORE, for valuable consideration, the undersigned does by these presents release, satisfy and discharge said Lis Pendens. DATED this, 2006. JOHN PETER LEE, LTD. BY: John Peter Lee, Esq. Nevada Bar No. 001768 Michael A. Reynolds, Esq. Nevada Bar No. 008631 830 Las Vegas Boulevard South Las Vegas, Nevada 89101 Ph: (702) 382-4044/Fax: (702) 383-9950 Attomwer for Plaintiffe
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E, L'I AW RD S(8910 4044 9950	
	JOHN FETER LEE, LTD.
JOHN PET ATTORN ATTORN 830 LAS VEGAS I LAS VEGAS Telephone Telecopier 12	John Peter Lee, Esq. Nevada Bar No. 001768 Michael A. Reynolds, Esq. Nevada Bar No. 008631 830 Las Vegas Boulevard South Las Vegas, Nevada 89101
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1 2 3 4 5 6 7	RELS JOHN PETER LEE, LTD. JOHN PETER LEE, ESQ. Nevada Bar No. 001768 MICHAEL A. REYNOLDS, ESQ. Nevada Bar No. 008631 830 Las Vegas Boulevard South Las Vegas, Nevada 89101 (702) 382-4044 Fax: (702) 383-9950 Attorneys for Plaintiff/Counterdefendant DISTRICT CO	OURT
8	CLARK COUNTY	, NEVADA
. 9	GHOLAMREZA ZANDIAN JAZI,) CASE NO.: A511131
10	Plaintiff,) DEPT. NO.: XIII
는 11 폰	v .	
N PETEN ATTORNEY VEGAS BO S VEGAS, N S VEGAS, N elephone (70 elecopier (70 21	RAY KOROGHLI, individually, FARIBORZ FRED SADRI, individually, and as Trustee of the Star Living Trust, WENDOVER PROJECT, LLC, a Nevada limited liability company; BIG SPRING RANCH, LLC, a Nevada limited liability company, and NEVADA LAND AND WATER RESOURCES, LLC, a Nevada limited liability company, Defendants.))) ())))))
HO SYT 17 17 18 19	RAY KOROGHLI, individually and FARIBORZ FRED SADRI, individually,)
20	Counterclaimants,) DATE: N/A) TIME: N/A
21	v	
22	GHOLAMREZ ZANDIAN JAZI, ()	
23	Counterdefendant.)	
24) WENDOVER PROJECT, LLC,	
25) Counterclaimant,	
26) V.	
27) GHOLAMREZ ZANDIAN JAZI,	
28) Counterdefendant.)	WFZ0147

1 2 3 4 3 4 5 6 7 4 5 6 7 8 9 10 11 12 128 5 10 11 128 128 128 128 128 128 128	GHOLAMREZ ZANDIAN JAZI, Counterclaimant, V. WENDOVER PROJECT, LLC, Counterdefendant, 1334022866-31.R NOTICE is hereby given that the undersigned did, on the 14th day of October, 2005 file a Notice of Lis Pendens with the above-referenced Court, a copy of which was recorded with the Elko County Recorder as Document Number 542563 on October 25, 2005. NOW THEREFORE, for valuable consideration, the undersigned does by these presents release, satisfy and discharge said Lis Pendens. DATED this day of, 2006. JOHN PETER LEE, LTD. BY: Newada Bar No. 001768 Michael A. Reynolds, Esq. Newada Bar No. 008631 830 Las Vegas Boulevard South Las Vegas, Newada 83101 Ph. (702) 382-94044/Fax: (702) 383-9950 Attorneys for Plaintiffs
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28	-2- WFZ0148

1 2 3 4 5 6	RELS JOHN PETER LEE, LTD. JOHN PETER LEE, ESQ. Nevada Bar No. 001768 MICHAEL A. REYNOLDS, ESQ. Nevada Bar No. 008631 830 Las Vegas Boulevard South Las Vegas, Nevada 89101 (702) 382-4044 Fax: (702) 383-9950 Attorneys for Plaintiff/Counterdefendant			
7	DISTRICT CO	URT		
8	CLARK COUNTY, J	NEVADA		
9	GHOLAMREZA ZANDIAN JAZI,)	CASE NO.: DEPT. NO.		
10	Plaintiff,)			
- H 11	v.)	,		
N PETER LE VETORNEYS AT VEGAS BOULEV VEGAS, NEVAD slephone (702) 382 elecopier (702) 383 51 51 51 51 51 51 51 51 51 51 51 51 51 5	RAY KOROGHLI, individually, FARIBORZ FRED) SADRI, individually, and as Trustee of the Star) Living Trust, WENDOVER PROJECT, LLC, a) Nevada limited liability company; BIG SPRING) RANCH, LLC, a Nevada limited liability company,) and NEVADA LAND AND WATER) RESOURCES, LLC, a Nevada limited liability) company,) Defendants.)	RELEASE OF LIS PENDENS		
HOr 18 SVT 17 18 18 19	RAY KOROGHLI, individually and FARIBORZ) FRED SADRI, individually,) Counterclaimants,)	DATE:	N/A	
20	V.	TIME:	N/A N/A	
21	GHOLAMREZ ZANDIAN JAZI,			
22	Counterdefendant.			
23				
24	WENDOVER PROJECT, LLC,			
25	Counterclaimant,)			
26	v			
27	GHOLAMREZ ZANDIAN JAZI,)			
28	Counterdefendant.)		WFZ0149	

1 2 3 4 3 4 5 6 7 8 9 10 11 12 13 14 16 10 11 12 13 10 11 12 13 13 14 14 15 16 14 15 16 17 17 18 19 10 11 12 13 14 14 15 16 17 17 18 19 20 21 22 23 24 21 22 23 24 25 26 27 28 27 28 27 28 20 21 22 23 24 25 26 27 28 28 20 21 22 23 24 25 26 27 28 28 28 28 28 28 28 28 28 28	GHOLAMREZ ZANDIAN JAZI, Counterclaimant, WENDOVER PROJECT, LLC, Counterdefendant, IsatozzeseJLE NOTICE is hereby given that the undersigned did, on the 14th day of October, 2005 file a Notice of Lis Pendens with the above-referenced Court, a copy of which was recorded with the Washoe County Recorder as Document Number 3301912 on November 3, 2005. NOW THEREFORE, for valuable consideration, the undersigned does by these presents release, satisfy and discharge said Lis Pendens. DATED this
	- 2 - WFZ0150

1 2 3 4 5 6	RELS JOHN PETER LEE, LTD. JOHN PETER LEE, ESQ. Nevada Bar No. 001768 MICHAEL A. REYNOLDS, ESQ. Nevada Bar No. 008631 830 Las Vegas Boulevard South Las Vegas, Nevada 89101 (702) 382-4044 Fax: (702) 383-9950 Attorneys for Plaintiff/Counterdefendant		
7	DISTRICT CO	URT	
8	CLARK COUNTY,	NEVADA	
9	GHOLAMREZA ZANDIAN JAZI,		A511131
10	Plaintiff,	DEPT. NO.:	XIII
11	v.		
LAS VEGAS, NEVADA 89101 Telephone (702) 382-4044 Telecopier (702) 383-9950 91 51 71 72 72 72 72 72 72 72 72 72 72 72 72 72	RAY KOROGHLI, individually, FARIBORZ FRED) SADRI, individually, and as Trustee of the Star) Living Trust, WENDOVER PROJECT, LLC, a) Nevada limited liability company; BIG SPRING) RANCH, LLC, a Nevada limited liability company,) and NEVADA LAND AND WATER) RESOURCES, LLC, a Nevada limited liability) company,)	RELEASE OF	LIS PENDENS
LAS V Tele 14 14 14 14	Defendants.		
18	RAY KOROGHLI, individually and FARIBORZ) FRED SADRI, individually,		
19	Counterclaimants,		V/A
20 21	V	TIME: 1	√A
21	GHOLAMREZ ZANDIAN JAZI,		
22	Counterdefendant.		
23	WENDOVER PROJECT, LLC,		
25) Counterclaimant,		
26	V.)		
27) GHOLAMREZ ZANDIAN JAZI,		
28) Counterdefendant)		WFZ015

JOHN PETER LEE, L'ID. Attorneys at law 830 las vegas boulevard south

1	GHOLAMREZ ZANDIAN JAZI,
2	Counterclaimant,
3	v.)
4	WENDOVER PROJECT, LLC,
5	Counterdefendant,
6	1334.022860-JLR
7	NOTICE is hereby given that the undersigned did, on the 16th day of November, 2005 file
8	a Notice of Lis Pendens with the above-referenced Court, a copy of which was recorded with the
9	Clark County Recorder in Book/Instrument 20051116-0004202 on November 16, 2005.
10	NOW THEREFORE, for valuable consideration, the undersigned does by these presents
H 11	release, satisfy and discharge said Lis Pendens.
TT LAW EVARD SOUTH ADA 89101 382-4044 383-9950 7 7 7 7	DATED this day of, 2006.
AT LAW EVARD ADA 891 382-4044 383-9950 50	JOHN PETER LEE, LTD.
NEYS . BOUL S, NEV S, NEV (702) (702)	
ATTORNEYS AT LAW S VEGAS BOULEVARD S VEGAS, NEVADA 89 S VEGAS, NEVADA 89 Felephone (702) 382-404 Felecopier (702) 383-995 Felecopier (702) 383-995	BY: John Peter Lee, Esq.
T T AS	Nevada Bar No. 001768 Michael A. Reynolds, Esq.
10 17 10 17 18	Nevada Bar No. 008631 830 Las Vegas Boulevard South
10	Las Vegas, Nevada 89101 Ph: (702) 382-4044/Fax: (702) 383-9950
20	Attomeys for Plaintiffs
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JOHN FETER LEE, LID.

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DEAN HELLER Secretary of State 202 North Carson Street Carson City, Nevada 89701-4201 (775) 684 5708 Website: secretaryofstate.biz

Certificate of Resignation of Officer, Director, Manager, Member, General Partner, Trustee or Subscriber

ABOVE SPACE IS FOR OFFICE USE ONLY

<u>Certificate of Resignation of</u> <u>Officer, Director, Manager, Member,</u> <u>General Partner, Trustee or Subscriber</u>

1. The name and title(s) of person that desires to resign:

GHOLAMREZA	ZANDIAN JAZI	Manager	
		J LManager	
(Name)		(Title(s))	

2. The name and file number of the entity for which resignation is being made:

WENDOVER PROJECT L.L.C.	
(Name of Entity)	(File Number)

3. Signature:

4. Fee: \$75.00 per form. Resignation of one person from one entity per form.

This form must be accompanied by appropriate fees.

Nevada Secretary of State Resignation of Officer 2003 Revised on: 02/03/06

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DEAN HELLER Secretary of State 202 North Carson Street Carson City, Nevada 89701-4201 (775) 684 5708 Website: secretaryofstate.biz

Certificate of Resignation of Officer, Director, Manager, Member, General Partner, Trustee or Subscriber

ABOVE SPACE IS FOR OFFICE USE ONLY

<u>Certificate of Resignation of</u> <u>Officer, Director, Manager, Member,</u> <u>General Partner, Trustee or Subscriber</u>

1. The name and title(s) of person that desires to resign:

 GHOLAMREZA	ZANDTAN	TAZT	Manager	
(Name)		·	[Hallager	
((Title(s))	

2. The name and file number of the entity for which resignation is being made:

NEVADA LAND & WATER RESOURCES, L.L.C.

(File Number)

3. Signature: ___

4. Fee: \$75.00 per form. Resignation of one person from one entity per form.

This form must be accompanied by appropriate fees.

Nevada Secretary of State Resignation of Officer 2003 Revised on: 02/03/05

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DEAN HELLER Secretary of State 202 North Carson Street Carson City, Nevada 89701-4201 (775) 684 5708 Website: secretaryofstate.biz

Certificate of Resignation of Officer, Director, Manager, Member, General Partner, Trustee or Subscriber

ABOVE SPACE IS FOR OFFICE USE ONLY

<u>Certificate of Resignation of</u> <u>Officer, Director, Manager, Member,</u> <u>General Partner, Trustee or Subscriber</u>

1. The name and title(s) of person that desires to resign:

		and and the state of the state
GHOLAMREZA_ZANDIAN_JAZI	-	Manager
(Name)		(Title(s))

2. The name and file number of the entity for which resignation is being made:

r						
	BTG	SPRING	RANCH	LLC		
·		·			 	 ·
(Name o	f Entity)				(File Number)

3. Signature:

4. Fee: \$75.00 per form. Resignation of one person from one entity per form.

This form must be accompanied by appropriate fees.

Nevada Secretary of State Resignation of Officer 2003 Revised on: 02/03/06

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1 2 3 4 5 6 7 8	RCPT JOHN PETER LEE, LTD. JOHN PETER LEE, ESQ. Nevada Bar No. 001768 MICHAEL A. REYNOLDS, ESQ. Nevada Bar No. 008631 830 Las Vegas Boulevard South Las Vegas, Nevada 89101 (702) 382-4044 Fax: (702) 383-9950 Attorneys for Plaintiff/Counterdefendant DISTRICT CO CLARK COUNTY,			
9	GHOLAMREZA ZANDIAN JAZI,)	CASE NO.: DEPT. NO.:		
10	, Plaintiff,)			
JOHN PETER LEE, LTD. ATTORNEYS AT LAW ATTORNEYS AT LAW 830 LAS VEGAS BOULEVARD SOUTH LAS VEGAS, NEVADA 89101 Telephone (702) 382-4044 Telecopier (702) 383-9950 51 11 12 12 12 13 13 13 13 13 13 13 13 13 13 13 13 13	v.)) RAY KOROGHLI, individually, FARIBORZ FRED) SADRI, individually, and as Trustee of the Star)) Living Trust, WENDOVER PROJECT, LLC, a)) Nevada limited liability company; BIG SPRING) RANCH, LLC, a Nevada limited liability company,) and NEVADA LAND AND WATER)) RESOURCES, LLC, a Nevada limited liability) company,)) Defendants.))) RECEIPT		
18	RAY KOROGHLI, individually and FARIBORZFRED SADRI, individually,)		
19 20 21	Counterclaimants, v. GHOLAMREZ ZANDIAN JAZI,) DATE:) TIME:)	N/A N/A	
22	Counterdefendant.	ý)		
23))		
24 25	WENDOVER PROJECT, LLC, Counterclaimant,	/))		
25	v.	,))		
27	GHOLAMREZ ZANDIAN JAZI,)		
28	Counterdefendant.)) \		
		,		WFZ0160

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1	GHOLAMREZ ZANDIAN JAZI,
2) Counterclaimant,
3	v.)
4	WENDOVER PROJECT, LLC,
5) Counterdefendant,
6	1334.022860-JLR
7	RECEIPT of \$250,000 made payable to John Peter Lee, Ltd., in compliance and in
8	conformity with the Award of Floyd Hale, Arbitrator dated September 20, 2006 is acknowledged this
9	day of, 2006.
10	JOHN PETER LEE, LTD.
± 11	
HLINOS 12	BY:
LEE, LLEE, LLEE, LLEE, LLEE, LARD EVARD 891 382-4044 383-9500	John Peter Lee, Esq. Nevada Bar No. 001768
ER LI 2YS AT 30ULE NEVAL 702) 38 702) 38	Michael A. Reynolds, Esq. Nevada Bar No. 008631 830 Log Vagas Baulayand South
IN TETE ATTORNE ATTORNE VEGAS B S VEGAS, 1 S VEGAS, 1 Celephone (Celephone (830 Las Vegas Boulevard South Las Vegas, Nevada 89101 Ph: (702) 382-4044/Fax: (702) 383-9950 Attorneys for Plaintiff/Counterdefendant
HNT ATT AS VE AS VE Telep Telec	Attorneys for Plaintiff/Counterdefendant
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MUTUAL RELEASE OF CLAIMS

This Mutual Release of Claims is made this._____ day of ______, 2006 by and between GHOLAMREZA ZANDIAN JAZI ("Zandian"), Ray Koroghli ("Koroghi"), Fariborz Fred Sadri ("Sadri"), Wendover Project, LLC ("Wendover"), Nevada Land and Water Resources, LLC ("Nevada Land") and Big Spring Ranch, LLC, ("Big Spring"). For purposes of this agreement, Zandian is hereinafter called Plaintiff and all of the individuals and LLCs are jointly called Defendants.

RECITALS

WHEREAS disputes have arisen by and between the Plaintiff and the Defendants resulting in litigation which was commenced in the District Court, Clark County Nevada, given Case No. A511131; and

WHEREAS the matter was thereafter referred to arbitration before Floyd A. Hale by an agreement; and

WHEREAS, in addition to the Complaint, the Defendants filed various Counterclaims against the Plaintiff in the District Court action, all of which claims were heretofore referred to Floyd A. Hale to arbitrate; and

WHEREAS the parties to this Release, Plaintiff and the Defendants, commenced the arbitration process before Floyd A. Hale, which commenced on the 22nd day of August, 2006 and ended on the 8th day of September, 2006; and

WHEREAS on the latter date an order was entered on the record concerning settlement of the claims asserted by the Plaintiff, and the counterclaims asserted by the Defendants, which will be reduced to an order entered in the arbitration proceedings; and WHEREAS the order provides for the release of certain rights by the parties, one against the other, and the payment of sums by certain of the Defendants, all as set forth in separate instruments, and further set forth in the Arbitration Order; and

WHEREAS these parties desire to settle and resolve all issues, allegations, claims, rights, defenses and obligations and causes of action asserted, or which could have been asserted by the Plaintiff against the Defendants and the Defendants against the Plaintiff;

NOW THEREFORE in consideration of these Recitals and the mutual covenants, promises and conditions hereinafter set forth, these parties agree as follows:

1. In consideration of the mutual covenants of the parties hereto, their heirs, executors, administrators, assigns, representative trustees, beneficiaries, directors, officers, employees, agents and attorneys and assigns to enter to this Mutual Release whereby the Plaintiff releases the Defendants and the Defendants release the Plaintiff from any and all demands, claims, damages, lawsuits, causes of action, costs and expenses of whatever character, known or unknown, and whenever occurring in the past, in the present or which will accrue in the future in any way, which are directly or indirectly related to the demands, claims and causes of action alleged, or which could have been alleged by the parties in the Complaint, the Amended Complaint and the various Counterclaims, or any amendments which could have been filed in the underlying proceedings.

2. The parties recognize that the Plaintiff and that the Defendants each may have claims against the others, of which they are unaware, it is the intention of the parties entering into this Mutual Release that this instrument will terminate the claim of the Plaintiff as against the Defendants and the Defendants against the Plaintiff, and prevent them from asserting the same. To this end, the parties, and each of them, do waive all rights and benefits conferred upon them by statute or common law of any jurisdiction which has provisions which provides generally as follows:

> "a general release does not extend to claims which the creditor does know or suspect in his favor at the time of executing the Release, which, if known by him, must have materially effected his settlement with the Debtor."

The Plaintiff indemnifies the Defendants and the Defendants indemnify the Plaintiff from any and all claims asserted against any of them as a result of, or in connection with, any action or proceeding brought directly or indirectly on behalf, in the name of anyone claiming standing through the Plaintiff or the Defendants, contrary to the provisions of the Releases as provided for in this agreement.

3. This mutual settlement agreement is a compromise of disputed claims and arises out of, connected with, and relating to the underlying action and is not to be constructed as an admission of liability on the part of any party, all of whom expressly deny liability.

4. The construction, effect and validity of this agreement is governed by the laws of the State of Nevada and shall bind and inure to the benefit of each party and constitutes the entire agreement among the parties with respect to the subject hereto and may not be amended, except in writing, executed by the party to be charged.

5. Each party agrees to do anything necessary, and to execute all instruments necessary proper to effectuate the provisions and intent of this agreement, and each party shall mark cancelled and deliver to the other all evidence of any debt or obligation owed to the other, including Notes, Deeds of Trust or promises to pay, including, but not limited to, that certain Promissory Note

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executed by Zandian in favor of Fariborz Fred Sadri and the Star Living Trust for \$333,333 secured by a Deed of Trust on 4,400 acres of property in Washoe County, Nevada.

6. Each party warrants that he has the power, capacity and authority to enter into this Mutual Release.

7. The Plaintiff and the Defendants separately acknowledge that their execution of this Release is freely and voluntarily done, and that all Recitals are true and correct, and they have not assigned or transferred to any person the matters released hereunder.

8. All the terms and conditions herein are severable in the event that any terms held are considered unenforceable by any court of competent jurisdiction. This agreement shall be interpreted as if the unenforceable terms were not contained herein.

9. This mutual agreement shall not create any rights in any person who is not a party hereto.

10. This mutual settlement agreement may be signed in multiple originals, each of which is considered a counterpart of the others, and taken together shall constitute one original.

DATED the day above first written.

GHOLAMREZA ZANDIAN JAZI

RAY KOROGHLI, individually

FARIBORZ FRED SADRI, individually and as Trustee of the Star Living Trust

WENDOVER PROJECT, LLC

BY:_____

NEVADA LAND & WATER RESOURCES, LLC

BY:_____

BIG SPRING RANCH, LLC

BY:_____

EXHIBIT 4

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1	ARB FLOYD A. HALE, ESQ.
2	Nevada Bar No. 1873
3	2200 W/ Sahara #000
4	Las Vegas, NV 89102 Ph: (702) 457-5267 JOHN PETER LEE, LTD,
5	Fax: (702) 437-5267 Arbitrator
7	
, 8	DISTRICT COURT
9	CLARK COUNTY, NEVADA
10	GHOLAMREZA ZANDIAN JAZI,) Case No. A511131
11) Dept. No. XII Plaintiff,)
[.] 12) VS.)
13) RAY KOROGHLI, individually,)
14	FABIRORZ FRED SADRI, individually,) and as Trustee of the Star Living Trust,)
15	WENDOVER PROJECT, LLC, a Nevada)
16	limited liability company; BIG SPRING) RANCH, LLC, a Nevada limited liability)
17	company, and NEVADA LAND AND) WATER RESOURCES, LLC, a Nevada)
18	limited liability company,
19	Defendants.)
20 21)
21	ARBITRATOR REPORT AND RECOMMENDATION TO DISTRICT COURT
.23	This matter was submitted to Arbitration and Arbitration Hearings were conducted for two
24	
25	days, as well as the submission of voluminous exhibits, depositions and briefs. During the
26	Arbitration proceeding, the parties agreed to meet with the Arbitrator in an effort to resolve the
27	dispute. With agreement of counsel, the parties met directly with the Arbitrator and an agreement
28	for a final conclusion of this matter was read into the record, being recorded by a court reporter.

FLOYD A, HALE SPECI STER 2300 W. SMM. č. SUITE 900 LAS VEGAS, NEVADA 89102 PHONE (702) 457-5287 EMAL Thale@lloydhale.com

The undersigned then issued an Arbitration Decision based upon the evidence submitted as well 1 2 as the agreement of the parties. 3 On January 11, 2007, counsel for the parties conducted a hearing before this Court 4 regarding confirmation of the Arbitration Award. Counsel for the parties could not reach an 5 agreement as to what documents needed to be signed to effect the Arbitration Decision. For that 6 7 reason, the matter was referred back to the Arbitrator for further proceedings. The actual 8 reference, contained in page 25, line 6-14 of the January 11, 2007, transcript is as follows: 9 THE COURT: I'm going to resolve your problem. Its real easy. I am 10 going to refer the matter back to Floyd Hale for further proceedings, consistent with the 9/8/06 transcript. Those will include getting the 11 mechanism for the spouses of the parties to sign the documents, getting 12 a mechanism for the waiver of the release of the rights of first refusal that exist, entering into the settlement agreement the parties entered 13 into. If he is unable to reach an agreement among the parties, then I will have the final word. 14 15 The District Court has already indicated that wives of the principals will need to sign 16 The following report and recommendation will reference the parties to the documents. 17 Arbitration with the understanding that the District Court has already indicated that wives for 18 those parties will be required to sign all necessary documents. 19 20 IT IS REPORTED AND RECOMMENDED to the Court that the following documents 21 will need to be executed by the parties and their wives: 22 4,400 acres of real estate, owned by Poh Rah, LLC: The only members of the Pah Rah, 23 LLC are the parties to this action: Zandian Jazi; Ray Koroghli and Fred Sadri. These parties will 24 be required to sign a Grant Bargain Sale Deed to transfer the 4,400 acres of real estate to Zandian 25 26 Jazi. Fred Sadri will need to execute a full reconveyance of the Deed of Trust and release the 27 Promissory Note which was secured by the Deed of Trust as to this property. The parties will also 28

FLOYD A HALE SPECI STER 2300 W. SAHA, E. SUITE 900 LAS VEGAS, NEVADA 89102 PHONE (702) 457-5267 EMARL fihale@itbydhale.com

1 have to sign a waiver of any right of first refusal to this property.

<u>320 acres owned by Big Springs Ranch, LLC</u>. The only members of the Big Springs Ranch LLC, are the parties to this action and Mr. Abrishami. If Mr. Zandian Jazi can obtain the signature of Mr. Abrishami on a Deed to transfer this property, then the parties to this action must all execute a Grant Bargain Sale Deed transferring this real estate to Zandian Jazi. If Mr. Jandian Jazi is unable to obtain the signature of Mr. Abrishami, then Mr. Sadri and Mr. Koroghli are required to sign a Quit Claim Deed from Big Springs Ranch, LLC to Zandian Jazi to sign waivers of rights of first refusal.

<u>\$250,000.00</u> Payment to Zandian Jazi: There has been a dispute as to what entity is responsible for making this payment. During the Arbitration Proceedings, as well as during prior meetings with the parties, it was represented to the Arbitrator that Mr. Sadri and Mr. Koroghli would make this payment. It is Recommended that either Mr. Sadri or Mr. Koroghli, or both, are individually responsible for this payment. Sadri and Koraghli may, however, execute the payment check or draft in whatever representative capacity that they believe is the most appropriate.

Transfer of Wendover Project, LLC Interest: Zandian Jazi has agreed to waive or transfer any interest that he has, if any, in the Wendover Project, LLC. Mr. Netzorg has argued that it is incumbant upon Mr. Zandian Jazi to obtain signatures on waivers of rights of first refusal from all members of the LLC. This was not part of the settlement agreement and the District Court should be aware that the Defendants contested that Zandian Jazi even owned rights in the Wendover Project, LLC at the time of the arbitration.

It is the Report and Recommendation of the Arbitrator that Zandian Jazi sign a transfer of all interest that he owns in the Wendover Project, LLC directly to: "Wendover Project, LLC."

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Zandian Jazi must also sign a waiver of any right of first refusal that he has as to that LLC.

The remaining managing members of the Wendover Project LLC are responsible for determining the appropriate allocation of the Zandian Jazi interest. If they believe that it is necessary to obtain waivers of rights of first refusal to make that allegation of interest, then it is their responsibility to do so. Before distributing Mr. Zandian Jazi's interest, the managing members of the LLC should either distribute that interest in accordance with the operating agreements or, alternatively, obtain whatever signatures that the managing members determine are necessary to make a different distribution or allocation of that interest. It would seem unfair to place this burden on the transferring party who is merely transferring his interest to the entire Wendover Project, LLC.

Big Springs Ranch, LLC: As with the Wendover Project, LLC, Mr. Zandian Jazi will be required to execute a transfer of interest and waiver of any interest of the Big Springs Ranch, LLC, directly to: "Big Springs Ranch, LLC." He must also execute a waiver of right of first refusal that he would have under that LLC. As stated with the Wendover Project, LLC, it is the duty of the managing members of the Big Springs Ranch, LLC, to make an appropriate distribution or allocation of this interest. The remaining managing members of the Big Springs Ranch, LLC must either transfer the property as required by the operating agreement or obtain whatever waivers of rights of first refusal that are necessary to make a transfer which they believe are necessary.

CONCLUSION:

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2300 W. Saнak. . . . Suite 900 LAS VEGAS. NEVADA 89102 Howe (702) 457-5267 семан. fhale@floydhale.com

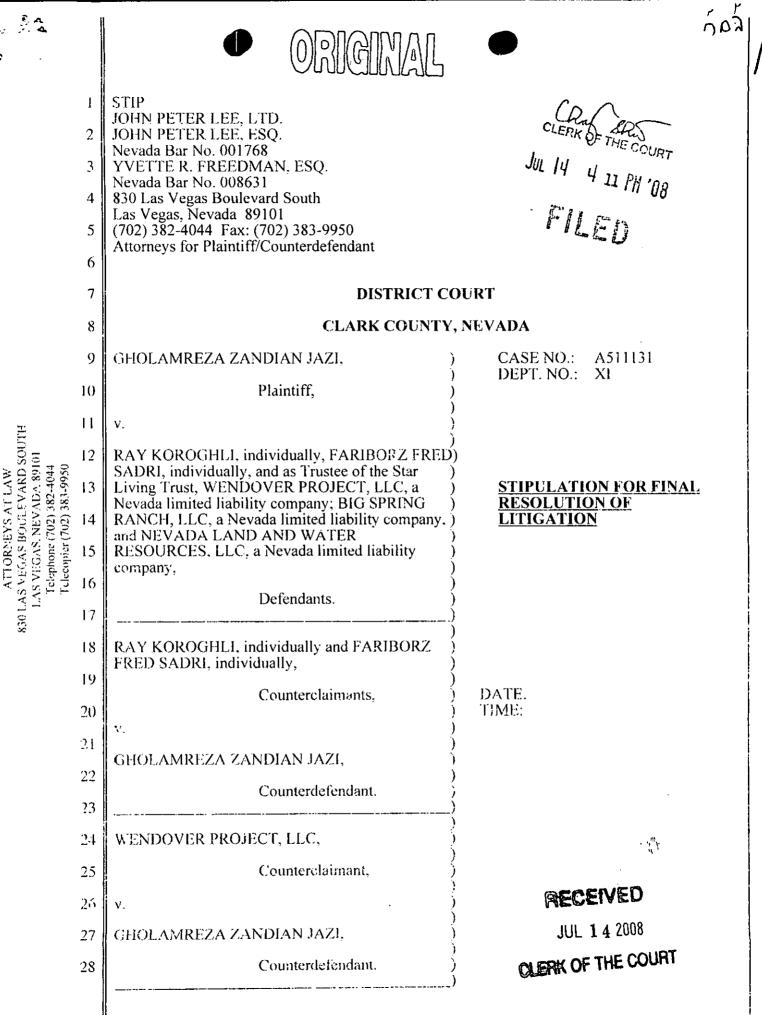
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> Mr. Netzorg has contested the requirement that the receiving LLC entities are required to obtain waivers of rights of first refusal. Actually, waivers are not necessary if the receiving interest is transferred pursuant to the operating agreement. If the managing members want to

1 obtain waivers of rights of first refusal to make a different distribution, they are certainly free to 2 do so. That should not be the burden of Mr. Zandian Jazi. 3 Mr. Netzorg has also asked for numerous documents regarding a purported transfer of Mr. 4 Zandian Jazi's shipyard stock. There was absolutely no evidence that any entity related to these 5 6 proceedings acknowledged receipt of that stock or issued any credit related to receipt of that 7 stock. Although that stock was discussed during the Arbitration proceedings, there was no 8 competent evidence regarding that stock being relevant to the Arbitration proceedings. 9 RESPECTFULLY SUBMITTED this 28th day of February, 2007 10 11 By: 12 FLOYD A. HALE 2300 W: Sahara, #900 13 Las Vegas, NV 89102 Arbitrator 14 15 CERTIFICATE OF FACSIMILE AND MAIL 16 day of February, 2007, I faxed and mailed a true and I hereby certify that on the σ 17 correct copy of the foregoing addressed to: 18 John Peter Lee, Esq. 19 830 Las Vegas Boulevard South 20 Las Vegas, NV 89101 Attorneys for Plaintiffs 21 Fax No. 383-9950 FFIRMATION 22 John Netzorg, Esq. 23 2810 West Charleston Blvd. #H-81 filed in Displict Court case number. Las Vegas, NV 89102 DOES NOT this the social socurity number of any person 24 Attorneys for Defendants Fax No. 878-1255 25 26 By: 27 Employee of Jams 28

EMAIL fhale@floydhate.com LAS VEGA PHONE (702) 457-5267



JOHN PETER LEE, LTD

1 GHOLAMREZA ZANDIAN JAZI,

Counterclaimant.

WENDOVER PROJECT, LLC,

Counterdefendant.

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7 This Stipulation is made and entered by and between the parties to this litigation acting by 8 and through their respective undersigned counsel and, based upon the following Recitals, stipulate 9 and agree for their clients as to the particulars and matters hereinafter set forth.

WHEREAS litigation was commenced in the above entitled action brought by Gholamreza Zandian Jazi and others against Fred Sadri, Ray Koroghli and others, which was referred to arbitration by agreement and the ensuing arbitration award confirmed by this Court and later appealed by the Defendants to the Supreme Court of the State of Nevada where it is presently pending as Case No. A511131; and

WHEREAS these parties have negotiated a settlement of all of the issues presented in the litigation and appeal and other issues subsidiary to the litigated items and have reached a resolution and have reduced the settlement to a written Agreement to be read and approved by this Court and 18 the parties ordered to comply with the provisions thereof, with the Court to retain jurisdiction for the 19 purpose of enforcing said Agreement, a copy of which is attached hereto as Exhibit "1."

NOW, based upon these Recitals, the parties agree as follows:

21 1. That all claims by any party against the other on account of any matters arising from 22 their business relationships which are the subject of this litigation and appeal are released, discharged 23 and satisfied save and except for the continuing obligations and matters set forth in the Agreement, 24a copy of which is attached to this Stipulation and incorporated herein by this reference.

25 2. The parties, and each of them, are to be ordered by the above entitled Court to comply with the provisions of the Agreement in all respects. The Court shall retain jurisdiction of this matter 2627 for the purpose of enforcing the Agreement upon proper application of any of the parties hereto.

830 LAS VEGAS BOULEVARD SOUTH JOHN PETER LEE, LTD LAS VEGAS, NEVADA 89101 Felephone (702) 382-4044 Telecopier (702) 383-9950 ATTORNEYS AT LAW 13 14 15 16 17

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3. It is to be further ordered by the Court that the four Lis Pendens heretofore recorded
 will be ordered released and discharged and of no further force and effect as of the date of the
 signing of the Court's order.

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4. All bonds by any party shall be released by the Court's order.

5 5. When all of the executory provisions of the Stipulation have been met and discharged,
any party may apply for final dismissal of this action with prejudice provided, however, that no party
may revive or relitigate any of the issues, the subject of these proceedings now, the arbitration or
the subject of the appeal to the Supreme Court of Nevada. All such issues are determined, settled,
resolved and dispensed with.

DATED this ____ day of June, 2008.

JOHN PETER LEE, LTD.

DHN PETER LEE, ESQ. Nevada Bar No. 001768 YVETTE R. FREEDMAN, ESQ. Nevada Bar No. 009898 830 Las Vegas Boulevard South Las Vegas, Nevada 89101 (702) 382-4044/ Fax (702) 383-9950

COHEN, JOHNSON & DAY

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BY: Steven L. Day, Esq. Nevada Bar No. 003708 1060 West Wigwam Parkway Henderson, Nevada 89074

GHOLAMREZA ZANDIAN JAZI

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FARIBORZ FRED SADRI, individually, and as Trustee of the Star Living Trust

- 3 -

JOHN PETER LEE, LTD. AITORNEYS AF LAW 830 LAS VEGAS BOULEVARD SOUTH LAS VEGAS, NEVADA 89101 Telephone (702) 382-4944 Teleopier (702) 383-9950

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WENDOVER PROJECT, LLC BY: Manager BY Marlager BY: Manager **BIG SPRING RANCH, LLC** BY: Manager B Manager BY: Manager NEVADA LAND AND WATER RESOURCES, LLA BY: Manager ΒY Manager BY: 7 Manager

EXHIBIT 1

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SETTLEMENT AND MUTUAL RELEASE AGREEMENT

This Agreement is made and entered into this 17th day of June, 2008, "effective date" by and between Reza Zandian ("Zandian"), Fred Sadri individually and as trustee of Star Living Trust ("Sadri") and Ray Koroghli ("Koroghli") individually and as Members and Managing Members of Wendover Project, LLC, Nevada Land & Water Resources, LLC and Big Spring Ranch, LLC.

1. **RECITALS**

1.1 WHEREAS Sadri is joined in this Agreement in his individual capacity and as Trustee of the Star Living Trust ("Trust") and

1.2 The use of the name "Sadri" shall reflect his agreement individually to the terms and provisions of this Agreement, and also his agreement to these terms and provisions as a Trustee of the Star Living trust without repetition of that fact through the body of this Agreement.

1.3 WHEREAS Zandian, Sadri and Koroghli are or have been Managing Members of Wendover Project, LLC ("Wendover"), Nevada Land and Water Resources, LLC ("Nevada Land") and Big Spring Ranch, LLC ("Big Spring"), jointly LLC's and this Agreement binds the individual parties and the LLC's identified; and

1.4 WHEREAS all of the above are limited liability companies formed in and doing business in the State of Nevada; and

1.5 WHEREAS each individual party to this Agreement is married, and each individual party will indemnify each and every other party on account of any causes of actions,

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claims or demands made by their respective spouses on account of any of the matters contained in this Agreement and hold each of them harmless therefrom; and

1.6 WHEREAS Zandian has been denied access to the books and financial affairs of the LLC's and the nature and extent of the assets of each of the LLC's since May, 2004, and accordingly has no information concerning the admission of members, the sale of assets of the LLC's, the debts incurred or any financial information whatsoever, all of which is within the knowledge and control of Sadri and Koroghli, but which information will be revealed to Zandian as herein provided; and

1.7 WHEREAS litigation was commenced by Zandian on the 10th day of October, 2005 as Plaintiff who brought suit in the Nevada Eighth Judicial District, Clark County Nevada, against Sadri and Koroghli and the LLC's named herein as Case No. A511131, which litigation resulted in a Judgment in Zandian's favor entered on the 8th day of June, 2007, which Judgment has been appealed and cross-appealed and is presently pending in the Supreme Court of Nevada as Case No. 49924 (jointly "Litigation"); and

1.8 WHEREAS the parties intend that they will, in writing, acknowledge Zandian as a Managing Manager in good standing in each of the LLC's referred to in these Recitals with equal voting rights as Sadri and Koroghli and same rights and benefits he had before May 2004 granted by Operating Agreement of ("Wendover") and (Big Spring Ranch"); and

1.9 WHEREAS the parties hereto have a dispute as to the control and ownership of the LLC's identified in Section 1.3 as well as other properties held by them as tenants in common. It is the intention of the parties to this agreement to resolve all outstanding disputes

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between and amongst them that exist as of the date of this Settlement Agreement and Mutual Release. This Agreement is intended as a full and complete compromise of the various disputes between the parties hereto and should serve as a complete resolution thereof.

2. TERMS OF AGREEMENT

The parties hereby agree to the following terms and agree to perform any and all acts necessary, including signing necessary documents, to implement the following agreements:

2.1 Wendover Project, LLC

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2.1.1 The Wendover Operating Agreement dated December 26, 2003 and signed on December 28, 2003, shall remain in full force and effect except as set forth in this Settlement Agreement and Mutual Release;

2.1.2 The acquisition price of the property presently held by Wendover Project, LLC ("Wendover"), shall be reduced by \$3 million to \$12 million, which reflects a withdrawal of the credit given to Zandian for the delivery of the Damen Shipyard stock. Sadri and Koroghli and ("Wendover") disavow any claim to that stock, and Zandian shall be free to pursue that stock from Pico Holdings;

2.1.3 The parties agree that only the Wendover's sale of +/- 32 acres to Peppermill Hotel & Casino is recognized, acknowledged and shall be given full force and effect;

2.1.4 Zandian, Sadri and Koroghli are and hereinafter shall be the managing members of Wendover. In that regard, the Wendover operating agreement shall be amended to require that any decision shall be made with advance written notice being given to all three managing members and a vote of two out of the three managing members being binding, each managing member shall have equal voting power. Any amendment to the Operating Agreement shall require a unanimous vote of all three managers;

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2.1.5 Zandian, Sadri and Koroghli, as managing members, shall each receive one-third (1/3) of the six percent (6%) brokerage fee, which would otherwise be received by Network Realty for any future sales or lease from the Wendover, LLC, excluding the prior sale to Peppermill.

2.1.6 Zandian, Koroghli and Sadri are and will hereinafter be deemed the managing members of Wendover Project LLC, with the right for each to receive one-third (1/3) of fifty percent (50%) of the net profit received from the sale, lease or development of any Wendover Project, LLC property. The net profit shall be calculated as follows:

- a. First priority is the repayment of all members' interests on a pro-rata basis,
 without interest;
- Second priority is repayment of closing costs, property taxes and development expenses related to ("Wendover"), including brokerage commissions;
- c. This will yield the net profit, Fifty Percent (50%) of which shall be distributed to all members, pro-rata on the amount of their investment, and the remaining Fifty Percent (50%) shall be distributed to Zandian, Koroghli and Sadri equally, one-third (1/3)each.

2.1.7 Zandian, Koroghli and Sadri Agreed that since all of ("Wendover") Members benefited from the reduction of ('Wendover") property acquisition costs, all legal fees paid or to be paid related to defend the above Litigation specified in Recital 1.7 shall be paid by Wendover Project LLC to the defense attorneys.

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2.2 Big Springs Ranch, LLC

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2.2.1 Zandian, Sadri and Koroghli are and hereinafter shall be the managing members of Big Spring Ranch LLC. In that regard, Big Spring Ranch LLC operating agreement of December 26, 2003 and signed on December 28, 2003 shall be amended to require that any decision shall be made with advance written notice being given to all three managing members and a vote of two out of the three managing members being binding, each managing member shall have equal voting power. Any amendment to the Operating Agreement shall require a unanimous vote of all three managing members;

2.2.2 Proceeds from the sale, lease or other disposition of Big Springs Ranch property or assets shall be as follows:

- a. First priority is repayment of total purchase amount of Two Million Eight Hundred Thousand and 00/100 Cents (\$2,800,000) to be paid to contributors Sadri and Koroghli, Nine Hundred Thousand Dollars and 00/100 Cents (\$900,000) each without interest and other member, One Million Dollars and 00/100 Cents (\$1,000,000) without interest according to their initial investment;
- b. Second priority is to the payment of all property taxes, closing costs or development expenses related to Big Spring Ranch paid by Sadri and/or Koroghli, less any rent collected;
- c. The balance of any proceeds "net profit" shall be paid to Sadri and Zandian equally or Twenty-Six and Sixty Six percent 26.66% each; and to Koroghli Twenty Five Percent (25%); and to other member Twenty Percent (20%) per Unanimous Agreement of all three Managing Members

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signed and agreed with other member dated December 28, 2003 (Mr. Abrishami 20%, Mr. Sadri 26.666%, Mr. Zandian 26.666% and Mr. Koroghli 26.666%) further personal concession of Mr. Koroghli to other member One and Sixty Six Percent (1.66%) which brings the members interest to Twenty One and Sixty Six Percent (21.66%).

2.3 The Sparks 320 acres

2.3.1 320 acres of the property presently in Big Springs Ranch, LLC, APN 076-100-19 Washoe County shall be transferred to Zandian, Sadri and Koroghli as tenants in common in equal shares Thirty Three and One Third (33.33%) each;

2.3.2 The proceeds from the sale, lease or other disposition of the Sparks 320 acres shall be as follows:

- First priority is to repayment of the initial investment of Forty Seven Thousand Five Hundred Dollars and 00/100 Cents (\$47,500) each to Koroghli and Sadri, without interest;
- Second priority shall be to payment of property taxes, closing costs or any development expenses related to 320 acres paid by Sadri and/or Koroghli without interest;
- The remaining proceeds shall be distributed equally one-third (1/3) each to Zandian, Koroghli and Sadri.

2.4 The Pah Rah Property

2.4.1 The property generally known to the parties as the Pah Rah Property, consisting of 4,485.76 acres in Washoe County with APN Nos. 079-150-09; 079-150-10; 079-150-13;

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084-040-02; 084-040-04; 084-040-06; 084-040-10; 084-130-07 and 084-140-17 is and shall remain owned by Zandian, Sadri and Koroghli equally as tenants in common.

2.4.2 On or before August 6, 2008, Koroghli shall pay Sadri the amount of Four Hundred Thousand Dollars and 00/100 Cents (\$400,000.00).

2.4.3 The proceeds from any sale of the Pah Rah Property shall be as follows:

- a. First priority is to pay Six Hundred Sixty Six Thousand Six Hundred Sixty Six Dollars and 67/100 Cents (\$666,666.67) to Sadri without interest and Three Hundred Thirty Three Thousand Three Hundred Thirty Three Dollars and 33/100 Cents (\$333,333.33) paid to Koroghli without interest;
- b. Second priority is repayment of any property taxes, closing costs,
 development costs or expenses (excluding foreclosure costs) paid by Sadri and/or Koroghli or to be paid by mutual unanimous agreement without interest;
- c. The remaining proceeds shall be distributed Thirty Two and One Half
 Percent (32.5%) to Zandian, Thirty Five Percent (35%) to Sadri and Thirty
 Two and One Half Percent (32.5%) to Koroghli.

2.4.4 The Promissory Note of August 3, 2003, in the amount of +/- \$333,956 by Zandian to Sadri and related deed of trust shall be and is hereby cancelled, void and satisfied in full.

2.5 The bond of \$250,000.00 posted by ("Wendover") in the Litigation shall be released and that amount paid to Zandian's attorney John Peter Lee, Ltd. on or before June 24, 2008 as full and complete satisfaction of the judgment and all legal costs owed by Zandian to John Peter Lee. Ltd. in all cases. Zandian shall therefore record a satisfaction of judgment.

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2.6 . Zandian has recorded a lis pendens against all properties identified in this Settlement Agreement and shall file a release of lis pendens against all said properties.

2.7 Zandian shall dismiss the Litigation with prejudice.

2.8 Sadri and Koroghli shall within 30 days of this Agreement but not later than July 31, 2008 provide to Zandian the following documentation relating to Wendover Project, LLC and Big Springs Ranch, LLC:

- 1. Profit, loss and balance sheet after May, 2004 to present;
- Any written contracts for each under which any asset of the LLC is subject to sale or encumbrance;
- Records reflecting all income and disbursements from any bank, including Bank of America and/or First National Bank, including the proceeds of the Peppermill sale and rent or lease payments;
- An acknowledgement by Sadri and Koroghli that each of the aforementioned documents is true and correct of what it purports to be;
- 5. all records to be provided above shall be given to each individual party to this Agreement and shall be reviewed by each of them and must be approved, confirmed and accepted by majority of two of three Managing Members parties hereto;
 - Sadri and Koroghli shall amend the list of Members and must file the new list with Secretary of State and introduce Zandian's name and shall introduce Zandian's signature to the Banks.

2.9 Subject to the obligations set forth in this Settlement Agreement and Mutual Release, Sadri, Koroghli and Zandian hereby release each other, their past and present

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employees, agents, insurers, attorneys, corporations and any other representatives from any and all claims, demands, debts, liabilities, damages, causes of action of whatever kind or nature, which are known or unknown as of the date of this Settlement Agreement and Mutual Release.

3. ATTORNEYS= FEES

If any legal action or other proceeding is brought by any of the parties hereto to enforce this Settlement Agreement or to recover damages or equitable relief for a breach or threatened breach thereof, the prevailing party shall recover its costs, expert witness fees, consulting fees and reasonable attorneys= fees incurred in such action or proceeding, which amount shall be determined by the Court and not a jury.

4. ENTIRE AGREEMENT

All prior or contemporaneous understandings or agreements between the parties are merged into this Settlement Agreement, and it alone expresses the agreement of the parties. This Settlement Agreement may be modified only in writing, signed by all the parties hereto, and no term or provision may be waived except by such writing. There are no other agreements or representations, express or implied, either oral or in writing, between the parties concerning the subject matter of this Settlement Agreement, except as specifically set forth in this Settlement Agreement. The parties have been represented by counsel in connection with the preparation of this Settlement Agreement.

5. APPLICABLE LAW

This Settlement Agreement was drafted through the joint efforts of the parties through counsel, and shall not be read for or against any party to this Agreement on that account. This Settlement Agreement is intended to be enforced according to its written terms under the laws of the State of Nevada. There are no promises, or agreements or expectations of the parties unless otherwise

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stated in this Settlement Agreement. Venue for any action should be exclusively in the State of Nevada and Nevada Eighth Judicial District, Clark County Nevada.

When fully executed, this Agreement, by stipulation shall be presented to the District Court, Clark County, Nevada which entered a judgment in this matter described in this Agreement. The Stipulation shall request that the court approve the terms and conditions of this Agreement and order the parties to comply with the terms and provisions thereof, and in order to do so retain jurisdiction over the cause and the parties in Case No. A511131 entitled Zandian et al. v. Sadri & Koroghli , et al.

6. **BENEFIT**

This Settlement Agreement shall be binding upon and inure to the benefit of the parties, and each of them, their successors, assigns, personal representatives, agents, employees, directors, officers and servants; Sadri and Koroghli Agreed that Zandian may transfer his rights to his own family trust.

7. COUNTERPARTS

This Agreement may be executed in any number of counterparts and each counterpart executed by any of the undersigned together with all other counterparts so executed shall constitute a single instrument and agreement of the undersigned. Facsimile copies hereof and facsimile signatures hereon shall have the same force and effect as originals.

8. MUTUAL WARRANTIES

Each party to this Settlement Agreement warrants and represents to the other that they have not assigned or transferred to any person not a party hereto any claim or other released matter, or any part or portion thereof, and that each party has the authority to sign this Settlement



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Agreement, and each individual executing this Settlement Agreement on behalf of any entity or person specifically warrants that he or she has the authority to sign this Settlement Agreement; If any term of this Agreement or the application of any term of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, all provisions, covenants and conditions of this Agreement, and all of its applications, not held invalid, void or unenforceable, shall continue in full force and effect and shall not be affected, impaired or invalidated in any way.

IN WITNESS WHEREOF, the parties have executed this Settlement Agreement on the day and year first written above.

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REZA ZANDIAN WIFE WIFE
RAY KOROGHLI VIII WIFE WIFE
FRED SADRI
STAR LIVING TRUST
WENDOVER PROJECT LLC BY ITS MANAGING MEMBERS:
REZA ZANDIAN FRED SADRI RAY KOROGHLIK AUMU
BIG SPRING RANCH LLC BY-HTS MANAGING MEMBERS:
REZA ZANDIAN FRED SADRI RAY KOROGHLI ROLLING



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Agreement, and each individual executing this Settlement Agreement on behalf of any entity or person specifically warrants that he or she has the authority to sign this Settlement Agreement; If any term of this Agreement or the application of any term of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, all provisions, covenants and conditions of this Agreement, and all of its applications, not held invalid, void or unenforceable, shall continue in full force and effect and shall not be affected, impaired or invalidated in any way.

IN WITNESS WHEREOF, the parties have e	executed this Settlement Agreement on the
day and year first written above.	
REZA ZANDIAN	WIFE
RAY KOROGHLI	WIFE Jathan & Konfilie
FRED SADRI	WIFE
STAR LIVING TRUST	_"TRUSTEE"
WENDOVER PROJECT LLC BY TTS MANAGING	MEMBERS:
REZA ZANDIANFRED SADRI	RAY KOROGHLIZCU KNUM
BIG SPRING RANCH LLC BY LPS MANAGING MI	EMBERS:
REZA ZANDIANFRED SADRI	RAY KOROGHLI RECHARLYMU

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weykle **REZA ZANDIAN** FRED SADRI RAY KOROGHL

NEVADA LAND & WATER RIGHTS LLC BY ITS MANAGING MEMBERS:

JOHN PETER LEE ESQ

only as to the provisions of Paragraph 2.5 above



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NOTICES

Pursuant to this Settlement Agreement dated June 17, 2008, all notices are to be sent to the following mailing addresses via certified mail:

- Mr. Fred Sadri & Star Living Trust To: 2827 South Monte Cristo Way Las Vegas, NV 89117
- To: Mr. Reza Zandian 8775 Coasta Verde Blvd., No. 501 San Diego, CA 92122
- To: Mr. Ray Koroghli 3055 Via Sarafina Drive Henderson, NV 89052

ACKNOWLEDGED BY:

FRED SADRI

REZA ZANDIAN

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Date

6/19/08

Date

<u>6-19-08</u> Date



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NOTICES ·

Pursuant to this Settlement Agreement dated June 17, 2008, all notices are to be sent to the following mailing addresses via certified mail:

- To: Mr. Fred Sadri & Star Living Trust 2827 South Monte Cristo Way Las Vegas, NV 89117
- To: Mr. Reza Zandian 8775 Coasta Verde Blvd., No. 501 San Diego, CA 92122
- To: Mr. Ray Koroghli 3055 Via Sarafina Drive Henderson, NV 89052

ACKNOWLEDGED BY:

FRED SADRI **A-ZANDIAN** ŔÌ

2008 JUNE 24

Date

6/19/08

Date

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6-19-08 Date

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RECORDING REQUESTED BY: SOLOMON DWIGGINS & FREER Acuity Financial Center 7881 W. Charleston Blvd., Ste 240 Las Vegas, NV 89117

WHEN RECORDED MAIL TO: MAIL TAX STATEMENTS TO: Ray Koroghli and Sathsowi Koroghli, Trustees of the Koroghli Management Trust 3055 Via Sarafina Drive Henderson, NV 89056

(FOR RECORDER'S USE ONLY)

DOC

Ħ 05/12/2009 09:06:43 AM

Requested By SOLOMON DWIGGINS & FREER LTD

Washoe County Recorder Kathryn L. Burke - Recorder Fee: \$19.00 RPTT: \$0.00 Page 1 of 6

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APN: 079-150-09, 079-150-10, 079-150-13 084-040-02, 084-040-04, 084-040-06 084-040-10, 084-130-07, 084-140-17

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, RAY KOROGHLI, a married man, as his

sole and separate property, does hereby remise, release and forever quitclaim his undivided one-third (1/3) interest, to RAY KOROGHLI and SATHSOWI THAY KOROGHLI, as Managing Trustees of the KOROGHLI MANAGEMENT TRUST, the following real property situated in the County of Washoe, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

SUBJECT TO:	1. 2.	Taxes for the current fiscal year, paid current. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record.
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Comment:

Station Id :FCE7

· 3758659 Page 2 of 6 05/12/2009 09:06:43 AM

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my signature this 21st day of April, 2009.

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STATE OF NEVADA)) ss: COUNTY OF CLARK)

The foregoing QUITCLAIM DEED was acknowledged before me, a Notary Public in and for said County and State, on the 21st day of April, 2009, by Ray Koroghli.

NOTARY PUBLIC

(SAN	DEBRA L. DENITHORNE
	Notary Public State of Nevada
	No. 03-82899-1
	My appt. exp. July 15, 2011

3758659 Page 3 of 6 05/12/2009 09:06:43 AM

EXHIBIT "A"

PARCEL A: APN: 079-150-09

The Northeast Quarter (NE1/4) and the South Half (S1/2) of the Northwest Quarter (NW1/4) and the South Half (S1/2) in Section 33, Township 21 North, Range 23 East, M.D.B. &M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 09, 1990 in Book 3019, page 756 as Document No. 1373452 of Official Records.

PARCEL B: APN: 079-150-10

Section 31, Township 21 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon and over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded February 22, 1991 in Book 3216, page 526 as Document No. 1461483 of Official Records.

PARCEL C: APN: 079-150-13

The Northeast Quarter (NE1/4); South Half (S1/2) of the Northwest Quarter (NW1/4); South Half (S1/2) of Section 27, Township 21 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, sliver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

WASHOE,NV Document: DED QCL 3758659 Page 3 of 6

Printed on 2/3/2017 7:42:23 AM

3758659 Page 4 of 6 05/12/2009 09:06:43 AM

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 09, 1990 in Book 3019, page 756 as Document No. 1373452 of Official Records.

PARCEL D:

APN: 084-040-02

Section 5, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress, in upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded February 22, 1991 in Book 3216, page 526 as Document No. 1461483 of Official Records.

PARCEL E: APN: 084-040-04

Section 3, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress, in upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, page 840 as Document No. 1534872 of Official Records.

PARCEL F: APN: 084-040-06

Section 1, Township 20 North, Range 23 East, M.D.B.&M.

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EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress, in upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, page 840 as Document No. 1534872 of Official Records.

PARCEL G: APN: 084-040-10

The North Half (N1/2) and the North Half (N1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and the North Half (N1/2) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and the North Half (N1/2) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and the North Half (N1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and the North Half (N1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SE1/4), all in Section 11, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress, in upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, page 840 as Document No. 1534872 of Official Records.

PARCEL H: APN: 084-130-07

The Northwest Quarter (NW1/4) and the North Half (N1/2) of the Southwest Quarter (SW1/4) and Government Lot 1 in the Southwest Quarter (SW1/4) of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon 3758659 Page 6 of 6 05/12/2009 09:06:43 AM

substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress, in upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, page 840 as Document No. 1534872 of Official Records.

PARCEL I: APN: 084-140-17

The Northeast Quarter (NE1/4) of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress, in upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, page 840 as Document No. 1534872 of Official Records.

WFZ0199



BK/19/2013 11 53 AM Official Record Requested By WATSON ROUNDS Elko County - NV D Mike Smales - Recorder Page 1 of 5 Fee \$18.00 Recorded By: \$T RPTT

DOC #

APN#_____

Recording Requested by and Return To:

Reno, NV

89511

Name WATSON ROUNDS

5371 Kietzke Lane

City/State/Zip___

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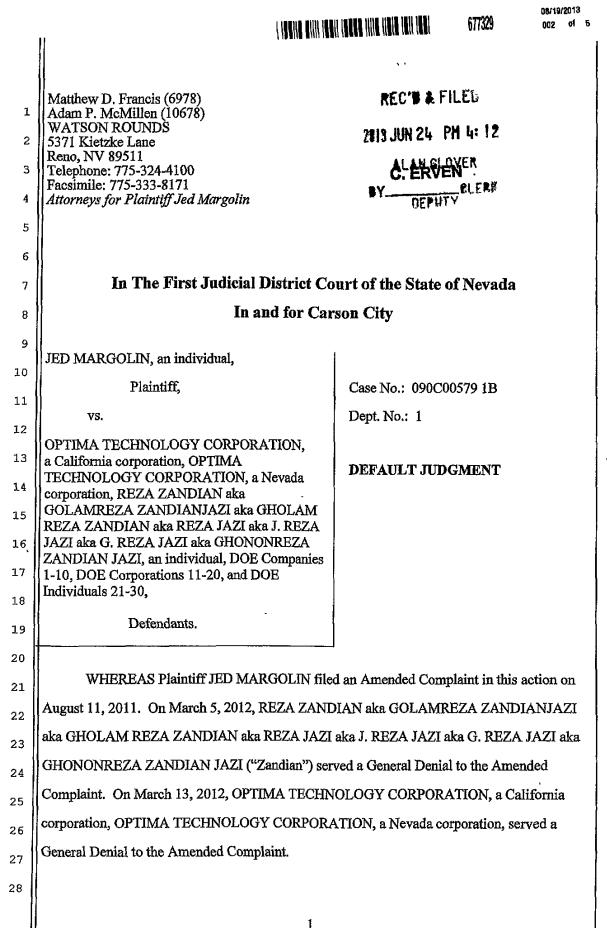
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DEFAULT JUDGMENT

(Title of Document)

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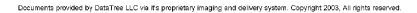
677329

1	WHEREAS on June 28, 2012, this Court issued an order requiring the corporate
2	Defendants to retain counsel and that counsel must enter an appearance on behalf of the
3	corporate Defendants by July 15, 2012. If no such appearance was entered, the June 28, 2012
4	order said that the corporate Defendants' General Denial shall be stricken. Since no
5	appearance was made on their behalf, a default was entered against them on September 24,
б	2012. A notice of entry of default judgment was filed on November 6, 2012.
7	WHEREAS on January 15, 2013, this Court issued an order striking the General Denial
8	of Zandian and awarding his fees and costs incurred in bringing the motion to strike. A default
9	was entered against Zandian on March 28, 2013. A notice of entry of default judgment was
10	filed on April 5, 2013.
11	WHEREAS Defendants are not infants or incompetent persons and are not in the
12	military service of the United States as defined by 50 U.S.C. § 521.
13	WHEREAS the allegations in Plaintiff's Amended Complaint warrant entry of final
14	judgment against all named Defendants for conversion, tortious interference with contract,
15	intentional interference with prospective economic advantage, unjust enrichment, and unfair
16	and deceptive trade practices.
17	WHEREAS all Defendants are jointly and severally liable to Plaintiff for the principal
18	amount of \$1,495,775.74.
19	THEREFORE, Judgment is hereby entered for Plaintiff and against Defendant Zandian
20	and Defendants Optima Technology Corporation, a Nevada corporation, and Optima
21	Technology Corporation, a California corporation, for damages, along with pre-judgment
22	interest, attorney's fees and costs in the amount of \$1,495,775.74, plus interest at the legal rate,
23	pursuant to NRS 17.130, thereon from the date of default until the judgment is satisfied.
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CERTIFIED COPY

The document to which this certificate is attached Is a full, true and correct copy of the original on file and of record in my office.

Date へ

Alan Glover, City Clerk, and Clerk of the First Judicial District Court of the State of Nevada, In and for Carson City.

By All Agent De PerNRS 239 Sec. 6 the SSN may be redacted, Deputy

but in no way affects the legality of the document.

677329

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1	JUDGMENT is hereby entered against Defendant Zandian and Defendants Optima
2	Technology Corporation, a Nevada corporation, and Optima Technology Corporation, a
3	California corporation, in favor of Plaintiff this 24 day of June, 2013.
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6	DISTRICT COURT JUDGE
7	CHISTING' COURT JOBGE
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Create Code/Year:	Owner 1: STAR LIVING T Owner 2: SADRI TRUSTI Owner 3: KOROGHLI MA	EE, FRED	WASHOE COU	JNTY APPRAISA 2018	L RECORD	APN: 079-150-09	Card 1 of ² Bld. 0 - 0
			Tax District: 4000	printed: 12/26/2017	ACTIVE	6802.23 LAWW - AG	
Date Permit # De	BUILDING PERMI scription Amount Status %	TS Comp Last Visit/Appr/Results Notes					
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5 0-0 10/31/2009 kjohn	REXT LAWW IMPROVEMENT LINE DONE	E 07/07/2010 BY REVIEWED-NO CHGS E 10/31/2009 BY REVIEWED-NO CHAM	IGES ON				
6 0-0 10/14/2008 PJO	REXT LAWW IMPROVEMENT LINE DONE REXT	E 01/00/1900 BY NO CHANGES ON IN	AP REPORT,				
8 0-0 09/12/2003 zzz 9 0-0 09/05/2003 zzz							
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Create Code/Year:	Owner 1: STAR LIVING TRUST Owner 2: SADRI TRUSTEE, FRED Owner 3: KOROGHLI MANAGEMENT TRUS		DE COUNTY APPRAISA 2018	L RECORD	APN: 079-150-10	Card 1 of 1 Bld. 0 - 0
		Tax District:	4000 printed: 12/26/2017	ACTIVE	6802.23 LAWW - AG	
	BUILDING PERMITS					
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4 0-0 07/07/2010 kjohn REX	T LAWW IMPROVEMENT LINE DONE 07/07/2010 BY R	EVIEWED-NO CHGS ON IMP				
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	Jachas County Assessor for assessment nurmases only]			WFZ022

	E ROUT	TE 447 \	iption: WASHOE 27 TWP 2 ⁻			STAR SADR PO BO	r & Maili LIVING ⁻ I TRUST DX 81624 (EGAS, N	TRUST EE, FR	ED			HOE		20	APPRA 18 printed: 12/26		C RECO		N: 079-150-13	
					VALUATIO	N HISTORY	•					PAF	RCEL VA	LUE SUN	MARY	Dat	abase	Roll Year	Prior % Complete	% Complete
Roll Year		xable .and	La		Taxab Improven		provement New		Total Taxable	Total Assessed		y Valuatio	n	Build	ing Level Co	PR	DD			
2018 NR	L	8,28		0	improven		INEW	0	8,288	2,901		ng Value Feature Val								
2017 FV		8,75	3	0		0		0	8,753	3,064	Land V		ue		8,	288				
2016 FV 2015 FV		8,25 8,06		0		0		0	8,254 8,064	2,889	Tayahl	e Value			8,	288			Reopen	Code:
2015 FV 2014 FV		7,20		0		0		0	8,064 7,202	2,822		tion				0	ŀ		Кеорен	
2013 FV		8,84	8	0		0		0	8,848	3,097	7		FL	AGS					Reappraisal	
2012 FV 2011 FV		8,62 8,41		0		0		0	8,624 8,417	3,018	-	Туре			Value					
2011 FV 2010 FV		8,41 6,94		0		0		0	8,417 6,944	2,946 2,430	Cap c			NFM				NC / C	New Land	New Sketch
2009 FV		6,67	0	0		0		0	6,670	2,335	Eligi	ble for		NO				NC / C	New Lanu	
2008 FV		5,24		0		0		0	5,247	1,836	·	ap Perce	ntage	0				D.#	Deter	
2007 FV		4,79		0		0		0	4,799	1,680	,							By:	Date:	
	E		G DETAILS				LDING FE	ATURES	S AND ADJUS						BUILDING SUE					COST SUMMARY
-		Code	Descr	ription		Category				Units	Code		Des	scription		Yr Blt	Units	Cost New	Tot Lump Sum Adj	0
Type		_																	Sub Area-RCN	100
Occupancy Story/Fram		-																	% Incomplete % Depreciation	.00
Quality		_																	\$ Dep & Inc	0
<u></u>				Ye	ear of														Obso/Other Adj.	0
Year Built	W	AY	%Comp		/Remodel														Sub Area DRC	0
		0	0																Additive DRC	0
0-1	BUILD		ARACTERI		0(Total DRC	
Category		Code	Ту	pe	%														Override	0
																			Cost Code	89502
																				HARACTERISTICS
																			Special Prop Code Water	Ag Land - Current - None
						Base Rate A	Adjustmen	it		Adj.									Sewer	None
																			Street	None
																			BIIIID	ING NOTES
						Constructio	on Modifier	rs		Adj.									BUILD	
													Gr	oss Living	/Building Area		0			
															Perimeter		0			
# Bld		Date	User									ivity Notes							_	
1 0-0	10/	/22/2013	3 csar	man R	REXT LAWW	IMPROVEME	NT LINE	DONE 1	.0/22/2013	BY REVIEWED-N						23/2013	BY JAK			
										EXTRA FE	ATURES				IENTS	0/		Override		
# Code			Descri	iption		Quality	Bld # L	ength	Width	Jnits Uni	t Price	Year Built	Roll Year	% Comp	RCN	Good	DRC	Override Value		Notes
			20001							•		24.11	. ou.	p			2			
LAND VAL	UE DO	OR Code	600	Neighbo	rhood 68	02.23 LAW	w – AG		0.1		1.0	Land Si				Unit Type	AC			
# Code		D	escription		Zoi	ne I	Units	Unit Type		Unit Price	Influe Code	ence 1 %	Influ Code	ence 2 %	Taxa Val				Land Notes	
1 GRZ2	Graziı				GR		560.0		0	14.80		,0	0040	/0	Val	8,288	3			
		5-					200.0			11.00						2,200				
																				WFZ022
This infor	motion i	ic for ne	o by the W	Jachas C	ounty Acc	agon for og	a componet a		a andr											

This information is for use by the Washoe County Assessor for assessment purposes only.

Create Code/Year:		Owner 1: 5 Owner 2: 5 Owner 3: 2	SADRI TI	RUSTE	E, FRED)		WA	ASHOE	E COUN	NTY APP 2018	PRAISA	L RECOR)79-15 	Card Bld.	
								Tax [District: 40	000	printed:	12/26/2017	ACTIVE)2.23	LAWW -		
			UILDING	DEDMIT	•												
Date Permit #	Description					t Visit/Appr/	Results N	lotes									
		SALES/TRAN		OPMATI													
Grantor	Document	Date	LUC	Verif T	erms	Sales	Notes										
TAR LIVING TRUST TAR LIVING TRUST	4335755	09/25/2017 03/18/2014		3ntt 3bea													
SADRI, FRED SADRI, FRED	2900593		GRZ2	3BGG 3NTT			FILE #	TO TRUST - SPOUSE NO									
NEVADA LAND & NEVADA LAND &		08/06/2003 10/08/2001		2MQC 3NTT	4DEC	1,000,00	00 A INCLI	UDES 9 PARCEI	LS								
# Bld Date	User ID			1	Activity												
		AWW IMPROVEM	ENT LIN	E DONE	10/26/2	2011 BY RE	VIEWED-NO	ENT LINE DONE O CHGS ON IME	?								
2 0-0 10/12/2012 3 0-0 10/26/2011			ENT LIN					O CHGS ON IMP									
2 0-0 10/12/2012 3 0-0 10/26/2011 4 0-0 07/07/2010 5 0-0 10/31/2009	kjohn REXT LA kjohn REXT LA	AWW IMPROVEM	ENT LIN														
2 0-0 10/12/2012 3 0-0 10/26/2011	kjohn REXT LA kjohn REXT LA PJO REXT LA	AWW IMPROVEM	ENT LIN					ON IMP REPOR									
$\begin{array}{cccc} 2 & 0-0 & 10/12/2012 \\ 3 & 0-0 & 10/26/2011 \\ 4 & 0-0 & 07/07/2010 \\ 5 & 0-0 & 10/31/2009 \\ 6 & 0-0 & 10/14/2008 \\ 7 & 0-0 & 08/25/2006 \\ 8 & 0-0 & 08/28/2001 \end{array}$	kjohn REXT LA kjohn REXT LA PJO REXT LA mbozm REXT RLS REXT	AWW IMPROVEM AWW IMPROVEM	ENT LIN														
$\begin{array}{ccccc} 2 & 0-0 & 10/12/2012 \\ 3 & 0-0 & 10/26/2011 \\ 4 & 0-0 & 07/07/2010 \\ 5 & 0-0 & 10/31/2009 \\ 6 & 0-0 & 10/14/2008 \\ 7 & 0-0 & 08/25/2006 \end{array}$	kjohn REXT LA kjohn REXT LA PJO REXT LA mbozm REXT RLS REXT csarm AERL -	AWW IMPROVEM	ENT LIN ENT LIN REVIEW	e done												WF	70

0 F	PIERSO	Keyline Desc ON CANYON WP 20 RGE 2	RD WASHOE	COUNTY	STAF SADF PO B	R LIVING RI TRUS OX 816	i ling Ad G TRUS STEE, Fl 24 , NV 89	T RED			HOE		20	APPRA 18 printed: 12/26/		ACTIVE		N: 084-040-02	
				VALUATI	ON HISTOR	ſ					PAR	CEL VA	LUE SUN	IMARY	Data	abase R	oll Year	Prior % Complete	% Complete
	oll	Taxable	Land	Taxat		proveme	ent	Total	Total		y Valuatior	า	Build	ling Level Co	PRC	DD			
	ear	Land	New	Improve	ments	New		Taxable	Assessed		ng Value								
2018 2017		9,28 9,80		0	0		0	9,283 9,804	3,249 3,431		eature Val	ue			0.0.0				
2016		9,24		ő	ō		Ő	9,246	3,236	Land V	e Value			9,: 9,:		-			
2015		9,03		0	0		0	9,032	3,161	Exemp				5,.	0			Reopen	Code:
2014 2013		8,06 9,91		0	0		0	8,066 9,910	2,823 3,469	Exemp	nion	FI	LAGS		0			Deennraisel	
2013		9,65		0	0		0	9,659	3,381		Туре			Value		L		Reappraisal	
2011		9,42		0	0		0	9,427	3,299	Cap C			NFM						
2010 2009		7,77 7,47		0	0		0	7,778 7,470	2,722 2,615		ble for H	Form?	NO				NC / C	New Land	New Sketch
2009		5,87		0	o		0	5,877	2,015		ap Percer		0						
2007		5,37		0	0		0	5,375	1,881	Parce	l Map		0			I	By:	Date:	
		BUILDIN	G DETAILS		BU	ILDING F	EATURE	S AND ADJUS	TMENTS				1	BUILDING SUB	AREAS			BUILDING C	OST SUMMARY
		Code	Descriptio	on	Category				Units	Code		Des	scription		Yr Blt	Units	Cost New	Tot Lump Sum Adj	0
Туре	•																	Sub Area-RCN	0
	ipancy																	% Incomplete	100
	//Frame	•																% Depreciation	.00
Qua	ity				1													\$ Dep & Inc	0
Yea	r Built	WAY	%Comp A	Year of ddn/Remodel														Obso/Other Adj.	0
1 Cd	Dunt	0	0 A	aanmeniouei	1													Sub Area DRC Additive DRC	0
		BUILDING CH	ARACTERISTIC	S	1													Total DRC	0
Cate	gory	Code	Туре	%	1													Override	0
					1													Cost Code	89502
																		PROPERTY C	HARACTERISTICS
																		Special Prop Code	Ag Land - Current -
					Base Rate	Adjustm	ent		Adj.	i i								Water	None
						-				Ĩ								Sewer Street	None None
																		bereet	None
					Construction	on Modif	iers		Adj.	1								BUILDI	NG NOTES
										[Gr	ross Living	g/Building Area		0		1	
														Perimeter		0		1	
#	Bld	Date	User ID							Act	ivity Notes								
1	0-0	10/22/201	3 csarman	REXT LAWW	IMPROVEM	ENT LIN	IE DONE	10/22/2013 H	BY REVIEWED-NO	CHGS	ON IMP F	EPORT,	LAND L	INE DONE 10/2	3/2013	BY JAK			
									EXTRA FEA	TURES	, ADDITIVE	S, AND	ADJUSTI	MENTS					
	0		Description		0	Bld	Lawath	M	alta Unit	Dulas	Year	Roll	%	DON	%		Override		la fa a
#	Code		Descriptio	n	Qualit	y #	Length	Width U	nits Unit	Price	Built	Year	Comp	RCN	Good	DRC	Value	N	lotes
AN	D VALU	E DOR Code	600 Neig	hborhood 68	302.23 LAW	W - AG		_			Land Siz				nit Type	AC			
#	Code	F	escription	70	ne	Units	Unit Typ		Unit Price	Influe Code	ence 1 %	Influ Code	ence 2 %	Taxab Valu				Land Notes	
_		Grazing2	Comption	GR		627			14.80	Joue	70	Coue	/0	valu	9,283			Luna notoo	
-	UNLIZ	or as trigs		GR		02/	. 2 T AA		14.00						2,203				
																			WFZ022
This	inform	nation is for us	e by the Wash	on County As	accor for ac	coccmor	t nurno	on only			,			,					

This information is for use by the Washoe County Assessor for assessment purposes only.

	Owner 1: STAR LIVIN Owner 2: SADRI TRU: Owner 3: KOROGHLI		WASHOE CO	UNTY APPRAISA 2018	L RECORD	APN: 084-040-02
			Tax District: 4000	printed: 12/26/2017	ACTIVE	6802.23 LAWW - AG
				and the second	And State of the S	
	BUILDING PEI	RMITS				
Date Permit # Descrip		RMITS % Comp Last Visit/Appr/Results	Notes	-		
Date Permit # Descrip			Notes			
Date Permit # Descrip		% Comp Last Visit/Appr/Results	Notes			
rantor Docume	Amount Status SALES/TRANSFER INFOR Int Date LUC Ver	% Comp Last Visit/Appr/Results RMATION Riff				
rantor Docume	Amount Status SALES/TRANSFER INFOR Int Date LUC Ver 5 09/25/2017 600 3NT 3 09/08/2016 600 3BE 5 03/18/2014 3BE 3BC 9 05/12/2009 GRZ2 3BC 3 08/06/2003 GRZ2 3BC	% Comp Last Visit/Appr/Results KMATION				

This information is for use by the Washoe County Assessor for assessment purposes only.

WFZ(

Card 1 of 1 Bld. 0-0

0 INTER	Keyline Desci STATE 80 E V WP 20 RGE 2	VASHOE	COUNTY		STAR SADR PO BO	r & Maili LIVING I TRUST OX 81624	TRUST EE, FR 4	ED)18				PN: 084-040-	
						/EGAS, N	NV 891	80		Tax Dis	strict: 40			printed: 12/2		ACTIVE	6802		
				LUATION								ARCEL VA				base	Roll Year	Prior % Complete	% Complete
Roll Year	Taxable Land		nd ew In	Taxable nproveme		orovemen New		Total Taxable	Total Assessed		ary Valuat ing Value		Build	ding Level C	PRO	D			
2018 NR	9,47		0	inprovenie	0		0	9,4			Feature V								
2017 FV	10,00		0		0		0	10,0			Value	alue		9	,473				
2016 FV	9,43		0		0		0	9,4			ole Value				,473				
2015 FV 2014 FV	9,21 8,23		0		0		0	9,2 8,2		20 -	ption				0	ŀ		Reopen	Code:
2013 FV	10,11		Ő		ō		0	10,1			-	F	LAGS					Reappraisal	
2012 FV	9,85		0		0		0	9,8			Туре	e		Value		L			
2011 FV 2010 FV	9,62 7,93		0		0		0	9,6 7,9			Code		NFM						New Sketch
2009 FV	7,62		0		0		0	7,6		58 Elig	ible for		NO				NC / C	New Land	
2008 FV	5,99		0		0		0	5,9		-	Cap Perc	centage	0				_	_	
2007 FV	5,48	5	0		0		0	5,4	85 1,9	20 Parc	el Map		0				By:	Da	te:
		G DETAILS				LDING FE	ATURES	AND AD	JUSTMENTS					BUILDING SU					IG COST SUMMARY
	Code	Desci	ription	C	ategory				Units	Code	•	De	scription		Yr Blt	Units	Cost New	Tot Lump Sum Adj	0
Туре																		Sub Area-RCN	0
Occupancy Story/Energy																		% Incomplete	100
Story/Frame Quality	9																	% Depreciation \$ Dep & Inc	.00
Quality			Year	of														Obso/Other Adj.	0
Year Built	WAY	%Comp	Addn/Re															Sub Area DRC	0
	0	0																Additive DRC	0
	BUILDING CH																	Total DRC	
Category	Code	Ту	ре	%														Override	0
																		Cost Code	89502
																			Y CHARACTERISTICS
																		Special Prop Cod	
				B	ase Rate A	Adjustmer	nt		Adj.									Water Sewer	None None
																		Street	None
																		DU	ILDING NOTES
				C	onstructio	on Modifie	rs		Adj.									ВО	ILDING NOTES
												G	ross Livin	g/Building Area		0			
														Perimeter		0			
# Bld	Date	Use									ctivity Not								
1 0-0	10/22/201	3 csar	man REX	T LAWW I	MPROVEME	NT LINE	DONE 1	0/22/20	13 BY REVIEWED						23/2013 H	BY JAK			
	_								EXTRA F	EATURE		VES, AND		MENTS		1			
# Code		Descr	intion		Quality	Bld / # L	.ength	Width	Units U	nit Price	Yea		% Comp	RCN	Good	DRC	Override Value		Notes
# 0000		Desci	iption		Quanty		engui	Width	onnta O		Bui		Comp	Kon	0000	Ditto	Value		Notes
LAND VALU	E DOR Code	600	Neighborho	od 6802	.23 LAW	W - AG					Land				Unit Type	AC			
# Code	-	escription		Zone		Units	Unit Type		Unit Price	Influ Code	uence 1 %	Influ Code	uence 2 %	Taxa Va	able			Land Notes	
-	Grazing2	escription		GR	-	640.0		Type 0	14.80	Code	%	Code	70	Va	9,473			Land Notes	
I GR42	Grazingz			GR		040.0	AA	U	14.80						7,4/3				
																			WFZ022
This inform	nation is for us	e by the W	Vashoe Cou	ntv Assess	sor for ass	sessment	purpose	s only.		•	•		•						

Create Code/Year:		Owner 1: S Owner 2: S Owner 3: Z	ADRI TR	USTEE, FR			WASHOE (FY APPRAIS 2018	SAL RECORD	APN: 084-040-04	Card 1 of 1 Bld. 0 - 0
							Tax District: 4000)	printed: 12/26/20	017 ACTIVE	6802.23 LAWW - AG	
Date Permit #	Description	BL	JILDING P		_ast Visit/Appr/F	Results Notes						
		ALES/TRANS	SFER INFO	RMATION								
Grantor STAR LIVING TRUST		9/25/2017		erif Terms	Sales	Notes						
STAR LIVING TRUST SADRI, FRED SADRI, FRED NEVADA LAND &	4335755 0 3758659 0 2900593 0 2900592 0	3/18/2014 5/12/2009 8/06/2003	31 GRZ2 31 GRZ2 31	BEA BGG VTT 4QC 4DEC	1,000,000	33% INTO TRUST FILE # - SPOUS 0 A INCLUDES 9 F	SE NO					
$\begin{array}{ccccc} 2 & 0-0 & 10/12/2012 \\ 3 & 0-0 & 10/26/2011 \\ 4 & 0-0 & 07/07/2010 \\ 5 & 0-0 & 10/31/2009 \\ 6 & 0-0 & 10/14/2008 \\ 7 & 0-0 & 09/15/2006 \\ 8 & 0-0 & 08/28/2001 \end{array}$	kjohn REXT LAW kjohn REXT LAW kjohn REXT LAW PJO REXT LAW nbozm REXT RLS REXT	W IMPROVEME W IMPROVEME W IMPROVEME W IMPROVEME	ENT LINE ENT LINE ENT LINE ENT LINE	DONE 10/2 DONE 07/0 DONE 10/3	6/2011 BY REV 7/2010 BY REV 1/2009 BY REV	IMPROVEMENT LINE VIEWED-NO CHGS (VIEWED-NO CHGS (VIEWED-NO CHANGE CHANGES ON IMP	DN IMP DN IMP ES ON					
9 0-0 08/03/2012 10 0-0 10/18/2016	rlope REXT BY	CSS - 10/	/14/2016	assessment	purposes only.							WFZ02

0 INTERS	eyline Descrip TATE 80 E WA /P 20 RGE 23		ΙΤΥ	STAF SADF PO B	R LIVING T RI TRUSTE OX 81624	E, FRED						NTY 20	18				N: 084-040-0	
					VEGAS, N	/ 69160		16		trict: 400			printed: 12/26/		ACTIVE	6802		
Dall	Touchte					Tetel		Tetal	Delenar		RCEL VA		IMARY ling Level Cos		abase F	Roll Year	Prior % Complete	% Complete
Roll Year	Taxable Land	Land New	Taxab Improven		provement New	Total Taxable		Total Assessed		ry Valuatio ng Value	n	Биттс	ting Lever Cos	PRC	DD			
2018 NR	18,162		0	0						Feature Va	luo							
2017 FV	19,155		0	0		19,			Land \		lue		18,1	62				
2016 FV	18,231		0	0		/		6,381	Lana	le Value			18,1		Γ			
2015 FV	17,706		0	0				6,197	-				10/1	0	L		Reopen	Code:
2014 FV 2013 FV	16,263 19,333		0			0 16, 0 19,		5,692 6,767	Exemp		FI	AGS		-			Poppraisal	
2012 FV	18,902		0	o		19,		6,616		Туре			Value		L		Reappraisal	
2011 FV	18,339		0	0		18,		6,419				NFM	Fundo					
2010 FV	15,136		0	0		15,		5,298	1712-02	ble for	Form?	NO				NC / C	New Land	New Sketch
2009 FV 2008 FV	14,629 11,433		0	0		0 14, 0 11,		5,120 4,002		ap Perce		0						
2008 FV 2007 FV	10,489		0	0		10,			Parce			0				By:	Date:	
1007 10			<u> </u>						1 di Oc	in the		ľ				5).		
	BUILDING				ILDING FEA	TURES AND A	JUSTME		Carl			orint'	BUILDING SUB-		l lucit -	Cast Nor		COST SUMMARY
Tuno	Code	Description		Category				Units	Code		Des	scription		Yr Blt	Units	Cost New	Tot Lump Sum Adj	0
Type																	Sub Area-RCN	100
Occupancy Story/Eramo																	% Incomplete	.00
Story/Frame																	% Depreciation	.00
Quality			Voor of														\$ Dep & Inc Obso/Other Adj.	0
Year Built	WAY 9		Year of In/Remodel														Sub Area DRC	0
	0																Additive DRC	0
	BUILDING CHAR	ACTERISTICS															Total DRC	0
Category	Code	Туре	%														Override	0
																	Cost Code	89502
																		CHARACTERISTICS
									4								Special Prop Code Water	Ag Land - Current - None
				Base Rate	Adjustment			Adj.	4								Sewer	None
																	Street	None
																	DUUE	
				Construction	on Modifiers	5		Adj.									BUILL	JING NOTES
											Gr	oss Living	g/Building Area		0			
													Perimeter		0			
# Bld	Date	User ID							Act	tivity Notes	S							
1 0-0	10/22/2013	csarman	REXT LAWW	IMPROVEM	ENT LINE I	ONE 10/22/2	013 BY F	REVIEWED-N	O CHGS	ON IMP	REPORT,	LAND L	INE DONE 10/2	3/2013	BY JAK			
								EXTRA FEA	TURES	, ADDITIVI	ES, AND	ADJUST	MENTS					
					Bld					Year	Roll	%		%		Override		
# Code		Description		Qualit	y # Le	ngth Width	Units	Unit	Price	Built	Year	Comp	RCN	Good	DRC	Value		Notes
	DOR Code 6	00 Neighb	oorhood 68	02.23 LAW	W - AG			Init	Influe	Land Si				nit Type	AC			
# Code	Des	cription	Zor	ne	Units	Unit Sub Type Type		Init rice	Code	ence 1 %	Code	ence 2 %	Taxab Valu				Land Notes	
	Grazingl		GR		633.03			28.69						18,162				
																		WFZ022
This inform	ation is for use l	ov the Washoe	County Asse	essor for as	ssessment p	urnoses only.												

Create Code/Year:		Owner 1: ST Owner 2: SA Owner 3: ZA	ADRI TRU	STEE, FR			WASHOE (COUNTY AI 2018	PPRAISA	L RECORD	APN: 084-040-06	Card 1 of 1 Bld. 0 - 0	
							Tax District: 4000	printe	ed: 12/26/2017	ACTIVE	6802.23 LAWW - AG		
			ILDING PER										
Date Permit #	Description	BU Amount			ast Visit/Appr/F	Results Notes							
Date Permit #	Description				ast Visit/Appr/F	Results Notes							
Date Permit #	Description				ast Visit/Appr/F	Results Notes							
Date Permit #	Description				ast Visit/Appr/F	Results Notes							
		Amount SALES/TRANS	Status FER INFOR	% Comp L									
Grantor STAR LIVING TRUST	Document 4747575 (Amount Amount SALES/TRANS Date 09/25/2017	Status FER INFOR LUC Ver 600 3NT	% Comp L MATION if Terms	ast Visit/Appr/F	Results Notes							
Stantor STAR LIVING TRUST STAR LIVING TRUST SADRI, FRED	Document 4747575 4335755 3758659	Amount SALES/TRANS Date 99/25/2017 3/18/2014 15/12/2009 (FER INFOR LUC Ver 600 3NT 3BE GRZ1 3BG	MATION If Terms TT 2A 3G 3G		Notes							
Grantor STAR LIVING TRUST STAR LIVING TRUST SADRI, FRED SADRI, FRED	Document 4747575 (4335755 (3758659 (2900593 (2900592 (Amount SALES/TRANS Date)9/25/2017)3/18/2014 (5/12/2009)8/06/2003 (0) (0	FER INFOR LUC Ver 600 3NT 3BE GRZ1 3BG	% Comp L MATION If TT Terms CA CA CA CA CA CA	Sales	Notes	SE NO						
Grantor STAR LIVING TRUST STAR LIVING TRUST SADRI, FRED SADRI, FRED NEVADA LAND &	Document 4747575 (4335755 (3758659 (2900593 (2900592 (Amount SALES/TRANS Date 99/25/2017 33/18/2014 15/12/2009 68/06/2003	FER INFOR LUC Ver 600 3NT 3BE GRZ1 3BC GRZ2 3NT	K Comp L MATION if Terms T 2G YC 4DEC	Sales	Notes 33% INTO TRUST FILE # - SPOU	SE NO						
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			VALUATI	ON HISTORY	/					PA	RCEL VA	LUE SUN	MARY	Data	base	Roll Year	Prior % Complete	% Complete
Roll	Taxable	Lan	d Taxat	ole Imp	provement		Total	Total		ry Valuatio			ding Level Co	st PRO	D			
Year	Land	Nev	w Improve	ments	New		axable	Assessed		ng Value								
2018 NR 2017 FV	5,77 6,09		0	0		0	5,772 6,096	2,020 2,134		Feature Va	lue		5,	770				
2016 FV	5,74	9	0	0		0	5,749	2,012	Tayah	le Value			5,					
2015 FV 2014 FV	5,61 5,01		0	0		0	5,616 5,015	1,966 1,755	-				5,	0	-		Reopen	Code:
2014 FV 2013 FV	6,16		0	0		0	6,162	2,157			FI	AGS					Reappraisal	
2012 FV	6,00	6	0	0		0	6,006	2,102		Туре			Value		L		rioappraioai	
2011 FV 2010 FV	5,86 4,83		0	0		0	5,862 4,836	2,052 1,693		Code		NFM						New Sketch
2010 FV 2009 FV	4,63		0	0		0	4,635	1,626	Eligi	ible for		NO				NC / C	New Land	New Skelch
2008 FV	3,65		0	0		0	3,654	1,279		Cap Perce	ntage	0				_	-	
2007 FV	3,34		0	0		U	3,342		Parce	ei Map		0				By:	Date:	
		G DETAILS			LDING FE	ATURES	AND ADJUS						BUILDING SUB					COST SUMMARY
Tumo	Code	Descrip	otion	Category				Units	Code		De	scription		Yr Blt	Units	Cost New	Tot Lump Sum Adj	0
Type Occupancy																	Sub Area-RCN % Incomplete	100
Story/Frame	2																% Depreciation	.00
Quality																	\$ Dep & Inc	0
			Year of	1													Obso/Other Adj.	0
Year Built	WAY	%Comp	Addn/Remodel	1													Sub Area DRC	0
	0 BUILDING CH		TICS														Additive DRC	0
Category	Code	Тур		-													Total DRC	
outegoly	0000	190	,,,														Override Cost Code	0 89502
																	Special Prop Code	Ag Land - Current -
				Base Rate	∆diustmen	t		Adj.									Water	None
				Dase Nate /	чијизапен	•		Adj.	1								Sewer	None
																	Street	None
				Constructio	on Modifier	s		Adj.	1								BUILD	ING NOTES
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# Bld	Date	User	ID						Ac	tivity Notes	6							
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								EXTRA FE	ATURES	S, ADDITIVI	ES, AND	ADJUST	MENTS					
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# Code		Descrip	otion	Quality	/ # L	ength \	Vidth U	nits Unit	Price	Built	Year	Comp	RCN	Good	DRC	Value		Notes
LAND VALU	E DOR Code	600 N	eighborhood 68	02.23 LAW	w - AG	Unit	Sub	Unit	Influ	Land Si ence 1		39 Ience 2	0.0000 L Taxat	Jnit Type	AC			
# Code	D	escription	Zo	ne	Units	Туре	Туре	Price	Code	%	Code	%	Valu				Land Notes	
1 GRZ2	Grazing2		GR		390.0	AA (0	14.80						5,772				
																		WEZOAA
This inform	nation is for us	e bv the Wa	shoe County Ass	essor for as	sessment	ourposes	only.			I	1				I			WFZ022

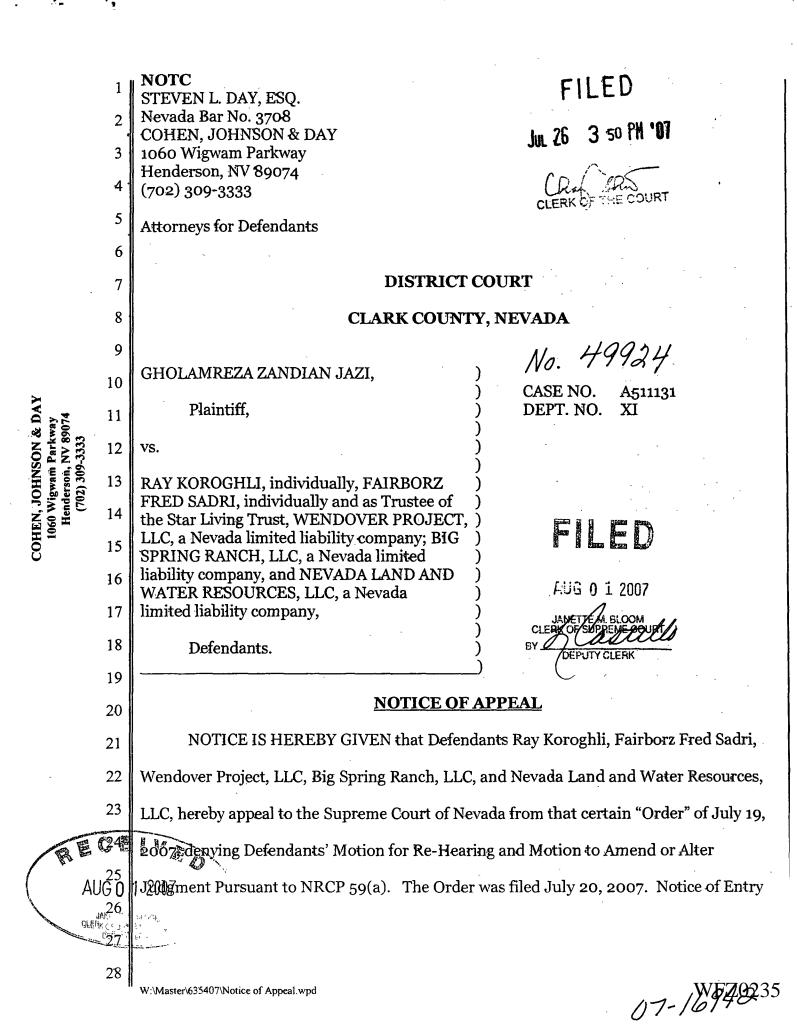
		Owner 1: S Owner 2: S Owner 3: Z	ADRI TRUS	TEE, FRE	ED		WA	SHOE C	Y APPRA 018	AISAI	RECOR	APN: 084		Card 1 of Bld. 0 -
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						VEGAS,	NV 891	80	li	ax Dis	trict: 400			printed: 12/26/		ACTIVE		6802.23		
					ION HISTOR								LUE SUN			abase	Roll Year		Prior % Complete	% Complete
Roll Year	Taxable Land		Land New	Taxa Improve		nprovemer New		Total Taxable	Total Assessed		ry Valuatio ng Value	n	Build	ling Level Cos		DD				
2018 NR		082		0	0		0	4,082			Feature Val	110								
2017 FV	4,	311		0	0		0	4,311	1,509					4,0	082					
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2015 FV 2014 FV		972 547		0	0		0	3,972 3,547	1,390 1,241	Exem	ption				0				Reopen	Code:
2013 FV		358		Ő	Ő		Ő	4,358	1,525			FL	AGS						Reappraisal	
2012 FV		248		0	0		0	4,248	1,487		Туре			Value						
2011 FV 2010 FV		146 420		0	0		0	4,146 3,420	1,451 1,197	Cap (Code		NFM					•		New Sketch
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2008 FV		585		0	0		0	2,585	905		Cap Perce	ntage	0						D /	
2007 FV		364		0	0		0	2,364		Parce	el Map		0				By:		Date:	
		ING DETA			_	JILDING FE	ATURES	S AND ADJUS						BUILDING SUB						OST SUMMARY
Town	Cod	le De	escription		Category				Units	Code		Des	scription		Yr Blt	Units	Cos	t New	Tot Lump Sum Adj	0
Type																			Sub Area-RCN % Incomplete	100
Occupancy Story/Frame																			% Depreciation	.00
Quality																			\$ Dep & Inc	0
				Year of	1														Obso/Other Adj.	0
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Cotomorry	BUILDING C				-														Total DRC	
Category	Code	9	Туре	%															Override	0
																			Cost Code	89502
																			PROPERTY C Special Prop Code	HARACTERISTICS
										4									Water	Ag Land - Current - None
					Base Rate	Adjustme	nt		Adj.	-									Sewer	None
																			Street	None
					Construct	ion Modifie	vre		Adj.	-									BUILDI	NG NOTES
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	10/ 22/ 2	010 0	barman				20112 1		EXTRA FEA						5,2015	DI UIII				
						Bld					Year	Roll	%		%		0	verride		
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I GR42	GLAZIUGZ			GR		2/5.8	AA	U	14.00						4,082	1				
																				WFZ023
This inform	nation is for	use by th	e Washoo	e County As	sessor for a	ssessment	purpose	es only.	1				•	•						WI2023

Create Code/Year:	Owner 1: STAR LIVING TRUST Owner 2: SADRI TRUSTEE, FRED Owner 3: KOROGHLI MANAGEMENT TRUST +	WASHOE C	OUNTY APPRAISAI 2018	RECORD	APN: 084-130-07	Card 1 of 1 Bld. 0-0
		Tax District: 4000	printed: 12/26/2017	ACTIVE	6802.23 LAWW - AG	
	BUILDING PERMITS					
Date Permit # Descriptio	on Amount Status % Comp Last Visit/Appr/Results Notes					
Grantor Document	SALES/TRANSFER INFORMATION Date LUC Verif Terms Sales Notes					
STAR LIVING TRUST 4747575	09/25/2017 600 3NTT ORDER FROM	JULY 17 2008				
STAR LIVING TRUST 4630134 STAR LIVING TRUST 4335755	09/08/2016 600 3BF 3,000 03/18/2014 3BEA					
SADRI, FRED 3758659	05/12/2009 GRZ2 3BGG 33% INTO T					
SADRI, FRED 2900593 NEVADA LAND & 2900592	08/06/2003 GRZ2 3NTT FILE # - S 08/06/2003 GRZ2 2MQC 4DEC 1,000,000 A INCLUDES					
# Bld Date User ID	Activity Notes					
	LAND AND IMPROVEMENT LINES COMPLETE - LAWW IMPROVEMENT : LAWW IMPROVEMENT LINE DONE 10/26/2011 BY REVIEWED-NO CH					
4 0-0 07/07/2010 kjohn REXT I	LAWW IMPROVEMENT LINE DONE 07/07/2010 BY REVIEWED-NO CH	GS ON IMP				
6 0-0 10/14/2008 PJO REXT I	LAWW IMPROVEMENT LINE DONE 10/31/2009 BY REVIEWED-NO CH LAWW IMPROVEMENT LINE DONE 01/00/1900 BY NO CHANGES ON 1					
7 0-0 10/10/2006 mbozm REXT 8 0-0 08/28/2001 RLS REXT						
9 0-0 08/03/2012 csarm AERL -	- PICTOMETRY REVIEW					
	BY CSS - 10/14/2016					WFZ023

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				LAS \	/EGAS, N	V 89180		T	ax Dist	trict: 400	00		printed: 12/26/2	017	ACTIVE	6802	2.23 LAWW - AG	
				ON HISTORY								LUE SUN			abase F	Roll Year	Prior % Complete	% Complete
Roll Year	Taxable Land	Land New	Taxab Improver		provement New	Total Taxab		Total Assessed		ry Valuatio	n	Build	ling Level Cos		DO			
2018 NR	2,36		0	0	INCW		2,368			ng Value Feature Va	luo			_				
2017 FV	2,50		ō	ō		0	2,501	875	Land		liue		2,3	68				
2016 FV	2,35		0	0			2,358	825	Tayah	le Value			2,3				Deserve	Quiter
2015 FV 2014 FV	2,30 2,05		0	0			2,304	806 720		otion				0	-		Reopen	Code:
2013 FV	2,52	8	0	Ō		0	2,528	885	5		F	LAGS					Reappraisal	
2012 FV 2011 FV	2,46 2,40		0	0			2,464	862 842		Туре			Value		_			
2011 FV 2010 FV	1,98		0	0			,984	694	1 Cap C			NFM				NC / C	New Land	New Sketch
2009 FV	1,90		0	0			,906	667		ble for		NO					New Land	
2008 FV 2007 FV	1,49 1,37		0	0			.,499 .,371) Parce	Cap Perce	incage	0				By:	Date:	
2007 FV			0	<u> </u>					Farce	т мар		0				By.		
		G DETAILS	-		LDING FE	TURES AND	ADJUST		Carla				BUILDING SUB-		Unite	Cost Now		COST SUMMARY
Туре	Code	Description		Category				Units	Code		De	scription		Yr Blt	Units	Cost New	Tot Lump Sum Adj Sub Area-RCN	0
Occupancy																	% Incomplete	100
Story/Frame																	% Depreciation	.00
Quality																	\$ Dep & Inc	0
			Year of	1													Obso/Other Adj.	0
Year Built	WAY	%Comp Ad	Idn/Remodel	ļ													Sub Area DRC	0
			2														Additive DRC	0
Category	Code	Туре	%	1													Total DRC	0
		.,,,,,		1													Override Cost Code	89502
																		CHARACTERISTICS
																	Special Prop Code	Ag Land - Current -
				Base Rate	Adiustmen	t		Adj.	1								Water	None
				Lacontator	lajaointon	-		,	7								Sewer Street	None None
																	SLIEEL	None
				Constructio	on Modifier	S		Adj.	1								BUIL	DING NOTES
											G	ross Living	g/Building Area		0			
													Perimeter		0			
# Bld	Date	User ID							Ac	tivity Note:	s							
1 0-0	10/22/201	3 csarman	REXT LAWW	IMPROVEME	NT LINE	DONE 10/22/	2013 ВУ	Y REVIEWED-1	NO CHGS	ON IMP	REPORT,	LAND L	INE DONE 10/23	/2013	BY JAK			
			•					EXTRA FE	ATURES	, ADDITIV	ES, AND	ADJUST	MENTS					
# Code		Description		Quality	Bld	ength Width	11-	ita IIni		Year	Roll	%	DCN	%	DRC	Override		Nataa
# Code		Description		Quality	/ # Le	ength Width	Un	its Uni	t Price	Built	Year	Comp	RCN	Good	DRC	Value		Notes
LAND VALUE	E DOR Code	600 Neigh	borhood 68	02.23 LAW	W - AG					Land Si				nit Type	AC			
# Code	П	escription	Zoi	ne	Units	Unit Sul Type Typ		Unit Price	Influe Code	ence 1 %	Influ Code	uence 2 %	Taxabl Value				Land Notes	
	Grazing2	comption	GR		160.00			14.80	ooue	/0	Coue	/0	value	2,368			Luna Notes	
1 31/22	45 - 119 5		GI		100.00			11.00						2,300				
																		WFZ0238
This inform	ation is for us	e by the Washo	e County Ass	essor for as	sessment p	ourposes only												··· <i>L</i> 023

Create Code/Year:		Owner 1: STAR LIVING TRUST Owner 2: SADRI TRUSTEE, FRED Owner 3: ZANDIAN, REZA +				WASH	WASHOE COUNTY APPRAISAL RECORD 2018				APN: 084-140-17	Card 1 of 1 Bld. 0 - 0	
							Tax Distri	ict: 4000	printed:	12/26/2017	ACTIVE	6802.23 LAWW - AG	
Data Darmit #	Paraminting		DING PERM			Wassida National							
Date Permit #	Description	BUIL Amount			st Visit/Appr/	Results Note	25						
Date Permit #	Description				st Visit/Appr/	/Results Note	25						
Date Permit #	Description				st Visit/Appr/	Results Note	25						
Date Permit #		Amount	Status %	Comp La	st Visit/Appr/	/Results Note	25						
rantor	SAL Document	Amount LES/TRANSFI Date L	Status %	Comp La	ist Visit/Appr/	Results Note	25						
Tantor TAR LIVING TRUST TAR LIVING TRUST	SAL Document 1 4747575 09/1 4335755 03/2	Amount LES/TRANSFI Date 25/2017 18/2014	Status % Status % ER INFORM. UC Verif 00 3NTT 3BEA	Comp La		Notes							
Tantor TAR LIVING TRUST TAR LIVING TRUST JDRI, FRED DRI, FRED	Document I 4747575 09/2 4335755 03/2 3758659 05/2 2900593 08/0	Amount LES/TRANSFI Date L 25/2017 6 18/2014 12/2009 06/2003 GF	Status % ER INFORM. UC Verif 00 3NTT 3BEA 222 3BGG 222 3NTT	ATION	Sales	Notes 33% INTO FILE # -							
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1	of Order has not yet been filed by Plaintiff.
2	DATED this 26 th day of July, 2007.
3	COHEN, JQHNSON & DAY
4	
5	Aunt Dry
6	BySTEVEN L. DAY, ESQ
7	Nevada Bar No. 3708 ^V JAMES R. NANCE, ESQ.
8	Nevada Bar No. 9878 1060 Wigwam Parkway
9	Henderson, NV 89074 Attorneys for Defendants
10	
11	CERTIFICATE OF MAILING
12	I HEREBY CERTIFY that on the 26^{th} day of July, 2007, I served a copy of the
13	foregoing NOTICE OF APPEAL, by causing a copy of the same to be deposited in the
14	United States mail, postage prepaid, addressed as follows:
15	
16	John Peter Lee, Esq. JOHN PETER LEE, LTD.
17	830 Las Vegas Blvd. South Las Vegas, NV 89101
18	Attorneys for Plaintiff/Counterdefendant
19 20	John M. Netzorg, Esq.
20	2810 W. Charleston Blvd., #H-81 Las Vegas, NV 89102
21	Attorney for Defendants
22 23	$\leq i \left(\cdot \right) \leq I \left(\cdot \right)$
23 24	An Employee of Cohen, Johnson & Day
24 25	An Employee of Conen, Johnson & Day
23 26 .	
20 27	
27	
20	W:\Master\635407\Notice of Appeal.wpd -2 - WFZ0236

	1	STEVEN L. DAY, ESQ.	FILED
	2	Nevada Bar No. 3708	Jul 26 3 50 PM '07
	3	JAMES R. NANCE, ESQ. Nevada Bar No. 9878	
	4	COHEN, JOHNSON & DAY 1060 Wigwam Parkway	Char 225
	5	Henderson, NV 89074 (702) 309-3333	CLERK & THE COURT
	6	Attorneys for Defendants	
	7	Autorneys for Defendants	
	8	DISTRICT CO	OURT
х	9	CLARK COUNTY,	NEVADA
··· ,	10		
DAY Ny 174	11	GHOLAMREZA ZANDIAN JAZI,	
ON & Parkw NV 89(3333	12.	Plaintiff,	CASE NO. A511131 DEPT. NO. XI
JOHNSON Wigwam Par nderson, NV (702) 309-333	13) VS.)	
~ > S ~ S ~	14) (RAY KOROGHLI, individually, FAIRBORZ)	
CÓHEN 1060 He	15	FRED SADRI, individually and as Trustee of) the Star Living Trust, WENDOVER PROJECT,)	
	16	LLC, a Nevada limited liability company; BIG)	
	17	SPRING RANCH, LLC, a Nevada limited)liability company, and NEVADA LAND AND)	
	18	WATER RESOURCES, LLC, a Nevada) limited liability company,)	
	19) Defendants.	
	20)	
	21	CASE APPEAL STA	TEMENT
	22	1. Name of appellant filing this cas	se appeal statement : Ray Koroghli,
, ·	23	Fairborz Fred Sadri, Wendover Proje	ct, LLC, Big Spring Ranch, LLC and
	24	Nevada Land and Water Resources, I	
	25	2. District Court Judge : Honorable I	
*	26		
	27	3. All parties to the District Court	proceedings are as follows:
	28		

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1	-	Gholamreza Zandian Jazi, Ray Koroghli, Fairborz Fred Sadri, Wendover
2		Project, LLC, Big Spring Ranch, LLC and Nevada Land and Water
3		Resources, LLC.
4	4.	All parties involved in this appeal are as follows: Theresa Davis,
5		Tracy Roberts, and Ellison Lores as plaintiffs. Richard A. Snowden d/b/a
6	, v	Tally Ho and King Arthur Enterprises, Inc, d/b/a Rick's Tally Ho as
7	, ,	defendants.
8		
9	5.	The following are all parties and their counsel involved in this
10		appeal:
11		John Peter Lee, Esq. Steven L. Day, Esq.
12		JOHN PETER LEE, LTD.COHEN, JOHNSON & DAY830 Las Vegas Blvd. South1060 Wigwam Parkway
13	. ^	Las Vegas, NV 89101Henderson, NV 89074Attorneys for Plaintiff/Attorneys for Defendants/
14		Counterdefendant Counterclaimants
15	6.	Appellants' counsel: Appellants were represented by retained counsel in
16	2	the district court.
17	7.	Appellants' counsel on appeal: Appellants are represented by retained
18	,	counsel on appeal.
19	8.	Forma Pauperis: Appellant was not granted leave to proceed into forma
20	0.	
21		pauperis.
22		
23		
24		
25		
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28	W-\Master\625	407\Case Appeal Statement word -2 - W/E/20229

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1.	9. Commencement of action in district court : October 5, 2005,
2	Complaint (Case No. A511131) filed against Defendants.
3 .	DATED this 26 th day of July, 2007.
4	COHEN, JOHNSON & DAY
5	
6	Jun Dry
7	By
8	Nevada Bar No. 3708 JAMES R. NANCE, ESQ.
9	Nevada Bar No. 9878 1060 Wigwam Parkway
10	Henderson, NV 89074
11	Attorneys for Defendants
12	CERTIFICATE OF MAILING
13	I HEREBY CERTIFY that on the 26 th day of July, 2007, I served a copy of the
14	
15	foregoing CASE APPEAL STATEMENT, by causing a copy of the same to be deposited in
16	the United States mail, postage prepaid, addressed as follows:
17	John Peter Lee, Esq.
18	JOHN PETER LEE, LTD.
19	830 Las Vegas Blvd. South Las Vegas, NV 89101
20	Attorneys for Plaintiff/Counterdefendant
21	John M. Netzorg, Esq. 2810 W. Charleston Blvd., #H-81
22	Las Vegas, NV 89102 Attorney for Defendants
23	Attorney for Defendants
24	Depte
25	An Employee of Cohen, Johnson & Day
26	
27	
28	
_	W:\Master:635407\Case Appeal Statement wpd - 3 - WFZ0239

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DATE: 07/27/07 CASE NO. 05-A-511131-C

Jazi, Gholamreza Z

0001 Pl Gholamreza Z Jazi

0002 D1 Ray Koroghli

0003 D Fariborz F Sadri

0004 D Star Living Trust

0005 D Wendover Project LLC

0006 D Big Spring Ranch LLC

0007 D Nevada Land And Water Resources

0008 CO Wendover Project LLC

TIME 8:44 AM JUDGE:Gonzalez, Elizabeth

[E]

[E] vs Koroghli, Ray

001768 Lee, John P.

NO. 1 John Peter Lee, Ltd 830 Las Vegas Blvd. S. Las Vegas, NV 89101

003708 Day, Steven L.

NO. 1 Cohen Johnson & Day 1060 Wigwam Parkway Henderson, NV 89074

003708 Day, Steven L.

NO. 1 Cohen Johnson & Day 1060 Wigwam Parkway Henderson, NV 89074

003708 Day, Steven L. NO. 1 Cohen Johnson & Day 1060 Wigwam Parkway Henderson, NV 89074

003708 Day, Steven L. NO. 1 Cohen Johnson & Day 1060 Wigwam Parkway Henderson, NV 89074

003708 Day, Steven L.

??????? ## UNKNOWN ##

- NO. 1 Cohen Johnson & Day 1060 Wigwam Parkway Henderson, NV 89074
- 003708 Day, Steven L. NO. 1 Cohen Johnson & Day 1060 Wigwam Parkway Henderson, NV 89074
- 001335 Netzorg, John M. NO. 1 Netzorg & Caschette 2810 W Charleston Blvd #81 Las Vegas, NV 89102-1910

0009 DC Gholamrez Z Jazi

NO. FILED/REC CODE REASON/DESCRIPTION

FOR OC SCH/PER C

0002	10/05/05	COMP/COMPLAINT FILED Fee \$148.00 CONS/CONSENT TO SERVICE BY ELECTONIC MEANS	0001 AL	10/05/05
0003	10/05/05	IAFD/INITIAL APPEARANCE FEE DISCLOSURE	0001	- · · · ·
		SUMM/SUMMONS		SV 10/06/05
0005	10/12/05	SUMM/SUMMONS	0004	SV 10/06/05
0006	10/14/05	LISP/NOTICE OF LIS PENDENS	AL	
0007	10/14/05	LISP/NOTICE OF LIS PENDENS	\mathbf{AL}	10/14/05
	•	(Continued to page 2)		

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	05-A-511131-C (Continuation Pag))C SCH/PER C
NO. FILED/REC	CODE REASON/DESCRIPTION	FUR	C SCH/PER C
0008 10/14/05	ERR /ERRATA TO COMPLAINT	0001	
	MOT /PLTF'S MTN TO DISMISS COMPLAINT OR	AL	MR 11/28/05
0009 20,22,00	COMPEL ARBITRATION /01	AL	
0010 10/26/05	ROC /RECEIPT OF COPY	0001	10/21/05
0011 10/31/05	REQT/PLAINTIFFS RULE 56 (F) MOTION TO	\mathbf{AL}	11/28/05
	CONTINUE SUMMARY JUDGMENT	AL	· · ·
0012 10/31/05	REQT/MOTION TO DISQUALIFY ATTORNEY FOR	AL	11/28/05
	DEFENDANTS	AL .	· · · · · · · · · · · · · · · · · · ·
	COMP/FIRST AMENDED COMPLAINT	0001	
	LISP/NOTICE OF LIS PENDENS	0001	11/23/05
0015 11/23/05	RPLY/REPLY TO OPPOSITION TO MOTION TO DISMISS	0001	• •
0.016 11/22/05	OPPS/OPPOSITION TO MOTION TO DISQUALIFY	0001	,
0010 11/23/05	STIP/STIPULATION FOR ARBITRATION	0001	· · · · · · · · · · · · · · · · · · ·
0017 11/28/05	ANS /DEFENDANTS' RAY KOROCHLI AND FARIBORZ	0002	12/08/05
0010 12/00/03	SADRI'S ANSWER AND COUNTERCLAIM	0002	· · · · · · · · · · · · · · · · · · ·
0019 12/08/05	ANS /DEFENDANTS' RAY KOROGHLI AND FARIBORZ	0003	12/08/05
•••••	SADRI'S ANSWER AND COUNTERCLAIM	0003	
0020 12/08/05	TRCT/RECEIPT #217853 \$400.00	0002	12/08/05
0021 12/08/05	IAFD/INITIAL APPEARANCE FEE DISCLOSURE	0002	
0022 12/08/05	DEMD/DEMAND FOR JURY TRIAL	0002	1 4
0023 12/09/05	OBJ /PLAINTIFFS OBJECTION TO DEMAND FOR JURY	0001	•
	TRIAL	0001	
	RPLY/REPLY TO COUNTERCLAIM	AL	01/20/06
	LISP/NOTICE OF LIS PENDENS	AL	01/30/06
0026 02/02/06	ORDR/ORDER GRANTING APPLICATION TO EXTEND	AL AL	02/02/06
0000 00/00/00	TIME TO EFFECTUATE SERVICE OF PROCESS	0001	
002/ 02/02/06	APPL/APPLICATION TO EXTEND TIME TO EFFECTUATE SERVICE OF PROCESS	0001	
0028 02/03/06	NOTC/NOTICE OF ENTRY OF ORDER GRANTING	AL	02/02/06 Y
0028 02/03/00	APPLICATION TO EXTEND TIME TO	AL	
EFFECTUATE SEI	RVICE OF PROCESS		
	SERV/ACCEPTANCE OF SERVICE	0005	SV 02/15/06
0030 02/15/06	SERV/ACCEPTANCE OF SERVICE	0006	SV 02/15/06
0031 02/15/06	SERV/ACCEPTANCE OF SERVICE	0007	SV 02/15/06
0032 02/15/06	NOTC/NOTICE OF TAKING THE DEPOSITION OF	AL	SH 03/06/06
	DEFENDANT COUNTERCLAIMANT RAY KOROGHLI	\mathtt{AL}	
0033 02/15/06	NOTC/NOTICE OF TAKING DEPOSITION OF	AL	SH 03/03/06 Y
	DEFENDANT COUNTERCLAIMANT	AL	
FARIBORZ FRED		7 . T	
0034 02/24/06	NOTC/RENOTICE OF TAKING DEPOSITION OF	AL AL	SH 03/06/06
0005 00/04/05	PLAINTIFF DUCES TECUM	AL	SH 03/02/06
0035 02/24/06	NOTC/NOTICE OF TAKING DEPOSITION OF PLAINTIFF DUCES TECUM		DI 03/02/00
0036 02/28/06	NOTC/NOTICE OF TAKING THE DEPOSITION OF	AL	SH 03/20/06
0030 02/20/00	CRAIG K PERRY ESQ	AL	····
0037 03/03/06	SUBP/SUBPOENA	0001	SH 03/20/06
0037 03703700		0001	SV 03/01/06
0038 03/14/06	APPR/APPEARANCE	0005	
	APPR/APPEARANCE	0006	
0040 03/14/06	APPR/APPEARANCE	0007	
0041 03/14/06	MOT /DEFT'S MTN TO DISMISS COMPLAINT /02	AL	OC 04/17/06
	(Continued to page 3)		
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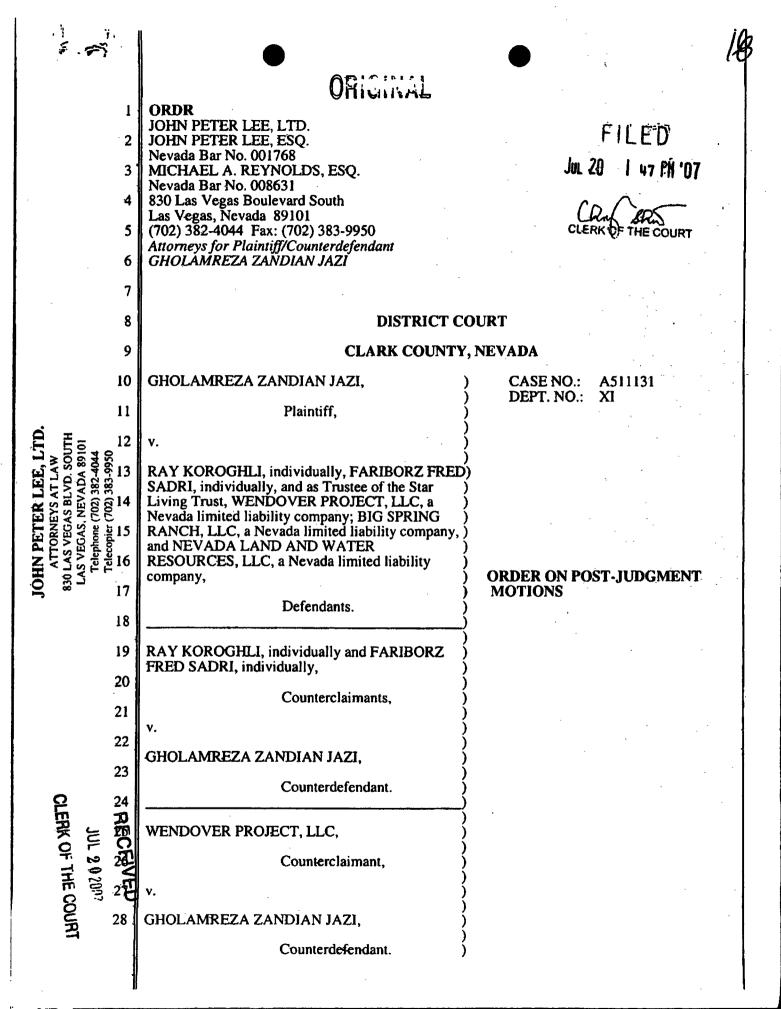
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	TARD THIS ADDRADANCE FEE DIGGLOCHDE	0005	-	×	
$0.042 \ 0.03/14/06$	IAFD/INITIAL APPEARANCE FEE DISCLOSURE NOTC/NOTICE OF TAKING THE DEPOSITION OF	AL	รม	03/31/06	
0043 03/16/06	RON LANGLEY	AL	511	03/31/00	
0011 02/16/06	NOTC/NOTICE OF TAKING THE DEPOSITION OF JOHN	AL	SH	03/31/06	
0044 03/10/00	R HART	AL	0	00,01,00	
0045 03/16/06	NOTC/NOTICE OF TAKING THE DEPOSITION OF	AL	SH	03/30/06	
0045 05/10/00	MATTHEW SWAN CPA	AL		,,	
0046 03/16/06	APPL/APPLICATION FOR ISSUANCE OF COMMISSION	0001	SH	03/31/06	Y
,	TO TAKE DEPOSITION OF RON LANGLEY	0001			
OUT OF STATE					
0047 03/16/06	APPL/APPLICATION FOR ISSUANCE OF	0001			Y
	COMMISSION TO TAKE DEPOSITION OF	0001		•	
JOHN R HART O					
0048 03/23/06	SUBP/SUBPOENA	0001		03/30/06	
		0001		03/21/06	
0049 03/24/06	CERT/CERTIFICATION OF SERVICE VIA FACSIMILE	0001		04/17/06	
0050 03/24/06	NOTC/NOTICE CONTINUING THE DEPOSITIONS OF	AL AL	SH	03/31/06	
	JOHN R HART AND RON LANGLEY	0002	сu	04/17/06	
0051 03/27/06	OPPS/PLAINTIFFS OPPOSITION TO MOTION TO DISMISS	0002	-	04/1//00	
0052 02/20/06	NOTC/RENOTICE OF TAKING THE DEPOSITION OF	AL	SH	04/06/06	
0052 05/20/00	MATTHEW SWAN CPA	AL	011	01,00,00	
0053 04/06/06	NOTC/NOTICE CONTINUING THE DEPOSITION OF	AL	SH	04/06/06	
	MATTHEW SWAN CPA	AL		• • •	
0054 04/11/06	RSPN/RESPONSE TO REPLY TO OPPOSITION TO	0001		·	
••••	MOTION TO DISMISS	0001		÷ ,	
0055 04/13/06	RPLY/REPLY TO OPPOSITION TO MOTION TO	0002			
	DISMISS	0002			
0056 04/25/06	NOTC/RENOTICE OF TAKING THE DEPOSITION OF	AL	SH	05/01/06	
	MATTHEW SWAN CPA	AL			
	NOTC/NOTICE OF INTENT TO TAKE DEFAULT	*Ð	-011	05/10/06	
	NOTC/NOTICE OF TAKING DEPOSITIONS	0001		05/12/06 05/01/06	
0059 04/28/06	SUBP/SUBPOENA	0001		04/26/06	
0000 01/20/00	CERT/CERTIFICATION OF SERVICE	0001	Ŭ V	04/26/06	
0060 04/20/00	ERR /ERRATA TO NOTICE OF INTENT TOTAKE	AL		05/01/06	
0001 05/01/00	DEFAULT	AL			
0062 05/08/06	ANS /ANSWER OF WENDOVER PROJECT LLC BIG	0005			Y
0002 00,00,00	SPRING RANCH LLC AND NEVADA LAND AND	0005			
WATER RESOURC	ES LLC TO PLAINTIFFS COMPLAINT				
0063 05/08/06	ANS /ANSWER OF WENDOVER PROJECT LLC BIG	0006			Y
	SPRING RANCH LLC AND NEVADA LAND AND	0006			
WATER RESOURC	ES LLC TO PLAINTIFFS COMPLAINT	0007			v
0064 05/08/06	ANS /ANSWER OF WENDOVER PROJECT LLC BIG	0007 0007			Y
	SPRING RANCH LLC AND NEVADA LAND AND	0007			
	ES LLC TO PLAINTIFFS COMPLAINT NOTC/NOTICE OF CONTINUATION OF DEPOSITIONS	AL	SH	05/12/06	
0065 05/08/06	SUBP/SUBPOENA DUCES TECUM	*D		05/12/06	
0000 05/00/00	SUBF/SUBFUENA DUCED TECOM	*D		04/27/06	
0067 05/09/06	ANS /REPLY TO COUNTERCLAIM	0009		05/09/06	
0068 05/16/06	NOTC/NOTICE OF TAKING DEPOSITIONS	AL	SH	06/01/06	5
0069 05/16/06	APPL/APPLICATION FOR ISSUANCE OF COMMISSION	MP ·			Y
	TO TAKE OUT OF STATE DEPOSITION OF	MP			
	(Continued to page 4)				

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ELI ABRISHAMI 0070 05/16/06	APPL/APPLICATION FOR ISSUANCE OF COMMISSION TO TAKE OUT OF STATE DEPOSITION OF	MP MP		· · · · · · · · · · · · · · · · · · ·	¥.
MAXIM C W WEB		7 T	CU	06/00/06	-
	NOTC/NOTICE OF TAKING DEPOSITIONS	AL	SH	06/08/06	
0072 05/19/06	CERT/CERTIFICATION OF SERVICE	0002	CU	06/01/06	
0073 05/30/06	SUBP/SUBPOENA DUCES TECUM	0002		05/18/06	
0000 00 /00 /00	NOTC/RE-NOTICE OF TAKING DEPOSITIONS	AL		06/01/06	
	NOTC/NOTICE OF TAKING DEPOSITIONS	AL		06/23/06	
	SUBP/SUBPOENA DUCES TECUM	0002		06/01/06	
00/8 05/50/00	SOBI / BOBI CLAR DOCLD THEO.	0002		05/18/06	
0077 05/30/06	APPL/APPLICATION FOR ISSUANCE OF COMMISSION TO TAKE OUT OF STATE DEPOSITION OF	0002 0002			Y
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0078 05/30/06	NOTC/NOTICE OF TAKING DEPOSITION	AL		06/13/06	
0079 06/05/06	NOTC/NOTICE OF TAKING THE DEPOSITION OF	AL	SH	06/21/06	
	MARK CUTCHEN	AL		06/01/06	
	SUBP/SUBPOENA DUCES TECUM-DON PATTALOCK	0001		05/31/06	
	CERT/CERTIFICATE OF SERVICE SUBP/SUBPOENA DUCES TECUM	0001	SH	06/13/06	
0082 06/07/06	SUBP/SUBPOENA DUCES IECOM	0002		05/26/06	
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0084 06/07/06	PSER/PROOF OF SERVICE OF SUBPOENA DUCES TECUM ON ELI ABRISHAMI			05/27/06	
0085 06/08/06	SUBP/SUBPOENA DUCES TECUM-REZAI GHASSEM			06/13/06	
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0086 06/08/06	APPL/APPLICATION FOR ISSUANCE OF COMMISSION TO TAKE OUT OF STATE DEPOSITION OF JOHN	AL AL			Y
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0089 06/22/06	DOW /DESIGNATION OF EXPERT WITNESS	*D		-	
0090 06/22/06	CRTF/CERTIFICATE OF SERVICE	0009		06/13/06	
0091 06/22/06	NOTC/NOTICE OF TAKING DEPOSITION OF THOMAS	AL	SH	06/29/06	
	CLIMO PH D	AL	~~~	00/00/00	
0092 06/22/06	SUBP/SUBPOENA DUCES TECUM	*D		06/22/06	,
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0093 06/22/06	SUBP/SUBPOENA FOR DEPOSITION	0002		06/06/06	
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	NOTC/NOTICE OF INTENT TO TAKE DEFAULT SUBP/SUBPOENA DUCES TECUM	71	SH	06/29/06	
0095 07/03/06	RPLY/REPLY OF WENDOVER PROJECT LLC TO	AL		••,==,==	
*	PLAINTIFFS COUNTERCLAIM TO COUNTERCLAIM	AL			
0097 07/05/06	SCCR/PLAINTIFF COUNTERDEFENDANTS SUPPLEMENTAL	0001			
	TO 16.1 PRODUCTION OF DOCUMENTS	0001 AL	CU	07/28/06	
0098 07/13/06	NOTC/RENOTICE OF TAKING DEPOSITION OF THOMAS CLIMO PH D	AL AL	ы	07720700	
0099 07/13/06	SUPP/DEFENDANTS SUPPLEMENT TO 16.1				
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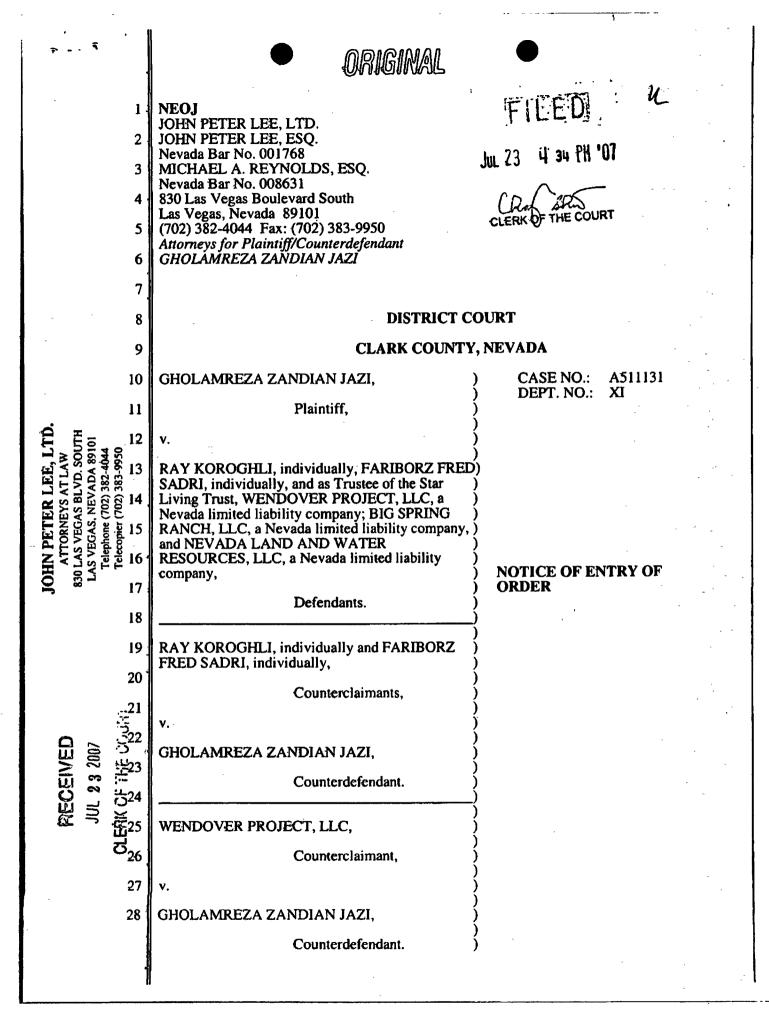
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0103 07/25/06 SUBP/SUBPOENA FOR ARBITRATION		08/22/06	
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0104 08/08/06 SCCR/PLAINTIFF COUNTERDEFENDANTS SECOND	AL	Y	
SUPPLEMENT TO 16.1 PRODUCTION OF	AL		
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0105 09/28/06 ATLN/NOTICE OF ATTORNEY LIEN 0106 12/04/06 REQT/REQUEST FOR BUSINESS COURT	AL AL	09/28/06	
0107 12/05/06 ASSG/REASSIGNMENT OF JUDGE Denton TO JUDGE	AL .		
Gonzalez			
0108 12/13/06 MOT /PLTF/CNTRDEFT JAZI MTN FOR CONFIRMATION	AL	01/11/07	
& ENTRY OF JGMNT ON ARBITRATION AWARD/03		01/11/0/	
0109 12/13/06 ROC /RECEIPT OF COPY OF ZANDIANS MOTION FOR	*D	12/13/06 Y	
CONFIRMATION AND ENTRY OF JUDGMENT ON	*D	12/13/00 1	
ARBITRATION AWARD	.		
0110 12/16/06 ASSG/Reassign Case From Judge Gonzalez To			
Judge JOHNSON			
0111 12/18/06 MOT /DEFT'S MTN TO VACATE ARBITRATION	AL	01/11/07	
AWARD/MTN TO MODIFY OR CORRECT /04	AL		
0112 12/18/06 ASSG/REASSIGNMENT OF JUDGE JOHNSON TO JUDGE Gonzalez			
0113 12/22/06 OCAL/MINUTE ORDER RE: INCORRECT CASE REASSIGNMENT	NP NP	12/22/06	
0114 12/22/06 ASSG/REASSIGNMENT OF JUDGE Gonzalez TO JUDGE Denton			
0115 12/22/06 CMMT/PER MINUTES 12/22/06			
0116 12/22/06 PRMT/PEREMPTORY CHALLENGE Denton CASE			
REASSIGNED TO Halverson			
0117 12/22/06 ASSG/REASSIGNMENT OF JUDGE Halverson TO JUDGE Gonzalez			
0118 12/22/06 CMMT/RE-ASSIGNED TO GONZALEZ (BUS CRT CASE)			
0119 12/22/06 NDR /NOTICE OF DEPARTMENT REASSIGNMENT		12/22/06 Y	
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0120 12/21/06 ROC /RECEIPT OF COPY OF MOTION TO VACATE	0001	12/19/06 Y	
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0121 12/21/06 EXPT/EX PARTE APPLICATION FOR ORDER	۳ ۲	Y	
ORDER SHORTENING TIME AND REQUEST FOR	AL AL	· 1	
ORAL ARGUMENT			
0122 12/26/06 NOEV/NOTICE OF EXHIBIT(S) IN THE VAULT	AL	12/18/06	
0123 12/26/06 NOEV/NOTICE OF EXHIBIT(S) IN THE VAULT	AL	12/13/06	
0124 12/27/06 CERT/CERTIFICATION OF SERVICE		12/21/06	
0125 12/28/06 OPPS/OPPOSITION TO MOTION TO VACATE	AL	01/11/07 Y	
ARBITRATION AWARD OR IN THE	AL	,, -·· •	
ALTERNATIVE MOTION TO MODIFY OR CORRECT			
0126 12/29/06 NOEV/PLTF'S OPPS TO MTN TO VACATE ARB AWARD	AL		
0127 01/05/07 OPPS/OPPOSITION TO MOTION FOR CONFIRMATION		01/11/07 Y	
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	0129 01/09	/0/ RPL	CONFIRMATION AND ENTRY OF JUDGMENT ON	0001		•	-
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	0130 01/16	/07 TRA	N/REPORTER'S TRANSCRIPT OF PROCEEDINGS	AL		01/11/0/	
	0131 01/19	/07 NOE	V/NOTICE OF EXHIBIT (S) IN THE VAULT			• ,	Y
	0132 01/19	/07 ORE	R/ORDER ON MOTION TO CONFIRM ARBITRATION	AL		*	T
			AWARD AND MOTION TO VACATE ARBITRATION	AL			
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	0133 01/22	/07 NOI	C/NOTICE OF ENTRY OF ORDER ON MOTION TO	AL		01/19/07	Ŧ
			CONFIRM ARBITRATION AWARD AND MOTION TO	AL		• • •	
	VACATE ARB	ITRATIC	N AWARD	7 T			
	0134 03/08	/07 SUF	P/SUPPLEMENT TO NOTICE OF ATTORNEYS LIEN	AL		04/04/07	
	0135 03/22	/07 MOI	/PLTF'S MTN FOR REFERRAL TO ARBITRATOR/07	NP		04/24/07	
	0136 04/05	/07 OPF	S/OPPOSITION TO PLTFS MOTION FOR	0001		04/24/07	
			REFERRAL TO ARBITRATOR	0001			
	0137 03/26	/07 RAR	ARBITRATOR REPORT AND RECOMMENDATION TO	AL			
			DISTRICT COURT	AL			
	0138 04/16	/07 RPL	Y/REPLY TO OPPOSITION TO PLAINTIFFS	0001			
			MOTION FOR REFERRAL TO ARBITRATOR	0001	~ • •		
	0139 04/24	/07 REC	T/REQUEST FOR ORAL ARGUMENT ON THE	AL	SH	04/24/07	Y
			PLAINTIFFS MOTION FOR REFERRAL TO	AL			
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			JGMNT ON ARBITRATION AWARD AND OST /08	AL			
	0142 05/16	/07 ROC	C /RECEIPT OF COPY OF ZANDIANS MOTION FOR	*D		05/16/07	Y
			CONFIRMATION AND ENTRY OF JUDGMENT ON	*D			
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			CONFIRMATION AND ENTRY OF JUDGMENT	AL			
	ON ARBITRA	TION AW	IARD		110	07/04/07	
	0145 06/06	/07 OCA	L/STATUS CHECK: COMPLIANCE (VJ 07-17-07)	AL	vC	07/24/07	
	0146 06/08	/07 NOI	C/NOTICE OF ENTRY OF JUDGMENT CONFIRMING	AL		06/08/07	
			ARBITRATION AWARD	AL	~	00/01/07	,
	0147 06/13	/07 MOI	C /DEFT'S MTN TO STAY /10	AL		-06/21/07	
	0148 06/13	/07 HEA	R/DEFT'S MTN FOR REHEARING/11	AL	DN	07/17/07	
	0149 06/08	/07 JMN	T/JUDGMENT UPON ARBITRATION AWARD	0003		06/15/07	
	0150 06/08	/07 JMN	T/JUDGMENT UPON ARBITRATION AWARD	0004		06/15/07	
	0151 06/15	/07 MOI	C /DEFT'S MTN TO AMEND JUDGMENT/12		DN	07/17/07	
	0152 06/18	/07 ROC	C /RECEIPT OF COPY	0001		06/15/07	
	0153 06/18	/07 ROC	C /RECEIPT OF COPY	AL	~	06/15/07	
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	0156 06/19	/07 OPH	S/OPPOSITION TO MOTION FOR STAY	*D		06/21/07	
	0157 06/20	/07 RPI	Y/REPLY TO OPPOSITION TO MOTION FOR	0001	SH	06/21/07	,
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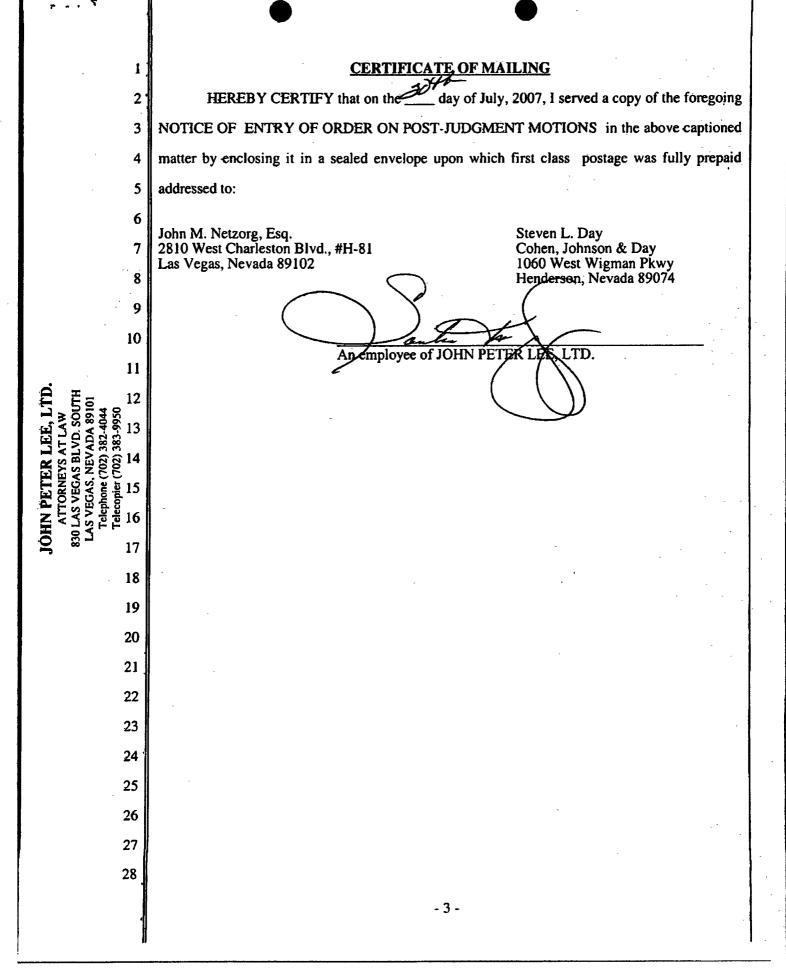
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0167 07/03/07	RPLY/REPLY T	O OPPOSITION	TO MOTION TO	AMEND	0001		07/17/07	Y
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59(E) OR IN T	HE ALTERANTIV	E MOTION FOR	NEW TRIAL PUR	USANT TO	O NRCI	2 59	(A)	
0168 07/13/07				-	AL		07/13/07	~
0169 07/13/07			IN SUPPORT OF				07/18/07	Y
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59(a)	· · · · · · · · · · · · · · · · · · ·		/ >					
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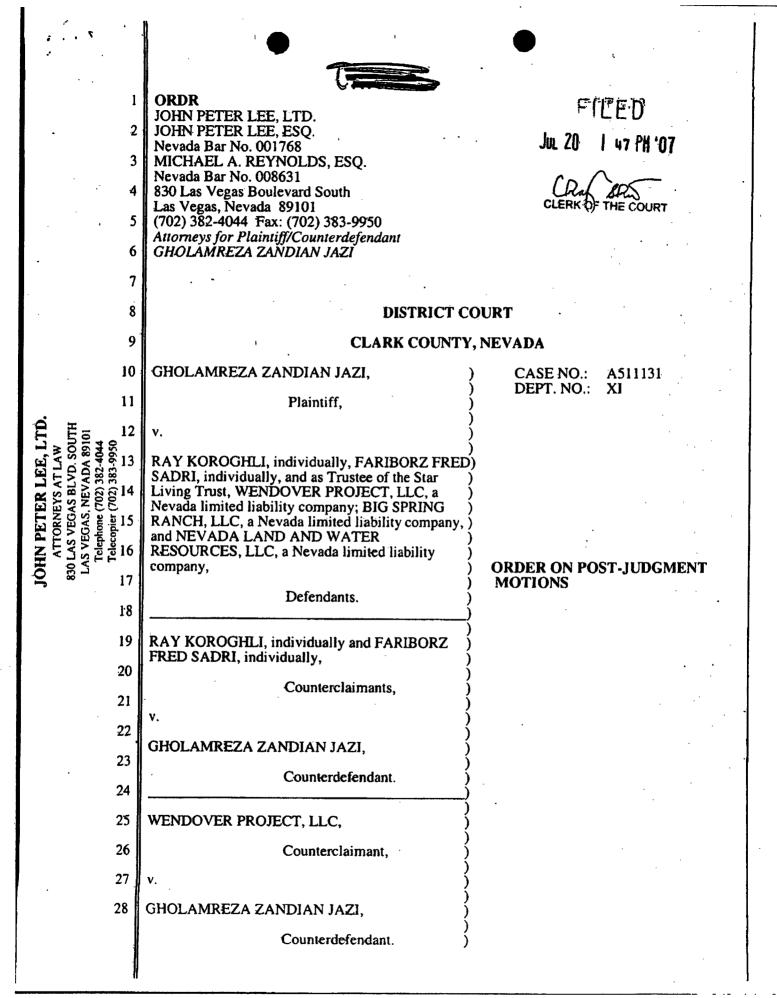


5 1 2 GHOLAMREZA ZANDIAN JAZI, 3 Counterclaimant, 4 v. WENDOVER PROJECT, LLC, 5 Counterdefendant. 6 7 1334.022860-sy ORDER ON POST-JUDGMENT MOTIONS 8 9 Defendants' Motion for Re-hearing and Motion to Amend or Alter Judgment Pursuant to NRCP 59 (e), or in the Alternative, Motion for New Trial Pursuant to NRCP 59 (a) came before this 10 Court for hearing on July 17, 2007. Michael A. Reynolds, Esq., and Yvette R. Freedman, Esq., of 11 **JOHN PETER LEE, LTD** 12 the law firm of John Peter Lee, Ltd., appeared on behalf of Plaintiff, Gholamereza Zandian Jazi, and **830 LAS VEGAS BLVD. SOUTH** LAS VEGAS, NEVADA 89101 ATTORNEYS AT LAW Steven L. Day, Esq., of Cohen, Johnson and Day, appeared on behalf of all Defendants. The Court having considered the pleadings on file and the arguments of counsel, IT IS HEREBY ORDERED that Defendants' Motions are denied. Dated this 19 day of July, 2007, よ 17 GONZALEZ HONO UDGE, DEPARTMENT 11 18 DISTRICT 19 20 **RESPECTFULLY SUBMITTED BY:** 21 JOHN PETER LEE, LTD. 22 23 BY: JOHN PETER LEE, ESO. 24 Nevada Bar'No. 001768 MICHAEL A. REYNOLDS, ESQ. Nevada Bar No. 008631 25 830 Las Vegas Boulevard South Las Vegas, Nevada 89101 26 (702) 382-4044 Fax: (702) 383-9950 Attorneys for Plaintiff/Counterdefendant 27 GHOLÁMREZA ZANDIAN JAZI 28 - 2 -



1 GHOLAMREZA ZANDIAN JAZI, 2 Counterclaimant, 3 v. 4 WENDOVER PROJECT, LLC, 5 Counterdefendant. 6 1334.022860-sy 7 NOTICE OF ENTRY OF ORDER 8 PLEASE TAKE NOTICE the Order On Post-Judgment Motions which is attached hereto was 9 entered on July 20, 2007. Dated this 20. day of July, 2007. 10 JOHN PETER LEE, LTD. 11 JOHN PETER LEE, LTD 12 BY: ATTORNEYS AT LAW 830 LAS VEGAS BLVD. SOUTI LAS VEGAS, NEVADA 8910 JOHN PETER LEE, ESQ. Nevada Bar No. 001768 MICHAEL A. REYNOLDS, ESQ. Nevada Bar No. 008631 elecopier (702) 383-9950 Felephone (702) 382-4044 13 14 830 Las Vegas Boulevard South Las Vegas, Nevada 89101 Ph: (702) 382-4044/Fax: (702) 383-9950 15 16 email: info@johnpeterlee.com 17 18 19 20 21 22 23 24 25 26 27 28 - 2 -





1 2 GHOLAMREZA ZANDIAN JAZI, Counterclaimant. 3 4 WENDOVER PROJECT, LLC, 5 Counterdefendant. 6 7 1334.022860-sy **ORDER ON POST-JUDGMENT MOTIONS** 8 Defendants' Motion for Re-hearing and Motion to Amend or Alter Judgment Pursuant to 9 NRCP 59 (e), or in the Alternative, Motion for New Trial Pursuant to NRCP 59 (a) came before this 10 Court for hearing on July 17, 2007. Michael A. Reynolds, Esq., and Yvette R. Freedman, Esq., of 11 the law firm of John Peter Lee, Ltd., appeared on behalf of Plaintiff, Gholamereza Zandian Jazi, and JOHN PETER LEE, LTĎ 12 830 LAS VEGAS BLVD. SOUTH AS VEGAS, NEVADA 8910 (702) 383-9950 elephone (702) 382-4044 ATTORNEYS AT LAW Steven L. Day, Esq., of Cohen, Johnson and Day, appeared on behalf of all Defendants. 13 The Court having considered the pleadings on file and the arguments of counsel, 14 IT IS HEREBY ORDERED that Defendants' Motions are denied. elecopier 15 Dated this 19 day of July, 2007 16 K 17 GONZALEZ HONORABI JDGE, DEPARTMENT 11 18 DISTRICT COURT Π 19 20 **RESPECTFULLY SUBMITTED BY:** 21 JOHN PETER LEE, LTD. 22 23 BY JOHN PETER LEE, ESQ. 24 Nevada Bar No. 001768 MICHAEL A. REYNOLDS, ESO. 25 Nevada Bar No. 008631 830 Las Vegas Boulevard South Las Vegas, Nevada 89101 26 (702) 382-4044 Fax: (702) 383-9950 27 Attorneys for Plaintiff/Counterdefendant GHOLÁMREZA ZANDIAN JAZI 28 - 2 -

PAGE: 001

CIVIL COURT MINUTES

05-A-511131-C Jazi, Gholamreza Z vs Koroghli, Ray

11/28/05 09:00 AM 00 PLTF'S MTN TO DISMISS COMPLAINT OR COMPEL ARBITRATION /01

HEARD BY: Mark R. Denton, Judge; Dept. 13

OFFICERS: Sue Burdette, Court Clerk

PARTIES: NO PARTIES PRESENT

John Netzorg, Esq., present.

Mr. Netzorg advised the matter is resolved and there are no other matters to come before the Court today. COURT ORDERED, matter OFF CALENDAR.

CLERK'S NOTE: LATER, it was determined that a Stipulation for arbitration was filed.../sb

04/17/06 09:00 AM 00 DEFT'S MTN TO DISMISS COMPLAINT /02 HEARD BY: Mark R. Denton, Judge; Dept. 13 OFFICERS: Sue Burdette, Court Clerk PARTIES: NO PARTIES PRESENT

COURT finds there are no appearances; finds that counsel has contacted Chambers and indicated the parties are stipulating to arbitration; and ORDERED, matter OFF CALENDAR.

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CIVIL COURT MINUTES

05-A-511131-C Jazi, Gholamreza Z vs Koroghli, Ray

CONTINUED FROM PAGE: 001

12/22/06 ??:?? ?M 00 MINUTE ORDER RE: INCORRECT CASE REASSIGNMENT

HEARD BY: Elizabeth Gonzalez, Judge; Dept. 11

OFFICERS: Willa Pettice, Court Clerk

PARTIES: NO PARTIES PRESENT

The Court stated this is a Business Court case that was transferred from Dept. 13 in error. Judge Denton is to retain this case. COURT ORDERED, matter referred back to Dept. 13 as a Business Court case.

> 01/11/07 09:00 AM 00 ALL PENDING MOTIONS (1/11/07) HEARD BY: Elizabeth Gonzalez, Judge; Dept. 11

OFFICERS: Melissa Swinn, Relief Clerk Jill Hawkins, Reporter/Recorder

PARTIES: 0001 P1 Jazi, Gholamreza Z 008631 Reynolds, Michael A. 007699 Fic, Holly

> 0002 D1 Koroghli, Ray 001335 Netzorg, John M.

PLAINTIFF/COUNTER DEFENDANT JAZI MOTION FOR CONFIRMATION AND ENTRY OF JUDGMENT ON ARBITRATION AWARD . . . DEFT'S MOTION TO VACATE ARBITRATION AWARD/MOTION TO MODIFY OR CORRECT

Arguments by counsel. COURT ORDERED, both motions DENIED. FURTHER, matter REFERRED back to Floyd Hale to resolve the following issues:

1 - Spouses need to sign on documents;

2 - Obtain waiver from anyone with the first right of refusal;

3 - Complete settlement agreement.

Further, it is this Court's recommendation that escrow be opened if real property is being transferred. Counsel advised all parties present that they can return to this Court to either resolve the issues or to assist in implementing the resolution.

CIVIL COURT MINUTES

05-A-511131-C Jazi, Gholamreza Z vs Koroghli, Ray CONTINUED FROM PAGE: 002 04/24/07 ??:?? ?M 00 PLTF'S MTN FOR REFERRAL TO ARBITRATOR/07 HEARD BY: Elizabeth Gonzalez, Judge; Dept. 11 OFFICERS: Willa Pettice, Court Clerk PARTIES: NO PARTIES PRESENT COURT ORDERED, Pltf's Motion for Referral to Arbitrator is DENIED. 05/29/07, 09:00 AM 00 ZANDIAN'S MTN FOR CONFIRMATION/ENTRY OF JGMNT ON ARBITRATION AWARD AND OST /08

HEARD BY: Elizabeth Gonzalez, Judge; Dept. 11

OFFICERS: Denise Trujillo, Court Clerk Debbie Winn, Reporter/Recorder

PARTIES: NO PARTIES PRESENT

At request of both counsel, COURT ORDERED, matter CONTINUED.

CONTINUED TO: 06/05/07 09:00 AM 01