

1 Matthew D. Francis  
Nevada Bar No. 6978  
2 [mfrancis@bhfs.com](mailto:mfrancis@bhfs.com)  
Arthur A. Zorio  
3 Nevada Bar No. 6547  
[azorio@bhfs.com](mailto:azorio@bhfs.com)  
4 BROWNSTEIN HYATT FARBER SCHRECK, LLP  
5371 Kietzke Lane  
5 Reno, NV 89511  
Telephone: 775.324.4100  
6 Facsimile: 775.333.8171  
*Attorneys for JED MARGOLIN*

7  
8 **IN THE UNITED STATES BANKRUPTCY COURT**  
9 **FOR THE DISTRICT OF NEVADA**

10 In Re JAZI GHOLAMREZA ZANDIAN,  
11 Debtor.

BK-N-16-50644-BTB  
Chapter 15

Adversary Proceeding: 17-05016-BTB

12 \_\_\_\_\_/  
13 FRED SADRI, AS TRUSTEE FOR THE  
14 STAR LIVING TRUST, DATED APRIL  
15 14, 1997; RAY KOROGHLI AND  
16 SATHSOWI T. KOROGHLI, AS  
MANAGING TRUSTEES FOR  
KOROGHLI MANAGEMENT TRUST,

**DECLARATION OF ARTHUR A. ZORIO IN**  
**SUPPORT OF CROSS-DEFENDANT JED**  
**MARGOLIN'S REPLY IN SUPPORT OF**  
**MOTION FOR SUMMARY JUDGMENT**  
**AGAINST CROSS-CLAIMANT PATRICK**  
**CANET AND OPPOSITION TO COUNTER**  
**MOTION**

17 Plaintiffs,

**Hearing Date: May 24, 2018**  
**Hearing Time: 10 a.m.**

18 v.

19 JED MARGOLIN; JAZI GHOLAM REZA  
20 ZANDIAN; and all other parties claiming  
an interest in real properties described in  
this action,

21 Defendants.

22 \_\_\_\_\_/  
23 PATRICK CANET,

24 Counterclaimant,

25 v.

26 FRED SADRI, INDIVIDUALLY AND AS  
27 TRUSTEE FOR THE STAR LIVING  
TRUST; RAY KOROGHLI,  
INDIVIDUALLY; RAY KOROGHLI  
AND SATHSOWI T. KOROGHLI, AS  
28 MANAGING TRUSTEES FOR

BROWNSTEIN HYATT FARBER SCHRECK, LLP  
5371 Kietzke Lane  
Reno, NV 89511  
775.324.4100

1 KOROGHLI MANAGEMENT TRUST,  
2 Counter-Defendants.

3 \_\_\_\_\_/  
4 PATRICK CANET,  
5 Cross-Claimant,

6 v.

7 JED MARGOLIN,  
8 Cross-Defendant.

9 I, ARTHUR A. ZORIO do hereby declare and state as follows:

10 1. I am a partner at the law firm of Brownstein Hyatt Farber Schreck, LLP, and counsel of  
11 record in this action. I have personal knowledge of the facts which are hereinafter related and  
12 make this Declaration on the basis of such personal knowledge. If called to testify at any hearing  
13 or trial regarding the above-matter, I swear I could testify competently to the matters stated herein.  
14 This Declaration is made in support of Jed Margolin’s Reply in support of Motion for Summary  
15 Judgment Against Cross-Claimant Patrick Canet and Opposition to Counter Motion.

16 2. Attached hereto as Exhibit A are true and correct copies of the Default Judgment which  
17 was recorded, as follows:

- 18 Recorded on 08/16/2013 as Washoe County Doc # 4269631;
- 19 Recorded on 08/20/2013 as Clark County Inst # 201308200001370;
- 20 Recorded on 08/16/2013 as Lyon County Doc # 511155;
- 21 Recorded on 08/16/2013 as Churchill County Doc # 436437;
- 22 Recorded on 08/19/2013 as Elko County Doc # 677329.

23 3. Attached hereto as Exhibit B is a true and correct copy of the Writ of Execution, Notice  
24 of Execution with Procedure for Claiming Exempt Property; and, the Declaration of Service of  
25 same on Reza Zandian by post and mail on 2/20/2015 for Washoe County APN: 084-130-07.

26 4. Attached hereto as Exhibit C is a true and correct copy of the Writ of Execution, Notice  
27 of Execution with Procedure for Claiming Exempt Property; and, the Declaration of Service of  
28 same on Reza Zandian by post and mail on 2/20/2015 for Washoe County APN: 079-150-10.

1 5. Attached hereto as Exhibit D is a true and correct copy of the Writ of Execution,  
2 Notice of Execution with Procedure for Claiming Exempt Property; and, the Declaration of  
3 Service of same on Reza Zandian by post and mail on 2/20/2015 for Washoe County APN: 084-  
4 040-02.

5 6. Attached hereto as Exhibit E is a true and correct copy of the Writ of Execution, Notice  
6 of Execution with Procedure for Claiming Exempt Property; and, the Declaration of Service of  
7 same on Reza Zandian by post and mail on 2/20/2015 for Washoe County APN: 079-150-12.

8 7. Attached hereto as Exhibit F are true and correct copies of documents from the Washoe  
9 County Sheriff Civil Division in response to a Subpoena Duces Tecum, along with the  
10 Declaration of Custodian of Civil Records, in connection with the execution and sale of real  
11 properties located in Washoe County, Nevada, APN's: 079-150-10, 079-150-12, 084-130-07 and  
12 084-040-02.

13 8. Attached hereto as Exhibit G is a true and correct copy of an Affidavit of Posting  
14 Notice of Sheriff's Sale of Real Property Under Execution by the Clark County Sheriff on  
15 10/23/2014 for Clark County APN: 071-02-000-013.

16 9. Attached hereto as Exhibit H is a true and correct copy of an Affidavit of Posting  
17 Notice of Sheriff's Sale of Real Property Under Execution by the Clark County Sheriff on  
18 10/23/2014 for Clark County APN: 071-02-000-005.

19 10. Attached hereto as Exhibit I is a true and correct copy of an Affidavit of Publication  
20 of Notice of Sheriff's Sale of Real Property Under Execution, filed on November 6, 2014 in  
21 connection with Clark County APN: 071-02-000-013.

22 11. Attached hereto as Exhibit J is a true and correct copy of an Affidavit of Publication  
23 of Notice of Sheriff's Sale of Real Property Under Execution, filed on November 6, 2014 in  
24 connection with Clark County APN: 071-02-000-005.

25 12. Attached hereto as Exhibit K is a true and correct copy of a Certificate of Service of  
26 Affidavits of Posting Notice of Sheriff's Sale of Real Property Under Execution, filed November  
27 6, 2014 in connection with Clark County APN's: 071-02-000-005 and 071-02-000-013.  
28

1 13. Attached hereto as Exhibit L is a true and correct copy of the Opposition to Motion  
2 for Writ of Execution, filed by Zandian in the district court on April 21, 2014.

3 14. Attached hereto as Exhibit M is a true and correct copy of the Notice filed by Zandian  
4 in the district court on June 6, 2014, providing notice that he is “unable to pay” as ordered by the  
5 Court.

6 15. Attached hereto as Exhibit N is a true and correct copy of the district Court’s Order  
7 Granting Plaintiff’s Motion for Debtor Examination and to Produce Documents, filed on  
8 November 6, 2015.

9 16. Attached hereto as Exhibit O is a true and correct copy of the Sheriff’s Deed re APN:  
10 071-02-000-005, as recorded with the Clark County Recorder’s office on 10/19/2016 as Inst #  
11 20161019-0000379.

12 17. Attached hereto as Exhibit P is a true and correct copy of the Sheriff’s Deed re APN:  
13 071-02-000-013, as recorded with the Clark County Recorder’s office on 10/19/2016 as Inst #  
14 20161019-0000378.

15 I declare under penalty of perjury that the foregoing is true and correct.

16 DATED: This 2<sup>nd</sup> day of May, 2018.

17 BROWNSTEIN HYATT FARBER SCHRECK, LLP

18  
19 By: /s/Arthur A. Zorio  
20 Matthew D. Francis  
21 Arthur A. Zorio  
22 5371 Kietzke Lane  
23 Reno, NV 89511  
24 Telephone: 775-324-4100  
25 *Attorneys for JED MARGOLIN*  
26  
27  
28

BROWNSTEIN HYATT FARBER SCHRECK, LLP  
5371 Kietzke Lane  
Reno, NV 89511  
775.324.4100



**CERTIFICATE OF SERVICE**

Pursuant to Fed. R. Civ. P. 5(b), I certify that I am an employee of BROWNSTEIN HYATT FARBER SCHRECK, LLP, and on this 2<sup>nd</sup> day of May, 2018, I served the document entitled **DECLARATION OF ARTHUR A. ZORIO IN SUPPORT OF CROSS-DEFENDANT JED MARGOLIN'S REPLY IN SUPPORT OF MOTION FOR SUMMARY JUDGMENT AGAINST CROSS-CLAIMANT PATRICK CANET AND OPPOSITION TO COUNTER MOTION** on the parties listed below via the following:

**VIA FIRST CLASS U.S. MAIL:** by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Reno, Nevada, addressed as follows:

Dana Jonathon Nitz, Esq.  
Yanxiong Li, Esq.  
Wright, Finlay & Zak, LLP  
7785 W. Sahara Avenue., Suite 200  
Las Vegas, NV 89117  
[yli@wrightlegal.net](mailto:yli@wrightlegal.net)

Jeffrey L. Harman, Esq.  
HARMAN & HARTMAN  
510 West Plumb Lane, Suite B  
Reno, NV 89509  
[notices@bankruptcyreno.com](mailto:notices@bankruptcyreno.com)

**BY PERSONAL SERVICE:** by personally hand-delivering or causing to be hand delivered by such designated individual whose particular duties include delivery of such on behalf of the firm, addressed to the individual(s) listed, signed by such individual or his/her representative accepting on his/her behalf. A receipt of copy signed and dated by such an individual confirming delivery of the document will be maintained with the document and is attached.

**VIA COURIER:** by delivering a copy of the document to a courier service for over-night delivery to the foregoing parties.

**VIA ELECTRONIC SERVICE:** by electronically filing the document with the Clerk of the Court using the ECF system which served the foregoing parties electronically.

/s/ Nancy R. Lindsley  
Employee of Brownstein Hyatt Farber  
Schreck, LLP

16781360

BROWNSTEIN HYATT FARBER SCHRECK, LLP  
5371 Kietzke Lane  
Reno, NV 89511  
775.324.4100

# Exhibit A

Exhibit A

**DOC # 4269631**

08/16/2013 10:18:21 AM

Requested By

WATSON ROUNDS

Washoe County Recorder

Lawrence R. Burtness - Recorder

Fee: \$21.00 RPTT: \$0.00

Page 1 of 5

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# \_\_\_\_\_



(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx>)

**TITLE OF DOCUMENT  
(DO NOT Abbreviate)**

\_\_\_\_\_  
**DEFAULT JUDGMENT**  
\_\_\_\_\_

Document Title on cover page must appear **EXACTLY** as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

Watson Rounds, P.C.  
\_\_\_\_\_

RETURN TO: Name Watson Rounds, P.C.

Address 5371 Kietzke Lane

City/State/Zip Reno, NV 89511

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

Name N/A

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

1 Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
WATSON ROUNDS  
2 5371 Kietzke Lane  
Reno, NV 89511  
3 Telephone: 775-324-4100  
Facsimile: 775-333-8171  
4 Attorneys for Plaintiff Jed Margolin

REC'D & FILED

2013 JUN 24 PM 4: 12

ALAN GLOVER  
C. ERVEN  
BY \_\_\_\_\_ CLERK  
DEPUTY

7 **In The First Judicial District Court of the State of Nevada**  
8 **In and for Carson City**

9 JED MARGOLIN, an individual,

10 Plaintiff,

11 vs.

12 OPTIMA TECHNOLOGY CORPORATION,  
13 a California corporation, OPTIMA  
14 TECHNOLOGY CORPORATION, a Nevada  
15 corporation, REZA ZANDIAN aka  
16 GOLAMREZA ZANDIANJAZI aka GHOLAM  
17 REZA ZANDIAN aka REZA JAZI aka J. REZA  
18 JAZI aka G. REZA JAZI aka GHONONREZA  
19 ZANDIAN JAZI, an individual, DOE Companies  
20 1-10, DOE Corporations 11-20, and DOE  
21 Individuals 21-30.

22 Defendants.

Case No.: 090C00579 1B

Dept. No.: 1

**DEFAULT JUDGMENT**

21 WHEREAS Plaintiff JED MARGOLIN filed an Amended Complaint in this action on  
22 August 11, 2011. On March 5, 2012, REZA ZANDIAN aka GOLAMREZA ZANDIANJAZI  
23 aka GHOLAM REZA ZANDIAN aka REZA JAZI aka J. REZA JAZI aka G. REZA JAZI aka  
24 GHONONREZA ZANDIAN JAZI ("Zandian") served a General Denial to the Amended  
25 Complaint. On March 13, 2012, OPTIMA TECHNOLOGY CORPORATION, a California  
26 corporation, OPTIMA TECHNOLOGY CORPORATION, a Nevada corporation, served a  
27 General Denial to the Amended Complaint.

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,  
6 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.

24 ///

25 ///

26 ///

27 ///

28 ///

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

JUDGMENT is hereby entered against Defendant Zandian and Defendants Optima Technology Corporation, a Nevada corporation, and Optima Technology Corporation, a California corporation, in favor of Plaintiff this 24<sup>th</sup> day of June, 2013.

*James T. Brunell*  
DISTRICT COURT JUDGE

*COPIES*

COPY

**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 July 26, 2013

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

By [Signature] Deputy

Per NRS 239 Sec.6 the SSN may be redacted, but in no way affects the legality of the document.

4

Inet #: 201308200001370  
Fees: \$21.00  
N/C Fee: \$0.00  
08/20/2013 12:39:20 PM  
Receipt #: 1739721  
Requestor:  
WATSON ROUNDS  
Recorded By: OSA Pgs: 5  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# \_\_\_\_\_  
\_\_\_\_\_

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

**TITLE OF DOCUMENT**  
(DO NOT Abbreviate)

\_\_\_\_\_  
**DEFAULT JUDGMENT**  
\_\_\_\_\_

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

Watson Rounds, P.C.  
\_\_\_\_\_

RETURN TO: Name Watson Rounds, P.C.  
Address 5371 Kietzke Lane  
City/State/Zip Reno, NV 89511

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

Name N/A  
Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_

This page provides additional information required by NRS 111.312 Sections 1-2.  
An additional recording fee of \$1.00 will apply.  
To print this document properly—do not use page scaling.



1 Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
2 WATSON ROUNDS  
5371 Kietzke Lane  
Reno, NV 89511  
3 Telephone: 775-324-4100  
Facsimile: 775-333-8171  
4 Attorneys for Plaintiff Jed Margolin

REC'D & FILED  
2013 JUN 24 PM 4: 12  
ALAN GLOVER  
C. ERVEN  
BY \_\_\_\_\_ CLERK  
DEPUTY

7 **In The First Judicial District Court of the State of Nevada**  
8 **In and for Carson City**

9 JED MARGOLIN, an individual,  
10  
11 Plaintiff,

Case No.: 090C00579 1B

12 vs.

Dept. No.: 1

13 OPTIMA TECHNOLOGY CORPORATION,  
a California corporation, OPTIMA  
14 TECHNOLOGY CORPORATION, a Nevada  
corporation, REZA ZANDIAN aka  
15 GOLAMREZA ZANDIANJAZI aka GHOLAM  
REZA ZANDIAN aka REZA JAZI aka J. REZA  
16 JAZI aka G. REZA JAZI aka GHONONREZA  
ZANDIAN JAZI, an individual, DOE Companies  
17 1-10, DOE Corporations 11-20, and DOE  
18 Individuals 21-30,

**DEFAULT JUDGMENT**

19 Defendants.

20  
21 WHEREAS Plaintiff JED MARGOLIN filed an Amended Complaint in this action on  
22 August 11, 2011. On March 5, 2012, REZA ZANDIAN aka GOLAMREZA ZANDIANJAZI  
23 aka GHOLAM REZA ZANDIAN aka REZA JAZI aka J. REZA JAZI aka G. REZA JAZI aka  
24 GHONONREZA ZANDIAN JAZI ("Zandian") served a General Denial to the Amended  
25 Complaint. On March 13, 2012, OPTIMA TECHNOLOGY CORPORATION, a California  
26 corporation, OPTIMA TECHNOLOGY CORPORATION, a Nevada corporation, served a  
27 General Denial to the Amended Complaint.  
28

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,  
6 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.

24 \\\

25 \\\

26 \\\

27 \\\

28 \\\

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

JUDGMENT is hereby entered against Defendant Zandian and Defendants Optima  
Technology Corporation, a Nevada corporation, and Optima Technology Corporation, a  
California corporation, in favor of Plaintiff this 24<sup>th</sup> day of June, 2013.

  
DISTRICT COURT JUDGE

**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 July 26, 2013

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

By [Signature] Deputy

Per NRS 239 Sec.6 the SSN may be redacted, but in no way affects the legality of the document.

08/16/2013 02:24 PM

**Official Record**

Requested By  
WATSON ROUNDS

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 5 Fee: \$18.00

Recorded By: DLW RPTT



APN# \_\_\_\_\_

**Recording Requested by:**

Name: Watson Rounds, P.C.

Address: 5371 Kietzke Lane

City/State/Zip: Reno, NV 89511

**Mail Tax Statements to:**

Name: N/A

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**DEFAULT JUDGMENT**

Title of Document  
(Required Field)

**FILL IN ALL THAT APPLY:**

The Undersigned Hereby Affirms That This Document Submitted For Recording Contains Personal Information As Required By Law\*:

Specify Law\* \_\_\_\_\_

Signature \_\_\_\_\_

Specify Law\* \_\_\_\_\_

Print Name \_\_\_\_\_ Title \_\_\_\_\_

\*If there is no applicable State or Federal Law, Personal Information must be removed prior to recording.

**If this document is a re-record or correction, fill out below:**

Correcting Document#: \_\_\_\_\_ Amending: \_\_\_\_\_

Reason for re-record: \_\_\_\_\_

(For Re-records, all pages from original document must be included, \$25 Non-conforming Fee may apply)

**If legal description is in metes & bounds, indicate where it was obtained:**

\_\_\_\_\_ ( Document Title), Book \_\_\_\_\_ Page \_\_\_\_\_ or

Document # \_\_\_\_\_ recorded \_\_\_\_\_ (date) in the  
Lyon County Recorder's Office.

**-OR-**

If prepared by a surveyor, provide name and address:  
\_\_\_\_\_  
\_\_\_\_\_

\*Personal information\* means a natural person's first name or first initial and last name in combination with any one or more of the following data elements:

1. Social security number.
2. Driver's license number or identification card number.
3. Account number, credit card number or debit card number, in combination with any required security code, access code or password.

This page added to provide additional information required by NRS 111.312 Sections 1-4.  
(\$1.00 Additional Recording Fee Applies)



1 Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
2 WATSON ROUNDS  
5371 Kietzke Lane  
Reno, NV 89511  
3 Telephone: 775-324-4100  
Facsimile: 775-333-8171  
4 Attorneys for Plaintiff Jed Margolin

REC'D & FILED  
2013 JUN 24 PM 4: 12  
ALAN GLOVER  
C. ERVEN  
BY \_\_\_\_\_ CLERK  
DEPUTY

7 **In The First Judicial District Court of the State of Nevada**  
8 **In and for Carson City**

9 JED MARGOLIN, an individual,  
10 Plaintiff,

11 vs.

Case No.: 090C00579 1B  
Dept No.: 1

12 OPTIMA TECHNOLOGY CORPORATION,  
13 a California corporation, OPTIMA  
TECHNOLOGY CORPORATION, a Nevada  
14 corporation, REZA ZANDIAN aka  
15 GOLAMREZA ZANDIANJAZI aka GHOLAM  
REZA ZANDIAN aka REZA JAZI aka J. REZA  
16 JAZI aka G. REZA JAZI aka GHONONREZA  
ZANDIAN JAZI, an individual, DOE Companies  
17 1-10, DOE Corporations 11-20, and DOE  
18 Individuals 21-30,

**DEFAULT JUDGMENT**

19 Defendants.

20  
21 WHEREAS Plaintiff JED MARGOLIN filed an Amended Complaint in this action on  
22 August 11, 2011. On March 5, 2012, REZA ZANDIAN aka GOLAMREZA ZANDIANJAZI  
23 aka GHOLAM REZA ZANDIAN aka REZA JAZI aka J. REZA JAZI aka G. REZA JAZI aka  
24 GHONONREZA ZANDIAN JAZI ("Zandian") served a General Denial to the Amended  
25 Complaint. On March 13, 2012, OPTIMA TECHNOLOGY CORPORATION, a California  
26 corporation, OPTIMA TECHNOLOGY CORPORATION, a Nevada corporation, served a  
27 General Denial to the Amended Complaint.



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,  
 6 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.

24 |||  
 25 |||  
 26 |||  
 27 |||  
 28 |||





511155

08/16/2013  
004 of 5

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

JUDGMENT is hereby entered against Defendant Zandian and Defendants Optima Technology Corporation, a Nevada corporation, and Optima Technology Corporation, a California corporation, in favor of Plaintiff this 24<sup>th</sup> day of June, 2013.

*James T. Brumell*  
DISTRICT COURT JUDGE

UNOFFICIAL





511155

005 of 5

UNOFFICIAL COPY

**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 July 26, 2013

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

By [Signature] Deputy

Per NRS 239 Sec.6 the SSN may be redacted, but in no way affects the legality of the document.

**DOC # 436437**

08/16/2013

10:50 AM

**Official Record**

Recording requested By  
WATSON ROUND

**Churchill County - NV**

**Joan Sims - Recorder**

Page 1 of 5 Fee: \$18.00

Recorded By: AL RPTT:

The following Document contains no Personal Information as defined by NRS 603A.040

APN# \_\_\_\_\_



**Recording Requested By:**

**Name** Watson Rounds, P.C.  
**Address** 5371 Kietzke Lane  
**City/State/Zip** Reno, NV 89511

**DEFAULT JUDGMENT  
(Title of Document)**

**Grantor:** N/A

**Grantee:** N/A

If legal description is a metes & bounds description furnish the following information:

Legal Description obtained from \_\_\_\_\_ (type of document), Book \_\_\_\_\_  
Page \_\_\_\_\_ Document # \_\_\_\_\_ recorded \_\_\_\_\_ (date) in the Churchill  
County Recorder office.

If Surveyor, please provide name and address.

This page added to provide additional information required by NRS 111.312 Sections 1-4.  
(Additional recording fee applies)

This cover page must be typed



436437

1 Matthew D. Francis (6978)  
 2 Adam P. McMillen (10678)  
 WATSON ROUNDS  
 3 5371 Kietzke Lane  
 Reno, NV 89511  
 Telephone: 775-324-4100  
 Facsimile: 775-333-8171  
 4 Attorneys for Plaintiff Jed Margolin

REC'D & FILED  
 2013 JUN 24 PM 4: 12  
 ALAN GLOVER  
 C. ERVEN  
 BY \_\_\_\_\_ CLERK  
 DEPUTY

7 **In The First Judicial District Court of the State of Nevada**  
 8 **In and for Carson City**

9 JED MARGOLIN, an individual,

10 Plaintiff,

11 vs.

12 OPTIMA TECHNOLOGY CORPORATION,  
 13 a California corporation, OPTIMA  
 TECHNOLOGY CORPORATION, a Nevada  
 14 corporation, REZA ZANDIAN aka  
 15 GOLAMREZA ZANDIANJAZI aka GHOLAM  
 16 REZA ZANDIAN aka REZA JAZI aka J. REZA  
 JAZI aka G. REZA JAZI aka GHONONREZA  
 17 ZANDIAN JAZI, an individual, DOE Companies  
 1-10, DOE Corporations 11-20, and DOE  
 18 Individuals 21-30,

19 Defendants.

Case No.: 090C00579 1B

Dept. No.: 1

**DEFAULT JUDGMENT**

20  
 21 WHEREAS Plaintiff JED MARGOLIN filed an Amended Complaint in this action on  
 22 August 11, 2011. On March 5, 2012, REZA ZANDIAN aka GOLAMREZA ZANDIANJAZI  
 23 aka GHOLAM REZA ZANDIAN aka REZA JAZI aka J. REZA JAZI aka G. REZA JAZI aka  
 24 GHONONREZA ZANDIAN JAZI ("Zandian") served a General Denial to the Amended  
 25 Complaint. On March 13, 2012, OPTIMA TECHNOLOGY CORPORATION, a California  
 26 corporation, OPTIMA TECHNOLOGY CORPORATION, a Nevada corporation, served a  
 27 General Denial to the Amended Complaint.  
 28

436437



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

WHEREAS on June 28, 2012, this Court issued an order requiring the corporate Defendants to retain counsel and that counsel must enter an appearance on behalf of the corporate Defendants by July 15, 2012. If no such appearance was entered, the June 28, 2012 order said that the corporate Defendants' General Denial shall be stricken. Since no appearance was made on their behalf, a default was entered against them on September 24, 2012. A notice of entry of default judgment was filed on November 6, 2012.

WHEREAS on January 15, 2013, this Court issued an order striking the General Denial of Zandian and awarding his fees and costs incurred in bringing the motion to strike. A default was entered against Zandian on March 28, 2013. A notice of entry of default judgment was filed on April 5, 2013.

WHEREAS Defendants are not infants or incompetent persons and are not in the military service of the United States as defined by 50 U.S.C. § 521.

WHEREAS the allegations in Plaintiff's Amended Complaint warrant entry of final judgment against all named Defendants for conversion, tortious interference with contract, intentional interference with prospective economic advantage, unjust enrichment, and unfair and deceptive trade practices.

WHEREAS all Defendants are jointly and severally liable to Plaintiff for the principal amount of \$1,495,775.74.

THEREFORE, Judgment is hereby entered for Plaintiff and against Defendant Zandian and Defendants Optima Technology Corporation, a Nevada corporation, and Optima Technology Corporation, a California corporation, for damages, along with pre-judgment interest, attorney's fees and costs in the amount of \$1,495,775.74, plus interest at the legal rate, pursuant to NRS 17.130, thereon from the date of default until the judgment is satisfied.

\\  
\\  
\\  
\\  
\\

436437



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<sup>th</sup> day of June, 2013.

4  
 5  
 6 *James T. Brownell*  
 DISTRICT COURT JUDGE  
 7  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23

24  
 25  
 26  
 27  
 28  
 29  
 30



436437

08/16/2013  
005 of 5

**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 July 26, 2013

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

By [Signature] Deputy

Per NRS 239 Sec.6 the SSN may be redacted, but in no way affects the legality of the document.

DOC # **677329**

08/19/2013

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: ST RPTT

APN# \_\_\_\_\_

Recording Requested by and Return To:



Name WATSON ROUNDS

Address 5371 Kietzke Lane

City/State/Zip Reno, NV 89511

DEFAULT JUDGMENT

\_\_\_\_\_  
(Title of Document)

**This cover page must be type or printed.**



677329

05/19/2018  
002 of 5

1 Matthew D. Francis (6978)  
 2 Adam P. McMillen (10678)  
 WATSON ROUNDS  
 3 5371 Kietzke Lane  
 Reno, NV 89511  
 Telephone: 775-324-4100  
 Facsimile: 775-333-8171  
 4 Attorneys for Plaintiff Jed Margolin

REC'D & FILED  
 2018 JUN 24 PM 4:12  
 ALAN GLOVER  
 C. ERVEN  
 BY DEPT. CLERK

5  
 6  
 7 **In The First Judicial District Court of the State of Nevada**  
 8 **In and for Carson City**

9  
 10 JED MARGOLIN, an individual,  
 11 Plaintiff,

12 vs.

13 OPTIMA TECHNOLOGY CORPORATION,  
 a California corporation, OPTIMA  
 14 TECHNOLOGY CORPORATION, a Nevada  
 corporation, REZA ZANDIAN aka  
 15 GOLAMREZA ZANDIANJAZI aka GHOLAM  
 REZA ZANDIAN aka REZA JAZI aka J. REZA  
 16 JAZI aka G. REZA JAZI aka GHONONREZA  
 ZANDIAN JAZI, an individual, DOE Companies  
 17 1-10, DOE Corporations 11-20, and DOE  
 18 Individuals 21-30,

19 Defendants.

Case No.: 090C00579 1B

Dept. No.: 1

**DEFAULT JUDGMENT**

20  
 21 WHEREAS Plaintiff JED MARGOLIN filed an Amended Complaint in this action on  
 22 August 11, 2011. On March 5, 2012, REZA ZANDIAN aka GOLAMREZA ZANDIANJAZI  
 23 aka GHOLAM REZA ZANDIAN aka REZA JAZI aka J. REZA JAZI aka G. REZA JAZI aka  
 24 GHONONREZA ZANDIAN JAZI ("Zandian") served a General Denial to the Amended  
 25 Complaint. On March 13, 2012, OPTIMA TECHNOLOGY CORPORATION, a California  
 26 corporation, OPTIMA TECHNOLOGY CORPORATION, a Nevada corporation, served a  
 27 General Denial to the Amended Complaint.  
 28





677329

08/19/2013  
003 of 6

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,  
 6 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.

24 \\\

25 \\\

26 \\\

27 \\\

28 \\\



677329

08/19/2013  
005 of 5

**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 July 26, 2013

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

By [Signature] Deputy

Per NRS 239 Sec.6 the SSN may be redacted, but in no way affects the legality of the document.



677329

08/19/2013  
004 of 5

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

JUDGMENT is hereby entered against Defendant Zandian and Defendants Optima Technology Corporation, a Nevada corporation, and Optima Technology Corporation, a California corporation, in favor of Plaintiff this 24<sup>th</sup> day of June, 2013.

*James T. Brownell*  
DISTRICT COURT JUDGE

# Exhibit B

Exhibit B

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
WATSON ROUNDS  
5371 Kietzke Lane  
Reno, NV 89511  
Telephone: 775-324-4100  
Facsimile: 775-333-8171  
*Attorneys for Plaintiff Jed Margolin*

REC'D & FILED ✓  
2015 FEB 26 PM 5:00  
SUSAN MERRIWETHER  
CLERK  
BY *[Signature]*  
DEPUTY

**In The First Judicial District Court of the State of Nevada  
In and for Carson City**

JED MARGOLIN, an individual,  
  
Plaintiff,  
  
vs.

Case No.: 090C00579 1B  
Dept. No.: 1

**WRIT OF EXECUTION**

OPTIMA TECHNOLOGY CORPORATION,  
a California corporation, OPTIMA  
TECHNOLOGY CORPORATION, a Nevada  
corporation, REZA ZANDIAN  
aka GOLAMREZA ZANDIANJAZI  
aka GHOLAM REZA ZANDIAN  
aka REZA JAZI aka J. REZA JAZI  
aka G. REZA JAZI aka GHONONREZA  
ZANDIAN JAZI, an individual, DOE Companies  
1-10, DOE Corporations 11-20, and DOE  
Individuals 21-30,  
  
Defendants.

**THE PEOPLE OF THE STATE OF NEVADA:**

**To the Sheriff of Washoe County, Nevada, Greetings:**

On June 24, 2013, a judgment was entered by the above entitled Court in the above-  
entitled action in favor of Plaintiff Jed Margolin as Judgment Creditor and against Defendants,  
jointly and severally as Judgment Debtor for damages, pre-judgment interest, attorney's fees

1 and costs in amount of \$1,495,775.74. Notice of entry of Default Judgment was served on  
2 June 26, 2013 and filed on June 27, 2013.

3 WHEREAS, according to an affidavit or a memorandum of costs after judgment, or  
4 both, filed herein, it appears that further sums have accrued since the entry of judgment, to wit:

- 5 \$31,247.50 attorney's fees,
- 6 \$63,684.40 accrued interest, and
- 7 \$1,355.17 accrued costs, together with a \$10.00 fee for the issuance of this writ, making a
- 8 total of:
- 9 \$96,287.07 as accrued costs, accrued interest, and fees.

10 Credit must be given for payments and partial satisfactions in the amount of  
11 \$0.00 which is to be first credited against the total accrued costs and accrued interest, with any  
12 excess credited against the judgment as entered, leaving a net balance of: \$1,592,062.81  
13 actually due on the date of the issuance of this writ of which \$1,495,775.74 bears interest at  
14 5.25% percent per annum, in the amount of \$215.15 per day from April 19, 2014 to the date of  
15 levy, to which must be added the commissions and costs of the officer executing this writ.

16  
17 **NOW, THEREFORE, SHERIFF OF WASHOE COUNTY**, you are hereby  
18 commanded to satisfy this judgment with interest and costs as provided by law, out of the  
19 following real property belonging to the debtor in the said county, and make return to this writ  
20 within not less than 10 days or more than 60 days endorsed thereon with what you have done.  
21

22	Washoe County APN:	084-130-07
23	Situs:	E Interstate 80
24	Legal Description:	The Northwest ¼ and the North ½ of the Southwest ¼ and the Government Lot 1 in the Southwest ¼ of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

25 DATED: this 23 day of <sup>December</sup> ~~November~~, 2014.

26 ALAN GLOVER, Clerk

27 By: [Signature], Deputy  
28

NOTICE OF EXECUTION

YOUR PROPERTY IS BEING ATTACHED OR  
YOUR WAGES ARE BEING GARNISHED

A court has determined that you owe money to JED MARGOLIN (name of person), the judgment creditor. The judgment creditor has begun the procedure to collect that money by garnishing your wages, bank account and other personal property held by third persons or by taking money or other property in your possession.

Certain benefits and property owned by you may be exempt from execution and may not be taken from you. The following is a partial list of exemptions:

1. Payments received pursuant to the federal Social Security Act, including, without limitation, retirement and survivors' benefits, supplemental security income benefits and disability insurance benefits.
2. Payments for benefits or the return of contributions under the Public Employees' Retirement System.
3. Payments for public assistance granted through the Division of Welfare and Supportive Services of the Department of Health and Human Services or a local governmental entity.
4. Proceeds from a policy of life insurance.
5. Payments of benefits under a program of industrial insurance.
6. Payments received as disability, illness or unemployment benefits.
7. Payments received as unemployment compensation.
8. Veteran's benefits.
9. A homestead in a dwelling or a mobile home, not to exceed \$550,000, unless:
  - (a) The judgment is for a medical bill, in which case all of the primary dwelling, including a mobile or manufactured home, may be exempt.
  - (b) Allodial title has been established and not relinquished for the dwelling or mobile home, in which case all of the dwelling or mobile home and its appurtenances are exempt, including the land on which they are located, unless a valid waiver executed pursuant to NRS 115.010 is applicable to the judgment.
10. All money reasonably deposited with a landlord by you to secure an agreement to rent or lease a dwelling that is used by you as your primary residence, except that such money is not exempt with respect to a landlord or landlord's successor in interest who seeks to enforce the terms of the agreement to rent or lease the dwelling.
  11. A vehicle, if your equity in the vehicle is less than \$15,000.
  12. Seventy-five percent of the take-home pay for any workweek, unless the weekly take-home pay is less than 50 times the federal minimum hourly wage, in which case the entire amount may be exempt.
13. Money, not to exceed \$500,000 in present value, held in:
  - (a) An individual retirement arrangement which conforms with the applicable limitations and requirements of section 408 or 408A of the Internal Revenue Code, 26 U.S.C. §§ 408 and 408A;
  - (b) A written simplified employee pension plan which conforms with the applicable limitations and requirements of section 408 of the Internal Revenue Code, 26 U.S.C. § 408;
  - (c) A cash or deferred arrangement that is a qualified plan pursuant to the Internal Revenue Code;
  - (d) A trust forming part of a stock bonus, pension or profit-sharing plan that is a qualified plan pursuant to sections 401 et seq. of the Internal Revenue Code, 26 U.S.C. §§ 401 et seq.; and
  - (e) A trust forming part of a qualified tuition program pursuant to chapter 353B of NRS, any applicable regulations adopted pursuant to chapter 353B of NRS and section 529 of the Internal Revenue Code, 26 U.S.C. § 529, unless the money is deposited after the entry of a judgment against the purchaser or account owner or the money will not be used by any beneficiary to attend a college or university.
14. All money and other benefits paid pursuant to the order of a court of competent jurisdiction for the support, education and maintenance of a child, whether collected by the judgment debtor or the State.
15. All money and other benefits paid pursuant to the order of a court of competent jurisdiction for the support and maintenance of a former spouse, including the amount of any arrearages in the payment of such support and maintenance to which the former spouse may be entitled.
16. Regardless of whether a trust contains a spendthrift provision:
  - (a) A present or future interest in the income or principal of a trust, if the interest has not been distributed from the trust;
  - (b) A remainder interest in the trust whereby a beneficiary of the trust will receive property from the trust outright at some time in the future under certain circumstances;
  - (c) A discretionary power held by a trustee to determine whether to make a distribution from the trust, if the interest has not been distributed from the trust;
  - (d) The power to direct dispositions of property in the trust, other than such a power held by a trustee to distribute property to a beneficiary of the trust;
  - (e) Certain powers held by a trust protector or certain other persons;
  - (f) Any power held by the person who created the trust; and

(g) Any other property of the trust that has not been distributed from the trust. Once the property is distributed from the trust, the property is subject to execution.

17. If a trust contains a spendthrift provision:

(a) A mandatory interest in the trust in which the trustee does not have discretion concerning whether to make the distribution from the trust, if the interest has not been distributed from the trust;

(b) A support interest in the trust in which the standard for distribution may be interpreted by the trustee or a court, if the interest has not been distributed from the trust; and

(c) Any other property of the trust that has not been distributed from the trust. Once the property is distributed from the trust, the property is subject to execution.

18. A vehicle for use by you or your dependent which is specially equipped or modified to provide mobility for a person with a permanent disability.

19. A prosthesis or any equipment prescribed by a physician or dentist for you or your dependent.

20. Payments, in an amount not to exceed \$16,150, received as compensation for personal injury, not including compensation for pain and suffering or actual pecuniary loss, by the judgment debtor or by a person upon whom the judgment debtor is dependent at the time the payment is received.

21. Payments received as compensation for the wrongful death of a person upon whom the judgment debtor was dependent at the time of the wrongful death, to the extent reasonably necessary for the support of the judgment debtor and any dependent of the judgment debtor.

22. Payments received as compensation for the loss of future earnings of the judgment debtor or of a person upon whom the judgment debtor is dependent at the time the payment is received, to the extent reasonably necessary for the support of the judgment debtor and any dependent of the judgment debtor.

23. Payments received as restitution for a criminal act.

24. Personal property, not to exceed \$1,000 in total value, if the property is not otherwise exempt from execution.

25. A tax refund received from the earned income credit provided by federal law or a similar state law.

26. Stock of a corporation described in subsection 2 of NRS 78.746 except as set forth in that section.

↳ These exemptions may not apply in certain cases such as a proceeding to enforce a judgment for support of a person or a judgment of foreclosure on a mechanic's lien. You should consult an attorney immediately to assist you in determining whether your property or money is exempt from execution. If you cannot afford an attorney, you may be eligible for assistance through Nevada Legal Services. If you do not wish to consult an attorney or receive legal services from an organization that provides assistance to persons who qualify, you may obtain the form to be used to claim an exemption from the clerk of the court.

#### PROCEDURE FOR CLAIMING EXEMPT PROPERTY

If you believe that the money or property taken from you is exempt, you must complete and file with the clerk of the court an executed claim of exemption. A copy of the claim of exemption must be served upon the sheriff, the garnishee and the judgment creditor within 10 days after the notice of execution or garnishment is served on you by mail pursuant to NRS 21.076 which identifies the specific property that is being levied on. The property must be released by the garnishee or the sheriff within 9 judicial days after you serve the claim of exemption upon the sheriff, garnishee and judgment creditor, unless the sheriff or garnishee receives a copy of an objection to the claim of exemption and a notice for a hearing to determine the issue of exemption. If this happens, a hearing will be held to determine whether the property or money is exempt. The objection to the claim of exemption and notice for the hearing to determine the issue of exemption must be filed within 8 judicial days after the claim of exemption is served on the judgment creditor by mail or in person and served on the judgment debtor, the sheriff and any garnishee not less than 5 judicial days before the date set for the hearing. The hearing to determine whether the property or money is exempt must be held within 7 judicial days after the objection to the claim of exemption and notice for the hearing is filed. You may be able to have your property released more quickly if you mail to the judgment creditor or the attorney of the judgment creditor written proof that the property is exempt. Such proof may include, without limitation, a letter from the government, an annual statement from a pension fund, receipts for payment, copies of checks, records from financial institutions or any other document which demonstrates that the money in your account is exempt.

**IF YOU DO NOT FILE THE EXECUTED CLAIM OF EXEMPTION WITHIN THE TIME SPECIFIED, YOUR PROPERTY MAY BE SOLD AND THE MONEY GIVEN TO THE JUDGMENT CREDITOR, EVEN IF THE PROPERTY OR MONEY IS EXEMPT.**

(Added to NRS by 1989, 1135; A 1991, 811, 1412; 1995, 227, 1071; 1997, 265, 3412; 2003, 1010, 1812; 2005, 382, 1012, 2228; 2007, 2708, 3016)



IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF CARSON CITY

Jed Margolin, an individual )  
PLAINTIFF )

Dated: 2/23/2015

Vs )

Civil File Number: 15001231

Optima Technology Corporation, a California )  
corporation, Optima Technology Corporation, a )  
Nevada corporation, Reza Zandian aka Golanreza )  
Zandianjazi aka Gholam Reza Zandian aka Reza Jazi )  
aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza )  
Zandian Jazi, an individual, DOE Companies 1-10, )  
DOE Corporations 11-20, and DOE Individuals 21- )  
30 )  
DEFENDANT )

CASE No.: 090C005791B

**DECLARATION OF SERVICE**

STATE OF NEVADA }

} ss:

COUNTY OF WASHOE }

Steve Wood, being first duly sworn, deposes and says: That affiant is a citizen of the United States, over 18 years of age, not a party to the within entered action, and that in the County of Washoe, State of Nevada, personally served the described documents upon:

Post and Mail: Reza Zandian

Location: APN: 084-130-07 E Interstate 80 The Northwest 1/4 and the North 1/2 of the Southwest 1/4 and the Government Lot 1 in the Southwest 1/4 of Section 15, Township 20 North, Range 23 East, Wadsworth, NV 89442

Date: 2/20/2015 Time: 3:08 PM

The document(s) served were: WRIT OF EXECUTION-REAL PROPERTY LEVY, NOTICE OF EXECUTION, NOTICE OF ATTACHMENT AND LEVY UPON PROPERTY

I declare under penalty of perjury under the law provided of the State of Nevada that the foregoing is true and correct. No notary is required per NRS 53.045.

CHUCK ALLEN, SHERIFF

By:   
Sheriff's Authorized Agent

Watson Rounds  
5371 Kietzke Ln  
Reno, NV 89511

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
WATSON ROUNDS  
5371 Kietzke Lane  
Reno, NV 89511  
Telephone: 775-324-4100  
Facsimile: 775-333-8171  
*Attorneys for Plaintiff Jed Margolin*

REC'D & FILED  
2015 FEB 26 PM 5:00  
SUSAN MERRIWETHER  
CLERK  
BY: *[Signature]*  
DEPUTY

**In The First Judicial District Court of the State of Nevada  
In and for Carson City**

JED MARGOLIN, an individual,  
  
Plaintiff,

Case No.: 090C00579 1B  
Dept. No.: 1

vs.

**WRIT OF EXECUTION**

OPTIMA TECHNOLOGY CORPORATION,  
a California corporation, OPTIMA  
TECHNOLOGY CORPORATION, a Nevada  
corporation, REZA ZANDIAN  
aka GOLAMREZA ZANDIANJAZI  
aka GHOLAM REZA ZANDIAN  
aka REZA JAZI aka J. REZA JAZI  
aka G. REZA JAZI aka GHONONREZA  
ZANDIAN JAZI, an individual, DOE Companies  
1-10, DOE Corporations 11-20, and DOE  
Individuals 21-30,  
  
Defendants.

**THE PEOPLE OF THE STATE OF NEVADA:**

**To the Sheriff of Washoe County, Nevada, Greetings:**

On June 24, 2013, a judgment was entered by the above entitled Court in the above-  
entitled action in favor of Plaintiff Jed Margolin as Judgment Creditor and against Defendants,  
jointly and severally as Judgment Debtor for damages, pre-judgment interest, attorney's fees

# Exhibit C

Exhibit C

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
WATSON ROUNDS  
5371 Kietzke Lane  
Reno, NV 89511  
Telephone: 775-324-4100  
Facsimile: 775-333-8171  
*Attorneys for Plaintiff Jed Margolin*

REC'D & FILED  
2015 FEB 26 PM 5:00  
SUSAN MERRIWETHER  
CLERK  
BY: *[Signature]*  
DEPUTY

**In The First Judicial District Court of the State of Nevada  
In and for Carson City**

JED MARGOLIN, an individual,  
  
Plaintiff,

Case No.: 090C00579 1B  
Dept. No.: 1

vs.

**WRIT OF EXECUTION**

OPTIMA TECHNOLOGY CORPORATION,  
a California corporation, OPTIMA  
TECHNOLOGY CORPORATION, a Nevada  
corporation, REZA ZANDIAN  
aka GOLAMREZA ZANDIANJAZI  
aka GHOLAM REZA ZANDIAN  
aka REZA JAZI aka J. REZA JAZI  
aka G. REZA JAZI aka GHONONREZA  
ZANDIAN JAZI, an individual, DOE Companies  
1-10, DOE Corporations 11-20, and DOE  
Individuals 21-30,  
  
Defendants.

**THE PEOPLE OF THE STATE OF NEVADA:**

**To the Sheriff of Washoe County, Nevada, Greetings:**

On June 24, 2013, a judgment was entered by the above entitled Court in the above-  
entitled action in favor of Plaintiff Jed Margolin as Judgment Creditor and against Defendants,  
jointly and severally as Judgment Debtor for damages, pre-judgment interest, attorney's fees

1 and costs in amount of \$1,495,775.74. Notice of entry of Default Judgment was served on  
2 June 26, 2013 and filed on June 27, 2013.

3 WHEREAS, according to an affidavit or a memorandum of costs after judgment, or  
4 both, filed herein, it appears that further sums have accrued since the entry of judgment, to wit:  
5 \$31,247.50 attorney's fees,  
6 \$63,684.40 accrued interest, and  
7 \$1,355.17 accrued costs, together with a \$10.00 fee for the issuance of this writ, making a  
8 total of:  
9 \$96,287.07 as accrued costs, accrued interest, and fees.

10 Credit must be given for payments and partial satisfactions in the amount of  
11 \$0.00 which is to be first credited against the total accrued costs and accrued interest, with any  
12 excess credited against the judgment as entered, leaving a net balance of: \$1,592,062.81  
13 actually due on the date of the issuance of this writ of which \$1,495,775.74 bears interest at  
14 5.25% percent per annum, in the amount of \$215.15 per day from April 19, 2014 to the date of  
15 levy, to which must be added the commissions and costs of the officer executing this writ.

16  
17 **NOW, THEREFORE, SHERIFF OF WASHOE COUNTY**, you are hereby  
18 commanded to satisfy this judgment with interest and costs as provided by law, out of the  
19 following real property belonging to the debtor in the said county, and make return to this writ  
20 within not less than 10 days or more than 60 days endorsed thereon with what you have done.

21  
22 Washoe County APN: 079-150-10  
23 Situs: State Route 447  
24 Legal Description: Section 31, Township 21 North, Range 23 East,  
M.D.B.&M.

25 DATED: this 28 day of <sup>December</sup>~~November~~, 2014.

26 ALAN GLOVER, Clerk

27 By: [Signature], Deputy  
28

NOTICE OF EXECUTION

YOUR PROPERTY IS BEING ATTACHED OR  
YOUR WAGES ARE BEING GARNISHED

A court has determined that you owe money to JED MARGOLIN (name of person), the judgment creditor. The judgment creditor has begun the procedure to collect that money by garnishing your wages, bank account and other personal property held by third persons or by taking money or other property in your possession.

Certain benefits and property owned by you may be exempt from execution and may not be taken from you. The following is a partial list of exemptions:

1. Payments received pursuant to the federal Social Security Act, including, without limitation, retirement and survivors' benefits, supplemental security income benefits and disability insurance benefits.
2. Payments for benefits or the return of contributions under the Public Employees' Retirement System.
3. Payments for public assistance granted through the Division of Welfare and Supportive Services of the Department of Health and Human Services or a local governmental entity.
4. Proceeds from a policy of life insurance.
5. Payments of benefits under a program of industrial insurance.
6. Payments received as disability, illness or unemployment benefits.
7. Payments received as unemployment compensation.
8. Veteran's benefits.
9. A homestead in a dwelling or a mobile home, not to exceed \$550,000, unless:
  - (a) The judgment is for a medical bill, in which case all of the primary dwelling, including a mobile or manufactured home, may be exempt.
  - (b) Allodial title has been established and not relinquished for the dwelling or mobile home, in which case all of the dwelling or mobile home and its appurtenances are exempt, including the land on which they are located, unless a valid waiver executed pursuant to NRS 115.010 is applicable to the judgment.
10. All money reasonably deposited with a landlord by you to secure an agreement to rent or lease a dwelling that is used by you as your primary residence, except that such money is not exempt with respect to a landlord or landlord's successor in interest who seeks to enforce the terms of the agreement to rent or lease the dwelling.
11. A vehicle, if your equity in the vehicle is less than \$15,000.
12. Seventy-five percent of the take-home pay for any workweek, unless the weekly take-home pay is less than 50 times the federal minimum hourly wage, in which case the entire amount may be exempt.
13. Money, not to exceed \$500,000 in present value, held in:
  - (a) An individual retirement arrangement which conforms with the applicable limitations and requirements of section 408 or 408A of the Internal Revenue Code, 26 U.S.C. §§ 408 and 408A;
  - (b) A written simplified employee pension plan which conforms with the applicable limitations and requirements of section 408 of the Internal Revenue Code, 26 U.S.C. § 408;
  - (c) A cash or deferred arrangement that is a qualified plan pursuant to the Internal Revenue Code;
  - (d) A trust forming part of a stock bonus, pension or profit-sharing plan that is a qualified plan pursuant to sections 401 et seq. of the Internal Revenue Code, 26 U.S.C. §§ 401 et seq.; and
  - (e) A trust forming part of a qualified tuition program pursuant to chapter 353B of NRS, any applicable regulations adopted pursuant to chapter 353B of NRS and section 529 of the Internal Revenue Code, 26 U.S.C. § 529, unless the money is deposited after the entry of a judgment against the purchaser or account owner or the money will not be used by any beneficiary to attend a college or university.
14. All money and other benefits paid pursuant to the order of a court of competent jurisdiction for the support, education and maintenance of a child, whether collected by the judgment debtor or the State.
15. All money and other benefits paid pursuant to the order of a court of competent jurisdiction for the support and maintenance of a former spouse, including the amount of any arrearages in the payment of such support and maintenance to which the former spouse may be entitled.
16. Regardless of whether a trust contains a spendthrift provision:
  - (a) A present or future interest in the income or principal of a trust, if the interest has not been distributed from the trust;
  - (b) A remainder interest in the trust whereby a beneficiary of the trust will receive property from the trust outright at some time in the future under certain circumstances;
  - (c) A discretionary power held by a trustee to determine whether to make a distribution from the trust, if the interest has not been distributed from the trust;
  - (d) The power to direct dispositions of property in the trust, other than such a power held by a trustee to distribute property to a beneficiary of the trust;
  - (e) Certain powers held by a trust protector or certain other persons;
  - (f) Any power held by the person who created the trust; and

(g) Any other property of the trust that has not been distributed from the trust. Once the property is distributed from the trust, the property is subject to execution.

17. If a trust contains a spendthrift provision:

(a) A mandatory interest in the trust in which the trustee does not have discretion concerning whether to make the distribution from the trust, if the interest has not been distributed from the trust;

(b) A support interest in the trust in which the standard for distribution may be interpreted by the trustee or a court, if the interest has not been distributed from the trust; and

(c) Any other property of the trust that has not been distributed from the trust. Once the property is distributed from the trust, the property is subject to execution.

18. A vehicle for use by you or your dependent which is specially equipped or modified to provide mobility for a person with a permanent disability.

19. A prosthesis or any equipment prescribed by a physician or dentist for you or your dependent.

20. Payments, in an amount not to exceed \$16,150, received as compensation for personal injury, not including compensation for pain and suffering or actual pecuniary loss, by the judgment debtor or by a person upon whom the judgment debtor is dependent at the time the payment is received.

21. Payments received as compensation for the wrongful death of a person upon whom the judgment debtor was dependent at the time of the wrongful death, to the extent reasonably necessary for the support of the judgment debtor and any dependent of the judgment debtor.

22. Payments received as compensation for the loss of future earnings of the judgment debtor or of a person upon whom the judgment debtor is dependent at the time the payment is received, to the extent reasonably necessary for the support of the judgment debtor and any dependent of the judgment debtor.

23. Payments received as restitution for a criminal act.

24. Personal property, not to exceed \$1,000 in total value, if the property is not otherwise exempt from execution.

25. A tax refund received from the earned income credit provided by federal law or a similar state law.

26. Stock of a corporation described in subsection 2 of NRS 78.746 except as set forth in that section.

↳ These exemptions may not apply in certain cases such as a proceeding to enforce a judgment for support of a person or a judgment of foreclosure on a mechanic's lien. You should consult an attorney immediately to assist you in determining whether your property or money is exempt from execution. If you cannot afford an attorney, you may be eligible for assistance through Nevada Legal Services. If you do not wish to consult an attorney or receive legal services from an organization that provides assistance to persons who qualify, you may obtain the form to be used to claim an exemption from the clerk of the court.

#### PROCEDURE FOR CLAIMING EXEMPT PROPERTY

If you believe that the money or property taken from you is exempt, you must complete and file with the clerk of the court an executed claim of exemption. A copy of the claim of exemption must be served upon the sheriff, the garnishee and the judgment creditor within 10 days after the notice of execution or garnishment is served on you by mail pursuant to NRS 21.076 which identifies the specific property that is being levied on. The property must be released by the garnishee or the sheriff within 9 judicial days after you serve the claim of exemption upon the sheriff, garnishee and judgment creditor, unless the sheriff or garnishee receives a copy of an objection to the claim of exemption and a notice for a hearing to determine the issue of exemption. If this happens, a hearing will be held to determine whether the property or money is exempt. The objection to the claim of exemption and notice for the hearing to determine the issue of exemption must be filed within 8 judicial days after the claim of exemption is served on the judgment creditor by mail or in person and served on the judgment debtor, the sheriff and any garnishee not less than 5 judicial days before the date set for the hearing. The hearing to determine whether the property or money is exempt must be held within 7 judicial days after the objection to the claim of exemption and notice for the hearing is filed. You may be able to have your property released more quickly if you mail to the judgment creditor or the attorney of the judgment creditor written proof that the property is exempt. Such proof may include, without limitation, a letter from the government, an annual statement from a pension fund, receipts for payment, copies of checks, records from financial institutions or any other document which demonstrates that the money in your account is exempt.

**IF YOU DO NOT FILE THE EXECUTED CLAIM OF EXEMPTION WITHIN THE TIME SPECIFIED, YOUR PROPERTY MAY BE SOLD AND THE MONEY GIVEN TO THE JUDGMENT CREDITOR, EVEN IF THE PROPERTY OR MONEY IS EXEMPT.**

(Added to NRS by 1989, 1135; A 1991, 811, 1412; 1995, 227, 1071; 1997, 265, 3412; 2003, 1010, 1812; 2005, 382, 1012, 2228; 2007, 2708, 3016)





# Exhibit D

Exhibit D

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
WATSON ROUNDS  
5371 Kietzke Lane  
Reno, NV 89511  
Telephone: 775-324-4100  
Facsimile: 775-333-8171  
*Attorneys for Plaintiff Jed Margolin*

REC'D & FILED  
2015 FEB 26 PM 5:00  
SUSAN MERRIWETHER  
CLERK  
BY *[Signature]*  
DEPUTY

**In The First Judicial District Court of the State of Nevada  
In and for Carson City**

JED MARGOLIN, an individual,  
  
Plaintiff,

vs.

OPTIMA TECHNOLOGY CORPORATION,  
a California corporation, OPTIMA  
TECHNOLOGY CORPORATION, a Nevada  
corporation, REZA ZANDIAN  
aka GOLAMREZA ZANDIANJAZI  
aka GHOLAM REZA ZANDIAN  
aka REZA JAZI aka J. REZA JAZI  
aka G. REZA JAZI aka GHONONREZA  
ZANDIAN JAZI, an individual, DOE Companies  
1-10, DOE Corporations 11-20, and DOE  
Individuals 21-30,  
  
Defendants.

Case No.: 090C00579 1B  
Dept. No.: 1

**WRIT OF EXECUTION**

**THE PEOPLE OF THE STATE OF NEVADA:**

**To the Sheriff of Washoe County, Nevada, Greetings:**

On June 24, 2013, a judgment was entered by the above entitled Court in the above-entitled action in favor of Plaintiff Jed Margolin as Judgment Creditor and against Defendants, jointly and severally as Judgment Debtor for damages, pre-judgment interest, attorney's fees

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

and costs in amount of \$1,495,775.74. Notice of entry of Default Judgment was served on June 26, 2013 and filed on June 27, 2013.

WHEREAS, according to an affidavit or a memorandum of costs after judgment, or both, filed herein, it appears that further sums have accrued since the entry of judgment, to wit:

\$31,247.50 attorney's fees,

\$63,684.40 accrued interest, and

\$1,355.17 accrued costs, together with a \$10.00 fee for the issuance of this writ, making a total of:

\$96,287.07 as accrued costs, accrued interest, and fees.

Credit must be given for payments and partial satisfactions in the amount of \$0.00 which is to be first credited against the total accrued costs and accrued interest, with any excess credited against the judgment as entered, leaving a net balance of: \$1,592,062.81 actually due on the date of the issuance of this writ of which \$1,495,775.74 bears interest at 5.25% percent per annum, in the amount of \$215.15 per day from April 19, 2014 to the date of levy, to which must be added the commissions and costs of the officer executing this writ.

**NOW, THEREFORE, SHERIFF OF WASHOE COUNTY**, you are hereby commanded to satisfy this judgment with interest and costs as provided by law, out of the following real property belonging to the debtor in the said county, and make return to this writ within not less than 10 days or more than 60 days endorsed thereon with what you have done.

Washoe County APN: 084-040-02  
Situs: Pierson Canyon Road  
Legal Description: Section 5, Township 20 North, Range 23 East, M.D.B.&M.

DATED: this 23 day of <sup>December</sup>~~November~~, 2014.

ALAN GLOVER, Clerk

By: [Signature], Deputy

NOTICE OF EXECUTION

YOUR PROPERTY IS BEING ATTACHED OR  
YOUR WAGES ARE BEING GARNISHED

A court has determined that you owe money to JED MARGOLIN (name of person), the judgment creditor. The judgment creditor has begun the procedure to collect that money by garnishing your wages, bank account and other personal property held by third persons or by taking money or other property in your possession.

Certain benefits and property owned by you may be exempt from execution and may not be taken from you. The following is a partial list of exemptions:

1. Payments received pursuant to the federal Social Security Act, including, without limitation, retirement and survivors' benefits, supplemental security income benefits and disability insurance benefits.
2. Payments for benefits or the return of contributions under the Public Employees' Retirement System.
3. Payments for public assistance granted through the Division of Welfare and Supportive Services of the Department of Health and Human Services or a local governmental entity.
4. Proceeds from a policy of life insurance.
5. Payments of benefits under a program of industrial insurance.
6. Payments received as disability, illness or unemployment benefits.
7. Payments received as unemployment compensation.
8. Veteran's benefits.
9. A homestead in a dwelling or a mobile home, not to exceed \$550,000, unless:
  - (a) The judgment is for a medical bill, in which case all of the primary dwelling, including a mobile or manufactured home, may be exempt.
  - (b) Allodial title has been established and not relinquished for the dwelling or mobile home, in which case all of the dwelling or mobile home and its appurtenances are exempt, including the land on which they are located, unless a valid waiver executed pursuant to NRS 115.010 is applicable to the judgment.
10. All money reasonably deposited with a landlord by you to secure an agreement to rent or lease a dwelling that is used by you as your primary residence, except that such money is not exempt with respect to a landlord or landlord's successor in interest who seeks to enforce the terms of the agreement to rent or lease the dwelling.
11. A vehicle, if your equity in the vehicle is less than \$15,000.
12. Seventy-five percent of the take-home pay for any workweek, unless the weekly take-home pay is less than 50 times the federal minimum hourly wage, in which case the entire amount may be exempt.
13. Money, not to exceed \$500,000 in present value, held in:
  - (a) An individual retirement arrangement which conforms with the applicable limitations and requirements of section 408 or 408A of the Internal Revenue Code, 26 U.S.C. §§ 408 and 408A;
  - (b) A written simplified employee pension plan which conforms with the applicable limitations and requirements of section 408 of the Internal Revenue Code, 26 U.S.C. § 408;
  - (c) A cash or deferred arrangement that is a qualified plan pursuant to the Internal Revenue Code;
  - (d) A trust forming part of a stock bonus, pension or profit-sharing plan that is a qualified plan pursuant to sections 401 et seq. of the Internal Revenue Code, 26 U.S.C. §§ 401 et seq.; and
  - (e) A trust forming part of a qualified tuition program pursuant to chapter 353B of NRS, any applicable regulations adopted pursuant to chapter 353B of NRS and section 529 of the Internal Revenue Code, 26 U.S.C. § 529, unless the money is deposited after the entry of a judgment against the purchaser or account owner or the money will not be used by any beneficiary to attend a college or university.
14. All money and other benefits paid pursuant to the order of a court of competent jurisdiction for the support, education and maintenance of a child, whether collected by the judgment debtor or the State.
15. All money and other benefits paid pursuant to the order of a court of competent jurisdiction for the support and maintenance of a former spouse, including the amount of any arrearages in the payment of such support and maintenance to which the former spouse may be entitled.
16. Regardless of whether a trust contains a spendthrift provision:
  - (a) A present or future interest in the income or principal of a trust, if the interest has not been distributed from the trust;
  - (b) A remainder interest in the trust whereby a beneficiary of the trust will receive property from the trust outright at some time in the future under certain circumstances;
  - (c) A discretionary power held by a trustee to determine whether to make a distribution from the trust, if the interest has not been distributed from the trust;
  - (d) The power to direct dispositions of property in the trust, other than such a power held by a trustee to distribute property to a beneficiary of the trust;
  - (e) Certain powers held by a trust protector or certain other persons;
  - (f) Any power held by the person who created the trust; and

(g) Any other property of the trust that has not been distributed from the trust. Once the property is distributed from the trust, the property is subject to execution.

17. If a trust contains a spendthrift provision:

(a) A mandatory interest in the trust in which the trustee does not have discretion concerning whether to make the distribution from the trust, if the interest has not been distributed from the trust;

(b) A support interest in the trust in which the standard for distribution may be interpreted by the trustee or a court, if the interest has not been distributed from the trust; and

(c) Any other property of the trust that has not been distributed from the trust. Once the property is distributed from the trust, the property is subject to execution.

18. A vehicle for use by you or your dependent which is specially equipped or modified to provide mobility for a person with a permanent disability.

19. A prosthesis or any equipment prescribed by a physician or dentist for you or your dependent.

20. Payments, in an amount not to exceed \$16,150, received as compensation for personal injury, not including compensation for pain and suffering or actual pecuniary loss, by the judgment debtor or by a person upon whom the judgment debtor is dependent at the time the payment is received.

21. Payments received as compensation for the wrongful death of a person upon whom the judgment debtor was dependent at the time of the wrongful death, to the extent reasonably necessary for the support of the judgment debtor and any dependent of the judgment debtor.

22. Payments received as compensation for the loss of future earnings of the judgment debtor or of a person upon whom the judgment debtor is dependent at the time the payment is received, to the extent reasonably necessary for the support of the judgment debtor and any dependent of the judgment debtor.

23. Payments received as restitution for a criminal act.

24. Personal property, not to exceed \$1,000 in total value, if the property is not otherwise exempt from execution.

25. A tax refund received from the earned income credit provided by federal law or a similar state law.

26. Stock of a corporation described in subsection 2 of NRS 78.746 except as set forth in that section.

↳ These exemptions may not apply in certain cases such as a proceeding to enforce a judgment for support of a person or a judgment of foreclosure on a mechanic's lien. You should consult an attorney immediately to assist you in determining whether your property or money is exempt from execution. If you cannot afford an attorney, you may be eligible for assistance through Nevada Legal Services. If you do not wish to consult an attorney or receive legal services from an organization that provides assistance to persons who qualify, you may obtain the form to be used to claim an exemption from the clerk of the court.

#### PROCEDURE FOR CLAIMING EXEMPT PROPERTY

If you believe that the money or property taken from you is exempt, you must complete and file with the clerk of the court an executed claim of exemption. A copy of the claim of exemption must be served upon the sheriff, the garnishee and the judgment creditor within 10 days after the notice of execution or garnishment is served on you by mail pursuant to NRS 21.076 which identifies the specific property that is being levied on. The property must be released by the garnishee or the sheriff within 9 judicial days after you serve the claim of exemption upon the sheriff, garnishee and judgment creditor, unless the sheriff or garnishee receives a copy of an objection to the claim of exemption and a notice for a hearing to determine the issue of exemption. If this happens, a hearing will be held to determine whether the property or money is exempt. The objection to the claim of exemption and notice for the hearing to determine the issue of exemption must be filed within 8 judicial days after the claim of exemption is served on the judgment creditor by mail or in person and served on the judgment debtor, the sheriff and any garnishee not less than 5 judicial days before the date set for the hearing. The hearing to determine whether the property or money is exempt must be held within 7 judicial days after the objection to the claim of exemption and notice for the hearing is filed. You may be able to have your property released more quickly if you mail to the judgment creditor or the attorney of the judgment creditor written proof that the property is exempt. Such proof may include, without limitation, a letter from the government, an annual statement from a pension fund, receipts for payment, copies of checks, records from financial institutions or any other document which demonstrates that the money in your account is exempt.

**IF YOU DO NOT FILE THE EXECUTED CLAIM OF EXEMPTION WITHIN THE TIME SPECIFIED, YOUR PROPERTY MAY BE SOLD AND THE MONEY GIVEN TO THE JUDGMENT CREDITOR, EVEN IF THE PROPERTY OR MONEY IS EXEMPT.**

(Added to NRS by 1989, 1135; A 1991, 811, 1412; 1995, 227, 1071; 1997, 265, 3412; 2003, 1010, 1812; 2005, 382, 1012, 2228; 2007, 2708, 3016)





# Exhibit E

Exhibit E

1 Matthew D. Francis (6978)  
2 Adam P. McMillen (10678)  
3 WATSON ROUNDS  
4 5371 Kietzke Lane  
5 Reno, NV 89511  
6 Telephone: 775-324-4100  
7 Facsimile: 775-333-8171  
8 *Attorneys for Plaintiff Jed Margolin*

REC'D & FILED  
2015 FEB 26 PM 5:00  
SUSAN MORRIWETHER  
CLERK  
BY *[Signature]*  
DEPUTY

9 **In The First Judicial District Court of the State of Nevada**  
10 **In and for Carson City**

11  
12 JED MARGOLIN, an individual,  
13 Plaintiff,

Case No.: 090C00579 1B  
Dept. No.: 1

14 vs.

**WRIT OF EXECUTION**

15 OPTIMA TECHNOLOGY CORPORATION,  
16 a California corporation, OPTIMA  
17 TECHNOLOGY CORPORATION, a Nevada  
18 corporation, REZA ZANDIAN  
19 aka GOLAMREZA ZANDIANJAZI  
20 aka GHOLAM REZA ZANDIAN  
21 aka REZA JAZI aka J. REZA JAZI  
22 aka G. REZA JAZI aka GHONONREZA  
23 ZANDIAN JAZI, an individual, DOE Companies  
24 1-10, DOE Corporations 11-20, and DOE  
25 Individuals 21-30,

26 Defendants.

27 **THE PEOPLE OF THE STATE OF NEVADA:**

28 **To the Sheriff of Washoe County, Nevada, Greetings:**

On June 24, 2013, a judgment was entered by the above entitled Court in the above-entitled action in favor of Plaintiff Jed Margolin as Judgment Creditor and against Defendants, jointly and severally as Judgment Debtor for damages, pre-judgment interest, attorney's fees

1 and costs in amount of \$1,495,775.74. Notice of entry of Default Judgment was served on  
2 June 26, 2013 and filed on June 27, 2013.

3 WHEREAS, according to an affidavit or a memorandum of costs after judgment, or  
4 both, filed herein, it appears that further sums have accrued since the entry of judgment, to wit:

5 \$31,247.50 attorney's fees,

6 \$63,684.40 accrued interest, and

7 \$1,355.17 accrued costs, together with a \$10.00 fee for the issuance of this writ, making a  
8 total of:

9  
10 \$96,287.07 as accrued costs, accrued interest, and fees.

11 Credit must be given for payments and partial satisfactions in the amount of  
12 \$0.00 which is to be first credited against the total accrued costs and accrued interest, with any  
13 excess credited against the judgment as entered, leaving a net balance of: \$1,592,062.81  
14 actually due on the date of the issuance of this writ of which \$1,495,775.74 bears interest at  
15 5.25% percent per annum, in the amount of \$215.15 per day from April 19, 2014 to the date of  
16 levy, to which must be added the commissions and costs of the officer executing this writ.

17  
18 **NOW, THEREFORE, SHERIFF OF WASHOE COUNTY**, you are hereby  
19 commanded to satisfy this judgment with interest and costs as provided by law, out of the  
20 following real property belonging to the debtor in the said county, and make return to this writ  
21 within not less than 10 days or more than 60 days endorsed thereon with what you have done.

22 Washoe County APN: 079-150-12  
23 Situs: State Route 447  
24 Legal Description: The Southwest Quarter (SW ¼) of Section 25, Township  
25 21 North, Range 23 East, M.D.M.

25 DATED: this 23 day of <sup>December</sup>~~November~~, 2014.

26 ALAN GLOVER, Clerk

27  
28 By:  \_\_\_\_\_, Deputy

NOTICE OF EXECUTION

YOUR PROPERTY IS BEING ATTACHED OR  
YOUR WAGES ARE BEING GARNISHED

A court has determined that you owe money to JED MARGOLIN (name of person), the judgment creditor. The judgment creditor has begun the procedure to collect that money by garnishing your wages, bank account and other personal property held by third persons or by taking money or other property in your possession.

Certain benefits and property owned by you may be exempt from execution and may not be taken from you. The following is a partial list of exemptions:

1. Payments received pursuant to the federal Social Security Act, including, without limitation, retirement and survivors' benefits, supplemental security income benefits and disability insurance benefits.
2. Payments for benefits or the return of contributions under the Public Employees' Retirement System.
3. Payments for public assistance granted through the Division of Welfare and Supportive Services of the Department of Health and Human Services or a local governmental entity.
4. Proceeds from a policy of life insurance.
5. Payments of benefits under a program of industrial insurance.
6. Payments received as disability, illness or unemployment benefits.
7. Payments received as unemployment compensation.
8. Veteran's benefits.
9. A homestead in a dwelling or a mobile home, not to exceed \$550,000, unless:
  - (a) The judgment is for a medical bill, in which case all of the primary dwelling, including a mobile or manufactured home, may be exempt.
  - (b) Allodial title has been established and not relinquished for the dwelling or mobile home, in which case all of the dwelling or mobile home and its appurtenances are exempt, including the land on which they are located, unless a valid waiver executed pursuant to NRS 115.010 is applicable to the judgment.
10. All money reasonably deposited with a landlord by you to secure an agreement to rent or lease a dwelling that is used by you as your primary residence, except that such money is not exempt with respect to a landlord or landlord's successor in interest who seeks to enforce the terms of the agreement to rent or lease the dwelling.
11. A vehicle, if your equity in the vehicle is less than \$15,000.
12. Seventy-five percent of the take-home pay for any workweek, unless the weekly take-home pay is less than 50 times the federal minimum hourly wage, in which case the entire amount may be exempt.
13. Money, not to exceed \$500,000 in present value, held in:
  - (a) An individual retirement arrangement which conforms with the applicable limitations and requirements of section 408 or 408A of the Internal Revenue Code, 26 U.S.C. §§ 408 and 408A;
  - (b) A written simplified employee pension plan which conforms with the applicable limitations and requirements of section 408 of the Internal Revenue Code, 26 U.S.C. § 408;
  - (c) A cash or deferred arrangement that is a qualified plan pursuant to the Internal Revenue Code;
  - (d) A trust forming part of a stock bonus, pension or profit-sharing plan that is a qualified plan pursuant to sections 401 et seq. of the Internal Revenue Code, 26 U.S.C. §§ 401 et seq.; and
  - (e) A trust forming part of a qualified tuition program pursuant to chapter 353B of NRS, any applicable regulations adopted pursuant to chapter 353B of NRS and section 529 of the Internal Revenue Code, 26 U.S.C. § 529, unless the money is deposited after the entry of a judgment against the purchaser or account owner or the money will not be used by any beneficiary to attend a college or university.
14. All money and other benefits paid pursuant to the order of a court of competent jurisdiction for the support, education and maintenance of a child, whether collected by the judgment debtor or the State.
15. All money and other benefits paid pursuant to the order of a court of competent jurisdiction for the support and maintenance of a former spouse, including the amount of any arrearages in the payment of such support and maintenance to which the former spouse may be entitled.
16. Regardless of whether a trust contains a spendthrift provision:
  - (a) A present or future interest in the income or principal of a trust, if the interest has not been distributed from the trust;
  - (b) A remainder interest in the trust whereby a beneficiary of the trust will receive property from the trust outright at some time in the future under certain circumstances;
  - (c) A discretionary power held by a trustee to determine whether to make a distribution from the trust, if the interest has not been distributed from the trust;
  - (d) The power to direct dispositions of property in the trust, other than such a power held by a trustee to distribute property to a beneficiary of the trust;
  - (e) Certain powers held by a trust protector or certain other persons;
  - (f) Any power held by the person who created the trust; and

(g) Any other property of the trust that has not been distributed from the trust. Once the property is distributed from the trust, the property is subject to execution.

17. If a trust contains a spendthrift provision:

(a) A mandatory interest in the trust in which the trustee does not have discretion concerning whether to make the distribution from the trust, if the interest has not been distributed from the trust;

(b) A support interest in the trust in which the standard for distribution may be interpreted by the trustee or a court, if the interest has not been distributed from the trust; and

(c) Any other property of the trust that has not been distributed from the trust. Once the property is distributed from the trust, the property is subject to execution.

18. A vehicle for use by you or your dependent which is specially equipped or modified to provide mobility for a person with a permanent disability.

19. A prosthesis or any equipment prescribed by a physician or dentist for you or your dependent.

20. Payments, in an amount not to exceed \$16,150, received as compensation for personal injury, not including compensation for pain and suffering or actual pecuniary loss, by the judgment debtor or by a person upon whom the judgment debtor is dependent at the time the payment is received.

21. Payments received as compensation for the wrongful death of a person upon whom the judgment debtor was dependent at the time of the wrongful death, to the extent reasonably necessary for the support of the judgment debtor and any dependent of the judgment debtor.

22. Payments received as compensation for the loss of future earnings of the judgment debtor or of a person upon whom the judgment debtor is dependent at the time the payment is received, to the extent reasonably necessary for the support of the judgment debtor and any dependent of the judgment debtor.

23. Payments received as restitution for a criminal act.

24. Personal property, not to exceed \$1,000 in total value, if the property is not otherwise exempt from execution.

25. A tax refund received from the earned income credit provided by federal law or a similar state law.

26. Stock of a corporation described in subsection 2 of NRS 78.746 except as set forth in that section.

↳ These exemptions may not apply in certain cases such as a proceeding to enforce a judgment for support of a person or a judgment of foreclosure on a mechanic's lien. You should consult an attorney immediately to assist you in determining whether your property or money is exempt from execution. If you cannot afford an attorney, you may be eligible for assistance through Nevada Legal Services. If you do not wish to consult an attorney or receive legal services from an organization that provides assistance to persons who qualify, you may obtain the form to be used to claim an exemption from the clerk of the court.

#### PROCEDURE FOR CLAIMING EXEMPT PROPERTY

If you believe that the money or property taken from you is exempt, you must complete and file with the clerk of the court an executed claim of exemption. A copy of the claim of exemption must be served upon the sheriff, the garnishee and the judgment creditor within 10 days after the notice of execution or garnishment is served on you by mail pursuant to NRS 21.076 which identifies the specific property that is being levied on. The property must be released by the garnishee or the sheriff within 9 judicial days after you serve the claim of exemption upon the sheriff, garnishee and judgment creditor, unless the sheriff or garnishee receives a copy of an objection to the claim of exemption and a notice for a hearing to determine the issue of exemption. If this happens, a hearing will be held to determine whether the property or money is exempt. The objection to the claim of exemption and notice for the hearing to determine the issue of exemption must be filed within 8 judicial days after the claim of exemption is served on the judgment creditor by mail or in person and served on the judgment debtor, the sheriff and any garnishee not less than 5 judicial days before the date set for the hearing. The hearing to determine whether the property or money is exempt must be held within 7 judicial days after the objection to the claim of exemption and notice for the hearing is filed. You may be able to have your property released more quickly if you mail to the judgment creditor or the attorney of the judgment creditor written proof that the property is exempt. Such proof may include, without limitation, a letter from the government, an annual statement from a pension fund, receipts for payment, copies of checks, records from financial institutions or any other document which demonstrates that the money in your account is exempt.

IF YOU DO NOT FILE THE EXECUTED CLAIM OF EXEMPTION WITHIN THE TIME SPECIFIED, YOUR PROPERTY MAY BE SOLD AND THE MONEY GIVEN TO THE JUDGMENT CREDITOR, EVEN IF THE PROPERTY OR MONEY IS EXEMPT.

(Added to NRS by 1989, 1135; A 1991, 811, 1412; 1995, 227, 1071; 1997, 265, 3412; 2003, 1010, 1812; 2005, 382, 1012, 2228; 2007, 2708, 3016)

IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF CARSON CITY

Jed Margolin, an individual )  
PLAINTIFF )  
Vs )  
Optima Technology Corporation, a California )  
corporation, Optima Technology Corporation, a )  
Nevada corporation, Reza Zandian aka Golamreza )  
Zandianjazi aka Gholam Reza Zandian aka Reza Jazi )  
aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza )  
Zandian Jazi, an individual, DOE Companies 1-10, )  
DOE Corporations 11-20, and DOE Individuals 21- )  
30 )  
DEFENDANT )

Dated: 2/23/2015  
Civil File Number: 15001231  
CASE No.: 090C005791B

**DECLARATION OF SERVICE**

STATE OF NEVADA }  
} ss:  
COUNTY OF WASHOE }

Steve Wood, being first duly sworn, deposes and says: That affiant is a citizen of the United States, over 18 years of age, not a party to the within entered action, and that in the County of Washoe, State of Nevada, personally served the described documents upon:

**Post and Mail: Reza Zandian**  
**Location: APN: 079-150-12 State Route 447 South West Quarter of Section 25, Township 21 North, Range 23 East, Wadsworth, NV 89442**  
**Date: 2/20/2015 Time: 1:01 PM**

The document(s) served were: WRIT OF EXECUTION-REAL PROPERTY LEVY, NOTICE OF EXECUTION, NOTICE OF ATTACHMENT AND LEVY UPON PROPERTY

I declare under penalty of perjury under the law provided of the State of Nevada that the foregoing is true and correct. No notary is required per NRS 53.045.

CHUCK ALLEN, SHERIFF

By:   
Sheriff's Authorized Agent

Watson Rounds  
5371 Kietzke Ln  
Reno, NV 89511

# Exhibit F

Exhibit F




**DECLARATION OF CUSTODIAN OF RECORDS**

Liz Stuchell, being first duly sworn, declare under the

penalty of perjury, as follows:

1. I am the Custodian of Records for the Washoe County Sheriff.
2. That on the 26 day of February, 2018, Civil Section received a Subpoena Duces Tecum in connection with the matter entitled *Fred Sadri, et al., v. Jed Margolin, et al.*, United States Bankruptcy Court, District of Nevada Case No. 17-05016-BTB, requesting the production of documents and things delineated in the Subpoena.
3. I and/or persons acting under my supervision and control made a complete search of all available records.
4. I located the records and things, copies of which have been produced with this Declaration. The reproduction of the materials provided with this Declaration is true and complete and is an exact copy of the original.
5. The original of those records was made at or near the time of the act, event, recited therein by or from information transmitted by a person with knowledge, in the course of a regularly conducted activity involving conducting a sheriff sale of real property.

DATED: This 27 day of February, 2018.

  
\_\_\_\_\_  
(Signature)  
Liz Stuchell  
\_\_\_\_\_  
(Printed Name)



POST BY  
3/13/15

# NOTICE OF SALE POSTINGS IN WADSWORTH

**Plaintiff,** Jed Margolin, an individual

**Defendant,** Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30,

**Case number,** 090C005791B

**File number,** 15001231

**Property,** APN: 079-150-12

<b>Court</b>	3/4	1040
	_____ Date	_____ time

<b>Post Office</b>	3/4	1054
	_____ Date	_____ time

<b>Smoke Shop</b>	3/4	1032
	_____ Date	_____ time

**RENO NEWSPAPERS INC**

**Publishers of**

**Reno Gazette-Journal**

**955 Kuenzli St • P.O. Box 22,000 • Reno, NV 89520 • 775.788.6200**

**Legal Advertising Office 775.788.6394**

WASHOE CO SHERIFF OFFICE  
911 E PARR BLVD  
RENO NV 89512-1014

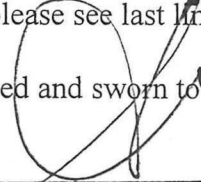
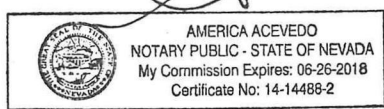
Customer Acct# 315629  
PO# 079-150-12  
Ad# 2000052415  
Legal Ad Cost \$455.00

STATE OF NEVADA  
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **3/13/2015 - 3/27/2015**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed: Kim Acevedo

**Proof of Publication**

SHERIFF'S SALE OF PROPERTY UNDER EXECUTION OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF WASHOE 090C005791B Jed Margolin, an individual, Plaintiff VS. Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30, Defendant Under and by virtue of an execution issued out of the FIRST JUDICIAL DISTRICT COURT, County of Carson City, State of Nevada, wherein, Jed Margolin, an individual, Plaintiff, recovered a judgment against, Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30, Defendant, for the sum of \$1,495,775.74 damages, together with accrued costs and disbursements of \$96,287.07, less \$0.00 for payments and partial satisfactions made, leaving a net balance of \$1,592,062.81, with interest at the rate of 5.25% per annum until paid, as appears to us of record, besides Sheriff's and publication fees, upon a judgment rendered the June 24,





Post By  
3/13/15

### NOTICE OF SALE POSTINGS IN RENO

Plaintiff, Jed Margolin, an individual

Defendant, Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30,

Case number, 090C005791B

File number, 15001231

Property, APN: 079-150-10

Court 3/12/15 1143  
Date time

Library 3/12/15 1147  
Date time

City Hall 3/12/15 1138  
Date time

POST BY  
3/13/15

# NOTICE OF SALE POSTINGS IN WADSWORTH

Plaintiff, Jed Margolin, an individual

Defendant, Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30,

Case number, 090C005791B

File number, 15001231

Property, APN: 079-150-10

Court	3/4	1040
	Date	time

Post Office	3/4	1054
	Date	time

Smoke Shop	3/6	1032
	Date	time



**RENO NEWSPAPERS INC**

**Publishers of**

**Reno Gazette-Journal**

**955 Kuenzli St • P.O. Box 22,000 • Reno, NV 89520 • 775.788.6200**

**Legal Advertising Office 775.788.6394**

WASHOE CO SHERIFF OFFICE  
911 E PARR BLVD  
RENO NV 89512-1014

Customer Acct# 315629  
PO# 079-150-10  
Ad# 2000052414  
Legal Ad Cost \$455.00

STATE OF NEVADA  
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **3/13/2015 - 3/27/2015**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed: *[Handwritten Signature]*

*[Handwritten Signature]*  
AMERICA ACEVEDO  
NOTARY PUBLIC - STATE OF NEVADA  
My Commission Expires: 06-26-2018  
Certificate No: 14-14488-2

**Proof of Publication**

SHERIFF'S SALE OF PROPERTY UNDER EXECUTION OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF WASHOE 090C005791B Jed Margolin, an individual, Plaintiff VS. Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30, Defendant Under and by virtue of an execution issued out of the FIRST JUDICIAL DISTRICT COURT, County of Carson City, State of Nevada, wherein, Jed Margolin, an individual, Plaintiff, recovered a judgment against, Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30, Defendant, for the sum of \$1,495,775.74 damages, together with accrued costs and disbursements of \$96,287.07, less \$0.00 for payments and partial satisfactions made, leaving a net balance of \$1,592,062.81, with interest at the rate of 5.25% per annum until paid, as appears to us of record, besides Sheriff's and publication fees, upon a judgment rendered the June 24,

2013. I have this day levied upon all the right, title, claim and interest of said Defendant, Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30, of, in and to the following described property to wit: APN: 079-150-10 State Route 447, Section 31, Township 21 North, Range 23 East, M.D.B.&M. Notice is hereby given that I will sell for lawful money of the United States at Public Auction, on April 3, 2015, at 09:15, of said day on the steps of the Second Judicial District Court, City of Reno, County of Washoe, State of Nevada, to the highest bidder, all the right, title, claim and interest of said defendant, of, in or to the above described property, or so much thereof as may be necessary to raise sufficient money to satisfy said judgment, with interest, cost and accruing costs. Dated: Tuesday, March 03, 2015 CHUCK ALLEN, SHERIFF  
By \_\_\_\_\_ SWood \_\_\_\_\_ No. 52414 March 13, 20, 27, 2015

**SHERIFF'S SALE OF PROPERTY UNDER EXECUTION  
OF THE STATE OF NEVADA IN AND FOR THE  
COUNTY OF WASHOE  
090C005791B**

Jed Margolin, an individual,  
Plaintiff  
VS.

Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30, Defendant

Under and by virtue of an execution issued out of the FIRST JUDICIAL DISTRICT COURT, County of Carson City, State of Nevada, wherein, Jed Margolin, an individual, Plaintiff, recovered a judgment against, Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30, Defendant, for the sum of \$1,495,775.74 damages, together with accrued costs and disbursements of \$96,287.07, less \$0.00 for payments and partial satisfactions made, leaving a net balance of \$1,592,062.81, with interest at the rate of 5.25% per annum until paid, as appears to us of record, besides Sheriff's and publication fees, upon a judgment rendered the June 24, 2013. I have this day levied upon all the right, title, claim and interest of said Defendant, Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30, of, in and to the following described property to wit: APN: 079-150-10 State Route 447, Section 31, Township 21 North, Range 23 East, M.D.B.&M. Notice is hereby given that I will sell for lawful money of the United States at Public Auction, on April 3, 2015, at 09:15, of said day on the steps of the Second Judicial District Court, City of Reno, County of Washoe, State of Nevada, to the highest bidder, all the right, title, claim and interest of said defendant, of, in or to the above described property, or so much thereof as may be necessary to raise sufficient money to satisfy said judgment, with interest, cost and accruing costs.

Dated: Tuesday, March 03, 2015  
CHUCK ALLEN, SHERIFF  
By \_\_\_\_\_ SWood \_\_\_\_\_

No. 52414 March 13, 20, 27, 2015

## NOTICE OF SALE POSTINGS IN RENO

Plaintiff, Jed Margolin, an individual

Defendant, Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30,

Case number, 090C005791B

File number, 15001231

Property, APN: 084-040-02

Court 3/12/15 1143  
Date time

Library 3/12/15 1147  
Date time

City Hall 3/12/15 1138  
Date time





**RENO NEWSPAPERS INC**

**Publishers of**

**Reno Gazette-Journal**

**955 Kuenzli St • P.O. Box 22,000 • Reno, NV 89520 • 775.788.6200**

**Legal Advertising Office 775.788.6394**

WASHOE CO SHERIFF OFFICE  
911 E PARR BLVD  
RENO NV 89512-1014

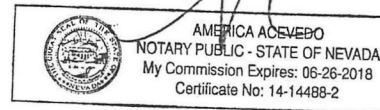
Customer Acct# 315629  
PO# 084-040-02  
Ad# 2000052413  
Legal Ad Cost \$455.00

STATE OF NEVADA  
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **3/13/2015 - 3/27/2015**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed: *K Montalvo*



**Proof of Publication**

SHERIFF'S SALE OF PROPERTY UNDER EXECUTION OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF WASHOE 090C005791B Jed Margolin, an individual, Plaintiff VS. Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30, Defendant Under and by virtue of an execution issued out of the FIRST JUDICIAL DISTRICT COURT, County of Carson City, State of Nevada, wherein, Jed Margolin, an individual, Plaintiff, recovered a judgment against, Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30, Defendant, for the sum of \$1,495,775.74 damages, together with accrued costs and disbursements of \$96,287.07, less \$0.00 for payments and partial satisfactions made, leaving a net balance of \$1,592,062.81, with interest at the rate of 5.25% per annum until paid, as appears to us of record, besides Sheriff's and publication fees, upon a judgment rendered the June 24,

2013. I have this day levied upon all the right, title, claim and interest of said Defendant, Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30, of, in and to the following described property to wit: APN: 084-040-02 Pierson Canyon Road, Section 5, Township 20 North, Range 23 East, M.D.B.&M. Notice is hereby given that I will sell for lawful money of the United States at Public Auction, on April 3, 2015, at 09:30, of said day on the steps of the Second Judicial District Court, City of Reno, County of Washoe, State of Nevada, to the highest bidder, all the right, title, claim and interest of said defendant, of, in or to the above described property, or so much thereof as may be necessary to raise sufficient money to satisfy said judgment, with interest, cost and accruing costs. Dated: Tuesday, March 03, 2015 CHUCK ALLEN, SHERIFF By \_\_\_\_\_ SWood \_\_\_\_\_ No. 52413 March 13, 20, 27, 2015

**SHERIFF'S SALE OF PROPERTY UNDER EXECUTION  
OF THE STATE OF NEVADA IN AND FOR THE  
COUNTY OF WASHOE  
090C005791B**

Jed Margolin, an individual,  
Plaintiff  
VS.  
Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, DOE Individuals 21-30, Defendant

Under and by virtue of an execution issued out of the FIRST JUDICIAL DISTRICT COURT, County of Carson City, State of Nevada, wherein, Jed Margolin, an individual, Plaintiff, recovered a judgment against, Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30, Defendant, for the sum of \$1,495,775.74 damages, together with accrued costs and disbursements of \$96,287.07, less \$0.00 for payments and partial satisfactions made, leaving a net balance of \$1,592,062.81, with interest at the rate of 5.25% per annum until paid, as appears to us of record, besides Sheriff's and publication fees, upon a judgment rendered the June 24, 2013. I have this day levied upon all the right, title, claim and interest of said Defendant, Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30, of, in and to the following described property to wit: APN: 084-040-02 Pierson Canyon Road, Section 5, Township 20 North, Range 23 East, M.D.B.&M. Notice is hereby given that I will sell for lawful money of the United States at Public Auction, on April 3, 2015, at 09:30, of said day on the steps of the Second Judicial District Court, City of Reno, County of Washoe, State of Nevada, to the highest bidder, all the right, title, claim and interest of said defendant, of, in or to the above described property, or so much thereof as may be necessary to raise sufficient money to satisfy said judgment, with interest, cost and accruing costs.

Dated: Tuesday, March 03, 2015  
CHUCK ALLEN, SHERIFF  
By \_\_\_\_\_ SWood \_\_\_\_\_

No. 52413 March 13, 20, 27, 2015

**LEGALS** **LEGALS**







POST 154  
3/13/15

# NOTICE OF SALE POSTINGS IN WADSWORTH

Plaintiff, Jed Margolin, an individual

Defendant, Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30,

Case number, 090C005791B

File number, 15001231

Property, APN: 084-130-07

Court 3/4  
Date

1040  
time

Post Office 3/6  
Date

1040 1054  
time

Smoke Shop 3/4  
Date

1032  
time

**RENO NEWSPAPERS INC**

**Publishers of**

**Reno Gazette-Journal**

**955 Kuenzli St • P.O. Box 22,000 • Reno, NV 89520 • 775.788.6200**

**Legal Advertising Office 775.788.6394**

WASHOE CO SHERIFF OFFICE  
911 E PARR BLVD  
RENO NV 89512-1014

Customer Acct# 315629  
PO# 084-130-07  
Ad# 2000052412  
Legal Ad Cost \$470.00

STATE OF NEVADA  
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **3/13/2015 - 3/27/2015**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed: *[Signature]*

*[Signature]*  
AMERICA ACEVEDO  
NOTARY PUBLIC - STATE OF NEVADA  
My Commission Expires: 06-26-2018  
Certificate No: 14-14488-2

**Proof of Publication**

SHERIFF'S SALE OF PROPERTY UNDER EXECUTION OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF WASHOE 090C005791B Jed Margolin, an individual, Plaintiff VS. Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30, Defendant Under and by virtue of an execution issued out of the FIRST JUDICIAL DISTRICT COURT, County of Carson City, State of Nevada, wherein, Jed Margolin, an individual, Plaintiff, recovered a judgment against, Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30, Defendant, for the sum of \$1,495,775.74 damages, together with accrued costs and disbursements of \$96,287.07, less \$0.00 for payments and partial satisfactions made, leaving a net balance of \$1,592,062.81, with interest at the rate of 5.25% per annum until paid, as appears to us of record, besides Sheriff's and publication fees, upon a judgment rendered the June 24,





- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

REZA ZANDIANI  
 C/O JASON D WOODBURY  
 SEVERIN A CARLSON  
 510 WEST FOURTH ST  
 CARSON CITY, NV 89703

A. Signature  
 x *Kaeli Biggin*  Agent  Addressee

B. Received by (Printed Name) *Kaeli Biggin* C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) **7014 0150 0000 6137 0872**

PS Form 3811, July 2013

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JASON D WOODBURY  
 SEVERIN A CARLSON  
 KAEMPFER CROWELL  
 510 WEST FOURTH ST  
 CARSON CITY, NV 89703

A. Signature  
 x *Kaeli Biggin*  Agent  Addressee

B. Received by (Printed Name) *Kaeli Biggin* C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) **7014 0150 0000 6137 0865**

PS Form 3811, July 2013

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature x <i>Kaeli Biggin</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
	B. Received by (Printed Name) <i>Kaeli Biggin</i>	C. Date of Delivery
1. Article Addressed to:  <i>REZA ZANDIAN            C/O JASON D WOODBURY            SEVERIN A CARLSON            510 WEST FOURTH ST            CARSON CITY, NV 89703</i>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
	3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)	<b>7014 0150 0000 6137 0797</b>	
PS Form 3811, July 2013 Domestic Return Receipt		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature x <i>Kaeli Biggin</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
	B. Received by (Printed Name) <i>Kaeli Biggin</i>	C. Date of Delivery
1. Article Addressed to:  <i>JASON D WOODBURY            SEVERIN A CARLSON            KAMPFER CROWELL            510 WEST FOURTH ST            CARSON CITY, NV 89703</i>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
	3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)	<b>7014 0150 0000 6137 0827</b>	
PS Form 3811, July 2013 Domestic Return Receipt		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature x <i>Kaeli Biggin</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
	B. Received by (Printed Name) <i>Kaeli Biggin</i>	C. Date of Delivery
1. Article Addressed to:  <i>JASON D WOODBURY            SEVERIN A CARLSON            KAMPFER CROWELL            510 WEST FOURTH ST            CARSON CITY, NV 89703</i>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
	3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)	<b>7014 0150 0000 6137 0902</b>	
PS Form 3811, July 2013 Domestic Return Receipt		



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <input checked="" type="checkbox"/> <i>Kaeli Biggin</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
	B. Received by (Printed Name) <i>Kaeli Biggin</i>	C. Date of Deliver
1. Article Addressed to:  <i>ZEZA ZANDIAN            C/O JASON D WOODBURY            SEVERIN A CARLSON            510 WEST FOURTH ST            CARSON CITY, NV 89703</i>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
	3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandis <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)	<b>7014 0150 0000 6137 0841</b>	
PS Form 3811, July 2013 Domestic Return Receipt		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <input checked="" type="checkbox"/> <i>Kaeli Biggin</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
	B. Received by (Printed Name) <i>Kaeli Biggin</i>	C. Date of Deliver
1. Article Addressed to:  <i>ZEZA ZANDIAN            C/O JASON D WOODBURY            SEVERIN A CARLSON            510 WEST FOURTH ST            CARSON CITY, NV 89703</i>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
	3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandis <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)	<b>7014 0150 0000 6137 0896</b>	
PS Form 3811, July 2013 Domestic Return Receipt		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <input checked="" type="checkbox"/> <i>Kaeli Biggin</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
	B. Received by (Printed Name) <i>Kaeli Biggin</i>	C. Date of Deliver
1. Article Addressed to:  <i>JASON D WOODBURY            SEVERIN A CARLSON            KAEMPFER CROWELL            510 WEST FOURTH ST            CARSON CITY, NV 89703</i>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
	3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandis <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)	<b>7014 0150 0000 6137 0889</b>	
PS Form 3811, July 2013 Domestic Return Receipt		

# Exhibit G

Exhibit G



1 Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
2 WATSON ROUNDS  
5371 Kietzke Lane  
3 Reno, NV 89511  
Telephone: 775-324-4100  
4 Facsimile: 775-333-8171  
*Attorneys for Plaintiff Jed Margolin*

REC'D & FILED  
2014 NOV -4 PM 4: 56  
ALAN GLOVER  
By Alegria CLERK  
DEPUTY

RECEIVED  
CLARK COUNTY SHERIFF  
2014 OCT 23 A 10: 21

6 **In The First Judicial District Court of the State of Nevada**  
7  
8 **In and for Carson City**

9 JED MARGOLIN, an individual,

10 Plaintiff,

11 vs.

12 REZA ZANDIAN aka GOLAMREZA  
13 ZANDIANJAZI aka GHOLAM REZA  
ZANDIAN aka REZA JAZI aka J. REZA JAZI  
14 aka G. REZA JAZI aka GHONONREZA  
ZANDIAN JAZI, et al.,

15 Defendants.  
16

Case No.: 090C00579 1B  
Dept. No.: 1

**AFFIDAVIT OF POSTING**  
**NOTICE OF SHERIFF'S SALE OF**  
**REAL PROPERTY UNDER**  
**EXECUTION**

17 STATE OF NEVADA )  
18 COUNTY OF CLARK ) ss.

19 I, THOMAS SMITH, state:

20 That at all times herein I have been a citizen of the United States, over 18 years of age,  
21 and am not a party to, or interested in, the proceeding in which this affidavit is made.

22 1. On the 22<sup>ND</sup> day of OCTOBER, 2014, I personally posted a copy of the Writ of  
23 Execution and the Notice of Sheriff's Sale of Real Property Under Execution, on the property  
24 in the manner prescribed under the Nevada Revised Statutes, in a conspicuous place  
25 at the property which is located at:  
26

27 ///  
28 ///

013

APN: 071-02-000-013  
Situs: Moapa Valley, Clark County, Nevada  
Legal Description: Section 2, Township 16, Range 68  
Zip Code: 89040

2. On the 22<sup>ND</sup> day of OCTOBER, 2014, I personally posted a copy of the Notice of Sheriff's Sale of Real Property Under Execution of the above-referenced property in the manner prescribed under the Nevada Revised Statutes, at three (3) public places in Moapa Valley, Nevada.

3. On the 22<sup>ND</sup> day of OCTOBER, 2014, I personally posted a copy of the Notice of Sheriff's Sale of Real Property Under Execution of the above-referenced property in the manner prescribed under the Nevada Revised Statutes, at three (3) public places in Las Vegas, Nevada.

I declare under penalty of perjury that the foregoing is true and correct.

**CLARK COUNTY SHERIFF**

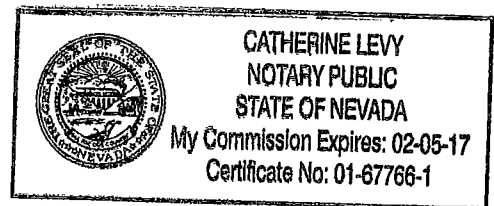
*Subst. Signed for Thomas Smith*  
Deputy Sheriff, THOMAS SMITH  
10/23/14

SUBSCRIBED AND SWORN to before me

this 23<sup>rd</sup> day of October, 2014.

*[Signature]*

Deputy Clerk or Notary Public





**CLARK COUNTY SHERIFF  
CIVIL PROCESS SECTION**

JED MARGOLIN	)	<b>E X H I B I T A – Affidavit of Posting</b>
	)	
<b>PLAINTIFF</b>	)	CASE No. 090C00579 1B
vs	)	SHERIFF CIVIL NO.: 14006773
OPTIMA TECHNOLOGY CORPORATION;	)	
REZA ZANDIAN, et al.,	)	
<b>DEFENDANT</b>	)	

STATE OF NEVADA }  
} ss:  
COUNTY OF CLARK }

**ATTEMPTS TO LOCATE:**  
**Date: 10/22/2014 @ 11:50 AM - RAW LAND VIRGIN RIVER WEST ROAD MOAPA VALLEY (#013) OVERTON, NV 89040**  
**Attempted By: THOMAS SMITH**  
**Service Type: POSTING.**  
**Notes : POSTED WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE OF REAL PROPERTY AT RAW LAND ,20 ACRE PARCEL.**

**Date: 10/22/2014 @ 11:20 AM - 350 NORTH MOAPA VALLEY ROAD OVERTON, NV 89040**  
**Attempted By: THOMAS SMITH**  
**Service Type: POSTING.**  
**Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION.**

**Date: 10/22/2014 @ 11:26 AM - 320 NORTH MOAPA VALLEY ROAD OVERTON, NV 89040**  
**Attempted By: THOMAS SMITH**  
**Service Type: POSTING.**  
**Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION.**

**Date: 10/22/2014 @ 11:40 AM - 275 NORTH MOAPA VALLEY ROAD OVERTON, NV 89040**  
**Attempted By: THOMAS SMITH**  
**Service Type: POSTING.**  
**Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION.**

CASE # 090C00579 1B  
EXHIBIT A – Affidavit of Posting



PAGE 2

**Date: 10/22/2014 @ 1:45 PM - CLARK COUNTY GOVERNMENT CENTER 500 S GRAND  
CENTRAL PARKWAY LAS VEGAS, NV 89155**

**Attempted By: THOMAS SMITH**

**Service Type: POSTING.**

**Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY  
UNDER EXECUTION.**

**Date: 10/22/2014 @ 2:00 PM - REGIONAL JUSTICE CENTER 200 LEWIS AVENUE LAS  
VEGAS, NV 89101**

**Attempted By: THOMAS SMITH**

**Service Type: POSTING.**

**Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY  
UNDER EXECUTION.**

**Date: 10/22/2014 @ 2:15 PM - THIRD STREET COUNTY BUILDING 309 S THIRD STREET LAS  
VEGAS, NV 89101**

**Attempted By: THOMAS SMITH**

**Service Type: POSTING.**

**Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY  
UNDER EXECUTION.**

**ORIGINAL**

Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
WATSON ROUNDS  
5371 Kietzke Lane  
Reno, NV 89511  
Telephone: 775-324-4100  
Facsimile: 775-333-8171  
*Attorneys for Plaintiff Jed Margolin*

**In The First Judicial District Court of the State of Nevada  
In and for Carson City**

RECEIVED  
CLARK COUNTY SHERIFF  
JUL 21 - 9 P 3: 27

JED MARGOLIN, an individual,

Plaintiff,

vs.

REZA ZANDIAN aka GOLAMREZA  
ZANDIANJAZI aka GHOLAM REZA  
ZANDIAN aka REZA JAZI aka J. REZA JAZI  
aka G. REZA JAZI aka GHONONREZA  
ZANDIAN JAZI, et al.,

Defendants.

Case No.: 090C00579 1B

Dept. No.: 1

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY UNDER  
EXECUTION**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION:**

By virtue of a Writ of Execution issued out of the First Judicial District Court, Carson City, Nevada, on September 5, 2014, upon a judgment entered in the above-captioned case on June 27, 2013, in favor of Plaintiff Jed Margolin and against Reza Zandian aka Golamreza Zandian Jazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi ("Defendant Reza Zandian"), in the amount of \$1,592,062.81, which Writ of Execution was delivered to me as Sheriff. I have levied upon all of the right, title, claim and interest of Defendant Reza Zandian in and to that certain real property located in Moapa Valley, Clark County, Nevada 89040 and described as THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 68 EAST, M.D.M. APN 071-02-000-013.



# Exhibit H

Exhibit H



000011

1 Matthew D. Francis (6978)  
 Adam P. McMillen (10678)  
 2 WATSON ROUNDS  
 5371 Kietzke Lane  
 3 Reno, NV 89511  
 Telephone: 775-324-4100  
 4 Facsimile: 775-333-8171  
 Attorneys for Plaintiff Jed Margolin

RECEIVED  
 CLARK COUNTY SHERIFF  
 2014 OCT 23 A 10:11

**In The First Judicial District Court of the State of Nevada**

**In and for Carson City**

9 JED MARGOLIN, an individual,

10 Plaintiff,

Case No.: 090C00579 1B

11 vs.

Dept. No.: 1

12 REZA ZANDIAN aka GOLAMREZA  
 ZANDIANJAZI aka GHOLAM REZA  
 13 ZANDIAN aka REZA JAZI aka J. REZA JAZI  
 aka G. REZA JAZI aka GHONONREZA  
 14 ZANDIAN JAZI, et al.,

**AFFIDAVIT OF POSTING**  
**NOTICE OF SHERIFF'S SALE OF**  
**REAL PROPERTY UNDER**  
**EXECUTION**

15 Defendants.

17 STATE OF NEVADA )  
 ) ss.  
 18 COUNTY OF CLARK )

19 I, THOMAS SMITH, state:

20 That at all times herein I have been a citizen of the United States, over 18 years of age,  
 21 and am not a party to, or interested in, the proceeding in which this affidavit is made.

22 1. On the 22<sup>ND</sup> day of OCTOBER, 2014, I personally posted a copy of the Writ of  
 23 Execution and the Notice of Sheriff's Sale of Real Property Under Execution, on the property  
 24 in the manner prescribed under the Nevada Revised Statutes, in a conspicuous place  
 25 at the property which is located at:  
 26

27 ///

28 ///

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

APN: 071-02-000-005  
Situs: Moapa Valley, Clark County, Nevada  
Legal Description: Section 2, Township 16, Range 68  
Zip Code: 89040

2. On the 22<sup>ND</sup> day of OCTOBER, 2014, I personally posted a copy of the Notice of Sheriff's Sale of Real Property Under Execution of the above-referenced property in the manner prescribed under the Nevada Revised Statutes, at three (3) public places in Moapa Valley, Nevada.

3. On the 22<sup>ND</sup> day of OCTOBER, 2014, I personally posted a copy of the Notice of Sheriff's Sale of Real Property Under Execution of the above-referenced property in the manner prescribed under the Nevada Revised Statutes, at three (3) public places in Las Vegas, Nevada.

I declare under penalty of perjury that the foregoing is true and correct.

**CLARK COUNTY SHERIFF**

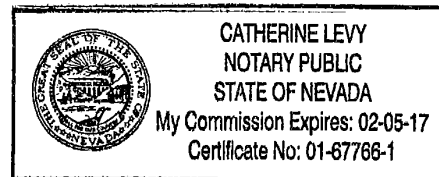
*Just for Thomas Smith*  
Deputy Sheriff, THOMAS SMITH  
10/23/14

SUBSCRIBED AND SWORN to before me

this 23<sup>rd</sup> day of October, 2014.

*[Signature]*

Deputy Clerk or Notary





**CLARK COUNTY SHERIFF  
CIVIL PROCESS SECTION**

JED MARGOLIN	)	<b>E X H I B I T A – Affidavit of Posting</b>
	)	
<b>PLAINTIFF</b>	)	CASE No. 090C00579 1B
vs	)	SHERIFF CIVIL NO.: 14006770
OPTIMA TECHNOLOGY CORPORATION;	)	
REZA ZANDIAN, et al.,	)	
<b>DEFENDANT</b>	)	

STATE OF NEVADA }  
 } ss:  
 COUNTY OF CLARK }

**Date: 10/22/2014 @ 11:00 AM - RAW LAND VIRGIN RIVER WEST ROAD MOAPA VALLEY  
 (#005) OVERTON, NV 89040**

**Attempted By: THOMAS SMITH**

**Service Type: POSTING.**

**Notes : POSTED WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE OF REAL  
 PROPERTY UNDER EXECUTION TO RAW LAND 10 ACRE PARCEL.**

**Date: 10/22/2014 @ 11:20 AM - 350 NORTH MOAPA VALLEY ROAD OVERTON, NV 89040**

**Attempted By: THOMAS SMITH**

**Service Type: POSTING.**

**Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY  
 UNDER EXECUTION.**

**Date: 10/22/2014 @ 11:26 AM - 320 NORTH MOAPA VALLEY ROAD OVERTON, NV 89040**

**Attempted By: THOMAS SMITH**

**Service Type: POSTING.**

**Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY  
 UNDER EXECUTION.**

**Date: 10/22/2014 @ 11:40 AM - 275 NORTH MOAPA VALLEY ROAD OVERTON, NV 89040**

**Attempted By: THOMAS SMITH**

**Service Type: PHONE CONTACT.**

**Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY  
 UNDER EXECUTION.**

000014

CASE # 090C00579 1B  
EXHIBIT A – Affidavit of Posting



PAGE 2

**Date: 10/22/2014 @ 1:45 PM - CLARK COUNTY GOVERNMENT CENTER 500 S GRAND  
CENTRAL PARKWAY LAS VEGAS, NV 89155**

**Attempted By: THOMAS SMITH**

**Service Type: POSTING.**

**Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY  
UNDER EXECUTION.**

**Date: 10/22/2014 @ 2:00 PM - REGIONAL JUSTICE CENTER 200 LEWIS AVENUE LAS  
VEGAS, NV 89101**

**Attempted By: THOMAS SMITH**

**Service Type: POSTING.**

**Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY  
UNDER EXECUTION.**

**Date: 10/22/2014 @ 2:15 PM - THIRD STREET COUNTY BUILDING 309 S THIRD STREET LAS  
VEGAS, NV 89101**

**Attempted By: THOMAS SMITH**

**Service Type: POSTING.**

**Notes : POSTED ON BULLETIN BOARD NOTICE OF SHERIFF'S SALE OF REAL PROPERTY  
UNDER EXECUTION.**

ORIGINAL

1 Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
2 WATSON ROUNDS  
5371 Kietzke Lane  
3 Reno, NV 89511  
Telephone: 775-324-4100  
4 Facsimile: 775-333-8171  
*Attorneys for Plaintiff Jed Margolin*

6 **In The First Judicial District Court of the State of Nevada**

7 **In and for Carson City**

9 JED MARGOLIN, an individual,

10 Plaintiff,

11 vs.

12 REZA ZANDIAN aka GOLAMREZA  
ZANDIANJAZI aka GHOLAM REZA  
13 ZANDIAN aka REZA JAZI aka J. REZA JAZI  
14 aka G. REZA JAZI aka GHONONREZA  
ZANDIAN JAZI, et al.,

15 Defendants.

Case No.: 090C00579 1B

Dept. No.: 1

RECEIVED  
CLARK COUNTY SHERIFF  
ZM OCT -9 P 3:25

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY UNDER  
EXECUTION**

17 **NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION:**

18 By virtue of a Writ of Execution issued out of the First Judicial District Court, Carson City,  
19 Nevada, on September 5, 2014, upon a judgment entered in the above-captioned case on June  
20 27, 2013, in favor of Plaintiff Jed Margolin and against Reza Zandian aka Golamreza Zandian  
21 Jazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka  
22 Ghononreza Zandian Jazi ("Defendant Reza Zandian"), in the amount of \$1,592,062.81, which  
23 Writ of Execution was delivered to me as Sheriff. I have levied upon all of the right, title,  
24 claim and interest of Defendant Reza Zandian in and to that certain real property located in  
25 Moapa Valley, Clark County, Nevada 89040 and described as THE SOUTHEAST  
26 QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST  
27 QUARTER (NE ¼) OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 68 EAST, M.D.M.  
28 APN 071-02-000-005.

05



# Exhibit I

Exhibit I



1 Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
2 WATSON ROUNDS  
5371 Kietzke Lane  
3 Reno, NV 89511  
Telephone: 775-324-4100  
4 Facsimile: 775-333-8171  
*Attorneys for Plaintiff Jed Margolin*

REC'D & FILED  
2014 NOV -6 PM 3: 12  
ALAN GLOVER  
BY ~~C. G. DEPUTY~~ CLERK

7 **In The First Judicial District Court of the State of Nevada**  
8 **In and for Carson City**

10  
11 JED MARGOLIN, an individual,  
12 Plaintiff,

Case No.: 090C00579 1B  
Dept. No.: 1

13 vs.

14 OPTIMA TECHNOLOGY CORPORATION,  
a California corporation, OPTIMA  
15 TECHNOLOGY CORPORATION, a Nevada  
corporation, REZA ZANDIAN  
16 aka GOLAMREZA ZANDIANJAZI  
17 aka GHOLAM REZA ZANDIAN  
aka REZA JAZI aka J. REZA JAZI  
18 aka G. REZA JAZI aka GHONONREZA  
ZANDIAN JAZI, an individual, DOE Companies  
19 1-10, DOE Corporations 11-20, and DOE  
20 Individuals 21-30,

**AFFIDAVIT OF PUBLICATION  
OF NOTICE OF SHERIFF'S  
SALE OF REAL PROPRTY  
UNDER EXECUTION**

21 Defendants.

22  
23 Plaintiff Jed Margolin, through counsel Adam McMillen, presents herewith an  
24 Affidavit of Publication of Notice of Sheriff's Sale of Real Property Under Execution as it  
25 relates to Clark County APN: 071-02-000-013. Such Affidavit of Publication is attached  
26 hereto as Exhibit 1.

27 ///

28 ///


1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**Affirmation Pursuant to NRS 239B.030**

The undersigned does hereby affirm that the preceding document does not contain the social security number of any person.

DATED: November 5, 2014.

WATSON ROUNDS

By: 

Matthew D. Francis  
Adam P. McMillen  
Watson Rounds  
5371 Kietzke Lane  
Reno, NV 89511

Attorneys for Plaintiff Jed Margolin

# Exhibit 1

Exhibit 1

AFFP

090C00579 1B

### Affidavit of Publication

STATE OF NEVADA }  
COUNTY OF CLARK }

SS

I, Rosalie Qualls state:

That I am Assistant Operations Manager of the Nevada Legal News, a daily newspaper of general circulation, printed and published in Las Vegas, Clark County, Nevada; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

- Oct 17, 2014
- Oct 24, 2014
- Oct 30, 2014

That said newspaper was regularly issued and circulated on those dates. I declare under penalty of perjury that the foregoing is true and correct.

DATED: Oct 30, 2014



Rosalie Qualls

In The First Judicial District Court of the State of Nevada  
In and for Carson City

Case No.: 090C00579 1B Dept. No.: 1

JED MARGOLIN, an individual, Plaintiff,

vs. REZA ZANDIAN aka GOLAMREZA ZANDIANJAZI aka GHOLAM REZA ZANDIAN aka REZA JAZI aka J. REZA JAZI aka G. REZA JAZI aka GHONONREZA ZANDIAN JAZI, et al., Defendants.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION  
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION:

By virtue of a Writ of Execution issued out of the First Judicial District Court, Carson City, Nevada, on September 5, 2014, upon a judgment entered in the above-captioned case on June 27, 2013, in favor of Plaintiff Jed Margolin and against Reza Zandian aka Golamreza Zandian Jazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi ("Defendant Reza Zandian"), in the amount of \$1,592,062.81, which Writ of Execution was delivered to me as Sheriff. I have levied upon all of the right, title, claim and interest of Defendant Reza Zandian in and to that certain real property located in Moapa Valley, Clark County, Nevada 89040 and described as THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 68 EAST, M.D.M. APN 071-02-000-013. NOTICE IS HEREBY GIVEN THAT I, the undersigned Sheriff, will sell at Sheriff's Sale to the highest bidder, for cash; without warranty, express or implied, all of the right, title, claim and interest of Defendant Reza Zandian in and to the above-described real property or as much thereof as may be necessary to satisfy said judgment and Writ of Execution, together with interest and costs thereon, on December 9, 2014, at the front steps of the North Entrance to the REGIONAL JUSTICE CENTER, 200 LEWIS ST, LAS VEGAS at 9:15 a.m. This property is being sold subject to all prior liens and encumbrances pending against the property and subject to all easements, restrictions of record, taxes, and special assessments pending against the property. Only Cash or Certified Funds will be accepted and payment must be made in full immediately upon conclusion of the sale. NOTICE IS FURTHER GIVEN that the purchaser at such sale shall take title to the above described real property subject to a one (1) year right of redemption pursuant to NRS 21.210. PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY. Before bidding at the sale, a prospective bidder should independently investigate the priority of the lien or interest of the judgment creditor; land use laws and regulations applicable to the property; approved uses for the property; limits on farming or forest practices on the property; rights of neighboring property owners; environmental laws and regulations that affect the property; make their own examination of the title and the condition of the property; and to consult their own attorney before bidding.

DATED: This 10th day of October, 2014. DOUG GILLESPIE, SHERIFF, CLARK COUNTY, NEVADA, By: Lt. G. Jason Flippo, PN 5734, Sheriff's Civil Section, Deputy Sheriff, Matthew D. Francis (6978), Adam P. McMillen (10678), WATSON ROUNDS, 5371 Kietzke Lane, Reno, NV 89511, Telephone: 775-324-4100, Facsimile: 775-333-8171, Attorneys for Plaintiff Jed Margolin  
Published in Nevada Legal News  
October 17, 24, 30, 2014

04100372 00383242

WATSON ROUNDS, ESQS. (RENO)  
5371 KIETZKE LANE  
RENO, NV 89511

# Exhibit J

Exhibit J

1 Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
2 WATSON ROUNDS  
5371 Kietzke Lane  
3 Reno, NV 89511  
Telephone: 775-324-4100  
4 Facsimile: 775-333-8171  
Attorneys for Plaintiff Jed Margolin

REC'D & FILED  
2014 NOV -6 PM 3: 12  
ALAN GLOVER  
BY C. GRIBBLE CLERK  
DEPUTY

7 **In The First Judicial District Court of the State of Nevada**  
8 **In and for Carson City**

11 JED MARGOLIN, an individual,  
12 Plaintiff,

13 vs.

14 OPTIMA TECHNOLOGY CORPORATION,  
a California corporation, OPTIMA  
15 TECHNOLOGY CORPORATION, a Nevada  
16 corporation, REZA ZANDIAN  
aka GOLAMREZA ZANDIANJAZI  
17 aka GHOLAM REZA ZANDIAN  
aka REZA JAZI aka J. REZA JAZI  
18 aka G. REZA JAZI aka GHONONREZA  
ZANDIAN JAZI, an individual, DOE Companies  
19 1-10, DOE Corporations 11-20, and DOE  
20 Individuals 21-30,  
21 Defendants.

Case No.: 090C00579 1B

Dept. No.: 1

**AFFIDAVIT OF PUBLICATION  
OF NOTICE OF SHERIFF'S  
SALE OF REAL PROPETY  
UNDER EXECUTION**

22  
23 Plaintiff Jed Margolin, through counsel Adam McMillen, presents herewith an  
24 Affidavit of Publication of Notice of Sheriff's Sale of Real Property Under Execution as it  
25 relates to Clark County APN: 071-02-000-005. Such Affidavit of Publication is attached  
26 hereto as Exhibit 1.

27 ///

28 ///



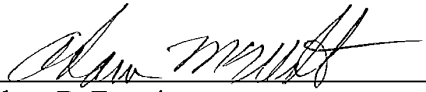
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**Affirmation Pursuant to NRS 239B.030**

The undersigned does hereby affirm that the preceding document does not contain the social security number of any person.

DATED: November 5, 2014.

WATSON ROUNDS

By: 

Matthew D. Francis  
Adam P. McMillen  
Watson Rounds  
5371 Kietzke Lane  
Reno, NV 89511

Attorneys for Plaintiff Jed Margolin

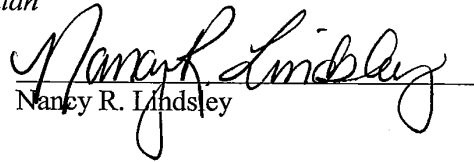
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**CERTIFICATE OF SERVICE**

Pursuant to NRCP 5(b), I certify that I am an employee of Watson Rounds, and that on this date, I deposited for mailing, in a sealed envelope, with first-class postage prepaid, a true and correct copy of the foregoing document, **AFFIDAVIT OF PUBLICATION OF NOTICE OF SHERIFF'S SALE OF REAL PROPRETY UNDER EXECUTION (CLARK COUNTY APN: 071-02-000-005)**, addressed as follows:

Jason D. Woodbury  
Severin A. Carlson  
Kaempfer Crowell  
510 West Fourth Street  
Carson City, Nevada 89703  
*Attorneys for Defendant, Reza Zandian*

Dated: November 6, 2014

  
Nancy R. Lindsay

# Exhibit 1

Exhibit 1

AFFP

090C00579 1B-1

### Affidavit of Publication

STATE OF NEVADA }  
COUNTY OF CLARK }           SS

I, Rosalie Qualls state:

That I am Assistant Operations Manager of the Nevada Legal News, a daily newspaper of general circulation, printed and published in Las Vegas, Clark County, Nevada; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

- Oct 17, 2014
- Oct 24, 2014
- Oct 30, 2014

That said newspaper was regularly issued and circulated on those dates. I declare under penalty of perjury that the foregoing is true and correct.

DATED: Oct 30, 2014



Rosalie Qualls

In The First Judicial District Court of the State of Nevada  
 In and for Carson City  
 Case No.: 090C00579 1B Dept. No.: 1  
 JED MARGOLIN, an individual, Plaintiff,  
 vs. REZA ZANDIAN aka GOLAMREZA ZANDIANJAZI aka GHOLAM REZA ZANDIAN aka REZA JAZI aka J. REZA JAZI aka G. REZA JAZI aka GHONONREZA ZANDIAN JAZI, et al., Defendants.

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION**  
**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION:**  
 By virtue of a Writ of Execution issued out of the First Judicial District Court, Carson City, Nevada, on September 5, 2014, upon a judgment entered in the above-captioned case on June 27, 2013, in favor of Plaintiff Jed Margolin and against Reza Zandian aka Golamreza Zandian Jazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi ("Defendant Reza Zandian"), in the amount of \$1,592,062.81, which Writ of Execution was delivered to me as Sheriff. I have levied upon all of the right, title, claim and interest of Defendant Reza Zandian in and to that certain real property located in Moapa Valley, Clark County, Nevada 89040 and described as THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 68 EAST, M.D.M. APN 071-02-000-005. NOTICE IS HEREBY GIVEN THAT I, the undersigned Sheriff, will sell at Sheriff's Sale to the highest bidder, for cash, without warranty, express or implied, all of the right, title, claim and interest of Defendant Reza Zandian in and to the above-described real property or as much thereof as may be necessary to satisfy said judgment and Writ of Execution, together with interest and costs thereon, on December 9, 2014, at the front steps to the North Entrance to the REGIONAL JUSTICE CENTER, 200 LEWIS ST, LAS VEGAS at 9:00 a.m. This property is being sold subject to all prior liens and encumbrances pending against the property and subject to all easements, restrictions of record, taxes, and special assessments pending against the property. Only Cash or Certified Funds will be accepted and payment must be made in full immediately upon conclusion of the sale. NOTICE IS FURTHER GIVEN that the purchaser at such sale shall take title to the above described real property subject to a one (1) year right of redemption pursuant to NRS 21.210. PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY. Before bidding at the sale, a prospective bidder should independently investigate the priority of the lien or interest of the judgment creditor; land use laws and regulations applicable to the property; approved uses for the property; limits on farming or forest practices on the property; rights of neighboring property owners; environmental laws and regulations that affect the property; make their own examination of the title and the condition of the property; and to consult their own attorney before bidding.

DATED: This 10th day of October, 2014. DOUG GILLESPIE, SHERIFF, CLARK COUNTY, NEVADA, By: Lt. G. Jason Flippo, PN 5734, Sheriff's Civil Section, Deputy Sheriff, Matthew D. Francis (6978), Adam P. McMillen (10678), WATSON ROUNDS, 5371 Kietzke Lane, Reno, NV 89511, Telephone: 775-324-4100, Facsimile: 775-333-8171, Attorneys for Plaintiff Jed Margolin  
 Published in Nevada Legal News  
 October 17, 24, 30, 2014

04100372 00383243

WATSON ROUNDS, ESQS. (RENO)  
5371 KIETZKE LANE  
RENO, NV 89511

# Exhibit K

Exhibit K

1 Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
2 WATSON ROUNDS  
5371 Kietzke Lane  
3 Reno, NV 89511  
Telephone: 775-324-4100  
4 Facsimile: 775-333-8171  
*Attorneys for Plaintiff Jed Margolin*

REC'D & FILED  
2014 NOV -6 PM 3: 29  
ALAN GLOVER  
V. Alegria  
BY \_\_\_\_\_ CLERK  
DEPUTY

6 **In The First Judicial District Court of the State of Nevada**  
7  
8 **In and for Carson City**

9 JED MARGOLIN, an individual,

10 Plaintiff,

11 vs.

12 REZA ZANDIAN aka GOLAMREZA  
13 ZANDIANJAZI aka GHOLAM REZA  
ZANDIAN aka REZA JAZI aka J. REZA JAZI  
14 aka G. REZA JAZI aka GHONONREZA  
ZANDIAN JAZI, et al.,

15 Defendants.  
16

Case No.: 090C00579 1B

Dept. No.: 1

**CERTIFICATE OF SERVICE**  
**OF AFFIDAVITS OF POSTING**  
**NOTICE OF SHERIFF'S SALE OF**  
**REAL PROPERTY UNDER**  
**EXECUTION**

17 I, NANCY R. LINDSLEY, certify that I am an employee of WATSON ROUNDS,  
18 and on the 5<sup>th</sup> day of November, 2014, I served the following documents:  
19

20 AFFIDAVIT OF POSTING NOTICE OF SHERIFF'S SALE OF REAL  
PROPRETY UNDER EXECUTION (CLARK COUNTY APN: 071-02-000-  
21 013)

22 AFFIDAVIT OF POSTING NOTICE OF SHERIFF'S SALE OF REAL  
PROPRETY UNDER EXECUTION (CLARK COUNTY APN: 071-02-000-  
23 005)

24 Such documents were served on the parties listed below via by placing a true copies thereof  
25 enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at  
26 Reno, Nevada for delivery, as follows:  
27

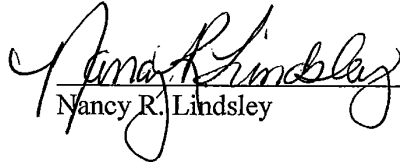
28 Reza Zandian  
c/o Jason D. Woodbury



1 Severin A. Carlson  
2 Kaempfer Crowell  
3 510 West Fourth Street  
4 Carson City, Nevada 89703

5 I declare under penalty of perjury that the foregoing is true and correct.

6 Dated: November 5, 2014

7   
8 \_\_\_\_\_  
9 Nancy R. Lindsley

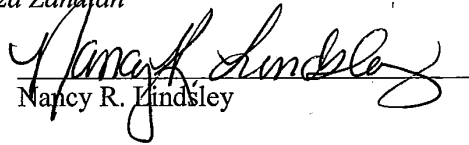
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**CERTIFICATE OF SERVICE**

Pursuant to NRCP 5(b), I certify that I am an employee of Watson Rounds, and that on this date, I deposited for mailing, in a sealed envelope, with first-class postage prepaid, a true and correct copy of the foregoing CERTIFICATE OF SERVICE OF AFFIDAVITS OF POSTING NOTICE OF SHERIFF'S SALE OF REAL PROPERTY UNDER EXECUTION, addressed as follows:

Jason D. Woodbury  
Severin A. Carlson  
Kaempfer Crowell  
510 West Fourth Street  
Carson City, Nevada 89703  
*Attorneys for Defendant, Reza Zandjan*

Dated: November 5, 2014

  
Nancy R. Lindsley

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

# Exhibit L

Exhibit L

1 JASON D. WOODBURY  
Nevada Bar No. 6870  
2 KAEMPFER CROWELL  
510 West Fourth Street  
3 Carson City, Nevada 89703  
Telephone: (775) 884-8300  
4 Facsimile: (775) 882-0257  
JWoodbury@kenvlaw.com

5 ***Attorneys for Reza Zandian***

REC'D & FILED ✓  
2014 APR 21 PM 3:48  
ALAN GLOVER  
CLERK  
BY *[Signature]*  
DEPUTY

6 IN THE FIRST JUDICIAL DISTRICT COURT  
7 OF THE STATE OF NEVADA IN AND FOR  
8 CARSON CITY

9 JED MARGOLIN, an individual,

10 Plaintiff,

11 vs.

12 OPTIMA TECHNOLOGY CORPORATION,  
a California corporation, OPTIMA  
13 TECHNOLOGY CORPORATION, a Nevada  
corporation, REZA ZANDIAN aka  
14 GOLAMREZA ZANDIANJAZI aka  
GHOLAM REZA ZANDIAN aka REZA  
15 JAZI aka J. REZA JAZI aka G. REZA JAZI  
aka GHONOREZA ZANDIAN JAZI, an  
16 individual, DOE Companies 1-10, DOE  
Corporations 11-20, and DOE Individuals  
17 21-30,

18 Defendants.

Case No. 09OC00579 1B

Dept. No. I

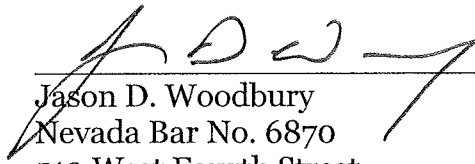
19  
20 **OPPOSITION TO MOTION FOR WRIT OF EXECUTION**

21 COMES NOW, Defendant REZA ZANDIAN ("ZANDIAN"), by and through his  
22 attorneys, Kaempfer Crowell, and hereby opposes the *Motion for Writ of Execution*  
23 ("*Motion*") served by mail on April 2, 2014. This *Opposition* is made pursuant to  
24 FJDCR 15(3) and is based on the attached memorandum of points and authorities, all

1 papers and pleadings on file in this matter and any evidence received and arguments  
2 entertained by the Court at any hearing on the *Motion*.

3 DATED this 21<sup>st</sup> day of April, 2014.

4 **KAEMPFER CROWELL**

5  
6 

7 Jason D. Woodbury  
8 Nevada Bar No. 6870  
9 510 West Fourth Street  
10 Carson City, Nevada 89703  
11 Telephone: (775) 884-8300  
12 Facsimile: (775) 882-0257  
13 JWoodbury@kcnvlaw.com  
14 ***Attorneys for Reza Zandian***

1 **MEMORANDUM OF POINTS AND AUTHORITIES**

2 **I. Procedural Background**

3 On June 24, 2013, this Court entered default judgment in the amount of  
4 \$1,495,775.74 in this case.<sup>1</sup> On April 2, 2014, Plaintiff served the instant *Motion*.  
5 Attached to the *Motion* are two exhibits. The first, Exhibit 1, is a document entitled  
6 “*First Memorandum of Post-Judgment Costs and Fees*.” The second, Exhibit 2, is  
7 actually a series of documents each entitled “*Writ of Execution*” some of which purport  
8 to be issued to the Sheriff of Washoe County and some of which purport to be issued to  
9 the Constable of Clark County.

10 On April 9, 2014, ZANDIAN filed a *Motion to Retax and Settle Costs* (“*Motion to*  
11 *Retax*”) in response to the *First Memorandum of Post-Judgment Costs and Fees*.<sup>2</sup> The  
12 *Motion to Retax* is pending and has not been addressed at this time.

13 **II. Argument**

14 **A. This Court should deny Plaintiff’s *Motion* to issue the proposed**  
15 ***Writs* because they include fees and costs which this Court has**  
16 **not granted.**

17 The proposed *Writs* presented to this Court by Plaintiff include the following  
18 amounts as “sums [which] have accrued since the entry of judgment.”<sup>3</sup> Two of these  
19 items, \$34,787.50 in attorney’s fees and \$1,022.59 in “accrued costs” reflect the costs

20 <sup>1</sup> See *Default J.* at 2:19 – 3:3 (June 24, 2013). This Court’s *Default Judgment* reflects that the judgment  
21 includes “damages, along with pre-judgment interest, attorney’s fees and costs.” *Id.* at 2:21-22. However,  
22 the *Default Judgment* does not itemize the amount of each category and only reflects a lump sum of  
23 \$1,495,775.74. Plaintiff’s proposed *Writ of Execution* does itemize these categories and sums as follows:  
24 “\$900,000.00 principal,” “\$83,761.25 attorney’s fees”, “\$488,545.89 interest, and” “\$24,021.96 costs,  
making a total amount of \$1,495,775.74”. *Exhibit 2 to Motion for Writ of Execution* at 2:1-5 (hereinafter  
referred to as “proposed *Writs*”). Adding to the confusion, the sums of the categories listed in Plaintiff’s  
proposed writs do not equal what is reported as the “total amount.” (\$900,000 + \$83,761.25 +  
\$488,545.89 + \$24,021.96 = \$1,497,329.10 not \$1,495,775.74). Plaintiff, however, offers no explanation  
for the discrepancy between the categories and total and, to date, has made no effort to correct any error.  
For this reason alone, this Court should deny the *Motion* and require clarification by Plaintiff. A writ of  
execution must be precise.

<sup>2</sup> See *Motion to Retax and Settle Costs* (April 9, 2014).



1 and fees requested in the *First Memorandum of Post-Judgment Costs and Fees*. Those  
2 fees and costs are disputed and this Court has yet to resolve any dispute as to their  
3 amount. Indeed, there is significant doubt that Plaintiff has any legal basis to recover  
4 post-judgment fees in this case. In any event, however, the proposed *Writs* do not  
5 accurately reflect the previous orders of this Court and should be rejected.

6 More egregious, Plaintiff's proposed *Writs* reflect a higher sum than this Court  
7 has actually awarded—even assuming the adoption of the *First Memorandum of Post-*  
8 *Judgment Costs and Fees*. The proposed *Writs* would have this Court authorize  
9 execution for the total sum of \$1,592,091.22.<sup>4</sup> One would assume that this sum consists  
10 of the amount previously awarded by this Court, \$1,495,775.74, added to the sum  
11 requested in the *First Memorandum of Post-Judgment Costs and Fees*, \$93,315.40.  
12 However, those two figures add up to 1,589,091.14, \$3,000.08 less than the sum  
13 reflected in the proposed *Writs*. No explanation for this is provided in the *Motion*.  
14 Simply, the proposed *Writs* are erroneous on their face and this Court should decline  
15 their issuance.

16 \\\\  
17 \\\\  
18 \\\\  
19 \\\\  
20 \\\\  
21 \\\\  
22 \\\\  
23 \\\\  
24

---

<sup>3</sup> Proposed *Writs* at 2:7.

<sup>4</sup> Proposed *Writs* at 2:17-19.

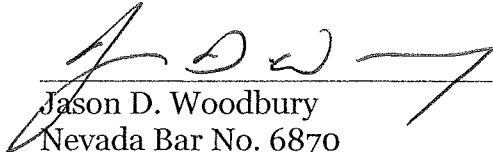
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

**III. Conclusion**

For all these reasons explained herein, it is respectfully requested that this Court deny the *Motion*.

DATED this 21<sup>st</sup> day of April, 2014.

**KAEMPFER CROWELL**



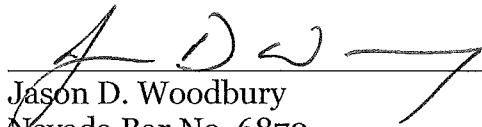
Jason D. Woodbury  
Nevada Bar No. 6870  
510 West Fourth Street  
Carson City, Nevada 89703  
Telephone: (775) 884-8300  
Facsimile: (775) 882-0257  
[JWoodbury@kcnvlaw.com](mailto:JWoodbury@kcnvlaw.com)  
***Attorneys for Reza Zandian***

**AFFIRMATION pursuant to NRS 239B.030**

The undersigned does hereby affirm that the preceding document does not contain the social security number of any person.

DATED this 21<sup>st</sup> day of April, 2014.

**KAEMPFER CROWELL**



Jason D. Woodbury  
Nevada Bar No. 6870  
510 West Fourth Street  
Carson City, Nevada 89703  
Telephone: (775) 884-8300  
Facsimile: (775) 882-0257  
[JWoodbury@kcnvlaw.com](mailto:JWoodbury@kcnvlaw.com)  
***Attorneys for Reza Zandian***

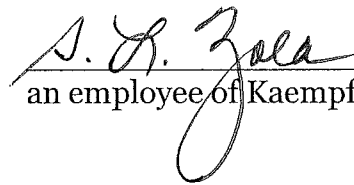
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

**CERTIFICATE OF SERVICE**

Pursuant to NRCF 5(b), I hereby certify that service of the foregoing  
**OPPOSITION TO MOTION FOR WRIT OF EXECUTION** was made this date by  
depositing a true copy of the same for mailing at Carson City, Nevada, addressed to each  
of the following:

Matthew D. Francis  
Adam P. McMillen  
WATSON ROUNDS  
5371 Kietzke Lane  
Reno, NV 89511

DATED this 21<sup>st</sup> day of April, 2014.

  
\_\_\_\_\_  
an employee of Kaempfer Crowell

# Exhibit M

Exhibit M

1 JASON D. WOODBURY  
Nevada Bar No. 6870  
2 KAEMPFER CROWELL  
510 West Fourth Street  
3 Carson City, Nevada 89703  
Telephone: (775) 884-8300  
4 Facsimile: (775) 882-0257  
[jwoodbury@kcnvlaw.com](mailto:jwoodbury@kcnvlaw.com)  
5 **Attorneys for Reza Zandian**

REC'D & FILED  
2014 JUN -9 PM 3:32  
ALAN CROWELL  
G. Cooper  
BY \_\_\_\_\_ CLERK  
DEPUTY

6 IN THE FIRST JUDICIAL DISTRICT COURT  
7 OF THE STATE OF NEVADA IN AND FOR  
8 CARSON CITY

9 JED MARGOLIN, an individual,  
10 Plaintiff,

11 vs.

12 OPTIMA TECHNOLOGY CORPORATION,  
a California corporation, OPTIMA  
13 TECHNOLOGY CORPORATION, a Nevada  
corporation, REZA ZANDIAN aka  
14 GOLAMREZA ZANDIANJAZI aka  
GHOLAM REZA ZANDIAN aka REZA  
15 JAZI aka J. REZA JAZI aka G. REZA JAZI  
aka GHONOREZA ZANDIAN JAZI, an  
16 individual, DOE Companies 1-10, DOE  
Corporations 11-20, and DOE Individuals  
17 21-30,  
18 Defendants.

Case No. 09 OC 00579 1B  
Dept. No. I

19  
20 **NOTICE**

21 **TO: THE HONORABLE JAMES T. RUSSELL, DISTRICT JUDGE,**  
22 **FIRST JUDICIAL DISTRICT COURT OF THE STATE OF**  
**NEVADA IN AND FOR CARSON CITY;**

23 **TO: JED MARGOLIN, PLAINTIFF; and**

24 \\\\  
\\\\\

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

**TO: MATTHEW D. FRANCIS  
ADAM P. McMILLEN  
WATSON ROUNDS, ATTORNEYS OF RECORD FOR JED  
MARGOLIN**

On May 19, 2014, this Court issued its *Order on Motion for Order Allowing Costs and Necessary Disbursements and Memorandum of Points and Authorities in Support Thereof ("Order")* in this case. The *Order* awarded the sum of \$96,287.07 in interest, costs and fees to Plaintiff, Jed Margolin. The *Order* states, "Payment of this award shall be made within 10 days of notice of entry of this Order." *Order* at 9:3-4. *Notice of Entry of Order on Motion for Order Allowing Costs and Necessary Disbursements ("Notice")* was served by mail on May 20, 2014. Allowing three days for service, June 9, 2014 is the tenth judicial day from service of the *Notice*, and the date the *Order* calls for payment.

Defendant, REZA ZANDIAN ("ZANDIAN"), by and through his attorneys of record, KAEMPFER CROWELL, hereby provides notice that he is unable to pay the sum of \$96,287.07 as ordered by this Court. It is respectfully submitted that notice of

\\\\\\  
\\\\\\  
\\\\\\  
\\\\\\  
\\\\\\  
\\\\\\  
\\\\\\  
\\\\\\  
\\\\\\  
\\\\\\

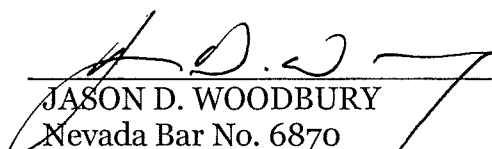
KAEMPFER CROWELL  
510 West Fourth Street  
Carson City, Nevada 89703

1 ZANDIAN's inability to pay is presented in good faith and not for the purpose of delay or  
2 any other improper purpose in this matter.

3 DATED this 9<sup>th</sup> day of June, 2014.

4 KAEMPFER CROWELL RENSHAW  
5 GRONAUER & FIORENTINO

6 BY: \_\_\_\_\_

  
7 JASON D. WOODBURY  
8 Nevada Bar No. 6870  
9 KAEMPFER CROWELL  
10 510 West Fourth Street  
11 Carson City, Nevada 89703  
12 Telephone: (775) 884-8300  
13 Facsimile: (775) 882-0257  
14 [jwoodbury@kcnvlaw.com](mailto:jwoodbury@kcnvlaw.com)  
15 ***Attorneys for Reza Zandian***



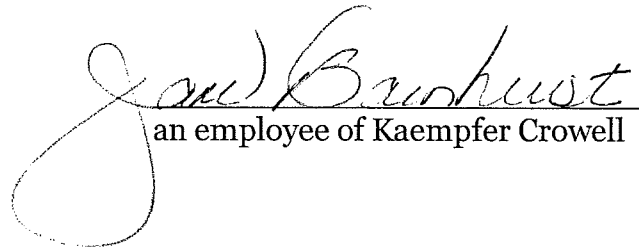
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

**CERTIFICATE OF SERVICE**

Pursuant to NRAP 25(d) and NRCP 5(b), I hereby certify that service of the foregoing **NOTICE** was made this date by depositing a true copy of the same for mailing at Carson City, Nevada, first class postage pre-paid, addressed to each of the following:

Matthew D. Francis  
Adam P. McMillen  
WATSON ROUNDS  
5371 Kietzke Lane  
Reno, NV 89511

DATED this 9 day of June, 2014.

  
an employee of Kaempfer Crowell

# Exhibit N

Exhibit N

REC'D & FILED  
NOV -6 PM 3:38  
SUSAN MERRIWETHER  
CLERK  
DEPUTY

1 Case No. 09 OC 00579 1B  
2 Dept. No. I

3  
4  
5 In The First Judicial District Court of the State of Nevada  
6 In and for Carson City

7 JED MARGOLIN, an individual,  
8  
9 Plaintiff,  
10 vs.  
11 OPTIMA TECHNOLOGY CORPORATION,  
12 a California corporation, OPTIMA  
13 TECHNOLOGY CORPORATION, a Nevada  
14 corporation, REZA ZANDIAN  
15 aka GOLAMREZA ZANDIANJAZI  
16 aka GHOLAM REZA ZANDIAN  
17 aka REZA JAZI aka J. REZA JAZI  
18 aka G. REZA JAZI aka GHONONREZA  
19 ZANDIAN JAZI, an individual, DOE Companies  
20 1-10, DOE Corporations 11-20, and DOE  
21 Individuals 21-30,  
22  
23 Defendants.

**ORDER GRANTING PLAINTIFF'S  
MOTION FOR DEBTOR  
EXAMINATION AND TO  
PRODUCE DOCUMENTS**

24 This matter comes before the Court on Plaintiff Jed Margolin's Motion for Debtor  
25 Examination and to Produce Documents, filed on June 10, 2015. On June 29, 2015, Defendant  
26 Reza Zandian filed an Opposition and a Motion for Protective Order. On July 10, 2015,  
27 Plaintiff filed a Reply in Support of the Motion for Debtor Examination and to Produce  
28 Documents and an Opposition to Defendant's Motion for Protective Order. On July 20, 2015,  
29 Defendant filed his Reply in Support of the Motion for Protective Order. On November 5,  
30 2015, the Court held oral argument on the motions.

1 After considering the motions, oppositions, replies, oral argument and the papers and  
2 pleadings on file herein, for good cause appearing, the Court hereby grants the Motion for  
3 Debtor's Examination and to Produce Documents.

4 The Court finds that when Defendants' former attorney, John Peter Lee, withdrew from  
5 this matter he provided a last known address for Defendant Zandian in San Diego, California.  
6 Based upon this fact and other evidence in the record, the Court finds San Diego, California, is  
7 an appropriate location for the debtor's examination of Defendant Reza Zandian.

8  
9 NOW, THEREFORE, **IT HEREBY IS ORDERED** as follows:

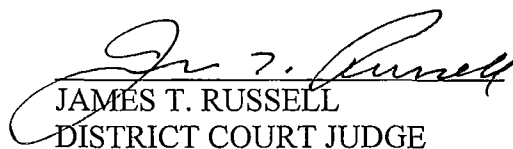
10 1. That Defendant Reza Zandian is hereby ordered to appear in San Diego, California,  
11 during the month of February 2016 and answer upon oath or affirmation concerning his  
12 property at a Judgment Debtor Examination, with the specific location in San Diego to be  
13 chosen by Plaintiff; and

14 2. That Defendant Reza Zandian is hereby ordered to produce to Plaintiff's counsel on  
15 or before December 21, 2015, all of the following information and documents identifying,  
16 related to, and/or comprising the following:

- 17
- 18 a. Any and all information and documentation identifying real property, computers,  
19 cell phones, intellectual property, vehicles, brokerage accounts, bank deposits and  
20 all other assets that may be currently available for execution to satisfy the  
21 Judgments entered by the Court, including, but not limited to, information relating  
22 to financial accounts, monies owed to Defendant Zandian by others, etc.
  - 23 b. Documents sufficient to show Zandian's balance sheet for each month from  
24 December 11, 2009 (the date the original complaint was filed) to the present.
  - 25 c. Documents sufficient to show Zandian's gross revenues for each month from  
26 December 11, 2009 to the present.  
27  
28

- 1 d. Documents sufficient to show Zandian's costs and expenses for each month from
- 2 December 11, 2009 to the present.
- 3 e. All tax returns filed by Zandian with any governmental body for the years 2010 to
- 4 the present, including all schedules, W-2's and 1099's.
- 5 f. All of Zandian's accounting records, computerized electronic and/or printed on
- 6 paper format for the years 2010 to the present.
- 7 g. All of Zandian's statements, cancelled checks and related banking documents for
- 8 any bank, brokerage or other financial account at least partially controlled by
- 9 Zandian, or recorded in the name of Zandian or for Zandian's benefit, from
- 10 December 11, 2009 to the present.
- 11
- 12 h. All of Zandian's checkbooks, checkbook stubs and checkbook entries from
- 13 December 11, 2009 to the present.
- 14 i. Documents sufficient to show the means and source of payment of Zandian's
- 15 current residence and any other residence from December 11, 2009 to the present.
- 16 j. Documents sufficient to show the means and source of payment of Zandian's
- 17 counsel in this matter from December 11, 2009 to the present.
- 18
- 19 k. Any settlement agreements by which another party has agreed to pay money to
- 20 Zandian from December 11, 2009.

21 DATED: This 6<sup>th</sup> day of November, 2015.


22  
23  
24   
25 JAMES T. RUSSELL  
26 DISTRICT COURT JUDGE  
27  
28

**CERTIFICATE OF MAILING**

1  
2 The undersigned, an employee of the First Judicial District Court, hereby certifies that on the  
3 17<sup>th</sup> day of November, 2015, I served a copy of the foregoing Order by United States Mail, postage  
4 prepaid, addressed as follows:

5 Adam P. McMillen, Esq.  
6 5371 Kietzke Lane  
7 Reno, NV 89511

8 Severin A. Carlson, Esq.  
9 Tara C. Zimmerman, Esq.  
10 510 West Fourth Street  
11 Carson City, NV 89703



12 Angela Jeffries  
13 Judicial Assistant, Dept. 1  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

# Exhibit O

Exhibit O



5  
-1

Inst #: 20161019-0000379  
Fees: \$20.00 N/C Fee: \$25.00  
RPTT: \$40.80 Ex: #  
10/19/2016 09:11:07 AM  
Receipt #: 2905801  
Requestor:  
BROWNSTEIN HYATT ET AL  
Recorded By: TAH Pgs: 5  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 071-02-000-005

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

**TITLE OF DOCUMENT**

(DO NOT Abbreviate)

SHERIFF'S DEED

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

Grantee

RETURN TO: Name Jed Margolin c/o Brownstein Hyatt Farber Schreck

Address 5371 Kietzke Lane

City/State/Zip Reno, Nevada 89511

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

Name same as above

Address

City/State/Zip

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

P:\Common\FORMS & Notices\Cover Page Template Feb2014

1 Adam P. McMillen, Bar No. 10678  
2 [amcmillen@bhfs.com](mailto:amcmillen@bhfs.com)  
3 BROWNSTEIN HYATT FARBER SCHRECK, LLP  
4 5371 Kietzke Lane,  
5 Reno, Nevada 89511  
6 Telephone: (775) 324-4100  
7 Facsimile: (775) 333-8171  
8  
9 Attorney for Plaintiff JED MARGOLIN  
10

11 IN THE FIRST JUDICIAL COURT OF THE STATE OF NEVADA  
12  
13 IN AND FOR CARSON CITY

14 JED MARGOLIN, an individual,  
15  
16 Plaintiff,

CASE NO.: 090C00579 1B

DEPT NO.: 1

17 v.

**SHERIFF'S DEED**

18 OPTIMA TECHNOLOGY  
19 CORPORATION, a California  
20 corporation, OPTIMA TECHNOLOGY  
21 CORPORATION, a Nevada corporation,  
22 REZA ZANDIAN aka GOLAMREZA  
23 ZANDIANJAZI aka GHOLAM REZA  
24 ZANDIAN aka REZA JAZI aka J. REZA  
25 JAZI aka G. REZA JAZI aka  
26 GHONOREZA ZANDIAN JAZI, an  
27 individual, DOES Companies 1-10, DOE  
28 Corporations 11-20, and DOE Individuals  
21-30,  
Defendants.

RECEIVED  
2016 SEP 27 P 3:16  
CLARK COUNTY SHERIFF

21 STATE OF NEVADA )  
22 )ss:  
23 COUNTY OF CLARK )

24 THIS DEED is made on this 28<sup>th</sup> day of September, 2016, by JOSEPH M.  
25 LOMBARDO, SHERIFF OF CLARK COUNTY, NEVADA.  
26  
27  
28

BROWNSTEIN HYATT FARBER SCHRECK, LLP  
5371 Kietzke Lane  
Reno, Nevada 89511  
775 324-4100

BROWNSTEIN HYATT FARBER SCHRECK, LLP  
5371 Kietzke Lane  
Reno, Nevada 89511  
775-324-4100

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**WITNESSETH**

THAT by virtue of an Execution issued by the First Judicial District Court of the State of Nevada, in and for Carson City, in the case of Jed Margolin, Plaintiff vs. Reza Zandian, et al., Defendant, Case No.090C00579 1B in said Court, I, Joseph M. Lombardo, as Sheriff of Clark County, Nevada, did cause due notice thereof to be given of sale of the following described real property located in the County of Clark, State of Nevada, as follows:

Clark County APN: 071-02-000-005  
Situs: Moapa Valley  
Legal Description: PT NE4 NE4 SEC 02 16 68  
Section 02, Township 16, Range 68

Such real property is raw land located in Moapa Valley, Clark County, Nevada 89040, is more particularly described as follows:

THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 68 EAST, M.D.M.

APN: 071-02-000-005

THAT pursuant to said Notice, I did therefore cause said sale to be made on the 9<sup>th</sup> day of December, 2014 at 9:00 a.m., at public auction, and that Adam McMillen, gent for Watson Rounds, on behalf of Judgment Creditor Jed Margolin, did cause a bid to be made in the sum of Eight Thousand Dollars and 00/100 (\$8,000.00); that pursuant to said sale, a Certificate of Sale was executed by the Sheriff of Clark County on December 30, 2014 and recorded in Clark County, Nevada, records, and one (1) year having elapsed since the sale of said property on December 30, 2015.

NOW, THEREFORE, I, the said JOSEPH M. LOMBARDO, do hereby grant to Plaintiff

1 Jed Margolin without warranty, all of the right, title and interest of Defendant Reza Zandian, et  
2 a., in and to the property described above subject to all liens and encumbrances of record.

3  
4 JOSEPH M. LOMBARDO  
CLARK COUNTY SHERIFF

5  
6 BY: *Joseph Lombardo P9565*  
Deputy, Sheriff

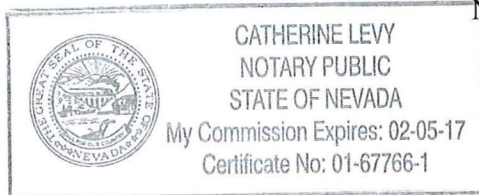
7  
8 J. Lombardo  
Sr. Deputy Sheriff  
Sheriff's Civil Section

9 STATE OF NEVADA )  
10 )ss:  
11 COUNTY OF CLARK )

12 On this 28<sup>th</sup> day of September, 2016, before me a Notary Public in and for said  
13 County and State, personally appeared, J. LOMBARDO, known to me to be a Deputy  
14 Sheriff of Clark County, Nevada, and the person who executed the foregoing instrument, who  
15 duly acknowledged to me that he executed the same freely and voluntarily and for the uses and  
16 purposes therein mentioned.

17 *Catherine Levy*

Notary Public, in and for said County and State



BROWNSTEIN HYATT FARBER SCHRECK, LLP  
5371 Kietzke Lane  
Reno, Nevada 89511  
775-324-4100

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 071-02-000-005  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse           | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg              | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural           | h. <input type="checkbox"/> Mobile Home      |
| <input type="checkbox"/> Other                     |  |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 8,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ))  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ 40.80

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %  
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Adam P. McMillen* Capacity: Attorney for Grantee  
 Adam P. McMillen

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Clark County Sheriff-Civil  
 Address: 302 E. Carson Avenue, 5th Floor  
 City: Las Vegas  
 State: NV Zip: 89101

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Jed Margolin  
 Address: c/o Brownstein Hyatt Farber, et al  
 City: 5371 Kietzke Lane, Reno  
 State: Nevada Zip: 89511

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

# Exhibit P

Exhibit P

5  
-1

Inst #: 20161019-0000378  
Fees: \$20.00 N/C Fee: \$25.00  
RPTT: \$81.60 Ex: #  
10/19/2016 09:11:07 AM  
Receipt #: 2905801  
Requestor:  
BROWNSTEIN HYATT ET AL  
Recorded By: TAH Pgs: 5  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 071-02-000-013

(11 digit Assessor's Parcel Number may be obtained at: <http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

**TITLE OF DOCUMENT**

(DO NOT Abbreviate)

SHERIFF'S DEED

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

Grantee

RETURN TO: Name Jed Margolin c/o Brownstein Hyatt Farber Schreck

Address 5371 Kietzke Lane

City/State/Zip Reno, Nevada 89511

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

Name same as above

Address

City/State/Zip

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

P:\Common\Forms & Notices\Cover Page Template Feb2014



1 Adam P. McMillen, Bar No. 10678  
2 [amcmillen@bhfs.com](mailto:amcmillen@bhfs.com)  
3 BROWNSTEIN HYATT FARBER SCHRECK, LLP  
4 5371 Kietzke Lane,  
5 Reno, Nevada 89511  
6 Telephone: (775) 324-4100  
7 Facsimile: (775) 333-8171

8 Attorney for Plaintiff JED MARGOLIN

9 IN THE FIRST JUDICIAL COURT OF THE STATE OF NEVADA  
10 IN AND FOR CARSON CITY

11 JED MARGOLIN, an individual,  
12 Plaintiff,

CASE NO.: 090C00579 1B

DEPT NO.: 1

13 v.

**SHERIFF'S DEED**

14 OPTIMA TECHNOLOGY  
15 CORPORATION, a California  
16 corporation, OPTIMA TECHNOLOGY  
17 CORPORATION, a Nevada corporation,  
18 REZA ZANDIAN aka GOLAMREZA  
19 ZANDIANJAZI aka GHOLAM REZA  
20 ZANDIAN aka REZA JAZI aka J. REZA  
21 JAZI aka G. REZA JAZI aka  
22 GHONOREZA ZANDIAN JAZI, an  
23 individual, DOES Companies 1-10, DOE  
24 Corporations 11-20, and DOE Individuals  
25 21-30,

26 Defendants.

RECEIVED  
2016 SEP 27 P 3: 17  
CLARK COUNTY SHERIFF

27 STATE OF NEVADA )  
28 )ss:  
COUNTY OF CLARK )

29 THIS DEED is made on this 28<sup>th</sup> day of September, 2016, by JOSEPH M.  
30 LOMBARDO, SHERIFF OF CLARK COUNTY, NEVADA.

BROWNSTEIN HYATT FARBER SCHRECK, LLP  
5371 Kietzke Lane  
Reno, Nevada 89511  
775 324-4100

BROWNSTEIN HYATT FARBER SCHRECK, LLP  
5371 Kietzke Lane  
Reno, Nevada, 89511  
775-324-4100

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**WITNESSETH**

THAT by virtue of an Execution issued by the First Judicial District Court of the State of Nevada, in and for Carson City, in the case of Jed Margolin, Plaintiff vs. Reza Zandian, et al., Defendant, Case No.090C00579 1B in said Court, I, Joseph M. Lombardo, as Sheriff of Clark County, Nevada, did cause due notice thereof to be given of sale of the following described real property located in the County of Clark, State of Nevada, as follows:

Clark County APN: 071-02-000-013  
Situs: Moapa Valley  
Legal Description: PT SE4 NE4 SEC 02 16 68  
Section 02, Township 16, Range 68

Such real property is raw land located in Moapa Valley, Clark County, Nevada 89040, is more particularly described as follows:

THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 68 EAST, M.D.M.

APN: 071-02-000-013

THAT pursuant to said Notice, I did therefore cause said sale to be made on the 9<sup>th</sup> day of December, 2014 at 9:15 a.m., at public auction, and that Adam McMillen, agent for Watson Rounds, on behalf of Judgment Creditor Jed Margolin did cause a bid to be made in the sum of Sixteen Thousand Dollars and 00/100 (\$16,000.00); that pursuant to said sale, a Certificate of Sale was executed by the Sheriff of Clark County on December 30, 2014 and recorded in Clark County, Nevada, records, and one (1) year having elapsed since the sale of said property on December 30, 2015.

NOW, THEREFORE, I, the said JOSEPH M. LOMBARDO, do hereby grant to Plaintiff

1 Jed Margolin without warranty, all of the right, title and interest of Defendant Reza Zandian, et  
2 al., in and to the property described above subject to all liens and encumbrances of record.

3  
4 JOSEPH M. LOMBARDO  
5 CLARK COUNTY SHERIFF

6 BY: *Joseph Lombardo P9565*  
7 Deputy, Sheriff

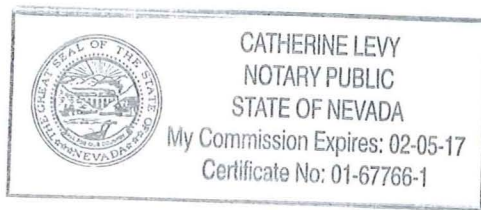
8 J. Lombardo  
9 Sr. Deputy Sheriff  
10 Sheriff's Civil Section

11 STATE OF NEVADA )  
12 )ss:  
13 COUNTY OF CLARK )

14 On this 28th day of September, 2016, before me a Notary Public in and for said  
15 County and State, personally appeared, J. LOMBARDO, known to me to  
16 be a Deputy Sheriff of Clark County, Nevada, and the person who executed the foregoing  
17 instrument, who duly acknowledged to me that he executed the same freely and voluntarily and  
18 for the uses and purposes therein mentioned.

19 *[Signature]*

20 Notary Public, in and for said County and State



BROWNSTEIN HYATT FARBER SCHRECK, LLP  
5371 Kietzke Lane  
Reno, Nevada 89511  
775-324-4100

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 071-02-000-013  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:  
 a.  Vacant Land      b.  Single Fam. Res.  
 c.  Condo/Twnhse      d.  2-4 Plex  
 e.  Apt. Bldg      f.  Comm'l/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 Other

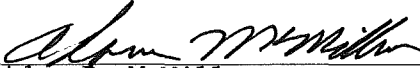
<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property      \$ 16,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value:      \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due      \$ 81.60

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %  
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature  Capacity: Attorney for Grantee  
 Adam P. McMillen

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: CLARK COUNTY SHERIFF  
 Address: 302 E. Carson Avenue, 5th Floor  
 City: Las Vegas  
 State: NV      Zip: 89101

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: JED MARGOLIN  
 Address: c/o Brownstein Hyatt Farber et al.  
 City: 5371 Kietzke Lane, Reno  
 State: NV      Zip: 89511

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_