

# Exhibit 31

Exhibit 31

	WASHOE COUNTY ASSESSOR PROPERTY DATA	08/16/2016
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APN: 084-140-11 Card 1 of 1

Owner Information & Legal Description				Building Information			
Situs	0 INTERSTATE 80 E			Quality			
Owner 1	SPARKS VILLAGE LLC			Stories	Bldg Type		
Mail Address	1401 LAS VEGAS BLVD S			Year Built	0 Square Feet does not include Basement or Garage Conversion Area.		
	C/O ALI FAEGHI			W.A.Y.	0 Finished Bsmt 0		
	LAS VEGAS NV 89104-1327			Bedrooms	0 Unfin Bsmt 0		
Rec Doc No	3165278	Rec Date	02/02/2005	Full Baths	0 Bsmt Type		
Prior Owner	GHOLAMREZA ZANDIAN J			Half Baths	0 Gar Conv Sq Foot 0		
Prior Doc	3163916			Fixtures	0 Total Gar Area 0		
Keyline Desc	NW4 N2 SW4 SE4 SEC 13 TWP 20 RGE 23			Fireplaces	0 Gar Type		
Subdivision	_UNSPECIFIED			Heat Type	0 Det Garage 0		
	Lot: Block:	Sub Map#		Sec Heat Type	0 Bsmt Gar Door 0		
	Record of Survey Map:	Parcel Map#		Ext Walls	0 Sub Floor		
Section: 13	Township: 20	Range: 23	SPC	Sec Ext Walls	0 Frame		
Tax Dist	4000	Add'l Tax Info	Prior APN	Roof Cover	0 Construction Mod 0		
Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied			Obso/Bldg Adj	0 Units/Bldg 0		
				% Incomplete	0 Units/Parcel 0		

Land Information									
Land Use	120			Zoning	GR	Sewer	None	NBC	LAAJ
Size	219.712 Acre or ~ 9,570,655 SqFt			Water	None	Street	Unpaved	NBC Map	LA NBC Map

Valuation Information			Sales/Transfer Information/Recorded Document					
Valuation History	2015/16 FV	2016/17 FV	V-Code	LUC	Doc Date	Value/Sale Price	Grantor	Grantee
Taxable Land Value	109,855	109,855	3BCT	120	02-02-2005	0	GHOLAMREZA, ZANDIAN J	SPARKS VILLAGE LLC
Taxable Improvement Value	0	0	3BGG	120	01-31-2005	750,000	GHOLAMREZA, ZANDIAN J	GHOLAMREZA,ZANDIAN J
Taxable Total	109,855	109,855	3BCT	120	01-31-2005	0	GHOLAMREZA, ZANDIAN J	GHOLAMREZA,ZANDIAN J
Assessed Land Value	38,449	38,449	3BCT	120	01-31-2005	0	GHOLAMREZA, ZANDIAN J	GHOLAMREZA,ZANDIAN J
Assessed Improvement Value	0	0	3BCT	120	01-31-2005	0	GHOLAMREZA, ZANDIAN J	GHOLAMREZA,ZANDIAN J
Total Assessed	38,449	38,449	3BIT	120	01-31-2005	750,000	GHOLAMREZA, ZANDIAN J	GHOLAMREZA,ZANDIAN J

Building #1 Sketch	Property Photo
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If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to [exemptions@washoecounty.us](mailto:exemptions@washoecounty.us) with 'Sketch Request' in the subject line. Please include the APN.

All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. All Parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 08/15/2016.