Exhibit 31

Exhibit 31

JM_0712

4 N2 SW4 NW4 SPECIFIED Lot: Record of Sur	/D S 104-1327 DIAN J SE4 SEC 13 T	Rec Dat	e 02/02/2	2005			Quality Stories Year Built W.A.Y. Bedrooms	0	Square F	Building Informa		0	Bldg Type Square Feet Conversion Are	a.
TERSTATE 80 E RKS VILLAGE LLC 1 LAS VEGAS BLV ALI FAEGHI VEGAS NV 89 5278 DLAMREZA, ZANU 3916 4 N2 SW4 NW4 9 SPECIFIED LCC Record of Sur	/D S 104-1327 DIAN J SE4 SEC 13 T	Rec Dat	e 02/02/2	2005			Stories Year Built W.A.Y.	0	Square F			0	Square Feet Conversion Are	a.
RKS VILLAGE LLC 1 LAS VEGAS BLV ALI FAEGHI VEGAS NV 89' 5278 DLAMREZA, ZANIE 3916 4 N2 SW4 NW4 9 SPECIFIED LCC Record of Sur	/D S 104-1327 DIAN J SE4 SEC 13 T		e 02/02/2	2005			Stories Year Built W.A.Y.	0	Square F	eet does not include	Basement or (0	Square Feet Conversion Are	a.
I LAS VEGAS BLV ALI FAEGHI VEGAS NV 89 5278 DLAMREZA, ZANE 3916 4 N2 SW4 NW4 5 SPECIFIED LOC Record of Sur	/D S 104-1327 DIAN J SE4 SEC 13 T		e 02/02/2	2005			Year Built W.A.Y.	0	Square F	eet does not include	Basement or (0	Conversion Are	a.
ALI FAEGHI VEGAS NV 897 5278 DLAMREZA, ZANE 3916 4 N2 SW4 NW4 9 SPECIFIED ELOC Record of Sur	104-1327 DIAN J SE4 SEC 13 T		e 02/02/2	2005			W.A.Y.	0	Square F	eet does not include	Basement or	0		
VEGAS NV 897 5278 30LAMREZA, ZANI 3916 4 N2 SW4 NW4 9 SPECIFIED Lot: Record of Sur	DIAN J SE4 SEC 13 T		e 02/02/2	2005								F	inished Bsmt	0
5278 DLAMREZA, ZANI 3916 4 N2 SW4 NW4 S SPECIFIED Lot: Record of Sur	DIAN J SE4 SEC 13 T		e 02/02/2	2005			Bedrooms			Finished Bsm				
DLAMREZA, ZANI 3916 4 N2 SW4 NW4 S SPECIFIED Lot: Record of Sur	SE4 SEC 13 T		e 02/02/2	2005				0		Unfin Bsmt				
3916 4 N2 SW4 NW4 S SPECIFIED Lot: Record of Sur	SE4 SEC 13 T	WP 20 RGE 23					Full Baths	0					Bsmt Type	
4 N2 SW4 NW4 SPECIFIED Lot: Record of Sur		WP 20 RGE 23					Half Baths	0				Gai	r Conv Sq Foot	0
SPECIFIED Lot: Record of Sur		WP 20 RGE 23		bc 3163916									otal Gar Area	0
Lot: Record of Sur	: Block:		NW4 N2 SW4 NW4 SE4 SEC 13 TWP 20 RGE 23					0					Gar Type	
Record of Sur	: Block:	ion _UNSPECIFIED					Heat Type		Det Garage				0	
	Lot: Block: Sub Map#					S	Sec Heat Type		Bsmt Gar Door 0					0
	Record of Survey Map: Parcel Map#						Ext Walls		Sub Floor					
Section: 13 Township: 20 Range: 23 SPC						Sec Ext Walls	alls					Frame		
Tax Dist 4000 Add'l Tax Info Prior APN							Roof Cover		Construction Mod 0					0
Tax Cap Status Use does not qualify for Low Cap, High Cap Applied						C	Obso/Bldg Adj	0	Units/Bldg 0					0
						ç	% Incomplete						Units/Parcel	0
					Land Inf	forn	nation							
Land Use 120					Zonir	ng	GR	Sewe		None		NBC LAAJ		
Size 219.712 Acre or ~ 9,570,655 SqFt					Wat	ter	None		Street	Unpaved	NE	BC Map LA NBC Map		
ation Informat	tion						Sales/Tr	ansf	er Inforn	nation/Recorded De	ocument			
ry	2015/16	2016/17 FV	V-Code	LU	C Doc D	Date	Value/S	Sale	Price	Grantor			Grantee	
			3BCT	120	02-02-2	02-02-2005			0	GHOLAMREZA, ZANDIAN J SP		SPARKS	SPARKS VILLAGE LLC	
Taxable Land Value		109,855	3BGG	120	01-31-2	2005	5	750,000		GHOLAMREZA, ZAND	DIAN J GHOLA		JLAMREZĄ,ZANDIAN J	
Taxable Improvement Value		0	3BCT	120	01-31-2	2005	5	0		GHOLAMREZA, ZANDIAN J GH		GHOLA	HOLAMREZA,ZANDIAN J	
Taxable Total		109,855	3BCT	120	01-31-2005		5	0		HOLAMREZA, ZANDIAN J GHOL		GHOLA	LAMREZĄZANDIAN J	
Assessed Land Value		38,449	ЗВСТ	120	01-31-2	2005	5			0 GHOLAMREZA, ZANDIAN J		GHOLAMREZA,ZANDIAN J		
Assessed Improvement Value		0	3BIT	120	01-31-2	2005	5	750,000		GHOLAMREZA, ZANDIAN J GHO		GHOLA	IOLAMREZA,ZANDIAN J	
	Total Assessed 38,449 38,449													
ry e Li em Tax	and Value and Va	and Value 109,855 rent Value 00 rable Total 109,855 and Value 38,449 rent Value 0	2015/16 FV 2016/17 FV and Value 109,855 109,855 nent Value 0 0 able Total 109,855 109,855 and Value 38,449 38,449 nent Value 0 0 sessed 38,449 38,449	2015/16 PV 2016/17 PV V-Code 3BCT and Value 109,855 109,855 3BGG nent Value 0 0 3BCT able Total 109,855 109,855 3BCT and Value 38,449 38,449 3BCT nent Value 0 0 3BT	2015/16 FV 2016/77 FV V-Code 3BCT 120 and Value 109,855 109,855 3BGG 120 nent Value 0 0 3BCT 120 able Total 109,855 109,855 3BCG 120 and Value 38,449 38,449 3BCT 120 nent Value 0 0 3BT 120 Assessed 38,449 38,449 3BT 120	2015/16 PV 2016/17 PV V-Code 3BCT LUC Doc IT and Value 109,855 109,855 3BGG 120 01-31- 3BCT 120 01-3	2015/16 PV 2016/17 PV V-Code 3BCT LUC Doc Date 3BCT and Value 109,855 109,855 386G 120 01-31-200 and Value 0 0 38GT 120 01-31-200 able Total 109,855 109,855 38/49 38/419 38CT 120 01-31-200 and Value 38,449 38/449 38CT 120 01-31-200 astrue 0 0 3BCT 120 01-31-200 Assessed 38,449 38/49 3BCT 120 01-31-200	2015/16 FV 2016/17 FV V-Code 3BCT LUC Doc Date Value/2 and Value 109,855 109,855 3BGG 120 02.02.2005 1 and Value 109,855 109,855 3BGG 120 01.31.2005 1 able Total 109,855 109,855 3BCT 120 01.31.2005 1 and Value 38,449 38,449 3BCT 120 01.31.2005 1 ent Value 0 0 3BT 120 01.31.2005 1 Assessed 38,449 38,449 3BCT 120 01.31.2005 1	2015/16 PV 2016/17 PV V-Code 3BCT LUC Doc Date Value/Sale and Value 109,855 109,855 3BGG 120 02-02-2005 100 and Value 109,855 109,855 3BGG 120 01-31-2005 100 able Total 109,855 109,855 3BCT 120 01-31-2005 100 and Value 38,449 3BCT 120 01-31-2005 100 enert Value 0 0 3BT 120 01-31-2005 100	$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	2015/16 FV 2016/17 FV V-Code 3BCT LUC Doc Date Value/Sale Price Grantor Grantor and Value 109,855 109,855 3BGG 120 02-02-2005 0.0 GHOLAMREZA ZAND and Value 109,855 109,855 3BGG 120 01-31-2005 750,000 GHOLAMREZA ZAND able Total 109,855 109,855 3BCT 120 01-31-2005 0.0 GHOLAMREZA ZAND and Value 38,449 3BCT 120 01-31-2005 0.0 GHOLAMREZA ZAND nent Value 0 0 3BT 120 01-31-2005 0.0 GHOLAMREZA ZAND and Value 38,449 3BL49 3BT 120 01-31-2005 0.0 GHOLAMREZA ZAND nent Value 0 0 3BT 120 01-31-2005 0.0 GHOLAMREZA ZAND	2015/16 FV 2016/17 FV V-Code 3BCT 1/20 Doc Date Value/Sale Price Grantor and Value 109,855 109,855 3BGG 1/20 0/2-02-005 0.0 GHOLAMREZA, ZANDIAN J and Value 109,855 109,855 3BGG 1/20 0/1-31-2005 750,000 GHOLAMREZA, ZANDIAN J able Total 109,855 109,855 3BCT 1/20 0/1-31-2005 0.0 GHOLAMREZA, ZANDIAN J and Value 38,449 3B4,49 3BCT 1/20 0/1-31-2005 0.0 GHOLAMREZA, ZANDIAN J tent Value 0.0 3BIT 1/20 0/1-31-2005 0.0 GHOLAMREZA, ZANDIAN J	$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$

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 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.