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8 Attorneys for Plaintiff Jed Margolin

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

12 **JED MARGOLIN, an individual,**  
13 **Plaintiff,**

14 vs.

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**  
24 **Companies 1-10, DOE Corporations 11-20,**  
25 **and DOE Individuals 21-30,**

26 **Defendants.**

27 Case No.: 090C005

28 Dept. No.: 1

**MOTION TO VOID DEEDS,  
ASSIGN PROPERTY, FOR WRIT OF  
EXECUTION AND TO CONVEY**

REC'D & FILED  
2016 MAY -3 PM 2:05  
SUSAN MERIWETHER  
C. COOPER  
DEPUTY

29 Plaintiff Jed Margolin ("Plaintiff"), by and through his attorneys of record, hereby files  
30 the following Motion to Void Deeds, Assign Property, for Writ of Execution and to Convey:

31 **MEMORANDUM OF POINTS AND AUTHORITIES**

32 **I. Introduction**

33 The Complaint and Amended Complaint in this matter are based upon Defendant Reza  
34 Zandian's ("Zandian") fraudulent assignment of patents. Shortly after the Court denied  
35 Zandian's motion to set aside the default judgment Zandian filed fraudulent deeds in five  
36 Nevada counties whereby he transferred his interest in 22 parcels of real property to insiders in

1 an attempt to avoid execution of the judgment. More recently, Zandian attempted to bribe the  
2 undersigned by offering to pay \$30,000 to \$50,000 to the undersigned if the undersigned  
3 would resolve this matter without giving any money or consideration to Plaintiff. Zandian has  
4 made it clear he will do anything to keep from having to pay the judgment.

5 Plaintiff now moves the Court to void the fraudulent deeds, transfer Zandian's interest  
6 in certain Nevada properties to Plaintiff and to order execution on other Nevada property.

## 7 **II. Procedural Background**

8 As the Court is well aware, Plaintiff filed his original Complaint on December 11,  
9 2009. Plaintiff alleged five claims: (1) Conversion, (2) Tortious Interference with Contract,  
10 (3) Intentional Interference with Prospective Economic Advantage, (4) Unjust Enrichment,  
11 and (5) Unfair and Deceptive Trade Practices. The claims are based upon Zandian's  
12 fraudulent assignment of patents. After several motions to dismiss, Zandian filed a General  
13 Denial to the Amended Complaint on March 5, 2013. Thereafter, Zandian's counsel withdrew  
14 and a Default Judgment was entered against Zandian on June 24, 2013.

15 On December 11, 2013, Plaintiff filed a Motion for Debtor's Examination and to  
16 Produce Documents. On December 20, 2013, Zandian filed a Motion to Set Aside the Default  
17 Judgment. On January 13, 2014, the Court entered an Order Granting the Motion for Debtor's  
18 Examination and to Produce Documents. On February 6, 2014, the Court entered an Order  
19 Denying Zandian's Motion to Set Aside the Default Judgment. On March 12, 2014, Zandian  
20 filed a Notice of Appeal regarding the Court's Order Denying the Motion to Set Aside the  
21 Default Judgment.

22 On June 10, 2015, Plaintiff filed another Motion for Judgment Debtor Examination and  
23 to Produce Documents. On October 19, 2015, the Nevada Supreme Court affirmed the Court's  
24 orders denying Zandian's motion to set aside the default judgment and awarding fees and  
25 costs. On November 6, 2015, the Court entered an Order Granting the Motion for Debtor's  
26 Examination and to Produce Documents, whereby Zandian was required to produce  
27 documents by December 21, 2015 and to appear for a debtor's examination in February of  
28

1 2016. On February 3, 2016, the Court held Zandian in contempt for failing to produce  
2 documents as ordered by the Court and issued a warrant for his arrest.

3 On February 24, 2016, pursuant to the Court's November 6, 2015 Order, Plaintiff held  
4 the duly noticed debtor's examination of Zandian in San Diego, California. *See* Declaration of  
5 Adam McMillen, dated 4/21/16 ("McMillen Declaration"), Exhibit 1. Zandian did not appear  
6 for the examination. *See id.* Zandian refused to comply with the Court's orders and has  
7 absconded. Plaintiff has been unable to depose Zandian and Zandian has not produced any of  
8 the documents ordered by the Court.

9 **III. Pertinent Additional Factual Background**

10 **A. Fraudulent Deeds**

11 On February 6, 2014, the Court entered an Order Denying Zandian's Motion to Set  
12 Aside the Default Judgment. Shortly thereafter, Zandian dirtied the title to 22 parcels of real  
13 property throughout Nevada, as follows.

14 On March 17, 2014, Zandian recorded a grant deed with Elko County for one parcel,  
15 whereby he transferred his interests to Alborz Zandian (his son) and Niloofer Zandian (his  
16 wife). *See* McMillen Declaration, Exhibit 2. The deed states the transfer was made pursuant  
17 to a "financial agreement entered into in Las Vegas, Nevada and dated 08-21-2003." *Id.* Not  
18 only does the timing and parties involved indicate the deed is fraudulent, the parcel in question  
19 was purchased after the alleged August 21, 2003 financial agreement on September 25, 2006  
20 and the purchase documents do not refer to the alleged "financial agreement." *See* McMillen  
21 Declaration, Exhibit 3.

22 On March 18, 2014, Zandian similarly dirtied the titles to three parcels in Churchill  
23 County, per the same August 21, 2003 "financial agreement." *See* McMillen Declaration,  
24 Exhibits 4-6. All of these parcels were purchased after August 21, 2003 and none of the  
25 purchase documents refer to the "financial agreement." *See* McMillen Declaration, Exhibits 7-  
26 9.

27 On March 18, 2014, Zandian similarly dirtied the title to one parcel in Washoe County,  
28 per the same August 21, 2003 "financial agreement." *See* McMillen Declaration, Exhibit 10.

1 This parcel was also purchased after August 21, 2003 and the purchase documents do not refer  
2 to the alleged “financial agreement.” *See* McMillen Declaration, Exhibit 11.

3           Zandian dirtied the title to nine other parcels in Washoe County as well. On March 18,  
4 2014, a grant deed was recorded by Zandian, which transferred his interest in nine parcels to  
5 Fred Sadri, Ray Koroghli and Sathsowi Thay Koroghli and Alborz Zandian and Niloofar  
6 Foughani “per financial agreement entered into in Las Vegas, Nevada and dated 08-21-2003.”  
7 *See* McMillen Declaration, Exhibit 12. As background on these nine parcels, on July 31,  
8 2003, Niloo Far Foughani (wife of Zandian) released any community property interest in the  
9 nine parcels to Zandian, as his separate property. *See* McMillen Declaration, Exhibit 13. On  
10 August 1, 2003, these properties were transferred to Zandian, Fred Sadri and Ray Koroghli,  
11 with each receiving a one third interest. *See* McMillen Declaration, Exhibit 14. On June 22,  
12 2007, John Peter Lee filed a Judgment Confirming Arbitration Award with the Washoe  
13 County Recorder, which judgment transferred the interests of Fred Sadri and Ray Koroghli to  
14 Zandian for all nine properties. *See* McMillen Declaration, Exhibit 15. This is why the March  
15 18, 2014 deed states Zandian transferred the property from Fred Sadri, Ray Koroghli and  
16 Sathsowi Thay Koroghli and himself to Fred Sadri, Ray Koroghli and Sathsowi Thay Koroghli  
17 and Alborz Zandian and Niloofar Foughani “per financial agreement entered into in Las  
18 Vegas, Nevada and dated 08-21-2003.” *See* McMillen Declaration, Exhibit 12.

19           On May 21, 2014, Zandian dirtied the titles to six parcels in Lyon County. *See*  
20 McMillen Declaration, Exhibits 16-18. These deeds transferred Zandian’s interests to Alborz  
21 Zandian and Niloofar Foughani Zandian “per financial agreement entered into in Las Vegas,  
22 Nevada and dated August 21, 2003.” *Id.* However, again, all six parcels were purchased by  
23 Zandian after the purported August 21, 2003 “financial agreement.” *See* McMillen  
24 Declaration, Exhibits 19-21. None of the purchase documents refer to the alleged “financial  
25 agreement.” *Id.* Also, the “financial agreement” has never been produced and is not known to  
26 exist.

27           On May 30, 2014, Zandian similarly dirtied the titles to two parcels in Clark County,  
28 per the same August 21, 2003 “financial agreement.” *See* McMillen Declaration, Exhibits 22-



1 23. All of these parcels were purchased after August 21, 2003 and none of the purchase  
2 documents refer to the alleged “financial agreement.” *See* McMillen Declaration, Exhibits 24-  
3 25.

4 **B. Zandian’s Attempted Bribery**

5 From April 12-19, 2016, Zandian emailed the undersigned. *See* McMillen Declaration,  
6 Exhibit 26. Zandian stated that he wanted to pay (bribe) the undersigned because he believes  
7 the undersigned has been “unfairly exploited for 8 years based on a judgment obtained by  
8 fraudulent service and address.” *Id.* In response, the undersigned requested a serious offer to  
9 settle this matter. *Id.* Zandian stated he did not want me to talk to “anybody” about the  
10 ensuing conversation, including Plaintiff, that Plaintiff had been “manipulated by Robert  
11 Adams and Sadri” and that he did not wish to pay Plaintiff “a dime” but “I [Zandian] am  
12 prepared to pay you [the undersigned] up to \$30,000 cash or \$50,000 within 18 months” to  
13 settle this matter outside of Plaintiff’s interests. *Id.*

14 The undersigned told Zandian he represents the interests of Plaintiff and would not  
15 accept an offer (bribe) to settle this matter outside of Plaintiff’s interests and requested a  
16 serious offer to settle this matter. *Id.* The undersigned also requested to know when Zandian  
17 would be in the United States in the near future. *Id.* To which, Zandian stated that a debtor’s  
18 examination would be worthless since there is no money to pay the judgment. *Id.* However,  
19 Zandian did say that if Plaintiff paid his travel expenses and had the bench warrant vacated,  
20 then he would be more than happy to come to the United States, but he did not promise to  
21 appear for an examination or to provide the documents previously ordered by the Court. *Id.*

22 The email communications from Zandian show Zandian is well aware of the Court’s  
23 orders regarding the debtor’s examination and the ensuing bench warrant for disobeying the  
24 Court’s orders. The email communications show Zandian is willing to continue committing  
25 fraud upon Plaintiff and the Court and that he has no regard for Plaintiff, the Court or the rule  
26 of law.

27 **IV. Argument**

28 **A. Zandian’s Fraudulent Transfers Should Be Declared Void**

1 A “transfer made ... by a debtor is fraudulent as to a creditor ... if the debtor made the  
2 transfer ... [w]ith actual intent to hinder, delay or defraud any creditor of the debtor[.]” NRS  
3 112.180(1)(a). Actual intent may be determined by considering the following factors as to  
4 whether:

- 5 (a) The transfer or obligation was to an insider;
- 6 (b) The debtor retained possession or control of the property transferred  
after the transfer;
- 7 (c) The transfer or obligation was disclosed or concealed;
- 8 (d) Before the transfer was made or obligation was incurred, the debtor had  
been sued or threatened with suit;
- 9 (e) The transfer was of substantially all the debtor’s assets;
- 10 (f) The debtor absconded;
- 11 (g) The debtor removed or concealed assets;
- 12 (h) The value of the consideration received by the debtor was reasonably  
equivalent to the value of the asset transferred or the amount of the obligation  
incurred;
- 13 (i) The debtor was insolvent or became insolvent shortly after the transfer  
was made or the obligation was incurred;
- 14 (j) The transfer occurred shortly before or shortly after a substantial debt  
was incurred; and
- 15 (k) The debtor transferred the essential assets of the business to a lienor  
who transferred the assets to an insider of the debtor.

16 NRS 112.180(2)(a-k). Many of the NRS 112.180(2) factors apply to Zandian’s conduct.  
17 Zandian recorded fraudulent deeds in five Nevada counties and transferred 22 parcels to  
18 insiders, as defined by NRS 112.150(7), shortly after the Court denied Zandian’s motion to set  
19 aside the default judgment. Through these insider transfers, Zandian retained control of the  
20 properties in question, as partly indicated in his recent emails where he states that the “vacant  
21 land in Nevada that I got as sweat equity has no value and I am planning on paying you out of  
22 other resources.” *See* McMillen Declaration, Exhibit 26.

23 While the fraudulent deeds were recorded with the county recorders’ offices, the 2003  
24 “financial agreement” was not disclosed and remains concealed by Zandian. Also, Zandian  
25 has absconded and he refuses to comply with this Court’s orders and refuses to produce  
26 documents or to appear for a debtor’s examination and says he is now living in Iran, as  
27 opposed to France. *See* McMillen Declaration, Exhibit 26.

1 As a result of the fraudulent transfers, Plaintiff may obtain avoidance of such transfers  
2 “to the extent necessary to satisfy the creditor’s claim.” NRS 112.210(1). “Subject to  
3 applicable principles of equity and in accordance with applicable rules of civil procedure” this  
4 Court may also provide “[a]ny other relief the circumstances may require.” NRS  
5 112.210(1)(c). Accordingly, Plaintiff requests the Court issue an order voiding the transfers  
6 detailed in Section III(A), above.

7 **B. Application Of Property Toward Satisfaction Of Judgment**

8 “All goods, chattels, money and other property, real and personal, of the judgment  
9 debtor, or any interest therein of the judgment debtor not exempt by law, and all property and  
10 rights of property seized and held under attachment in the action, are liable to execution.”  
11 NRS 21.080(1). “The judge or master may order any property of the judgment debtor not  
12 exempt from execution, in the hands of such debtor or any other person, or due to the  
13 judgment debtor, to be applied toward the satisfaction of the judgment.” NRS 21.320; *see also*  
14 NRS 112.210(2) (“If a creditor has obtained a judgment on a claim against the debtor, the  
15 creditor, if the court so orders, may levy execution on the asset transferred or its proceeds.”)  
16 (emphasis added).<sup>1</sup>

17 Plaintiff requests the Court order the following property of Zandian, which is not  
18 exempt from execution,<sup>2</sup> to be applied toward satisfaction of the judgment by ordering the  
19 transfer of Zandian’s interest in the following properties to Plaintiff:

20

Parcel	acres	Assessed Value (Washoe County Assessor 2016)	Assignment Value
079-150-09	560.0	\$2,822	\$3,200
079-150-13	560.0	\$2,822	\$3,200
084-040-04	640.08	\$3,226	\$3,700

21  
22  
23

24  
25 <sup>1</sup> In Nevada, a supplementary proceeding is “incident to the original suit” and “is not an independent proceeding  
26 or the commencement of a new action.” Nevada Direct Ins. Co. v. Fields, No. 66561, 2016 WL 797048, at \*3  
27 (Nev. Feb. 26, 2016) (citing State ex rel. Groves v. First Judicial Dist. Court, 61 Nev. 269, 276, 125 P.2d 723,  
28 726 (1942); 30 Am.Jur.2d Executions and Enforcements of Judgments § 584 (2005) (“In jurisdictions where a  
proceeding supplemental is not an independent action, but is merely a proceeding to enforce an earlier  
judgment, proceedings supplemental are conducted in the same court that entered the judgment against the  
defendant, usually under the same cause number. In fact, proceedings supplemental may be filed only in the  
trial court issuing the underlying judgment.” (footnotes omitted))).

<sup>2</sup> See NRS 21.090; *see also* McMillen Declaration, Exhibit 26.

084-040-06	633.03	\$6,197	\$7,000
084-040-10	390.0	\$1,966	\$2,300
084-140-17	160.0	\$806	\$1,000
Totals	2,943.11	\$17,839	\$20,400

Parcel	acres	Assessed Value (Lyon County Assessor 2016)	Assignment Value
006-052-04	.220	\$15,560	\$5,187
006-052-05	.220	\$15,560	\$5,187
006-052-06	.220	\$15,560	\$5,187
Totals	.66	\$46,680	\$15,561

Parcel	acres	Assessed Value (Churchill County Assessor 2016)	Assignment Value
009-331-04	50.0	\$2,625	\$1,500
Totals	50.0	\$2,625	\$1,500

**C. Writ of Execution**

On June 24, 2013, the Court entered a Default Judgment against Defendants. On June 27, 2013, a Notice of Entry of the Default Judgment was filed. In the Default Judgment, the Court entered judgment in favor of Plaintiff against Zandian in the sum of \$1,495,775.74, plus interest at the legal rate, pursuant to NRS 17.130, therein from the date of default until the judgment is satisfied.

Plaintiff requests the Court authorize all applicable County Sheriffs or other authorized officers in the State of Nevada to execute the Judgment through the seizure of Zandian's bank accounts, investment accounts, certificates of deposit, annuities, wages, and real and personal property.

Based on the foregoing and the attached Memorandum of Post-Judgment Costs and Fees, attached hereto as Exhibit 2, Plaintiff also hereby requests that the Court direct the Court Clerk to issue the attached proposed Writs of Execution, attached hereto as Exhibit 3, so that the appropriate authorities may assist Plaintiff in executing the Default Judgment against Zandian. If the properties are not enough to satisfy the Judgment, Plaintiff requests the Court order and direct that any further appropriate writs of execution that are provided to the Court Clerk by Plaintiff also be issued, until the Judgment is satisfied.

1 In addition, Plaintiff seeks the following orders with regards to the following parcels in  
2 order to protect and satisfy Plaintiff's claim. See NRS 112.210(1)(c)(1) and (3) ("In an action  
3 for relief against a transfer or obligation under this chapter, a creditor ... may obtain: ... (1)  
4 An injunction against further disposition by the debtor or a transferee, or both, of the asset  
5 transferred or of other property; ... or (3) Any other relief the circumstances may require.").

6 Zandian has an interest in two parcels in Lyon County, parcel numbers 015-311-18 and  
7 015-311-19. In order to protect Plaintiff's interest and to satisfy his claim, Plaintiff requests  
8 the Court order a minimum bid of \$25,000 for each parcel and in the event the minimum bid is  
9 not reached for either parcel, that Zandian be ordered not to sell, assign, or divide his interest  
10 in either parcel or to allow either or both to be foreclosed upon until the Judgment is paid.

11 Zandian has an interest in parcel 007-151-77 in Churchill County. Plaintiff requests  
12 the Court order a minimum bid of \$10,000 for this parcel and in the event the minimum bid is  
13 not reached, that Zandian is ordered not to sell, assign, or divide his interest in the parcel or to  
14 allow it to be foreclosed upon until the Judgment is paid.

15 Zandian has an interest in parcel 001-660-034 in Elko County. Plaintiff requests the  
16 Court order a minimum bid of \$25,000 for this parcel and in the event the minimum bid is not  
17 reached, that Zandian is ordered not to sell, assign, or divide his interest in the parcel or to  
18 allow it to be foreclosed upon until the Judgment is paid.

19 **D. Conveyance Of Property Sold At Auction**

20 On December 9, 2014, the Clark County Sheriff sold at public auction Zandian's  
21 interest in two Clark County parcels. See McMillen Declaration, Exhibits 27-28. As there  
22 were no other bidders, Plaintiff credit bid at the auction and purchased both parcels. *Id.* The  
23 following is a summary of the auction information for the two parcels:

24

Clark County	Acres	Bought at auction 12/9/2014	Assessed Value (Clark County Assessor 2016)
APN 071-02-000-013	20.0	\$16,000	\$7,000
APN 071-02-000-005	10.0	\$8,000	\$3,500
<b>Total</b>	<b>30.0</b>	<b>\$24,000</b>	<b>\$10,500</b>

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1 On April 3, 2015, the Washoe County Sheriff sold at public auction Zandian's interest  
2 in four Washoe County parcels. See McMillen Declaration, Exhibits 29-32. As there were no  
3 other bidders, Plaintiff credit bid at the auction and purchased all four parcels. *Id.* The  
4 following is a summary of the auction information for the four parcels:

5

Washoe County	Acres	Bought at auction 4/3/2015	Assessed Value (Washoe County Assessor 2016)
APN 079-150-12	160	\$15,000	\$16,800
APN 079-150-10	639.58	\$5,000	\$3,224
APN 084-040-02	627.24	\$5,000	\$3,161
APN 084-130-07	275.83	\$3,000	\$1,390
<b>Total</b>	<b>1702.65</b>	<b>\$28,000</b>	<b>\$24,575</b>

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10 "Upon a sale of real property, the purchaser shall be substituted to and acquire all the  
11 right, title, interest and claim of the judgment debtor thereto." NRS 21.190. Such sales are  
12 subject to redemption. *Id.* A judgment debtor or his successor in interest may redeem the  
13 property any time within 1 year after the sale. See NRS 21.200 and NRS 21.210. "If no  
14 redemption is made within 1 year after the sale, the purchaser, or the purchaser's assignee, is  
15 entitled to a conveyance..." NRS 21.220(4).


16 It has been more than 1 year since the above Clark County and Washoe County  
17 properties were sold at auction to Plaintiff. The properties have not been redeemed by anyone.  
18 Accordingly, Plaintiff requests that the Court order the six properties conveyed to Plaintiff.

19 **V. Conclusion**

20 Based upon the foregoing, Plaintiff respectfully requests this motion be granted in its  
21 entirety.

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

24 Dated this 3<sup>rd</sup> day of May, 2016.

25 BY:   
26 Matthew D. Francis (6978)  
27 Adam P. McMillen (10678)  
28 5371 Kietzke Lane  
Reno, NV 89511  
Telephone: 775-324-4100  
Facsimile: 775-333-8171  
*Attorneys for Plaintiff Jed Margolin*

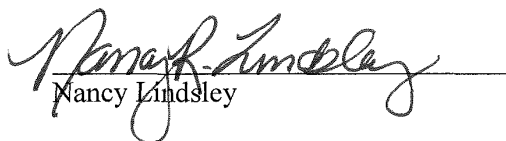
1 **CERTIFICATE OF SERVICE**

2 Pursuant to NRCP 5(b), I certify that I am an employee of Brownstein Hyatt Farber  
3 Schreck, and that on this date, I deposited for mailing, in a sealed envelope, with first-class  
4 postage prepaid, a true and correct copy of the foregoing document, **MOTION TO VOID**  
5 **DEEDS, ASSIGN PROPERTY AND FOR WRIT OF EXECUTION**, addressed as  
6 follows:

7 Reza Zandian  
8 c/o Alborz Zandian  
9 9 MacArthur Place, Unit 2105  
10 Santa Ana, CA 92707-6753  
11 and  
12 rezazand@hotmail.com

11 Severin A. Carlson  
12 Tara C. Zimmerman  
13 Kaempfer Crowell  
14 50 West Liberty Street, Suite 700  
15 Reno, Nevada 89501  
16 Former counsel of Reza Zandian

17 Dated: May 3, 2016

  
Nancy Lindsley

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**EXHIBIT LIST**

<b>EXHIBIT NO.</b>	<b>DESCRIPTION</b>	<b>PAGE(S)</b>
1	Declaration of Adam McMillen	275
2	Consolidated Memorandum of Post-Judgment Fees and Costs	6
3	<i>Proposed</i> Writs of Execution (Lyon, Elko and Churchill Counties)	4



# Exhibit 1

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Exhibit 1

1 Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
2 Brownstein Hyatt Farber Schreck, LLP  
5371 Kietzke Lane  
3 Reno, NV 89511  
Telephone: 775-324-4100  
4 Facsimile: 775-333-8171  
*Attorneys for Plaintiff Jed Margolin*  
5

6  
7 In The First Judicial District Court of the State of Nevada  
8 In and for Carson City  
9

10  
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  
17 aka GOLAMREZA ZANDIANJAZI  
18 aka GHOLAM REZA ZANDIAN  
19 aka REZA JAZI aka J. REZA JAZI  
20 aka G. REZA JAZI aka GHONONREZA  
ZANDIAN JAZI, an individual, DOE Companies  
1-10, DOE Corporations 11-20, and DOE  
Individuals 21-30,

21 Defendants.  
22

Case No.: 090C00579 1B

Dept. No.: 1

**DECLARATION OF ADAM  
MCMILLEN IN SUPPORT OF  
MOTION TO VOID DEEDS, ASSIGN  
PROPERTY, FOR WRIT OF  
EXECUTION AND TO CONVEY**

23 I, Adam P. McMillen, do hereby declare and state:

24 1. I am counsel of record for Plaintiff Jed Margolin in this matter. This declaration is  
25 based upon my personal knowledge and is made in support of the Motion to Void Deeds,  
26 Assign Property and for Writ of Execution, filed concurrently herewith.

27 2. Attached hereto as Exhibit 1 is a true and correct copy of the transcript of Defendant  
28 Reza Zandian's debtor's examination on April 21, 2016 showing his non-appearance

- 1           3. Attached hereto as Exhibit 2 is a true and correct copy of Elko County Doc# 684351  
2 – Grant Deed recorded 03/17/2014, APN: 001-660-034.
- 3           4. Attached hereto as Exhibit 3 is a true and correct copy of Elko County Doc# 560545  
4 – Grant, Bargain and Sale Deed recorded 09/26/2006, APN: 001-660-034.
- 5           5. Attached hereto as Exhibit 4 is a true and correct copy of Churchill County Doc#  
6 439670 – Grant Deed recorded 03/18/2014, APN: 007-151-12.
- 7           6. Attached hereto as Exhibit 5 is a true and correct copy of Churchill County Doc#  
8 439671 – Grant Deed recorded 03/18/2014, APN: 007-151-77.
- 9           7. Attached hereto as Exhibit 6 is a true and correct copy of Churchill County Doc#  
10 439672 – Grant Deed recorded 03/18/2014, APN: 009-33-104.
- 11           8. Attached hereto as Exhibit 7 is a true and correct copy of Churchill County Doc#  
12 383845 – Grant, Bargain and Deed recorded 07/10/2006, APN: 007-151-12.
- 13           9. Attached hereto as Exhibit 8 is a true and correct copy of Churchill County Doc#  
14 384273 – Grant, Bargain and Sale Deed recorded 07/27/2006, APN: 007-151-77.
- 15           10. Attached hereto as Exhibit 9 is a true and correct copy of Churchill County Doc#  
16 372686 – Grant, Bargain and Sale Deed recorded 07/06/2005, APN: 009-33-104.
- 17           11. Attached hereto as Exhibit 10 is a true and correct copy of Washoe County Doc#  
18 4335754 – Grant Deed recorded 03/18/2014, APN: 079-150-12.
- 19           12. Attached hereto as Exhibit 11 is a true and correct copy of Washoe County Doc#  
20 3236343 – Grant, Bargain and Sale Deed recorded 06/27/2005, APN: 079-150-12.
- 21           13. Attached hereto as Exhibit 12 is a true and correct copy of Washoe County Doc#  
22 4335755 – Grant Deed recorded 03/18/2014, APNs: 079-150-09, 070-150-10, 079-150-13,  
23 084-040-02, 084-040-04, 084-040-06, 084-040-10, 084-130-07, 084-140-17.  
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1 14. Attached hereto as Exhibit 13 is a true and correct copy of Washoe County Doc#  
2 2900593– Grant, Bargain and Sale Deed recorded 08/06/2003, APN: 079-150-09, 079-150-10,  
3 079-150-13, 084-040-02, 084-040-04, 084-040-06, 084-040-10, 084-130-07, 084-140-17.

4 15. Attached hereto as Exhibit 14 is a true and correct copy of Washoe County Doc#  
5 2900592– Grant, Bargain and Deed recorded 08/06/2003, APNs: 079-150-09, 079-150-10, 07-  
6 150-13, 084-040-02, 084-040-04, 084-040-06, 084-040-10, 084-130-07, 084-140-17.

7 16. Attached hereto as Exhibit 15 is a true and correct copy of Washoe County Doc#  
8 3547263– Judgment Confirming Arbitration Award recorded 06/22/2007.  
9

10 17. Attached hereto as Exhibit 16 is a true and correct copy of Lyon County Doc#  
11 521532 – Grant Deed recorded 5/21/2014 – APNs: 006-052-04, 006-052-05 &  
12 006-052-06.

13 18. Attached hereto as Exhibit 17 is a true and correct copy of Lyon County Doc#  
14 521533 – Grant Deed recorded 5/21/2014 – APN: 015-311-02.

15 19. Attached hereto as Exhibit 18 is a true and correct copy of Lyon County Doc#  
16 521531 – Grant Deed recorded 5/21/2014, APNs: 015-311-18 & 015-311-19.  
17

18 20. Attached hereto as Exhibit 19 is a true and correct copy of Lyon County Doc#  
19 342193 – Grant, Bargain and Sale Deed recorded 02/04/2005, APNs: 6-052-04, 6-052-05 & 6-  
20 052-06.

21 21. Attached hereto as Exhibit 20 is a true and correct copy of Lyon County Doc#  
22 403892 – Grant, Bargain and Sale Deed recorded 04/06/2007, APN: 15-311-02.

23 22. Attached hereto as Exhibit 21 is a true and correct copy of Lyon County Doc#  
24 344412 – Grant, Bargain and Sale Deed recorded 03/03/2005, APNs: 15-311-18 &  
25 15-311-19.  
26

27 23. Attached hereto as Exhibit 22 is a true and correct copy of Clark County Doc#  
28 20140530-0001037 – Grant Deed recorded 05/30/2014, APN: 071-02-000-005.

- 1           24. Attached hereto as Exhibit 23 is a true and correct copy of Clark County Doc#  
2 20140530-0001038 – Grant Deed recorded 05/30/2014, APN: 071-02-000-013.
- 3           25. Attached hereto as Exhibit 24 is a true and correct copy of Clark County Doc#  
4 20050419-0004639– Grant, Bargain and Sale Deed recorded 04/19/2005, APN: 071-02-000-  
5 005.
- 6           26. Attached hereto as Exhibit 25 is a true and correct copy of Clark County Doc#  
7 20050420-0000563– Grant, Bargain and Sale Deed recorded 04/20/2005, APN: 071-02-000-  
8 013.
- 9           27. Attached hereto as Exhibit 26 is a true and correct copy of an email chain between  
10 myself, Adam McMillen, and Reza Zandian, dated April 12-19, 2016.
- 11           28. Attached hereto as Exhibit 27 is a true and correct copy of the Clark County  
12 Sheriff's Certificate of Sale of Real Property for parcel 071-02-000-005, dated 12/30/14.
- 13           29. Attached hereto as Exhibit 28 is a true and correct copy of the Clark County  
14 Sheriff's Certificate of Sale of Real Property for parcel 071-02-000-013, dated 12/30/14.
- 15           30. Attached hereto as Exhibit 29 is a true and correct copy of the Washoe County  
16 Sheriff's Certificate of Sale of Real Property for parcel 079-150-12, dated 4/3/15.
- 17           31. Attached hereto as Exhibit 30 is a true and correct copy of the Washoe County  
18 Sheriff's Certificate of Sale of Real Property for parcel 079-150-10, dated 4/3/15.
- 19           32. Attached hereto as Exhibit 31 is a true and correct copy of the Washoe County  
20 Sheriff's Certificate of Sale of Real Property for parcel 084-040-02, dated 4/3/15.
- 21           33. Attached hereto as Exhibit 32 is a true and correct copy of the Washoe County  
22 Sheriff's Certificate of Sale of Real Property for parcel 084-130-07, dated 4/3/15.
- 23           33. Attached hereto as Exhibit 32 is a true and correct copy of the Washoe County  
24 Sheriff's Certificate of Sale of Real Property for parcel 084-130-07, dated 4/3/15.
- 25           I declare under penalty of perjury that the foregoing is true and correct to the best of  
26 my knowledge.
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**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: May 3, 2016

By:   
ADAM P. MCMILLEN

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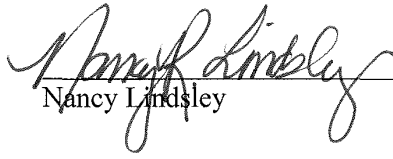
**CERTIFICATE OF SERVICE**

Pursuant to NRC 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, **DECLARATION OF ADAM MCMILLEN IN SUPPORT OF MOTION TO VOID DEEDS, ASSIGN PROPERTY AND FOR WRIT OF EXECUTION**, addressed as follows:

Reza Zandian  
c/o Alborz Zandian  
9 MacArthur Place, Unit 2105  
Santa Ana, CA 92707-6753  
and  
rezazand@hotmail.com

Severin A. Carlson  
Tara C. Zimmerman  
Kaempfer Crowell  
50 West Liberty Street, Suite 700  
Reno, Nevada 89501  
Former counsel of Reza Zandian

Dated: May 3, 2016.

  
\_\_\_\_\_  
Nancy Lindsley

	<b>EXHIBIT NO.</b>	<b><u>EXHIBIT LIST</u> DESCRIPTION</b>	<b>PAGE(S)</b>
1			
2	1	Reporter's Transcript of Proceedings, February 24, 2016 – Certification of Non-Appearance for Debtor's Examination by Reza Zandian	8
3			
4	2	Grant Deed dated March 12, 2014 re Elko County APN: 001-660-034, Document No. 684351	6
5			
6	3	Grant, Bargain and Sale Deed dated September 25, 2006 re Elko County APN: 001-660-034, Document No. 560545	6
7			
8	4	Grant Deed dated March 12, 2014 re Churchill County APN: 007-151-12, Document No. 439670	5
9			
10	5	Grant Deed dated March 12, 2014 re Churchill County APN: 007-151-77, Document No. 439671	4
11			
12	6	Grant Deed dated March 12, 2014 re Churchill County APN: 009-33-104, Document No. 439672	4
13			
14	7	Grant, Bargain and Sale Deed dated 06/27/2006 re Churchill County APN: 007-151-12, Document No. 383845	5
15			
16	8	Grant, Bargain and Sale Deed dated 07/05/2006 re Churchill County APN: 007-151-77, Document No. 384273	4
17			
18	9	Grant, Bargain and Sale Deed dated 06/23/2005 re Churchill County APN: 009-33-104, Document No. 372686	4
19			
20	10	Grant Deed dated March 12, 2014 re Washoe County APN: 079-150-12, Document No. 4335754	3
21			
22	11	Grant, Bargain and Sale Deed dated 06/25/2005 re Washoe County APN: 079-150-12, Document No. 3236343	3
23			
24	12	Grant Deed dated March 12, 2014 re Washoe County APN's: 079-150-09, 079-150-10, 079-151-13, 084-040-02, 084-040-04, 084-040-06, 084-040-10, 084-130-07, 084-140-17, Document No. 4335755	7
25			
26	13	Grant, Bargain and Sale Deed dated July 31, 2003 re Washoe County APN's: 079-150-09, 079-150-10, 079-150-13, 084-040-02, 084-040-04, 084-040-06, 084-040-10, 084-130-07, 084-140-17	7
27			
28			



1	14	Grant, Bargain and Sale Deed dated August 1, 2003 re Washoe County APN's: 079-150-09, 079-150-10, 079-150-13, 084-040-02, 084-040-04, 084-040-06, 084-040-10, 084-130-07, 084-140-17	8
2			
3	15	Judgment Confirming Arbitration Award, Washoe County Document No. 3547263	120
4			
5	16	Grant Deed, dated May 20, 2014 re Lyon County APN's: 006-052-04, 006-052-05, 006-052-06, Document No. 521532	6
6			
7	17	Grant Deed, dated May 20, 2014 re Lyon County APN: 015-311-02, Document No. 521533	4
8			5
9	18	Grant Deed dated May 20, 2014 re Lyon County APN's: 015-311-18, 015-311-19, Document No. 521531	
10			6
11	19	Grant, Bargain, Sale Deed, dated January 31, 2005 re Lyon County APN's: 6-052-04, 6-052-05, 6-052-06, Document No. 342193	
12			4
13	20	Grant, Bargain and Sale Deed dated 10/25/2006 re Lyon County APN: 15-311-02, Document No. 403892	
14			
15	21	Grant, Bargain, Sale Deed dated March 1, 2005 re Lyon County APN: 15-311-18, 15-311-19, Document No. 344412	5
16			
17	22	Grant Deed, dated May 20, 2014 re Clark County APN: 071-02-000-005, Document No. 2014530-0001037	4
18			
19	23	Grant Deed, dated May 20, 2014 re Clark County APN: 071-02-000-013, Document No. 20140530-0001038	4
20			
21	24	Grant, Bargain Sale Deed, recorded 04/19/2005 re Clark County APN: 071-02-000-05, Document No. 20050419-0004639	4
22			
23	25	Grant, Bargain, Sale Deed, recorded 4/20/2005 re Clark County APN: 071-02-000-013, Document No. 20050420-0000563	4
24			
25	26	Email from rezazand@hotmail.com (Reza Zandian) to Adam McMillen dated 4/12-19/2016	5
26			
27	27	Sheriff's Certificate of Sale of Real Property recorded 05/18/2015 re Clark County APN: 071-02-000-05, Document No. 2015-0518-0002132	4
28			
	28	Sheriff's Certificate of Sale of Real Property recorded 05/18/2015 re Clark County APN: 071-	4

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02-000-013, Document No. 2015-0518-0002133

29	Certificate of Sale recorded 04/09/2015 re Washoe County APN: 079-150-12, Document No. 4456017	3
30	Certificate of Sale recorded 04/09/2015 re Washoe County APN: 079-150-10, Document No. 4456020	3
31	Certificate of Sale recorded 04/09/2015 re Washoe County APN: 084-040-02, Document No. 4456032	3
32	Certificate of Sale recorded 04/09/2015 re Washoe County APN: 084-130-07, Document No. 4456021	3

# Exhibit 1

# Exhibit 1

In re: Reza Zandian 2/24/2016

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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
	)	
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	)	
GHONOREZA ZANDIAN JAZI, an	)	
individual, DOES Companies 1-10,	)	
DOE Corporations 11-20, and DOE	)	
Individuals 21-30,	)	
	)	
Defendants.	)	
	)	

REPORTER'S TRANSCRIPT OF PROCEEDINGS  
SAN DIEGO, CALIFORNIA  
FEBRUARY 24, 2016

REPORTED BY JUDY M. REIERSEN, CSR NO. 7505

Peterson Reporting, Video & Litigation Services

In re: Reza Zandian 2/24/2016

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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
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	)	
GHONOREZA ZANDIAN JAZI, an	)	
individual, DOES Companies 1-10,	)	
DOE Corporations 11-20, and DOE	)	
Individuals 21-30,	)	
Defendants.	)	

REPORTER'S TRANSCRIPT OF PROCEEDINGS,  
commencing at 1:51 p.m. on Wednesday, February 24, 2016,  
at 225 Broadway, Suite 1670, San Diego, California,  
before Judy M. Reiersen, Certified Shorthand Reporter, in  
and for the State of California.

Peterson Reporting, Video & Litigation Services

Peterson Reporting Video & Litigation Services

In re: Reza Zandian 2/24/2016

1 APPEARANCES:

2

For the Plaintiff JED MARGOLIN  
(appearing telephonically):

3

4

BROWNSTEIN HYATT FARBER & SCHRECK, LLP  
BY: ADAM P. McMILLEN, ESQ.  
5371 Kietzke Lane  
Reno, Nevada 89511  
775.324.4100

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Peterson Reporting, Video & Litigation Services

Peterson Reporting Video & Litigation Services

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JM\_FJD\_2678

In re: Reza Zandian 2/24/2016

1	I N D E X		
2	E X H I B I T S		
3	EXHIBIT		MARKED
4	1	Notice of Taken Debtor's Examination of Defendant Reza Zandian, three pages	5
5			
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Peterson Reporting, Video & Litigation Services

Peterson Reporting Video & Litigation Services

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JM\_FJD\_2679

In re: Reza Zandian 2/24/2016

1 (Exhibit 1 was marked.)

2 MR. McMILLEN: Okay. My name is Adam McMillen.  
3 I am counsel for Jed Margolin.

4 This is the time and place for the deposition of  
5 Reza Zandian, Z-a-n-d-i-a-n, and attached as Exhibit 1 is  
6 the Notice of Taking Debtor's Examination of Defendant  
7 Reza Zandian.

8 And in that notice it says, "Please take notice  
9 that on the 24th day of February, 2016, at the hour of  
10 1:30 p.m., Plaintiff Jed Margolin, by and through his  
11 attorney of record Adam McMillen of Brownstein Hyatt  
12 Farber & Schreck, LLP, will take the Debtor's Examination  
13 of Defendant Reza Zandian, at 225 Broadway, Suite 1670,  
14 San Diego, California 92101."

15 We will make a record that Zandian has not  
16 appeared for this deposition, and the time right now is  
17 1:52 p.m.

18 And that's all for today. Thank you.

19 (Whereupon the proceedings adjourned at  
20 1:52 p.m.)

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Peterson Reporting, Video & Litigation Services

Peterson Reporting Video & Litigation Services

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JM\_FJD\_2680



In re: Reza Zandian 2/24/2016

1 I, JUDY M. REIERSEN, Certified Shorthand Reporter for the  
2 State of California, do hereby certify:

3

4 That the foregoing proceedings were reported by me  
5 stenographically and later transcribed into typewriting  
6 under my direction; that the foregoing is a true record  
7 of the proceedings taken at that time.

8

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11 Dated: This \_\_\_\_\_ day of \_\_\_\_\_,  
12 2016, at San Diego, California.

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JUDY M. REIERSEN  
CSR No. 7505

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Peterson Reporting, Video & Litigation Services

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JM\_FJD\_2681

<u>WORD INDEX</u>				
< 0 >	Broadway 2:20 5:13	5:1, 5	MARKED 4:3 5:1	SAN 1:18 2:20 5:14 6:12
090C00579 1:7 2:7	<b>BROWNSTEIN</b> 3:4 5:11	< F >	<b>McMILLEN</b> 3:4 5:2, 2, 11	says 5:8
< 1 >	< C >	<b>FARBER</b> 3:4 5:12	< N >	<b>SCHRECK</b> 3:4 5:12
1 4:4 5:1, 5	California 1:9, 18 2:9, 20, 22	<b>FEBRUARY</b> 1:19 2:19 5:9	name 5:2	<b>Services</b> 1:22 2:22 3:6 4:10
1:30 5:10	5:14 6:2, 12	<b>FIRST</b> 1:1 2:1	<b>NEVADA</b> 1:2, 9 2:2, 9 3:5	5:22 6:17
1:51 2:19	<b>CARSON</b> 1:3 2:3	foregoing 6:4, 6	<b>Notice</b> 4:4 5:6, 8, 8	<b>Shorthand</b> 2:21 6:1
1:52 5:17, 19	<b>CASE</b> 1:7 2:7	< G >	< O >	<b>STATE</b> 1:2 2:2, 22 6:2
1-10 1:12 2:12	<b>Certified</b> 2:21 6:1	<b>GHOLAM</b> 1:10 2:10	<b>Okay</b> 5:2	<b>stenographically</b> 6:5
11-20 1:13 2:13	certify 6:2	<b>GHONOREZA</b> 1:12 2:12	<b>OPTIMA</b> 1:8, 9 2:8, 9	<b>Suite</b> 2:20 5:13
1670 2:20 5:13	<b>CITY</b> 1:3 2:3	<b>GOLAMREZA</b> 1:10 2:10	< P >	< T >
1B 1:7 2:7	commencing 2:19	< H >	p.m 2:19 5:10, 17, 19	take 5:8, 12
< 2 >	<b>Companies</b> 1:12 2:12	hour 5:9	pages 4:5	<b>Taken</b> 4:4 6:7
2016 1:19 2:19 5:9 6:12	<b>CORPORATIO</b> N 1:8, 9, 9, 10	<b>HYATT</b> 3:4 5:11	<b>Peterson</b> 1:22 2:22 3:6 4:10 5:22 6:17	<b>TECHNOLOGY</b> 1:8, 9 2:8, 9
21-30 1:13 2:13	<b>Corporations</b> 1:13 2:13	< I >	<b>Proceedings</b> 1:17 2:18 5:19 6:4, 7	<b>telephonically</b> 3:3
225 2:20 5:13	counsel 5:3	individual 1:5, 12 2:5, 12	< R >	<b>Thank</b> 5:18
24 1:19 2:19	<b>COURT</b> 1:1 2:1	<b>Individuals</b> 1:13 2:13	record 5:11, 15 6:6	<b>three</b> 4:5
24th 5:9	<b>CSR</b> 1:22 6:17	< J >	<b>REIERSSEN</b> 1:22 2:21 6:1, 17	<b>time</b> 5:4, 16 6:7
< 5 >	< D >	<b>JAZI</b> 1:11, 11, 11, 12 2:11, 11, 11, 12	<b>Reno</b> 3:5	<b>today</b> 5:18
5 4:4	Dated 6:11	<b>JED</b> 1:5 2:5 3:1 5:3, 10	<b>REPORTED</b> 1:22 6:4	<b>transcribed</b> 6:5
5371 3:5	day 5:9 6:11	<b>JUDICIAL</b> 1:1 2:1	<b>Reporter</b> 2:21 6:1	<b>TRANSCRIPT</b> 1:17 2:18
< 7 >	<b>Debtor's</b> 4:4 5:6, 12	<b>JUDY</b> 1:22 2:21 6:1, 17	<b>REZA</b> 1:10, 11, 11, 11, 11 2:10, 11, 11, 11, 11	<b>true</b> 6:6
7505 1:22 6:17	<b>Defendant</b> 4:4 5:6, 13	< K >	<b>right</b> 5:16	<b>typewriting</b> 6:5
775.324.4100 3:6	<b>Defendants</b> 1:14 2:14	<b>Kietzke</b> 3:5	< L >	< V >
< 8 >	deposition 5:4, 16	< M >	Lane 3:5	<b>Video</b> 1:22 2:22 3:6 4:10
89511 3:5	<b>DIEGO</b> 1:18 2:20 5:14 6:12	<b>MARGOLIN</b> 1:5 2:5 3:1 5:3, 10	<b>Litigation</b> 1:22 2:22 3:6 4:10 5:22 6:17	2:22 3:6 4:10 5:22 6:17
< 9 >	direction 6:6	< N >	<b>LLP</b> 3:4 5:12	vs 1:7 2:7
92101 5:14	<b>DISTRICT</b> 1:1 2:1	< O >	< S >	< W >
< A >	<b>DOE</b> 1:13, 13 2:13, 13	<b>OKay</b> 5:2		<b>Wednesday</b> 2:19
<b>ADAM</b> 3:4 5:2, 11	< E >	<b>OPTIMA</b> 1:8, 9 2:8, 9		< Z >
adjourned 5:19	<b>ESQ</b> 3:4	< P >		<b>ZANDIAN</b> 1:10, 11, 12 2:10, 11, 12 4:5 5:5, 7, 13, 15
aka 1:10, 10, 11, 11, 11, 11 2:10, 10, 11, 11, 11, 11	<b>Examination</b> 4:4 5:6, 12	<b>REPORTER'S</b> 1:17 2:18		<b>Z-a-n-d-i-a-n</b> 5:5
all 5:18	<b>EXHIBIT</b> 4:3	<b>Reporting</b> 1:22 2:22 3:6 4:10 5:22 6:17		<b>ZANDIANJAZI</b> 1:10 2:10
<b>APPEARANCES</b> 3:1		<b>REZA</b> 1:10, 11, 11, 11, 11 2:10, 11, 11, 11, 11		
appeared 5:16		<b>right</b> 5:16		
appearing 3:3				
attached 5:5				
attorney 5:11				
< B >				

# Exhibit 2

# Exhibit 2

DOC # **684351**  
03/17/2014 10:50 AM

**Official Record**

Requested By  
A+ PARALEGALS INC

Elko County - NV

D. Mike Strales - Recorder

Page 1 of 4 Fee \$17.00

Recorded By: ST RPTT

APN: 001-660-034

Recording Requested by,  
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:  
NilooFar Foughani  
6 rue Edouard Fournier  
75116 Paris, France



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN and FOUGHANI NILOOFAR ZANDIAN, husband and wife, as Joint Tenants with Right of Survivorship, to ALBORZ ZANDIAN, an unmarried man, 10% and NILOOFAR FOUGHANI, 30% (on behalf of herself 10%, Nikan Zandian Jazi 10% and Rayan Zandian 10%) (per financial agreement entered into in Las Vegas, Nevada and dated 08-21-2003), as joint tenants with right of survivorship.

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

See Exhibit "A" attached hereto and incorporated herein;

TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof; it being the intent of the parties that all Grantors' interests, known or unknown, in the above-described property, be conveyed hereby.

SUBJECT, however, to all taxes and other assessments, reservations in patents and all reservations, easements, encumbrances, liens, covenants, rights, rights-of-way and other interests as they may appear of record.

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

IN WITNESS WHEREOF, the said Grantors have caused this deed to be executed as of the day and year first hereinbelow written.

March 12, 2014

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-

\*\*\* THIS IS AN UNOFFICIAL COPY \*\*\*



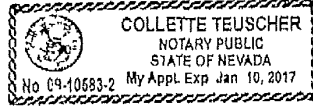
684351

03/17/2014  
002 of 4

State of Nevada  
County of Washoe

This instrument was acknowledged before me on March 12, 2014 by Reza Zandain.

Collette Teuscher  
Notary Public



-THIS ACKNOWLEDGEMENT IS ATTACHED TO A GRANT DEED  
Dated March 12, 2014



684351

09/17/2014  
003 of 4

EXHIBIT "A"

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

Parcel 2 as shown on that certain Parcel Map for JAMES W. JENNINGS, etal filed in the office of the County Recorder of Elko County, State of Nevada, on December 31, 1987, as File No. 245403, being a portion of SE1/4 of Section 17, Township 34 North, Range 55 East, M.D.B.&M.

EXCEPTING THEREFROM all those portions of said land lying within the exterior boundaries of Clover Hills Subdivision, Phases 1, 2, and 3, as shown on the official maps thereof, filed in the office of the Elko County Recorder, Elko, Nevada, on October 20, 1988, July 11, 1989 and November 16, 1989, as File No. 264290, 278494 and 284716 respectively.

FURTHER EXCEPTING THEREFROM all that portion of said land conveyed to J. ROSS MACLEAN by Deed recorded September 20, 1991, in Book 762, Page 902, Official Records, Elko County, Nevada.

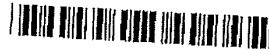
FURTHER EXCEPTING THEREFROM that portion of said land conveyed to RICHARD G. FLEMING and KERLY L. FLEMING, by Deed recorded on September 15, 1992, in Book 796, Page 134, Official Records, Elko County, Nevada.

EXCEPTING THEREFROM one-half of all oil, gas, mineral and other hydrocarbon substances, reserved by STRATHEARN CATTLE CO., in Deed recorded November 19, 1957, in Book 73, Page 38, Official Records, Elko County, Nevada.

EXCEPTING THEREFROM one-half of all oil, gas, mineral and other hydrocarbon substances, reserved by A.B. MCKINLEY & SONS, INC. in Deed recorded June 14, 1960, in Book 4, Page 272, Official Records, Elko County, Nevada.

At date hereof, exceptions to coverage in addition to the printed exceptions and exclusions in a Policy of Title Insurance are as follows:

1. Rights incidental to the ownership and development of the mineral interests excepted from the land described herein.
2. The fact that the ownership of said land does not include any rights of ingress or egress to or from Interstate 80, as set forth in instrument.  
Recorded : October 25, 1973  
: in Book 186, Page 58, as Document No. 78982  
: Official Records of Elko County, Nevada



684361

03/17/2014  
004 of 4

3. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto,  
Granted to : CP NATIONAL CORPORATION  
: electric power or telephone lines and/or  
: gas or water mains  
Recorded : May 13, 1986  
: in Book 523, Page 457  
: Official Records of Elko County, Nevada
  
4. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights hereto,  
Granted to : AMERICAN TELEPHONE AND TELEGRAPH COMPANY  
Purpose : communication systems and underground cables  
Recorded : August 10, 1988  
: in Book 635, Page 55  
: Official Records of Elko County, Nevada

STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV - **684351**  
03/17/2014 10:50 AM  
Official Record

Requested By  
A+ PARALEGALS INC

Elko County - NV

D Mike Smalec - Recorder

Page 1 of 1 Fee \$17.00  
Recorded By ST RPTT

- 1. Assessors Parcel Number(s)
  - a) 001-660-034
  - 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
  - i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

- 3. Total Value/Sales Price of Property: \$ 70,400.00
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ 0

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section # 5
  - b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity: adding Wife and Son
- 5. Partial Interest: Percentage being transferred: 40 %

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 Grantor  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
Print Name: Reza Zandian  
Address: 6 rue Edouard Fournier  
City: 75116 Paris, France  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
Print Name: Alborz Zandian & Niloofar Foughani  
Address: 6 rue Edouard Fournier  
City: 75116 Paris, France  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING**  
(required if not the seller or buyer)  
Print Name: A+ Paralegals, Inc. Escrow # \_\_\_\_\_  
Address 312 W. Fourth Street  
City: Carson City State: NV Zip: 89703  
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



# Exhibit 3

# Exhibit 3

DOC # **560545**  
09/25/2006 02:47 PM

**Official Record**

Requested By  
STEWART TITLE

Elko County - NV  
Jerry D. Reynolds - Recorder

Page 1 of 4 Fee: \$17.00  
Recorded By: NR RPTT: \$200.10

APN: 001-660-034  
After recording return,  
and mail tax statements, to:

Reza Zandian  
8775 Costa Verde Blvd, #1416  
San Diego, CA 92122



The undersigned hereby affirms this document submitted  
for recording does not contain a social security number.

*00212283*

**GRANT, BARGAIN AND SALE DEED**

**THIS GRANT, BARGAIN AND SALE DEED**, made this 25<sup>th</sup> day of September, 2006,  
by and between Elko Land and Livestock Company, successor by merger to CG Properties, Inc.,  
Grantor; and Reza Zandian and Foughani Niloofer Zandian, husband and wife, Grantees;

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00),  
lawful, current money of the United States of America, to it in hand paid by the Grantees, the  
receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and  
confirm unto the said Grantees, as joint tenants with the right of survivorship, all Grantors' right,  
title, estate and interest in and to that certain real property located in Elko County, Nevada, more  
particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein;

TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto  
belonging or appertaining, and the reversions, remainder and remainders, rents,  
issues and profits thereof; it being the intent of the parties that all Grantors'  
interests, known or unknown, in the above-described property, be conveyed  
hereby.

SUBJECT, however, to all taxes and other assessments, reservations in patents  
and all reservations, easements, encumbrances, liens, covenants, rights, rights-of-  
way and other interests as they may appear of record.

**TO HAVE AND TO HOLD**, all and singular, the said premises, together with the  
appurtenances unto the said Grantees, and to the survivor of them, and to the heirs, successors  
and assigns of the survivor of the Grantees, forever.





560545

09/26/2008  
003 of 4

**SUBJECT PROPERTY DESCRIPTION**

**EXHIBIT "A"**

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

Parcel 2 as shown on that certain Parcel Map for JAMES W. JENNINGS, etal filed in the office of the County Recorder of Elko County, State of Nevada, on December 31, 1987, as File No. 245403, being a portion of SE1/4 of Section 17, Township 34 North, Range 55 East, M.D.B. &M.

EXCEPTING THEREFROM all those portions of said land lying within the exterior boundaries of Clover Hills Subdivision, Phases 1, 2 and 3, as shown on the official maps thereof, filed in the office of the Elko County Recorder, Elko, Nevada, on October 20, 1988, July 11, 1989, and November 16, 1989, as File No. 264290, 278494 and 284716 respectively.

FURTHER EXCEPTING THEREFROM all that portion of said land conveyed to J. ROSS MACLEAN by Deed recorded September 20, 1991, in Book 762, Page 902, Official Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to RICHARD G. FLEMING and KERLY L. FLEMING, by Deed recorded September 15, 1992, in Book 796, Page 134, Official Records, Elko County, Nevada.

EXCEPTING THEREFROM one-half of all oil, gas, mineral and other hydrocarbon substances, reserved by STRATHEARN CATTLE CO., in Deed recorded November 19, 1957, in Book 73, Page 38, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM one-half of all oil, gas, mineral and other hydrocarbon substances reserved by A.B. MCKINLEY & SONS, INC. in Deed Recorded June 14, 1960, in Book 4, Page 272, Official Records, Elko County, Nevada.

CG



560545

09/26/2008  
004 of 4

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions in a Policy of Title Insurance are as follows:

1. Taxes for the fiscal year July 1, 2006 to June 30, 2007, including any secured personal property taxes and any special or district assessments collected therewith, and any other assessments levied by City or County authorities, a lien now due and payable,  
Total amount : \$603.01  
1<sup>st</sup> installment : \$150.76 Delinquent plus penalties  
2<sup>nd</sup> installment : \$150.75 due October 2, 2006  
3<sup>rd</sup> installment : \$150.75 due January 1, 2007  
4<sup>th</sup> installment : \$150.75 due March 5, 2007  
Assessor Parcel No. : 001-660-034
2. The lien, if any, of supplemental taxes, assessed pursuant to provisions adopted by the Nevada Legislature, and as disclosed by the Nevada Revised Statutes.
3. Rights incidental to the ownership and development of the mineral interests excepted from the land described herein.
4. The fact that the ownership of said land does not include any rights of ingress or egress to or from Interstate 80, as set forth in instrument.  
Recorded : October 25, 1973  
: in Book 186, page 58, as Document No. 78982  
: Official Records of Elko County, Nevada
5. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto,  
Granted to : CP NATIONAL CORPORATION  
: electric power or telephone lines and/or  
: gas or water mains  
Recorded : May 13, 1986  
: in book 523, Page 457,  
: Official Records of Elko County, Nevada.
6. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights hereto,  
Granted to : AMERICAN TELEPHONE AND TELEGRAPH COMPANY  
Purpose : communication systems and underground cables  
Recorded : August 10, 1988  
: in Book 635, Page 55,  
: Official Records of Elko County, Nevada

DOC # DV - 560545  
09/25/2006 02:47 PM  
Official Record

STATE OF NEVADA  
DECLARATION OF VALUE

Requested By  
STEWART TITLE

Elko County -- NV

FOR RECORDED  
Document

Jerry D. Reynolds -- Recorder

Page 1 of 1 Fee: \$17.00  
Recorded By: HR RPTT: \$200.10

Date of Recording

Notes: \_\_\_\_\_

1. Assessor Parcel Number(s):

- a) 001-660-034
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land
- b) \_\_\_\_\_ Single Family Res.
- c) \_\_\_\_\_ Condo/Townhouse
- d) \_\_\_\_\_ 2-4 Plex
- e) \_\_\_\_\_ Apartment Bldg.
- f) \_\_\_\_\_ Comm'l/Ind'l
- g) \_\_\_\_\_ Agricultural
- h) \_\_\_\_\_ Mobile Home
- i) Other: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 59,000.00

Deed in Lieu of Foreclosure Only (Value of Property) \$ \_\_\_\_\_

Transfer Tax Value \$ 59,000.00

Real Property Transfer Tax Due: \$ 230.10

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 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: \_\_\_\_\_

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

SELLER (GRANTOR) INFORMATION  
(required)

Print Name: Elko Land and Livestock  
Address: 555 5th Street  
City/State/Zip: Elko, NV 89801

BUYER (GRANTEE) INFORMATION  
(required)

Print Name: Reza Zandian  
Address: 8775 Costa Verde Blvd #1416  
City/State/Zip: San Diego, CA 92122

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 06212283  
Address: 810 Idaho Street  
City/State/Zip: Elko, Nevada 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

# Exhibit 4

Exhibit 4

DOC # 439670

03/18/2014 10:57 AM

Official Record

Recording requested By  
A+ PARALEGALS

Churchill County - NV

Joan Sims - Recorder

Page 1 of 3 Fee: \$16.00

Recorded By: TH RPTT: #5

APN: 007-151-12

Recording Requested by:  
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:  
Niloofer Foughani  
6 rue Edouard Fournier  
75116 Paris, France



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, BIJAN AKHAVAN and NOOSHIN AKHAVAN, husband and wife, as Joint Tenants with Right of Survivorship as to an undivided 50% interest and REZA ZANDIAN and NILOOFAR FOUGHANI, husband and wife, as Joint Tenants with Right of Survivorship as to an undivided 50% interest, as TENANTS IN COMMON, to BIJAN AKHAVAN and NOOSHIN AKHAVAN, husband and wife, as Joint Tenants with Right of Survivorship as to an undivided 50% interest and ALBORZ ZANDIAN, an unmarried man, 10% and NILOOFAR FOUGHANI, 30% (on behalf of herself 10%, Nikan Zandian Jazi 10% and Rayan Zandian 10%) (per financial agreement entered into in Las Vegas, Nevada and dated 08-21-2003), as joint tenants with right of survivorship, all AS TENANTS IN COMMON.

The real property situate in the County of Churchill, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

March 12, 2014

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-





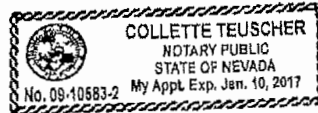
0439670

03/18/2014  
002 of 3

State of Nevada  
County of Washoe

This instrument was acknowledged before me on March 12, 2014 by Reza Zandain.

Collette Teuscher  
Notary Public



-THE ACKNOWLEDGEMENT IS ATTACHED TO A GRANT DEED  
Dated March 12, 2014

**"UNOFFICIAL COPY"**



439670

03/18/2014  
003 of 3

EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

A portion of the Northeast quarter of the Southeast quarter of the Southwest quarter of Section 15, Township 19 North, Range 27 East, M.D.B.&M., described as follows:

Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 15; thence North along the East line of said Section 15 a distance of 716 feet to a point on the Southerly right-of-way line of State Highway No. 50; thence North 58°51' West along the Southerly right-of-way line of said State Highway No. 50 a distance of 503 feet to the true point of beginning; thence continuing along said right-of-way line North 58°51' West a distance of 437 feet to a point of intersection with Southeasterly line of "T" Line Canal; thence along the Southeasterly and Easterly lines of said "T" Line Canal the following courses and distances: South 67°18' West 310 feet; thence on a curve to the left having a radius of 287.94 feet through a central angle of 89°52' for an arc distance of 331 feet;

South 22°34' East 172 feet; thence on a curve to the right having a radius of 573.69 feet through a central angle of 53°24' for an arc distance of 774.69 feet; and South 30°50' West a distance of 82.5 feet to a point on the South line of the Northeast quarter of the Southeast quarter of said Section 15; thence along said line East a distance of 774.69 feet to the Southwest corner of parcel conveyed to James W. Cozart, et ux, by deed recorded March 7, 1956 in Book 32 of Deeds, Page 423, Churchill County, Nevada, records, thence North along the West line of said Cozart parcel a distance of 215 feet to the Southeasterly line of parcel conveyed to Andy J. Wilkins, et ux, by deed recorded December 2, 1954 in Book 31 of Deeds, Page 467, Churchill County, Nevada, records; thence along the Southerly line of said Wilkins parcel North 58°51' West 200 feet; thence North along the West line of said Wilkins parcel and the West line of parcel conveyed to Carl H. Johnston, et ux, by deed recorded October 14, 1954 in Book 30 of Deeds, Page 423, Churchill County, Nevada, records, a distance of 653.40 feet to the true point of beginning.

Excepting from the herein above described parcel a parcel conveyed to Florence Caskill Mills by deed recorded July 6, 1956 in Book 32 of Deeds, Page 589, Churchill County, Nevada, records.

Note: The above Metes and Bounds description appeared previously in that certain document recorded July 10, 2006, under Document No. 383845, Official Records.

DOC # DV-439670

03/19/2014 10:57 AM  
Official Record

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
A+ PARALEGALS

Churchill County - NV

Joan Sims - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: TH RPTT:

- 1. Assessors Parcel Number(s)
  - a) 007-151-12
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____
<u>Grantee = Etal TH</u>	

- 3. Total Value/Sales Price of Property: \$ 75,000.00
- Deed in Lieu of Foreclosure Only (Sale of property) ( ) \_\_\_\_\_
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ 0

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090 Section # 5
  - b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity; adding Wife and Son
- 5. Partial Interest: Percentage being transferred: 40 %

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 Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Reza Zandian  
 Address: 6 rue Edouard Fournier  
 City: 75116 Paris, France  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Alborz Zandian & Niloofar Foughani  
 Address: 6 rue Edouard Fournier  
 City: 75116 Paris, France  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)  
 Print Name: A+ Paralegals, Inc. Escrow # \_\_\_\_\_  
 Address 312 W. Fourth Street  
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

# Exhibit 5

# Exhibit 5

DOC # 439671

03/18/2014 10:58 AM

Official Record

Recording requested By  
A+ PARALEGALS

Churchill County - NV  
Joan Sims - Recorder

Page 1 of 2 Fee: \$15.00  
Recorded By: TH RPTT: #5

APN: 007-151-77

Recording Requested by:  
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:  
Niloofer Foughani  
6 rue Edouard Fournier  
75116 Paris, France



439671

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN and NILOOFAR FOUGHANI, husband and wife, as Joint Tenants with Right of Survivorship, to ALBORZ ZANDIAN, an unmarried male 20% and NILOOFAR FOUGHANI, NILOOFAR FOUGHANI, 60% (on behalf of herself 20%, Nikan Zandian Jazi 20% and Rayan Zandian 20%) (per financial agreement entered into in Las Vegas, Nevada and dated 08-21-2003), as joint tenants with right of survivorship.

The real property situate in the County of Churchill, State of Nevada, described as follows:

**Parcel 1 of the Greg Jackson Parcel Map recorded February 25, 1983, under Document No. 194366, Official Records, Churchill County, Nevada.**

**Excepting therefrom that portion of said Parcel transferred to the State of Nevada by Quitclaim Deed recorded April 17, 2012, under Document No. 342891, Official Records, Churchill County, Nevada.**

Subject to

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, reissues or profits thereof.

March 12, 2014

  
\_\_\_\_\_  
Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-



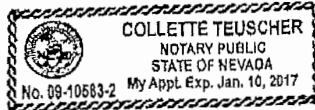
439671

03/18/2014  
002 of 2

State of Nevada  
County of Washoe

This instrument was acknowledged before me on March 12, 2014 by Reza Zandain.

Collette Teuscher  
Notary Public



-THIS ACKNOWLEDGEMENT IS ATTACHED TO A GRANT DEED  
Dated March 12, 2014

**"UNOFFICIAL COPY"**

DOC # DV-439671

03/18/2014 10:58 AM

Official Record

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
A+ PARALEGALS

Churchill County - NV  
Joan Sims - Recorder

Page 1 of 1 Fee: \$15.00  
Recorded By: TH RPTT:

- 1. Assessors Parcel Number(s)
  - a) 007-151-77
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Grantee = Etal TH</u>	

- 3. Total Value/Sales Price of Property: \$ 20,160.00
- Deed in Lieu of Foreclosure (Only if property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ 0

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.099 Section # 5
  - b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of legal consanguinity or affinity: adding Wife and Son

- 5. Partial Interest: Percentage being transferred: 80 %  
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 Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Reza Zandian  
 Address: 6 rue Edouard Fournier  
 City: 75116 Paris, France  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Alborz Zandian & Niloofar Foughani  
 Address: 6 rue Edouard Fournier  
 City: 75116 Paris, France  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: A+ Paralegals, Inc. Escrow # \_\_\_\_\_  
 Address: 312 W. Fourth Street  
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

# Exhibit 6

# Exhibit 6



DOC # 439672

03/18/2014 10:59 AM

Official Record

Recording requested By  
A+ PARALEGALS

Churchill County - NV

Joan Sims - Recorder

Page 1 of 2 Fee: \$15.00

Recorded By: TH

RPTT: #5

APN: 009-33-104

Recording Requested by:  
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:

Niloofar Foughani  
6 rue Edouard Fournier  
75116 Paris, France



439672

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN and NILOOFAR FOUGHANI, husband and wife, as Joint Tenants with Right of Survivorship, to ALBORZ ZANDIAN, an unmarried man 20% and NILOOFAR FOUGHANI, 60% (on behalf of herself 20%, Nikan Zandian Jazi 20% and Payan Zandian 20%) (per financial agreement entered into in Las Vegas, Nevada and dated 08-21-2013), as joint tenants with right of survivorship.

The real property situate in the County of Churchill, State of Nevada, described as follows:

Township 20 North, Range 27 East, 2D, 30M., Section 29; The NW ¼ of the NW ¼; and the NW ¼ of the SW ¼ of the NW ¼.

Excepting therefrom, 75% of heat, fluid and mining rights as reserved by a prior grantor.

Further excepting and reserving unto Southern Pacific Land Company, its successors and assigns, all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, together with the exclusive right at all times to enter upon or in said land to prospect for and to drill, bore, recover, and remove the same.

Subject to

Together with all tenements, hereditaments and appurtenances, including easements and other rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

March 12, 2014

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-



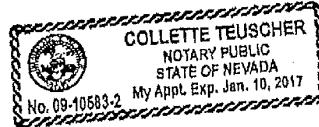
439672

03/18/2014  
002 of 2

State of Nevada  
County of Washoe

This instrument was acknowledged before me on March 12, 2014 by Reza Zandain.

Collette Teuscher  
Notary Public



-THIS ACKNOWLEDGEMENT IS ATTACHED TO A GRANT DEED  
Dated March 12, 2014

**"UNOFFICIAL COPY"**

DOC # DV-439672

03/18/2014 10:59 AM

Official Record

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
A+ PARALEGALS

Churchill County - NV

Jean Sims - Recorder

Page 1 of 1 Fee: \$15.00  
Recorded By: TH RPTT:

- 1. Assessors Parcel Number(s)
  - a) 009-33-104
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____
	<u>Grantee = Ctal TH</u>

- 3. Total Value/Sales Price of Property: \$ 7,500.00
- Deed in Lieu of Foreclosure Only (Only if property) ( )
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ 0

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.098 Section # 5
  - b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity: adding Son and Wife
- 5. Partial Interest: Percentage being transferred: 80 %

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 Grantor Capacity \_\_\_\_\_  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
Print Name: Reza Zandian  
Address: 6 rue Edouard Fournier  
City: 75116 Paris, France  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
Print Name: Alborz Zandian & Niloofar Foughani  
Address: 6 rue Edouard Fournier  
City: 75116 Paris, France  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING**  
(required if not the seller or buyer)  
Print Name: A+ Paralegals, Inc. Escrow # \_\_\_\_\_  
Address: 312 W. Fourth Street  
City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

# Exhibit 7

# Exhibit 7

The undersigned hereby affirms that this document contains no individual's Federal Social Security number.

A.P.N.: 007-151-12  
File No: 132-2273980 (CAC)  
R.P.T.T.: \$1,435.00

# 05-27525-06

When Recorded Mail To: Mail Tax Statements To:  
Reza Zandian and Nilloofar Zandian  
8775 Costa Verde Blvd #1416  
San Diego, CA 921

383845  
OFFICIAL RECORDS  
CHURCHILL COUNTY NEVADA  
RECORDED BY  
WESTERN NEVADA TITLE CO.  
2006 JUL 10 PM 2:05

TRENA FURETTO  
COUNTY RECORDER  
FEE \$16.00 DEPAN

UNOFFICIAL COPY

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION the part of which is hereby acknowledged,

Ruth M. Keith, as Successor Co-trustee of the Karl M. Keith Family Trust

do(es) hereby GRANT, BARGAIN and SELL to

Reza Zandian and Nilloofar Zandian, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Churchill, State of Nevada, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Subject to

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/27/2006

383845

Ruth M. Keith, as Successor Co-Trustees of  
the Karl M. Keith Family Trust

Ruth M. Keith, TTEE

Ruth M. Keith, Successor Trustee

STATE OF NEVADA )

: ss.

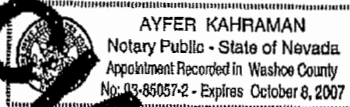
COUNTY OF WASHOE )

This Instrument was acknowledged before me on JULY 1st 2006 by  
**Ruth M. Keith.**

Ayfer Kahraman

Notary Public

(My commission expires: OCT 8th 2007)



This Notary Acknowledgement is attached to that certain Grant Bargain Sale Deed dated **June 27, 2006** under Escrow No. **132-2273980**.

"UNOFFICIAL COPY"

DESCRIPTION

383845

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

A portion of the Northeast quarter of the Southeast quarter of Section 15, Township 19 North, Range 27 East, M.D.B. 1911, described as follows:

Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 15; thence North along the East line of said Section 15 a distance of 716 feet to a point on the Southerly right-of-way line of State Highway No. 50; thence North 58°51' West along the Southerly right-of-way line of said State Highway No. 50 a distance of 503 feet to the true point of beginning; thence continuing along said right-of-way line North 58°51' West a distance of 437 feet to a point of intersection with Southeasterly line of "T" Line Canal; thence along the Southeasterly and Easterly line of said "T" Line Canal the following courses and distances: South 67°18' West 310 feet; thence on a curve to the left having a radius of 287.94 feet through a central angle of 89°52' for an arc distance of 331 feet; South 22°34' East 172 feet; thence on a curve to the right having a radius of 573.69 feet through a central angle of 53°24' for an arc distance of 730 feet; and South 30°50' West a distance of 82.5 feet to a point on the South line of the Northeast quarter of the Southeast quarter of said Section 15; thence along said line East a distance of 770.69 feet to the Southwest corner of parcel conveyed to James W. Cozart, et ux, by deed recorded March 7, 1956 in Book 32 of Deeds, Page 423, Churchill County, Nevada, records, thence North along the West line of said Cozart parcel a distance of 215 feet to the Southeasterly line of parcel conveyed to Andy J. Wilkins, et ux, by deed recorded December 2, 1954 in Book 31 of Deeds, Page 467, Churchill County, Nevada, records; thence along the Southerly line of said Wilkins parcel North 58°51' West 200 feet; thence North along the West line of said Wilkins parcel and the West line of parcel conveyed to Carl H. Johnston, et ux, by deed recorded October 14, 1954 in Book 31 of Deeds, Page 423, Churchill County, Nevada, records, a distance of 653.40 feet to the true point of beginning.

EXCEPTING from the herein above described parcel a parcel conveyed to Florence Caskell Mills by deed recorded July 6, 1956 in Book 32 of Deeds, Page 589, Churchill County, Nevada, records.

Note: The above Metes and Bounds description appeared previously in that certain instrument recorded October 8, 1980 in Book 184, Page 438, under Document No. 176006, Official Records.

END OF DOCUMENT

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 007-151-12
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Cond. Townhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

383845

FOR RECORDERS OPTIONAL USE

Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: JUL 10 2006  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property: \$350,000.00  
 Deed In Lieu of Foreclosure (only value of property) (\$ \_\_\_\_\_)  
 Transfer Tax Value: \$350,000.00  
 Real Property Transfer Tax Due \$1,435.00

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: \_\_\_\_\_%

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 allowance 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: \_\_\_\_\_  
 Signature: \_\_\_\_\_

Capacity: Grantee  
 Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Karl M. Keith Family Trust  
 Address: 3201 Plumas St #313  
 City: Reno  
 State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Reza Zandian and Niloofar Zandian  
 Address: 8775 Costa Verde Blvd,  
 City: San Diego  
 State: CA - Zip: 92122

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

First American Title Company of  
 Print Name: Nevada File Number: 132-2273980 CAC/CAC  
 Address: 1987 North Carson, Suite 65  
 City: Carson City State: NV - Zip: 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



# Exhibit 8

Exhibit 8

\*\*\* THIS IS AN UNOFFICIAL COPY \*\*\*

The undersigned hereby affirms that this document contains no individual's Federal Social Security number.

A.P.N.: 007-151-77  
File No: 132-2275220 (CAC)  
R.P.T.T.: \$295.20

05-27558-05

384273  
OFFICIAL RECORDS  
CHURCHILL COUNTY NEVADA  
RECORDED BY  
**WESTERN NEVADA TITLE CO.**  
2006 JUL 27 PM 2:07

TRACY MUGNETTO  
COUNTY RECORDER  
FEE 15<sup>00</sup> DEEP. *[Signature]*

When Recorded, Mail To: Mail Tax Statements To:  
Reza Zandian and Niloofar Zandian  
8775 Costa Verde Blvd, 1416  
San Diego, CA 92122

**UNOFFICIAL COPY!**

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, part of which is hereby acknowledged,

Kent J. Regll and Dawn Regll, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Reza Zandian and Niloofar Zandian, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Churchill, State of Nevada, described as follows:

**Parcel 1 of the Greg Jackson Parcel Map recorded February 25, 1983, under Document No. 194366, Official Records, Churchill County, Nevada.**

**Excepting therefrom that portion of said Parcel 1 transferred to the State of Nevada by Quitclaim Deed recorded April 17, 2002, under Document No. 342891, Official Records, Churchill County, Nevada.**

Subject to

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 07/05/2006

*Kent J. Regli*  
Kent J. Regli

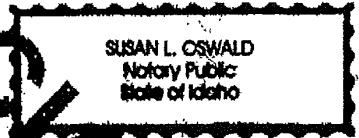
384273

*Dawn M. Regli*  
Dawn Regli

STATE OF ~~NEVADA~~ *Idaho*  
COUNTY OF ~~CARSON~~ *Adair* SS.

This instrument was acknowledged before me on *July 10, 2006* by  
**Kent J. Regli and Dawn Regli.**

*Susan L. Oswald*  
Notary Public  
(My commission expires: *4/26/2012*)



This Notary Acknowledgement is attached to that certain Grant/Bargain Sale Deed dated **July 05, 2006** under Escrow No. **132-2275220**.

"UNOFFICIAL COPY"

END OF DOCUMENT

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 007-151-77
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

384273

- 2. Type of Property
  - a)  Vacant Land
  - b)  Single Fam. Res.
  - c)  Cond. Dw/hse
  - d)  2-4 Plex
  - e)  Apt. Bldg.
  - f)  Comm'l/Ind'l
  - g)  Agricultural
  - h)  Mobile Home
  - i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: <u>AUG 27 2009</u>	
Notes: _____	

- 3. Total Value/Sales Price of Property: \$71,900.00
- Deed In Lieu of Foreclosure (only if value of property) (\$ \_\_\_\_\_)
- Transfer Tax Value: \$71,900.00
- Real Property Transfer Tax Due \$295.20

- 4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
  - b. Explain reason for exemption: \_\_\_\_\_

- 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %
- 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 allowance 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: [Signature] Capacity: Grantor  
 Signature: [Signature] Capacity: \_\_\_\_\_

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

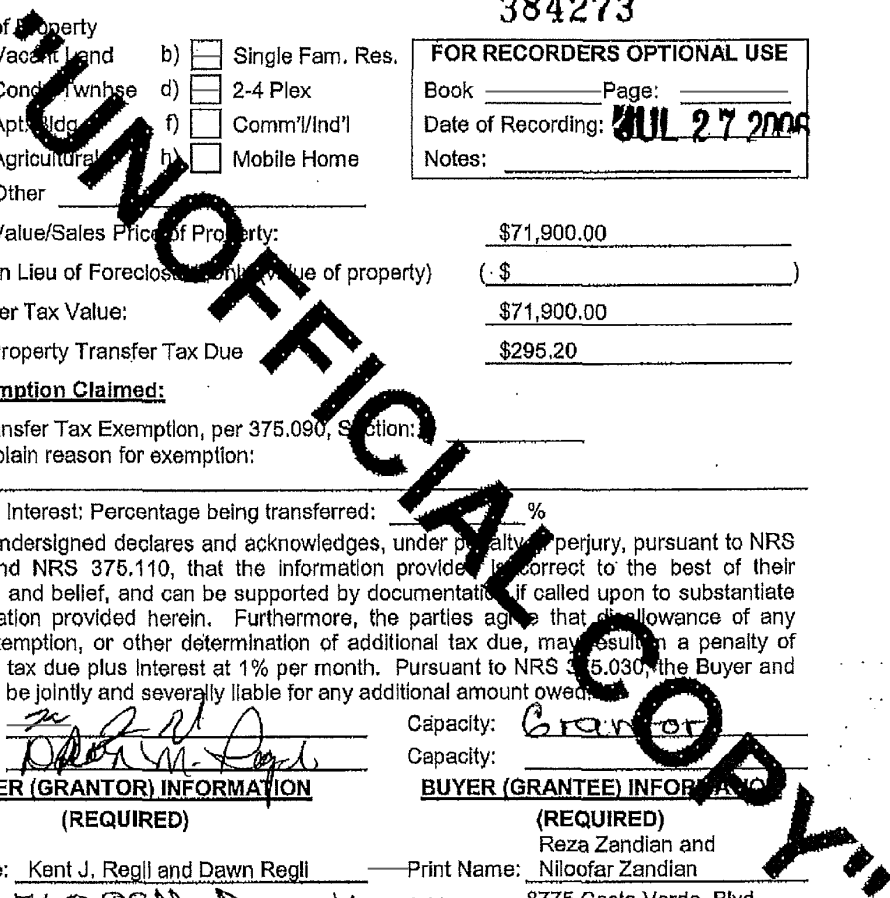
**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Kent J. Regl and Dawn Regl — Print Name: Niloofar Zandian  
 Address: 76393 McDermott — Address: 8775 Costa Verde Blvd,  
 City: Kuna — City: San Diego  
 State: ID Zip: 83634 — State: CA — Zip: 92122

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

First American Title Company of  
 Print Name: Nevada — File Number: 132-2275220 CAC/CAC  
 Address: 1987 North Carson, Suite 65  
 City: Carson City — State: NV — Zip: 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



# Exhibit 9

Exhibit 9

A.P.N.: 009-33-104  
File No: 131-2206243 (CAC)  
R.P.T.T.: \$82.00  
04-25346-05

372686  
OFFICIAL RECORDS  
CHURCHILL COUNTY NEVADA  
RECORDED BY  
WESTERN NEVADA TITLE CO  
2005 JUL -6 PM 2:30

TRENA MORETTO  
COUNTY RECORDER  
FEE \$500 DEPT

When Recorded Mail To: Mail Tax Statements To:  
Reza Zandian and Niloofar Foughani  
220 Sussex Place  
Carson City, NV 89703

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,

Mary E. Yost, an unmarried woman and A. E. Yost, Jr., a married man as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

Reza Zandian and Niloofar Foughani, husband and wife as joint tenants with Right of Survivorship the real property situate in the County of Churchill, State of Nevada described as follows:

**Township 20 North, Range 27 East, M.D.B. & M., Section 22: The NW 1/4 of the NW 1/4; and the NW 1/4 of the SW 1/4 of the NW 1/4.**

**Excepting therefrom, 75% of heat, fluid and mineral rights as reserved by a prior grantor.**

**Further excepting and reserving unto Southern Pacific Land Company, its successors and assigns, all petroleum, oil, natural gas, and products derived therefrom, whether or underlying said land or that may be produced therefrom, and all rights thereto, together with the exclusive right at all times to enter upon or in said land to prospect for and to drill, bore, recover, and remove the same.**

Subject to

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/23/2005

UNOFFICIAL COPY

372686

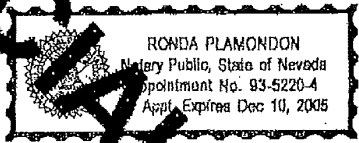
Mary E. Yost  
Mary E. Yost

A. E. Yost Jr.  
A. E. Yost Jr.

STATE OF **NEVADA** )  
                  Church ) : ss.  
COUNTY OF **CARSON CITY**

This instrument was acknowledged before me on 7/1/05 by  
**Mary E. Yost, an unmarried woman and A. E. Yost, Jr., an unmarried man as joint tenants.**

Ronda Plamondon  
Notary Public  
(My commission expires: 12-10-05)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 23, 2005** under Escrow No. **131-2206243**.

END OF DOCUMENT

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 009-33-104  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

372686

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)  Agriculture    h)  Mobile Home  
i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**  
Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: JUL 06 2005

3. Total Value/Sales Price of Property: \$20,000.00  
Deed in Lieu of Foreclosure (Optional value of property) (\$ \_\_\_\_\_)  
Transfer Tax Value: \$20,000.00  
Real Property Transfer Tax Due: \$82.00

4. **If Exemption Claimed:**  
a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation called upon to substantiate the information provided herein. Furthermore, the parties agree that rescission 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: Mary E. Yost  
Signature: [Signature]

Capacity: owner  
Capacity: owner

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

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

Print Name: Mary E. Yost  
Address: P.O. Box 1616  
City: Fallon  
State: NV Zip: 89407

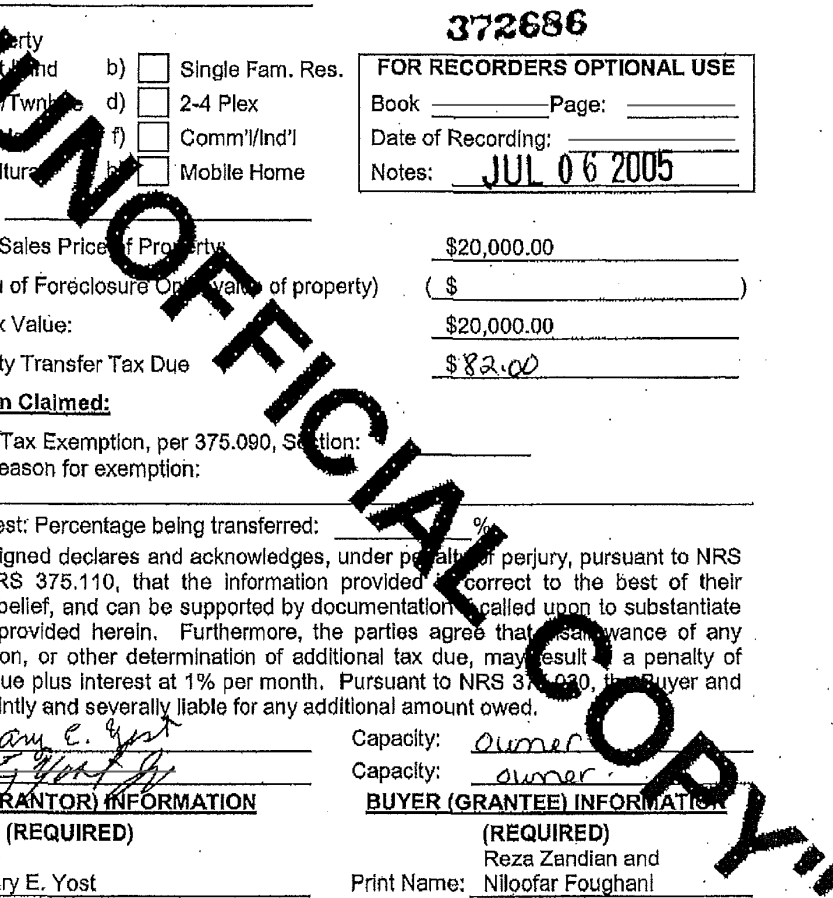
Print Name: Reza Zandian and Niloofer Foughani  
Address: 220 Sussex Place  
City: Carson City  
State: NV - Zip: 89406/ 89703

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

First American Title Company of  
Print Name: Nevada  
Address: 1213 South Carson Street  
City: Carson City

-File Number: 131-2206243 CAC/CAC  
-State: NV Zip: 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)





# Exhibit 10

# Exhibit 10

**DOC # 4335754**

03/18/2014 04:28:04 PM  
Requested By  
A+ PARALEGALS INC  
Washoe County Recorder  
Lawrence R. Burtness - Recorder  
Fee: \$18.00 RPTT: \$0.00  
Page 1 of 2

APN: 079-150-12

Recording Requested by:  
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:  
Niloofer Foughani  
6 rue Edouard Fournier  
75116 Paris, France



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**GRANT DEED**

I, Reza Zandian (also known as Resa Zandian), hereby grants his 50% of said property from, RESA ZANDIAN and NILOOFAR FOUGHANI, husband and wife as joint tenants with right of survivorship, to NILOOFAR FOUGHANI 30% (on behalf of herself 10%, Nikan Zandian Jazi 10% and Rayan Zandian 10%) (per financial agreement entered into in Las Vegas, Nevada and dated 08-21-2003) and ALBORZ ZANDIAN, 10% an unmarried man, as joint tenants with right of survivorship.

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

**The Southwest Quarter (SW ¼) of Section 25, Township 21 North, Range 23 East, M.D.M.**

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

March 12, , 2014

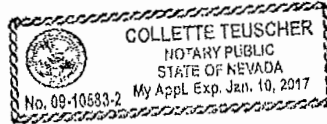
  
Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-

State of Nevada  
County of Washoe

This instrument was acknowledged before me on March 12, 2014 by Reza Zandain.

Collette Teuscher  
Notary Public



-THIS ACKNOWLEDGEMENT IS ATTACHED TO A GRANT DEED  
Dated March 12, 2014

COPY

# Exhibit 11

Exhibit 11

**DOC # 3236343**  
06/27/2005 10:18A Fee:15.00

BK1  
Requested By  
FIRST AMERICAN TITLE  
Washoe County Recorder  
Kathryn L. Burke - Recorder  
Pg 1 of 2 RPTT 388.00

A.P.N.: 079-150-12  
File No: 121-2208137 (JB)  
R.P.T.T.: \$369.00



When Recorded Mail To: Mail Tax Statements To:  
Resa Zandian and Niloofar Foughani  
8775 Costa Verde #1416  
San Diego, CA 92122

***GRANT, BARGAIN and SALE DEED***

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John Clifton, an unmarried man

do(es) hereby *GRANT, BARGAIN and SELL* to

Resa Zandian and Niloofar Foughani, husband and wife as joint tenants with right of survivorship

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

**The Southwest Quarter (SW 1/4) of Section 25, Township 21 North, Range 23 East, M.D.M.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/25/2005

John Clifton  
John Clifton

STATE OF ~~NEVADA~~ <sup>CALIFORNIA</sup>  
: ss.  
COUNTY OF ~~ORANGE~~

This instrument was acknowledged before me on  
JUNE 3, 2005 by  
**John Clifton.**

Clifford C. Chard  
Notary Public  
(My commission expires: 2/7/08 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
06/02/2005 under Escrow No. 121-2208137

COPY



3236343  
06/27/2005  
2 of 2

# Exhibit 12

Exhibit 12

**DOC # 4335755**

03/18/2014 04:28:04 PM  
Requested By  
A+ PARALEGALS INC  
Washoe County Recorder  
Laurence R. Burtness - Recorder  
Fee: \$22.00 RPTT: \$0.00  
Page 1 of 6

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

Recording Requested by:  
Grantor, Reza Zandian



When Recorded Mail Document and tax statements to:  
Niloofar Foughani  
6 rue Edouard Fournier  
75116 Paris, France

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**GRANT DEED**

I, Reza Zandian, hereby grant said property from, FRED SADRI Trustee of the Star Living Trust, dated April 14, 1997, as to an undivided 1/3 interest, RAY KOROGHLI and SATHSOWI THAY KOROGHLI, as Managing Trustees of the KOROGHLI MANAGEMENT TRUST, as to an undivided 1/3 interest and REZA ZANDIAN, a married man as his sole and separate property, as to an undivided 1/3 interest, as tenants in common, to, FRED SADRI Trustee of the Star Living Trust, dated April 14, 1997, as to an undivided 1/3 interest, RAY KOROGHLI and SATHSOWI THAY KOROGHLI, as Managing Trustees of the KOROGHLI MANAGEMENT TRUST, as to an undivided 1/3 interest and ALBORZ ZANDIAN, an unmarried man, 6.66%, and Niloofar Foughani, 19.98% (on behalf of herself 6.66%, Nikan Zandian Jazi 6.66% and Rayan Zandian 6.66%) (per financial agreement entered into in Las Vegas, Nevada and dated 08-21-2003), as tenants in common.

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

See Exhibit "A"

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

March 12, 2014

Signature: Reza Zandian

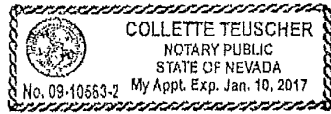
-LOOSE CERTIFICATE ATTACHED-



State of Nevada  
County of Washoe

This instrument was acknowledged before me on March 12, 2014 by Reza Zandain.

Collette Teuscher  
Notary Public



-THIS ACKNOWLEDGEMENT IS ATTACHED TO A GRANT DEED  
Dated March 12, 2014

COPY

EXHIBIT "A"

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

**PARCEL A:  
APN 079-150-09**

The Northeast  $\frac{1}{4}$  and the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and the South  $\frac{1}{2}$  in Section 33, Township 21 North, Range 23 East, M.D.B.&M.

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

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

**PARCEL B:  
APN 079-150-10**

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

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

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

**PARCEL C:  
APN 079-150-13**

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

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

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

**PARCEL D:  
APN 084-040-02**

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

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

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

**PARCEL E:  
APN 084-040-04**

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

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

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

**PARCEL F:**  
**APN 084-040-06**

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

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

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

**PARCEL G:**  
**APN 084-040-10**

The North  $\frac{1}{2}$  and the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , all in Section 11, Township 20 North, Range 23 East, M.D.B.&M.

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

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

**PARCEL H:**  
**APN 084-130-07**

The Northwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  and Government Lot 1 in the Southwest  $\frac{1}{4}$  of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

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

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon

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

**PARCEL I:  
APN 084-140-17**

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

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

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

**COPY**

# Exhibit 13

# Exhibit 13

APN: 079-150-09,10,13 084-040-02,04,06,10 084-130-07  
RPTT #3 **0844017**

**DOC # 2900593**  
08/05/2003 03:46P Fee:18.00  
BK1  
Requested By  
WESTERN TITLE COMPANY INC  
Washoe County Recorder  
Kathryn L. Burke - Recorder  
Pg 1 of 8 RPTT 8.00

**WHEN RECORDED MAIL TO:**  
Name REZA ZANDIAN C/O  
Street 2827 S. MONTE CRISTO WAY  
City,State LAS VEGAS, NV 89117-2952  
Zip

**MAIL TAX STATEMENTS TO:**  
Name STAR LIVING TRUST DATED APRIL 14,  
1997  
Street 2827 S. MONTE CRISTO WAY  
City,State LAS VEGAS, NV 89117-2952  
Zip  
Order No. 00025269-501- DBR 00130277



(SPACE ABOVE THIS LINE FOR RECORDERS USE)

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH: That NILOO FAR FOUGHANI, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to REZA ZANDIAN, a married man as his sole and separate property all that real property situated in the City of N/A, County of Washoe, State of Nevada described as follows:

SEE LEGAL ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER with all and singular the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: July 31, 2003

STATE OF NEVADA

COUNTY OF CLARK } ss

*NILOO FAR FOUGHANI*  
NILOO FAR FOUGHANI

This instrument was acknowledged before me on

AUGUST 5, 2003

by NILOO FAR FOUGHANI

*Terrie Gady*  
Notary Public





**EXHIBIT " A "**

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

**PARCEL A:**

A.P.N. 079-150-09

The Northeast  $\frac{1}{4}$  and the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and the South  $\frac{1}{2}$  in  
Section 33, Township 21 North, Range 23 East, M.D.B.&M.

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

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

**PARCEL B:**

A.P.N. 079-150-10

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

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

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





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

**PARCEL C:**

A.P.N. 079-150-13

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

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

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

**PARCEL D:**

A.P.N. 084-040-02

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

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

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



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

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

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

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

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

**PARCEL F:**  
A.P.N. 084-040-06

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

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

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



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

**PARCEL G:**

A.P.N. 084-040-10

The North  $\frac{1}{2}$  and the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the  
Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the  
Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the  
Southeast  $\frac{1}{4}$ , all in Section 11, Township 20 North, Range 23 East, M.D.B.&M.

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

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

**PARCEL H:**

A.P.N. 084-130-07

The Northwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  and Government Lot 1 in  
the Southwest  $\frac{1}{4}$  of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

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

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



2968593  
88/96/2883  
6 of 6

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

**PARCEL I:**

A.P.N. 084-140-17

The Northeast  $\frac{1}{4}$  of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

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

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

**COPY**

# Exhibit 14

# Exhibit 14

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

DOC # 2900592

08/08/2003 03:45P Fee:20.00

BK1

Requested By

WESTERN TITLE COMPANY INC

Washoe County Recorder

Kathryn L. Burke - Recorder

Pg 1 of 7 RPTT 1500.00

RPTT \$1,500.00 130277-TDC

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Star Living Trust  
950 Seven Hills Drive, Ste 1026  
Henderson, NV 89052

2827 S. MONTA CRISTO  
LAS VEGAS, NV 89117

MAIL TAX STATEMENT TO ABOVE

25269-DAR

00130277

GRANT, BARGAIN AND SALE DEED



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

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

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

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

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

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





**EXHIBIT " A "**

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

**PARCEL A:**

A.P.N. 079-150-09

The Northeast  $\frac{1}{4}$  and the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and the South  $\frac{1}{2}$  in  
Section 33, Township 21 North, Range 23 East, M.D.B.&M.

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

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

**PARCEL B:**

A.P.N. 079-150-10

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

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

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





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

**PARCEL C:**

A.P.N. 079-150-13

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

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

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

**PARCEL D:**

A.P.N. 084-040-02

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

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

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



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

**PARCEL E:**

A.P.N. 084-040-04

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

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

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

**PARCEL F:**

A.P.N. 084-040-06

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

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

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



2900592  
08/06/2003  
6 of 7

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

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

The North  $\frac{1}{2}$  and the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , all in Section 11, Township 20 North, Range 23 East, M.D.B.&M.

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

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

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

The Northwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  and Government Lot 1 in the Southwest  $\frac{1}{4}$  of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

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

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



2900592  
08/06/2003  
7 of 7

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

**PARCEL I:**

A.P.N. 084-140-17

The Northeast  $\frac{1}{4}$  of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

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

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

COPY

# Exhibit 15

Exhibit 15

**DOC # 3547263**

06/22/2007 04:41:06 PM

Requested By  
**JOHN PETER LEE**  
Washoe County Recorder  
Kathryn L. Burke - Recorder  
Fee: \$132.00 RPTT: \$0.00  
Page 1 of 119



JUDGMENT CONFIRMING  
ARBITRATION AWARD

Recording requested by:

**JOHN PETER LEE, LTD.**

Return to:

John Peter Lee, Ltd.  
830 Las Vegas Boulevard South  
Las Vegas, NV 89101

This page added to provide additional information required by NRS 111.312  
Sections 1-2. (Additional recording fee applies.)

1 JUDGE  
JOHN PETER LEE, LTD.  
2 JOHN PETER LEE, ESQ.  
Nevada Bar No. 001768  
3 MICHAEL A. REYNOLDS, ESQ.  
Nevada Bar No. 008631  
4 830 Las Vegas Boulevard South  
Las Vegas, Nevada 89101  
5 (702) 382-4044 Fax: (702) 383-9950  
Attorneys for Plaintiff/Counterdefendant

FILED

JUN 8 10 51 AM '07

*CR*  
CLERK OF THE COURT

7 DISTRICT COURT

8 CLARK COUNTY, NEVADA

9 GHOLAMREZA ZANDIAN JAZI,

CASE NO.: A511131  
DEPT. NO.: XI

10 Plaintiff,

11 v.

12 RAY KOROGHLI, individually, FARIBORZ FRED  
13 SADRI, individually, and as Trustee of the Star  
Living Trust, WENDOVER PROJECT, LLC, a  
14 Nevada limited liability company; BIG SPRING  
RANCH, LLC, a Nevada limited liability company,  
15 and NEVADA LAND AND WATER  
RESOURCES, LLC, a Nevada limited liability  
16 company,

17 Defendants.

**JUDGMENT CONFIRMING  
ARBITRATION AWARD**

18 RAY KOROGHLI, individually and FARIBORZ  
19 FRED SADRI, individually,

20 Counterclaimants,

DATE: 6-5-07  
TIME: 9:00 a.m.

21 v.

22 GHOLAMREZA ZANDIAN JAZI,

23 Counterdefendant.

24 WENDOVER PROJECT, LLC,

25 Counterclaimant,

26 v.

27 GHOLAMREZA ZANDIAN JAZI,

28 Counterdefendant.

JOHN PETER LEE, LTD.  
ATTORNEYS AT LAW  
830 LAS VEGAS BOULEVARD SOUTH  
LAS VEGAS, NEVADA 89101  
Telephone (702) 382-4044  
Telecopier (702) 383-9950

1 GHOLAMREZA ZANDIAN JAZI,  
 2 Counterclaimant,  
 3 v.  
 4 WENDOVER PROJECT, LLC,  
 5 Counterdefendant.

6 1334.022860-JLR

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

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

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

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

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

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

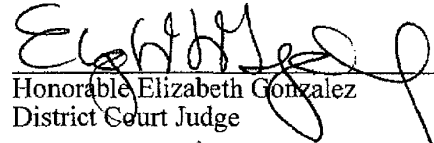
26 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Arbitrator's Report  
 27 and Recommendation to District Court dated the 28th day of February, 2007, a copy of which is  
 28 attached hereto as Exhibit "4" is granted by this Court.

**JOHN PETER LEE, LTD.**  
 ATTORNEYS AT LAW  
 830 LAS VEGAS BOULEVARD SOUTH  
 LAS VEGAS, NEVADA 89101  
 Telephone (702) 382-4044  
 Telecopier (702) 383-9950

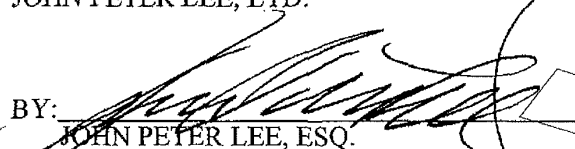


1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this Court retains  
2 jurisdiction to implement this Judgment.


3 Dated this 7 day of June, 2007.

4   
5 Honorable Elizabeth Gonzalez  
6 District Court Judge

7 SUBMITTED BY:  
8 JOHN PETER LEE, LTD.

9  
10 BY:   
11 JOHN PETER LEE, ESQ.  
12 Nevada Bar No. 001768  
13 MICHAEL A. REYNOLDS, ESQ.  
14 Nevada Bar No. 008631  
15 830 Las Vegas Boulevard South  
16 Las Vegas, Nevada 89101  
17 Ph: (702) 382-4044/Fax: (702) 383-9950  
18 Attorneys for Plaintiff/Counterdefendant

JOHN PETER LEE, LTD.  
ATTORNEYS AT LAW  
830 LAS VEGAS BOULEVARD SOUTH  
LAS VEGAS, NEVADA 89101  
Telephone (702) 382-4044  
Telecopier (702) 383-9950

  
CLERK OF COURT

JUN 8 '07

DOCUMENT ATTACHED IS A  
TRUE AND CORRECT COPY  
OF THE ORIGINAL  
- 3 - ON FILE

COPY

**EXHIBIT ONE**

RECEIVED  
SEP 22 2006  
JOHN PETER LEE, LTD.

1 ARB  
2 FLOYD A. HALE, ESQ.  
3 Nevada Bar No. 1873  
4 JAMS  
5 2300 W. Sahara, #900  
6 Las Vegas, NV 89102  
7 Ph: (702) 457-5267  
8 Fax: (702) 437-5267  
9 Arbitrator

DISTRICT COURT  
CLARK COUNTY, NEVADA

10 GHOLAMREZA ZANDIAN JAZI, )  
11 )  
12 Plaintiff, )

Case No. A511131  
Dept. No. XII

13 vs. )

14 RAY KOROGHLI, individually, )  
15 FABIRORZ FRED SADRI, individually, )  
16 and as Trustee of the Star Living Trust, )  
17 WENDOVER PROJECT, LLC, a Nevada )  
18 limited liability company; BIG SPRING )  
19 RANCH, LLC, a Nevada limited liability )  
20 company, and NEVADA LAND AND )  
21 WATER RESOURCES, LLC, a Nevada )  
22 limited liability company, )

23 Defendants. )

ARBITRATION DECISION

24 Arbitration Hearings in this matter were conducted for two full days. The parties  
25 submitted voluminous exhibits, depositions and briefs to the Arbitrator. Having reviewed the  
26 documentation submitted and having heard the testimony and representations of the parties, the  
27 following Arbitration Decision is entered:

28 1. The entire interest in the Pah Rah, LLC, property will be transferred to Gholamreza

FLOYD A. HALE  
SPECIAL MASTER  
2300 W. SAHARA, SUITE 900  
LAS VEGAS, NEVADA 89102  
PHONE (702) 457-5267 EMAIL fhafe@fsjdc.com

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

5  
6 2. The 320 acres referenced in the briefs and this lawsuit will be transferred free and clear  
7 to Gholamreza Zandian Jazi without any obligation to the other litigants or parties to this  
8 Arbitration or to any other party who may profess to have an interest in the 320 acres that are  
9 bound by this lawsuit and Arbitration;

10  
11 3. Fariborz Fred Sadri and Ray Koroghli will, within 30 days from the service of this  
12 Arbitration Decision, pay Gholamreza Zandian Jazi \$250,000.00 in return for Gholamreza  
13 Zandian Jazi waiving any claims or any rights as to the Big Springs Ranch, LLC or any of its  
14 assets;

15  
16 4. That Gholamreza Zandian Jazi will transfer any interest in the Wendover project, LLC,  
17 including all assets and real estate to Fariborz Fred Sadri and Ray Koroghli;

18  
19 5. All of the entities and properties that are the subject of this Arbitration and lawsuit,  
20 including Pah Rah, LLC, the owners of the 300 acres referenced above, the Big Springs Ranch,  
21 LLC, and the Wendover purchase or Wendover Project, LLC, referenced in this lawsuit and  
22 Arbitration waive any claims to reimbursement or participation in any consulting fees previously  
23 paid to Gholamreza Zandian Jazi from the seller of the real estate to those entities;

24  
25 6. That the parties, through counsel, will prepare all necessary documents to effect the  
26 transfers of the real estate assets and LLC entities and the parties to this lawsuit and Arbitration  
27 will execute all necessary documents to effect this Arbitration Order, including a mutual Release  
28 to be executed by all parties.

FLUJIA A. MALE  
SPECIAL MASTER  
2300 W. . AVE. SUITE 900  
LAS VEGAS, NEVADA 89102  
PHONE (702) 457-5267 EMAIL flmale@flloydhale.com

7. That each party pay their own fees and costs incurred herein.

DATED this 20<sup>th</sup> day of September, 2006.

By: 


FLOYD HALE, Arbitrator  
2300 West Sahara Avenue, #900  
Las Vegas, NV 89102

CERTIFICATE OF FACSIMILE AND MAIL

I hereby certify that on the 21 day of September, 2006, I faxed and mailed a true and correct copy of the foregoing addressed to:

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

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

By:   
Employee of Jams

FLOYD A. HALE  
SPECIAL MASTER  
2300 W. S. W. SUITE 900  
LAS VEGAS, NV 89102  
PHONE (702) 457-5257 EMAIL f.ahale@floydahale.com

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**EXHIBIT TWO**

1 ARB  
2 FLOYD A. HALE, ESQ.  
3 Nevada Bar No. 1873  
4 JAMS  
5 2300 W. Sahara, #900  
6 Las Vegas, NV 89102  
7 Ph: (702) 457-5267  
8 Fax: (702) 437-5267  
9 Arbitrator

DISTRICT COURT  
CLARK COUNTY, NEVADA

10 GHOLAMREZA ZANDIAN JAZI, )

Case No. A511131

Dept. No. XII

11 Plaintiff, )

12 vs. )

13 RAY KOROGHILI, individually, )  
14 FABIRORZ FRED SADRI, individually, )  
15 and as Trustee of the Star Living Trust, )  
16 WENDOVER PROJECT, LLC, a Nevada )  
17 limited liability company; BIG SPRING )  
18 RANCH, LLC, a Nevada limited liability )  
19 company, and NEVADA LAND AND )  
20 WATER RESOURCES, LLC, a Nevada )  
21 limited liability company, )

22 Defendants. )

**ARBITRATION DECISION**

23 On October 11, 2006, the Arbitrator received the Defendant's **MOTION TO CHANGE**

24 **AWARD BY ARBITRATOR PURSUANT TO NRS 38.237.** The Motion requests that

25 Zandian Jazi: Execute documents necessary to have the property transferred as required by the

26 Arbitration Decision; issue guarantees that he has not made transfers to third parties; assign shares

27 of shipyard stock; warrant and verify that he is in a position to execute documents required by the

28

FLOYD A. HALE  
SPECIAL MASTER  
2300 W. SAHARA, SUITE 900  
LAS VEGAS, NV 89102  
PHONE (702) 457-5267 EMAIL fahale@floydahale.com

1 Arbitration Decision and verify other factual issues that were the subject of the Arbitration  
2 Agreement.

3 The Motion goes well beyond the Arbitration Decision asking to reopen evidentiary  
4 matters which are unnecessary at this time. Furthermore, paragraph 6 of the Arbitration Decision  
5 indicates as follows:  
6

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

11 The Defendant's MOTION TO CHANGE AWARD BY ARBITRATOR PURSUANT  
12 TO NRS 38.237 is denied.

13 DATED this 11<sup>th</sup> day of October, 2006.

14 By: 


FLOYD A. HALE  
2300 W. Sahara, #900  
Las Vegas, NV 89102  
Arbitrator

17 CERTIFICATE OF FACSIMILE

18 I hereby certify that on the 11<sup>th</sup> day of October, 2006, I faxed and mailed a true and  
19 correct copy of the foregoing addressed to:

20  
21 John Peter Lec, Esq.  
22 830 Las Vegas Boulevard South  
23 Las Vegas, NV 89101  
24 Attorneys for Plaintiffs  
25 Fax No. 383-9950

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

26  
27 By:   
28 Employee of Jams

FLOYD A. HALE  
SPEC. MASTER  
2300 W. SAHARA, SUITE 900  
LAS VEGAS, NV 89102  
PHONE (702) 457-5257 EMAIL fha@floydahale.com



COPY

**EXHIBIT THREE**

**RECEIVED**  
NOV 30 2006  
JOHN PETER LEE, LTD.

1 **AWD**  
2 JOHN PETER LEE, LTD.  
3 JOHN PETER LEE, ESQ.  
4 Nevada Bar No. 001768  
5 MICHAEL A. REYNOLDS, ESQ.  
6 Nevada Bar No. 008631  
7 830 Las Vegas Boulevard South  
8 Las Vegas, Nevada 89101  
9 (702) 382-4044 Fax: (702) 383-9950  
10 Attorneys for Plaintiff/Counterdefendant  
11 GHOLAMREZA ZANDIAN JAZI

DISTRICT COURT  
CLARK COUNTY, NEVADA

9 GHOLAMREZA ZANDIAN JAZI,  
10 Plaintiff,

CASE NO. A511131  
DEPT. NO. XIII

11 v.

12 RAY KOROGHLI, individually, FARIBORZ FRED  
13 SADRI, individually, and as Trustee of the Star  
14 Living Trust, WENDOVER PROJECT, LLC, a  
15 Nevada limited liability company; BIG SPRING  
16 RANCH, LLC, a Nevada limited liability company,  
17 and NEVADA LAND AND WATER  
18 RESOURCES, LLC, a Nevada limited liability  
19 company,

BEFORE ARBITRATOR  
FLOYD A. HALE

20 Defendants.

IMPLEMENTATION AWARD

18 RAY KOROGHLI, individually and FARIBORZ  
19 FRED SADRI, individually,

20 Counterclaimants,

21 v.

22 GHOLAMREZA ZANDIAN JAZI,

23 Counterdefendant.

24 WENDOVER PROJECT, LLC,

25 Counterclaimant,

26 v.

27 GHOLAMREZA ZANDIAN JAZI,

28 Counterdefendant.

JOHN PETER LEE, LTD.  
ATTORNEYS AT LAW  
830 LAS VEGAS BLVD. SOUTH  
LAS VEGAS, NEVADA 89101  
Telephone (702) 382-4044  
Telecopier (702) 383-9951

1 GHOLAMREZA ZANDIAN JAZI,  
 2 Counterclaimant,  
 3 v.  
 4 WENDOVER PROJECT, LLC,  
 5 Counterdefendant.

6 1334.022860-sy

7 **IMPLEMENTATION AWARD**

8 On September 20, 2006, an Arbitration Decision was issued in this dispute. Plaintiff  
 9 GHOLAMREZA ZANDIAN JAZI filed his Motion to Enforce Arbitration Decision on September  
 10 25, 2006. On October 24, 2006, Plaintiff filed his Motion to Implement Arbitration Award. On  
 11 October 26, 2006, Plaintiff filed his Amendment to Motion to Implement Arbitration Award and  
 12 Request for Expedited Hearing. On October 31, 2006, Defendants Sadri and Koroghli filed their  
 13 Opposition to Motion to Implement Arbitration Award. Plaintiff filed his Reply Re: Motion to  
 14 Implement Arbitration Award on November 2, 2006.

15 After considering the papers filed by both parties including draft transfer documents;  
 16 **THE FOLLOWING IMPLEMENTATION AWARD IS ENTERED:**

- 17 1. Defendants shall pay to John Peter Lee, Ltd., the sum of \$250,000 within five (5)  
 18 days.
- 19 2. Defendants are to execute and deliver to Plaintiff's Counsel within ten days of this  
 20 Award a Quitclaim Deed of the 320 acre parcel provided as Exhibit "1" by Plaintiff  
 21 on the 2nd day of November, 2006.
- 22 3. Defendants are to execute and deliver to Plaintiff's counsel within ten days of this  
 23 Award the Grant, Bargain and Sale Deed of the 320 acre parcel provided by Plaintiff  
 24 as Exhibit "2" on the 2<sup>nd</sup> of November, 2006.
- 25 4. Defendants are to execute and deliver to Plaintiff's counsel within ten days of this  
 26 Award the Quitclaim Deed of the 320 acre parcel provided by Plaintiff as Exhibit "3"  
 27 on November 2, 2006.
- 28 5. Defendants are to execute and deliver to Plaintiff's counsel within ten days of this

**JOHN PETER LEE, LTD.**

ATTORNEY AT LAW  
 830 LAS VEGAS BLVD. SOUTH  
 LAS VEGAS, NEVADA 89101  
 Telephone (702) 382-4044  
 Telecopier (702) 383-9953

**JOHN PETER LEE, LTD.**  
ATTORNEY AT LAW  
830 LAS VEGAS BLVD. SOUTH  
LAS VEGAS, NEVADA 89101  
Telephone (702) 382-4044  
Telecopier (702) 383-9933

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

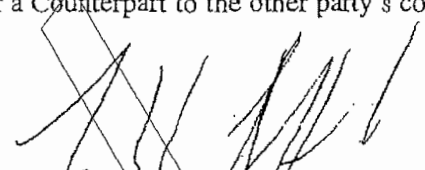
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Resources, LLC, provided as Exhibit "13" on November 2, 2006.

15. Mr. Zandian is to execute, file and deliver to Defendants' counsel within ten days of this Award the Certificate of Resignation concerning Big Spring Ranch, LLC., provided by Plaintiff as Exhibit "14" on November 2, 2006.


16. All parties are to sign the Mutual Release of Claims provided by Plaintiff as Exhibit "16" on November 2, 2006, and deliver a Counterpart to the other party's counsel within ten (10) from this Award.

Dated this 29<sup>th</sup> day of November, 2006.

  
FLOYD A. HALE, ARBITRATOR

Respectfully submitted

JOHN PETER LEE, LTD.

  
JOHN PETER LEE, ESQ.  
Nevada Bar No. 001768  
MICHAEL A. REYNOLDS, ESQ.  
Nevada Bar No. 008631  
830 Las Vegas Boulevard South  
Las Vegas, Nevada 89101  
(702) 382-4044 Fax: (702) 383-9950  
Attorneys for Plaintiff/Counterdefendant

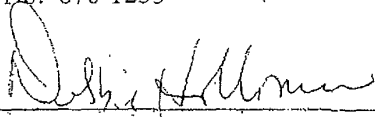
JOHN PETER LEE, LTD.  
ATTORNEYS AT LAW  
830 LAS VEGAS BLVD. SOUTH  
LAS VEGAS, NEVADA 89101  
Telephone (702) 382-4044  
Telecopier (702) 383-9950

CERTIFICATE OF FACSIMILE AND MAILING

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

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

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

By:   
Employee of Jams

COPY

COPY

**Exhibit 1**

APN: 076-100-19

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

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

320 acre parcel

**QUITCLAIM DEED**

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

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

\_\_\_\_\_  
RAY KOROGHLI, individually

\_\_\_\_\_  
FARIBORZ FRED SADRI, individually

\_\_\_\_\_  
FARIBORZ FRED SADRI, as Trustee of the  
Star Living Trust



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

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

\_\_\_\_\_  
NOTARY PUBLIC

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

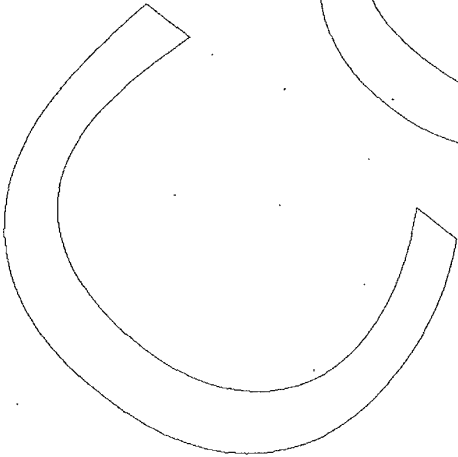
On \_\_\_\_\_, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Fariborz Fred Sadri, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

\_\_\_\_\_  
NOTARY PUBLIC

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

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

\_\_\_\_\_  
NOTARY PUBLIC



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

WASHOE COUNTY QUICK INFO (Summary data may not be complete representation of property)										10/18/2006						
<b>Owner Information &amp; Legal Description</b>					<b>Building Information</b>											
APN 076-100-19					Property Name:											
<a href="#">Parcel Map</a>   <a href="#">Map Warehouse</a>					Quality		Bldg Type									
Card 1 of 1					Stories											
Situs SPANISH SPRINGS RD					Year Built 0		Square Feet 0									
Owner 1 BIG SPRING RANCH LLC					W.A.Y. 0		Square Feet does not include Bsmt or Garage Conversion area click for details									
Mail Address P O BOX 81624					Bedrooms 0											
LAS VEGAS NV 89180-1624					Full Baths 0		Finished Bsmt 0									
Owner 2					Half Baths 0		Unfin Bsmt 0									
Owner 3					Fixtures 0		Bsmt Type									
Rec Doc No 02957442 Rec Date 11/21/2003					Fireplaces 0		Gar Conv Sq Foot 0									
Prior Owner GRAHAM,EARL L & JONI					Heat Type		Total Gar Area 0									
Prior Doc 02623847 11/30/2001					Sec Heat Type		Gar Type									
Legal Desc 34-1-1-2					Ext Walls		Det Garage 0									
Subdivision 34-1-1-2					Sec Ext Walls		Bsmt Gar Door 0									
Lot Block Sub Map#			Record of Survey Map Parcel Map#			Roof Cover		Sub Floor								
Section 34 Township 21 Range 21			SPC			%Incomplete 0		Frame								
Tax Dist 4400 Add'l Tax Info			Prior APN			Obso/Bldg Adj 0		Units/Bldg 0								
						Construction Mod		Units/Parcel 0								
						Last Activity CEM		Last Permit								
						04/08/1996										
<b>Land Information</b>																
Land Use 012		Zoning GR		Sewer NONE		Value Year 2007		Reason Reappraisal		Factor Dist 586R						
Size 320 Ac		Water NONE		Street NONE		Reapp Years 2002-2007										
<b>Valuation Information</b>			<b>2005/2006 FV</b>		<b>2006/2007 FV</b>		<b>Sales/Transfer Information/Recorded Document</b>									
Taxable Land Value			78,304		86,917		Y-Code		LUC		Doc Date		Value		Grantor	
Txble Improvement Value			0		0		1SVR		012		11/21/2003		95,000		GRAHAM,EARL L & JONI	
Secured Personal Property (rounded)			0		0		3NTT		012		11/30/2001		0		LONDON,DALE R	
Taxable Total			78,304		86,917		3NTT		012		11/30/2001		0		GRAHAM,EARL L & JONI	
Assessed Land Value			27,406		30,421						07/07/1997		0			
Assessed Improvement Value			0		0		1GCR		012		06/03/1997		70,000			
											08/01/1976		10,980			
All data on this form is for use by the Washoe County Assessor for																

3547263 Page 21 of 119 06/22/2007 04:41:06 PM

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

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

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

3547263 Page 22 of 119 06/22/2007 04:41:06 PM

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**Exhibit 2**

APN: 076-100-19

WHEN RECORDED, RETURN TO

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

GRANTEE/MAIL TAX STATEMENTS TO:

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

320 acre parcel

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by and between Big Spring Ranch, LLC, as Grantor, and Gholamreza Zandian Jazi, as Grantee:

**WITNESSETH**

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

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

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

SUBJECT TO rights, reservations and restrictions of record.

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

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

BIG SPRING RANCH, LLC

BY: \_\_\_\_\_  
RAY KOROGHLI, Member/Manager

BY: \_\_\_\_\_  
FARIBORZ FRED SADRI, Member/Manager

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

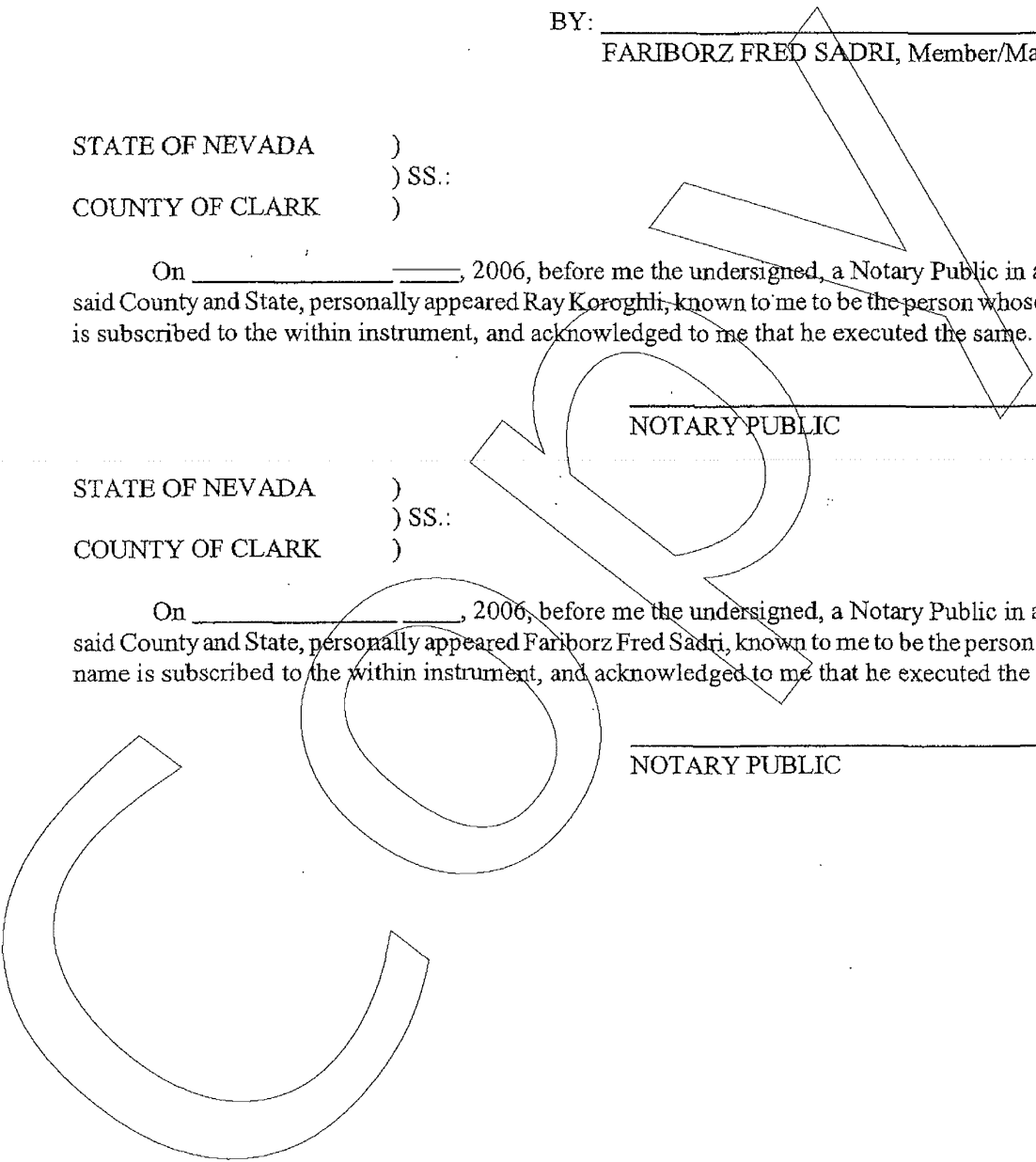
On \_\_\_\_\_, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Ray Koroghli, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

\_\_\_\_\_  
NOTARY PUBLIC

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

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

\_\_\_\_\_  
NOTARY PUBLIC





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

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

Sketch Is Not Available On-Line.	Property Photo Is Not Available On-Line.
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**Exhibit 3**



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

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

\_\_\_\_\_  
NOTARY PUBLIC

COPY

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

WASHOE COUNTY QUICK INFO (Summary data may not be complete representation of property)										10/18/2006		
<b>Owner Information &amp; Legal Description</b>					<b>Building Information</b>							
APN 076-100-19					Property Name:							
<a href="#">Parcel Map</a>   <a href="#">Map Warehouse</a>					Quality		Bldg Type					
Card 1 of 1					Stories							
Situs SPANISH SPRINGS RD					Year Built 0		Square Feet 0					
Owner 1 BIG SPRING RANCH LLC					W.A.Y. 0		Square Feet does not include Bsmt or Garage Conversion area click for details					
Main Address P O BOX 81624					Bedrooms 0							
LAS VEGAS NV 89180-1624					Full Baths 0		Finished Bsmt 0					
Owner 2					Half Baths 0		Unfin Bsmt 0					
Owner 3					Fixtures 0		Bsmt Type					
Rec Doc No 02957442 Rec Date 11/21/2003					Fireplaces 0		Gar Conv Sq Foot 0					
Prior Owner GRAHAM,EARL L & JONI					Heat Type		Total Gar Area 0					
Prior Doc 02623847 11/30/2001					Sec Heat Type		Gar Type					
Legal Desc 34-1-1-2					Ext Walls		Det Garage 0					
Subdivision 34-1-1-2					Sec Ext Walls		Bsmt Gar Door 0					
Lot Block Sub Map#			Parcel Map#		Roof Cover		Sub Floor					
Record of Survey Map			SPC		%Incomplete 0		Frame					
Section 34 Township 21 Range 21					Obso/Bldg Adj 0		Units/Bldg 0					
Tax Dist 4400 Add'l Tax Info			Prior APN		Construction Mod		Units/Parcel 0					
					Last Activity CEM 04/08/1996		Last Permit					
<b>Land Information</b>												
Land Use 012		Zoning GR		Sewer NONE		Value Year 2007		Reason Reappraisal		Factor Dist 586R		
Size 320 Ac		Water NONE		Street NONE		Reapp Years 2002-2007						
<b>Valuation Information</b>			<b>2005/2006 FV</b>		<b>2006/2007 FV</b>		<b>Sales/Transfer Information/Recorded Document</b>					
Taxable Land Value			78,304		86,917		V-Code LUC		Doc Date		Value Grantor	
Txble Improvement Value			0		0		1SVR 012		11/21/2003		95,000 GRAHAM,EARL L & JONI	
Secured Personal Property (rounded)			0		0		3NTT 012		11/30/2001		0 LANDON,DALE R	
Taxable Total			78,304		86,917		3NTT 012		11/30/2001		0 GRAHAM,EARL L & JONI	
Assessed Land Value			27,406		30,421				07/07/1997		0	
Assessed Improvement Value			0		0		1GCR 012		06/03/1997		70,000	
									08/01/1976		10,980	
All data on this form is for use by the Washoe County Assessor for												

3547263 Page 31 of 119 06/22/2007 04:41:06 PM

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

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

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

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**Exhibit 4**

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

WHEN RECORDED, RETURN TO

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

GRANTEE/MAIL TAX STATEMENTS TO:

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

Pah Rah parcel

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by and between Ray Koroghli, individually, and Fariborz Fred Sadri, individually and as Trustee of the Star Living Trust, as Grantors, and Gholamreza Zandian Jazi, as Grantee:

**WITNESSETH**

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

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

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

SUBJECT TO rights, reservations and restrictions of record.

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

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

\_\_\_\_\_  
RAY KOROGHLI, individually

\_\_\_\_\_  
FARIBORZ FRED SADRI, individually

\_\_\_\_\_  
FARIBORZ FRED SADRI, as Trustee of the  
Star Living Trust

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

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

\_\_\_\_\_  
NOTARY PUBLIC

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

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

\_\_\_\_\_  
NOTARY PUBLIC

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

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

\_\_\_\_\_  
NOTARY PUBLIC



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

DOC # 2900592  
06/06/2003 03:48P Fee:20.00  
BK1  
Requested By  
WESTERN TITLE COMPANY INC  
Washoe County Recorder  
Kathryn L. Burke - Recorder  
Pg 1 of 7 RPTT 1500.00

RPTT \$1,500.00 130277-TDC

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Star Living Trust  
950 Seven Hills Drive, Ste 1026  
Henderson, NV 89052

2827 S. MONTA CRISTO  
LAS VEGAS, NV 89117

Mail Fax Statement to Above  
25269-0812  
00130277 GRANT, BARGAIN AND SALE DEED



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

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

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

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

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

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

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2969592  
08/06/2003  
3 of 7

**EXHIBIT " A "**

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

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

The Northeast  $\frac{1}{4}$  and the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and the South  $\frac{1}{2}$  in  
Section 33, Township 21 North, Range 23 East, M.D.B.&M.

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

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

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

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

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

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

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08/06/2003  
4 of 7

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

**PARCEL C:**  
A.P.N. 079-150-13

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

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

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

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

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

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

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

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2968592  
08/06/2003  
5 of 7

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

**PARCEL E:**

A.P.N. 084-040-04

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

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

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

**PARCEL F:**

A.P.N. 084-040-06

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

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

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

100704

JM\_FJD\_2789



2988592  
08/06/2003  
6 of 7

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

**PARCEL G:**

A.P.N. 084-040-10

The North  $\frac{1}{2}$  and the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , all in Section 11, Township 20 North, Range 23 East, M.D.B.&M.

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

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

**PARCEL H:**

A.P.N. 084-130-07

The Northwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  and Government Lot 1 in the Southwest  $\frac{1}{4}$  of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

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

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

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06/06/2003  
2 of 7

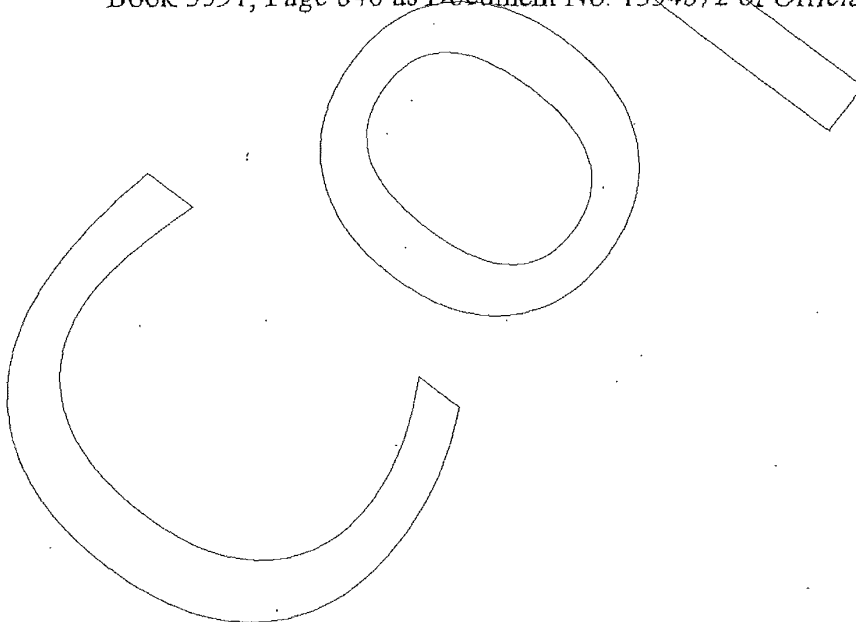
any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

**PARCEL I:**  
A.P.N. 084-140-17

The Northeast  $\frac{1}{4}$  of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

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

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



100706

JM\_FJD\_2791

COPY

**Exhibit 5**



**REQUEST FOR FULL RECONVEYANCE**

TO: Western Title Company, Inc., Trustee

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

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Fariborz Fred Sadri

STAR LIVING TRUST

BY: \_\_\_\_\_  
Fariborz Fred Sadri, Trustee

Pah Rah parcel

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

084-140-17

DOC # 2900594

06/06/2003 03:45P Fee:48.00

BK1

Requested By

WESTERN TITLE COMPANY INC

Washoe County Recorder

Kathryn L. Burke - Recorder

Page 1 of 10 RPT 0.00

RECORDING REQUESTED BY:  
Western Title Company, Inc.

WHEN RECORDED MAIL TO:

Name STAR LIVING TRUST, FRED SADRI  
Street 2827 S. MONTE CRISTO  
City, State LAS VEGAS, NV 89117  
Zip  
Order No. 00025269-501-DBR - ACCUMULATED



(SPACE ABOVE THIS LINE FOR RECORDERS USE)

DEED OF TRUST WITH ASSIGNMENT OF RENTS

This DEED OF TRUST, made on July 31, 2003, between REZA ZANDIAN, a married man as his sole and separate property, TRUSTOR, whose address is 9550 W. Sahara Ave. Apt 2148  
Las Vegas 89117, NV 89117 Western Title Company, Inc.,  
a Nevada Corporation, TRUSTEE, and FARIBORZ SADRI, TRUSTEE OF THE STAR LIVING TRUST, DATED APRIL 14, 1997, BENEFICIARY,

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

SEE ATTACHED FOR LEGAL DESCRIPTION

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

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

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

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

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



2968584  
08/06/2003  
2 of 18

each County Recorder in the State of Nevada on January 30, 1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county, namely: COUNTY

COUNTY	BOOK	PAGE	DOC. NO.	COUNTY	BOOK	PAGE	DOC. NO.
Churchill	39	363	115384	Lincoln			45902
Clark	Mortgages 850 Off. Rec.		682747	Lyon	37 Off. Rec.	341	100661
Douglas	57 Off. Rec.	115	40050	Mineral	11 Off. Rec.	129	89073
Elko	192 Off. Rec.	652	35747	Nye	105 Off. Rec.	107	04823
Esmeralda	3-X Deeds	195	35922	Ormsby	72 Deeds	537	32867
Eureka	22 Off. Rec.	138	45941	Pershing	11 Off. Rec.	249	66107
Humboldt	28 Off. Rec.	124	131075	Storey	"S" Off. Rec.	206	31506
Lander	24 Off. Rec.	168	50782	Washoe	300 Off. Rec.	517	107192
				White Pine	295 R.E. Records	258	

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



2906594  
06/06/2003  
3 of 18

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

STATE OF NEVADA

COUNTY OF CLARK

} ss

This instrument was acknowledged before me on

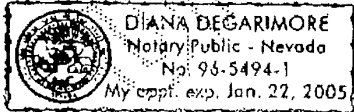
AUGUST 5<sup>th</sup>, 2003

by REZA ZANDIAN

REZA ZANDIAN

*Diana DeGarimore*

Notary Public



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08/05/2003  
4 of 18

**DO NOT RECORD**

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

- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon, and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property, or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumeration herein not excluding the general.
- (2) Trustor covenants to keep all buildings that may now or at any time be on said property during the continuance of this trust in good repair and insured against loss by fire, with extended coverage endorsement, in a company or companies authorized to issue such insurance in the State of Nevada, and as may be approved by Beneficiary, for such sum or sums as shall equal the total indebtedness secured by this Deed of Trust and all obligations having priority over this Deed of Trust and shall be payable to Beneficiary to the amount of the unsatisfied obligation to Beneficiary hereby secured, and to deliver the policy to Beneficiary, or to collection agent of Beneficiary, and in default thereof, Beneficiary may procure such insurance and/or make such repairs, and expend for either of such purposes such SLDM or sums as Beneficiary shall deem proper.
- (3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust;
- (4) To pay at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock, water rights and grazing privileges; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto, and all costs, fees and expenses of this trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor, and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof; Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof (the rights or powers of Beneficiary or Trustee); pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

- (5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at ten percent per annum.
- (6) At Beneficiary's option, Trustor will pay a "late charge" as indicated in the Promissory Note to cover the extra expense involved in handling delinquent payments of such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured thereby.

**B. IT IS MUTUALLY AGREED**

- (1) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
- (2) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
- (3) That at any time or from time to time, without liability herefor and without notice, upon written request of Beneficiary and presentation of this deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement of any agreement subordinating the lien or charge hereof.
- (4) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this deed and said note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose, and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto".
- (5) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by a agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues, and profits, including those past due, and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- (6) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be recorded. Beneficiary also shall deposit with Trustee this Deed of Trust, said note and all documents evidencing expenditures secured hereby.

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

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

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



2980594  
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5 of 18

- (7) That Beneficiary, or his assignee, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed and acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustee, Trustee and Beneficiary hereunder, the book and page where, or document or file number under which, this Deed of Trust is recorded, and the name and address of the new Trustee. If notice of default shall have been recorded, this power of substitution cannot be exercised until after the costs, fees and expenses of the then acting Trustee shall have been paid to such Trustee, who shall endorse receipt thereof upon such instrument of substitution. The procedure herein provided for substitution of Trustee shall be exclusive of all other provisions for substitution, statutory or otherwise.
- (8) The following covenants: Nos. 1, 3, 4, (interest 10%) 5, 6, 8 and 9 of Nevada Revised Statutes 107.030, when not inconsistent with other covenants and provisions herein contained, are hereby adopted and made a part of this Deed of Trust.
- (9) The rights and remedies hereby granted shall not exclude any other rights or remedies granted by law, and all rights and remedies granted hereunder or permitted by law shall be concurrent and cumulative. A violation of any of the covenants herein expressly set forth shall have the same effect as the violation of any covenant herein adopted by reference.
- (10) It is expressly agreed that the trust created hereby is irrevocable by Trustor.
- (11) That this Deed of Trust applies to, insures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.
- (12) That Trustee accepts this trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending file under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.
- (13) Trustor agrees to pay any deficiency arising from any cause after application of the proceeds of the sale held in accordance with the provisions of the covenants herein above adopted by reference.

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

REQUEST FOR FULL RECONVEYANCE

DO NOT RECORD

TO TRUSTEE

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

Dated: \_\_\_\_\_

Please mail Deed of Trust, Note and Reconveyance to \_\_\_\_\_

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



2989594  
08/06/2003  
6 of 18

**EXHIBIT "A"**

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

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

The Northeast  $\frac{1}{4}$  and the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and the South  $\frac{1}{2}$  in Section 33, Township 21 North, Range 23 East, M.D.B.&M.

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

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 09, 1990 in Book 3019, Page 736 as Document No. 1373452 of Official Records.

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

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

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

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



2968594  
06/22/2007  
7 of 10

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

**PARCEL C:**  
A.P.N. 079-150-13

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

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

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

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

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

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

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





2986594  
06/06/2003  
8 of 19

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

**PARCEL E:**

A.P.N. 084-040-04

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

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

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

**PARCEL F:**

A.P.N. 084-040-06

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

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

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



2900594  
08/08/2003  
9 of 19

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

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

The North  $\frac{1}{2}$  and the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , all in Section 11, Township 20 North, Range 23 East, M.D.B.&M.

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

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

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

The Northwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  and Government Lot 1 in the Southwest  $\frac{1}{4}$  of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

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

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



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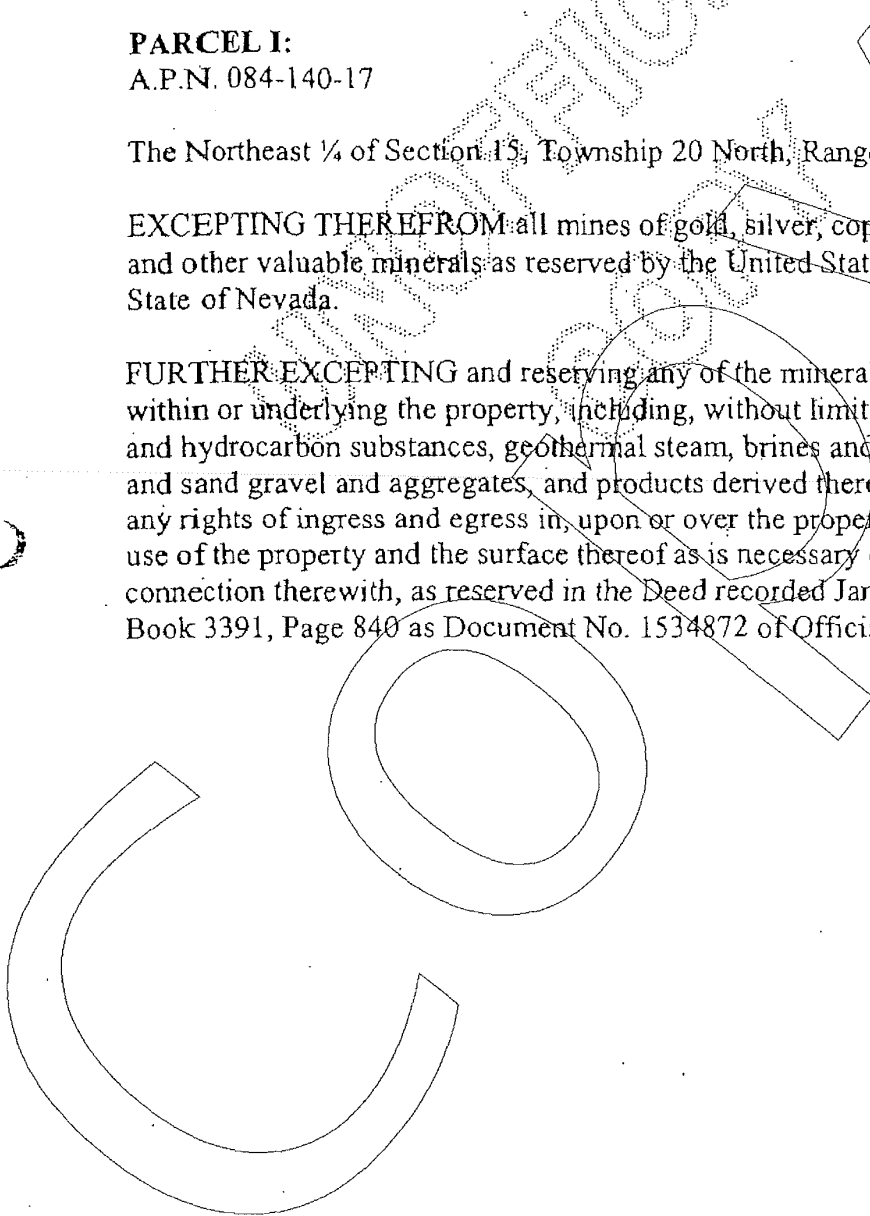
any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

**PARCEL I:**  
A.P.N. 084-140-17

The Northeast  $\frac{1}{4}$  of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

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

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



COPY

**Exhibit 6**

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

WHEN RECORDED, RETURN TO

GRANTEE/MAIL TAX STATEMENTS TO:

Wendover Parcel

**QUITCLAIM DEED**

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

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

\_\_\_\_\_  
GHOLAMREZA ZANDIAN JAZI

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

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

\_\_\_\_\_  
NOTARY PUBLIC

512362  
FEE 44 FILE #  
REQUEST OF

2003 DEC 30 PM 4:09

Stewart Title Co.  
JERRY D. WYFIELD  
ELKO CO. RECORDER

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

0301167

A.P.N. Nos.: 010-510-001; 010-520-001; 010-730-001; 010-740-000; 010-740-110;  
010-740-111; 010-740-113; 010-740-202

GRANT, BARGAIN, AND SALE DEED

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

WITNESSETH

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

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

3 72539

100760

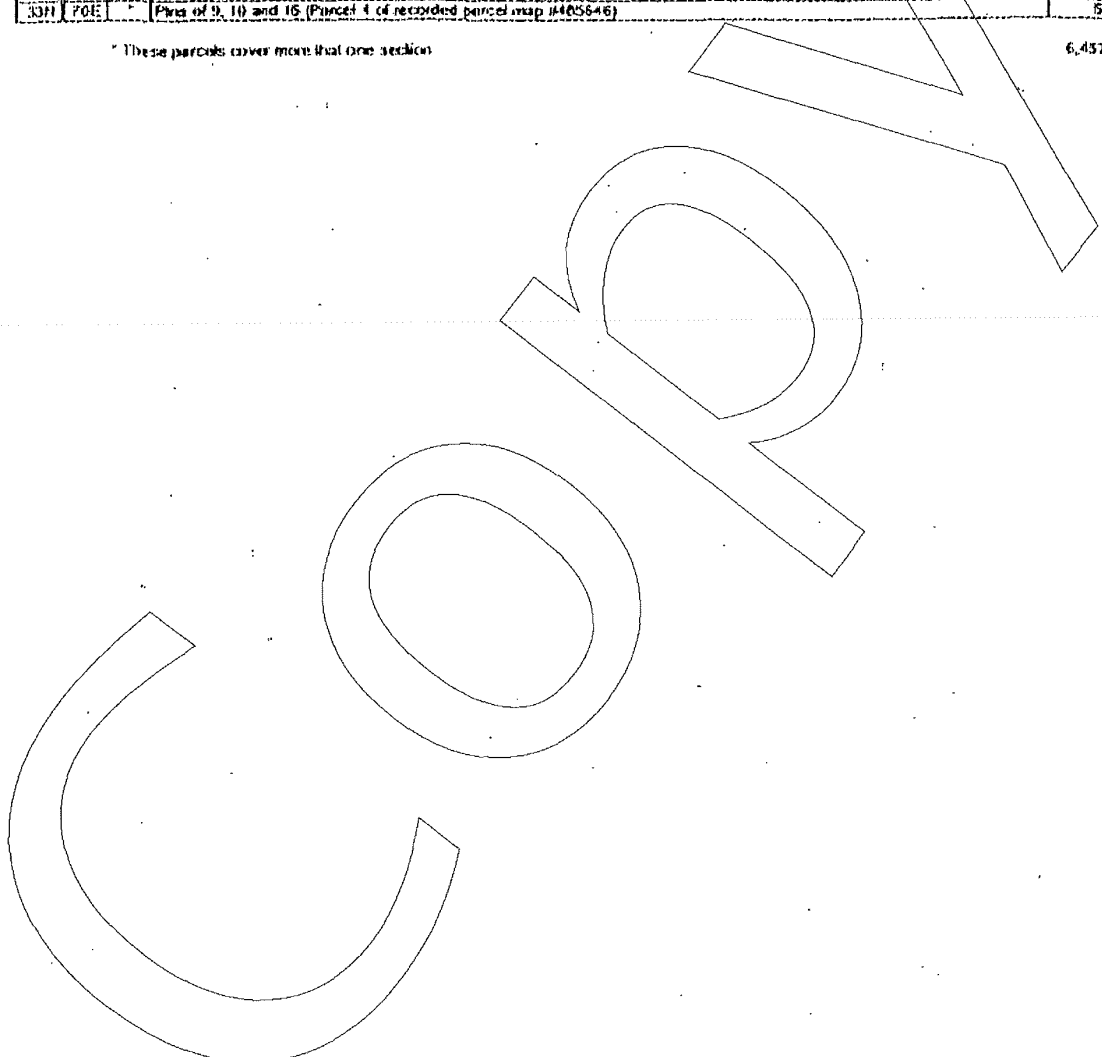


Exhibit "A"  
 Big 195 Parish Windlover Property Legal Descriptions

TWP	RNG	SEC	ALLOTMENT PARTS	ACREAGE
32N	69E	01	Lots 1-3, S/2 N/2, S/2	600.34
32N	69E	02	S/2 N/2, S/2	480.00
32N	70E	06	Lots 4, 6, 7, 10, 12, 13, SW/4 NW/4	164.52
33N	69E	01	S/2	320.00
33N	69E	12	All	640.00
33N	69E	25	All	640.00
33N	69E	35	N/2, N/2 S/2	480.00
33N	69E	36	N/2, N/2 SW/4, SE/4, SE/4 SW/4	600.00
33N	70E	08	Lots 2, 8, 9 and 11	35.00
33N	70E	15	Lots 12, 13, 15, 18, 20, 22-25, and 28-30 NE/4 SW/4 SE/4 NW/4, E/2 SE/4 SE/4 NW/4, NW/4 SE/4 SE/4 NW/4	46.23
33N	70E	17	S/2 S/2	160.00
33N	70E	19	All	640.00
33N	70E	20	Lots 2, 3, 6, 11, NW/4 NE/4, N/2 SW/4 NE/4, SE/4 SW/4 NE/4, N/2 SW/4 SW/4 NE/4, NW/4, N/2 SW/4, SW/4 SW/4	416.60
33N	70E	20	Lots 9, 10 and S/2 SW/4 SW/4 NE/4	73.00
33N	70E	21	Lot 2	13.21
33N	70E	29	Lots 3, 5, 6, NW/4 NW/4	73.10
33N	70E	29	Lot 2	16.01
33N	70E	30	Lots 2, 3, NE/4, W/2, W/2 SE/4	612.56
33N	70E	31	Lots 2, 4, 5, 8, 10, 11, NW/4, W/2 SW/4	372.91
33N	70E	**	Parts of 9 and 10 (Parcel 2 of recorded parcel map #485646)	4.20
33N	70E	**	Parts of 9 and 10 (Parcel 1 of recorded parcel map #485646)	3.07
33N	70E	**	Parts of 9, 10 and 15 (Parcel 4 of recorded parcel map #485646)	55.31

\* These parcels cover more than one section

6,457.24



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100762

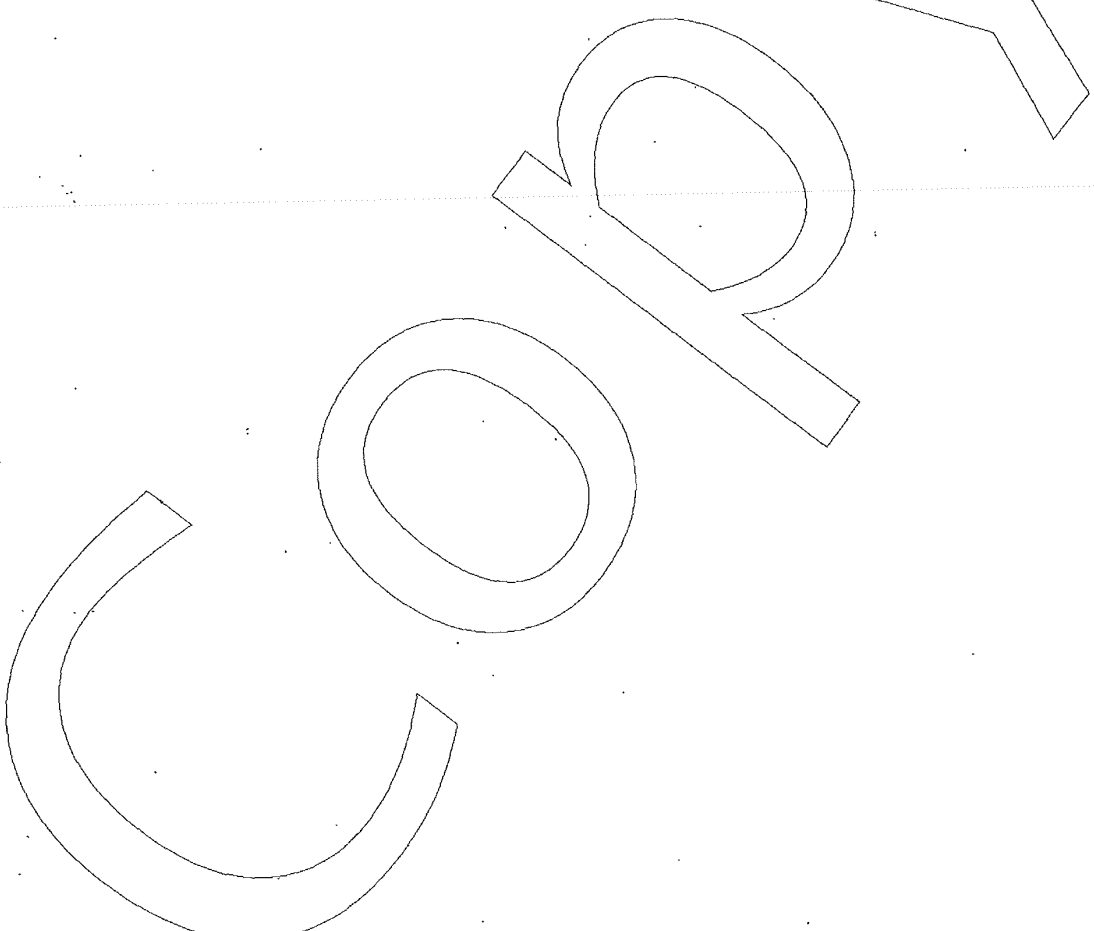


Exhibit "A"  
Big Springs Ranch Werdover Property Legal Descriptions

TWN	RNG	SEC	ALLOT PARTS	ACREAGE
32N	69E	01	Lots 1-3, S/2 N/2, S/2	600.34
32N	69E	02	S/2 N/2, S/2	480.00
32N	70E	05	Lots 4, 6, 7, 10, 12, 13, SW/4 NW/4	164.72
33N	69E	01	S/2	320.00
33N	69E	12	All	640.00
33N	69E	25	All	640.00
33N	69E	35	N/2, N/2 S/2	480.00
33N	69E	36	N/2, N/2 SW/4, SE/4, SE/4 SW/4	600.00
33N	70E	00	Lots 2-5, 9 and 11	35.00
33N	70E	16	Lots 12, 13, 15, 18, 20, 23-25, and 28-30, NE/4 SW/4 SE/4 NW/4, E/2 SE/4 SE/4 NW/4, NW/4 SE/4 SE/4 NW/4	46.23
33N	70E	17	S/2 S/2	160.00
33N	70E	19	All	640.00
33N	70E	20	Lots 7, 8, 11, NW/4 NE/4, N/2 SW/4 NE/4, SE/4 SW/4 NE/4, N/2 SW/4 SW/4 NE/4, NW/4, N/2 SW/4, SW/4 SW/4	416.67
33N	70E	20	Lots 8, 9 and S/2 SW/4 SW/4 NE/4	73.01
33N	70E	21	Lot 2	13.21
33N	70E	29	Lots 3, 5, 8, NW/4 NW/4	73.16
33N	70E	29	Lot 2	16.11
33N	70E	30	Lots 2, 3, NE/4, W/2, W/2 SE/4	612.56
33N	70E	31	Lots 2, 4, 5, 8, 10, 11, NW/4, W/2 SW/4	372.91
33N	70E	*	Plns of 9 and 10 (Parcel 2 of recorded parcel map #485646)	4.20
33N	70E	*	Plns of 9 and 10 (Parcel 3 of recorded parcel map #485646)	3.87
33N	70E	*	Plns of 9, 10 and 16 (Parcel 4 of recorded parcel map #485646)	65.31

\* These parcels cover more than one section

6,457.24



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100763

Order No.: 03011167

LEGAL DESCRIPTION

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

PARCEL 1:

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

Section 1: Lots 1, 2 and 3; S1/2NW1/2; S1/2;  
Section 2: S1/2NW1/2; S1/2;

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

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

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

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

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

Section 8: Lots 2, 3, 4, 5, 6, 9 and 11;  
Section 9: SE1/4SE1/4; N1/2SW1/4SW1/4SE1/4; E1/2SW1/4SE1/4;  
Section 10: Lot 4;  
Section 15: Lots 12, 13, 15, 18, 20, 23, 24, 25, 26,  
28, 29 and 30; NE1/4SW1/4SE1/4NW1/4;  
E1/2SE1/4SE1/4NW1/4; NW1/4SE1/4SE1/4NW1/4;  
Section 16: N1/2NE1/4NE1/4NE1/4;  
Section 17: S1/2S1/2;  
Section 19: All;  
Section 20: Lots 2, 3, 6 and 11; NW1/4NE1/4; N1/2SW1/4NE1/4;  
SE1/4SW1/4NE1/4; N1/2SW1/4SW1/4NE1/4; NW1/4;  
N1/2SW1/4; SW1/4SW1/4;  
Section 21: Lot 2;  
Section 29: Lots 3, 5 and 8; NW1/4NW1/4;  
Section 30: Lots 2 and 3; NE1/4; W1/2; W1/2SE1/4;  
Section 31: Lots 2, 4, 5, 8, 10 and 11; NW1/4; W1/2SW1/4;

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

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STEWART TITLE  
Guaranty Company

SCHEDULE A  
CLTA PRELIMINARY REPORT  
(12/92)

100764

Order No. 03011167

File Number 485646.

PARCEL 2:

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

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

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

PARCEL 3:

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

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

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

COPY

**Exhibit 7**

**ASSIGNMENT OF INTEREST IN WENDOVER PROJECT, LLC**

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

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

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

\_\_\_\_\_  
GHOLAMREZA ZANDIAN JAZI

COPY

**Exhibit 8**

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

WHEN RECORDED, RETURN TO

GRANTEE/MAIL TAX STATEMENTS TO:

Big Spring Ranch Parcel

**QUITCLAIM DEED**

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

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

\_\_\_\_\_  
GHOLAMREZA ZANDIAN JAZI

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

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

\_\_\_\_\_  
NOTARY PUBLIC

512358  
FEE \$50 FILE #  
PROPERTY OF

2003 DEC 30 PM 4:08

Stewart Title Co.  
JERRY B. SYMOLUS  
ELKO COLLECTOR

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

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

GRANT, BARGAIN, AND SALE DEED

03012789

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

WITNESSETH:

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

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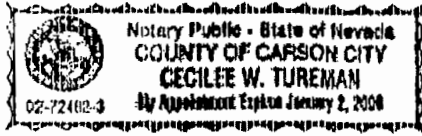
100766





*Cecile W. Tureman*

NOTARY PUBLIC



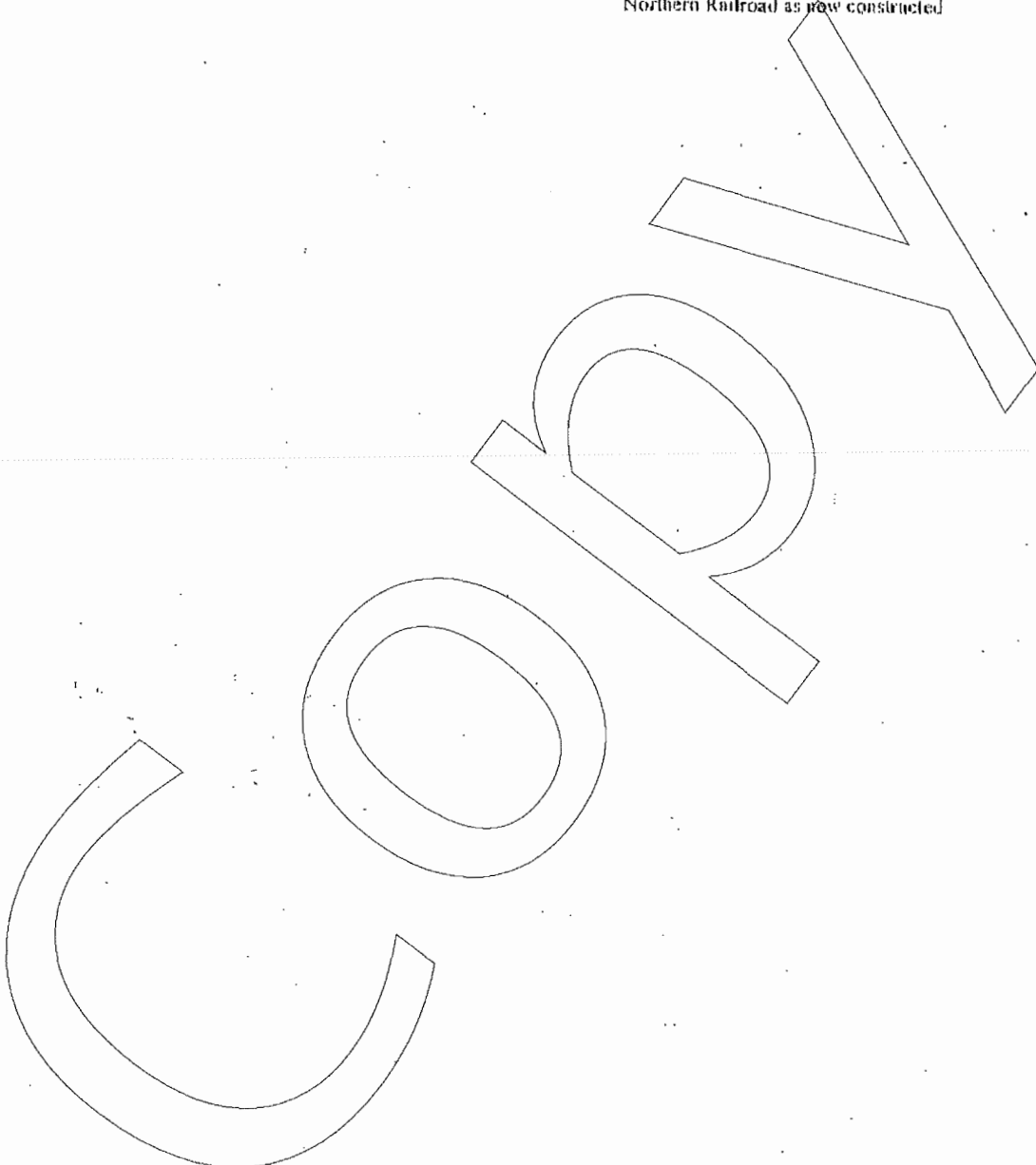
COPY

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100768

EXHIBIT A

County	APN #	Twn	Rng	Sec	Aliquot Parts	Acres
Elko	009-530-001	34N	66E	1	All except 0.23 Ac conv to WPR Co.	640.37
Elko	009-530-001	34N	66E	11	All	640.00
Elko	010-090-001	34N	67E	5	All	638.08
Elko	010-090-001	34N	67E	7	E/2 and ptn of W/2 east of the Nevada Northern Railroad as now constructed	366.98



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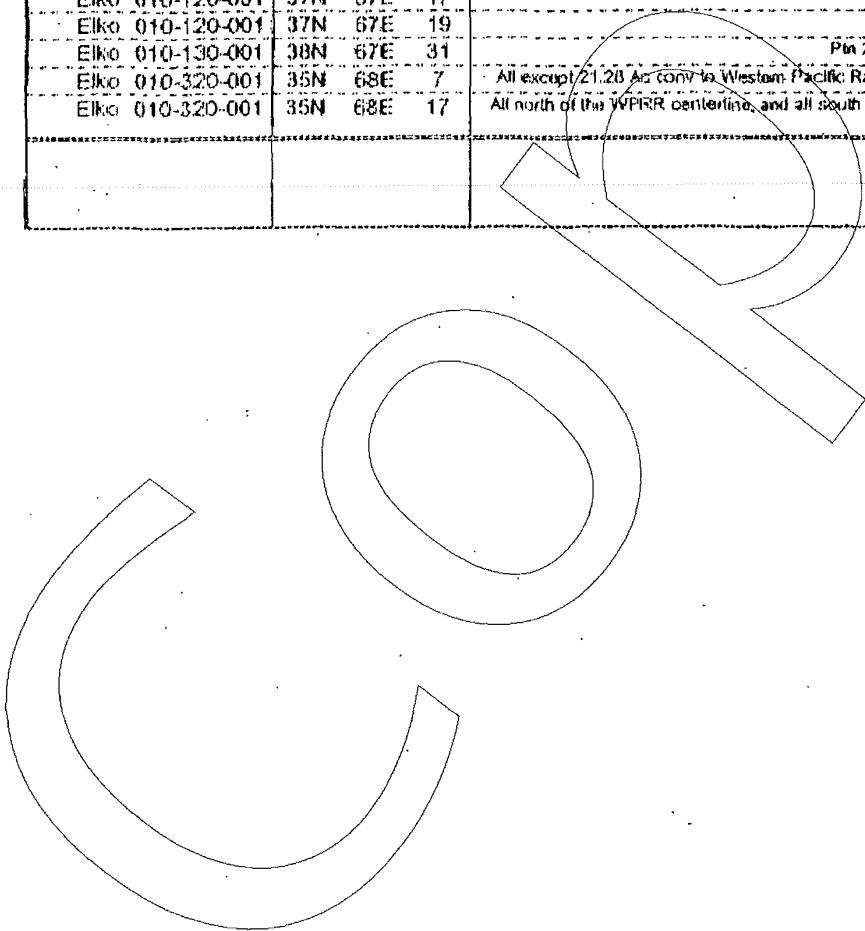
**EXHIBIT "A"**  
**Big Springs Ranch Legal Descriptions**

County	APN #	Twn	Rng	Sec	Aliquot Parts	Acres
Elko	009-530-001	34N	66E	3	All	643.64
Elko	009-530-001	34N	66E	4	Lots 3 and 4, S/2 NW/4, SW/4 (W/2)	319.92
Elko	009-530-001	34N	66E	5	All	638.12
Elko	009-530-001	34N	66E	9	All	640.00
Elko	009-530-001	34N	66E	15	All	640.00
Elko	009-540-001	35N	66E	1	All	666.40
Elko	009-540-001	35N	66E	2	Lots 3 and 4, S/2 NW/4, SW/4 (W/2)	331.44
Elko	009-540-001	35N	66E	3	All	665.12
Elko	009-540-001	35N	66E	9	All	640.00
Elko	009-540-001	35N	66E	10	E/2 E/2	160.00
Elko	009-540-001	35N	66E	11	All	640.00
Elko	009-540-001	35N	66E	13	All	640.00
Elko	009-540-001	35N	66E	14	W/2 W/2	160.00
Elko	009-540-001	35N	66E	15	All	640.00
Elko	009-540-001	35N	66E	21	All	640.00
Elko	009-540-001	35N	66E	22	NE/4, SE/4 NW/4, N/2 SE/4, SW/4 SE/4, SE/4 SW/4	360.00
Elko	009-540-001	35N	66E	23	All	640.00
Elko	009-540-001	35N	66E	25	All	640.00
Elko	009-540-001	35N	66E	27	All	640.00
Elko	009-540-001	35N	66E	28	SE/4, SE/4 NE/4	200.00
Elko	009-540-001	35N	66E	33	All	640.00
Elko	009-540-001	35N	66E	34	W/2	320.00
Elko	009-540-001	35N	66E	35	All	640.00
Elko	009-550-001	36N	66E	1	All	642.24
Elko	009-550-001	36N	66E	11	All less 70.23 in L-80 RAW	569.77
Elko	009-550-001	36N	66E	13	All	640.00
Elko	009-550-001	36N	66E	15	All	640.00
Elko	009-550-001	36N	66E	21	E/2	320.00
Elko	009-550-001	36N	66E	22	W/2 NW/4, S/2	400.00
Elko	009-550-001	36N	66E	23	All	640.00
Elko	009-550-001	36N	66E	25	All	640.00
Elko	009-550-001	36N	66E	26	W/2 W/2	160.00
Elko	009-550-001	36N	66E	27	All	640.00
Elko	009-550-001	36N	66E	28	E/2 E/2, W/2 SE/4 less 4.50 Ac to Beaumont in SE/4 SW/4, SW/4 SE/4	235.50
Elko	009-550-001	36N	66E	33	All	640.00
Elko	009-550-001	36N	66E	34	All	640.00
Elko	009-550-001	36N	66E	35	All	640.00
Elko	009-560-004	37N	66E	25	All less 15.22 Ac St Rt. 30 RAW	624.78
Elko	009-560-004	37N	66E	27	SE/4 SE/4	40.00
Elko	009-560-004	37N	66E	35	All	625.34
Elko	009-570-011	38N	66E	23	Pln 200' south of the CPRR centerline	568.06
Elko	009-570-011	38N	66E	25	Pln 200' south of the CPRR centerline except 6.44 Ac in N/2 for Wyo tract	591.44
Elko	010-090-001	34N	67E	1	All	638.80
Elko	010-090-001	34N	67E	3	All	638.04
Elko	010-090-001	34N	67E	9	All	640.00
Elko	010-090-001	34N	67E	11	All	640.00

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100770

County	APN #	Twn	Rng	Sec	Aliquot Parts	Acreage
Elko	010-090-001	34N	67E	13	All	640.00
Elko	010-090-001	34N	67E	15	All	640.00
Elko	010-090-001	34N	67E	17	All	640.00
Elko	010-090-001	34N	67E	19	NE 1/4, E 1/2 NW 1/4, Lots 1 and 2 (N 1/2) except 4.60 Ac conv to Nevada Northern Railroad Co.	306.35
Elko	010-090-001	34N	67E	21	N 1/2	320.00
Elko	010-090-001	34N	67E	22	All	640.00
Elko	010-090-001	34N	67E	23	N 1/2	320.00
Elko	010-090-003	34N	67E	7	Ptn of the E 1/2 W 1/2 west of the NW 1/4 R/W	46.98
Elko	010-110-001	36N	67E	7	All except 12.70 Ac conv to Northern Nevada Railroad Co.	619.98
Elko	010-110-001	36N	67E	19	All except 12.05 Ac conv to Northern Nevada Railroad Co. except ptn conv to State of NV for Hwy	608.15
Elko	010-110-001	36N	67E	31	All except 12.14 Ac conv to Northern Nevada Railroad Co.	627.26
Elko	010-120-001	37N	67E	1	Ptn 200' south of the CPRR centerline less 12.76 Ac to SR-30 R/W	589.64
Elko	010-120-001	37N	67E	5	Ptn 200' south of the CPRR centerline	604.67
Elko	010-120-001	37N	67E	9	NW 1/4, S 1/2 less 6.70 Ac conv to Northern Nevada Railroad Co. and 15.10 Ac to SR-30 R/W	458.20
Elko	010-120-001	37N	67E	11	Ptn 200' south of the CPRR centerline less 11.07 Ac to SR-30 R/W	611.42
Elko	010-120-001	37N	67E	17	All less 16.33 Ac to SR-30 R/W	623.67
Elko	010-120-001	37N	67E	19	All	628.68
Elko	010-130-001	38N	67E	31	Ptn 200' south of the CPRR centerline	594.40
Elko	010-320-001	35N	68E	7	All except 21.28 Ac conv to Western Pacific Railroad Co. less 45.33 to SR-30 R/W	614.35
Elko	010-320-001	35N	68E	17	All north of the WPRR centerline, and all south of the WPRR centerline less 6.89 Ac to SR-30 R/W	521.93
<b>Total Acreage:</b>						<b>35,254.34</b>



3 72496

100771

Order No.: 03012789

LEGAL DESCRIPTION

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

PARCEL 1:

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

- Section 1: All;
- Section 3: All;
- Section 9: All;
- Section 11: All;
- Section 13: All;
- Section 15: All;
- Section 17: All;
- Section 19: Lots 1 and 2; E1/2NW1/4; NE1/4;

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

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

EXCEPTING FROM Section 22, TOWNSHIP 34 NORTH, RANGE 67 EAST, M.D.B.&M., all the coal and other valuable minerals in the lands so granted as reserved by The United States of America in Patent recorded June 28, 1948 in Book 8, Page 413, Patent Records, Elko County, Nevada.

FURTHER EXCEPTING FROM all of Parcel 1 all right, title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Russell Wilkins, et ux, et al, in Deed recorded December 10, 1946 in Book 55, Page 53, Deed Records, Elko, Nevada.

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

PARCEL 2:

Continued on next page

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SCHEDULE A  
CLTA PRELIMINARY REPORT  
(12/92)

STEWART TITLE  
Guaranty Company

100772

Order No. 03012789

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

Section 1: All;  
Section 3: All;  
Section 9: All;  
Section 11: All;  
Section 13: All;  
Section 15: All;  
Section 21: All;  
Section 23: All;  
Section 25: All;  
Section 27: S1/2;  
Section 33: All;  
Section 35: All;

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

PARCEL 3:

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

Section 7: All;

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

Section 17: All that portion lying northerly of a line parallel with and one hundred (100) feet northerly of the center center line of Western Pacific Railway Company's railroad known as Arnold "I-1" or "3%" line and all that portion lying southerly of a line parallel with and one hundred (100) feet southerly of the center line of Western Pacific Railway Company's railroad known as "R-2" or "4%" line, which railroad rights of way were conveyed to Western Pacific Railway Company by Deed No. 126-F, dated November 27, 1908, and recorded February 19, 1909 in Book 31, Page 71, and Deed No. 188-F, dated June 30, 1910, and recorded September 10, 1910 in Book 32, Page 319, Deed Records, Elko County, Nevada.

Continued on next page

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3 72498

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Order No. 03012789

EXCEPTING FROM Parcel 3 all that portion of said land as conveyed to the State of Nevada, acting by and through its Department of Highways in Deed recorded September 7, 1973 in Book 184, Page 44 and recorded June 24, 1976 in Book 230, Page 377, Official Records, Elko County, Nevada, portions of which have been relinquished by Resolution Relinquishing portion of Highway Right of Way recorded October 11, 1985 in Book 504, Page 308, Official Records, Elko County, Nevada.

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

PARCEL 4:

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

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

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

PARCEL 5:

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

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

EXCEPTING FROM Parcel 5 all that portion of said land as conveyed to Nevada Northern Railway Company in Deed recorded February 7, 1906 in Book 28, Page 617, Deed Records, Elko County, Nevada.

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

-3-

3 72499

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Order No. 03012789

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

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

PARCEL 6:

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

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

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

Section 9: NW1/4; S1/2;

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

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

Section 17: All;

Section 19: All;

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

Continued on next page

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3 72500

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Order No. 03012789

PARCEL 7:

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

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

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

Section 23: That portion southwesterly of a line parallel with and two hundred (200) feet distant southwesterly of center line of Central Pacific Railway Company's railroad as now constructed;  
Section 25: That part southwesterly of a line parallel with and two hundred (200) feet distant southwesterly of center line of Central Pacific Railway Company's railroad as now constructed;

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

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

PARCEL 8:

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

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

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

Section 1: All;  
Section 11: All;

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

Continued on next page

Order No. 03012789

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

Section 13: All;

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

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

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

PARCEL 9:

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

Section 35: All;

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

PARCEL 10:

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

Section 4: Lots 3 and 4; S1/2NW1/4; SW1/4;

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

PARCEL 11:

Continued on next page

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Order No. 03012789

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

Section 2: Lots 3 and 4; S1/2NW1/4; SW1/4;  
 Section 10: E1/2E1/2;  
 Section 14: W1/2W1/2;  
 Section 22: NE1/4; SE1/4NW1/4; N1/2SE1/4; SW1/4SE1/4; SE1/4SW1/4;  
 Section 27: N1/2;  
 Section 28: SE1/4; SE1/4NE1/4;

EXCEPTING FROM Parcel 11 all right, title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Russell Wilkins, et ux, et al, in Deed Recorded December 10, 1946 in Book 55, Page 63, Deed Records, Elko County, Nevada.

PARCEL 12:

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

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

EXCEPTING AND RESERVING THEREFROM the following described land:

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

THENCE North 25°20' East, 486.81 feet;

THENCE South 64°40' East, 303.07 feet;

THENCE South 25°21' West, 140.51 feet;

THENCE South 64°40' East, 140.00 feet;

THENCE South 25°20' West, 346.30 feet;

THENCE North 64°40' West, 443.07 feet;

Section 33: All;  
 Section 34: All;

Continued on next page

3 72503

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Order No. 03012789

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

PARCEL 13:

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

Section 34: W1/2;

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

COPY

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FEE 17 FILED  
REGISTER

2003 DEC 30 PM 4:08

Stewart Title Co.  
JERRY B. DEWILLUS  
LEROY D. NEEDLER

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

A.P.N. Nos.: 009-530-001; 010-090-001

03012789

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE, made this 17 day of December 2003, by and between NEVADA LAND AND RESOURCE COMPANY, LLC, a Delaware limited liability company ("NLRC"), Grantor, and BIG SPRING RANCH, L.L.C., a Nevada limited liability company, as to an undivided 75% interest and THE STAR LIVING TRUST as to an undivided 25% interest, Grantee.

WITNESSETH:

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

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



EXHIBIT A

County	APN #	Twn	Rng	Sec	Aliquot Parts	Acres
Elko	009-530-001	34N	66E	1	All except 0.23 Ac conv to WPR Co.	640.37
Elko	009-530-001	34N	66E	11	All	640.60
Elko	010-090-001	34N	67E	5	All	638.08
Elko	010-090-001	34N	67E	7	E/2 and pts of W/2 east of the Nevada Northern Railroad as now constructed	366.98

COPY

3 72507

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PARCEL 14:

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

Section 5: All;  
Section 7: All;

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

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

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

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

PARCEL 15:

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

Section 1: All;

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

Section 11: ALL;

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

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

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3 72508

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COPY

**Exhibit 9**

ASSIGNMENT OF INTEREST IN BIG SPRING RANCH, LLC

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

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

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

\_\_\_\_\_  
GHOLAMREZA ZANDIAN JAZI

COPY

**Exhibit 10**

**ASSIGNMENT OF INTEREST IN  
NEVADA LAND & WATER RESOURCES, LLC**

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

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

The undersigned executes this Assignment on the \_\_\_\_\_ day of \_\_\_\_\_,

2006

\_\_\_\_\_  
GHOLAMREZA ZANDIAN JAZI

COPY

**Exhibit 11**

1 RELS  
JOHN PETER LEE, LTD.  
2 JOHN PETER LEE, ESQ.  
Nevada Bar No. 001768  
3 MICHAEL A. REYNOLDS, ESQ.  
Nevada Bar No. 008631  
4 830 Las Vegas Boulevard South  
Las Vegas, Nevada 89101  
5 (702) 382-4044 Fax: (702) 383-9950  
Attorneys for Plaintiff/Counterdefendant

7 DISTRICT COURT

8 CLARK COUNTY, NEVADA

9 GHOLAMREZA ZANDIAN JAZI,  
10 Plaintiff,

CASE NO.: A511131  
DEPT. NO.: XIII

11 v.

12 RAY KOROGHLI, individually, FARIBORZ FRED  
SADRI, individually, and as Trustee of the Star  
13 Living Trust, WENDOVER PROJECT, LLC, a  
Nevada limited liability company; BIG SPRING  
14 RANCH, LLC, a Nevada limited liability company,  
and NEVADA LAND AND WATER  
15 RESOURCES, LLC, a Nevada limited liability  
company,

RELEASE OF LIS PENDENS

16 Defendants.

17  
18 RAY KOROGHLI, individually and FARIBORZ  
FRED SADRI, individually,

19 Counterclaimants,

DATE: N/A  
TIME: N/A

20 v.

21 GHOLAMREZ ZANDIAN JAZI,

22 Counterdefendant.

23  
24 WENDOVER PROJECT, LLC,

25 Counterclaimant,

26 v.

27 GHOLAMREZ ZANDIAN JAZI,

28 Counterdefendant.

JOHN PETER LEE, LTD.  
ATTORNEYS AT LAW  
830 LAS VEGAS BOULEVARD SOUTH  
LAS VEGAS, NEVADA 89101  
Telephone (702) 382-4044  
Telecopier (702) 383-9950

1 GHOLAMREZ ZANDIAN JAZI,  
 2 Counterclaimant,  
 3 v.  
 4 WENDOVER PROJECT, LLC,  
 5 Counterdefendant,

6 1334.022860-JLR

7 NOTICE is hereby given that the undersigned did, on the 30th day of January, 2006 file a  
 8 Notice of Lis Pendens with the above-referenced Court, a copy of which was recorded with the Elko  
 9 County Recorder as Document Number 548113 on February 2, 2006.

10 NOW THEREFORE, for valuable consideration, the undersigned does by these presents  
 11 release, satisfy and discharge said Lis Pendens.

12 DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

13 JOHN PETER LEE, LTD.

14 BY: \_\_\_\_\_

15 John Peter Lee, Esq.  
 16 Nevada Bar No. 001768  
 17 Michael A. Reynolds, Esq.  
 18 Nevada Bar No. 008631  
 19 830 Las Vegas Boulevard South  
 20 Las Vegas, Nevada 89101  
 21 Ph: (702) 382-4044/Fax: (702) 383-9950  
 22 Attorneys for Plaintiffs

JOHN PETER LEE, LTD.  
 ATTORNEYS AT LAW  
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 LAS VEGAS, NEVADA 89101  
 Telephone (702) 382-4044  
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1 RELS  
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2 JOHN PETER LEE, ESQ.  
Nevada Bar No. 001768  
3 MICHAEL A. REYNOLDS, ESQ.  
Nevada Bar No. 008631  
4 830 Las Vegas Boulevard South  
Las Vegas, Nevada 89101  
5 (702) 382-4044 Fax: (702) 383-9950  
Attorneys for Plaintiff/Counterdefendant  
6

7 **DISTRICT COURT**  
8 **CLARK COUNTY, NEVADA**

9 GHOLAMREZA ZANDIAN JAZI,  
10 Plaintiff,

CASE NO.: A511131  
DEPT. NO.: XIII

11 v.

12 RAY KOROGHLI, individually, FARIBORZ FRED  
SADRI, individually, and as Trustee of the Star  
13 Living Trust, WENDOVER PROJECT, LLC, a  
Nevada limited liability company, BIG SPRING  
14 RANCH, LLC, a Nevada limited liability company,  
and NEVADA LAND AND WATER  
15 RESOURCES, LLC, a Nevada limited liability  
company,  
16

**RELEASE OF LIS PENDENS**

17 Defendants.

18 RAY KOROGHLI, individually and FARIBORZ  
FRED SADRI, individually,  
19

20 Counterclaimants,

DATE: N/A  
TIME: N/A

21 v.

22 GHOLAMREZ ZANDIAN JAZI,  
23

Counterdefendant.

24 WENDOVER PROJECT, LLC,  
25

Counterclaimant,

26 v.

27 GHOLAMREZ ZANDIAN JAZI,  
28

Counterdefendant.

1 GHOLAMREZ ZANDIAN JAZI,  
2 Counterclaimant,  
3 v.  
4 WENDOVER PROJECT, LLC,  
5 Counterdefendant,

6 1334 022860-JLR

7 NOTICE is hereby given that the undersigned did, on the 14th day of October, 2005 file a  
8 Notice of Lis Pendens with the above-referenced Court, a copy of which was recorded with the Elko  
9 County Recorder as Document Number 542563 on October 25, 2005.

10 NOW THEREFORE, for valuable consideration, the undersigned does by these presents  
11 release, satisfy and discharge said Lis Pendens.

12 DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

13 JOHN PETER LEE, LTD.

14 BY: \_\_\_\_\_  
15 John Peter Lee, Esq.  
16 Nevada Bar No. 001768  
17 Michael A. Reynolds, Esq.  
18 Nevada Bar No. 008631  
19 830 Las Vegas Boulevard South  
20 Las Vegas, Nevada 89101  
21 Ph: (702) 382-4044/Fax: (702) 383-9950  
22 Attorneys for Plaintiffs

JOHN PETER LEE, LTD.  
ATTORNEYS AT LAW  
830 LAS VEGAS BOULEVARD SOUTH  
LAS VEGAS, NEVADA 89101  
Telephone (702) 382-4044  
Telecopier (702) 383-9950

28

**JOHN PETER LEE, LTD.**  
ATTORNEYS AT LAW  
830 LAS VEGAS BOULEVARD SOUTH  
LAS VEGAS, NEVADA 89101  
Telephone (702) 382-4044  
Telecopier (702) 383-9950

1 RELS  
JOHN PETER LEE, LTD.  
2 JOHN PETER LEE, ESQ.  
Nevada Bar No. 001768  
3 MICHAEL A. REYNOLDS, ESQ.  
Nevada Bar No. 008631  
4 830 Las Vegas Boulevard South  
Las Vegas, Nevada 89101  
5 (702) 382-4044 Fax: (702) 383-9950  
Attorneys for Plaintiff/Counterdefendant

**DISTRICT COURT**  
**CLARK COUNTY, NEVADA**

9 GHOLAMREZA ZANDIAN JAZI,  
10 Plaintiff,

CASE NO.: A511131  
DEPT. NO.: XIII

11 v.

12 RAY KOROGHLI, individually, FARIBORZ FRED  
SADRI, individually, and as Trustee of the Star  
13 Living Trust, WENDOVER PROJECT, LLC, a  
Nevada limited liability company, BIG SPRING  
14 RANCH, LLC, a Nevada limited liability company,  
and NEVADA LAND AND WATER  
15 RESOURCES, LLC, a Nevada limited liability  
company,

**RELEASE OF LIS PENDENS**

16 Defendants

18 RAY KOROGHLI, individually and FARIBORZ  
FRED SADRI, individually,

19 Counterclaimants,

20 v.

21 GHOLAMREZ ZANDIAN JAZI,

22 Counterdefendant.

24 WENDOVER PROJECT, LLC,

25 Counterclaimant,

26 v.

27 GHOLAMREZ ZANDIAN JAZI,

28 Counterdefendant.

DATE: N/A  
TIME: N/A

1 GHOLAMREZ ZANDIAN JAZI,  
 2 Counterclaimant,  
 3 v.  
 4 WENDOVER PROJECT, LLC,  
 5 Counterdefendant,

6 1334.022860-JLR

7 NOTICE is hereby given that the undersigned did, on the 14th day of October, 2005 file a  
 8 Notice of Lis Pendens with the above-referenced Court, a copy of which was recorded with the  
 9 Washoe County Recorder as Document Number 3301912 on November 3, 2005.

10 NOW THEREFORE, for valuable consideration, the undersigned does by these presents  
 11 release, satisfy and discharge said Lis Pendens.

12 DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

13 JOHN PETER LEE, LTD.

14 BY: \_\_\_\_\_

15 John Peter Lee, Esq.  
 16 Nevada Bar No. 001768  
 17 Michael A. Reynolds, Esq.  
 18 Nevada Bar No. 008631  
 19 830 Las Vegas Boulevard South  
 20 Las Vegas, Nevada 89101  
 21 Ph: (702) 382-4044/Fax: (702) 383-9950  
 22 Attorneys for Plaintiffs

JOHN PETER LEE, LTD.  
 ATTORNEYS AT LAW  
 830 LAS VEGAS BOULEVARD SOUTH  
 LAS VEGAS, NEVADA 89101  
 Telephone (702) 382-4044  
 Telecopier (702) 383-9950

28

JOHN PETER LEE, L.I.D.  
ATTORNEYS AT LAW  
830 LAS VEGAS BOULEVARD SOUTH  
LAS VEGAS, NEVADA 89101  
Telephone (702) 382-4044  
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1 RELS  
JOHN PETER LEE, LTD.  
2 JOHN PETER LEE, ESQ.  
Nevada Bar No. 001768  
3 MICHAEL A. REYNOLDS, ESQ.  
Nevada Bar No. 008631  
4 830 Las Vegas Boulevard South  
Las Vegas, Nevada 89101  
5 (702) 382-4044 Fax: (702) 383-9950  
Attorneys for Plaintiff/Counterdefendant  
6

7 DISTRICT COURT  
8 CLARK COUNTY, NEVADA

9 GHOLAMREZA ZANDIAN JAZI,  
10 Plaintiff,

CASE NO.: A511131  
DEPT. NO.: XIII

11 v.

12 RAY KOROGHLI, individually, FARIBORZ FRED  
SADRI, individually, and as Trustee of the Star  
13 Living Trust, WENDOVER PROJECT, LLC, a  
Nevada limited liability company, BIG SPRING  
14 RANCH, LLC, a Nevada limited liability company,  
and NEVADA LAND AND WATER  
15 RESOURCES, LLC, a Nevada limited liability  
company,  
16

RELEASE OF LIS PENDENS

17 Defendants.

18 RAY KOROGHLI, individually and FARIBORZ  
FRED SADRI, individually,  
19

20 Counterclaimants,

DATE: N/A  
TIME: N/A

21 v.

22 GHOLAMREZ ZANDIAN JAZI,  
23

24 Counterdefendant.

25 WENDOVER PROJECT, LLC,  
26

27 Counterclaimant,

28 v.

29 GHOLAMREZ ZANDIAN JAZI,  
30

31 Counterdefendant.

1 GHOLAMREZ ZANDIAN JAZI, )  
 2 Counterclaimant, )  
 3 v. )  
 4 WENDOVER PROJECT, LLC, )  
 5 Counterdefendant, )

6 1334.022860-JLR

7 NOTICE is hereby given that the undersigned did, on the 16th day of November, 2005 file  
8 a Notice of Lis Pendens with the above-referenced Court, a copy of which was recorded with the  
9 Clark County Recorder in Book/Instrument 20051116-0004292 on November 16, 2005.

10 NOW THEREFORE, for valuable consideration, the undersigned does by these presents  
11 release, satisfy and discharge said Lis Pendens.

12 DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

13 JOHN PETER LEE, LTD.

14 BY: \_\_\_\_\_

15 John Peter Lee, Esq.  
 16 Nevada Bar No. 001768  
 17 Michael A. Reynolds, Esq.  
 18 Nevada Bar No. 008631  
 19 830 Las Vegas Boulevard South  
 20 Las Vegas, Nevada 89101  
 21 Ph: (702) 382-4044/Fax: (702) 383-9950  
 22 Attorneys for Plaintiffs

JOHN PETER LEE, L.L.D.  
 ATTORNEYS AT LAW  
 830 LAS VEGAS BOULEVARD SOUTH  
 LAS VEGAS, NEVADA 89101  
 Telephone (702) 382-4044  
 Telecopier (702) 383-9950

28

COPY

**Exhibit 12**



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

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

ABOVE SPACE IS FOR OFFICE USE ONLY

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

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

GHOLAMREZA ZANDIAN JAZI

(Name)

Manager

(Title(s))

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

WENDOVER PROJECT L.L.C.

(Name of Entity)

(File Number)

3. Signature: \_\_\_\_\_

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

*This form must be accompanied by appropriate fees.*

Nevada Secretary of State Resignation of Officer 2003  
Revised on: 02/03/08





COPY

**Exhibit 13**

COPY

**Exhibit 14**



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

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

ABOVE SPACE IS FOR OFFICE USE ONLY

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

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

GHOJAMREZA ZANDIAN JAZI  
(Name) Manager  
(Title(s))

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

BIG SPRING RANCH LLC  
(Name of Entity) (File Number)

3. Signature: \_\_\_\_\_

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

*This form must be accompanied by appropriate fees.*

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

COPY

**Exhibit 15**

1 RCPT  
2 JOHN PETER LEE, LTD.  
3 JOHN PETER LEE, ESQ.  
4 Nevada Bar No. 001768  
5 MICHAEL A. REYNOLDS, ESQ.  
6 Nevada Bar No. 008631  
7 830 Las Vegas Boulevard South  
8 Las Vegas, Nevada 89101  
9 (702) 382-4044 Fax: (702) 383-9950  
10 Attorneys for Plaintiff/Counterdefendant

7 DISTRICT COURT  
8 CLARK COUNTY, NEVADA

9 GHOLAMREZA ZANDIAN JAZI,  
10 Plaintiff,

CASE NO.: A511131  
DEPT. NO.: XIII

11 v.

12 RAY KOROGHLI, individually, FARIBORZ FRED  
13 SADRI, individually, and as Trustee of the Star  
14 Living Trust, WENDOVER PROJECT, LLC, a  
15 Nevada limited liability company, BIG SPRING  
16 RANCH, LLC, a Nevada limited liability company,  
17 and NEVADA LAND AND WATER  
18 RESOURCES, LLC, a Nevada limited liability  
19 company,

RECEIPT

20 Defendants.

18 RAY KOROGHLI, individually and FARIBORZ  
19 FRED SADRI, individually,

20 Counterclaimants,

DATE: N/A  
TIME: N/A

21 v.

22 GHOLAMREZ ZANDIAN JAZI,

23 Counterdefendant.

24 WENDOVER PROJECT, LLC,

25 Counterclaimant,

26 v.

27 GHOLAMREZ ZANDIAN JAZI,

28 Counterdefendant.

JOHN PETER LEE, LTD.  
ATTORNEYS AT LAW  
830 LAS VEGAS BOULEVARD SOUTH  
LAS VEGAS, NEVADA 89101  
Telephone (702) 382-4044  
Telecopier (702) 383-9950

1 GHOLAMREZ ZANDIAN JAZI,  
2 Counterclaimant,  
3 v.  
4 WENDOVER PROJECT, LLC,  
5 Counterdefendant,

6 1334.022860-JLR

7 RECEIPT of \$250,000 made payable to John Peter Lee, Ltd., in compliance and in  
8 conformity with the Award of Floyd Hale, Arbitrator dated September 20, 2006 is acknowledged this  
9 \_\_\_\_\_ day of \_\_\_\_\_, 2006.

10 JOHN PETER LEE, LTD.

11  
12 BY: \_\_\_\_\_  
13 John Peter Lee, Esq.  
14 Nevada Bar No. 001768  
15 Michael A. Reynolds, Esq.  
16 Nevada Bar No. 008631  
17 830 Las Vegas Boulevard South  
18 Las Vegas, Nevada 89101  
19 Ph: (702) 382-4044/Fax: (702) 383-9950  
20 Attorneys for Plaintiff/Counterdefendant

JOHN PETER LEE, LTD.

ATTORNEYS AT LAW  
830 LAS VEGAS BOULEVARD SOUTH  
LAS VEGAS, NEVADA 89101  
Telephone (702) 382-4044  
Telecopier (702) 383-9950

21  
22  
23  
24  
25  
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27  
28

**MUTUAL RELEASE OF CLAIMS**

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

**RECITALS**

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

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

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

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

WHEREAS on the latter date an order was entered on the record concerning settlement of the claims asserted by the Plaintiff, and the counterclaims asserted by the Defendants, which will be reduced to an order entered in the arbitration proceedings; and



WHEREAS the order provides for the release of certain rights by the parties, one against the other, and the payment of sums by certain of the Defendants, all as set forth in separate instruments, and further set forth in the Arbitration Order; and

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

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

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

2. The parties recognize that the Plaintiff and that the Defendants each may have claims against the others, of which they are unaware, it is the intention of the parties entering into this Mutual Release that this instrument will terminate the claim of the Plaintiff as against the Defendants and the Defendants against the Plaintiff, and prevent them from asserting the same. To this end, the

parties, and each of them, do waive all rights and benefits conferred upon them by statute or common law of any jurisdiction which has provisions which provides generally as follows:

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

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

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

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

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

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

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

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

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

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

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

DATED the day above first written.

\_\_\_\_\_  
GHOLAMREZA ZANDIAN JAZI

\_\_\_\_\_  
RAY KOROGHLI, individually

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

WENDOVER PROJECT, LLC

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

NEVADA LAND & WATER RESOURCES, LLC

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

BIG SPRING RANCH, LLC

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

COPY

COPY

**Exhibit 16**

COPY

**EXHIBIT FOUR**

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ARB  
FLOYD A. HALE, ESQ.  
Nevada Bar No. 1873  
JAMS  
2300 W. Sahara, #900  
Las Vegas, NV 89102  
Ph: (702) 457-5267  
Fax: (702) 437-5267  
*Arbitrator.*

RECEIVED  
MAR 02 2007  
JOHN PETER LEE, LTD.

DISTRICT COURT  
CLARK COUNTY, NEVADA

GHOLAMREZA ZANDIAN JAZI,  
Plaintiff,

Case No. A51M31  
Dept. No. XII

vs.

RAY KOROGHLI, individually,  
FABIRORZ FRED SADRI, individually,  
and as Trustee of the Star Living Trust,  
WENDOVER PROJECT, LLC, a Nevada  
limited liability company; BIG SPRING  
RANCH, LLC, a Nevada limited liability  
company, and NEVADA LAND AND  
WATER RESOURCES, LLC, a Nevada  
limited liability company,

Defendants.

**ARBITRATOR REPORT AND RECOMMENDATION TO  
DISTRICT COURT**

This matter was submitted to Arbitration and Arbitration Hearings were conducted for two days, as well as the submission of voluminous exhibits, depositions and briefs. During the Arbitration proceeding, the parties agreed to meet with the Arbitrator in an effort to resolve the dispute. With agreement of counsel, the parties met directly with the Arbitrator and an agreement for a final conclusion of this matter was read into the record, being recorded by a court reporter.

FLOYD A. HALE  
SPECIALIST  
2300 W. SAHARA, SUITE 900  
LAS VEGAS, NEVADA 89102  
PHONE (702) 457-5267 EMAIL fthale@floydahale.com

1 The undersigned then issued an Arbitration Decision based upon the evidence submitted as well  
2 as the agreement of the parties.

3  
4 On January 11, 2007, counsel for the parties conducted a hearing before this Court  
5 regarding confirmation of the Arbitration Award. Counsel for the parties could not reach an  
6 agreement as to what documents needed to be signed to effect the Arbitration Decision. For that  
7 reason, the matter was referred back to the Arbitrator for further proceedings. The actual  
8 reference, contained in page 25, line 6-14 of the January 11, 2007, transcript is as follows:

9  
10 THE COURT: I'm going to resolve your problem. Its real easy. I am  
11 going to refer the matter back to Floyd Hale for further proceedings,  
12 consistent with the 9/8/06 transcript. Those will include getting the  
13 mechanism for the spouses of the parties to sign the documents, getting  
14 a mechanism for the waiver of the release of the rights of first refusal  
15 that exist, entering into the settlement agreement the parties entered  
16 into. If he is unable to reach an agreement among the parties, then I  
17 will have the final word.

18  
19 The District Court has already indicated that wives of the principals will need to sign  
20 documents. The following report and recommendation will reference the parties to the  
21 Arbitration with the understanding that the District Court has already indicated that wives for  
22 those parties will be required to sign all necessary documents.

23  
24 IT IS REPORTED AND RECOMMENDED to the Court that the following documents  
25 will need to be executed by the parties and their wives:

26  
27 4,400 acres of real estate, owned by Poh Rah, LLC: The only members of the Pah Rah,  
28 LLC are the parties to this action: Zandian Jazi; Ray Koroghli and Fred Sadri. These parties will  
be required to sign a Grant Bargain Sale Deed to transfer the 4,400 acres of real estate to Zandian  
Jazi. Fred Sadri will need to execute a full reconveyance of the Deed of Trust and release the  
Promissory Note which was secured by the Deed of Trust as to this property. The parties will also

FLOYD A HALE  
SPECIALIST  
2300 W. SAHA, SUITE 900  
LAS VEGAS, NEVADA 89102  
PHONE (702) 457-5267 EMAIL fhale@floydahale.com



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

2 320 acres owned by Big Springs Ranch, LLC. The only members of the Big Springs  
3 Ranch LLC, are the parties to this action and Mr. Abrishami. If Mr. Zandian Jazi can obtain the  
4 signature of Mr. Abrishami on a Deed to transfer this property, then the parties to this action must  
5 all execute a Grant Bargain Sale Deed transferring this real estate to Zandian Jazi. If Mr. Jandian  
6 Jazi is unable to obtain the signature of Mr. Abrishami, then Mr. Sadri and Mr. Koroghli are  
7 required to sign a Quit Claim Deed from Big Springs Ranch, LLC to Zandian Jazi to sign waivers  
8 of rights of first refusal.  
9

10  
11 \$250,000.00 Payment to Zandian Jazi: There has been a dispute as to what entity is  
12 responsible for making this payment. During the Arbitration Proceedings, as well as during prior  
13 meetings with the parties, it was represented to the Arbitrator that Mr. Sadri and Mr. Koroghli  
14 would make this payment. It is Recommended that either Mr. Sadri or Mr. Koroghli, or both, are  
15 individually responsible for this payment. Sadri and Koroghli may, however, execute the  
16 payment check or draft in whatever representative capacity that they believe is the most  
17 appropriate.  
18

19  
20 Transfer of Wendover Project, LLC Interest: Zandian Jazi has agreed to waive or transfer  
21 any interest that he has, if any, in the Wendover Project, LLC. Mr. Netzorg has argued that it is  
22 incumbent upon Mr. Zandian Jazi to obtain signatures on waivers of rights of first refusal from  
23 all members of the LLC. This was not part of the settlement agreement and the District Court  
24 should be aware that the Defendants contested that Zandian Jazi even owned rights in the  
25 Wendover Project, LLC at the time of the arbitration.  
26

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

FLOYD A HALE  
SPECIALIST  
2300 W. SUMMIT, SUITE 900  
LAS VEGAS, NEVADA 89102  
PHONE (702) 457-5267 EMAIL f\_hale@floydahale.com

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

2 The remaining managing members of the Wendover Project LLC are responsible for  
3 determining the appropriate allocation of the Zandian Jazi interest. If they believe that it is  
4 necessary to obtain waivers of rights of first refusal to make that allocation of interest, then it is  
5 their responsibility to do so. Before distributing Mr. Zandian Jazi's interest, the managing  
6 members of the LLC should either distribute that interest in accordance with the operating  
7 agreements or, alternatively, obtain whatever signatures that the managing members determine  
8 are necessary to make a different distribution or allocation of that interest. It would seem unfair  
9 to place this burden on the transferring party who is merely transferring his interest to the entire  
10 Wendover Project, LLC.  
11

12 Big Springs Ranch, LLC: As with the Wendover Project, LLC, Mr. Zandian Jazi will be  
13 required to execute a transfer of interest and waiver of any interest of the Big Springs Ranch,  
14 LLC, directly to: "Big Springs Ranch, LLC." He must also execute a waiver of right of first  
15 refusal that he would have under that LLC. As stated with the Wendover Project, LLC, it is the  
16 duty of the managing members of the Big Springs Ranch, LLC, to make an appropriate  
17 distribution or allocation of this interest. The remaining managing members of the Big Springs  
18 Ranch, LLC must either transfer the property as required by the operating agreement or obtain  
19 whatever waivers of rights of first refusal that are necessary to make a transfer which they believe  
20 are necessary.  
21

22 **CONCLUSION:**

23 Mr. Netzorg has contested the requirement that the receiving LLC entities are required to  
24 obtain waivers of rights of first refusal. Actually, waivers are not necessary if the receiving  
25 interest is transferred pursuant to the operating agreement. If the managing members want to  
26  
27  
28

FLOYD A. HALE  
SPECIAL INTER  
2300 W. SAHAR, SUITE 900  
LAS VEGAS, NEVADA 89102  
PHONE (702) 457-5267 EMAIL fhaale@floydahale.com

1 obtain waivers of rights of first refusal to make a different distribution, they are certainly free to  
2 do so. That should not be the burden of Mr. Zandian Jazi.

3  
4 Mr. Netzorg has also asked for numerous documents regarding a purported transfer of Mr.  
5 Zandian Jazi's shipyard stock. There was absolutely no evidence that any entity related to these  
6 proceedings acknowledged receipt of that stock or issued any credit related to receipt of that  
7 stock. Although that stock was discussed during the Arbitration proceedings, there was no  
8 competent evidence regarding that stock being relevant to the Arbitration proceedings.

9  
10 RESPECTFULLY SUBMITTED this 28<sup>th</sup> day of February, 2007

11  
12 By: \_\_\_\_\_

FLOYD A. HALE  
2300 W. Sahara, #900  
Las Vegas, NV 89102  
Arbitrator

13  
14  
15 CERTIFICATE OF FACSIMILE AND MAIL

16  
17 I hereby certify that on the 28<sup>th</sup> day of February, 2007, I faxed and mailed a true and  
18 correct copy of the foregoing addressed to:

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

22  
23 John Netzorg, Esq.  
2810 West Charleston Blvd. #H-81  
24 Las Vegas, NV 89102  
Attorneys for Defendants  
25 Fax No. 878-1255

26  
27 By: \_\_\_\_\_  
Employee of Jams

28  
**AFFIRMATION**  
Pursuant to NRS 230B.030

The undersigned does hereby affirm that the preceding  
Judgment Concerning Arbitration Award  
filed in District Court case number AS11131  
DOES NOT contain the social security number of any person.

Date: 6/8/07

FLOYD A. HALE  
SPECIAL INTER  
2300 W. SAHARA, SUITE 900  
LAS VEGAS, NEVADA 89102  
PHONE (702) 457-5267 EMAIL fhaile@floydahale.com



## WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER  
KATHRYN L. BURKE, RECORDER

1001 E. NINTH STREET  
POST OFFICE BOX 11130  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3661  
FAX (775) 325-8010

### LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

A handwritten signature in black ink, appearing to read "John Peter Lee", is written over a horizontal line. The signature is partially enclosed by a large, faint circular stamp.

Signature

June 19, 2007

Date

JOHN PETER LEE, ESQ., 001768

Printed Name

# Exhibit 16

Exhibit 16

DOC # 521532

05/21/2014 02:50 PM

Official Record

Requested By  
A+ PARALEGALS INC

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 4 Fee: \$17.00

Recorded By: BKC RPTT:

APN: 006-052-04, 006-052-05, 006-052-06

Recording Requested by:  
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:  
Niloofar Foughani  
6 rue Edouard Fournier  
75116 Paris, France



0521532

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN a married man as his sole and separate property, to my son ALBORZ ZANDIAN, an unmarried man, 20%, and my wife NILOOFAR FOUGHANI, 60%, as joint tenants with right of survivorship (per financial agreement entered into in Las Vegas, Nevada and dated August 21, 2003).

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

See Exhibit "A" attached hereto and made a part hereof.

May 20, 2014

Signature: Reza Zandian

"UNOFFICIAL COPY"

-LOOSE CERTIFICATE ATTACHED



521532

05/21/2014  
002 of 4

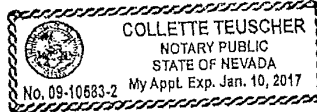
State of Nevada  
Carson City

On May 20, 2014 before me, a notary public personally appeared Reza Zandian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Collette Teuscher  
Notary Public



THIS ACKNOWLEDGMENT IS ATTACHED TO A GRANT DEED  
Dated May 20, 2014

"UNOFFICIAL COPY"



521532

05/21/2014  
003 of 4

EXHIBIT "A"

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

**PARCEL 1:**

A parcel of land located within Section 23, Township 16 North, Range 21 East, M.D.B.&M., Lyon County, Nevada and more particularly described as follows:

Commencing at a 5/8" rebar marking the North 1/4 corner of said Section 23; thence South 14°56'21" East, a distance of 2,668.37 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13°53'54" West, a distance of 63.33 feet; thence South 76°01'06" West, a distance of 150.00 feet, thence South 13°58'54" East, a distance of 63.33 feet, thence North 76°01'06" East, a distance of 150.00 feet to the true point of beginning.

Said property further described as Lot 4 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded as Official Record No. 90448, Lyon County Nevada Records.

**PARCEL 2:**

A parcel of land located within Section 23, Township 16 North, Range 21 East, M.D.B.&M., Lyon County, Nevada and more particularly described as follows:

Commencing at a 5/8" rebar marking the North 1/4 corner of said Section 23; thence South 14°55'02" East, a distance of 2,731.69 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13°58'54" West, a distance of 63.33 feet; thence South 76°01'06" West, a distance of 150.00 feet, thence South 13°58'54" East, a distance of 63.33 feet, thence North 76°01'06" East, a distance of 150.00 feet to the true point of beginning.

The basis of bearing is the North line of the Northwest Quarter of said Section 23, which bears West as per record.

Said property further described as Lot 5 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded as Official Records of Lyon County, Nevada Document No. 90448.

**PARCEL 3:**

A parcel of land located within Section 23, Township 16 North, Range 21 East, M.D.B.&M., Lyon County, Nevada and more particularly described as follows:

Commencing at a 5/8" rebar marking the North 1/4 corner of said Section 23; thence South 14°53'45" East, a distance of 2,795.02 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13°58'54" West, a distance of 63.34 feet; thence South





521532

05/21/2014  
004 of 4

76°01'06" West, a distance of 150.00 feet, thence South 13°53'54" East, a distance of 63.34 feet, thence North 76°01'06" East, a distance of 150.00 feet to the true point of beginning.

The basis of bearing in the North line of the Northwest Quarter of said Section 23, which bears West as per record.

Said property further described as Lot 6 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded as Official Records of Lyon County, Nevada as Document No. 129448.

Note: Legal description previously contained in document recorded February 25, 1987 as Document No. 125662 and document recorded December 21, 1989 As Document No. 129843.

**"UNOFFICIAL COPY"**

DOC # DV-521532

05/21/2014 02:50 PM

Official Record

STATE OF NEVADA  
DECLARATION OF VALUE

Requested By  
A+ PARALEGALS INC

Lyon County - NV  
Mary C. Milligan - Recorder

Page 1 of 1 Fee: \$17.00  
Recorded By: BKG RPTT:

- 1. Assessors Parcel Number(s)
  - a) 006-052-04
  - b) 006-052-05
  - c) 006-052-06
  - 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)  Agriculture
  - h)  Mobile Home
  - i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #: \_\_\_\_\_  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE OF RECORDING: \_\_\_\_\_  
 NOTES: \_\_\_\_\_  
*AT*

- 3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_-0

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.095 Section # 5
  - b. Explain Reason for Exemption: A transfer of property if the owner is related to the person to whom it is conveyed within the first degree of legal consanguinity or affinity: adding son & wife

- 5. Partial Interest: Percentage being transferred: 80 %

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 Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Reza Zandian  
 Address: 6 rue Edouard Fournier  
 City: 75116 Paris, France  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Alborz Zandian & Niloofar Foughani  
 Address: 6 rue Edouard Fournier  
 City: 75116 Paris, France  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: A+ Paralegals, Inc. Escrow # \_\_\_\_\_  
 Address: 312 W. Fourth Street  
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

# Exhibit 17

# Exhibit 17

DOC # 521533

05/21/2014 02:51 PM

Official Record

Requested By  
A+ PARALEGALS INC

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 2 Fee: \$15.00

Recorded By: BKC RPTT:

APN: 015-311-02

Recording Requested by:  
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:  
Niloofar Foughani  
6 rue Edouard Fournier  
75116 Paris, France



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN 25% of REZA ZANDIAN and NILOOFAR FOUGHANI husband and wife, as Join Tenants Right of Survivorship as to an undivided 50% interest, to my son ALBORZ ZANDIAN, an unmarried man, 5%, and my wife NILOOFAR FOUGHANI ZANDIAN 15% as joint tenants with right of survivorship, all as tenants in common, (per financial agreement entered into in Las Vegas, Nevada and dated August 21,2003).

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

**THE WEST HALF (W1/2) OF THE SOUTH WEST QUARTER (SW1/4) OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 13 EAST, M.D.B.&M.**

Together with all tenements, hereditaments and appurtenances including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

May 20, 2014

**"UNOFFICIAL COPY"**

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED



521533

05/21/2014  
002 of 2

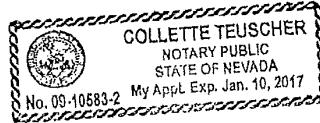
State of Nevada  
Carson City

On May 20, 2014 before me, a notary public personally appeared Reza Zandian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Collette Teuscher  
Notary Public



THIS ACKNOWLEDGMENT IS ATTACHED TO A GRANT DEED  
Dated May 20, 2014

"UNOFFICIAL COPY"

DOC # DV-521533

05/21/2014 02:51 PM

Official Record

STATE OF NEVADA  
DECLARATION OF VALUE

Requested By  
A+ PARALEGALS INC

Lyon County - NV  
Mary C. Milligan - Recorder

Page 1 of 1 Fee: \$15.00  
Recorded By: BKC RPTT:

- 1. Assessors Parcel Number(s)
  - a) 015-311-02
  - 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
  - i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____
	AC

- 3. Total Value/Sales Price of Property: \$ \_\_\_\_\_
- Deed in Lieu of Foreclosure Only (Value of property) ( \_\_\_\_\_
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ \_\_\_\_\_-0

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.060 Section # 5
  - b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity; adding Wife and Son

5. Partial Interest: Percentage being transferred: 40  
 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 grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Reza Zandian  
 Address: 6 rue Edouard Fournier  
 City: 75116 Paris, France  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Alborz Zandian & Niloofar Foughani  
 Address: 6 rue Edouard Fournier  
 City: 75116 Paris, France  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: A+ Paralegals, Inc. Escrow # \_\_\_\_\_  
 Address: 312 W. Fourth Street  
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

# Exhibit 18

Exhibit 18

\*\*\* THIS IS AN UNOFFICIAL COPY \*\*\*

DOC # 521531

05/21/2014 02:49 PM

Official Record

Requested By  
A+ PARALEGALS INC

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 3 Fee: \$16.00

Recorded By: BKC RPTT:

APN: 015-311-18 and 015-311-19

Recording Requested by:  
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:  
Niloofar Foughani  
6 rue Edouard Fournier  
75116 Paris, France



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

*312 W Fourth St  
Carson City, NV  
89703*

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN 12.5% of REZA ZANDIAN and NILOOFAR FOUGHANI husband and wife, as to an undivided 25% interest, to my son ALBORZ ZANDIAN, an unmarried man, 2.5%, and my wife NILOOFAR FOUGHANI ZANDIAN, 7.5%, as joint tenants with right of survivorship and to the heirs and assigns of such Grantees forever (per financial agreement entered into in Las Vegas, Nevada and dated August 21,2003), all that real property situated in the County of Lyon, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereunto and appurtenances, thereunto belonging or in anywise appertaining, and any reversions, issues, rents, issues or profits thereof.

May 20, 2014

*[Handwritten Signature]*  
Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED





521531

05/21/2014  
002 of 3

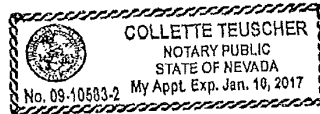
State of Nevada  
Carson City

On May 20, 2014 before me, a notary public personally appeared Reza Zandian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Collette Teuscher  
Notary Public



THIS ACKNOWLEDGMENT IS ATTACHED TO A GRANT DEED  
Dated May 20, 2014

"UNOFFICIAL COPY"



521531

05/21/2014  
003 of 3

EXHIBIT "A"

LEGAL DESCRIPTION

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

**PARCEL ONE:**

THE REAL PROPERTY SITUATED IN THE E ½ OF SECTION 10 TOWNSHIP 17 N, RANGE 23 E, M.D.B.&M., COUNTY OF LYON, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

NORTH PARCEL AS SHOWN ON THE RECORD OF SURVEY MAP FOR DEAD DOG RANCH, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA ON SEPTEMBER 30, 2003 AS DOCUMENT 332209.

APN 15-311-19

**PARCEL TWO:**

THE REAL PROPERTY SITUATED IN THE S ½ OF SECTION 10 TOWNSHIP 17 N, RANGE 23 E, M.D.B.&M., COUNTY OF LYON, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

SOUTH PARCEL AS SHOWN ON THE RECORD OF SURVEY MAP FOR DEAD DOG RANCH, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA ON SEPTEMBER 30, 2003 AS DOCUMENT 332209.

APN 15-311-18

"UNOFFICIAL COPY"

DOC # DV-521531

05/21/2014 02:49 PM

Official Record

STATE OF NEVADA  
DECLARATION OF VALUE

Requested By  
A+ PARALEGALS INC

Lyon County - NV  
Mary C. Milligan - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: BKC RPTT:

- 1. Assessors Parcel Number(s)
  - a) 015-311-18, 19
  - 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
  - i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

- 3. Total Value/Sales Price of Property: \$ \_\_\_\_\_
- Deed in Lieu of Foreclosure Only (Value of property) ( \_\_\_\_\_
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ 0

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.060 Section # 5
  - b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of line consanguinity or affinity: adding Wife and Son

- 5. Partial Interest: Percentage being transferred: 20 %
- 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 [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Reza Zandian  
 Address: 6 rue Edouard Fournier  
 City: 75116 Paris, France  
 State: Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Alborz Zandian & Niloofer Foughani  
 Address: 6 rue Edouard Fournier  
 City: 75116 Paris, France  
 State: Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: A+ Paralegals, Inc. Escrow # \_\_\_\_\_  
 Address: 312 W. Fourth Street  
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

# Exhibit 19

Exhibit 19

\*\*\* THIS IS AN UNOFFICIAL COPY \*\*\*

DOC # 342193

02/04/2005 01:15 PM

Official Record

Requested By  
NORTHERN NEVADA TITLE

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 4 Fee: \$17.00

Recorded By: DLW RPTT: \$585.00

A.P.N. 6-052-04, 05 & 06  
Escrow No.: LY-1041025-CE  
303769-TO

RECORDING REQUESTED BY:  
Northern Nevada Title Company

MAIL TAX STATEMENTS AND WHEN  
RECORDED, MAIL TO:

Reza Zandian  
8775 Costa Verde Blvd. #1416  
San Diego, CA 92122



0342193

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned hereby declare(s):

Documentary transfer tax \$ 85.00, computed on full value of property conveyed.

**GRANT, BARGAIN, SALE DEED**

That Julian C. Smith Jr., LTD, Defined Pension Trust of Julian C. Smith, Jr. and Joanna Smith, Husband and Wife as Joint Tenants and Smith and Harmer, LTD, Profit Sharing Plan in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Reza Zandian, a Married Man as his Sole and Separate Property all that real property in the County of Lyon, State of Nevada, bounded and described as follows:

Exact and Complete Legal Description is Attached hereto and made a part hereof.

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

Dated: January 31, 2005

UNOFFICIAL COPY



342193

02/04/2005  
002 of 4

Julian C. Smith Jr., LTD, Defined Pension Trust

By: Julian C. Smith Jr.  
Julian C. Smith, Jr., Trustee

Julian C. Smith Jr.  
Julian C. Smith, Jr.

Joanna Smith  
Joanna Smith

Smith and Harmer, LTD., Profit Sharing Plan

By: Julian C. Smith Jr.  
Julian C. Smith, Its Authorized Agent

STATE OF NEVADA )

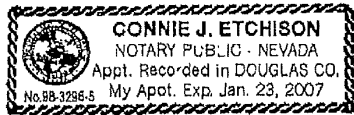
COUNTY OF Carson City)

On 2-2-05 personally appeared before me, Notary Public

JULIAN C. SMITH JR. AND JOANNA SMITH

who acknowledged that they executed the above instrument.

Signature Connie J. Etchison  
(Notary Public)



"UNOFFICIAL COPY"



342193

02/04/2005  
003 of 4

EXHIBIT "A"

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

PARCEL 1:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M. D. B. &M., Lyon County, Nevada, and more particularly described as follows:

Commencing at a 5/8" rebar marking the North 1/4 corner of said Section 23; thence South 14° 56' 21" East, a distance of 2,633.33 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13° 53' 54" West, a distance of 63.33 feet; thence South 76° 01' 06" West, a distance of 150.00 feet; thence South 13° 58' 54" East, a distance of 63.33 feet; thence North 76° 01' 06" East, a distance of 150.00 feet to the true point of beginning.

Said property further described as Lot 4 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded as Official Record No. 90448, Lyon County Nevada Records.

PARCEL 2:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M. D. B. &M., Lyon County, Nevada, and more particularly described as follows:

Commencing at a 5/8" rebar marking the North 1/4 corner of said Section 23; thence South 14° 55' 02" East, a distance of 2,731.69 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13° 58' 54" West, a distance of 63.33 feet; thence South 76° 01' 06" West, a distance of 150.00 feet; thence South 13° 58' 54" East, a distance of 63.33 feet; thence North 76° 01' 06" East, a distance of 150.00 feet to the true point of beginning.

The basis of bearing is the North line of the Northwest Quarter of said Section 23, which bears West as per record.

Said property further described as Lot 5 of that certain Record of Survey and Boundary Adjustment of Block 6 of Dayton, recorded in the Official Records of Lyon County, Nevada as Document No. 90448.

Continued...



342193

02/04/2005  
004 of 4

Exhibit "A"

PARCEL 3:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M. D. B. &M., Lyon County, Nevada and more particularly described as follows:

Commencing at a 1/8" rebar marking the North 1/4 corner of said Section 23; thence South 14° 53' 45" East, a distance of 2,795.02 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13° 58' 54" West, a distance of 63.34 feet; thence South 76° 01' 06" West, a distance of 150.00 feet; thence South 13° 53' 54" East, a distance of 63.34 feet; thence North 76° 01' 06" East, a distance of 150.00 feet to the true point of beginning.

The basis of bearing in the Northwest line of the Northwest Quarter of said Section 23, which bears West as per record.

Said property further described as Block 6 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded in the Official Records of Lyon, County, Nevada as Document No. 90448.

Note: Legal description previously contained in document recorded February 25, 1987 as Document No. 105663 and document recorded December 7, 1989 as Document No. 129843.

DA 264

UNOFFICIAL COPY



DOC # DV-342193  
02/04/2005 01:15 PM  
Official Record

Requested By  
NORTHERN NEVADA TITLE

Lyon County - NV  
Mary C. Milligan - Recorder

Page 1 of 1 Fee: \$17.00  
Recorded By: DLW RPTT: \$585.00

State of Nevada Declaration of Value

- 1. Assessor Parcel Number(s)
  - a) 6-052-04, 05 & 06
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_

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

**FOR RECORD**

Document/Inst: \_\_\_\_\_

Book: \_\_\_\_\_

Date of Record: \_\_\_\_\_

Notes: \_\_\_\_\_

- 3. Total Value/Sale Price of Property: \$150,000.00
- Deed in Lieu of Foreclosure (value of property) \$ \_\_\_\_\_
- Transfer Tax Value \$150,000.00
- Real Property Transfer Tax Due: \$ 585.00

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

5. Partial Interest: Percentage Being Transferred: \_\_\_\_\_ %  
 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 my information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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: Grantee

Signature: *Julian C. Smith, Jr.* Capacity: Grantor

SELLER (GRANTOR) INFORMATION

Print Name: Julian C. Smith, Jr.

Address: 502 N. Division St.

City: Carson City

State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION

Print Name: Reza Zandian

Address: 8775 Costa Verde Blvd. #106

City: San Diego

State: CA -Zip: 92122

COMPANY/PERSON REQUESTING RECORDING

Co. Name: Northern Nevada Title Company Esc. # LY-1041025-CE

Address: 512 N. Division Street

City: Carson City State: NV Zip: 89703-4103

# Exhibit 20

# Exhibit 20

DOC # 403892

04/05/2007 04:36 PM

Official Record

Requested By  
TITLE SERVICE & ESCROW

Lyon County - NV  
Mary C Milligan - Recorder

Page 1 of 2 Fee \$15.00  
Recorded By MCM RPTT \$688.35

A.P.N. 15-311-02  
File No. 131-2296944 (CAC)  
R.P.T.T. \$ 688.35  
TSL #31542



When Recorded Mail To: Mail Tax Statements To:  
Reza Zandian  
8775 Costa Verde Blvd. Suite 501  
San Diego, CA 92122

UNOFFICIAL COPY

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, part of which is hereby acknowledged,

Shelly Forsythe, a married woman, her sole and separate property

do(es) hereby GRANT, BARGAIN and SELL to

Reza Zandian and Niloofer Foughaie, Husband and Wife as  
Joint Tenants with Right of Survivorship

the real property situate in the County of Lyon, State of Nevada, described as follows:

**T 17 N, R 23 E, M.D.B. & M.**

**Section 11: The W 1/2 of the SW 1/4.**

Subject to

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof

Date. 10/25/2006

Shelly Forsythe  
Shelly Forsythe



403892

04/06/2007  
002 of 2

STATE OF California,  
COUNTY OF Solano ; ss.

This instrument was acknowledged before me on 12/12/06 by

Sherry Forsythe  
Jeannie Coupe

Notary Public  
(My commission expires 11/4/09)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 25, 2006** under Esrow No. **1-2296944**.



UNOFFICIAL COPY

DOC # DV-403892  
04/06/2007 04:36 PM  
Official Record

Requested By  
TITLE SERVICE & ESCROW

Lyon County - NV  
Mary C Milligan - Recorder

Page 1 of 1 Fee \$15.00  
Recorded By MCM RPTT \$688.35

STATE OF NEVADA  
DECLARATION OF VALUE

- 1 Assessor Parcel Number(s)
  - a) 15-311-02
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

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

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

- 3 Total Value/Sales Price of Property \$176,200.00
- Deed in Lieu of Foreclosure (only if value of property) (\$ \_\_\_\_\_)
- Transfer Tax Value \$176,200.00
- Real Property Transfer Tax Due ~~688.35~~ 688.35

4 **If Exemption Claimed:**

- a Transfer Tax Exemption, per 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 Shelly Forsythe Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name Shelly Forsythe  
 Address 1131 Lilac Ct  
 City VACAVILLE  
 State CA - Zip 95687

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

Print Name Reza Zandian  
 Address 8775 Costa Verde Blvd, Suite 501  
 City San Diego  
 State CA - Zip 92122

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

First American Title Company of Nevada  
 Print Name Nevada - File Number 131-2296944 CAC/CAC  
 Address 1213 South Carson Street  
 City Carson City - State NV - Zip 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

# Exhibit 21

Exhibit 21

DOC # 344412

03/03/2005 04:05 PM

Official Record

Requested By  
STEWART TITLE CARSON

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 2 Fee: \$40.00

Recorded By: MFK RPTT: \$2,808.00



0344412

A.P.N. # 15-311-18 & 19

R.P.T.T. \$ 2808.

ESCROW NO. 04023025

RECORDING REQUESTED BY:  
STEWART TITLE COMPANY

MAIL TAX STATEMENTS TO:  
SAME AS BELOW

WHEN RECORDED MAIL TO:  
GRANTEE  
8775 Costa Verde, Apt. 1416  
San Diego, CA 92122

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT DEAD DOG RANCH, LLC

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to REZA ZANDIAN AND NILUFAR FOUGHANI, HUSBAND AND WIFE AS TO AN UNDIVIDED 3/6TH INTEREST, ELIAS ABRISHAMI AND MINOO ABRISHAMI, HUSBAND AND WIFE AS TO AN UNDIVIDED 2/6TH INTEREST AND ENAYAT ABRISHAMI AND NAIMA ABRISHAMI, \* and to the heirs and assigns of such Grantee forever, all real property situated in the County of Lyon State of Nevada, bounded and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits thereof.

DATE: March 01, 2005 DEAD DOG RANCH, LLC

BY: *Loretta McIntire*  
LORETTA MCINTIRE  
OPERATING MANAGER

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

\*husband and wife as to an undivided 1/6th interest, all held as tenants in common with each other

STATE OF Oregon }  
COUNTY OF Was } ss.

This instrument was acknowledged before me on March 1, 2005  
by LORETTA MCINTIRE



Signature *S. Gray*  
Notary Public (One Inch Margin on all sides of Document for Recorders Use Only)

UNOFFICIAL COPY



344412

03/03/2005  
002 of 2

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ESCROW NO.: 04023025

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

**PARCEL ONE:**

THE REAL PROPERTY SITUATED IN THE E 1/2 OF SECTION 10 TOWNSHIP 17 N, RANGE 23 E, M.D.B. & M. COUNTY OF LYON, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

NORTH PARCEL AS SHOWN ON THE RECORD OF SURVEY MAP FOR DEAD DOG RANCH, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA ON SEPTEMBER 30, 2003 AS DOCUMENT 332209.

ASSESSORS PARCEL NO. 15-311-18

**PARCEL TWO:**

THE REAL PROPERTY SITUATED IN THE E 1/2 OF SECTION 10 TOWNSHIP 17 N, RANGE 23 E, M.D.B.&M., COUNTY OF LYON, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

SOUTH PARCEL AS SHOWN ON THE RECORD OF SURVEY MAP FOR DEAD DOG RANCH, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA ON SEPTEMBER 30, 2003 AS DOCUMENT 332209.

ASSESSOR'S PARCEL NO. 15-311-18

**"UNOFFICIAL COPY"**



DOC # DV-344412

03/03/2006 04:05 PM

Official Record

STATE OF NEVADA  
DECLARATION OF VALUE

Requested By  
STEWART TITLE CARSON

Lyon County - NV  
Mary C. Milligan - Recorder

FOR RECC
Document/In
Book: _____
Date of Recd
Notes: _____

Page 1 of 2 Fee: \$40.00  
Recorded By: MFK RPTT: \$2,808.00

- Assessor Parcel Number(s):  
a) 15-311-18 & 19  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_
- Type of Property:  
a)  Vacant Land b) \_\_\_\_\_ Single Family Res.  
c) \_\_\_\_\_ Condo/Townhouse d) \_\_\_\_\_ 2-4 Plex  
e) \_\_\_\_\_ Apartment Bldg f) \_\_\_\_\_ Comm'l/Ind'l  
g) \_\_\_\_\_ Agricultural h) \_\_\_\_\_ Mobile Home  
i) Other: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 720,000.00  
 Deed in Lieu of Foreclosure Only (Value of Property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ 720,000.00  
 Real Property Transfer Tax Due: \$ 2808.

- 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 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 and all amount owed

Signature: Carroll McArthur Capacity: DORIS C. MANAGAR  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
 (required)  
 Print Name: DEAD DOG RANCH, LLC.  
 Address: PO BOX 20546  
 City/State/Zip: CARSON CITY, NV 89703

**BUYER (GRANTEE) INFORMATION**  
 (required)  
 Print Name: REZA ZANDIAN  
 Address: MR. AND MRS. ELIAS ABRISHAMI  
 City/State/Zip: MR. AND MRS. ENAYAT ABRISHAMI

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF CARSON CITY Escrow No.: 04023025  
 Address: 111 West Proctor Street  
 City/State/Zip: Carson City, Nevada 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

# STATE OF NEVADA DECLARATION OF VALUE



DV-344412  
03/03/2005  
002 of 2

- Assessor Parcel Number(s):
  - 15-311-18 & 19
  - 
  - 
  -

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument No.:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

- Type of Property:
 

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Family Res.
c) <input type="checkbox"/> Condo/Townhome	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apartment Bldg	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) Other: _____	

3. Total Value/Sales Price of Property: \$ 720,000.00

Deed in Lieu of Foreclosure Only (Value of Property): \$ \_\_\_\_\_

Transfer Tax Value: \$ 720,000.00

Real Property Transfer Tax Due: \$ 2808.

- If Exemption Claimed:
  - Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
  - 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 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 of 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: \_\_\_\_\_

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

**SELLER (GRANTOR) INFORMATION**  
(required)

Print Name: DEAD DOG RANCH, LLC.

Address: PO BOX 20546

City/State/Zip: CARSON CITY, NV 89703

**BUYER (GRANTEE) INFORMATION**  
(required)

Print Name: BEZA ZANGLAN

Address: 4776 Grand Verde, Apt. 1416

City/State/Zip: San Diego, Ca. 92122

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF CARSON CITY Escrow No.: 04023025

Address: 111 West Proctor Street

City/State/Zip: Carson City, Nevada 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

# Exhibit 22

# Exhibit 22

3-1

APN: 071-02-000-005

Recording Requested by:  
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:  
Niloofar Foughani  
6 rue Edouard Fournier  
75116 Paris, France

Inst #: 20140530-0001037  
Fees: \$18.00 N/C Fee: \$0.00  
RPTT: \$0.00 Ex: #006  
05/30/2014 09:50:42 AM  
Receipt #: 2040576  
Requestor:  
NILOOFAR FOUGHANI  
Recorded By: SCA Pgs: 3  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN a married man, to my son ALBORZ ZANDIAN, an unmarried man, 20% and my wife NILOOFAR FOUGHANI ZANDIAN, 60% as joint tenants with right of survivorship (per financial agreement entered into in Las Vegas, Nevada and dated August 21, 2003).

All that real property situated in the County of Clark, State of Nevada, described as follows:

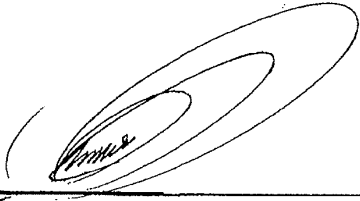
The Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of section 2, Township 16 South, Range 68 East, M.D.M.

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

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

May 20, 2014



Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED

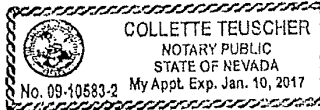
State of Nevada  
Carson City

On May 20, 2014 before me, a notary public personally appeared Reza Zandian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Collette Teuscher  
Notary Public



THIS ACKNOWLEDGMENT IS ATTACHED TO A GRANT DEED

Dated May 20, 2014

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 071-02-000-005  
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  
i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

DOCUMENT/INSTRUMENT #: \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
DATE OF RECORDING: \_\_\_\_\_  
NOTES: \_\_\_\_\_

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ \_\_\_\_\_ 0 \_\_\_\_\_

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section # 5  
b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity: adding wife & son  
5. Partial Interest: Percentage being transferred: 80 %

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 Grantor  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)  
Print Name: Reza Zandian  
Address: 6 rue Edouard Fournier  
City: 75116 Paris, France  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

BUYER (GRANTEE) INFORMATION  
(REQUIRED)  
Print Name: Alborz Zandian & Niloofar Foughani  
Address: 6 rue Edouard Fournier  
City: 75116 Paris, France  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: A+ Paralegals, Inc. Escrow # \_\_\_\_\_  
Address: 312 W. Fourth Street  
City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

# Exhibit 23

Exhibit 23

3-1

APN: 071-02-000-013

Recording Requested by:  
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:  
Niloofar Foughani  
6 rue Edouard Fournier  
75116 Paris, France

Inst #: 20140530-0001038  
Fees: \$18.00 N/C Fee: \$0.00  
RPTT: \$0.00 Ex: #005  
05/30/2014 09:50:42 AM  
Receipt #: 2040576  
Requestor:  
NILOOFAR FOUGHANI  
Recorded By: SCA Pgs: 3  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN a married man, to my son ALBORZ ZANDIAN, an unmarried man, 20% and my wife NILOOFAR FOUGHANI ZANDIAN, 60% as joint tenants with right of survivorship (per financial agreement entered into in Las Vegas, Nevada and dated August 21, 2003).

All that real property situated in the County of Clark, State of Nevada, described as follows:

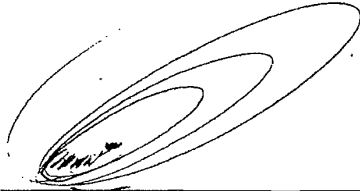
The South Half (S1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of section 2, Township 16 South, Range 68 East, M.D.M.

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

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

May 20, 2014



Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED



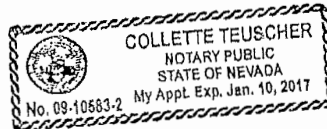
State of Nevada  
Carson City

On May 20, 2014 before me, a notary public personally appeared Reza Zandian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Collette Teuscher  
Notary Public



THIS ACKNOWLEDGMENT IS ATTACHED TO A GRANT DEED  
Dated May 20, 2014

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors 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  
i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

DOCUMENT/INSTRUMENT #: \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
DATE OF RECORDING: \_\_\_\_\_  
NOTES: \_\_\_\_\_

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ \_\_\_\_\_ 0 \_\_\_\_\_

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section # 5  
b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity: adding wife & son  
5. Partial Interest: Percentage being transferred: 80 %

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 Grantor  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Reza Zandian  
Address: 6 rue Edouard Fournier  
City: 75116 Paris, France  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Alborz Zandian & Niloofar Foughani  
Address: 6 rue Edouard Fournier  
City: 75116 Paris, France  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: A+ Paralegals, Inc. Escrow # \_\_\_\_\_  
Address: 312 W. Fourth Street  
City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

# Exhibit 24

Exhibit 24

52

20050419-0004639

Fee: \$16.00 RPTT: \$122.40  
N/C Fee: \$25.00

04/19/2005 15:31:57  
T20050070845

Requestor:  
EQUITY TITLE OF NEVADA

Frances Deane PUN  
Clark County Recorder Pgs: 3

**RECORDING REQUESTED BY:  
EQUITY TITLE OF NEVADA  
AND WHEN RECORDED MAIL TO:**

Reza Zandian  
8775 Costa Verde Ste 1416  
San Diego, CA 92122

**AND WHEN RECORDED MAIL  
TAX STATEMENTS TO:  
SAME AS ABOVE**

APN NO. 071-02-000-005  
Affix RPTT: \$122.40  
ESCROW NO.: 05480076

CB

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

George W. Wilkinson, an unmarried man

in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Reza Zandian, a married man

all that real property situated in the County of Clark, State of Nevada, 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.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SELLER:

George W. Wilkinson Sr.  
 George W. Wilkinson SR.

STATE OF ~~NEVADA~~ Montana } SS:  
 COUNTY OF ~~CLARK~~ Ravalli

On April 12, 2005  
 Personally appeared before me, a Notary Public

George W. Wilkinson

who acknowledged that he/she/they executed the above instrument.



NOTARY PUBLIC-MONTANA  
 Residing at Hamilton, Montana  
 My Comm. Expires July 22, 2006

Judy Owings  
 Notary Public

My commission expires: July 22, 2006

22.

STATE OF NEVADA  
DECLARATION OF VALUE FORM

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

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. Total Value/Sales Price of Property \$24,000.00
- Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
- Transfer Tax Value: \$24,000.00
- Real Property Transfer Tax Due: ~~\$2000~~ \$122.40

- 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 George W. Wilkinson Sr. Capacity owner  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: George W. Wilkinson Sr.  
 Address: 535 Ashton Dr.  
 City: Carroll  
 State: MT Zip: 59828

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Reza Zardian  
 Address: 8775 Costa Verde  
 City: SAN DIEGO  
 State: CA Zip: 92122

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Equity Title Of Nevada Escrow #: 05480076  
 Address: 742 W. Pioneer Blvd. Suite D.  
 City: CV State: NV Zip: 89147

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

*U639*

# Exhibit 25

Exhibit 25

30

20050420-0000563

Fee: \$16.00 RPTT: \$204.00  
N/C Fee: \$0.00

04/20/2005 09:03:41  
T20050071150

Requestor:  
EQUITY TITLE OF NEVADA

Frances Deane KGP  
Clark County Recorder Pgs: 3

**RECORDING REQUESTED BY:  
EQUITY TITLE OF NEVADA  
AND WHEN RECORDED MAIL TO:**

Reza Zandian  
8775 Costa Verde Ste 1416  
San Diego, CA 92122

**AND WHEN RECORDED MAIL**

**TAX STATEMENTS TO:**

SAME AS ABOVE

3

APN NO. 071-02-000-013  
Affix RPTT; \$204.00  
ESCROW NO.: 05480075

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

Lois R. Adams, surviving joint tenant

in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Reza Zandian, a *married man*

all that real property situated in the County of Clark, State of Nevada, described as follows:

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.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.



SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SELLERS:

Lois R Adams  
Lois R. Adams

*ARIZONA*  
STATE OF NEVADA  
COUNTY OF CLARK *MARICOPA*  
On MARCH 12 2005

} SS:

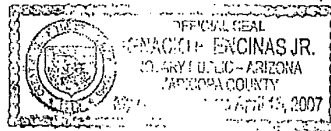
Personally appeared before me, a Notary Public  
LOIS R ADAMS

who acknowledged that he/she/they executed the above instrument.

Ignacio F Encinas Jr  
Notary Public Ignacio F. Encinas, Jr.

Ignacio F. Encina Jr.  
exp Apr 15, 2007

My commission expires: 4-15-2007



STATE OF NEVADA  
DECLARATION OF VALUE FORM

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 \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes:	

3. Total Value/Sales Price of Property \$40,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$40,000.00  
 Real Property Transfer Tax Due \$204.00

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 grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Lois R Adams  
 Address: 32102 W Hilton Ave  
 City: Phonix  
 State: AZ Zip: 95326

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Reza Zardan  
 Address: 9775 Costa Verde #1416  
 City: San Diego  
 State: CA Zip: 92122

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

Print Name: Equity Title Of Nevada Escrow #: 05480075  
 Address: 742 W. Pioneer Blvd. Suite D.  
 City: Mesquite State: NV Zip: 89027

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

563

# Exhibit 26

Exhibit 26

**McMillen, Adam**

---

**From:** reza <rezazand@hotmail.com>  
**Sent:** Tuesday, April 19, 2016 12:52 PM  
**To:** McMillen, Adam  
**Subject:** Re: Confidential

Mr. McMillen,

I think your client does not get it, there is no money, I kept repeating this in my previous emails, so deposition and examination are worthless and waste of time and money.

It does not matter what is the amount of judgment, what is important is if there is payment capacity.

If your client is prepared to pay my travel and accommodation costs and a reasonable witness fee and you vacate the bench warrant, I will be more than happy to come to USA.

I made a very sincere offer and waiting your decision to accept or reject it, please let me know before end of this week.

Please let me know since I may not be able to execute it for reasons beyond my control if it takes more time or your client is undecided.

Sincerely

Reza

Sent from my iPhone

---

On Apr 19, 2016, at 19:04, McMillen, Adam <[AMcMillen@BHFS.com](mailto:AMcMillen@BHFS.com)> wrote:

Mr. Zandian,

We are still very interested in taking your deposition/debtor's examination. Is there a time you will be in the United States in the near future?

Sincerely,

**Adam P. McMillen**  
**Brownstein Hyatt Farber Schreck, LLP**  
5371 Kietzke Lane  
Reno, Nevada 89511

100 North City Parkway, Suite 1600  
Las Vegas, Nevada 89106

775.324.4100 tel  
[amcmillen@bhfs.com](mailto:amcmillen@bhfs.com)

---

**From:** reza [<mailto:rezazand@hotmail.com>]  
**Sent:** Thursday, April 14, 2016 11:38 PM  
**To:** McMillen, Adam  
**Subject:** Re: Confidential

Mr. McMillen,

My offer is to settle the entire case and I do not care if you share information or proceeds with Mr. Margolin.

I barely can pay my daily expenses and my offer is serious and my intention was to stop the fees and costs that your different firm paid during last seven years.

Again, thank you for your understanding and cooperation to end this case.

Sincerely  
Reza

Sent from my iPhone

On Apr 14, 2016, at 21:41, McMillen, Adam <[AMcMillen@BHFS.com](mailto:AMcMillen@BHFS.com)> wrote:

Mr. Zandian,

You have misunderstood my reason for responding to your emails. I represent the interests of Jed Margolin. I will not accept an offer from you to settle this matter outside of Mr. Margolin's interests. I am obligated to disclose everything to Mr. Margolin and will do so and will not be entering into any type of separate settlement for me or the law firm I work for. If you want to settle this matter, please provide a serious offer to settle my client's case. Also, if you wish to inform the Court and us of a new address for legal service, please do so in writing.

Sincerely,

**Adam P. McMillen**  
**Brownstein Hyatt Farber Schreck, LLP**  
5371 Kietzke Lane  
Reno, Nevada 89511

100 North City Parkway, Suite 1600  
Las Vegas, Nevada 89106

775.324.4100 tel  
[amcmillen@bhfs.com](mailto:amcmillen@bhfs.com)

---

**From:** reza [<mailto:rezazand@hotmail.com>]  
**Sent:** Wednesday, April 13, 2016 11:29 AM  
**To:** McMillen, Adam  
**Subject:** Re: Confidential

Mr. McMillen,

Thank you for your response, I will not talk to anybody or forward any information regarding this confidential correspondences and I expect thou to do the same including Mr. Margolin as if you were talking to my attorney privately. The fact is that no harm was inflicted and he has been manipulated by Robert Adams and Sadri.

The fact also is that contrary to their false understanding I have no money and currently under bankruptcy, I owe huge amount to IRS and FTB that I can not pay.

I was not even able to pay my attorney for two years and he finally withdraw as you are aware.

You tell me what is an acceptable and reasonable offer, let's work to finish this to avoid further cost and waste of time.

I do not wish to pay a dime to Margolin but I am prepared to pay you up to \$30,000 cash or \$50,000 within 18 months and appreciate to understand my position and disastrous situation.

Sincerely  
Reza

Sent from my iPhone

On Apr 13, 2016, at 22:06, McMillen, Adam <[AMcMillen@BHFS.com](mailto:AMcMillen@BHFS.com)> wrote:

Mr. Zandian,

Please provide a serious offer to settle this matter. Once we settle this matter we can get the court action dismissed and potentially get the warrant for your arrest dismissed as well. If we settle this matter we will also stop pursuing your son, Alborz, for his deposition. We are currently having him served with a deposition subpoena. Again, please provide a serious offer to settle this matter.

Sincerely,

Adam P. McMillen  
Brownstein Hyatt Farber Schreck, LLP  
5371 Kietzke Lane  
Reno, Nevada 89511

100 North City Parkway, Suite 1600  
Las Vegas, Nevada 89106

775.324.4100 tel  
[amcmillen@bhfs.com](mailto:amcmillen@bhfs.com)

-----Original Message-----

From: reza [<mailto:rezazand@hotmail.com>]  
Sent: Tuesday, April 12, 2016 9:43 AM  
To: McMillen, Adam

Subject: Confidential

Dear Mr. McMillen,

Hope all well, I am writing the email to you to let you know that I am prepared to pay a reasonable portion of your fees and cost since I believe that you have been unfairly exploited for 8 years based on a judgment obtained by fraudulent service and address.

I am currently living in Iran and wish to keep this conversation absolutely confidential and as you confirmed earlier I have no attorney to represent me and I hope you understand my position for confidentiality .

The vacant land in Nevada that I got as sweat equity has no value and I am planning to pay you out of other resources.

My number is +98 912 1222 859.

Regards

Reza

STATEMENT OF CONFIDENTIALITY & DISCLAIMER: The information contained in this email message is attorney privileged and confidential, intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this email is strictly prohibited. If you have received this email in error, please notify us immediately by calling (303)-223-1300 and delete the message. Thank you.

# Exhibit 27

Exhibit 27



4

Inst #: 20150518-0002132  
Fees: \$20.00  
N/C Fee: \$0.00  
05/18/2015 02:42:28 PM  
Receipt #: 2426505  
Requestor:  
WATSON ROUNDS PC  
Recorded By: CDE Pgs: 4  
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 CERTIFICATE OF SALE OF REAL PROPERTY

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

**RECORDING REQUESTED BY:**

Adam P. McMillen

RETURN TO: Name Adam P. McMillen, Esquire  
Address 5371 Kietzke Lane  
City/State/Zip Reno, NV 89511

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

Name \_\_\_\_\_  
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.  
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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 JAN -8 PM 2:09

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

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.

RECEIVED  
CLARK COUNTY SHERIFF  
2014 DEC 29 P 3:05

**SHERIFF'S CERTIFICATE OF SALE OF REAL PROPERTY**

Under, and by virtue of a Writ of Execution issued on a judgment entered out of the  
above-entitled court on June 24, 2013 in favor of JED MARGOLIN, Judgment Creditor and  
against Defendants, jointly and severally as Judgment Debtor, the undersigned was  
commanded to satisfy such judgment, together with interest and costs, out of the real property,  
all of which more fully appears from such Writ of Execution.

1 I, the undersigned Deputy Sheriff of Clark County, State of Nevada, do hereby certify  
2 that I have levied on the real property situated in Clark County, Nevada, and on December 9,  
3 2014 at 9:15 a.m., caused the same to be sold at public auction according to the statutes of the  
4 State of Nevada, and after due and legal notice, all the rights, title and interest of  
5 Defendants/Judgment Debtor herein and to the following described real property located in the  
6 County of Clark, State of Nevada, as follows:

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

10 That all the interest of Clark County APN: 071-02-000-013 was purchased for the sum  
11 of Sixteen Thousand Dollars (\$16,000.00), by Adam P. McMillen, Esquire, agent for Watson  
12 Rounds, on behalf of Judgment Creditor Jed Margolin, which was the highest bidder. The real  
13 property as stated herein is subject to redemption for one (1) year from the date of sale for the  
14 full purchase price plus one-percent (1%) per month pursuant to NRS 21.210 et seq, payable in  
15 current, lawful money of the United States of America.  
16

17 DOUGLAS GILLESPIE  
18 SHERIFF OF CLARK COUNTY

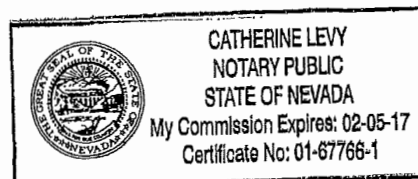
19 By: D. Flippo, PN 5734  
20 Deputy

Lt. G. Jason Flippo  
Sheriff's Civil Section  
12/30/14

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

24 On this 30<sup>th</sup> day of December 2014, there appeared before me Lt. G. JASON FLIPPO,  
25 a Deputy Sheriff of Clark County, who is known to me, and who acknowledged to me that he  
26 executed the Sheriff's Certificate of Sale set forth herein, and who acknowledged that the  
27 information contained therein is true and that he executed his signature thereon freely and  
28 voluntarily for the purposes set forth therein.

27 [Signature]  
28 Notary Public, in and for said  
County and State



# Exhibit 28

Exhibit 28

4

Inst #: 20150518-0002133  
Fees: \$20.00  
N/C Fee: \$0.00  
05/18/2015 02:42:28 PM  
Receipt #: 2426505  
Requestor:  
WATSON ROUNDS PC  
Recorded By: CDE Pgs: 4  
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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 CERTIFICATE OF SALE OF REAL PROPERTY

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

**RECORDING REQUESTED BY:**

Adam P. McMillen

RETURN TO: Name Adam P. McMillen, Esquire  
Address 5371 Kietzke Lane  
City/State/Zip Reno, NV 89511

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

Name \_\_\_\_\_  
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.

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Reno, NV 89511  
Telephone: 775-324-4100  
Facsimile: 775-333-8171  
*Attorneys for Plaintiff Jed Margolin*

REC'D & FILED  
2015 JAN -8 PM 2:09  
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

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.

RECEIVED  
CLARK COUNTY SHERIFF  
JAN REC 29 P 3:05

**SHERIFF'S CERTIFICATE OF SALE OF REAL PROPERTY**

Under, and by virtue of a Writ of Execution issued on a judgment entered out of the  
above-entitled court on June 24, 2013 in favor of JED MARGOLIN, Judgment Creditor and  
against Defendants, jointly and severally as Judgment Debtor, the undersigned was  
commanded to satisfy such judgment, together with interest and costs, out of the real property,  
all of which more fully appears from such Writ of Execution.

1 I, the undersigned Deputy Sheriff of Clark County, State of Nevada, do hereby certify  
2 that I have levied on the real property situated in Clark County, Nevada, and on December 9,  
3 2014 at 9:00 a.m., caused the same to be sold at public auction according to the statutes of the  
4 State of Nevada, and after due and legal notice, all the rights, title and interest of  
5 Defendants/Judgment Debtor herein and to the following described real property located in the  
6 County of Clark, State of Nevada, as follows:

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

10 That all the interest of Clark County APN: 071-02-000-005 was purchased for the sum  
11 of Eight Thousand Dollars (\$8,000.00), by Adam P. McMillen, Esquire, agent for Watson  
12 Rounds, on behalf of Judgment Creditor Jed Margolin, which was the highest bidder. The real  
13 property as stated herein is subject to redemption for one (1) year from the date of sale for the  
14 full purchase price plus one-percent (1%) per month pursuant to NRS 21.210 et seq, payable in  
15 current, lawful money of the United States of America.

17 DOUGLAS GILLESPIE  
18 SHERIFF OF CLARK COUNTY

19 By: D. Flippo, PN 5734  
20 Deputy Lt. G. Jason Flippo

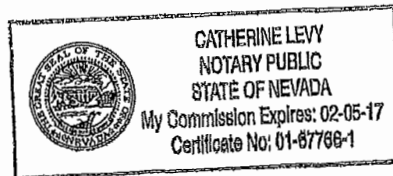
Sheriff's Civil Section

12/30/14

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

23 On this 30<sup>th</sup> day of December, 2014, there appeared before me LT. G. JASON FLIPPO,  
24 a Deputy Sheriff of Clark County, who is known to me, and who acknowledged to me that he  
25 executed the Sheriff's Certificate of Sale set forth herein, and who acknowledged that the  
26 information contained therein is true and that he executed his signature thereon freely and  
27 voluntarily for the purposes set forth therein.

28 [Signature]  
Notary Public, in and for said  
County and State



# Exhibit 29

Exhibit 29



APN# 079-150-12

**Recording Requested by:**

Name: WASHOE COUNTY SHERIFF'S OFFICE

Address: 911 PAIR BLVD

City/State/Zip: RENO, NV 89512

**When Recorded Mail to:**

Name: WASHOE COUNTY SHERIFF'S OFFICE

Address: 911 PAIR BLVD

City/State/Zip: RENO, NV 89512

**Mail Tax Statement to:**

Name: JED MARGOLIN  
C/O WATSON ROUNDS

Address: 5371 KESTER LAWS

City/State/Zip: RENO, NV 89511

**DOC # 4456017**

04/09/2015 11:12:22 AM

Requested By

WATSON ROUNDS

Washoe County Recorder

Lawrence R. Burtness - Recorder

Fee: \$18.00 RPTT: \$0.00

Page 1 of 2



( for Recorder's use only )

CERTIFICATE OF SALE

( Title of Document )

**Please complete Affirmation Statement below:**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.  
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

[Signature]  
Signature

OFFICE SUPPORT SPECIALIST  
Title

STEVEN WOOD  
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

**SHERIFF'S CERTIFICATE OF SALE OF PROPERTY  
IN THE STATE OF NEVADA IN AND FOR THE COUNTY OF WASHOE**

*Jed Margolin, an individual,*

PLAINTIFF,

V.

CASE NO. 090C005791B

*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,

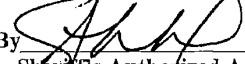
I hereby certify that, under and by virtue of an execution issued out of the *FIRST JUDICIAL DISTRICT*, of the State of Nevada, in and for the County of Carson City, wherein, *Jed Margolin, an individual*, Plaintiff, recovered judgment against *Optima Technology Corporation, a California corporation, 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, attested the *June 24, 2013*, by which I was commanded to make the sum of *\$1,592,062.81*, with interest and costs together to satisfy the judgment in said action, plus Sheriff's fees and publication fees, all as more fully appear in said writ. I did levy on the property that could be found, and on *April 3, 2015*, at the *Second Judicial District Court, at 75 Court Street, City of Reno, County of Washoe, State of Nevada*, after due and legal notice, duly sold at public auction according to law all right, title and interest of the said judgment debtor, *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*, to *Jed Margolin*, who made the highest bid therefore at such sale for the sum of *\$15,000.00* in lawful money of the United States, which was the whole price paid therefore, in and to the following described property, to wit:

*APN: 079-150-12 The Southwest Quarter (SW1/4) of Section 25, Township 21 North, Range 23 East, M.D.M.*

I do hereby certify that the said property was sold. I further certify that if the sale was of personal property, the sale is final. If the sale was of real property, said sale is subject to redemption as provided in NRS Chapter 21.

Given under my hand this *Friday, April 03, 2015*.

CHUCK ALLEN, SHERIFF

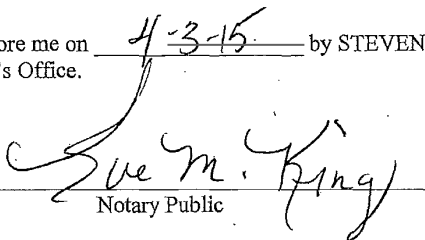
By   
Sheriff's Authorized Agent  
*STEVEN WOOD*

State of Nevada        )  
                                  )  
County of Washoe     )

Acknowledgement in representative capacity  
(NRS 240.1665)

This instrument was acknowledged before me on *4-3-15* by STEVEN WOOD authorized agent for the Washoe County Sheriff's Office.



  
Notary Public

# Exhibit 30

Exhibit 30

APN# 079-150-10

**Recording Requested by:**

Name: WASHOE COUNTY SHERIFF'S OFFICE

Address: 911 PAIR BLVD

City/State/Zip: RENO, NV 89512

**When Recorded Mail to:**

Name: WASHOE COUNTY SHERIFF'S OFFICE

Address: 911 PAIR BLVD

City/State/Zip: RENO, NV 89512

**Mail Tax Statement to:**

Name: JEB MARBOLIN  
C/O WATSON ROUNDS

Address: 5371 KESTER LN

City/State/Zip: RENO, NV 89511

**DOC # 4456020**

04/09/2015 11:20:44 AM

Requested By

WATSON ROUNDS

Washoe County Recorder

Lawrence R. Burtness - Recorder

Fee: \$18.00 RPTT: \$0.00

Page 1 of 2



( for Recorder's use only )

CERTIFICATE OF SALE  
**( Title of Document )**

**Please complete Affirmation Statement below:**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.  
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:  
(State specific law)

Signature

OFFICE SUPPORT SPECIALIST  
Title

STEVEN WOOD  
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

**SHERIFF'S CERTIFICATE OF SALE OF PROPERTY  
IN THE STATE OF NEVADA IN AND FOR THE COUNTY OF WASHOE**

*Jed Margolin, an individual,*

PLAINTIFF,

V.

CASE NO. 090C005791B

*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,

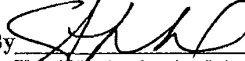
I hereby certify that, under and by virtue of an execution issued out of the *FIRST JUDICIAL DISTRICT*, of the State of Nevada, in and for the County of Carson City, wherein, *Jed Margolin, an individual*, Plaintiff, recovered judgment against *Optima Technology Corporation, a California corporation, 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, attested the *June 24, 2013*, by which I was commanded to make the sum of *\$1,592,062.81*, with interest and costs together to satisfy the judgment in said action, plus Sheriff's fees and publication fees, all as more fully appear in said writ. I did levy on the property that could be found, and on *April 3, 2015*, at the *Second Judicial District Court, at 75 Court Street, City of Reno, County of Washoe, State of Nevada*, after due and legal notice, duly sold at public auction according to law all right, title and interest of the said judgment debtor, *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*, to *Jed Margolin*; who made the highest bid therefore at such sale for the sum of *\$5,000.00* in lawful money of the United States, which was the whole price paid therefore, 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.*

I do hereby certify that the said property was sold. I further certify that if the sale was of personal property, the sale is final. If the sale was of real property, said sale is subject to redemption as provided in NRS Chapter 21.

Given under my hand this *Friday, April 03, 2015*.

CHUCK ALLEN, SHERIFF

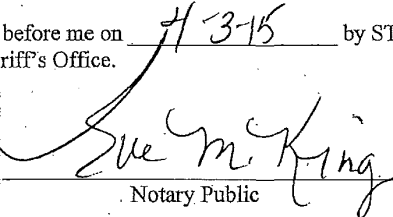
By   
Sheriff's Authorized Agent  
*STEVEN WOOD*

State of Nevada        )  
  )  
County of Washoe     )

Acknowledgement in representative capacity  
(NRS 240.1665)

This instrument was acknowledged before me on *4/3/15* by *STEVEN WOOD* authorized agent for the Washoe County Sheriff's Office.



  
Notary Public

# Exhibit 31

Exhibit 31

APN# 084-040-02

**Recording Requested by:**

Name: WASHOE COUNTY SHERIFF'S OFFICE

Address: 911 PARK BLVD

City/State/Zip: RENO, NV 89512

**When Recorded Mail to:**

Name: WASHOE COUNTY SHERIFF'S OFFICE

Address: 911 PARK BLVD

City/State/Zip: RENO, NV 89512

**Mail Tax Statement to:**

Name: JED MARGOLIN  
C/O WATSON ROUNDS

Address: 5371 KETAKS LANE

City/State/Zip: RENO, NV 89511

**DOC # 4456032**

04/09/2015 11:25:42 AM

Requested By

WATSON ROUNDS

Washoe County Recorder

Lawrence R. Burtness - Recorder

Fee: \$18.00 RPTT: \$0.00

Page 1 of 2



(for Recorder's use only)

CERTIFICATE OF SALE  
**( Title of Document )**

**Please complete Affirmation Statement below:**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.  
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:  
\_\_\_\_\_ (State specific law)

[Signature]  
Signature

OFFICE SUPPORT SPECIALIST  
Title

STEVEN WOOD  
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

**SHERIFF'S CERTIFICATE OF SALE OF PROPERTY  
IN THE STATE OF NEVADA IN AND FOR THE COUNTY OF WASHOE**

*Jed Margolin, an individual,*

PLAINTIFF,

V.

CASE NO. 090C005791B

*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,


I hereby certify that, under and by virtue of an execution issued out of the **FIRST JUDICIAL DISTRICT**, of the State of Nevada, in and for the County of Carson City, wherein, *Jed Margolin, an individual*, Plaintiff, recovered 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, attested the *June 24, 2013*, by which I was commanded to make the sum of *\$1,592,062.81*, with interest and costs together to satisfy the judgment in said action, plus Sheriff's fees and publication fees, all as more fully appear in said writ. I did levy on the property that could be found, and on *April 3, 2015*, at the *Second Judicial District Court, at 75 Court Street, City of Reno, County of Washoe, State of Nevada*, after due and legal notice, duly sold at public auction according to law all right, title and interest of the said judgment debtor, *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*, to *Jed Margolin*, who made the highest bid therefore at such sale for the sum of *\$5,000.00* in lawful money of the United States, which was the whole price paid therefore, 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.*

I do hereby certify that the said property was sold. I further certify that if the sale was of personal property, the sale is final. If the sale was of real property, said sale is subject to redemption as provided in NRS Chapter 21.

Given under my hand this *Friday, April 03, 2015*.

CHUCK ALLEN, SHERIFF

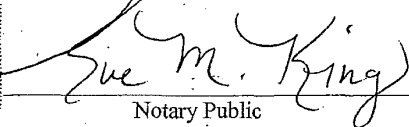
By   
Sheriff's Authorized Agent  
*STEVEN WOOD*

State of Nevada            )  
  )  
County of Washoe        )

Acknowledgement in representative capacity  
(NRS 240.1665)

This instrument was acknowledged before me on *4-3-15* by STEVEN WOOD authorized agent for the Washoe County Sheriff's Office.



  
Notary Public



# Exhibit 32

Exhibit 32

APN# 084-130-07

**Recording Requested by:**

Name: WASHOE COUNTY SHERIFF'S OFFICE

Address: 911 PARK BLVD

City/State/Zip: RENO, NV 89512

**When Recorded Mail to:**

Name: WASHOE COUNTY SHERIFF'S OFFICE

Address: 911 PARK BLVD

City/State/Zip: RENO, NV 89512

**Mail Tax Statement to:**

Name: JED MARGOLIN  
C/O WATSON ROUNDS

Address: 5371 KEETZKE LANE

City/State/Zip: RENO, NV 89511

**DOC # 4456021**

04/09/2015 11:23:36 AM

Requested By

WATSON ROUNDS

Washoe County Recorder

Lawrence R. Burtness - Recorder

Fee: \$18.00 RPTT: \$0.00

Page 1 of 2



( for Recorder's use only )

CERTIFICATE OF SALE  
( Title of Document )

**Please complete Affirmation Statement below:**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.  
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:  
\_\_\_\_\_  
(State specific law)

[Signature]  
Signature

OFFICE SUPPORT SPECIALIST  
Title

STEVEN WOODS  
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

**SHERIFF'S CERTIFICATE OF SALE OF PROPERTY  
IN THE STATE OF NEVADA IN AND FOR THE COUNTY OF WASHOE**

*Jed Margolin, an individual,*

PLAINTIFF,

V.

CASE NO. 090C005791B

*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,

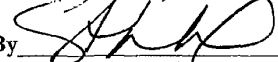
I hereby certify that, under and by virtue of an execution issued out of the **FIRST JUDICIAL DISTRICT**, of the State of Nevada, in and for the County of Carson City, wherein, *Jed Margolin, an individual*, Plaintiff, recovered judgment against *Optima Technology Corporation, a California corporation, 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, attested the **June 24, 2013**, by which I was commanded to make the sum of **\$1,592,062.81**, with interest and costs together to satisfy the judgment in said action, plus Sheriff's fees and publication fees, all as more fully appear in said writ. I did levy on the property that could be found, and on **April 3, 2015**, at the **Second Judicial District Court, at 75 Court Street, City of Reno, County of Washoe, State of Nevada**, after due and legal notice, duly sold at public auction according to law all right, title and interest of the said judgment debtor, *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*, to *Jed Margolin*, who made the highest bid therefore at such sale for the sum of **\$3,000.00** in lawful money of the United States, which was the whole price paid therefore, in and to the following described property, to wit:

**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, M.D.B.&M.**

I do hereby certify that the said property was sold. I further certify that if the sale was of personal property, the sale is final. If the sale was of real property, said sale is subject to redemption as provided in NRS Chapter 21.

Given under my hand this **Friday, April 03, 2015**.

CHUCK ALLEN, SHERIFF

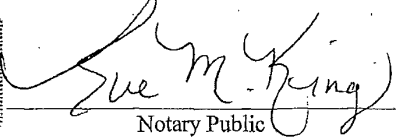
By   
Sheriff's Authorized Agent  
**STEVEN WOOD**

State of Nevada            )  
  )  
County of Washoe        )

Acknowledgement in representative capacity  
(NRS 240.1665)

This instrument was acknowledged before me on 4-3-15 by STEVEN WOOD authorized agent for the Washoe County Sheriff's Office.

 **EVE M. KING**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 82-2830-2 - Expires November 1, 2017

  
Notary Public

# Exhibit 2

---

Exhibit 2

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

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

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

JED MARGOLIN, an individual,  
Plaintiff,

v.

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 GHONOREZA ZANDIAN JAZI, an individual, DOES Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30,  
Defendants.

CASE NO. 090C00579 1B  
DEPT NO. 1

**CONSOLIDATED MEMORANDUM OF POST-JUDGMENT FEES AND COSTS**

Default Judgment having been entered in the above entitled action on June 24, 2013<sup>1</sup> against Defendants, jointly and severally, Plaintiff Jed Margolin, by and through his counsel of record, Adam P. McMillen of Brownstein Hyatt Farber Schreck, LLP, hereby submits Plaintiff's Memorandum of Post-Judgment Costs and Fees and requests the Clerk tax such costs and fees, as follows:

\\

<sup>1</sup> Notice of Entry of Default Judgment was filed on June 27, 2013.

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

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**POST-JUDGMENT ATTORNEYS' FEES**  
(JUNE 27, 2013 THROUGH APRIL 20, 2016) ..... \$113,081.00

**POST-JUDGMENT COSTS**  
(JUNE 27, 2013 THROUGH APRIL 20, 2016):

- Postage/photocopies (in-house) \$ 965.65
- Fees (clerk's fees, filing fees, recording fees, certified copy fees, execution fees, commissions) 4,661.09
- Legal Research 1,292.74
- Witness Fees (Subpoenas) 231.00
- Process service/courier fees 1,227.26
- Travel 418.54
- Debtor's Examination Transcript (Reza Zandian) 314.90


SUB-TOTAL COSTS \$ 9,111.18

**TOTAL FEES AND COSTS**  
(JUNE 27, 2013 THROUGH APRIL 20, 2016) **\$122,192.18**

**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: May 3, 2016. BROWNSTEIN HYATT FARBER SCHRECK, LLP

BY:   
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*

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

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**DECLARATION OF ADAM P. MCMILLEN**

I, ADAM P. McMILLEN, declare under the penalty of perjury that the foregoing fees and costs are correct and were necessarily incurred in this action in executing the judgment, excluding any and all appeals by Defendant Reza Zandian, and that the services for which fees have been charged were actually and necessarily performed.

DATED: May 3, 2016



ADAM P. McMILLEN  
Attorney for Plaintiff Jed Margolin

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

**CERTIFICATE OF SERVICE**

Pursuant to *NRCP 5(b)*, I certify that I am an employee of BROWNSTEIN HYATT FARBER SCHRECK, LLP, and on this 3<sup>rd</sup> day of May, 2016, I served the document entitled **CONSOLIDATED MEMORANDUM OF POST-JUDGMENT COSTS AND FEES** on the parties listed below via the following:

Reza Zandian  
c/o Alborz Zandian  
9 MacArthur Place, Unit 2105  
Santa Ana, CA 92707-6753  
Email: [rezazand@hotmail.com](mailto:rezazand@hotmail.com)

Severin A. Carlson  
Kaempfer Crowell  
510 West Fourth Street  
Carson City, NV 89403  
(courtesy copy)  
Email: [scarlson@kcnvlaw.com](mailto:scarlson@kcnvlaw.com)

**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 for delivery to the foregoing.


**VIA FACSIMILE:** by transmitting to a facsimile machine maintained by the person on whom it is served at the facsimile machine telephone number as last given by that person on any document which he/she has filed in the cause and served on the party making the service. The copy of the document served by the facsimile transmission bears a notation of the date and place of transmission and the facsimile telephone number to which it was transmitted.

**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.

**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.

**VIA ELECTRONIC MAIL:** by electronically transmitting a courtesy copy of the document to the Defendant Reza Zandian at the foregoing email address.

  
Employee of Brownstein Hyatt Farber  
Schreck, LLP



# Exhibit 3

---

Exhibit 3

1 Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
2 Brownstein Hyatt Farber Sreck, LLP  
5371 Kietzke Lane  
3 Reno, NV 89511  
Telephone: 775-324-4100  
4 Facsimile: 775-333-8171  
*Attorneys for Plaintiff Jed Margolin*  
5

6  
7  
8 **In The First Judicial District Court of the State of Nevada**  
9 **In and for Carson City**  
10

11  
12 JED MARGOLIN, an individual,

13 Plaintiff,

14 vs.

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

22 Defendants.  
23

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

25 To the Constable of Lyon County, Greetings:

26 On June 24, 2013, a judgment was entered by the above entitled Court in the above-  
27 entitled action in favor of Plaintiff Jed Margolin as Judgment Creditor and against Defendants,  
28 jointly and severally as Judgment Debtor for:

Case No.: 090C00579 1B

Dept. No.: 1

**WRIT OF EXECUTION**

1 \$ 900,000.00 principal,  
2 \$ 83,761.25 attorney's fees  
3 \$ 488,545.89 interest, and  
4 \$ 25,021.96 costs, making a total amount of  
5 \$ 1,495,775.74 the total judgment as entered on June 24, 2013, and

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

8 \$ 113,081.00 attorney's fees,  
9  
10 \$ 236,626.78 accrued interest (6/27/13-12/8/14 @ 5.25%= \$126,932.60;  
11 12/9/2014-4/2/2015 @5.25%=26,214.30;  
12 4/3/2015-12/31/2015 @5.25% =62,475.68; and,  
13 1/1/2016-4/20/2016 @ 5.5%=21,004.20), and  
14 \$ 9,111.18 accrued costs, together with a \$10.00 fee for the issuance of this writ,  
15 making a total of:  
16 \$ 358,828.96 as accrued costs, accrued interest, and fees.

17 Credit must be given for payments and partial satisfactions in the amount of  
18 \$52,000.00 which is to be first credited against the total accrued costs and accrued interest,  
19 with any excess credited against the judgment as entered, leaving a net balance of:  
20 \$1,802,604.70 actually due on the date of the issuance of this writ of which  
21 \$1,802,604.70 bears interest at 5.5% per annum commencing January 1, 2016, in the amount  
22 of \$ 271.63 per day until the date of levy, to which must be added the commissions and costs  
23 of the officer executing this writ.

24 **NOW, THEREFORE, CONSTABLE OF LYON COUNTY**, you are hereby  
25 commanded to satisfy this judgment with interest and costs as provided by law, out of the  
26 prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938, 29 U.S.C.  
27 §206(a)(1), and in effect at the time the earnings are payable, whichever is greater, is exempt  
28 from any levy of execution pursuant to this writ, and if sufficient personal property cannot be

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found, then out of the real property belonging to the debtor in the aforesaid 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.

Further, Zandian has an interest in Lyon County APN's: 015-311-18 and 015-311-19. A minimum bid of **\$25,000 for each parcel** shall be set. In the event the minimum bid is not reached, Defendant Reza Zandian is hereby ordered not to sell, assign, or divide his interest in such parcel or allow it to be foreclosed upon until the Judgment is paid.

Debtor's real property in Lyon County is described as follows:

Lyon County APN's: 015-311-18 and 015-311-19  
Situs: Hwy 50  
Legal Description: Parcel One and Parcel Two situated in the E 1/2 of Section 10 Township 17 N, Range 23 E, M.D.B&M

DATED: This \_\_\_\_\_ day of May, 2016.

TANYA SCEIRINE, Clerk of the Court

By: \_\_\_\_\_, Deputy Clerk

055457\0001\14684501.1

1 Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
2 Brownstein Hyatt Farber Schreck, LLP  
5371 Kietzke Lane  
3 Reno, NV 89511  
Telephone: 775-324-4100  
4 Facsimile: 775-333-8171  
*Attorneys for Plaintiff Jed Margolin*  
5

6  
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8 **In The First Judicial District Court of the State of Nevada**  
9 **In and for Carson City**  
10

11  
12 JED MARGOLIN, an individual,

13 Plaintiff,

14 vs.

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

22 Defendants.  
23

Case No.: 090C00579 1B

Dept. No.: 1

**WRIT OF EXECUTION**

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

25 To the Constable of Churchill County, Greetings:

26 On June 24, 2013, a judgment was entered by the above entitled Court in the above-  
27 entitled action in favor of Plaintiff Jed Margolin as Judgment Creditor and against Defendants,  
28 jointly and severally as Judgment Debtor for:

1 \$ 900,000.00 principal,  
2 \$ 83,761.25 attorney's fees  
3 \$ 488,545.89 interest, and  
4 \$ 25,021.96 costs, making a total amount of  
5 \$1,495,775.74 the total judgment as entered on June 24, 2013, and

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

8 \$ 113,081.00 attorney's fees,  
9  
10 \$ 236,626.78 accrued interest (6/27/13-12/8/14 @ 5.25%= \$126,932.60;  
11 12/9/2014-4/2/2015 @5.25%=26,214.30;  
12 4/3/2015-12/31/2015 @5.25% =62,475.68; and,  
13 1/1/2016-4/20/2016 @ 5.5%=21,004.20), and  
14 \$ 9,111.18 accrued costs, together with a \$10.00 fee for the issuance of this writ,  
15 making a total of:  
16 \$ 358,828.96 as accrued costs, accrued interest, and fees.

17 Credit must be given for payments and partial satisfactions in the amount of  
18 \$52,000.00 which is to be first credited against the total accrued costs and accrued interest,  
19 with any excess credited against the judgment as entered, leaving a net balance of:  
20 \$1,802,604.70 actually due on the date of the issuance of this writ of which  
21 \$1,802,604.70 bears interest at 5.5% per annum commencing January 1, 2016, in the amount  
22 of \$ 271.63 per day until the date of levy, to which must be added the commissions and costs  
23 of the officer executing this writ.

24 **NOW, THEREFORE, CONSTABLE OF CHURCHILL COUNTY**, you are hereby  
25 commanded to satisfy this judgment with interest and costs as provided by law, out of the  
26 prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938, 29 U.S.C.  
27 §206(a)(1), and in effect at the time the earnings are payable, whichever is greater, is exempt  
28 from any levy of execution pursuant to this writ, and if sufficient personal property cannot be

1 found, then out of the real property belonging to the debtor in the aforesaid county, and make  
2 return to this writ within not less than 10 days or more than 60 days endorsed thereon with  
3 what you have done.

4 Further, Zandian has an interest in Churchill County APN: 007-151-77. A minimum  
5 bid of **\$10,000 for the above parcel** shall be set. In the event the minimum bid is not reached,  
6 Defendant Reza Zandian is hereby ordered not to sell, assign, or divide his interest in such  
7 parcel or allow it to be foreclosed upon until the Judgment is paid.

8 **NOW, THEREFORE, CONSTABLE OF CHURCHILL COUNTY**, you are hereby  
9 commanded to satisfy this judgment with interest and costs as provided by law, out of the  
10 prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938, 29 U.S.C.  
11 §206(a)(1), and in effect at the time the earnings are payable, whichever is greater, is exempt  
12 from any levy of execution pursuant to this writ, and if sufficient personal property cannot be  
13 found, then out of the real property belonging to the debtor in the aforesaid county, and make  
14 return to this writ within not less than 10 days or more than 60 days endorsed thereon with  
15 what you have done.

16 Debtor's real property in Churchill County is described as follows:

17  
18 Churchill County APN: 007-151-77  
19 Situs: 8825 Brush Garden Drive  
20 Legal Description: Parcel 1 of the Greg Jackson Parcel Map recorded  
21 February 25, 1983, as Document No. 194366

22 DATED: this \_\_\_\_\_ day of May, 2016.

23 KELLY G. HELTON, Clerk of the Court

24  
25  
26 By: \_\_\_\_\_, Deputy Clerk

27  
28 055457\0001\14673272.1

1 Matthew D. Francis (6978)  
Adam P. McMillen (10678)  
2 Brownstein Hyatt Farber Schreck, LLP  
5371 Kietzke Lane  
3 Reno, NV 89511  
Telephone: 775-324-4100  
4 Facsimile: 775-333-8171  
*Attorneys for Plaintiff Jed Margolin*  
5

6  
7  
8 **In The First Judicial District Court of the State of Nevada**  
9 **In and for Carson City**  
10

11  
12 JED MARGOLIN, an individual,

13 Plaintiff,

14 vs.

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

22 Defendants.  
23

Case No.: 090C00579 1B

Dept. No.: 1

**WRIT OF EXECUTION**

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

25 To the Constable of Elko County, Greetings:

26 On June 24, 2013, a judgment was entered by the above entitled Court in the above-  
27 entitled action in favor of Plaintiff Jed Margolin as Judgment Creditor and against Defendants,  
28 jointly and severally as Judgment Debtor for:



1 \$ 900,000.00 principal,  
2 \$ 83,761.25 attorney's fees  
3 \$ 488,545.89 interest, and  
4 \$ 25,021.96 costs, making a total amount of  
5 \$ 1,495,775.74 the total judgment as entered on June 24, 2013, and  
6

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

9 \$ 113,081.00 attorney's fees,  
10 \$ 236,626.78 accrued interest (6/27/13-12/8/14 @ 5.25%= \$126,932.60;  
11 12/9/2014-4/2/2015 @5.25%=26,214.30;  
12 4/3/2015-12/31/2015 @5.25% =62,475.68; and,  
13 1/1/2016-4/20/2016 @ 5.5%=21,004.20), and  
14 \$ 9,111.18 accrued costs, together with a \$10.00 fee for the issuance of this writ,  
15 making a total of:  
16 \$ 358,828.96 as accrued costs, accrued interest, and fees.

17 Credit must be given for payments and partial satisfactions in the amount of  
18 \$52,000.00 which is to be first credited against the total accrued costs and accrued interest,  
19 with any excess credited against the judgment as entered, leaving a net balance of:  
20 \$1,802,604.70 actually due on the date of the issuance of this writ of which  
21 \$1,802,604.70 bears interest at 5.5% per annum commencing January 1, 2016, in the amount  
22 of \$ 271.63 per day until the date of levy, to which must be added the commissions and costs  
23 of the officer executing this writ.

24 **NOW, THEREFORE, CONSTABLE OF ELKO COUNTY**, you are hereby  
25 commanded to satisfy this judgment with interest and costs as provided by law, out of the  
26 prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938, 29 U.S.C.  
27 §206(a)(1), and in effect at the time the earnings are payable, whichever is greater, is exempt  
28 from any levy of execution pursuant to this writ, and if sufficient personal property cannot be

1 found, then out of the real property belonging to the debtor in the aforesaid county, and make  
2 return to this writ within not less than 10 days or more than 60 days endorsed thereon with  
3 what you have done.

4 Further, Zandian has an interest in Elko County APN: 001-660-034. A minimum bid  
5 of **\$25,000 for the above parcel** shall be set. In the event the minimum bid is not reached,  
6 Defendant Reza Zandian is hereby ordered not to sell, assign, or divide his interest in such  
7 parcel or allow it to be foreclosed upon until the Judgment is paid.

8 **NOW, THEREFORE, CONSTABLE OF ELKO COUNTY**, you are hereby  
9 commanded to satisfy this judgment with interest and costs as provided by law, out of the  
10 prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938, 29 U.S.C.  
11 §206(a)(1), and in effect at the time the earnings are payable, whichever is greater, is exempt  
12 from any levy of execution pursuant to this writ, and if sufficient personal property cannot be  
13 found, then out of the real property belonging to the debtor in the aforesaid county, and make  
14 return to this writ within not less than 10 days or more than 60 days endorsed thereon with  
15 what you have done.

16  
17 Debtor's real property in Elko County is described as follows:

18  
19 Elko County APN: 001-660-034  
20 Situs: El Armuth Drive  
21 Legal Description: Parcel 2 being a portion of SE ¼ of Section 17, Township 34  
22 North, Range 55 East, M.D.B.&M.

23 DATED: this \_\_\_\_\_ day of May, 2016.

24 CAROL FOSMO, Clerk of the Court

25  
26 By: \_\_\_\_\_, Deputy Clerk

27  
28 055457\0001\14673279.1