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Attorneys for Plaintiff Jed Margolin

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6
7 In The First Judicial District Court of the State of Nevada
8 In and for Carson City
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11 JED MARGOLIN, an individual,
12 Plaintiff,

13 vs.

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

21 Defendants.

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**

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

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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

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3. Attached hereto as Exhibit 2 is a true and correct copy of Elko County Doc# 684351
– Grant Deed recorded 03/17/2014, APN: 001-660-034.

4. Attached hereto as Exhibit 3 is a true and correct copy of Elko County Doc# 560545
– Grant, Bargain and Sale Deed recorded 09/26/2006, APN: 001-660-034.

5. Attached hereto as Exhibit 4 is a true and correct copy of Churchill County Doc#
439670 – Grant Deed recorded 03/18/2014, APN: 007-151-12.

6. Attached hereto as Exhibit 5 is a true and correct copy of Churchill County Doc#
439671 – Grant Deed recorded 03/18/2014, APN: 007-151-77.

7. Attached hereto as Exhibit 6 is a true and correct copy of Churchill County Doc#
439672 – Grant Deed recorded 03/18/2014, APN: 009-33-104.

8. Attached hereto as Exhibit 7 is a true and correct copy of Churchill County Doc#
383845 – Grant, Bargain and Deed recorded 07/10/2006, APN: 007-151-12.

9. Attached hereto as Exhibit 8 is a true and correct copy of Churchill County Doc#
384273 – Grant, Bargain and Sale Deed recorded 07/27/2006, APN: 007-151-77.

10. Attached hereto as Exhibit 9 is a true and correct copy of Churchill County Doc#
372686 – Grant, Bargain and Sale Deed recorded 07/06/2005, APN: 009-33-104.

11. Attached hereto as Exhibit 10 is a true and correct copy of Washoe County Doc#
4335754– Grant Deed recorded 03/18/2014, APN: 079-150-12.

12. Attached hereto as Exhibit 11 is a true and correct copy of Washoe County Doc#
3236343– Grant, Bargain and Sale Deed recorded 06/27/2005, APN: 079-150-12.

13. Attached hereto as Exhibit 12 is a true and correct copy of Washoe County Doc#
4335755– Grant Deed recorded 03/18/2014, APNs: 079-150-09, 070-150-10, 079-150-13,
084-040-02, 084-040-04, 084-040-06, 084-040-10, 084-130-07, 084-140-17.

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.
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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.
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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.
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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 I declare under penalty of perjury that the foregoing is true and correct to the best of
24 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