

**DOC # 3301912**

11/03/2005 09:46A Fee:23.00

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Requested By

JOHN PETER LEE LTD

Washoe County Recorder

Kathryn L. Burke - Recorder

Pg 1 of 10 RPT 0.00



<b>APN#</b>	APN 076-100-19	APN 079-150-09
	APN 079-150-10	APN 079-150-13
	APN 084-040-02	APN 084-040-04
	APN 084-040-06	APN 084-040-10
	APN 084-130-07	APN 084-140-17

NOTICE OF LIS PENDENS

**(Title on Document)**

**Recording requested by:**

JOHN PETER LEE, LTD.

**Return to:**

**Name** JOHN PETER LEE, LTD.

**Address** 830 LAS VEGAS BOULEVARD SOUTH

**City/State/Zip** LAS VEGAS, NEVADA 89101

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

This cover page must be typed or printed clearly in black ink only.

1 LISP  
 2 JOHN PETER LEE, LTD.  
 3 JOHN PETER LEE, ESQ.  
 4 Nevada Bar No. 001768  
 5 830 Las Vegas Boulevard South  
 6 Las Vegas, Nevada 89101  
 7 (702) 382-4044 Fax: (702) 383-9950  
 8 Attorneys for Plaintiff

FILED

OCT 14 4 08 PM '05

*Christina...*  
CLERK

9 DISTRICT COURT  
 10 CLARK COUNTY, NEVADA

11 GHOLAMREZA ZANDIAN JAZI,  
 12 Plaintiff,

CASE NO.: A511131  
 DEPT. NO.: XIII

13 v.

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

22 Defendants.

DATE: N/A  
 TIME: N/A

1334.022860-JLR

NOTICE OF LIS PENDENS

23 NOTICE IS HEREBY GIVEN that a Complaint has been filed in the above entitled Court  
 24 by the foregoing Plaintiff against the foregoing named Defendants as an action in equity seeking  
 25 injunctive relief and other relief relating to the rights of the parties in and to the real property  
 26 described by the Washoe County Assessor's Office in Exhibit "A" attached hereto, and for attorneys  
 27 fees costs and other relief all as set forth in the Complaint on file herein in an amount in excess of  
 28 the sum of \$10,000.00, together with interest, attorney's fees and costs.

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

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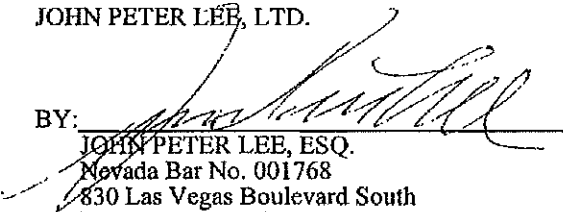
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The said premises affected by this action are situate in County of Washoe, State of Nevada.

DATED this 12<sup>th</sup> day of October, 2005.

JOHN PETER LEE, LTD.

BY:

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

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# Exhibit A



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SPANISH SPRINGS ROAD  
BIG SPRING RANCH LLC  
WASHOE COUNTY, NEVADA

APN 076-100-19

SECTION 34, TOWNSHIP 21, RANGE 21

SIZE 320 ACRES



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Pah-Rah  
Property



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**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 ¼ and the South ½ of the Northwest ¼ and the South ½ 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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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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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





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08/05/2003  
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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.

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