

IN THE SUPREME COURT OF THE STATE OF NEVADA

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Elizabeth A. Brown
Clerk of Supreme Court

REZA ZANDIAN, AKA GOLAMREZA
ZANDIANJAZI, AKA GHOLAM REZA
ZANDIAN, AKA REZA JAZAI, AKA J.
REZA JAZI AKA G. REZA JAZI, AKA
GHONOREZA ZANDIAN JAZI, AN
INDIVIDUAL

No. 82559

Appellant,

vs.

JED MARGOLIN, AN INDIVIDUAL,

RECORD ON APPEAL

VOL XIV

REZA ZANDIAN
6 RUE EDOUARD FOURNIER
75116 PARIS FRANCE

BROWNSTEIN HYATT FARBRE
SCHRECK, LLP/RENO
5371 KIETZKE LANE
RENO, NV 89511

APPELLANT IN PROPER PERSON

ATTORNEYS FOR RESPONDENT

THE SUPREME COURT OF THE STATE OF NEVADA

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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 03:48P 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-TX

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

25269-0812

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



property. The term "minerals" shall include all mineral elements and compounds, including by way of example and not by limitation, all barite, copper, gold, iron, silver and other metals, whether the same are presently known to exist on the property or are subsequently discovered on the property, and regardless of the method of extraction, mining or processing of the same (whether open pit or strip mining, underground mining, surface or subsurface leaching) whether presently or subsequently employed, invented, or developed. Grantor reserves to itself the rights of egress and ingress to and from the property for any and all purposes related to the mineral estate reserved to Grantor. Grantor shall conduct all of its activities in accordance with all applicable laws, regulations, and ordinances, and shall defend, indemnify and hold Grantee from and against all actions, claims, damages and losses resulting from Grantor's exercise of the rights appurtenant to its reserved mineral estate. Grantor shall compensate Grantee for surface damages resulting from Grantor's activities related to Grantor's reserved mineral estate. If Grantee and Grantor are unable to mutually determine the damages resulting to the surface, such damages shall be determined by a mutually acceptable independent appraiser who shall determine the fair market value of the surface damaged as a result of Grantor's activities.

GRANTOR makes no representation or warranty concerning the effect of those Minerals Leases, by and between Southern Pacific Land Company, a California corporation, as lessor, and SFP Minerals Corporation, a Delaware corporation, as lessee, to the degree or the extent that the same applies and is enforceable against the property described in this Grant, Bargain and Sale Deed, if at all.

GRANTOR has executed this Grant, Bargain and Sale Deed the day and year first above written.

**NEVADA LAND AND RESOURCE COMPANY, LLC, A
DELAWARE LIMITED LIABILITY COMPANY**

By: *Dorothy A. Timian-Palmer*
Dorothy A. Timian-Palmer
Chief Operating Officer

STATE OF NEVADA)
) ss.
COUNTY OF CARSON CITY)

This instrument was acknowledged before me on August 1, 2003, by Dorothy A. Timian-Palmer its Chief Operating Officer of and for Nevada Land and Resource Company, LLC, a Delaware limited liability company.

Cecile W. Tureman
Notary Public

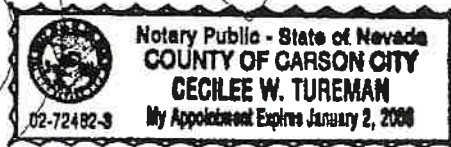




EXHIBIT " A "

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



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.

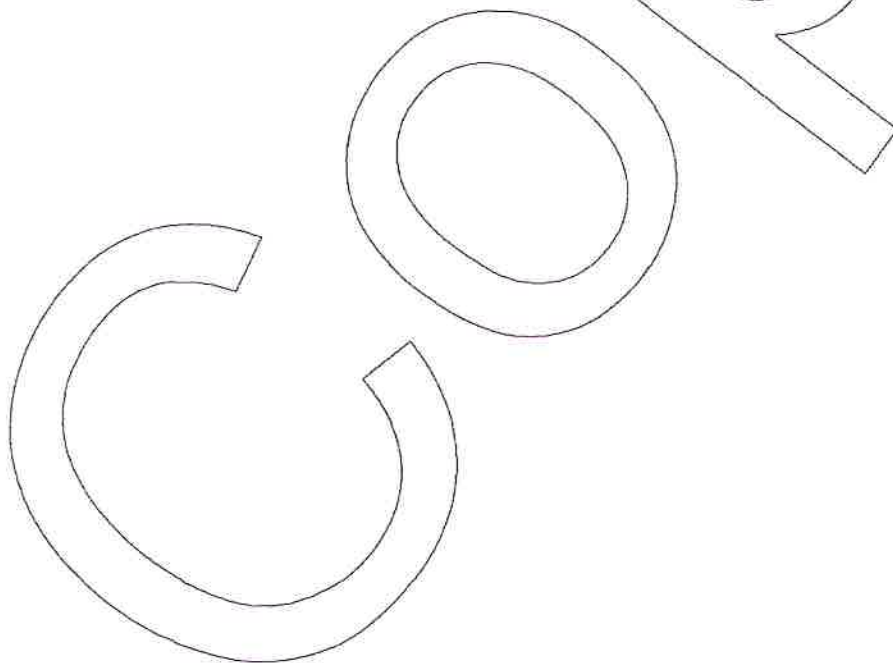


Exhibit 15

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

[Signature]
CLERK OF THE COURT

7 DISTRICT COURT
8 CLARK COUNTY, NEVADA

9 GHOLAMREZA ZANDIAN JAZI,
10 Plaintiff,

CASE NO.: A511131
DEPT. NO.: XI

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 Defendants.

**JUDGMENT CONFIRMING
ARBITRATION AWARD**

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

19 Counterclaimants,

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

20 v.

21 GHOLAMREZA ZANDIAN JAZI,

22 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.

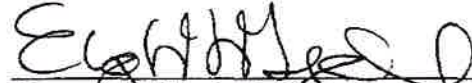
23 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all relief granted in the
 24 Implementation Award dated the 29th day of November, 2006, a copy of which is attached hereto
 25 as Exhibit "3" is granted by this Court.

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

19
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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


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. A51N31
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

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

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

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

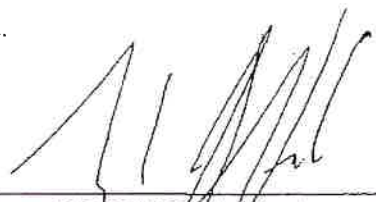
18 5. All of the entities and properties that are the subject of this Arbitration and lawsuit,
19 including Pah Rah, LLC, the owners of the 300 acres referenced above, the Big Springs Ranch,
20 LLC, and the Wendover purchase or Wendover Project, LLC, referenced in this lawsuit and
21 Arbitration waive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

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

FLUDDA A. FALE
SPECIAL MASTER
2300 W. 1ST AVE. SUITE 900
LAS VEGAS, NV 89102
PHONE (702) 457-5257 EMAIL fluale@lloydhale.com

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

DATED this 20th day of September, 2006.

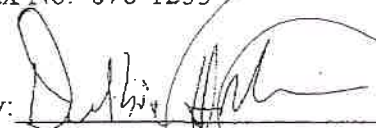
By: 
FLOYD HALE, Arbitrator
2300 West Sahara Avenue, #900
Las Vegas, NV 89102

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
LAS VEGAS, NV 89102
PHONE (702) 457-5267 EMAIL fahale@floydahale.com

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COPY

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 ARBITRATOR
2300 W. SAHARA, SUITE 900
LAS VEGAS, NV 89102
PHONE (702) 457-5267 EMAIL fhale@floydahale.com

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

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

7
8 6. That the parties, through counsel, will prepare all necessary
9 documents to effect the transfers of the real estate assets and LLC
10 entities and the parties to this lawsuit and Arbitration will execute all
11 necessary documents to effect this Arbitration Order, including a
12 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 11th day of October, 2006.

14 By: 

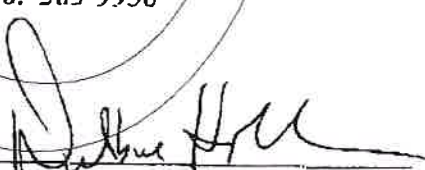
FLOYD A. HALE
2300 W. Sahara, #900
Las Vegas, NV 89102
Arbitrator

18 CERTIFICATE OF FACSIMILE

19
20 I hereby certify that on the 11th day of October, 2006, I faxed and mailed a true and
21 correct copy of the foregoing addressed to:

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

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

27 By: 
28 Employee of Jams

FLOYD A. HALE
SPEC. MASTER
2300 W. SAHARA, SUITE 900
LAS VEGAS, NV 89102
PHONE (702) 457-5287 EMAIL fha@fahale.com

COPY

EXHIBIT THREE

1 AWD
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 GHOLAMREZA ZANDIAN JAZI

RECEIVED
NOV 30 2006
JOHN PETER LEE, LTD.

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
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,

BEFORE ARBITRATOR
FLOYD A. HALE

17 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, ESQ.
ATTORNEY AT LAW
830 LAS VEGAS BLVD. 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-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 2nd 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.
 ATTORNEYS 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) 383-9953

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


- 1 Resources, LLC, provided as Exhibit "13" on November 2, 2006.
- 2 15. Mr. Zandian is to execute, file and deliver to Defendants' counsel within ten days
- 3 of this Award the Certificate of Resignation concerning Big Spring Ranch, LLC.,
- 4 provided by Plaintiff as Exhibit "14" on November 2, 2006.
- 5 16. All parties are to sign the Mutual Release of Claims provided by Plaintiff as Exhibit
- 6 "16" on November 2, 2006, and deliver a Counterpart to the other party's counsel
- 7 within ten (10) from this Award.

8 Dated this 29th day of November, 2006.

9 
 10 _____
 11 FLOYD A. HALE, ARBITRATOR

11 Respectfully submitted

12 JOHN PETER LEE, LTD.

13 
 14 _____
 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 (702) 382-4044 Fax: (702) 383-9950
 22 Attorneys for Plaintiff/Counterdefendant

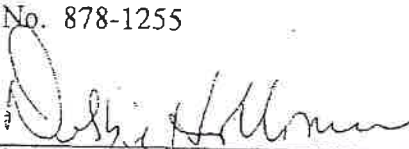
JOHN PETER LEE, LTD.
 ATTORNS AT LAW
 830 LAS VEG. BLVD. SOUTH
 LAS VEGAS, NEVADA 89101
 Telephone (702) 382-4044
 Telecopier (702) 383-9950

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)

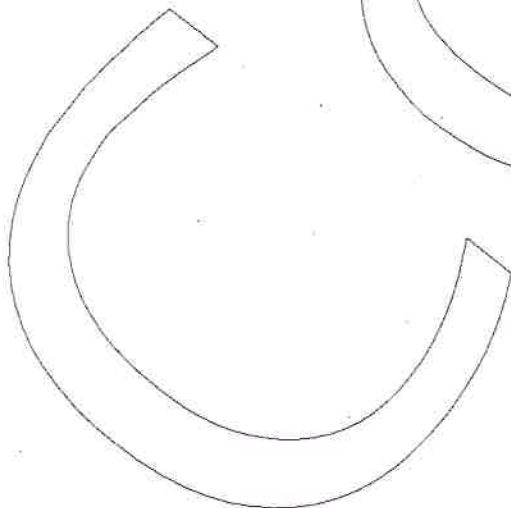
On _____, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Fariborz Fred Sadri, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

Owner Information & Legal Description

APN 076-100-19 **Parcel Map | Map Warehouse**

Card 1 of 1

Situs SPANISH SPRINGS RD

Owner 1 BIG SPRING RANCH LLC

Mail Address P O BOX 81624

LAS VEGAS NV 89180-1624

Owner 2

Owner 3

Rec Doc No 02957442 Rec Date 11/21/2003

Prior Owner GRAHAM EARL L & JONI

Prior Doc 02623847 11/30/2001

Legal Desc 34-1-1-2

Subdivision 34-1-1-2

Lot Block Sub Map#

Record of Survey Map Parcel Map#

Section 34 Township 21 Range 21 SPC

Tax Dist 4400 Add'l Tax Info Prior APN

Land Information

Land Use 012 Zoning GR Sewer NONE

Size 320 Ac Water NONE Street NONE

Value Year 2007 Reapp Years 2002-2007 Factor Dist 586R

Valuation Information

	2005/2006 FV	2006/2007 FV
Taxable Land Value	78,304	86,917
Txble Improvement Value	0	0
Secured Personal Property (rounded)	0	0
Taxable Total	78,304	86,917
Assessed Land Value	27,406	30,421
Assessed Improvement Value	0	0

All data on this form is for use by the Washoe County Assessor for

Building Information

Property Name: Bldg Type

Quality Stories

Year Built 0 Square Feet 0

W.A.Y. 0 Square Feet does not include Bsmt or Garage Conversion area click for details

Bedrooms 0

Full Baths 0 Finished Bsmt 0

Half Baths 0 Unfin Bsmt 0

Fixtures 0 Bsmt Type

Fireplaces 0 Gar Conv Sq Foot 0

Heat Type Total Gar Area 0

Sec Heat Type Gar Type

Ext Walls Det Garage 0

Sec Ext Walls Bsmt Gar Door 0

Roof Cover Sub Floor

%Incomplete 0 Frame

Obso/Bldg Adj 0 Units/Bldg 0

Construction 0 Units/Parcel 0

Last Activity CEM 04/08/1996 Last Permit

Sales/Transfer Information/Recorded Document

V-Code	LUC	Doc Date	Value	Grantor
1SVR	012	11/21/2003	95,000	GRAHAM, EARL L & JONI
3NTT	012	11/30/2001	0	LONDON, DALE R
3NTT	012	11/30/2001	0	GRAHAM, EARL L & JONI
		07/07/1997	0	
1GCR	012	06/03/1997	70,000	
		08/01/1976	10,980	

0

0

0

0

Assessed Personal Prop	0	assessment purposes only. Zoning information should be verified with the appropriate planning agency.
Total Assessed	27,406	
Supplemental New Const	0	
<p>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.</p> <p>Sketch is Not Available On-Line.</p> <p>Property Photo Is Not Available On-Line.</p>		

99052

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SORRY

COPY

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 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, 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

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
Owner Information & Legal Description		
APN 076-100-19	Parcel Map Map Warehouse	
Card 1 of 1	Property Name: Bldg Type	
Situs SPANISH SPRINGS RD	Quality	
Owner 1 BIG SPRING RANCH LLC	Stories	
Year Built 0	Year Built	0
W.A.Y. 0	W.A.Y.	0
Bedrooms 0	Bedrooms	0
Full Baths 0	Full Baths	0
Half Baths 0	Half Baths	0
Fixtures 0	Fixtures	0
Fireplaces 0	Fireplaces	0
Heat Type	Heat Type	
Sec Heat Type	Sec Heat Type	
Ext Walls	Ext Walls	
Sec Ext Walls	Sec Ext Walls	
Roof Cover	Roof Cover	
%Incomplete 0	%Incomplete	0
Obso/Bldg Adj 0	Obso/Bldg Adj	0
Construction Mod	Construction Mod	
Last Activity CEM	Last Activity	04/08/1996
Building Information		
Finished Bsmt 0	Finished Bsmt	0
Unfin Bsmt 0	Unfin Bsmt	0
Bsmt Type	Bsmt Type	
Gar Conv Sq Foot 0	Gar Conv Sq Foot	0
Total Gar Area 0	Total Gar Area	0
Gar Type	Gar Type	
Det Garage 0	Det Garage	0
Bsmt Gar Door 0	Bsmt Gar Door	0
Sub Floor	Sub Floor	
Frame	Frame	
Units/Bldg 0	Units/Bldg	0
Units/Parcel 0	Units/Parcel	0
Last Permit	Last Permit	
Land Information		
Land Use 012	Value Year 2007	Reason Reappraisal
Size 320 Ac	2007	2002-2007
Sewer NONE	Factor Dist 586R	
Water NONE		
Street NONE		
Valuation Information		
2005/2006 FV	2006/2007 FV	Sales/Transfer Information/Recorded Document
Taxable Land Value 78,304	86,917	V-Code LUC Date Value Grantor
Txble Improvement Value 0	0	15VR 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	1GCR 012 06/03/1997 70,000
Assessed Improvement Value 0	0	07/07/1997 0
		08/01/1976 10,980

All data on this form is for use by the Washoe County Assessor for

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

30,421

0

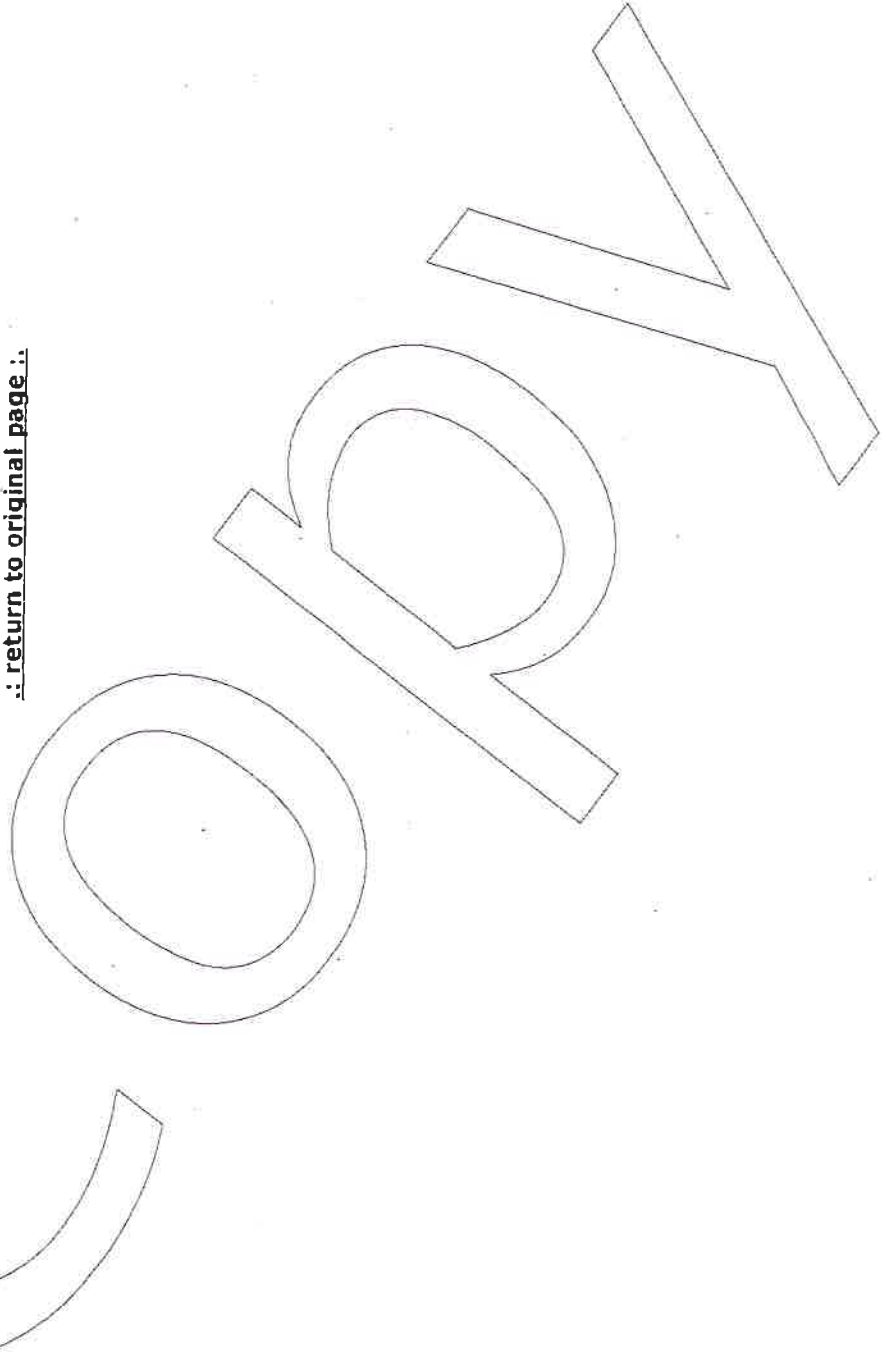
We are currently experiencing some problems with our photo and sketch database which can cause the wrong sketch or photo to display, please review any sketches and photos carefully.

Sketch Is Not Available On-Line.

Property Photo Is Not Available On-Line.

99052

return to original page



COPY

Exhibit 3

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, Big Spring Ranch, LLC does 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

BIG SPRING RANCH, LLC

BY: _____
RAY KOROGHLI

BY: _____
FARIBORZ FRED SADRI

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 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 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

Page 1 of 2

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	
Owner Information & Legal Description			
APN	076-100-19	Property Name:	
Parcel Map Map Warehouse		Quality	Bldg Type
Card 1 of 1		Stories	
Situs	SPANISH SPRINGS RD.	Year Built	0
Owner 1	BIG SPRING RANCH LLC	W.A.Y.	0
Main Address	P O BOX 81624	Bedrooms	0
	LAS VEGAS NV 89180-1624	Full Baths	0
Owner 2		Half Baths	0
Owner 3		Fixtures	0
Rec Doc No	02957442	Fireplaces	0
Prior Owner	GRAHAM, EARL L & JONI	Heat Type	
Prior Doc	02623847 11/30/2001	Sec Heat Type	
Legal Desc	34-1-1-2	Ext Walls	
Subdivision	34-1-1-2	Sec Ext Walls	
Lot	Block	Roof Cover	
Record of Survey Map	Sub Map#	%Incomplete	0
	Parcel Map#	Obso/Bldg Adj	0
Section 34	Township 21	Construction Mod	0
	Range 21	Last Activity	CEM
Tax Dist	4400 Add'l Tax Info		04/08/1996
	Prior APN	Land Information	
Land Use	012	Value Year	2007
Size	320 Ac	Reason	Reappraisal
Zoning	GR	Reapp Years	2002-2007
Water	NONE	Factor Dist	586R
Street	NONE	Sales/Transfer Information / Recorded Document	
2005/2006 FV	2006/2007 FV	V-Code	LUC
Taxable Land Value	78,304	Doc Date	Value
Txble Improvement Value	0	15VR	012 11/21/2003 95,000
Secured Personal Property (rounded)	0	3NTT	012 11/30/2001 0
Taxable Total	78,304	3NTT	012 11/30/2001 0
Assessed Land Value	27,406		07/07/1997 0
Assessed Improvement Value	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			

Assessed Personal Prop	0	assessment purposes only. Zoning information should be verified with the appropriate planning agency.
Total Assessed	30,421	
Supplemental New Const	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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99052

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COOPY

COPY

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
08/08/2003 03:46P 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-TX

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 (at) Statement to Above
25269-DB12
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

100700



property. The term "minerals" shall include all mineral elements and compounds, including by way of example and not by limitation, all barite, copper, gold, iron, silver and other metals, whether the same are presently known to exist on the property or are subsequently discovered on the property, and regardless of the method of extraction, mining or processing of the same (whether open pit or strip mining, underground mining, surface or subsurface leaching) whether presently or subsequently employed, invented, or developed. Grantor reserves to itself the rights of egress and ingress to and from the property for any and all purposes related to the mineral estate reserved to Grantor. Grantor shall conduct all of its activities in accordance with all applicable laws, regulations, and ordinances, and shall defend, indemnify and hold Grantee from and against all actions, claims, damages and losses resulting from Grantor's exercise of the rights appurtenant to its reserved mineral estate. Grantor shall compensate Grantee for surface damages resulting from Grantor's activities related to Grantor's reserved mineral estate. If Grantee and Grantor are unable to mutually determine the damages resulting to the surface, such damages shall be determined by a mutually acceptable independent appraiser who shall determine the fair market value of the surface damaged as a result of Grantor's activities.

GRANTOR makes no representation or warranty concerning the effect of these Minerals Leases, by and between Southern Pacific Land Company, a California corporation, as lessor, and SFR Minerals Corporation, a Delaware corporation, as lessee, to the degree or the extent that the same applies and is enforceable against the property described in this Grant, Bargain and Sale Deed, if at all.

GRANTOR has executed this Grant, Bargain and Sale Deed the day and year first above written.

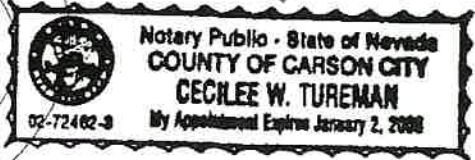
**NEVADA LAND AND RESOURCE COMPANY, LLC, A
DELAWARE LIMITED LIABILITY COMPANY**

By: *Dorothy A. Timian-Palmer*
Dorothy A. Timian-Palmer
Chief Operating Officer

STATE OF NEVADA)
) ss.
COUNTY OF CARSON CITY)

This instrument was acknowledged before me on August 1, 2003, by Dorothy A. Timian-Palmer its Chief Operating Officer of and for Nevada Land and Resource Company, LLC, a Delaware limited liability company.

Cecile W. Tureman
Notary Public





2989592
88/86/2883
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



2980592
08/06/2003
4 of 5

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



2900592
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



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



2980592
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.

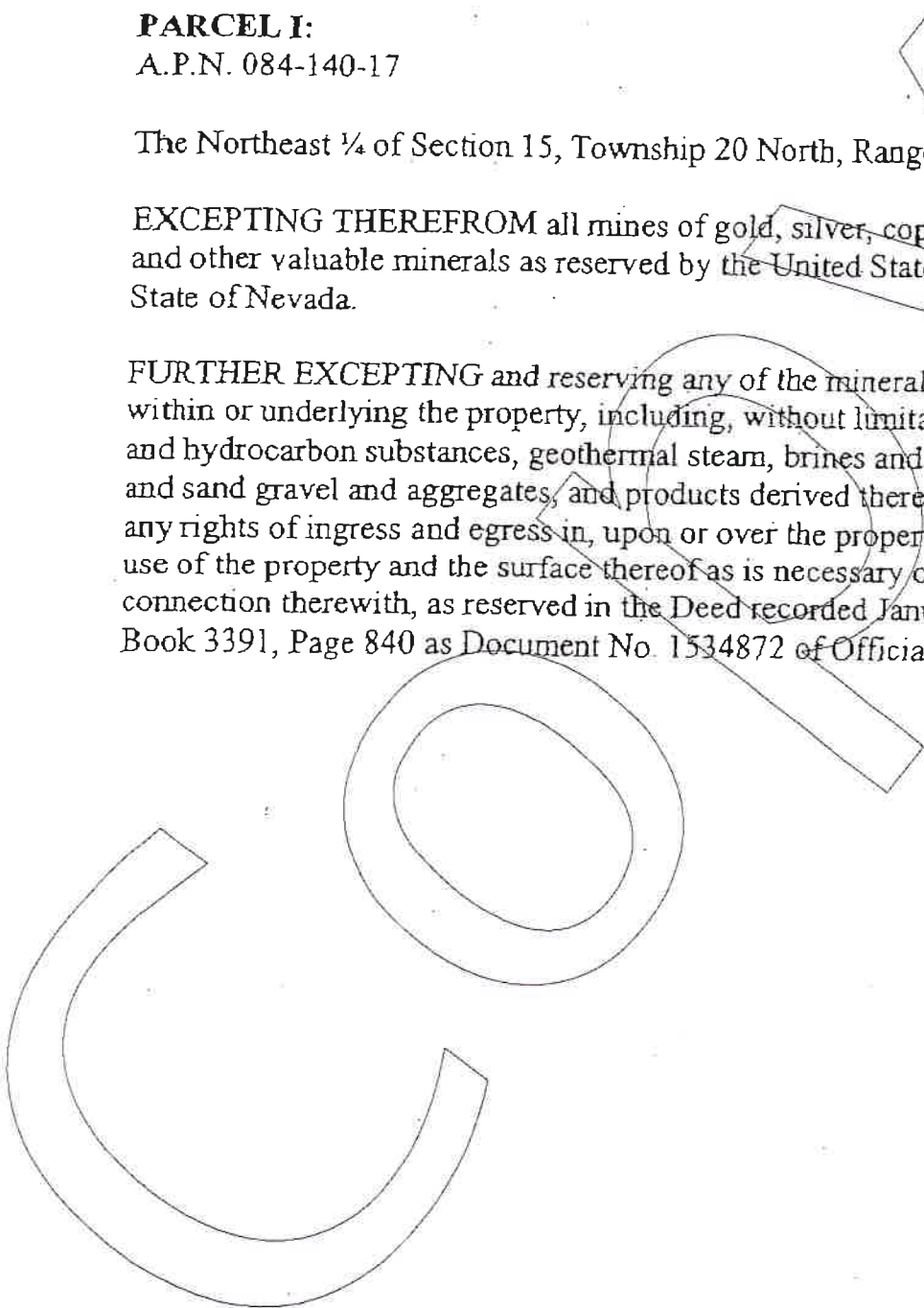
PARCEL I:

A.P.N. 084-140-17

The Northeast 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 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 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 03:48P Fee:45.00

BK1

Requested By
WESTERN TITLE COMPANY INC
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 10 RPTT 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 - ACCOMMODATION



(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



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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

	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.



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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

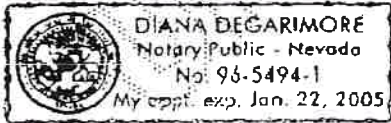
This instrument was acknowledged before me on

AUGUST 5th, 2003

by REZA ZANDIAN

REZA ZANDIAN

Diana DeGarimore
Notary Public



COPY



2908594
88/86/2883
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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 enumerations 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 hereof, 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 or 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 therefor 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 hereto".
- (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 recording 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.



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- (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 Trustor, 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 title 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.



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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 $\frac{1}{4}$ 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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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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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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88/06/2003
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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.

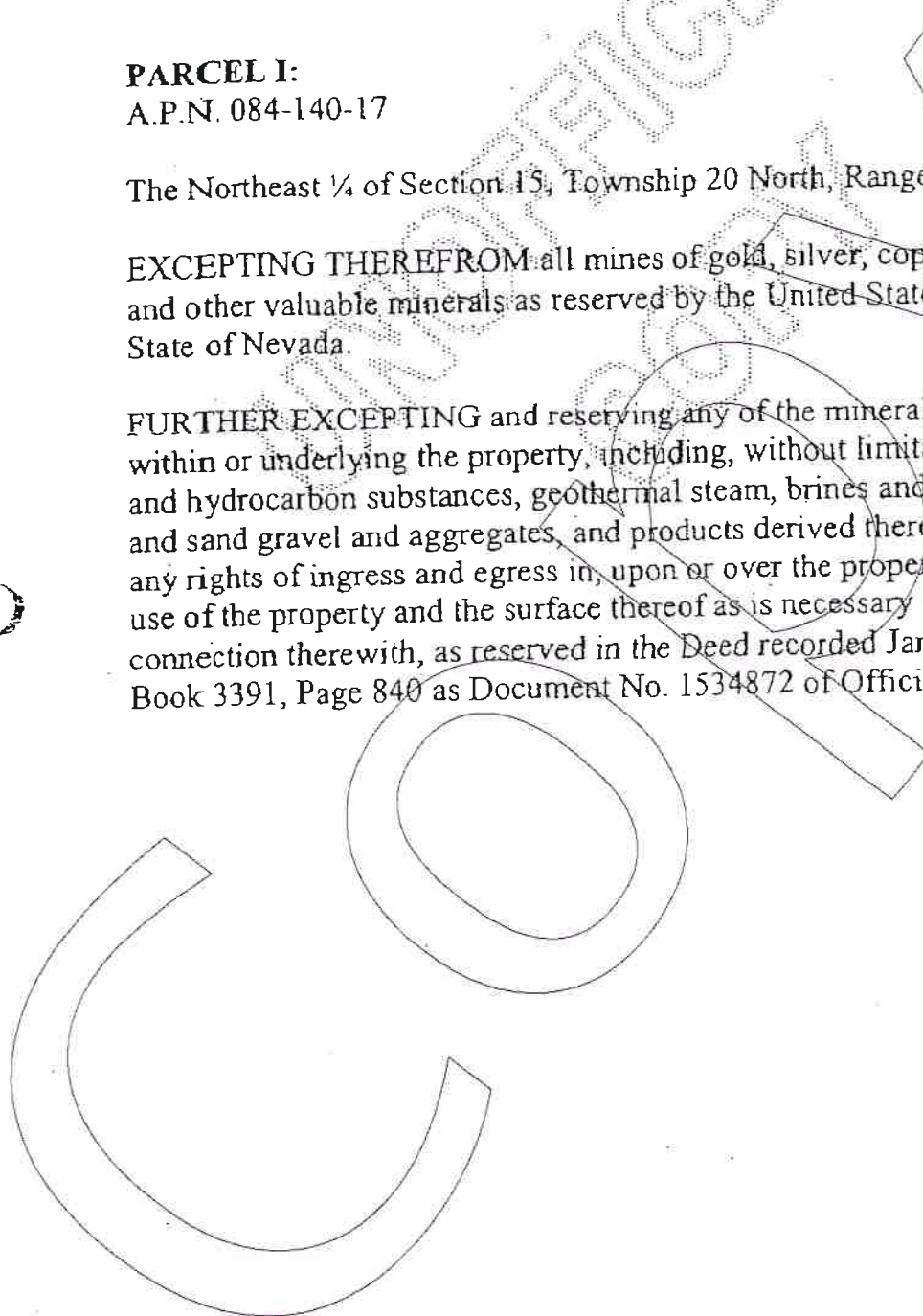
PARCEL I:

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

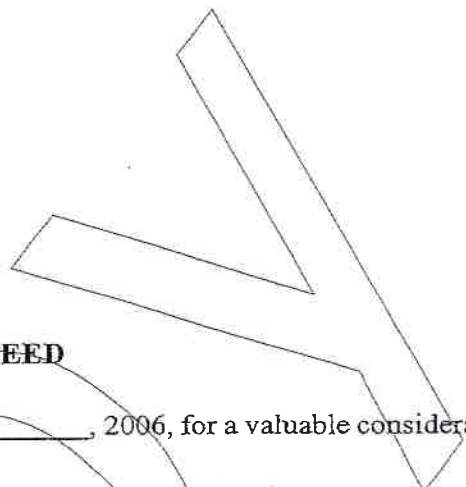
Exhibit 6

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

45 92 512362
FEE 44 FILE #
REQUEST OF

2003 DEC 30 PM 4:09

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

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

0301167

A.P.N. Nos: 010-510-001; 010-520-001; 010-730-001; 010-740-0BG; 010-740-110;
010-740-111; 010-740-113; 010-740-202

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE, made this 29th 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 Sadii,
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

1007305

remainder and remainders, rents, issues and profits thereof, including but not limited to any right title and interest in any and all grazing rights or allotments appurtenant thereto.

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

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

Big Springs Land & Resource Company,
a Nevada limited liability company

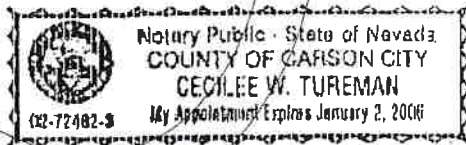
By: Vidler Water Company, Inc., a
Delaware corporation
Its Manager

By: Dorothy A. Timian-Palmer
DOROTHY A. TIMIAN-PALMER
Chief Operating Officer/Director

STATE OF NEVADA)

CARSON CITY)

On December 29, 2003, DOROTHY A. TIMIAN-PALMER, personally appeared before me, a notary public, personally known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she is the Chief Operating Officer and a Director of Vidler Water Company, a Delaware corporation, and who acknowledged to me that she executed the foregoing GRANT, BARGAIN AND SALE DEED on behalf of said corporation.



Cecilee W. Tureman
NOTARY PUBLIC

Exhibit "A"
Big Mys Ranch Windover 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	500.00
33N	70E	08	Lots 2, 6, 9 and 11	35.00
33N	70E	15	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 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	416.67
33N	70E	20	Lots 8, 9 and S/2 SW/4 SW/4 NE/4	73.00
33N	70E	21	Lot 2	13.21
33N	70E	29	Lots 3, 5, 8, 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	612.50
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)	3.87
33N	70E	-	Parts of 9, 10 and 16 (Parcel 4 of recorded parcel map #485646)	55.31

* These parcels cover more than one section

6,457.24

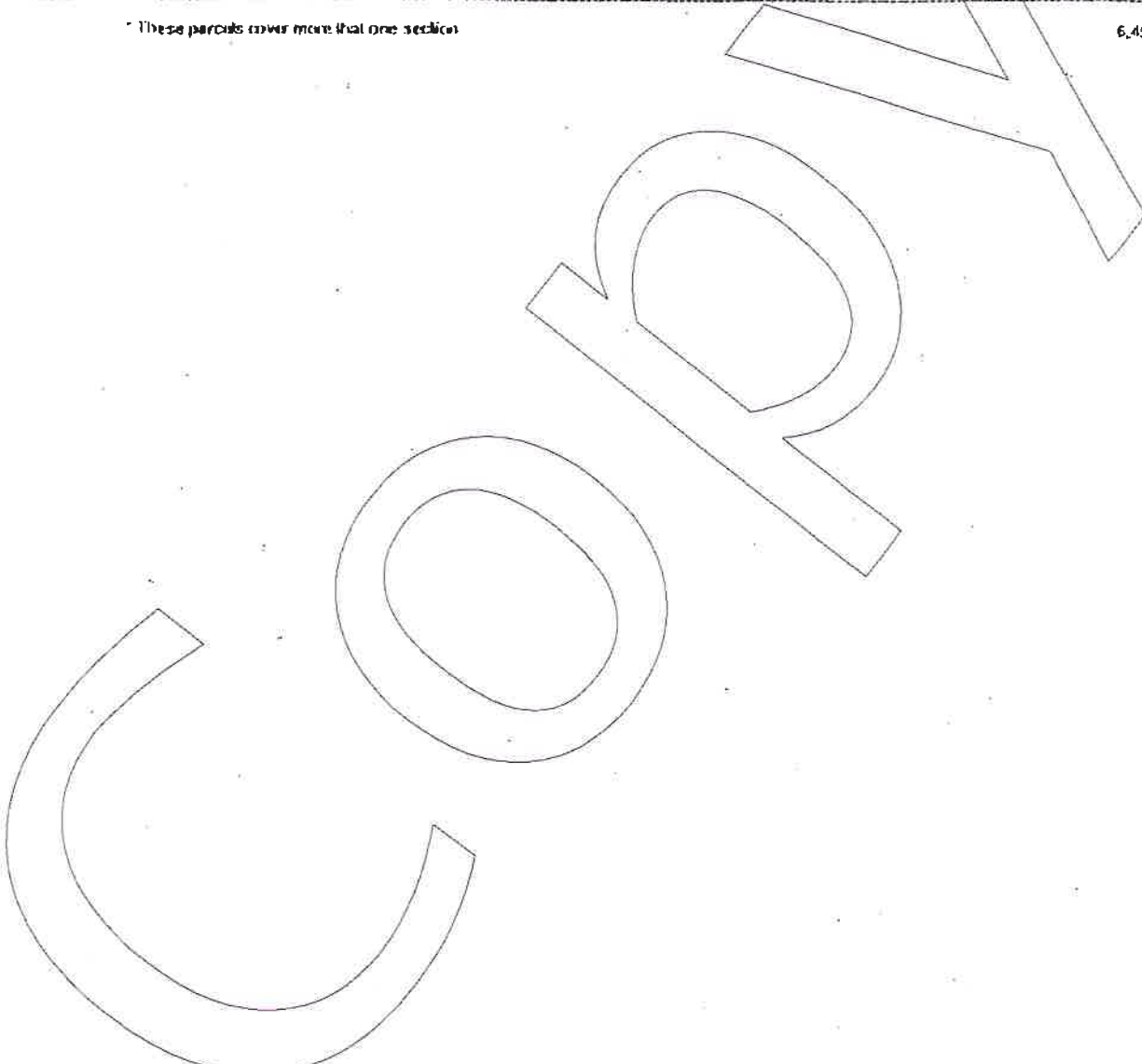
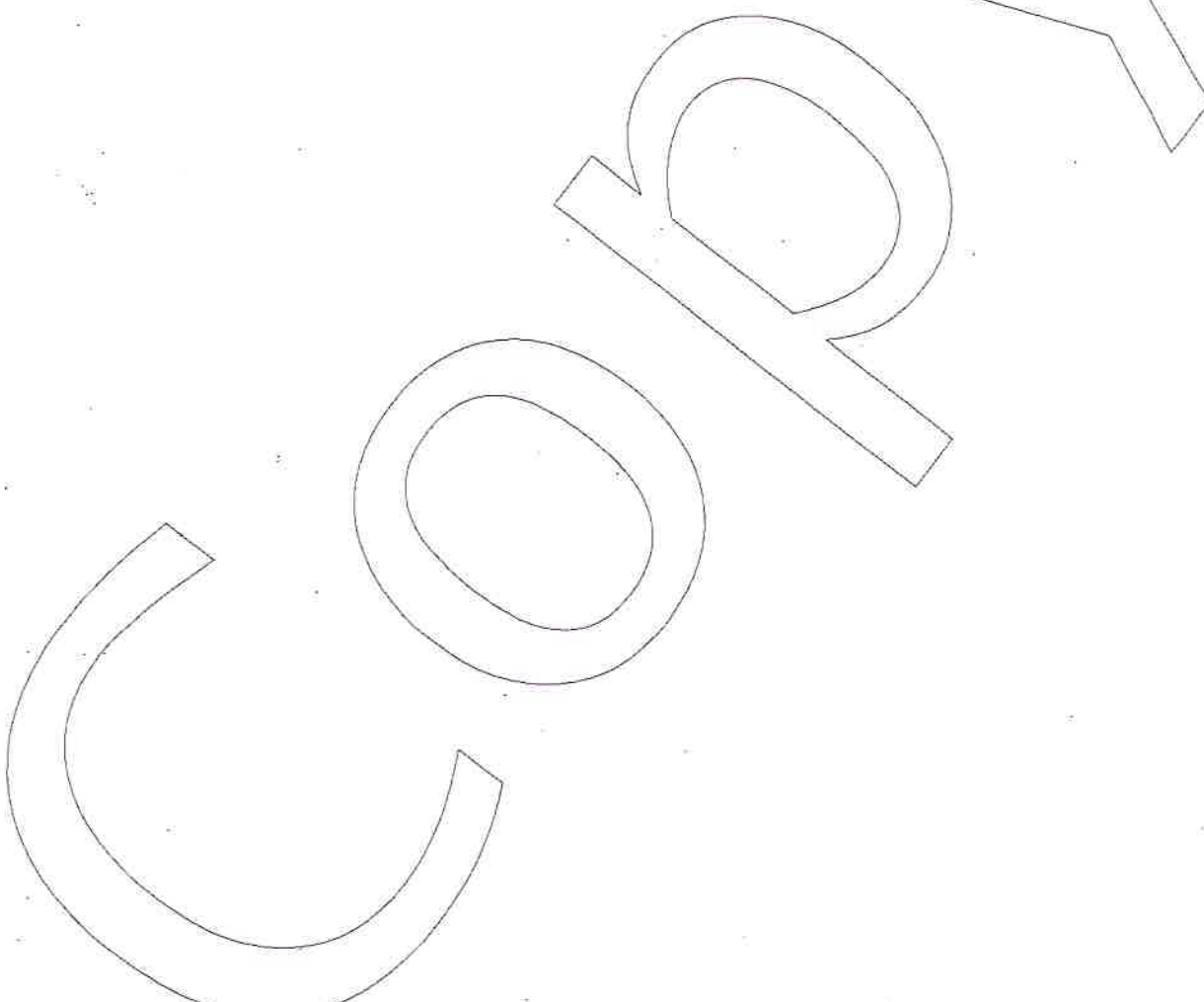


Exhibit "A"
Big Springs Ranch Wendover Property Legal Descriptions

TWNSHIP	RANGE	SECTION	ALLOTMENT PARTS	ACREAGE
32N	69E	01	Lots 1-3, S/2 N/2, S/2	600.00
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	181.62
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 2-5, 9 and 11	35.00
33N	70E	15	Lots 12, 13, 15, 18, 20, 21-25, 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	46.21
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	418.61
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	73.11
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 #485645)	4.28
33N	70E	*	Plns of 9 and 10 (Parcel 1 of recorded parcel map #485645)	3.87
33N	70E	*	Plns of 9, 10 and 16 (Parcel 4 of recorded parcel map #485645)	65.31

* These parcels cover more than one section

6,457.24



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

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

512358

FILE # 52 FILE # PROJECT G

2003 DEC 30 PM 4:08

Stewart Title Co.

JERRY D. SYDOLUS
ELKO COUNTY 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

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

03012789

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE, made this 29th 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.

3 72491

3325

100766

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, including but not limited to any right title and interest in any and all grazing rights or allotments appurtenant thereto.

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

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

Big Springs Land & Resource Company,
a Nevada limited liability company

By: Vidler Water Company, Inc., a
Delaware corporation
Its Manager

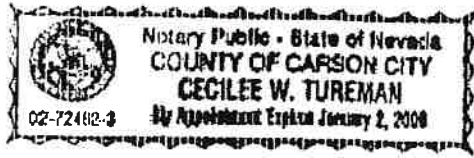
By: *[Signature]*
DOROTHY A. TIMIAN-PALMER
Chief Operating Officer/Director

STATE OF NEVADA)
) ss.
CARSON CITY)

On December 29, 2003, DOROTHY A. TIMIAN-PALMER, personally appeared before me, a notary public, personally known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she is the Chief Operating Officer and a Director of Vidler Water Company, a Delaware corporation, and who acknowledged to me that she executed the foregoing GRANT, BARGAIN AND SALE DEED on behalf of said corporation.

Cecile W. Tureman

NOTARY PUBLIC



COPY

3 72493

100988

EXHIBIT A

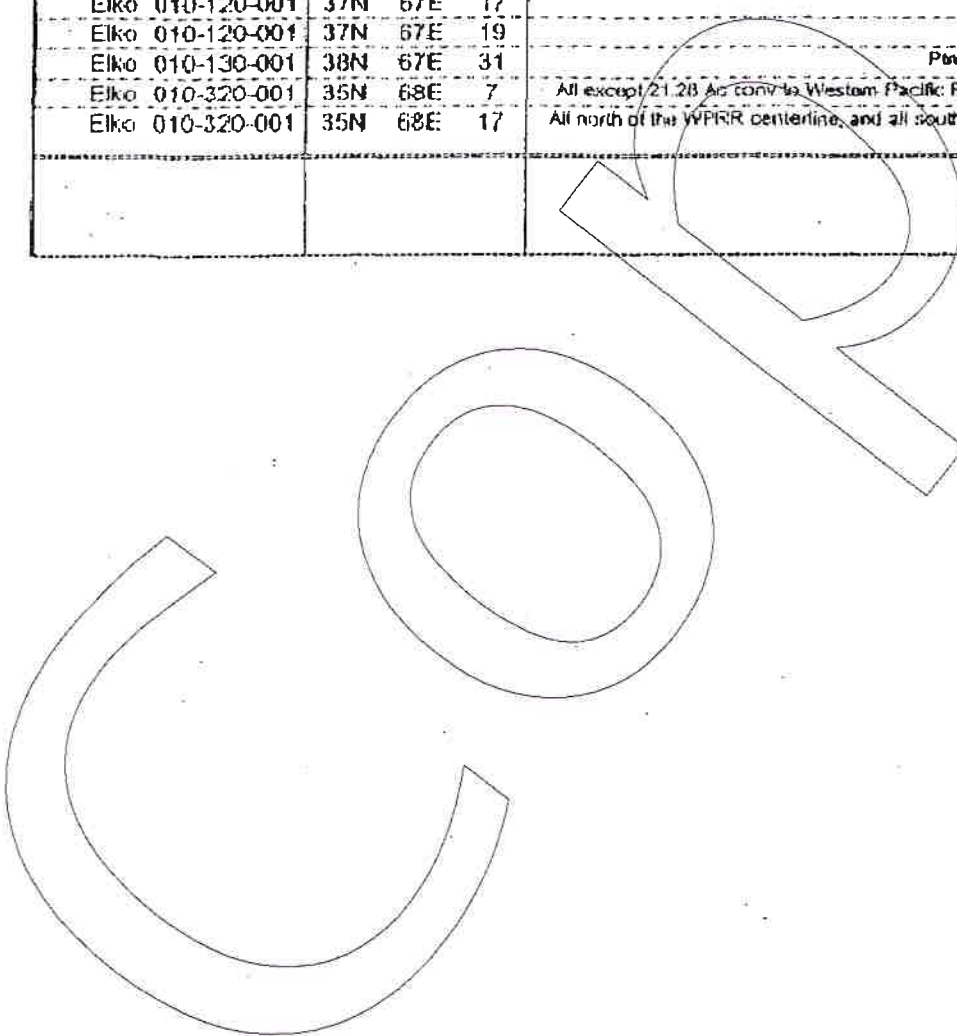
County	APN #	Twn	Rng	Sec	Aliquot Parts	Acreage
Elko	009-530-001	34N	66E	1	All except 0.23 Ac conv to WPR Co.	640.37
Elko	009-530-001	34N	66E	11	All	640.00
Elko	010-090-001	34N	67E	5	All	638.08
Elko	010-090-001	34N	67E	7	E/2 and ptn of W/2 east of the Nevada Northern Railroad as now constructed	366.98

COPY

EXHIBIT "A"
Big Springs Ranch Legal Descriptions

County	APN #	Tw	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 I-80 ROW	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	All	640.00
Elko	009-550-001	36N	66E	22	E/2	320.00
Elko	009-550-001	36N	66E	23	W/2 NW/4, S/2	400.00
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 ROW	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	Ptn 200' south of the CPRR centerline	568.06
Elko	009-570-011	38N	66E	25	Ptn 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

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/4, E/2 NW/4, Lots 1 and 2 (N/2) except 4.60 Ac conv to Nevada Northern Railroad Co.	306.35
Elko	010-090-001	34N	67E	21	N/2	320.00
Elko	010-090-001	34N	67E	22	All	640.00
Elko	010-090-001	34N	67E	23	N/2	320.00
Elko	010-090-003	34N	67E	7	Ptn of the E/2 W/2 west of the NWR 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/4, S/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 I-80 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 I-80 R/W	521.98
Total Acreage:						35,254.34



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, 1946 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 63, 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

3 72497

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 "L-1" or "34" 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 "44" 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

-2-

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

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

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

Order No. 03D12789

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

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 ux, 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.

C O R P

512358

3 72504

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512358
FEE 17 FEE REQUEST

2003 DEC 30 PM 4:08

Stewart Title Co.
JERRY B. HOLLINS
LAND COLLECTIONER

When recorded, return to:
JAMES R. CAVILLA, 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	Area
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 pt of W/2 east of the Nevada Northern Railroad as now constructed	366.98

COPY

3 72507

3341
100782

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.

512359

3 72508

3342
100783

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 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 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
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,

RELEASE OF LIS PENDENS

16 Defendants.

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.

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
 830 LAS VEGAS BOULEVARD SOUTH
 LAS VEGAS, NEVADA 89101
 Telephone (702) 382-4044
 Telecopier (702) 383-9950

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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
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,

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.

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

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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
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
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
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.

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

23
24
25
26
27
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

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
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,

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.

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 East 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

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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: 02/03/05



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:

NEVADA LAND & WATER RESOURCES, 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 02/03/05

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:

GHOLAMREZA 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: 02/03/06

COPY

Exhibit 15

1 RCPT
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
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,

RECEIPT

17 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 BY:

12 John Peter Lee, Esq.
 13 Nevada Bar No. 001768
 14 Michael A. Reynolds, Esq.
 15 Nevada Bar No. 008631
 16 830 Las Vegas Boulevard South
 17 Las Vegas, Nevada 89101
 18 Ph: (702) 382-4044/Fax: (702) 383-9950
 19 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

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

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

RECEIVED
MAR 02 2007

JOHN PETER LEE, LTD.

DISTRICT COURT

CLARK COUNTY, NEVADA

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

Case No. A511131
Dept. No. XII

12 vs.

13 RAY KOROGHLI, 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,)

Defendants.)

ARBITRATOR REPORT AND RECOMMENDATION TO
DISTRICT COURT

23 This matter was submitted to Arbitration and Arbitration Hearings were conducted for two
24 days, as well as the submission of voluminous exhibits, depositions and briefs. During the
25 Arbitration proceeding, the parties agreed to meet with the Arbitrator in an effort to resolve the
26 dispute. With agreement of counsel, the parties met directly with the Arbitrator and an agreement
27 for a final conclusion of this matter was read into the record, being recorded by a court reporter.
28

FLOYD A. HALE
SPECIALIST
2300 W. SAHARA, SUITE 900
LAS VEGAS, NEVADA 89102
PHONE (702) 457-5267 EMAIL fhale@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 The District Court has already indicated that wives of the principals will need to sign
19 documents. The following report and recommendation will reference the parties to the
20 Arbitration with the understanding that the District Court has already indicated that wives for
21 those parties will be required to sign all necessary documents.

22 IT IS REPORTED AND RECOMMENDED to the Court that the following documents
23 will need to be executed by the parties and their wives:

24 4,400 acres of real estate, owned by Poh Rah, LLC: The only members of the Pah Rah,
25 LLC are the parties to this action: Zandian Jazi; Ray Koroghli and Fred Sadri. These parties will
26 be required to sign a Grant Bargain Sale Deed to transfer the 4,400 acres of real estate to Zandian
27 Jazi. Fred Sadri will need to execute a full reconveyance of the Deed of Trust and release the
28 Promissory Note which was secured by the Deed of Trust as to this property. The parties will also

FLOYD A HALE
SPECIALIST
2300 W. SAHARA, 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
4 Ranch LLC, are the parties to this action and Mr. Abrishami. If Mr. Zandian Jazi can obtain the
5 signature of Mr. Abrishami on a Deed to transfer this property, then the parties to this action must
6 all execute a Grant Bargain Sale Deed transferring this real estate to Zandian Jazi. If Mr. Zandian
7 Jazi is unable to obtain the signature of Mr. Abrishami, then Mr. Sadri and Mr. Koroghli are
8 required to sign a Quit Claim Deed from Big Springs Ranch, LLC to Zandian Jazi to sign waivers
9 of rights of first refusal.

10 \$250,000.00 Payment to Zandian Jazi: There has been a dispute as to what entity is
11 responsible for making this payment. During the Arbitration Proceedings, as well as during prior
12 meetings with the parties, it was represented to the Arbitrator that Mr. Sadri and Mr. Koroghli
13 would make this payment. It is Recommended that either Mr. Sadri or Mr. Koroghli, or both, are
14 individually responsible for this payment. Sadri and Koroghli may, however, execute the
15 payment check or draft in whatever representative capacity that they believe is the most
16 appropriate.

17 Transfer of Wendover Project, LLC Interest: Zandian Jazi has agreed to waive or transfer
18 any interest that he has, if any, in the Wendover Project, LLC. Mr. Netzorg has argued that it is
19 incumbent upon Mr. Zandian Jazi to obtain signatures on waivers of rights of first refusal from
20 all members of the LLC. This was not part of the settlement agreement and the District Court
21 should be aware that the Defendants contested that Zandian Jazi even owned rights in the
22 Wendover Project, LLC at the time of the arbitration.

23 It is the Report and Recommendation of the Arbitrator that Zandian Jazi sign a transfer
24 of all interest that he owns in the Wendover Project, LLC directly to: "Wendover Project, LLC."
25
26
27
28

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 INTEREST
2300 W. SAHARA, E. 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 28th 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

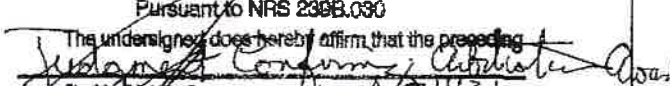
16
17 I hereby certify that on the 28th day of February, 2007, I faxed and mailed a true and
18 correct copy of the foregoing addressed to:

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

24 John Netzorg, Esq.
25 2810 West Charleston Blvd. #H-81
26 Las Vegas, NV 89102
27 Attorneys for Defendants
28 Fax No. 878-1255

By: 
Employee of Jams

AFFIRMATION
Pursuant to NRS 239B.030

The undersigned does hereby affirm that the proceeding

filed in District Court case number 4:071131
DOES NOT contain the social security number of any person.

Date 6/8/07

FLOYD A. HALE
SPECIAL ARBITRATOR
2300 W. SAHARA, S.E., SUITE 900
LAS VEGAS, NEVADA 89102
PHONE (702) 457-5267 EMAIL fhale@floydhale.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 large, 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 watermark.

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

APN: 006-052-04, 006-052-05, 006-052-06

Recording Requested by:
Grantor, Reza Zandian

Requested By
A+ PARALEGALS INC
Lyon County - NV
Mary C. Milligan - Recorder
Page 1 of 4 Fee: \$17.00
Recorded By: BKC RPTT:

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 a married man as his sole and separate property, 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).

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

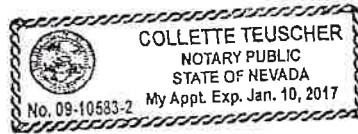
05/21/2014
002 of 4

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 1 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. 0448.

Note: Legal description previously contained in document recorded February 25, 1987 as Document No. 105662 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: BKC 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/Townhouse
 - 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: _____

AK

- 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 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 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:
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, 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 SOUTHWEST 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

(Handwritten signature)
"UNOFFICIAL COPY"

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED



521533

05/21/2014
002 of 2

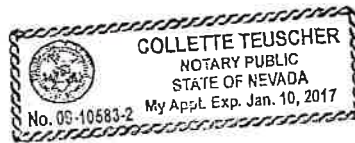
State of Nevada
Carson City

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/Twnh
 - 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 375.060 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

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

*312 W Fourth St
Carson City, NV
89703*

GRANT DEED

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, hereditaments and appurtenances, thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

May 20, 2014

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED



521531

05/21/2014
002 of 3

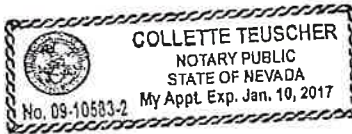
State of Nevada
Carson City

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 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.

APN 15-311-19

PARCEL TWO:

THE REAL PROPERTY SITUATED IN THE W 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.

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 _____

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

- 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: 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 & 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 19

Exhibit 19

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



THIS SPACE FOR RECORDER'S USE ONLY

The undersigned hereby declare(s):

Documentary transfer tax of \$ 225.00, computed on full value of property conveyed.

GRANT, BARGAIN, SALE DEED

That Julian C. Smith Jr., LTD, Defined Pension Trust and 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)

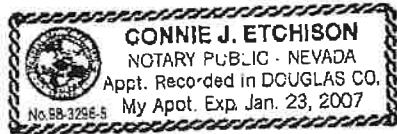
COUNTY OF Carson City)

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 Gonnie 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 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, 1987 as Document No. 129843.

DA 204

UNOFFICIAL COPY!

Requested By
NORTHERN NEVADA TITLE

Lyon County - NV
Mary C. Milligan - Recorder

Page 1 of 1 Fee: \$17.00
Recorded By: DLW RPTT: \$595.00

FOR RECORDED
Document/Instrument: _____
Book: _____
Date of Recording: _____
Notes: _____

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 _____

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 his/her 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. #1166

City: San Diego

State: CA Zip: 92122

COMPANY/PERSON REQUESTING RECORDING

Co. Name: Northern Nevada Title Company

Address: 512 N. Division Street

City: Carson City State: NV Zip: 89703-4103

Esc. # LY-1041025-CE

Exhibit 20

Exhibit 20

DOC # 403892

04/06/2007 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 Niloofar Foughani, 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, remainder, 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 Escrow No. **11-2296944**.



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) Cond. Dw/hse
- d) 2-4 Plex
- e) Apt Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE	
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

~~\$887.18~~ 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

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name Shelly Forsythe

Print Name Reza Zandian

Address 1131 Lilac Ct

Address 8775 Costa Verde Blvd. Suite 501

City VACAVILLE

City San Diego

State CA Zip 95687

State CA Zip 92122

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

First American Title Company of

Print Name Nevada T&E

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 GARSON

Lyon County - NV
Mary C. Milligan - Recorder

Page 1 of 2 Fee: \$40.00
Recorded By: MFK RPTT: \$2,808.00



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: **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 NINA FAR 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. 15-311-17

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
03/03/2005 04:05 PM
Official Record

STATE OF NEVADA
DECLARATION OF VALUE

Requested By
STEWART TITLE CARSON

Lyon County - NV
Mary C. Milligan - Recorder

Page 1 of 2 Fee: \$40.00
Recorded By: MFK RPTT: \$2,000.00

FOR RECC
Document/In
Book:
Date of Recd

Notes:

- 1. Assessor Parcel Number(s):
a) 15-311-18 & 19
- 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'/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.

- 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: Carroll McSister Capacity: Director/Manager

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



1. Assessor Parcel Number(s):

- a) 15-311-18 & 19
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

2. Type of Property:

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

3. Total Value/Sales Price of Property	\$ <u>720,000.00</u>
Deed in Lieu of Foreclosure Only (Value of Property)	\$ _____
Transfer Tax Value	\$ <u>720,000.00</u>
Real Property Transfer Tax Due:	\$ <u>2808.</u>

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 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 ZANDJAN
 Address: 1775 Costa 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

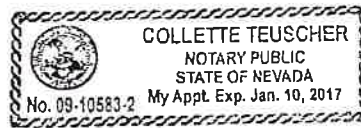
State of Nevada
Carson City

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

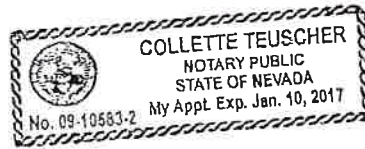
State of Nevada
Carson City

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 [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

(C3)

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 S.R.

STATE OF ~~NEVADA~~ *Montana*
 COUNTY OF ~~CLARK~~ *Ravalli*

} SS:

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*

**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 ~~\$2400~~ \$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 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: Sandiego
 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: LV 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.

Handwritten initials/signature

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.

My commission expires: 4-15-2007

Ignacio F. Encina Jr.
exp Apr 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'/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 [Signature] Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Lois R Adams
 Address: 22102 W Hilton Ave
 City: Bunkyo
 State: AZ Zip: 85326

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Reza Zardan
 Address: 8775 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: Mosquite 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> 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

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> 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

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> 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

-----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

C
if

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.

P:\Common\FORMS & Notices\Cover Page Template Feb2014

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

REC'D & FILED

2015 JAN -8 PM 2:09

SUSAN MERRIWETHER
CLERK
BY *[Signature]*
DEPUTY

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

11 JED MARGOLIN, an individual,
12 Plaintiff,
13 vs.

Case No.: 090C00579 1B
Dept. No.: 1

14 OPTIMA TECHNOLOGY CORPORATION,
a California corporation, OPTIMA
15 TECHNOLOGY CORPORATION, a Nevada
16 corporation, REZA ZANDIAN
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.

RECEIVED
CLARK COUNTY SHERIFF
2014 DEC 29 12 3:05

23 **SHERIFF'S CERTIFICATE OF SALE OF REAL PROPERTY**

24 Under, and by virtue of a Writ of Execution issued on a judgment entered out of the
25 above-entitled court on June 24, 2013 in favor of JED MARGOLIN, Judgment Creditor and
26 against Defendants, jointly and severally as Judgment Debtor, the undersigned was
27 commanded to satisfy such judgment, together with interest and costs, out of the real property,
28 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
10 Section 02, Township 16, Range 68

11 That all the interest of Clark County APN: 071-02-000-013 was purchased for the sum
12 of Sixteen Thousand Dollars (\$16,000.00), by Adam P. McMillen, Esquire, agent for Watson
13 Rounds, on behalf of Judgment Creditor Jed Margolin, which was the highest bidder. The real
14 property as stated herein is subject to redemption for one (1) year from the date of sale for the
15 full purchase price plus one-percent (1%) per month pursuant to NRS 21.210 et seq, payable in
16 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
21 Sheriff's Civil Section
22 12/30/14

21 COUNTY OF CLARK)
22) ss:
23 STATE OF NEVADA)

24 On this 30th 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

C
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
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# 071-02-000-013

(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.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

P:\CommonForms & Notices\Cover Page Template Feb2014

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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.

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.

Case No.: 090C00579 1B
Dept. No.: 1

RECEIVED
CLARK COUNTY SHERIFF
JAN 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 9:00 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 30th 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 PAZZ BLVD
City/State/Zip: RENO, NV 89512

When Recorded Mail to:

Name: WASHOE COUNTY SHERIFF'S OFFICE
Address: 911 PAZZ BLVD
City/State/Zip: RENO, NV 89512

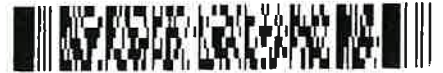
Mail Tax Statement to:

Name: JED MARGOLIN
C/O WATSON ROUNDS
Address: 5371 KESTER LANE
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,

CASE NO. 090C005791B

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 Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30,
DEFENDANT,

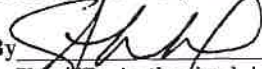
I hereby certify that, under and by virtue of an execution issued out of the *FIRST JUDICIAL DISTRICT*, of the State of Nevada, in and for the County of Carson City, wherein, *Jed Margolin, an individual*, Plaintiff, recovered judgment against *Optima Technology Corporation, a California corporation, 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.



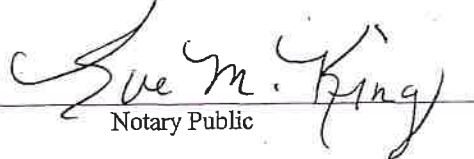

Notary Public

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 MARGOLIN
C/O WATSON ROUNDS

Address: 5371 KEITZKE LANE

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]
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)

Exhibit 31

Exhibit 31

APN# 084-040-02

Recording Requested by:

Name: WASHOE COUNTY SHERIFF'S OFFICE

Address: 911 PARR BLVD

City/State/Zip: RENO, NV 89512

When Recorded Mail to:

Name: WASHOE COUNTY SHERIFF'S OFFICE

Address: 911 PARR BLVD

City/State/Zip: RENO, NV 89512

Mail Tax Statement to:

Name: JED MARGOLIN
C/O WATSON ROUNDS

Address: 5371 KIETZKE 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)

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: JEB 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)

Exhibit 2

Exhibit 2

1 Adam P. McMillen, Bar No. 10678
2 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,

CASE NO. 090C00579 1B
DEPT NO. 1

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.

CONSOLIDATED MEMORANDUM OF POST-JUDGMENT FEES AND COSTS

Default Judgment having been entered in the above entitled action on June 24, 2013¹ 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:

∩∩∩

¹ Notice of Entry of Default Judgment was filed on June 27, 2013.

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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

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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

CERTIFICATE OF SERVICE

Pursuant to *NRCP 5(b)*, I certify that I am an employee of BROWNSTEIN HYATT FARBER SCHRECK, LLP, and on this 3rd 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

Severin A. Carlson
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89403
(courtesy copy)
Email: 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.

Case No.: 090C00579 1B
Dept. No.: 1

WRIT OF EXECUTION

23 **THE PEOPLE OF THE STATE OF NEVADA:**
24

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:

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

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 Lyon County APN's: 015-311-18 and 015-311-19.
5 A minimum bid of **\$25,000 for each parcel** shall be set. In the event the minimum bid is not
6 reached, Defendant Reza Zandian is hereby ordered not to sell, assign, or divide his interest in
7 such parcel or allow it to be foreclosed upon until the Judgment is paid.

8 Debtor's real property in Lyon County is described as follows:

9
10 Lyon County APN's: 015-311-18 and 015-311-19
11 Situs: Hwy 50
12 Legal Description: Parcel One and Parcel Two situated in the E ½ of Section
13 10 Township 17 N, Range 23 E, M.D.B&M

14 DATED: This _____ day of May, 2016.

15 TANYA SCEIRINE, Clerk of the Court

16
17 By: _____, Deputy Clerk

18
19 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
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.

Case No.: 090C00579 1B
Dept. No.: 1

WRIT OF EXECUTION

23 **THE PEOPLE OF THE STATE OF NEVADA:**

24 To the Constable of Churchill County, Greetings:

25
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
17 Debtor's real property in Churchill County is described as follows:

18
19 Churchill County APN: 007-151-77
20 Situs: 8825 Brush Garden Drive
21 Legal Description: Parcel 1 of the Greg Jackson Parcel Map recorded
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.

Case No.: 090C00579 1B
Dept. No.: 1

WRIT OF EXECUTION

23 **THE PEOPLE OF THE STATE OF NEVADA:**

24 To the Constable of Elko County, Greetings:

25
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
6 \$ 1,495,775.74 the total judgment as entered on June 24, 2013, and

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

1 Adam P. McMillen, Bar No. 10678
2 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

REC'D & FILED ✓
2016 MAY -4 PM 3: 14
SUSAN MERRIWEATHER
CLERK
BY 
DEPUTY

9 IN THE FIRST JUDICIAL COURT OF THE STATE OF NEVADA
10 IN AND FOR CARSON CITY

11 JED MARGOLIN, an individual,
12 Plaintiff,

13 v.

14 OPTIMA TECHNOLOGY
15 CORPORATION, a California
16 corporation, OPTIMA TECHNOLOGY
17 CORPORATION, a Nevada corporation,
18 REZA ZANDIAN aka GOLAMREZA
19 ZANDIANJAZI aka GHOLAM REZA
20 ZANDIAN aka REZA JAZI aka J. REZA
21 JAZI aka G. REZA JAZI aka
22 GHONOREZA ZANDIAN JAZI, an
23 individual, DOES Companies 1-10, DOE
24 Corporations 11-20, and DOE Individuals
25 21-30,
26 Defendants.

CASE NO.: 090C00579 1B

DEPT NO.: 1

NOTICE TO VACATE DEPOSITION

27 **PLEASE TAKE NOTICE** that Plaintiff Jed Margolin, by and through his attorney of
28 record, Adam P. McMillen of the law firm of Brownstein Hyatt Farber Schreck, LLP, hereby
vacates the Deposition of Alborz Zandian, which was noticed for the 5th day of May, 2016 at the
hour of 1:00 p.m., at the Regus Business Center located at 1100 Town and Country Road, Suite
1250, Orange, California 92868.

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BROWNSTEIN HYATT FARBER SCHRECK, LLP

5371 Kietzke Lane
Reno, Nevada 89511
775 324-4100


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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 4, 2016.

BROWNSTEIN HYATT FARBER SCHRECK, LLP

By: 
Adam P. McMillen
5371 Kietzke Lane
Reno, Nevada 89511
Attorneys for Plaintiff JED MARGOLIN

BROWNSTEIN HYATT FARBER SCHRECK, LLP
5371 Kietzke Lane
Reno, Nevada 89511
775-324-4100

CERTIFICATE OF SERVICE

Pursuant to *NRC*P 5(b), I certify that I am an employee of BROWNSTEIN HYATT FARBER SCHRECK, LLP, and on this 4th day of May, 2016, I served the document entitled **NOTICE TO VACATE DEPOSITION** 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

Severin A. Carlson
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89403
(courtesy copy)
Email: scarlson@kcenvlaw.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

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
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

REC'D & FILED

2016 MAY -4 AM 10:55

SUSAN MERRIWETHER
CLERK

BY  DEPUTY

9 IN THE FIRST JUDICIAL COURT OF THE STATE OF NEVADA
10 IN AND FOR CARSON CITY

11 JED MARGOLIN, an individual,
12 Plaintiff,

13 v.

14 OPTIMA TECHNOLOGY
15 CORPORATION, a California
16 corporation, OPTIMA TECHNOLOGY
17 CORPORATION, a Nevada corporation,
18 REZA ZANDIAN aka GOLAMREZA
19 ZANDIANJAZI aka GHOLAM REZA
20 ZANDIAN aka REZA JAZI aka J. REZA
21 JAZI aka G. REZA JAZI aka
22 GHONOREZA ZANDIAN JAZI, an
23 individual, DOES Companies 1-10, DOE
24 Corporations 11-20, and DOE Individuals
25 21-30,
26 Defendants.

CASE NO. 090C00579 1B

DEPT NO. 1

NOTICE OF ENTRY OF ORDER

27 **PLEASE TAKE NOTICE** that the Order Granting Plaintiff's Motion for Deposition of
28 Alborz Zandian, attached hereto as Exhibit 1, was filed in the above-entitled Court on May 3,
2016.

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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.

BROWNSTEIN HYATT FARBER SCHRECK, LLP

By: 

Adam P. McMillen

5371 Kietzke Lane

Reno, Nevada 89511

Attorneys for Plaintiff JED MARGOLIN

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CERTIFICATE OF SERVICE

Pursuant to NRCP 5(b), I certify that I am an employee of BROWNSTEIN HYATT FARBER SCHRECK, LLP, and on this 3rd day of May, 2016, I served the foregoing document entitled NOTICE OF ENTRY OF ORDER via first class 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 the following:

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


Employee of Brownstein Hyatt Farber Schreck, LLP

Exhibit 1

Exhibit 1

1 Case No. 09 OC 00579 1B
2 Dept. No. I

REC'D & FILED

2016 MAY -3 AM 10: 28

SUSAN MERRIWETHER
CLERK

BY [Signature]
DEPUTY

3
4
5 In The First Judicial District Court of the State of Nevada
6 In and for Carson City

7
8 JED MARGOLIN, an individual,
9 Plaintiff,

10 vs.

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

22 Defendants.

**ORDER GRANTING PLAINTIFF'S
MOTION FOR DEPOSITION OF
ALBORZ ZANDIAN**

23 On June 24, 2013, this Court entered a Default Judgment against Defendant Reza
24 Zandian in the amount of \$1,495,775.74. On June 27, 2013, notice of entry of the judgment was
25 filed with the Court. On October 19, 2015, the Nevada Supreme Court affirmed this Court's
26 orders denying Defendant Reza Zandian's motion to set aside the default judgment and
27 awarding attorney fees and costs. On November 6, 2015, this Court issued an Order Granting
28 Plaintiff's Motion for Debtor Examination and to Produce Documents, which required
Defendant Reza Zandian to produce to Plaintiff's counsel on or before December 21, 2015,
financial documents that would assist Plaintiff in executing on the judgment. This Court's
November 6, 2015 Order also required Defendant Reza Zandian to appear in San Diego,

1 California, during the month of February 2016 to answer upon oath or affirmation concerning
2 his property at a Judgement Debtor Examination.

3 On January 7, 2016, this Court issued an Amended Order Granting Defendant Reza
4 Zandian's counsel's Motion to Withdraw as Counsel. The Order required Defendant Reza
5 Zandian's counsel to provide a valid address in California and/or Nevada being provided to the
6 Plaintiff for service of any and all documents on Defendant Reza Zandian. Defendant Reza
7 Zandian's counsel provided this Court with an affidavit stating that Reza Zandian's son, Alborz
8 Zandian, lives at and has an address at 9 MacArthur Place, Unit 2105, Santa Ana, California,
9 92707-6753, and this address was provided as an acceptable means of service on Defendant
10 Reza Zandian.


11 On January 22, 2016, this Court issued an Order to Show Cause requiring Defendant
12 Reza Zandian to appear at a hearing before this Court on February 3, 2016 to show cause as to
13 why he should not be held in contempt for failure to comply with the Court's November 6, 2015
14 order and requiring Defendant Reza Zandian to produce the ordered documents at the hearing.

15 A hearing on this matter was held on February 3, 2016. Present on behalf of the Plaintiff
16 was Adam McMillen, Esq. Defendant Reza Zandian failed to appear. Based upon Defendant
17 Reza Zandian's failure to comply with this Court's orders, Defendant Reza Zandian was held in
18 contempt of this Court pursuant to NRS 22.010 and a bench warrant was issued for his arrest
19 and Plaintiff was awarded his attorney fees incurred as a result of the contempt. In addition, at
20 the February 3, 2016 hearing this Court granted Plaintiff's request for a deposition of Defendant
21 Reza Zandian's son, Alborz Zandian, in furtherance of Plaintiff's efforts to execute on the
22 Judgment.

23 The Court finds good cause exists to order the deposition of Alborz Zandian.

24 NOW, THEREFORE, **IT HEREBY IS ORDERED** that Alborz Zandian shall attend
25 and give testimony in this matter in his county of residence in California.

26 DATED: This 3 day of May, 2016.

27 
28 JAMES T. RUSSELL
DISTRICT COURT JUDGE

1 Jeffrey L. Hartman, Esq., #1607
2 **HARTMAN & HARTMAN**
3 510 West Plumb Lane, Suite B
4 Reno, Nevada 89509
5 Telephone: (775) 324-2800
6 Facsimile: (775) 324-1818
7 E-mail: notices@bankruptcyreno.com

8 Attorney for Patrick Canet,
9 Judicial Liquidator

REC'D & FILED

2016 JUN -2 PM 4: 42

SUSAN MERRIWETHER
CLERK

BY  DEPUTY

10 **IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
11 **IN AND FOR CARSON CITY**

12 JED MARGOLIN, an individual,
13
14 Plaintiff,

Case No. 090C00579 1B
Dept. No. 1

15 vs.

16 OPTIMA TECHNOLOGY CORPORATION,
17 a California corporation; OPTIMA
18 TECHNOLOGY CORPORATION, a Nevada
19 corporation; REZA ZANDIAN aka
20 GOLAMREZA ZANDIANJAZI aka
21 GHOLAM REZA ZANDIAN aka REZA
22 JAZI aka J. REZA JAZI aka G. REZA JAZI,
23 aka GHONOREZA ZANDIAN JAZI, an
24 individual; DOES COMPANIES 1-10; DOE
25 CORPORATIONS 11-20; and DOE
26 INDIVIDUALS 21-30,

**NOTICE OF PENDENCY OF
CHAPTER 15 PETITION FOR
RECOGNITION OF A FOREIGN
PROCEEDING**

27 Defendants.
28 _____ /

29 Patrick Canet, Judicial Liquidator in a foreign main proceeding, case no. 97P01370,
30 pending in the Commercial Court of Pontoise, Paris, France, through counsel, submits this
31 Notice Of Pendency Of Chapter 15 Petition For Recognition Of A Foreign Proceeding for
32 Defendant/Debtor Gholam Reza Jazi Zandian, commenced May 19, 2016, under case no. 16-
33 50644-btb in the US. Bankruptcy Court. The verified Chapter 15 Petition For Recognition
34 Of A Foreign Proceeding is attached hereto.

35 ///

36 ///


37 ///

1 The filing initiates the automatic stay against Defendant Gholam Reza Jazi Zandian under §
2 362 of the United States Bankruptcy Code.

3 DATED: June 2, 2016.

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HARTMAN & HARTMAN



Jeffrey L. Hartman, Esq.
Attorney for Patrick Canet, Foreign
Representative

1 CERTIFICATE OF SERVICE

2 I hereby certify that I mailed a copy of the foregoing document, postage prepaid,
3 addressed to:

4 SEVERIN A. CARLSON, ESQ.
5 TARA C. ZIMMERMAN, ESQ.
6 KAEMPFER CROWELL
7 510 W. FOURTH STREET
8 CARSON CITY, NV 89703

9 MATTHEW D. FRANCIS, ESQ.
10 ADAM P. MCMILLEN, ESQ.
11 BROWNSTEIN HYATT FARBER SCHRECK
12 5371 KIETZKE LANE
13 RENO, NV 89511

14 DEPARTMENT OF THE TREASURY
15 INTERNAL REVENUE SERVICE
16 OGDEN, UT 84201-0030

17 INTERNAL REVENUE SERVICE
18 PO BOX 7346
19 PHILADELPHIA, PA 19101-7346

20 NEVADA DEPARTMENT OF MOTOR VEHICLES
21 BANKRUPTCY SECTION
22 555 WRIGHT WAY
23 CARSON CITY, NV 89711-0001

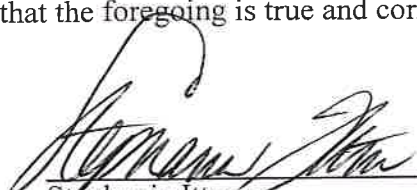
24 NEVADA DEPT. OF EMPLOYMENT SECURITY
25 500 E. THIRD STREET
26 CARSON CITY, NV 89713

27 NEVADA DEPT. OF TAXATION
28 BANKRUPTCY SECTION
4600 KIETZKE LANE, #L-235
RENO, NV 89502

UNITED STATES TRUSTEE
300 BOOTH STREET, SUITE 3009
RENO, NV 89509

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

Dated: June 2, 2016.


Stephanie Ittner

1 Jeffrey L. Hartman, Esq., #1607
2 **HARTMAN & HARTMAN**
3 510 West Plumb Lane, Suite B
4 Reno, Nevada 89509
5 Telephone: (775) 324-2800
6 Facsimile: (775) 324-1818
7 E-mail: notices@bankruptcyreno.com

8 Attorney for Patrick Canet,
9 Judicial Liquidator

10 **UNITED STATES BANKRUPTCY COURT**
11 **DISTRICT OF NEVADA**

12 IN RE:

CASE NO. BK-N-16-50644-BTB
CHAPTER 15

13 Gholam Reza Jazi Zandian

14 Debtor in a Foreign Proceeding.

**VERIFIED PETITION FOR
RECOGNITION AND CHAPTER 15
RELIEF**

**Hearing Date: June 23, 2016
Hearing Time: 10:00 a.m.**

15 _____
16 Patrick Canet (“Mr. Canet”), in his capacity as foreign representative (“Foreign
17 Representative”) of the above captioned debtor, Gholam Reza Jazi Zandian (“Zandian” or
18 “Debtor”), with liquidation proceedings in Paris, France, respectfully submits this petition
19 (“Petition”) seeking entry of an order granting (a) recognition by this Court of the Foreign
20 Representative as the Debtor’s foreign representative as that term is defined in 11 U.S.C. §
21 101(24), and (b) recognition of the French proceeding as a foreign main proceeding
22 (“Foreign Proceeding”) pursuant to 11 U.S.C. §§ 1515, 1517 and 1520.

23 **Preliminary Statement**

24 1. In 1993, Mr. Canet was appointed by the Commercial Court of Pontoise in Paris,
25 France (“French Court”), as the representative and, subsequently, the judicial liquidator for
26 the benefit of creditors in a proceeding involving COMPUTER WORLD, formerly known
27 as CEPAT, case no. 989252.

28 2. Zandian is an Iranian citizen residing in Paris, France and, at the relevant time,
was the chairman and general manager of COMPUTER WORLD, as well as a 48%

1 shareholder of that company.

2 3. Mr. Canet initiated proceedings against Zandian and in April 1998, judgment was
3 entered against Zandian in the amount of 20,000,000 francs. The judgment was not
4 appealed and is enforceable. In connection with these proceedings against Zandian, the
5 French Court established the date of October 3, 1996 as the date of Zandian's insolvency.
6 Certified copies of the Judgment in French and translated to English are attached as
7 **Exhibits A and B**, respectively.

8 4. Mr. Canet has determined that Zandian owns assets in the State of Nevada and by
9 this Petition, requests recognition of the Foreign Proceeding and the attendant benefits
10 resulting from recognition, including but not limited to the stay of any and all enforcement
11 actions against Zandian and any of his assets in the United States.

12 **Jurisdiction**

13 5. This Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 1334 and
14 157.

15 6. This case is properly commenced under §§ 1504 and 1515.

16 7. Venue is proper pursuant to 28 U.S.C. § 1410(1) and 1410(3).

17 8. The statutory bases for relief are 11 U.S.C. § 1501, 1504, 1515, 1517, 1519, 1520
18 and 1521.

19 **Basis For Relief**

20 9. Section 1501(c)(2) limits chapter 15 relief to individuals whose debts exceed the
21 debt limitations in § 109(e), i.e., individuals with regular income, with unsecured debts not
22 exceeding \$383,175 and secured debts not exceeding \$1,149,525. Zandian's debts exceed
23 the limitations in § 109(e).

24 10. Section 101(23) defines a foreign proceeding as:

25 The term "foreign proceeding" means a collective judicial or administrative
26 proceeding in a foreign country, including an interim proceeding, under a law
27 relating to insolvency or adjustment of debt in which proceeding the assets
and affairs of the debtor are subject to control or supervision by a foreign
court, for the purpose of reorganization or liquidation.

28 11. As demonstrated in **Exhibit B**, the foreign proceeding was commenced under

1 French bankruptcy law in bankruptcy proceedings in the French Court, originally for
2 COMPUTER WORLD and in subsequent liquidation proceedings against Zandian.

3 12. Mr. Canet is the Foreign Representative as that term is defined in § 101(24):

4 The term “foreign representative” means a person or body, including a person
5 or body appointed on an interim basis, authorized in a foreign proceeding to
6 administer the reorganization or the liquidation of the debtor’s assets or
7 affairs or to act as a representative of such foreign proceeding.

7 **Exhibit B.**

8 13. The French proceeding is a “foreign main proceeding” as that term is defined in
9 § 1517(b).

10 **Request For Recognition**

11 14. Section 1515 sets forth the requirements for the granting of recognition as
12 requested herein. **Exhibit B**, which is the English translation of the French Court Judgment
13 against Zandian, also includes the history of the matter including the appointment of Mr.
14 Canet as the liquidator for Zandian.

15 **Conclusion**

16 15. The Foreign Representative submits that the Petition satisfies the requirements
17 for recognition of the French proceeding as a foreign main proceeding and Mr. Canet as
18 Zandian’s Foreign Representative.

19 **Notice**

20 16. The Foreign Representative will provide notice of this Petition pursuant to
21 F.R.Bankr.P. 1011(b) and 2002(q), to: the Office of the United States Trustee; the Debtor,
22 any known creditor of the Debtor in the United States for whom the Foreign Representative
23 has an address, any entity against which provisional relief is sought and any additional
24 party-in-interest as may be specified by the Court.

25 ///

26 ///

27 ///

28 ///

1 **WHEREFORE**, the Foreign Representative requests an order granting this Petition
2 and for such other and further relief as is just and proper.

3 DATED: May 26, 2016.

HARTMAN & HARTMAN

4
5 /s/ Jeffrey L. Hartman
6 Jeffrey L. Hartman, Esq.
7 Attorney for Patrick Canet,
8 Foreign Representative
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EXHIBIT A

JUGEMENT DU 3 AVRIL 1998

6 ème Chambre

N° PCL : 585252

CANET, LIQ.JUD.STE COMPUTER WORLD
contre
M. GHOLAM ZANDIAN JAZI

N° RG: 97P01370

DEMANDEUR

CANET, LIQ.JUD.STE COMPUTER WORLD 1 RUE DE LA
CITADELLE 95300 PONTOISE
comparant par Me GAYRAUD 24 AV DENIS PAPIN
RESIDENCE DE LA GARE 95400 ARNOUVILLE LES
GONESSE

DEFENDEUR

M. GHOLAM ZANDIAN JAZI 25 QUAI ANDRE CITROEN
75015 PARIS

non comparant

COMPOSITION DU TRIBUNAL

Décision réputée contradictoire et en premier ressort.

Débats, clôture des débats et mise en délibéré lors de
l'audience du 6 MARS 1998 en Chambre du Conseil où
siégeaient, Mme MUGUET, Président, M.BREDECHE,
M.JAGOURY, Juges, assistés de M.Pierre Olivier HULIN,
Greffier d'Audience.

Délibérée par les mêmes Juges.

Prononcée à l'audience publique du 3 AVRIL 1998.
La minute du présent jugement est signée par le Président et
par le Greffier.



Par acte du Ministère de la SCP DELATTRE-LE MAREC, Huissiers de justice à PARIS, en date du 28 NOVEMBRE 1997 pour tentative et le 1er DECEMBRE 1997 pour régularisation, Maître CANET agissant en qualité de liquidateur à la liquidation judiciaire de la société COMPUTER-WORLD, a donné assignation à Monsieur JAZI ZANDIAN Gholam, Reza né le 15 JANVIER 1952 à ISPAHAN (IRAN) de nationalité iranienne, demeurant 25 Quai André Citroën 75015 PARIS, d'avoir à comparaître devant le Tribunal de Commerce de PONTOISE à l'audience du 19 DECEMBRE 1997 afin de voir statuer à son encontre sur le fondement des dispositions de l'article 181 de la loi du 25 JANVIER 1985 ;

La procédure a été communiquée au Ministère Public ;

Après renvois, l'affaire a été plaidée à l'audience du 6 MARS 1998, lors de laquelle Maître CANET ès-qualités, comparant par Me GAYRAUD, a développé les termes de son acte introductif d'instance. Il rappelle que par jugement rendu par le Tribunal de Commerce de céans en date du 12 JUIN 1992, la société COMPUTER WORLD, anciennement dénommée CEPAT, a été admise au bénéfice du redressement judiciaire.

Que le 11 JUIN 1993, ce redressement a été converti en liquidation judiciaire et Maître CANET désigné aux fonctions de liquidateur et représentant des créanciers.

Il précise que dans le cadre de ses fonctions, il avait assigné Monsieur ZANDIAN, Président Directeur Général et actionnaire à hauteur de 48%, à l'effet de voir prononcer à son encontre une sanction pécuniaire tirée de l'article 180 de la loi du 25 JANVIER 1985.

Qu'en effet, Monsieur ZANDIAN s'était rendu coupable d'un certain nombre de faits justifiant que soit prononcée à son encontre une sanction au titre du comblement de passif.

Que suivant jugement rendu par la 6ème Chambre de ce Tribunal le 13 JUIN 1997, Maître CANET était accueilli en sa demande. Que Monsieur ZANDIAN était condamné à supporter, personnellement, les dettes de la société à concurrence de la somme de 20.000.000 francs.

Il ajoute que cette décision a régulièrement été signifiée sous le Ministère de la SCP DELATTRE & LE MAREC, Huissiers de Justice Associés à PARIS (75006) les 6 et 8 AOUT 1997.

Que cette décision, au demeurant assortie de l'exécution provisoire, de plein droit, n'a fait l'objet d'aucun recours, qu'elle est donc définitive.

Il indique que pourtant, Monsieur ZANDIAN n'a pas cru devoir y déférer ou que plus exactement, il n'a eu de cesse de tenter d'échapper à ses obligations.

Maître CANET ès-qualités demande en conséquence au Tribunal d'ouvrir une procédure de liquidation judiciaire à l'encontre de Monsieur JAZI ZANDIAN Gholam, avec toutes les suites et conséquences et de dire que les dépens seront employés en frais privilégiés de liquidation judiciaire.

Monsieur JAZI ZANDIAN Gholam, après avoir fait l'objet d'un Procès Verbal de notification conformément aux dispositions de l'article 659 du Nouveau Code de Procédure Civile, ne comparait pas à l'audience, laissant ainsi supposer s'en rapporter à justice.

MOTIVATION :

Attendu qu'il résulte des pièces produites aux débats et des explications de Maître CANET ès-qualités que Monsieur ZANDIAN n'a plus de domicile, ni de résidence ni de lieu de travail connus, qu'il ne se présente pas, ni personne pour lui à l'audience.

Attendu que l'article 181 de la loi du 25 JANVIER 1985 dispose:



A
S

Le Tribunal peut ouvrir une procédure de redressement judiciaire ou de liquidation judiciaire à l'égard des dirigeants à la charge desquels a été admis tout ou partie du passif d'une personne morale et qu'ils ne s'acquittent pas de cette dette".

Attendu que tel est bien le cas en l'espèce.

Attendu que le Tribunal estime opportun de faire application des dispositions du texte sus visé et d'ouvrir à l'encontre de Monsieur JAZI ZANDIAN Gholam une procédure de liquidation judiciaire avec toutes conséquences de droit.

Qu'il conviendra de constater l'exécution provisoire de plein droit de la présente décision.

Que les dépens de la présente instance seront employés en frais privilégiés de liquidation judiciaire.

PAR CES MOTIFS :

Le Tribunal, après en avoir délibéré,

Vu l'article 181 de la loi du 25/01/1985 modifiée par la loi du 10/06/1994,

Ouvre une procédure de liquidation judiciaire sans période d'observation, à l'égard de :

Monsieur JAZI ZANDIAN Gholam, Reza, né le 15 JANVIER 1952 à ISPAHAN (IRAN) de nationalité française, demeurant 25 Quai André Citroën à PARIS (75015)

Fixe provisoirement au 3 OCTOBRE 1996 la date de cessation des paiements.

Nomme M.TANKERE, Juge Commissaire et M.LEROY, Juge Commissaire Suppléant.

Nomme Me CANET, 1 RUE DE LA CITADELLE 95300 PONTOISE en qualité de liquidateur.

Impartit aux créanciers pour la déclaration de leurs créances un délai de 2 mois à compter de la publication du présent jugement au BODACC.

Dit que le délai impartit au liquidateur judiciaire pour l'établissement de la liste des créances est de dix mois à compter de l'expiration du délai ci-dessus fixé pour les déclarations ;

Invite les salariés à désigner au sein de l'entreprise un représentant dans les conditions prévues par l'article 148-1 de la loi.

Dit que le procès verbal de désignation ou de carence sera déposé sans délai au Greffe, conformément à l'article 15-2ème alinéa du décret du 27 décembre 1985 modifié.

Ordonne la communication de la présente décision aux autorités citées à l'article 19 du décret modifié du 27/12/85.

Ordonne la publication du présent jugement conformément à l'article 21 du décret modifié du 27 décembre 1985, et de l'article 119 du décret du 27 décembre 1985.

Rappelle que l'exécution provisoire est de droit.

Dit que les frais à recouvrer par le Greffe et liquidés à la somme de 272,67 francs TTC seront employés en frais privilégiés de liquidation judiciaire.

La minute du jugement est signée par le Président et le Greffier.

POUR EXPÉDITION
LE GREFFIER



EXHIBIT B

COMMERCIAL COURT
OF PONTOISE

JUDGEMENT OF 3 APRIL 1998
6th Chamber

BANRUPTCY PROCEEDINGS No. 989252
CANET, JUDICIAL LIQUIDATOR of COMPUTER WORLD
vs.
Mr. GHOLAM ZANDIAN JAZI
DOCKET No. 97P01370

PLAINTIFF

CANET, JUDICIAL LIQUIDATOR of COMPUTER WORLD, 1 RUE DE LA
CITADELLE 95300 PONTOISE
appearing through Mr. GAYRAUD, Esq., 24 AVE. DENIS PAPIN
RESIDENCE DE LA GARE 95400 ARNOUVILLE LES GONESSE

DEFENDANT

MR. GHOLAM ZANDIAN JAZI 25 QUAI ANDRE CITROEN
75015 PARIS

not appearing

COMPOSITION OF THE COURT

Decision deemed rendered after argument on both sides in first instance.

Arguments, closing of arguments and set for deliberation at the time of the hearing of 6 MARCH
1998 in Council's Chambers where there sat, Mrs. MUGUET, Presiding Judge, Mr. BREDECHE,
Mr. JAGOURY, Judges, assisted by Mr. Pierre Olivier HULIN, Clerk of the hearing.

Deliberated by the same Judges.

Pronounced at the public hearing of 3 APRIL 1998.

The minute of this judgement was signed by the Presiding Judge and by the Clerk

CABINET DE TRADUCTION BONNEFOUS
Travaux d'Experts-Traducteurs
30 bis, rue Emile Marier - 75116 PARIS
Tél. : 01 45 53 23 13 - Fax : 01 45 53 34 19

[Initials]



Case 16-5064 Doc 5 Entered 05/26/16 10:47 Page 11 of 12
By service of process of the SCP [private partnership] DELATTRE-LE MAREC, Court Bailiffs in PARIS, attempted on 28 NOVEMBER 1997, and regularised on 1 DECEMBER 1997, Mr. CANET, acting as liquidator for the judicial liquidation of COMPUTER WORLD, summoned Mr. Gholam Reza JAZI ZANDIAN, born on 15 January 1952 in ISPAHAN (IRAN), an Iranian citizen, residing 25 Quai André Citröen, 75015 PARIS, to have to appear before the Commercial Court of PONTOISE at the hearing of 19 DECEMBER 1997 for the purposes of a ruling against him based on the provisions of Article 181 of the Law of 25 JANUARY 1985;

The proceedings were communicated to the Public Prosecutor;

Following adjournments, the matter was argued at the hearing of 6 MARCH 1998, during which Mr. CANET, Esq., in his official capacity, appearing through Mr. GAYRAUD, Esq., developed the terms of his document instituting proceedings. He recalls that by judgement rendered by this Commercial Court dated 12 JUNE 1992, COMPUTER WORLD, formerly called CEPAT, was admitted to the benefit of reorganisation proceedings.

On 11 JUNE 1993, this reorganisation had been converted into judicial liquidation and Mr. CANET, Esq., appointed to the duties of liquidator and representative of the creditors.

He states that in connection with his duties, he had summoned Mr. ZANDIAN, Chairman and General Manager and 48% shareholder for the purposes of having a pecuniary sanction ordered against him derived from Article 180 of the Law of 25 JANUARY 1985.

Indeed, Mr. ZANDIAN was guilty of a certain number of acts justifying that a sanction be ordered against him for repayment of the company's liabilities out of his own assets [*comblement de passif*].

Following a judgement rendered by the 6th Chamber of this Court on 13 JUNE 1997, Mr. CANET, Esq.'s claim was allowed. Mr. ZANDIAN was ordered to personally assume the debts of the company up to the amount of 20,000,000 francs.

He adds that this decision had been duly served by the SCP DELATTRE & LE MAREC, a Partnership of Court Bailiffs in PARIS, on 6 and 8 AUGUST 1997.

This decision which, moreover, was *ipso jure* provisionally enforceable, was not appealed and is therefore final.

He states that, nevertheless, Mr. ZANDIAN did not think it necessary to defer to it or, more accurately, he has not ceased attempting to avoid his obligations.

Mr. CANET, Esq., in his official capacity, consequently prays the Court to open judicial liquidation proceedings against Mr. Gholam JAZI ZANDIAN, with all the consequences thereof and to declare that the court costs shall be included in the judicial liquidation as preferential debts.

Mr. Gholam JAZI ZANDIAN, after being the subject of a report of notification in accordance with the provisions of Article 659 of the [French] New Code of Civil Procedure, did not appear at the hearing, leaving it be presumed thereby that he leaves it up to the Court.

GROUND:

Whereas it appears from the exhibits produced as evidence and the explanations of Mr. CANET, Esq., in his official capacity, that Mr. ZANDIAN no longer has any known domicile, residence, nor place of work, that he has not made a personal appearance nor is represented by anyone at the hearing.

Whereas Article 181 of the Law of 25 JANUARY 1985 provides:

«The Court may open judicial reorganisation or liquidation proceedings with regard to managers whose liability for all or part of the liabilities of a legal entity has been recognised and who do not pay such debt.»

Whereas this is indeed the case here.

Whereas the Court considers it appropriate to apply the provisions of the above-mentioned text of law and to open judicial liquidation proceedings against Mr. Gholam JAZI ZANDIAN with all the legal consequences thereof.

[Initials]



The costs of this action shall be included in the judicial liquidation as preferential debts.

ON THESE GROUNDS:

After having deliberated, the Court,

Considering Article 181 of the Law of 25/01/1985, as amended by the Law of 10/06/1994,

Open judicial liquidation proceedings without any observation period with regard to:

Mr. Gholam Reza JAZI ZANDIAN, born on 15 JANUARY 1952 in ISPAHAN (IRAN), a French¹ citizen, residing 25 Quai André Citroën, PARIS (75015).

Provisionally sets the date of insolvency (*cessation des paiements*) at 3 OCTOBER 1996.

Appoints Mr. TANKERE as Bankruptcy Judge and Mr. LEROY as Alternate Bankruptcy Judge.

Appoints Mr. CANET, Esq., 1 RUE DE LA CITADELLE 93500 PONTOISE, as liquidator.

Grants the creditors a time limit of 2 months as from publication of this judgement in the BODACC [official bulletin of civil and commercial notices] to file their proofs of claim.

Declares that the time limit granted to the judicial liquidator for drawing up the list of creditors is ten months as from expiry of the above time limit set for proofs of claim.

Requests the employees to appoint a representative from within the company under the conditions provided by Article 148-1 of the Law.

Declares that the report of appointment or failure to do so shall be filed forthwith with the Clerk's office, in accordance with Article 15, 2nd paragraph of the Decree of 27 December 1985, as amended.

Orders communication of this decision to the authorities cited at Article 19 of the amended Decree of 27/12/85.

Orders the publication of this judgement in accordance with Article 21 of the amended Decree of 27 December 1985 and Article 119 of the Decree of 27 December 1985.

Recalls that provisional enforcement is of right.

Declares that the costs to be recovered by the Clerk's office and set at the sum of 272.67 francs, inclusive of all taxes, shall be included in the judicial liquidation as preferential debts.

The minute of this judgement was signed by the Presiding Judge and the Clerk.

CERTIFIED COPY
THE CLERK


[signatures]

[Stamp: Commercial Court of Pontoise
(Val d'Oise)]
[signature]



¹Translator's note: it is stated earlier on that he is an Iranian citizen.

1 Adam P. McMillen, Bar No. 10678
2 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
9 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

REQUEST FOR SUBMISSION

It is hereby requested that Plaintiff's Motion to Void Deeds, Assign Property, and For Writ of Execution and to Convey, filed on May 3, 2016 be submitted to the Court for decision.
No opposition has been filed.

///
///
///

BROWNSTEIN HYATT FARBER SCHRECK, LLP
5371 Kietzke Lane
Reno, Nevada 89511
775 324-4100

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: June 2, 2016

BROWNSTEIN HYATT FARBER SCHRECK, LLP

By:  #6547
for,

Adam P. McMillen
5371 Kietzke Lane
Reno, Nevada 89511
Attorneys for Plaintiff JED MARGOLIN

BROWNSTEIN HYATT FARBER SCHRECK, LLP
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775-324-4100

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CERTIFICATE OF SERVICE

Pursuant to *NRCP 5(b)*, I certify that I am an employee of BROWNSTEIN HYATT FARBER SCHRECK, LLP, and on this 2nd day of June, 2016, I served the document entitled **REQUEST FOR SUBMISSION** 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

Severin A. Carlson
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89403
(courtesy copy)
Email: 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

REC'D & FILED

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SUSAN MERRIWETHER
CLERK

BY [Signature]
DEPUTY

1 Case No.: 09 OC 00579 1B

2 Dept. No.: 1

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5
6 IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR CARSON CITY
8

9 JED MARGOLIN, an individual,

10 Plaintiff,

11 vs.

**NOTICE OF BANKRUPTCY FILING AND
AUTOMATIC STAY**

12 OPTIMA TECHNOLOGY CORPORATION, a
13 California corporation, OPTIMA
14 TECHNOLOGY CORPORATION, a Nevada
15 corporation, REZA ZANDIAN aka
16 GOLAMREZA ZANDIANJAZI aka GHOLAM
17 REZA ZANDIAN aka REZA JAZI aka J.
18 REZA JAZI aka G. REZA JAZI aka
19 GHONONREZA ZANDIAN JAZI, an
20 individual, DOE Companies 1-10, DOE
21 Corporations 11-20, and DOE Individuals 21-
22 30,

23 Defendants.

24 GHOLAM REZA JAZI ZANDIAN filed a verified Chapter 15 Petition for Recognition
25 of a Foreign Proceeding with the United States Bankruptcy Court, Case No. 16-50644-btb.
26 Pursuant to the United States Bankruptcy Code, upon the filing of a bankruptcy petition, judicial
27 proceedings involving the bankruptcy petitioner are automatically stayed. See 11 U.S.C. §
28 362(a). Therefore, this Court is unable to proceed on any motions until the automatic stay is
lifted by the United States Bankruptcy Court. At that time, the parties should resubmit any
pending motions to the Court for decision.

///

1 Therefore, good cause appearing;

2 THE PARTIES ARE HEREBY NOTIFIED that this Court is unable to proceed in the
3 instant case until the automatic bankruptcy stay is lifted by order of the United States Bankruptcy
4 Court.

5 Dated this 3 day of June, 2016.

6 
7 JAMES T. RUSSELL
8 DISTRICT JUDGE
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1 **CERTIFICATE OF MAILING**

2 Pursuant to NRCP 5(b), I certify that I am an employee of the First Judicial District
3 Court, and that on this 3rd day of June, 2016, I deposited for mailing at Carson City, Nevada, a
4 true and correct copy of the foregoing Order addressed as follows:

5
6 Adam P. McMillen, Esq.
7 5371 Kietzke Lane
8 Reno, NV 89511

9 Reza Zandian
10 c/o Alborz Zandian
11 9 MacArthur Place, Unit 2105
12 Santa Ana, CA 92707-6753

13 Jeffrey L. Hartman, Esq.
14 510 West Plumb Lane, Suite B
15 Reno, NV 89509



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Angela Jeffries
Judicial Assistant, Dept. 1

REC'D & FILED ✓

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SUSAN HERRIWEITER
CLERK

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

JED MARGOLIN, ,

Plaintiff,

vs.

OPTIMA TECHNOLOGY CORPORATION,
Defendant.

Case No.: 09 OC 00579 1B

Dept. No.: I

RECEIPT

I, _____, of the Law Firm of Brownsten Hyatt
Farber Schreck, hereby acknowledge receipt of the CD ROM of the entire case file for 09 OC
00579 1B, from the First Judicial District Court Clerk's Office.

DATED this 26 day of September, 2017.

EMPLOYEE OF THE LAW FIRM OF
BROWNSTEIN HYATT FERBAR SCHRECK

BROWNSTEIN HYATT FARBER SCHRECK, LLP
5371 Kietzke Lane
Reno, Nevada 89511
775 324-4100

1 Adam P. McMillen, Bar No. 10678
amcmillen@bhfs.com
2 Matthew D. Francis, Bar No. 6978
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3 BROWNSTEIN HYATT FARBER SCHRECK, LLP
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SUSAN MEADWETTER

BY

CLERK

OFFICE

6 Attorneys for Plaintiff JED MARGOLIN

7
8 IN THE FIRST JUDICIAL COURT OF THE STATE OF NEVADA
9 IN AND FOR CARSON CITY

10
11 JED MARGOLIN, an individual,
12 Plaintiff,

CASE NO.: 090C00579 1B

DEPT NO.: 1

13 v.

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

21
22 **NOTICE OF DISASSOCIATION OF COUNSEL**

23 PLEASE TAKE NOTICE that Adam P. McMillen is no longer associated with the firm
24 of Brownstein Hyatt Farber Schreck, LLP, and accordingly will no longer be serving as counsel
25 for Plaintiff JED MARGOLIN. Matthew D. Francis will continue to represent Plaintiff JED
26 MARGOLIN in this matter. Please continue to provide notices to the attention of Matthew D.
27 Francis of the law firm of Brownstein Hyatt Farber Schreck, LLP.

28 055457\0001\13292713.1

1 Please take further notice that Adam P. McMillen requests that he be removed from the
2 service list in the above-referenced matter. No further notices, pleadings and
3 documents need to be served upon him.

4 **AFFIRMATION Pursuant to NRS 239B.030**

5 The undersigned does hereby affirm that the preceding document does not contain
6 the social security number of any person.

7 DATED: This 31 day of October, 2017.

8 BROWNSTEIN HYATT FARBER SCHRECK, LLP

9
10 

11 Adam P. McMillen
12 Nevada Bar No. 10678
13 Matthew D. Francis
14 Nevada Bar No. 6978
15 5371 Kietzke Lane
16 Reno, NV 89511
17 Telephone: 775-324-4100
18 *Attorneys for Plaintiff JED MARGOLIN*

BROWNSTEIN HYATT FARBER SCHRECK, LLP

5371 Kietzke Lane
Reno, Nevada 89511
775-324-4100

1 **CERTIFICATE OF SERVICE**

2 Pursuant to *NRCP 5(b)*, I certify that I am an employee of BROWNSTEIN HYATT
3 FARBER SCHRECK, LLP, and on this 31st day of October, 2017, I served the document
4 entitled **NOTICE OF DISASSOCIATION OF COUNSEL** on the parties listed below via the
5 following:

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

11 **VIA FIRST CLASS U.S. MAIL:** by placing a true copy thereof enclosed in a sealed
12 envelope with postage thereon fully prepaid, in the United States mail at Reno, Nevada for
13 delivery to the foregoing.

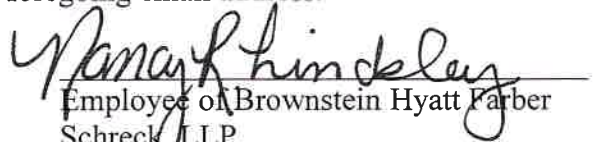
14 **VIA FACSIMILE:** by transmitting to a facsimile machine maintained by the person on
15 whom it is served at the facsimile machine telephone number as last given by that person on any
16 document which he/she has filed in the cause and served on the party making the service. The
17 copy of the document served by the facsimile transmission bears a notation of the date and place
18 of transmission and the facsimile telephone number to which it was transmitted.

19 **BY PERSONAL SERVICE:** by personally hand-delivering or causing to be hand
20 delivered by such designated individual whose particular duties include delivery of such on behalf
21 of the firm, addressed to the individual(s) listed, signed by such individual or his/her
22 representative accepting on his/her behalf.

23 **VIA COURIER:** by delivering a copy of the document to a courier service for over-night
24 delivery to the foregoing parties.

25 **VIA ELECTRONIC SERVICE:** by electronically filing the document with the Clerk of
26 the Court using the ECF system which served the foregoing parties electronically.

27 **VIA ELECTRONIC MAIL:** by electronically transmitting a courtesy copy of the
28 document to the Defendant Reza Zandian at the foregoing email address.

29 
30 Employee of Brownstein Hyatt Farber
31 Schreck, LLP

BROWNSTEIN HYATT FARBER SCHRECK, LLP
5371 Kietzke Lane
Reno, Nevada 89511
775-324-4100

1 Matthew D. Francis
Nevada Bar No. 6978
2 Arthur A. Zorio
Nevada Bar No. 6547
3 Samantha J. Reviglio
Nevada Bar No. 14258
4 BROWNSTEIN HYATT FARBER SCHRECK, LLP
5371 Kietzke Lane
5 Reno, NV 89511
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6 Facsimile: 775.333.8171
7 Email: mfrancis@bhfs.com
azorio@bhfs.com
sreviglio@bhfs.com

8 Attorneys for Plaintiff
9

10 IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
11 IN AND FOR CARSON CITY

12
13 JED MARGOLIN, an individual,
14 Plaintiff,

15 v.

16 OPTIMA TECHNOLOGY
CORPORATION, a California corporation,
17 OPTIMA TECHNOLOGY
CORPORATION, a Nevada corporation,
18 REZA ZANDIAN aka GOLAMREZA
ZANDIANJAZI aka GHOLAM REZA
19 ZANDIAN aka REZA JAZI aka J. REZA
JAZI aka G. REZA JAZI aka
20 GHONONREZA ZANDIAN JAZI, an
individual, DOE Companies 1-10; DOE
21 Corporations 11-20; and DOE Individuals
22 21-30, inclusive,
23 Defendants.

24 STATE OF NEVADA)
25 COUNTY OF CARSON) ss.

26 Plaintiff/Judgment Creditor, JED MARGOLIN, by and through his attorneys of the law
27 firm of BROWNSTEIN HYATT FARBER SCHRECK, and pursuant to NRS § 17.214, first
28 being duly sworn according to law, hereby submits this Affidavit of Renewal of Judgment

REC'D & FILED ✓

2019 MAY -2 PM 1:15

AUGREY ROWLATT
CLERK
BY: *[Signature]*
DEPUTY

1 against Defendant/Judgment Debtors OPTIMA TECHNOLOGY CORPORATION, a California
2 corporation, OPTIMA TECHNOLOGY CORPORATION, a Nevada corporation, REZA
3 ZANDIAN aka GOLAMREZA ZANDIANJAZI aka GHOLAM REZA ZANDIAN aka REZA
4 JAZI aka J. REZA JAZI aka G. REZA JAZI aka GHONONREZA ZANDIAN JAZI, an
5 individual, DOE Companies 1-10; DOE Corporations 11-20; and DOE Individuals 21-30,
6 inclusive (collectively "Judgment Debtors").

7 1. I am the Plaintiff/Judgment Creditor, JED MARGOLIN. I have personal
8 knowledge of the facts contained in this Affidavit and if called to do so, would testify
9 competently thereto.

10 2. On June 24, 2013, this Court entered a Default Judgment ("the Judgment") in the
11 amount of \$1,495,775.74 for Plaintiff and against Defendants in this matter.

12 3. The Judgment was recorded with the Washoe County Recorder, Nevada, as
13 Document Number 4269631, on August 16, 2013.

14 4. In addition to the recordation of the Judgment in Washoe County, Nevada (*see*
15 paragraph 3 above), the Judgment has been recorded in the office of the County Recorder in the
16 following Counties in the following States:

17 a. The Judgment was also recorded with the Clark County Recorder,
18 Nevada, as Instrument Number 20130820001370 on August 20, 2013.

19 b. The Judgment was also recorded with the Lyon County Recorder,
20 Nevada, as Document Number 511155 on August 16, 2013.

21 c. The Judgment was also recorded with the Churchill County Recorder,
22 Nevada, as Document Number 436437 on August 16, 2013.

23 5. The Judgment being renewed was initially entered in this Court on June 24, 2013
24 for a total amount of \$1,495,775.74, accruing interest at the legal rate.

25 6. The total Judgment amount due and owing as of May 1, 2019 including accrued
26 interest, is \$2,002,587.58, to wit:

27 \$1,495,775.74 Principal Judgment

28 \$ 506,811.84 Interest on total judgment

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\$2,002,587.58 Total Amount of Judgment as of May 1, 2019.

7. Interest has been calculated and adjusted according to NRS 17.130 as follows on the principal amount of \$1,495,775.74:

- a. From June 24, 2013 through December 31, 2015, the rate of legal interest was 5.25% pursuant to NRS 17.130. From June 24, 2013 to December 31, 2015, 920 days elapsed. For this time period the sum of \$197,934.16 has accrued as interest on the principal sum of \$1,495,775.74.
- b. From January 1, 2016 through December 31, 2016, the rate of legal interest was 5.5% pursuant to NRS 17.130. From January 1, 2016 through December 31, 2016, 365 days had elapsed. For this time period the sum of \$82,267.67 has accrued as interest on the principal sum of \$1,495,775.74.
- c. From January 1, 2017 through June 30, 2017 the rate of legal interest was 5.75% pursuant to NRS 17.130. From January 1, 2017 through June 30, 2017 180 days had elapsed. For this time period the sum of \$42,414.46 has accrued as interest on the principal sum of \$1,495,775.74.
- d. From July 1, 2017 through December 31, 2017 the rate of legal interest was 6.25% pursuant to NRS 17.130. From July 1, 2017 through December 31, 2017, 183 days had elapsed. For this time period the sum of \$46,871.05 has accrued as interest on the principal sum of \$1,495,775.74.
- e. From January 1, 2018 through June 30, 2018, the rate of legal interest was 6.5% pursuant to NRS 17.130. From January 1, 2018 through June 30, 2018, 180 days had elapsed. For this time period the sum of \$47,946.78 has accrued as interest on the principal sum of \$1,495,775.74.
- f. From July 1, 2018 through December 31, 2018, the rate of legal interest was 7% pursuant to NRS 17.130. From July 1, 2018 through December 31, 2018, 183 days had elapsed. For this time period the sum of \$52,495.58 has accrued as interest on the principal sum of \$1,495,775.74.

1 g. From January 1, 2019 through June 30, 2019, the rate of legal interest is 7.5%
2 pursuant to NRS 17.130. From January 1, 2019 through May 1, 2019, 120 days
3 have elapsed. For this time period the sum of \$36,882.14 has accrued as interest
4 on the principal sum of \$1,495,775.74.

5 h. Total interest that has accrued since June 24, 2013 is therefore: \$506,811.84 on
6 the principal sum of \$1,495,775.74, up to May 1, 2019.

7 8. After the Default Judgment was entered, Judge Russell awarded Plaintiff costs
8 and fees in the following amounts:

9 Postjudgment Costs: \$1,355.17

10 Postjudgment Fees: \$31,247.50

11 Total Award: \$32,602.67

12 *See Order on Motion for Order Allowing Costs and Necessary Disbursements and Memorandum*
13 *of Points and Authorities in Support Thereof*, filed May 19, 2014. Interest on the \$32,602.67
14 awarded by Judge Russell on May 19, 2014 has been calculated and adjusted according to NRS
15 17.130 as follows:

16 a. From May 19, 2014 through December 31, 2015, the rate of legal interest was
17 5.25% pursuant to NRS 17.130. From May 19, 2014 through December 31,
18 2015, 591 days elapsed. For this time period the sum of \$2,771.45 has accrued
19 as interest on the total award of \$32,602.67.

20 b. From January 1, 2016 through December 31, 2016, the rate of legal interest was
21 5.5% pursuant to NRS 17.130. From January 1, 2016 through December 31,
22 2016, 365 days had elapsed. For this time period the sum of \$1,793.15 has
23 accrued as interest on the total award of \$32,602.67.

24 c. From January 1, 2017 through June 30, 2017 the rate of legal interest was 5.75%
25 pursuant to NRS 17.130. From January 1, 2017 through June 30, 2017, 180 days
26 had elapsed. For this time period the sum of \$924.49 has accrued as interest on
27 the total award of \$32,602.67.

28

- 1 d. From July 1, 2017 through December 31, 2017 the rate of legal interest was
2 6.25% pursuant to NRS 17.130. From July 1, 2017 through December 31, 2017,
3 183 days had elapsed. For this time period the sum of \$1,021.62 has accrued as
4 interest on the total award of \$32,602.67.
- 5 e. From January 1, 2018 through June 30, 2018, the rate of legal interest was 6.5%
6 pursuant to NRS 17.130. From January 1, 2018 through June 30, 2018, 180 days
7 had elapsed. For this time period the sum of \$1,045.07 has accrued as interest on
8 the total award of \$32,602.67.
- 9 f. From July 1, 2018 through December 31, 2018, the rate of legal interest was 7%
10 pursuant to NRS 17.130. From July 1, 2018 through December 31, 2018, 183
11 days had elapsed. For this time period the sum of \$1,144.21 has accrued as
12 interest on the total award of \$32,602.67.
- 13 g. From January 1, 2019 through June 30, 2019, the rate of legal interest is 7.5%
14 pursuant to NRS 17.130. From January 1, 2019 through May 1, 2019, 120 days
15 have elapsed. For this time period the sum of \$803.90 has accrued as interest on
16 the total award of \$32,602.67.
- 17 h. Total interest that has accrued since May 19, 2014 is therefore: \$9,503.89 on the
18 on the total award of \$32,602.67, up to May 1, 2019.
- 19 9. On September 5, 2014, Margolin filed a Writ of Execution against two properties
20 in Clark County in which Zandian has an interest. On September 10, 2014, Margolin filed a
21 Writ of Execution against ten properties in Washoe County in which Zandian had an interest.
22 Notwithstanding the above, there are currently no Writs of Execution outstanding for levy,
23 execution, or collection.
- 24 10. On December 9, 2014, the Clark County Sheriff sold at public auction Zandian's
25 interest in two Clark County parcels. As there were no other bidders, Margolin credit bid at the
26 auction and purchased both parcels. On April 3, 2015, the Washoe County Sheriff sold at public
27 auction Zandian's interest in four Washoe County parcels. As there were no other bidders,
28 Margolin credit bid at the auction and purchased all four parcels. Both purchases made by

1 Margolin were more than the assessed value of the property: the assessed value of the two Clark
2 County parcels totaled \$10,500, Margolin bought them for \$24,000; and the assessed value of
3 the four Washoe County parcels totaled \$24,575; Margolin bought them for \$28,000. However,
4 in the adversary proceeding in the United States Bankruptcy Court, District of Nevada,
5 Adversary Case Number 17-0516-btb, the Court granted a Partial Motion for Summary
6 Judgment against Margolin for quiet title and declaratory relief in favor of Star Living Trust and
7 Koroghli Management Trust, declaring the Sheriff's deeds void ab-initio on July 20, 2018.
8 Margolin intends to appeal the Bankruptcy Court's order declaring the Sheriff's deeds void ab-
9 initio. Notwithstanding the above, Margolin has not received any payments from Judgment
10 Debtor.

11 11. It appears that on March 18, 2014, Zandian recorded a grant deed which
12 transferred his interest in the nine Washoe County parcels to Fred Sadri, Ray Koroghli and
13 Sathsowi Thay Koroghli, and Alborz Zandian and Niloofar Foughani. On or about May 3,
14 2016, Plaintiff Jed Margolin filed a Motion to Void Deeds, Assign Property, For Writ of
15 Execution and to Convey before the First Judicial District Court, State of Nevada, County of
16 Carson City, Case No. 090C00579. Because of the automatic stay existing pursuant to Title 11,
17 United States Code, by virtue of the pending bankruptcy proceeding, United States Bankruptcy
18 Court, District of Nevada, BK-16-50644-btb, the First Judicial District Court has not yet ruled
19 on the motion.

20 12. There are no set offs or counterclaims in favor of Judgment Debtor.

21 13. The exact amount due on the judgment as of May 1, 2019 is \$2,044,694.14.¹

22 14. After inquiry, affiant has ascertained that neither the Plaintiff/Judgment Creditor,
23 JED MARGOLIN, nor anyone on his behalf, has received any payments other than as set forth
24 above.

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27 _____
28 ¹ \$2,002,587.58 from the principal Default plus interest and \$42,106.56 from Judge Russell's Award of Fees and Costs plus interest.

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AFFIRMATION

Pursuant to NRS 239B.030, the undersigned does hereby affirm that the preceding document, filed in District Court, does not contain the social security number of any person.

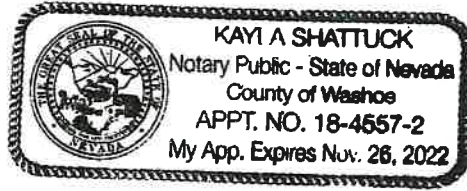
Jed Margolin

JED MARGOLIN

Subscribed and sworn before me
this 1st day of May, 2019.

Kay A Shattuck

Notary Public



BROWNSTEIN HYATT FARBER SCHRECK, LLP
5371 Kietzke Lane
Reno, NV 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 1st day of May, 2019, I served the document entitled **AFFIDAVIT OF RENEWAL OF JUDGMENT** on the parties listed below in the manner described below:

Reza Zandian
9 MacArthur Place, Unit 2105
Santa Ana, California 92707-6753
(Certified Mail)

Gholam Reza Zandian Jazi
6 Rue Edouard Fournier
75116 Paris
France
(Federal Express)

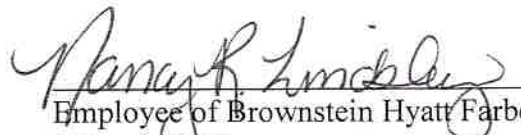
VIA CERTIFIED MAIL U.S. MAIL: by placing a true copy thereof enclosed in a sealed envelope with certified mailing postage thereon fully prepaid, in the United States mail at Reno, Nevada as addressed to the foregoing party in Santa Ana, California.

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. A receipt of copy signed and dated by such an individual confirming delivery of the document will be maintained with the document and is attached.

VIA COURIER: by delivering a copy of the document to Federal Express for over-night delivery to the foregoing party in Paris, France.

VIA ELECTRONIC SERVICE: by electronically filing the document with the Clerk of the Court using the ECF system which served the foregoing parties electronically:


Employee of Brownstein Hyatt Farber
Schreck, LLP