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12 *Attorneys for Plaintiffs/Counter-Defendants, Fred Sadri, both in his individual capacity and as*
13 *Trustee for The Star Living Trust, dated April 14, 1997; Ray Koroghli and Sathsowi T. Koroghli,*
14 *in their individual capacities as well as Managing Trustees for Koroghli Management Trust*

15 **UNITED STATES BANKRUPTCY COURT**
16 **DISTRICT OF NEVADA**

17 In re: JAZI GHOLAMREZA ZANDIAN,
18
19 Debtor.

20 **Case No.: N-16-50644-btb**

21 **CHAPTER 15**

22 FRED SADRI, AS TRUSTEE FOR THE STAR
23 LIVING TRUST, DATED APRIL 14, 1997;
24 RAY KOROGHLI AND SATHSOWI T.
25 KOROGHLI, AS MANAGING TRUSTEES
26 FOR KOROGHLI MANAGEMENT TRUST,

27 **Adv. No. 17-05016-btb**

28 Plaintiffs,

29 **PLAINTIFFS' RESPONSES TO**
30 **DEFENDANT JED MARGOLIN'S**
31 **FIRST SET OF REQUESTS FOR**
32 **PRODUCTION OF DOCUMENTS**

33 vs.

34 JED MARGOLIN; JAZI GHOLAMREZA
35 ZANDIAN; and all other parties claiming an
36 interest in real properties described in this
37 action,

38 Defendants.

39 PATRICK CANET,

40 Counterclaimant,

41 vs.

42 FRED SADRI INDIVIDUALLY AND IN HIS

1 CAPACITY AS TRUSTEE OF THE STAR
2 LIVING TRUST AND RAY KOROGHLI
3 INDIVIDUALLY, AND RAY KOROGHLI
4 AND SATHSOWI T. KOROGHLI AS
5 MANAGING TRUSTEES OF THE
6 KOROGHLI MANAGEMENT TRUST,

Counter-Defendants.

7 PATRICK CANET,

Cross-Claimant,

8 v.

9 JED MARGOLIN,

10 Cross-Defendant.
11

12 COME NOW, Plaintiffs/Counter-Defendants, Fred Sadri, as Trustee for The Star Living
13 Trust, dated April 14, 1997; Ray Koroghli and Sathsowi T. Koroghli, as Managing Trustees for
14 Koroghli Management Trust (hereinafter “Plaintiffs”), by and through their counsel, Dana
15 Jonathon Nitz, Esq., and Yanxiong Li, Esq., of the law firm of Wright, Finlay & Zak, LLP, and
16 hereby submit their responses to Defendant Jed Margolin’s (“Margolin”) First Set of Requests
17 for Production of Documents.

18 **PRELIMINARY STATEMENT AND GENERAL OBJECTIONS**

19 The Responses herein to Margolin’s Requests for Production of Documents (the
20 “Responses”) are subject to the following general objections (the “General Objections”). The
21 General Objections may be specifically referred to in the Responses for the purpose of clarity.
22 The failure to specifically incorporate a General Objection, however, should not be construed as
23 a waiver of the General Objections.

24 1. Plaintiffs object to all Requests for Production of Documents based on the assertion that
25 all Requests for Production of Documents are unlikely to lead to the discovery of admissible
26 evidence related to issues of fact and law asserted in its Complaint.

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1 2. Plaintiffs object to the Requests to the extent they seek information and documents that
2 are currently in Margolin's possession, custody, or control, or are, by reason of public filing,
3 or otherwise, readily accessible to Margolin.

4 3. Plaintiffs object to the Requests to the extent they seek to require Plaintiffs to search for
5 or produce information and documents which are not currently in their possession, custody,
6 or control, or to identify or describe persons, entities, or events that are not known to them
7 on the grounds that such request would seek to require more of Plaintiffs than any obligation
8 imposed by law, would subject them to unreasonable and undue annoyance, oppression,
9 burden, and expense, and would seek to impose upon Plaintiffs an obligation to investigate
10 or discover information or materials from third-parties or sources that are equally accessible
11 to Margolin.

12 4. Nothing herein shall be construed as an admission or waiver by Plaintiffs of: (a) their
13 rights respecting admissibility, competency, relevance, privilege, materiality, and
14 authenticity of any information provided in the Responses, any documents identified
15 therein, or the subject matter thereof; and (b) their rights to object to the use of any
16 information provided in the Responses, any document identified therein, or the subject
17 matter contained in the Responses during a subsequent proceeding, including the trial of this
18 or any other action.

19 5. The Responses are made solely for the purposes of, and in relation to, this litigation.

20 6. Plaintiffs object to the Requests to the extent they seek documents and information
21 protected by the attorney-client privilege and/or seeks the work product of Counsel.

22 7. Plaintiffs may have not completed: (a) their investigation of facts, witnesses, or
23 documents relating to this case, (b) discovery in this action, (c) their analysis of available
24 data, and (d) their preparations for trial. Thus, although a good faith effort has been made to
25 supply pertinent information where the same has been requested, it is not possible in some
26 instances for unqualified Responses to be made to the Discovery Requests. Further, the
27 Responses are necessarily made without prejudice to Plaintiffs' right to produce evidence of
28 subsequently discovered facts, witnesses, or documents, as well as any new theories or

1 contentions that Plaintiffs may adopt. The Responses are further given without prejudice to
2 Plaintiffs' right to provide information concerning facts, witnesses, or documents omitted by
3 the Responses as a result of oversight, inadvertence, good faith error, or mistake.

4 In addition to all standing objections stated above, Plaintiffs respond to Margolin's
5 Requests for Production of Documents as follows:

6 **REQUESTS FOR PRODUCTION OF DOCUMENTS**

7 **REQUEST NO. 1:**

8 Produce all Documents and things Relating To any non-privileged Documents, Writings,
9 and Communications between the PLAINTIFFS, or any of them, Relating To MARGOLIN, any
10 court judgment MARGOLIN has against ZANDIAN, any patent owned by MARGOLIN, and
11 any lawsuit between MARGOLIN and ZANDIAN, from December 2007 to present.

12 **RESPONSE TO REQUEST NO. 1:**

13 In addition to the General Objections, Plaintiffs further object to this Request on the
14 grounds that it is overly broad and vague as to scope, and seeks production that is neither
15 relevant nor proportional to the needs of this case. This Interrogatory is also unduly burdensome
16 as it seeks documents or things outside of possession and control of Plaintiffs and that is more
17 than a decade prior to Plaintiffs' filing of this Adversary Proceeding.

18 **REQUEST NO. 2:**

19 Produce all Documents and things Relating To any non-privileged Documents, Writings,
20 and Communications between SADRI and RAY KOROGHLI Relating To MARGOLIN, any
21 court judgment MARGOLIN has against ZANDIAN, any patent owned by MARGOLIN, and
22 any lawsuit between MARGOLIN and ZANDIAN, from December 2007 to present.

23 **RESPONSE TO REQUEST NO. 2:**

24 In addition to the General Objections, Plaintiffs further object to this Request on the
25 grounds that it is overly broad and vague as to scope, and seeks production that is neither
26 relevant nor proportional to the needs of this case. This Interrogatory is also unduly burdensome
27 as it seeks documents or things outside of possession and control of Plaintiffs and that is more
28 than a decade prior to Plaintiffs' filing of this Adversary Proceeding.

1 **REQUEST NO. 3:**

2 Produce all Documents and things Relating To any non-privileged Documents, Writings,
3 and Communications between SADRI and SATHSOWI T. KOROGHLI Relating To
4 MARGOLIN, any court judgment MARGOLIN has against ZANDIAN, any patent owned by
5 MARGOLIN, and any lawsuit between MARGOLIN and ZANDIAN, from December 2007 to
6 present.

7 **RESPONSE TO REQUEST NO. 3:**

8 In addition to the General Objections, Plaintiffs further object to this Request on the
9 grounds that it is overly broad and vague as to scope, and seeks production that is neither
10 relevant nor proportional to the needs of this case. This Interrogatory is also unduly burdensome
11 as it seeks documents or things outside of possession and control of Plaintiffs and that is more
12 than a decade prior to Plaintiffs' filing of this Adversary Proceeding.

13 **REQUEST NO. 4:**

14 Produce all Documents and things Relating To any non-privileged Documents, Writings,
15 and Communications between SADRI and KMT Relating To MARGOLIN, any court judgment
16 MARGOLIN has against ZANDIAN, any patent owned by MARGOLIN, and any lawsuit
17 between MARGOLIN and ZANDIAN, from December 2007 to present.

18 **RESPONSE TO REQUEST NO. 4:**

19 In addition to the General Objections, Plaintiffs further object to this Request on the
20 grounds that it is overly broad and vague as to scope, and seeks production that is neither
21 relevant nor proportional to the needs of this case. This Interrogatory is also unduly burdensome
22 as it seeks documents or things outside of possession and control of Plaintiffs and that is more
23 than a decade prior to Plaintiffs' filing of this Adversary Proceeding.

24 **REQUEST NO. 5:**

25 Produce all Documents and things Relating To any non-privileged Documents, Writings,
26 and Communications between RAY KOROGHLI and SATHSOWI T. KOROGHLI Relating To
27 MARGOLIN, any court judgment MARGOLIN has against ZANDIAN, any patent owned by
28

1 MARGOLIN, and any lawsuit between MARGOLIN and ZANDIAN, from December 2007 to
2 present.

3 **RESPONSE TO REQUEST NO. 5:**

4 In addition to the General Objections, Plaintiffs further object to this Request on the
5 grounds that it is overly broad and vague as to scope, and seeks production that is neither
6 relevant nor proportional to the needs of this case. This Interrogatory is also unduly burdensome
7 as it seeks documents or things outside of possession and control of Plaintiffs and that is more
8 than a decade prior to Plaintiffs' filing of this Adversary Proceeding.

9 **REQUEST NO. 6:**

10 Produce all Documents and things Relating To any non-privileged Documents, Writings,
11 and Communications between RAY KOROGHLI and KMT Relating To MARGOLIN, any court
12 judgment MARGOLIN has against ZANDIAN, any patent owned by MARGOLIN, and any
13 lawsuit between MARGOLIN and ZANDIAN, from December 2007 to present.

14 **RESPONSE TO REQUEST NO. 6:**

15 In addition to the General Objections, Plaintiffs further object to this Request on the
16 grounds that it is overly broad and vague as to scope, and seeks production that is neither
17 relevant nor proportional to the needs of this case. This Interrogatory is also unduly burdensome
18 as it seeks documents or things outside of possession and control of Plaintiffs and that is more
19 than a decade prior to Plaintiffs' filing of this Adversary Proceeding.

20 **REQUEST NO. 7:**

21 Produce all Documents and things Relating To any non-privileged Documents, Writings,
22 and Communications between SATHSOWI T. KOROGHLI and KMT Relating To
23 MARGOLIN, any court judgment MARGOLIN has against ZANDIAN, any patent owned by
24 MARGOLIN, and any lawsuit between MARGOLIN and ZANDIAN, from December 2007 to
25 present.

26 **RESPONSE TO REQUEST NO. 7:**

27 In addition to the General Objections, Plaintiffs further object to this Request on the
28 grounds that it is overly broad and vague as to scope, and seeks production that is neither

1 relevant nor proportional to the needs of this case. This Interrogatory is also unduly burdensome
2 as it seeks documents or things outside of possession and control of Plaintiffs and that is more
3 than a decade prior to Plaintiffs' filing of this Adversary Proceeding.

4 **REQUEST NO. 8:**

5 Produce all Documents and things Relating To any non-privileged Documents, Writings,
6 and Communications between any of the PLAINTIFFS Relating To any purchase or potential
7 purchase of any court judgment MARGOLIN has against ZANDIAN

8 **RESPONSE TO REQUEST NO. 8:**

9 In addition to the General Objections, Plaintiffs further object to this Request on the
10 grounds that it is overly broad and vague as to time and scope, and seeks production that is
11 neither relevant nor proportional to the needs of this case. This Interrogatory is also unduly
12 burdensome as it seeks documents or things outside of possession and control of Plaintiffs.

13 **REQUEST NO. 9:**

14 Produce all Documents and things Relating To any non-privileged Documents, Writings,
15 and Communications that Relate to ZANDIAN receiving any payment of any money or other
16 consideration from "Pico Holdings."

17 **RESPONSE TO REQUEST NO. 9:**

18 In addition to the General Objections, Plaintiffs further object to this Request on the
19 grounds that it is overly broad and vague as to time and scope, and seeks production that is
20 neither relevant nor proportional to the needs of this case. This Interrogatory is also unduly
21 burdensome as it seeks documents or things outside of possession and control of Plaintiffs. This
22 Request is further objected to on the grounds that it seeks production of confidential proprietary
23 documents or communications.

24 **REQUEST NO. 10:**

25 Produce all Documents and things Relating To any non-privileged Documents, Writings,
26 and Communications that Relate to any payment of any money or other consideration from any
27 PLAINTIFF to ZANDIAN.

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1 **RESPONSE TO REQUEST NO. 10:**

2 In addition to the General Objections, Plaintiffs further object to this Request on the
3 grounds that it is overly broad and vague as to time and scope, and seeks production that is
4 neither relevant nor proportional to the needs of this case. This Interrogatory is also unduly
5 burdensome as it seeks documents or things outside of possession and control of Plaintiffs. This
6 Request is further objected to on the grounds that it seeks production of confidential proprietary
7 documents or communications.

8 **REQUEST NO. 11:**

9 Produce all Documents and things Relating To any non-privileged Documents, Writings,
10 and Communications that support Your FIRST CAUSE OF ACTION contained in Your
11 COMPLAINT.

12 **RESPONSE TO REQUEST NO. 11:**

13 Subject to the General Objections, Plaintiffs respond: *see* documents served with
14 Plaintiffs' Initial Disclosures and supplements thereto, especially WFZ 57-173 (Judgment
15 Confirming Arbitration Award); 174-193 (Stipulated Judgment in Zandian Action); 194-199
16 (Quitclaim Deed to Koroghli Management Trust); 200-204 (Margolin's Default Judgment); 217-
17 234 (Assessor Historical Value); 235-256 (Pleadings from Appeal of Zandian Action).
18 Investigation is continuing and this Response will be supplemented if and when appropriate.

19 **REQUEST NO. 12:**

20 Produce all Documents and things Relating To any non-privileged Documents, Writings,
21 and Communications that support Your SECOND CAUSE OF ACTION contained in Your
22 COMPLAINT.

23 **RESPONSE TO REQUEST NO. 12:**

24 Subject to the General Objections, Plaintiffs respond: *see* Response to Request No. 11
25 above. Investigation is continuing and this Response will be supplemented if and when
26 appropriate.

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1 **REQUEST NO. 13:**

2 Produce all Documents and things Relating To any non-privileged Documents, Writings,
3 and Communications that support Your THIRD CAUSE OF ACTION contained in Your
4 COMPLAINT.

5 **RESPONSE TO REQUEST NO. 13:**

6 Subject to the General Objections, Plaintiffs respond: *see* Response to Request No. 11
7 above. Investigation is continuing and this Response will be supplemented if and when
8 appropriate.

9 **REQUEST NO. 14:**

10 Produce all Documents and things Relating To any non-privileged Documents, Writings,
11 and Communications that support the PRAYER for relief contained in Your COMPLAINT.

12 **RESPONSE TO REQUEST NO. 14:**

13 Subject to the General Objections, Plaintiffs respond: *see* Response to Request No. 11
14 above. Investigation is continuing and this Response will be supplemented if and when
15 appropriate.

16 **REQUEST NO. 15:**

17 Produce all Documents and things Relating To any non-privileged Documents, Writings,
18 and Communications that support paragraph 23 of Your COMPLAINT that “Margolin did not
19 properly record a copy of the Default Judgment at the Washoe County Recorder’s Office in
20 accordance with NRS 17.150 prior to executing upon Debtor’s interest in the Property”.

21 **RESPONSE TO REQUEST NO. 15:**

22 Subject to the General Objections, Plaintiffs respond: *see* “JM_0496-521 Ex 8 - Default
23 Judgment recorded” served with Margolin’s Initial Disclosure of Documents and supplements
24 thereto. Investigation is continuing and this Response will be supplemented if and when
25 appropriate.

26 **REQUEST NO. 16:**

27 Produce all Documents and things Relating To any non-privileged Documents, Writings,
28 and Communications that support paragraph 24 of Your COMPLAINT that “Margolin did not

1 cause a copy of the Notice of Sale to be served in accordance with NRS 21.130 prior to
2 executing upon Debtor's interest in the Property."

3 **RESPONSE TO REQUEST NO. 16:**

4 Subject to the General Objections, Plaintiffs respond: *see* Margolin's Responses to
5 Request for Production Nos. 5 and 6, and documents referenced therein. Investigation is
6 continuing and this Response will be supplemented if and when appropriate.

7 **REQUEST NO. 17:**

8 Produce all Documents and things Relating To any non-privileged Documents, Writings,
9 and Communications that support paragraph 34 of Your COMPLAINT that "Margolin did not
10 comply with all mailing and noticing requirements stated in NRS 17.150 and 21.130".

11 **RESPONSE TO REQUEST NO. 17:**

12 Subject to the General Objections, Plaintiffs respond: *see* Response to Request No. 16
13 above. Investigation is continuing and this Response will be supplemented if and when
14 appropriate.

15 **REQUEST NO. 18:**

16 Produce all Documents and things Relating To any non-privileged Documents, Writings,
17 and Communications that support paragraph 38 of Your COMPLAINT that "The Sheriff's Sales
18 violated Plaintiffs' rights to due process because they were not given proper, adequate notice and
19 the opportunity to protect their interest in title to the Property."

20 **RESPONSE TO REQUEST NO. 18:**

21 Subject to the General Objections, Plaintiffs respond: *see* Response to Request Nos. 11,
22 15 and 16 above. Investigation is continuing and this Response will be supplemented if and
23 when appropriate.

24 **REQUEST NO. 19:**

25 Produce all Documents and things Relating To any non-privileged Documents, Writings,
26 and Communications that support paragraph 39 of Your COMPLAINT that "The Sheriff's Sales
27 were an invalid sale and could not have extinguished Plaintiffs' interest because of defects in the
28 notices given to Plaintiffs, or their predecessors, agents, servicers or trustees, if any."

1 **RESPONSE TO REQUEST NO. 19:**

2 Subject to the General Objections, Plaintiffs respond: see Response to Request Nos. 11,
3 15 and 16 above. Investigation is continuing and this Response will be supplemented if and
4 when appropriate.

5 **REQUEST NO. 20:**

6 Produce all Documents and things Relating To any non-privileged Documents, Writings,
7 and Communications that support paragraph 40 of Your COMPLAINT that “Alternatively, the
8 Sheriff’s Sales themselves were valid but Margolin took his interest subject to Plaintiffs’
9 interest.”

10 **RESPONSE TO REQUEST NO. 20:**

11 Subject to the General Objections, Plaintiffs respond: see Response to Request Nos. 11,
12 15 and 16 above. Investigation is continuing and this Response will be supplemented if and
13 when appropriate.

14 **REQUEST NO. 21:**

15 Produce all Documents and things Relating To any non-privileged Documents, Writings,
16 and Communications that support paragraph 43 of Your COMPLAINT that “The Sheriff’s Sales
17 were not commercially reasonable and were not done in good faith, in light of the sale price and
18 the market value of the Property, and the errors alleged above.”

19 **RESPONSE TO REQUEST NO. 21:**

20 Subject to the General Objections, Plaintiffs respond: see Response to Request Nos. 11,
21 15 and 16 above. Investigation is continuing and this Response will be supplemented if and
22 when appropriate.

23 **REQUEST NO. 22:**

24 Produce all Documents and things Relating To any non-privileged Documents, Writings,
25 and Communications that support paragraph 44 of Your COMPLAINT that “The circumstances
26 of the Sheriff’s Sales breached the Margolin’s obligations of good faith and his duty to act in a
27 commercially reasonable manner.”

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1 **RESPONSE TO REQUEST NO. 22:**

2 Subject to the General Objections, Plaintiffs respond: see Response to Request Nos. 11,
3 15 and 16 above. Investigation is continuing and this Response will be supplemented if and
4 when appropriate.

5 **REQUEST NO. 23:**

6 Produce all Documents and things Relating To any non-privileged Documents, Writings,
7 and Communications that support paragraph 45 of Your COMPLAINT that “The Sheriff’s Sales
8 by which Margolin took his interest were commercially unreasonable if they extinguished
9 Plaintiffs’ title interest in the Property.”

10 **RESPONSE TO REQUEST NO. 23:**

11 Subject to the General Objections, Plaintiffs respond: see Response to Request Nos. 11,
12 15 and 16 above. Investigation is continuing and this Response will be supplemented if and
13 when appropriate.

14 **REQUEST NO. 24:**

15 Produce all Documents and things Relating To any non-privileged Documents, Writings,
16 and Communications that support paragraph 46 of Your COMPLAINT that “The circumstances
17 of the Sheriff’s Sales of the Property prevent Margolin from being deemed a bona fide purchaser
18 for value.”

19 **RESPONSE TO REQUEST NO. 24:**

20 Subject to the General Objections, Plaintiffs respond: see Response to Request Nos. 11,
21 15 and 16 above. Investigation is continuing and this Response will be supplemented if and
22 when appropriate.

23 **REQUEST NO. 25:**

24 Produce all Documents and things Relating To any non-privileged Documents, Writings,
25 and Communications that support paragraph 47 of Your COMPLAINT that “Margolin has
26 actual, constructive or inquiry notice of Plaintiffs’ interest in the Property, which prevents
27 Margolin from being deemed a bona fide purchaser for value.”

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1 **RESPONSE TO REQUEST NO. 25:**

2 Subject to the General Objections, Plaintiffs respond: see Response to Request No. 11,
3 above. Investigation is continuing and this Response will be supplemented if and when
4 appropriate.

5 **REQUEST NO. 26:**

6 Produce all Documents and things Relating To any non-privileged Documents, Writings,
7 and Communications between the PLAINTIFFS, or any of them, and CANET, Relating To any
8 real property that is the subject of this adversary proceeding.

9 **RESPONSE TO REQUEST NO. 26:**

10 In addition to the General Objections, Plaintiffs further object to this Interrogatory on the
11 grounds that it is overly broad and vague as to scope, and seeks information that is neither
12 relevant nor proportional to the needs of this case.

13 Without waiving any objections, Plaintiffs respond: other than pleadings and disclosures
14 served on Margolin in this Adversary Proceeding, no documents or communications responsive
15 to this Request.

16 **REQUEST NO. 27:**

17 Produce all Documents and things Relating To any non-privileged Documents, Writings,
18 and Communications between the PLAINTIFFS, or any of them, and CANET, Relating To any
19 change in ownership of any real property that is the subject of this adversary proceeding.

20 **RESPONSE TO REQUEST NO. 27:**

21 In addition to the General Objections, Plaintiffs further object to this Interrogatory on the
22 grounds that it is overly broad and vague as to scope, and seeks information that is neither
23 relevant nor proportional to the needs of this case.

24 Without waiving any objections, Plaintiffs respond: other than pleadings and disclosures
25 served on Margolin in this Adversary Proceeding, no documents or communications responsive
26 to this Request.

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1 **REQUEST NO. 28:**

2 Produce all Documents and things Relating To any written or oral agreements between
3 the PLAINTIFFS, or any of them, and CANET, Relating To any real property that is the subject
4 of this adversary proceeding.

5 **RESPONSE TO REQUEST NO. 28:**

6 In addition to the General Objections, Plaintiffs further object to this Interrogatory on the
7 grounds that it is overly broad and vague as to scope, and seeks information that is neither
8 relevant nor proportional to the needs of this case.

9 Without waiving any objections, Plaintiffs respond: not aware of any documents
10 responsive to this Request.

11 **REQUEST NO. 29:**

12 Produce all Documents and things Relating To any non-privileged Documents, Writings,
13 and Communications between the PLAINTIFFS, or any of them, and CANET, Relating To
14 MARGOLIN.

15 **RESPONSE TO REQUEST NO. 29:**

16 In addition to the General Objections, Plaintiffs further object to this Interrogatory on the
17 grounds that it is overly broad and vague as to scope, and seeks information that is neither
18 relevant nor proportional to the needs of this case.

19 Without waiving any objections, Plaintiffs respond: other than pleadings and disclosures
20 served on Margolin in this Adversary Proceeding, no documents or communications responsive
21 to this Request.

22 **REQUEST NO. 30:**

23 Produce all Documents and things Relating To any non-privileged Documents, Writings,
24 and Communications between the PLAINTIFFS, or any of them, and CANET, Relating To this
25 adversary proceeding.

26 **RESPONSE TO REQUEST NO. 30:**

27 Subject to the General Objections, Plaintiffs further object to this Interrogatory on the
28 grounds that it is unduly burdensome to the extent it seeks documents equally accessible and

1 already in possession of Margolin. This Request serves no purpose other than to harass
2 Plaintiffs.

3 Without waiving any objections, Plaintiffs respond: other than pleadings and disclosures
4 served on Margolin in this Adversary Proceeding, no documents or communications responsive
5 to this Request.

6 **REQUEST NO. 31:**

7 Produce all Documents and things Relating To any and all responses contained in Your
8 responses to Defendant Jed Margolin's First Set of Interrogatories to Plaintiffs.

9 **RESPONSE TO REQUEST NO. 31:**

10 Subject to General Objections, Plaintiffs respond: see Responses to Request Nos. 11, 15
11 and 16 above. Investigation is continuing and this Response will be supplemented if and when
12 appropriate.

13
14 DATED this 22nd day of February, 2018.

15 WRIGHT, FINLAY & ZAK, LLP

16
17 /s/ Yanxiong Li, Esq.

18 Dana Jonathon Nitz, Esq.

19 Nevada Bar No. 0050

20 Yanxiong Li, Esq.

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26 *Attorneys for Plaintiffs/Counter-Defendants, Fred*
27 *Sadri, both in his individual capacity and as Trustee*
28 *for The Star Living Trust, dated April 14, 1997; Ray*
Koroghli and Sathsowi T. Koroghli, in their
individual capacities as well as Managing Trustees
for Koroghli Management Trust

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that I am an employee of WRIGHT, FINLAY & ZAK, LLP, and that service of the foregoing **PLAINTIFFS’ RESPONSES TO DEFENDANT JED MARGOLIN’S FIRST SET OF REQUESTS FOR PRODUCTION OF DOCUMENTS** was made on this 22nd day of February, 2018, through the CM/ECF Electronic Filing system, and/or by depositing a true and correct copy in the United States Mail, addressed as follows:

Adam McMillen, Esq..
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Attorney for Jed Margolin

Jeffrey L. Hartman, Esq.
HARTMAN & HARTMAN
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Reno, NV 89509
*Attorney for Patrick Canet, Foreign Representativa
and Jazi Gholamreza Zandian*

/s/ Kelli Wightman
An Employee of WRIGHT, FINLAY & ZAK, LLP

16

ORIGINAL

FILED

JUN 8 10 50 AM '07

Chief Clerk
CLERK OF THE COURT

1 JUDGE
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3 JOHN PETER LEE, ESQ.
4 Nevada Bar No. 001768
5 MICHAEL A. REYNOLDS, ESQ.
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7 830 Las Vegas Boulevard South
8 Las Vegas, Nevada 89101
9 (702) 382-4044 Fax: (702) 383-9950
10 Attorneys for Plaintiff/Counterdefendant

DISTRICT COURT

CLARK COUNTY, NEVADA

9 GHOLAMREZA ZANDIAN JAZI,
10 Plaintiff,
11 v.
12 RAY KOROGHLI, individually, FARIBORZ FRED
13 SADRI, individually, and as Trustee of the Star
14 Living Trust, WENDOVER PROJECT, LLC, a
15 Nevada limited liability company; BIG SPRING
16 RANCH, LLC, a Nevada limited liability company,
17 and NEVADA LAND AND WATER
18 RESOURCES, LLC, a Nevada limited liability
19 company,
20 Defendants.

CASE NO.: A511131
DEPT. NO.: XI

**JUDGMENT CONFIRMING
ARBITRATION AWARD**

18 RAY KOROGHLI, individually and FARIBORZ
19 FRED SADRI, individually,
20 Counterclaimants,
21 v.
22 GHOLAMREZA ZANDIAN JAZI,
23 Counterdefendant.

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

24 WENDOVER PROJECT, LLC,
25 Counterclaimant,
26 v.
27 GHOLAMREZA ZANDIAN JAZI,
28 Counterdefendant.

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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.

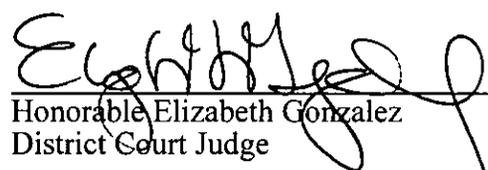
23 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all relief granted in the
24 Implementation Award dated the 29th day of November, 2006, a copy of which is attached hereto
25 as Exhibit "3" is granted by this Court.

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.

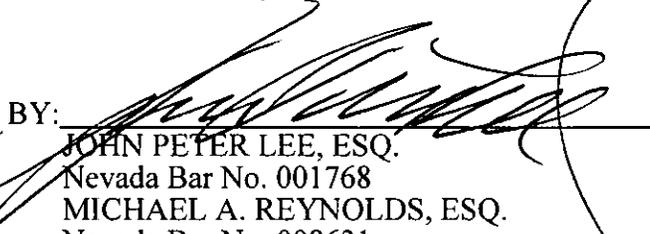
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IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this Court retains jurisdiction to implement this Judgment.

Dated this 7 day of June, 2007.


Honorable Elizabeth Gonzalez
District Court Judge

SUBMITTED BY:
JOHN PETER LEE, LTD.

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

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,) Case No. A511131
11) Dept. No. XII
12 Plaintiff,)
13 vs.)
14 RAY KOROGHLI, individually,)
15 FABIRORZ FRED SADRI, individually,)
16 and as Trustee of the Star Living Trust,)
17 WENDOVER PROJECT, LLC, a Nevada)
18 limited liability company; BIG SPRING)
19 RANCH, LLC, a Nevada limited liability)
20 company, and NEVADA LAND AND)
21 WATER RESOURCES, LLC, a Nevada)
22 limited liability company,)
23 Defendants.)

ARBITRATION DECISION

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

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

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

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

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

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

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

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

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

FLOYD A. HALE
SPECIAL MASTER

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

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

DATED this 20th day of September, 2006.

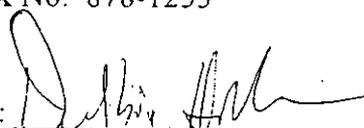
By: 
FLOYD HALE, Arbitrator
2300 West Sahara Avenue, #900
Las Vegas, NV 89102

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
SUN. SUITE 900
LAS VEG. NV 89102
PHONE (702) 457-5267
EMAIL fhale@floydahale.com

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

7
 8 DISTRICT COURT
 9 CLARK COUNTY, NEVADA

10	GHOLAMREZA ZANDIAN JAZI,)	Case No. A511131
)	Dept. No. XII
11	Plaintiff,)	
12	vs.)	
13	RAY KOROGILI, 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)	
	limited liability company,)	
)	
	Defendants.)	

21 **ARBITRATION DECISION**

22 On October 11, 2006, the Arbitrator received the Defendant's **MOTION TO CHANGE**
 23 **AWARD BY ARBITRATOR PURSUANT TO NRS 38.237.** The Motion requests that
 24 Zandian Jazi: Execute documents necessary to have the property transferred as required by the
 25 Arbitration Decision; issue guarantees that he has not made transfers to third parties; assign shares
 26 of shipyard stock; warrant and verify that he is in a position to execute documents required by the
 27
 28

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

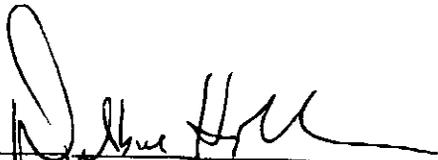
15 FLOYD A. HALE
16 2300 W. Sahara, #900
17 Las Vegas, NV 89102
18 Arbitrator

19
20 CERTIFICATE OF FACSIMILE

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

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

28 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) 467-5267 EMAIL fha@floydahale.com

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Telephone (702) 382-4044
Telecopier (702) 383-9951

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

CASE NO.: A511131
DEPT. NO.: XIII

BEFORE ARBITRATOR
FLOYD A. HALE

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.**)

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Telecopier (702) 383-9955

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

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ATTORNEYS AT LAW
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LAS VEGAS, NEVADA 89101
Telephone (702) 382-4044
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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

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Telephone (702) 382-4044
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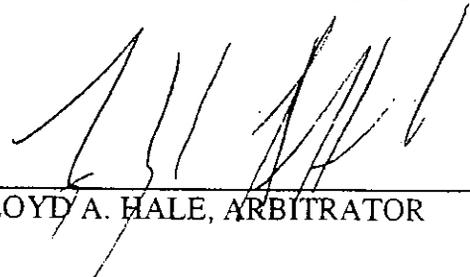
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Resources, LLC, provided as Exhibit "13" on November 2, 2006.

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

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

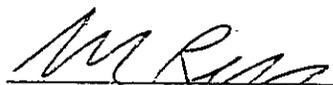
Dated this 29th day of November, 2006.



FLOYD A. HALE, ARBITRATOR

Respectfully submitted

JOHN PETER LEE, LTD.



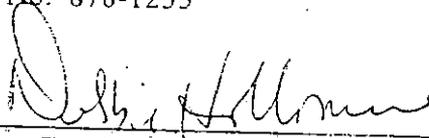
JOHN PETER LEE, ESQ.
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Nevada Bar No. 008631
830 Las Vegas Boulevard South
Las Vegas, Nevada 89101
(702) 382-4044 Fax: (702) 383-9950
Attorneys for Plaintiff/Counterdefendant

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

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
Tax Dist 4400 Add'l Tax Info Prior APN		
Building Information		
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 Mod	0	Units/Parcel 0
Last Activity	CEM	Last Permit
	04/08/1996	

Land Information		Value Year 2007	Reason Reappraisal	Factor Dist
Land Use	012	2007	2002-2007	586R
Size	320 AC			
Zoning	GR			
Water	NONE			
Sewer	NONE			
Street	NONE			
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
Sales/Transfer Information/Recorded Document				
V-Code	LUC	Doc Date	Value	Grantor
1SVR	012	11/21/2003	95,000	GRAHAM,EARL L & JONI
3NIT	012	11/30/2001	0	LONDON,DALE R
3NIT	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	

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	30,421
Supplemental New Const	0	0

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

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

99052

∴ return to original page ∴.

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

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	

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

∴ return to original page ∴.

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

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		Building Information	
APN	076-100-19	Quality	
Parcel Map	Map Warehouse	Stories	
Card 1 of 1		Year Built	0
Situs	SPANISH SPRINGS RD	W.A.Y.	0
Owner 1	BIG SPRING RANCH LLC	Bedrooms	0
Mail Address	P O BOX 81624	Full Baths	0
	LAS VEGAS NV 89180-1624	Half Baths	0
Owner 2		Fixtures	0
Owner 3		Fireplaces	0
Rec Doc No	02957442	Heat Type	
Prior Owner	GRAHAM,EARL L & JONI	Sec Heat Type	
Prior Doc	02623847	Ext Walls	0
Legal Desc	34-1-1-2	Sec Ext Walls	0
Subdivision	34-1-1-2	Roof Cover	
Lot	Block	%Incomplete	0
Sub Map#		Obso/Bldg Adj	0
Record of Survey Map	Parcel Map#	Construction Mod	0
Section 34	Township 21	Last Activity	CEM 04/08/1996
Tax Dist	4400	Reapp Years	2002-2007
Add'l Tax Info	Prior APN	Factor Dist	586R

Land Information

Land Use	012	Zoning	GR	Sewer	NONE	Value Year	2007	Reason	Reappraisal	Factor Dist	586R
Size	320	AC	Water	NONE	Street	NONE		Reapp	Years	2002-2007	
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					

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	

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	30,421
Supplemental New Const	0	0

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

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

99052

∴ return to original page ∴

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

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-DAR
00130277 GRANT, BARGAIN AND SALE DEED

DOC # 2900592
08/06/2003 03:48P Fee:20.00
BK1
Requested By
WESTERN TITLE COMPANY INC
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 7 RPTT 1500.00



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

WFZ0091



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.

Cecilee W. Tureman
Notary Public

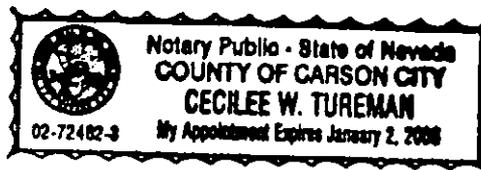




EXHIBIT " A "

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



2908592
98/06/2083
2 of 2

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.

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

084-146-17

DOC # 2900594

08/08/2003 03:48P Fee:48.00

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



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	33922	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.



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

} ss

COUNTY OF CLARK

This instrument was acknowledged before me on

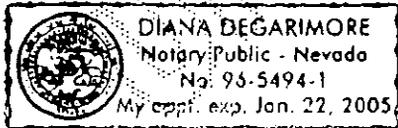
AUGUST 5th, 2003

by REZA ZANDIAN

REZA ZANDIAN

Diana DeGarimore

Notary Public





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 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 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 thereto".
- (5) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by a agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby Secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues, and profits, including those past due, and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- (6) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be recorded. Beneficiary also shall deposit with Trustee this Deed of Trust, said note and all documents evidencing expenditures secured hereby.

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

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

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



- (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 sale 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.



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



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08/06/2003
18 of 18

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.

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 52 51.2362
FEE 44 FILED
REQUEST OF

2003 DEC 30 PM 4: 09

Stewart Title Co.

JERRY H. BRAYFORD
ELKO CO. RECORDER

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

0301167

A.P.N. Nos.: 010-510-001; 010-520-001; 010-730-001; 010-740-0BG; 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 Sadri, Trustee, as to an undivided 8.33%, Grantee.

WITNESSETH:

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

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

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.

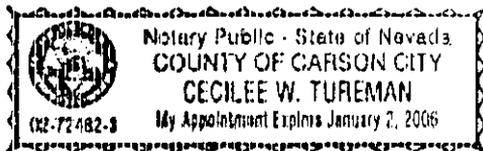
Big Springs Land & Resource Company,
a Nevada limited liability company

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)
 : 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.



Cecilee W. Tureman
NOTARY PUBLIC

Exhibit "A"
Big Mjs Birch Woodover Property Legal Descriptions

TWP	RNG	SEC	ALLOT PARTS	ACREAGE
32N	69E	01	Lots 1-3, S/2 N/2, S/2	600.34
32N	69E	02	S/2 N/2, S/2	480.00
32N	70E	05	Lots 4, 6, 7, 10, 12, 13, SW/4 NW/4	164.00
33N	69E	01	S/2	120.00
33N	69E	12	All	640.00
33N	69E	25	All	640.00
33N	69E	35	N/2, N/2 S/2	640.00
33N	69E	36	N/2, N/2 SW/4, SE/4, SE/4 SW/4	600.00
33N	70E	08	Lots 2, 4, 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	416.60
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	172.91
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 15 (Parcel 4 of recorded parcel map #485646)	65.11

* These parcels cover more than one section

6,457.24

Exhibit "A"
Big Springs Ranch Wendover Property Legal Descriptions

T14N	RNG	SEC	ALIGN/PT PARTS	ACREAGE
32N	69E	01	Lots 1-3, S/2 N/2, S/2	600.14
32N	69E	02	S/2 N/2, S/2	180.00
32N	70E	05	Lots 4, 6, 7, 10, 12, 13, SW/4 NW/4	184.62
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	06	Lots 2-5, 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	416.61
33N	70E	21	Lot 2	73.01
33N	70E	29	Lots 3, 5, 8, NW/4 NW/4	13.21
33N	70E	29	Lot 2	73.10
33N	70E	30	Lots 2, 3, NE/4, W/2, W/2 SE/4	16.01
33N	70E	31	Lots 2, 4, 5, 8, 10, 11, NW/4, W/2 SW/4	612.56
33N	70E	*	Plns of 9 and 10 (Parcel 2 of recorded parcel map #485646)	372.01
33N	70E	*	Plns of 9 and 10 (Parcel 1 of recorded parcel map #485646)	4.20
33N	70E	*	Plns of 9, 10 and 16 (Parcel 4 of recorded parcel map #485646)	3.87
				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

-1-

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.

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

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

WHEN RECORDED, RETURN TO

GRANTEE/MAIL TAX STATEMENTS TO:

Big Spring Ranch Parcel

QUITCLAIM DEED

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

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

GHOLAMREZA ZANDIAN JAZI

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

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

NOTARY PUBLIC

512358

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RECEIVED

2003 DEC 30 PM 4:08

Stewart Title Co.

JERRY D. SYDOLUS
ELKO COUNTY RECORDER

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

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

GRANT, BARGAIN, AND SALE DEED

03012789

THIS INDENTURE, made this 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.

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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

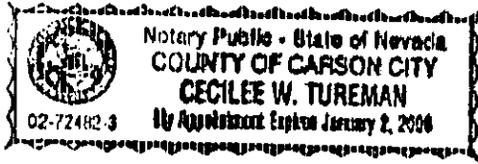
By: *Dorothy A. Timian-Palmer*
DOROTHY A. TIMIAN-PALMER
Chief Operating Officer/Director

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



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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

EXHIBIT "A"
Big Springs Ranch Legal Descriptions

County	APN #	Tw	Rng	Sec	Aliquot Parts	Acroage
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
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	Lots 3 and 4, S/2 NW/4, SW/4 (W/2)	666.40
Elko	009-540-001	35N	66E	2		All
Elko	009-540-001	35N	66E	3	All	665.12
Elko	009-540-001	35N	66E	9	All	640.00
Elko	009-540-001	35N	66E	10	E/2 E/2	160.00
Elko	009-540-001	35N	66E	11	All	640.00
Elko	009-540-001	35N	66E	13	All	640.00
Elko	009-540-001	35N	66E	14	W/2 W/2	160.00
Elko	009-540-001	35N	66E	15	All	640.00
Elko	009-540-001	35N	66E	21	All	640.00
Elko	009-540-001	35N	66E	22	NE/4, SE/4 NW/4, N/2 SE/4, SW/4 SE/4, SE/4 SW/4	360.00
Elko	009-540-001	35N	66E	23	All	640.00
Elko	009-540-001	35N	66E	25	All	640.00
Elko	009-540-001	35N	66E	27	All	640.00
Elko	009-540-001	35N	66E	28	SE/4, SE/4 NE/4	200.00
Elko	009-540-001	35N	66E	33	All	640.00
Elko	009-540-001	35N	66E	34	W/2	320.00
Elko	009-540-001	35N	66E	35	All	640.00
Elko	009-550-001	36N	66E	1	All	642.24
Elko	009-550-001	36N	66E	11	All less 70.23 in L-80 RW	569.77
Elko	009-550-001	36N	66E	13	All	640.00
Elko	009-550-001	36N	66E	15	All	640.00
Elko	009-550-001	36N	66E	21	E/2	320.00
Elko	009-550-001	36N	66E	22	W/2 NW/4, S/2	400.00
Elko	009-550-001	36N	66E	23	All	640.00
Elko	009-550-001	36N	66E	25	All	640.00
Elko	009-550-001	36N	66E	26	W/2 W/2	160.00
Elko	009-550-001	36N	66E	27	All	640.00
Elko	009-550-001	36N	66E	28	E/2 E/2, W/2 SE/4 less 4.50 Ac to Beaumont in SE/4 SW/4, SW/4 SE/4	235.50
Elko	009-550-001	36N	66E	33	All	640.00
Elko	009-550-001	36N	66E	34	All	640.00
Elko	009-550-001	36N	66E	35	All	640.00
Elko	009-560-004	37N	68E	25	All less 15.22 Ac S/4 RL 30 RW	624.78
Elko	009-560-004	37N	68E	27		SE/4 SE/4
Elko	009-560-004	37N	68E	35	All	625.34
Elko	009-570-011	38N	66E	23	Pln 200' south of the CPRR centerline	568.06
Elko	009-570-011	38N	66E	25	Pln 200' south of the CPRR centerline except 6.44 Ac in N/2 for Wyn 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	Acres
Elko	010-090-001	34N	67E	13	All	640.00
Elko	010-090-001	34N	67E	15	All	640.00
Elko	010-090-001	34N	67E	17	All	640.00
Elko	010-090-001	34N	67E	19	NE 1/4, E/2 NW 1/4, 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 NRR 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	609.15
Elko	010-110-001	36N	67E	31	All except 12.14 Ac conv to Northern Nevada Railroad Co.	627.26
Elko	010-120-001	37N	67E	1	Ptn 200' south of the CPRR centerline less 12.76 Ac to SR-30 R/W	589.64
Elko	010-120-001	37N	67E	5	Ptn 200' south of the CPRR centerline	604.67
Elko	010-120-001	37N	67E	9	NW 1/4, S/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 Acres:						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

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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 "3%" line and all that portion lying southerly of a line parallel with and one hundred (100) feet southerly of the center line of Western Pacific Railway Company's railroad known as "R-2" or "4%" line, which railroad rights of way were conveyed to Western Pacific Railway Company by Deed No. 126-F, dated November 27, 1908, and recorded February 19, 1909 in Book 31, Page 71, and Deed No. 188-F, dated June 30, 1910, and recorded September 10, 1910 in Book 32, Page 319, Deed Records, Elko County, Nevada.

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Order No. 03012789

EXCEPTING FROM Parcel 3 all that portion of said land as conveyed to the State of Nevada, acting by and through its Department of Highways in Deed recorded September 7, 1973 in Book 184, Page 44 and recorded June 24, 1976 in Book 230, Page 377, Official Records, Elko County, Nevada, portions of which have been relinquished by Resolution Relinquishing portion of Highway Right of Way recorded October 11, 1985 in Book 504, Page 308, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM Parcel 3 all right, title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Russell Wilkins, et ux, et al, in Deed recorded December 10, 1946 in Book 55, Page 63, Deed Records, Elko County, Nevada.

PARCEL 4:

TOWNSHIP 38 NORTH, RANGE 67 EAST, M.D.B.&M.

Section 31: All that portion lying southwesterly of a line two hundred (200) feet southwesterly and parallel with the center line of Central Pacific Railway Company's railroad as now constructed ;

EXCEPTING FROM Parcel 4 all right, title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Russell Wilkins, et ux, et al, in Deed recorded December 10, 1946 in Book 55, Page 63, Deed Records, Elko County, Nevada.

PARCEL 5:

TOWNSHIP 36 NORTH, RANGE 67 EAST, M.D.B.&M.

Section 7: All;
Section 19: All;
Section 31: All;

EXCEPTING FROM Parcel 5 all that portion of said land as conveyed to Nevada Northern Railway Company in Deed recorded February 7, 1906 in Book 28, Page 517, 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. 03012789

TOWNSHIP 35 NORTH, RANGE 66 EAST, M.D.B.&M.

Section 2: Lots 3 and 4; S1/2NW1/4; SW1/4;
Section 10: E1/2E1/2;
Section 14: W1/2W1/2;
Section 22: NE1/4; SE1/4NW1/4; N1/2SE1/4; SW1/4SE1/4; SE1/4SW1/4;
Section 27: N1/2;
Section 28: SE1/4; SE1/4NE1/4;

EXCEPTING FROM Parcel 11 all right, title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Russell Wilkins, et ux, et al, in Deed Recorded December 10, 1946 in Book 55, Page 63, Deed Records, Elko County, Nevada.

PARCEL 12:

TOWNSHIP 36 NORTH, RANGE 66 EAST, M.D.B.&M.

Section 21: E1/2;
Section 22: W1/2NW1/4; S1/2;
Section 26: W1/2W1/2;
Section 27: All;
Section 28: E1/2E1/2; W1/2SE1/4;

EXCEPTING AND RESERVING THEREFROM the following described land:

Beginning at a point from which the Southwest Corner of Section 28, TOWNSHIP 36 NORTH, RANGE 66 EAST, M.D.B.&M., bears South 84°52' West, 2,519.9 feet distant;

THENCE North 25°20' East, 486.81 feet;

THENCE South 64°40' East, 303.07 feet;

THENCE South 25°21' West, 140.51 feet;

THENCE South 64°40' East, 140.00 feet;

THENCE South 25°20' West, 346.30 feet;

THENCE North 64°40' West, 443.07 feet;

Section 33: All;
Section 34: All;

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Order No. 03012789

EXCEPTING FROM Parcel 12 all right, title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Russell Wilkins, et 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 E. Thomas, his wife, in Deed recorded January 23, 1959 in Book 75, Page 376, Deed Records, Elko County, Nevada.

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RECORDED

2003 DEC 30 PM 4:08

Stewart Title Co.

JERRY W. STEWART
LAND DEEDS

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 31st 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,

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.

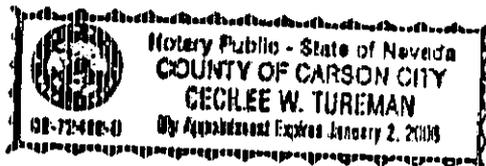
IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

Nevada Land and Resource Company, LLC
a Delaware limited liability company

By: *Dorothy A. Timian Palmer*
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 Nevada Land and Resource Company, a Delaware limited liability company, 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

County	APN #	Town	Range	Sec	Aliquot Parts	Acres
Elko	009-530-001	34N	66E	1	All except 0.23 Ac conv to WPR Co.	640.17
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

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

WFZ0139
100783

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

**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

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,

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.
17

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

19 Counterclaimants,

20 v.
21

22 GHOLAMREZ ZANDIAN JAZI,

23 Counterdefendant.
24

25 WENDOVER PROJECT, LLC,

26 Counterclaimant,

27 v.
28

GHOLAMREZ ZANDIAN JAZI,

Counterdefendant.

CASE NO.: A511131

DEPT. NO.: XIII

RELEASE OF LIS PENDENS

DATE: N/A

TIME: N/A

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
15 BY: _____
16 John Peter Lee, Esq.
17 Nevada Bar No. 001768
18 Michael A. Reynolds, Esq.
19 Nevada Bar No. 008631
20 830 Las Vegas Boulevard South
21 Las Vegas, Nevada 89101
22 Ph: (702) 382-4044/Fax: (702) 383-9950
23 Attorneys for Plaintiffs
24
25
26
27
28

JOHN PETER LEE, LTD.
ATTORNEYS AT LAW
830 LAS VEGAS BOULEVARD SOUTH
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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,)

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.)

17 _____)
18 RAY KOROGHLI, individually and FARIBORZ)
FRED SADRI, individually,)

19 Counterclaimants,)

20 v.)

21 GHOLAMREZ ZANDIAN JAZI,)

22 Counterdefendant.)

23 _____)
24 WENDOVER PROJECT, LLC,)

25 Counterclaimant,)

26 v.)

27 GHOLAMREZ ZANDIAN JAZI,)

28 Counterdefendant.)

CASE NO.: A511131
DEPT. NO.: XIII

RELEASE OF LIS PENDENS

DATE: N/A
TIME: N/A

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 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
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

1 RELS
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2 JOHN PETER LEE, ESQ.
Nevada Bar No. 001768
3 MICHAEL A. REYNOLDS, ESQ.
Nevada Bar No. 008631
4 830 Las Vegas Boulevard South
Las Vegas, Nevada 89101
5 (702) 382-4044 Fax: (702) 383-9950
Attorneys for Plaintiff/Counterdefendant
6

7 **DISTRICT COURT**

8 **CLARK COUNTY, NEVADA**

9 GHOLAMREZA ZANDIAN JAZI,
10 Plaintiff,

CASE NO.: A511131
DEPT. NO.: XIII

11 v.

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

RELEASE OF LIS PENDENS

16 Defendants.
17

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

19 Counterclaimants,
20

DATE: N/A
TIME: N/A

21 v.

22 GHOLAMREZ ZANDIAN JAZI,

23 Counterdefendant.
24

25 WENDOVER PROJECT, LLC,

26 Counterclaimant,
27

28 v.

GHOLAMREZ ZANDIAN JAZI,

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 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
15 BY: _____
16 John Peter Lee, Esq.
17 Nevada Bar No. 001768
18 Michael A. Reynolds, Esq.
19 Nevada Bar No. 008631
20 830 Las Vegas Boulevard South
21 Las Vegas, Nevada 89101
22 Ph: (702) 382-4044/Fax: (702) 383-9950
23 Attorneys for Plaintiffs
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

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

7 **DISTRICT COURT**
8 **CLARK COUNTY, NEVADA**

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

CASE NO.: A511131
DEPT. NO.: XIII

11 v.

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

RELEASE OF LIS PENDENS

18 RAY KOROGHLI, individually and FARIBORZ)
19 FRED SADRI, individually,)
20 Counterclaimants,)

DATE: N/A
TIME: N/A

21 v.

21 GHOLAMREZ ZANDIAN JAZI,)
22)
23 Counterdefendant.)

24 WENDOVER PROJECT, LLC,)
25)
26 Counterclaimant,)

27 v.

27 GHOLAMREZ ZANDIAN JAZI,)
28)
29 Counterdefendant.)

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

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 20051116-0004202 on November 16, 2005.

10 NOW THEREFORE, for valuable consideration, the undersigned does by these presents
11 release, satisfy and discharge said Lis Pendens.

12 DATED this _____ day of _____, 2006.

13 JOHN PETER LEE, LTD.

14 BY: _____

15 John Peter Lee, Esq.
16 Nevada Bar No. 001768
17 Michael A. Reynolds, Esq.
18 Nevada Bar No. 008631
19 830 Las Vegas Boulevard South
20 Las Vegas, Nevada 89101
21 Ph: (702) 382-4044/Fax: (702) 383-9950
22 Attorneys for Plaintiffs
23
24
25
26
27
28



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



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

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

DISTRICT COURT

CLARK COUNTY, NEVADA

9 GHOLAMREZA ZANDIAN JAZI,)

10 Plaintiff,)

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.)

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

19 Counterclaimants,)

20 v.)

21 GHOLAMREZ ZANDIAN JAZI,)

22 Counterdefendant.)

24 WENDOVER PROJECT, LLC,)

25 Counterclaimant,)

26 v.)

27 GHOLAMREZ ZANDIAN JAZI,)

28 Counterdefendant.)

CASE NO.: A511131
DEPT. NO.: XIII

RECEIPT

DATE: N/A
TIME: N/A

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

6 1334.022860-JLR

7 RECEIPT of \$250,000 made payable to John Peter Lee, Ltd., in compliance and in
8 conformity with the Award of Floyd Hale, Arbitrator dated September 20, 2006 is acknowledged this
9 ___ day of _____, 2006.

10 JOHN PETER LEE, LTD.

11
12 BY: _____
13 John Peter Lee, Esq.
14 Nevada Bar No. 001768
15 Michael A. Reynolds, Esq.
16 Nevada Bar No. 008631
17 830 Las Vegas Boulevard South
18 Las Vegas, Nevada 89101
19 Ph: (702) 382-4044/Fax: (702) 383-9950
20 Attorneys for Plaintiff/Counterdefendant

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

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: _____

FLOYD A. HALE

SPECIAL

2300 W. SAHARA, SUITE 900

LAS VEGAS, NEVADA 89102

PHONE (702) 457-5267 EMAIL fhaale@floydahale.com

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,) Case No. A511131
11) Dept. No. XII
12 Plaintiff,)
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.)

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 f. hale@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

1 have to sign a waiver of any right of first refusal to this property.

2 320 acres owned by Big Springs Ranch, LLC. The only members of the Big Springs
3 Ranch LLC, are the parties to this action and Mr. Abrishami. If Mr. Zandian Jazi can obtain the
4 signature of Mr. Abrishami on a Deed to transfer this property, then the parties to this action must
5 all execute a Grant Bargain Sale Deed transferring this real estate to Zandian Jazi. If Mr. Jandian
6 Jazi is unable to obtain the signature of Mr. Abrishami, then Mr. Sadri and Mr. Koroghli are
7 required to sign a Quit Claim Deed from Big Springs Ranch, LLC to Zandian Jazi to sign waivers
8 of rights of first refusal.
9

10 \$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

18 Transfer of Wendover Project, LLC Interest: Zandian Jazi has agreed to waive or transfer
19 any interest that he has, if any, in the Wendover Project, LLC. Mr. Netzorg has argued that it is
20 incumbent upon Mr. Zandian Jazi to obtain signatures on waivers of rights of first refusal from
21 all members of the LLC. This was not part of the settlement agreement and the District Court
22 should be aware that the Defendants contested that Zandian Jazi even owned rights in the
23 Wendover Project, LLC at the time of the arbitration.
24

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

FLOYD A. HALE
SPECIAL INTER
2300 W. SAHARA, E. SUITE 900
LAS VEGAS, NEVADA 89102
PHONE (702) 457-5267 EMAIL fhaale@floydahale.com

1 Zandian Jazi must also sign a waiver of any right of first refusal that he has as to that LLC.

2 The remaining managing members of the Wendover Project LLC are responsible for
3 determining the appropriate allocation of the Zandian Jazi interest. If they believe that it is
4 necessary to obtain waivers of rights of first refusal to make that allegation 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
13 Big Springs Ranch, LLC: As with the Wendover Project, LLC, Mr. Zandian Jazi will be
14 required to execute a transfer of interest and waiver of any interest of the Big Springs Ranch,
15 LLC, directly to: "Big Springs Ranch, LLC." He must also execute a waiver of right of first
16 refusal that he would have under that LLC. As stated with the Wendover Project, LLC, it is the
17 duty of the managing members of the Big Springs Ranch, LLC, to make an appropriate
18 distribution or allocation of this interest. The remaining managing members of the Big Springs
19 Ranch, LLC must either transfer the property as required by the operating agreement or obtain
20 whatever waivers of rights of first refusal that are necessary to make a transfer which they believe
21 are necessary.
22
23

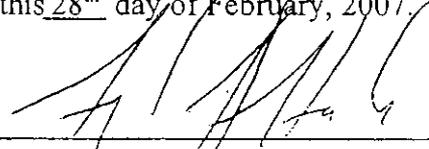
24 **CONCLUSION:**

25 Mr. Netzorg has contested the requirement that the receiving LLC entities are required to
26 obtain waivers of rights of first refusal. Actually, waivers are not necessary if the receiving
27 interest is transferred pursuant to the operating agreement. If the managing members want to
28

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.

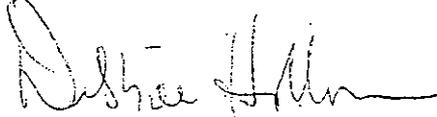
11
12 By: 
13 FLOYD A. HALE
14 2300 W. Sahara, #900
15 Las Vegas, NV 89102
16 Arbitrator

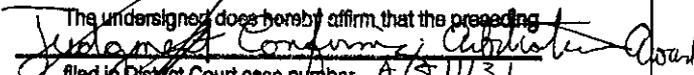
17 CERTIFICATE OF FACSIMILE AND MAIL

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

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

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

By: 
Employee of Jams

AFFIRMATION
Pursuant to NRS 239B.030
The undersigned does hereby affirm that the preceding

filed in District Court case number 4511131
DOES NOT contain the social security number of any person.
Date 6/8/07

FLOYD A. HALE
SPECIAL ARBITRATOR
2300 W. SAHARA, #900, SUITE 900
LAS VEGAS, NEVADA 89102
PHONE (702) 457-5267 EMAIL fhale@floydahale.com

ORIGINAL

702

1 STIP
2 JOHN PETER LEE, LTD.
3 JOHN PETER LEE, ESQ.
4 Nevada Bar No. 001768
5 YVETTE R. FREEDMAN, ESQ.
6 Nevada Bar No. 008631
7 830 Las Vegas Boulevard South
8 Las Vegas, Nevada 89101
9 (702) 382-4044 Fax: (702) 383-9950
10 Attorneys for Plaintiff/Counterdefendant

Cliff
CLERK OF THE COURT
JUL 14 4 11 PM '08
FILED

DISTRICT COURT
CLARK COUNTY, NEVADA

9 GHOLAMREZA ZANDIAN JAZI,)
10)
11 Plaintiff,)
12 v.)
13 RAY KOROGHLI, individually, FARIBORZ FRED)
14 SADRI, individually, and as Trustee of the Star)
15 Living Trust, WENDOVER PROJECT, LLC, a)
16 Nevada limited liability company; BIG SPRING)
17 RANCH, LLC, a Nevada limited liability company,)
18 and NEVADA LAND AND WATER)
19 RESOURCES, LLC, a Nevada limited liability)
20 company,)
21 Defendants.)

CASE NO.: A511131
DEPT. NO.: XI

STIPULATION FOR FINAL
RESOLUTION OF
LITIGATION

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.)

DATE:
TIME:

RECEIVED
JUL 14 2008
CLERK OF THE COURT

JOHN PETER LEE, LTD.
ATTORNEYS AT LAW
830 LAS VEGAS BOULEVARD SOUTH
LAS VEGAS, NEVADA 89101
Telephone (702) 382-4044
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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 This Stipulation is made and entered by and between the parties to this litigation acting by
8 and through their respective undersigned counsel and, based upon the following Recitals, stipulate
9 and agree for their clients as to the particulars and matters hereinafter set forth.

10 WHEREAS litigation was commenced in the above entitled action brought by Gholamreza
11 Zandian Jazi and others against Fred Sadri, Ray Koroghli and others, which was referred to
12 arbitration by agreement and the ensuing arbitration award confirmed by this Court and later
13 appealed by the Defendants to the Supreme Court of the State of Nevada where it is presently
14 pending as Case No. A511131; and

15 WHEREAS these parties have negotiated a settlement of all of the issues presented in the
16 litigation and appeal and other issues subsidiary to the litigated items and have reached a resolution
17 and have reduced the settlement to a written Agreement to be read and approved by this Court and
18 the parties ordered to comply with the provisions thereof, with the Court to retain jurisdiction for the
19 purpose of enforcing said Agreement, a copy of which is attached hereto as Exhibit "1."

20 NOW, based upon these Recitals, the parties agree as follows:

21 1. That all claims by any party against the other on account of any matters arising from
22 their business relationships which are the subject of this litigation and appeal are released, discharged
23 and satisfied save and except for the continuing obligations and matters set forth in the Agreement,
24 a copy of which is attached to this Stipulation and incorporated herein by this reference.

25 2. The parties, and each of them, are to be ordered by the above entitled Court to comply
26 with the provisions of the Agreement in all respects. The Court shall retain jurisdiction of this matter
27 for the purpose of enforcing the Agreement upon proper application of any of the parties hereto.

28

JOHN PETER LEE, LTD.

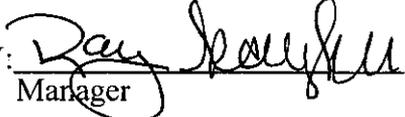
ATTORNEYS AT LAW
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Telephone (702) 382-4044
Telecopier (702) 383-9950

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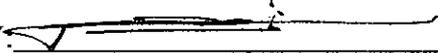
WENDOVER PROJECT, LLC

BY: 

Manager

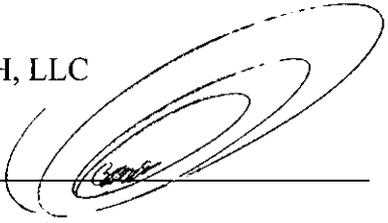
BY: 

Manager

BY: 

Manager

BIG SPRING RANCH, LLC

BY: 

Manager

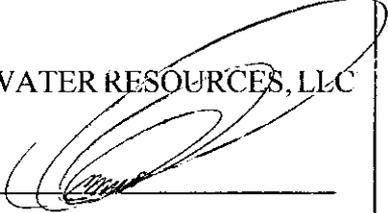
BY: 

Manager

BY: 

Manager

NEVADA LAND AND WATER RESOURCES, LLC

BY: 

Manager

BY: 

Manager

BY: 

Manager



SETTLEMENT AND MUTUAL RELEASE AGREEMENT

This Agreement is made and entered into this 17th day of June, 2008, "effective date" by and between Reza Zandian ("Zandian"), Fred Sadri individually and as trustee of Star Living Trust ("Sadri") and Ray Koroghli ("Koroghli") individually and as Members and Managing Members of Wendover Project, LLC, Nevada Land & Water Resources, LLC and Big Spring Ranch, LLC.

1. RECITALS

1.1 WHEREAS Sadri is joined in this Agreement in his individual capacity and as Trustee of the Star Living Trust ("Trust") and

1.2 The use of the name "Sadri" shall reflect his agreement individually to the terms and provisions of this Agreement, and also his agreement to these terms and provisions as a Trustee of the Star Living trust without repetition of that fact through the body of this Agreement.

1.3 WHEREAS Zandian, Sadri and Koroghli are or have been Managing Members of Wendover Project, LLC ("Wendover"), Nevada Land and Water Resources, LLC ("Nevada Land") and Big Spring Ranch, LLC ("Big Spring"), jointly LLC's and this Agreement binds the individual parties and the LLC's identified; and

1.4 WHEREAS all of the above are limited liability companies formed in and doing business in the State of Nevada; and

1.5 WHEREAS each individual party to this Agreement is married, and each individual party will indemnify each and every other party on account of any causes of actions,

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[Handwritten initials]
WEZ 79

claims or demands made by their respective spouses on account of any of the matters contained in this Agreement and hold each of them harmless therefrom; and

1.6 WHEREAS Zandian has been denied access to the books and financial affairs of the LLC's and the nature and extent of the assets of each of the LLC's since May, 2004, and accordingly has no information concerning the admission of members, the sale of assets of the LLC's, the debts incurred or any financial information whatsoever, all of which is within the knowledge and control of Sadri and Koroghli, but which information will be revealed to Zandian as herein provided; and

1.7 WHEREAS litigation was commenced by Zandian on the 10th day of October, 2005 as Plaintiff who brought suit in the Nevada Eighth Judicial District, Clark County Nevada, against Sadri and Koroghli and the LLC's named herein as Case No. A511131, which litigation resulted in a Judgment in Zandian's favor entered on the 8th day of June, 2007, which Judgment has been appealed and cross-appealed and is presently pending in the Supreme Court of Nevada as Case No. 49924 (jointly "Litigation"); and

1.8 WHEREAS the parties intend that they will, in writing, acknowledge Zandian as a Managing Manager in good standing in each of the LLC's referred to in these Recitals with equal voting rights as Sadri and Koroghli and same rights and benefits he had before May 2004 granted by Operating Agreement of ("Wendover") and (Big Spring Ranch"); and

1.9 WHEREAS the parties hereto have a dispute as to the control and ownership of the LLC's identified in Section 1.3 as well as other properties held by them as tenants in common. It is the intention of the parties to this agreement to resolve all outstanding disputes

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between and amongst them that exist as of the date of this Settlement Agreement and Mutual Release. This Agreement is intended as a full and complete compromise of the various disputes between the parties hereto and should serve as a complete resolution thereof.

2. TERMS OF AGREEMENT

The parties hereby agree to the following terms and agree to perform any and all acts necessary, including signing necessary documents, to implement the following agreements:

2.1 Wendover Project, LLC

2.1.1 The Wendover Operating Agreement dated December 26, 2003 and signed on December 28, 2003, shall remain in full force and effect except as set forth in this Settlement Agreement and Mutual Release;

2.1.2 The acquisition price of the property presently held by Wendover Project, LLC ("Wendover"), shall be reduced by \$3 million to \$12 million, which reflects a withdrawal of the credit given to Zandian for the delivery of the Damen Shipyard stock. Sadri and Koroghli and ("Wendover") disavow any claim to that stock, and Zandian shall be free to pursue that stock from Pico Holdings;

2.1.3 The parties agree that only the Wendover's sale of +/- 32 acres to Peppermill Hotel & Casino is recognized, acknowledged and shall be given full force and effect;

2.1.4 Zandian, Sadri and Koroghli are and hereinafter shall be the managing members of Wendover. In that regard, the Wendover operating agreement shall be amended to require that any decision shall be made with advance written notice being given to all three managing members and a vote of two out of the three managing members being binding, each managing member shall have equal voting power. Any amendment to the Operating Agreement shall require a unanimous vote of all three managers;

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2.1.5 Zandian, Sadri and Koroghli, as managing members, shall each receive one-third (1/3) of the six percent (6%) brokerage fee, which would otherwise be received by Network Realty for any future sales or lease from the Wendover, LLC, excluding the prior sale to Peppermill.

2.1.6 Zandian, Koroghli and Sadri are and will hereinafter be deemed the managing members of Wendover Project LLC, with the right for each to receive one-third (1/3) of fifty percent (50%) of the net profit received from the sale, lease or development of any Wendover Project, LLC property. The net profit shall be calculated as follows:

- a. First priority is the repayment of all members' interests on a pro-rata basis, without interest;
- b. Second priority is repayment of closing costs, property taxes and development expenses related to ("Wendover"), including brokerage commissions;
- c. This will yield the net profit, Fifty Percent (50%) of which shall be distributed to all members, pro-rata on the amount of their investment, and the remaining Fifty Percent (50%) shall be distributed to Zandian, Koroghli and Sadri equally, one-third (1/3) each.

2.1.7 Zandian, Koroghli and Sadri Agreed that since all of ("Wendover") Members benefited from the reduction of ("Wendover") property acquisition costs, all legal fees paid or to be paid related to defend the above Litigation specified in Recital 1.7 shall be paid by Wendover Project LLC to the defense attorneys.

RK.

2.2 Big Springs Ranch, LLC

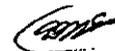
2.2.1 Zandian, Sadri and Koroghli are and hereinafter shall be the managing members of Big Spring Ranch LLC. In that regard, Big Spring Ranch LLC operating agreement of December 26, 2003 and signed on December 28, 2003 shall be amended to require that any decision shall be made with advance written notice being given to all three managing members and a vote of two out of the three managing members being binding, each managing member shall have equal voting power. Any amendment to the Operating Agreement shall require a unanimous vote of all three managing members;

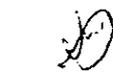
2.2.2 Proceeds from the sale, lease or other disposition of Big Springs Ranch property or assets shall be as follows:

- a. First priority is repayment of total purchase amount of Two Million Eight Hundred Thousand and 00/100 Cents (\$2,800,000) to be paid to contributors Sadri and Koroghli, Nine Hundred Thousand Dollars and 00/100 Cents (\$900,000) each without interest and other member, One Million Dollars and 00/100 Cents (\$1,000,000) without interest according to their initial investment;
- b. Second priority is to the payment of all property taxes, closing costs or development expenses related to Big Spring Ranch paid by Sadri and/or Koroghli, less any rent collected;
- c. The balance of any proceeds "net profit" shall be paid to Sadri and Zandian equally or Twenty-Six and Sixty Six percent 26.66% each; and to Koroghli Twenty Five Percent (25%); and to other member Twenty Percent (20%) per Unanimous Agreement of all three Managing Members

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signed and agreed with other member dated December 28, 2003 (Mr. Abrishami 20%, Mr. Sadri 26.666%, Mr. Zandian 26.666% and Mr. Koroghli 26.666%) further personal concession of Mr. Koroghli to other member One and Sixty Six Percent (1.66%) which brings the members interest to Twenty One and Sixty Six Percent (21.66%).

2.3 The Sparks 320 acres

2.3.1 320 acres of the property presently in Big Springs Ranch, LLC, APN 076-100-19 Washoe County shall be transferred to Zandian, Sadri and Koroghli as tenants in common in equal shares Thirty Three and One Third (33.33%) each;

2.3.2 The proceeds from the sale, lease or other disposition of the Sparks 320 acres shall be as follows:

1. First priority is to repayment of the initial investment of Forty Seven Thousand Five Hundred Dollars and 00/100 Cents (\$47,500) each to Koroghli and Sadri, without interest;
2. Second priority shall be to payment of property taxes, closing costs or any development expenses related to 320 acres paid by Sadri and/or Koroghli without interest;
3. The remaining proceeds shall be distributed equally one-third (1/3) each to Zandian, Koroghli and Sadri.

2.4 The Pah Rah Property

2.4.1 The property generally known to the parties as the Pah Rah Property, consisting of 4,485.76 acres in Washoe County with APN Nos. 079-150-09; 079-150-10; 079-150-13;

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084-040-02; 084-040-04; 084-040-06; 084-040-10; 084-130-07 and 084-140-17 is and shall remain owned by Zandian, Sadri and Koroghli equally as tenants in common.

2.4.2 On or before August 6, 2008, Koroghli shall pay Sadri the amount of Four Hundred Thousand Dollars and 00/100 Cents (\$400,000.00).

2.4.3 The proceeds from any sale of the Pah Rah Property shall be as follows:

- a. First priority is to pay Six Hundred Sixty Six Thousand Six Hundred Sixty Six Dollars and 67/100 Cents (\$666,666.67) to Sadri without interest and Three Hundred Thirty Three Thousand Three Hundred Thirty Three Dollars and 33/100 Cents (\$333,333.33) paid to Koroghli without interest;
- b. Second priority is repayment of any property taxes, closing costs, development costs or expenses (excluding foreclosure costs) paid by Sadri and/or Koroghli or to be paid by mutual unanimous agreement without interest;
- c. The remaining proceeds shall be distributed Thirty Two and One Half Percent (32.5%) to Zandian, Thirty Five Percent (35%) to Sadri and Thirty Two and One Half Percent (32.5%) to Koroghli.

2.4.4 The Promissory Note of August 3, 2003, in the amount of +/- \$333,956 by Zandian to Sadri and related deed of trust shall be and is hereby cancelled, void and satisfied in full.

2.5 The bond of \$250,000.00 posted by ("Wendover") in the Litigation shall be released and that amount paid to Zandian's attorney John Peter Lee, Ltd. on or before June 24, 2008 as full and complete satisfaction of the judgment and all legal costs owed by Zandian to John Peter Lee. Ltd. in all cases. Zandian shall therefore record a satisfaction of judgment.

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2.6 . Zandian has recorded a lis pendens against all properties identified in this Settlement Agreement and shall file a release of lis pendens against all said properties.

2.7 Zandian shall dismiss the Litigation with prejudice.

2.8 Sadri and Koroghli shall within 30 days of this Agreement but not later than July 31, 2008 provide to Zandian the following documentation relating to Wendover Project, LLC and Big Springs Ranch, LLC:

1. Profit, loss and balance sheet after May, 2004 to present;
2. Any written contracts for each under which any asset of the LLC is subject to sale or encumbrance;
3. Records reflecting all income and disbursements from any bank, including Bank of America and/or First National Bank, including the proceeds of the Peppermill sale and rent or lease payments;
4. An acknowledgement by Sadri and Koroghli that each of the aforementioned documents is true and correct of what it purports to be;
5. all records to be provided above shall be given to each individual party to this Agreement and shall be reviewed by each of them and must be approved, confirmed and accepted by majority of two of three Managing Members parties hereto;
6. Sadri and Koroghli shall amend the list of Members and must file the new list with Secretary of State and introduce Zandian's name and shall introduce Zandian's signature to the Banks.

2.9 Subject to the obligations set forth in this Settlement Agreement and Mutual Release, Sadri, Koroghli and Zandian hereby release each other, their past and present

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employees, agents, insurers, attorneys, corporations and any other representatives from any and all claims, demands, debts, liabilities, damages, causes of action of whatever kind or nature, which are known or unknown as of the date of this Settlement Agreement and Mutual Release.

3. ATTORNEYS= FEES

If any legal action or other proceeding is brought by any of the parties hereto to enforce this Settlement Agreement or to recover damages or equitable relief for a breach or threatened breach thereof, the prevailing party shall recover its costs, expert witness fees, consulting fees and reasonable attorneys= fees incurred in such action or proceeding, which amount shall be determined by the Court and not a jury.

4. ENTIRE AGREEMENT

All prior or contemporaneous understandings or agreements between the parties are merged into this Settlement Agreement, and it alone expresses the agreement of the parties. This Settlement Agreement may be modified only in writing, signed by all the parties hereto, and no term or provision may be waived except by such writing. There are no other agreements or representations, express or implied, either oral or in writing, between the parties concerning the subject matter of this Settlement Agreement, except as specifically set forth in this Settlement Agreement. The parties have been represented by counsel in connection with the preparation of this Settlement Agreement.

5. APPLICABLE LAW

This Settlement Agreement was drafted through the joint efforts of the parties through counsel, and shall not be read for or against any party to this Agreement on that account. This Settlement Agreement is intended to be enforced according to its written terms under the laws of the State of Nevada. There are no promises, or agreements or expectations of the parties unless otherwise

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stated in this Settlement Agreement. Venue for any action should be exclusively in the State of Nevada and Nevada Eighth Judicial District, Clark County Nevada.

When fully executed, this Agreement, by stipulation shall be presented to the District Court, Clark County, Nevada which entered a judgment in this matter described in this Agreement. The Stipulation shall request that the court approve the terms and conditions of this Agreement and order the parties to comply with the terms and provisions thereof, and in order to do so retain jurisdiction over the cause and the parties in Case No. A511131 entitled Zandian et al. v. Sadri & Koroghli , et al.

6. BENEFIT

This Settlement Agreement shall be binding upon and inure to the benefit of the parties, and each of them, their successors, assigns, personal representatives, agents, employees, directors, officers and servants; Sadri and Koroghli Agreed that Zandian may transfer his rights to his own family trust.

7. COUNTERPARTS

This Agreement may be executed in any number of counterparts and each counterpart executed by any of the undersigned together with all other counterparts so executed shall constitute a single instrument and agreement of the undersigned. Facsimile copies hereof and facsimile signatures hereon shall have the same force and effect as originals.

8. MUTUAL WARRANTIES

Each party to this Settlement Agreement warrants and represents to the other that they have not assigned or transferred to any person not a party hereto any claim or other released matter, or any part or portion thereof, and that each party has the authority to sign this Settlement

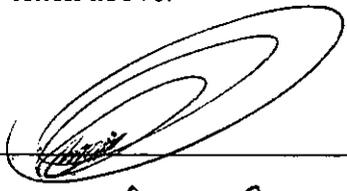
RK.

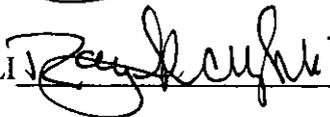
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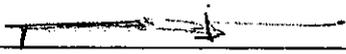
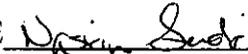
WFZ 88

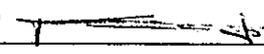
Agreement, and each individual executing this Settlement Agreement on behalf of any entity or person specifically warrants that he or she has the authority to sign this Settlement Agreement; If any term of this Agreement or the application of any term of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, all provisions, covenants and conditions of this Agreement, and all of its applications, not held invalid, void or unenforceable, shall continue in full force and effect and shall not be affected, impaired or invalidated in any way.

IN WITNESS WHEREOF, the parties have executed this Settlement Agreement on the day and year first written above.

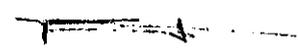
REZA ZANDIAN  WIFE 

RAY KOROGHLI  WIFE 

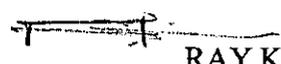
FRED SADRI  WIFE 

STAR LIVING TRUST  "TRUSTEE"

WENDOVER PROJECT LLC BY ITS MANAGING MEMBERS:

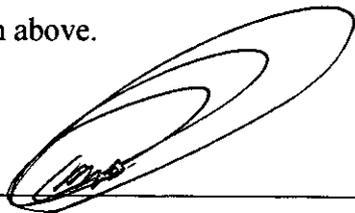
REZA ZANDIAN  FRED SADRI  RAY KOROGHLI 

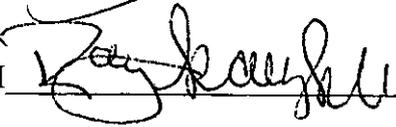
BIG SPRING RANCH LLC BY ITS MANAGING MEMBERS:

REZA ZANDIAN  FRED SADRI  RAY KOROGHLI 

Agreement, and each individual executing this Settlement Agreement on behalf of any entity or person specifically warrants that he or she has the authority to sign this Settlement Agreement; If any term of this Agreement or the application of any term of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, all provisions, covenants and conditions of this Agreement, and all of its applications, not held invalid, void or unenforceable, shall continue in full force and effect and shall not be affected, impaired or invalidated in any way.

IN WITNESS WHEREOF, the parties have executed this Settlement Agreement on the day and year first written above.

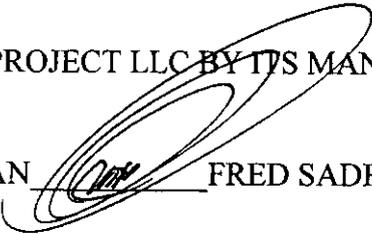
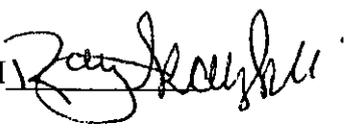
REZA ZANDIAN  WIFE _____

RAY KOROGHLI  WIFE 

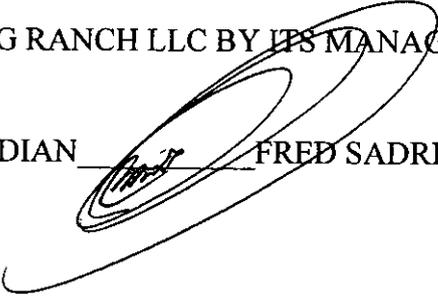
FRED SADRI _____ WIFE _____

STAR LIVING TRUST _____ "TRUSTEE"

WENDOVER PROJECT LLC BY ITS MANAGING MEMBERS:

REZA ZANDIAN  FRED SADRI _____ RAY KOROGHLI 

BIG SPRING RANCH LLC BY ITS MANAGING MEMBERS:

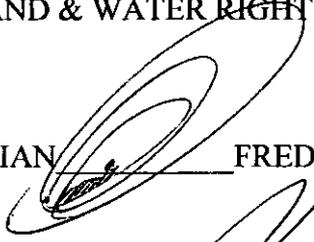
REZA ZANDIAN  FRED SADRI _____ RAY KOROGHLI 

R.K

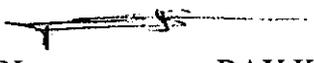


NEVADA LAND & WATER RIGHTS LLC BY ITS MANAGING MEMBERS:

REZA ZANDIAN



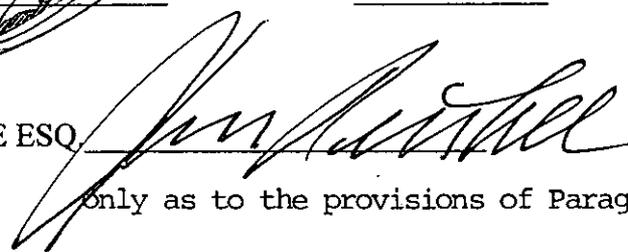
FRED SADRI



RAY KOROGHLI



JOHN PETER LEE ESQ.



only as to the provisions of Paragraph 2.5 above

NOTICES

Pursuant to this Settlement Agreement dated June 17, 2008, all notices are to be sent to the following mailing addresses via certified mail:

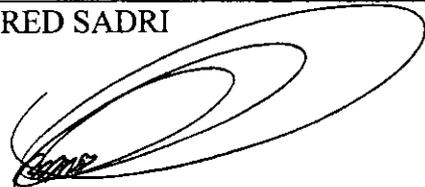
To: Mr. Fred Sadri & Star Living Trust
2827 South Monte Cristo Way
Las Vegas, NV 89117

To: Mr. Reza Zandian
8775 Coasta Verde Blvd., No. 501
San Diego, CA 92122

To: Mr. Ray Koroghli
3055 Via Sarafina Drive
Henderson, NV 89052

ACKNOWLEDGED BY:

FRED SADRI



Date

6/19/08

REZA ZANDIAN

Date



RAY KOROGHLI

Date

6-19-08

NOTICES

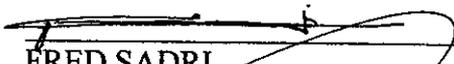
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To: Mr. Fred Sadri & Star Living Trust
2827 South Monte Cristo Way
Las Vegas, NV 89117

To: Mr. Reza Zandian
8775 Coasta Verde Blvd., No. 501
San Diego, CA 92122

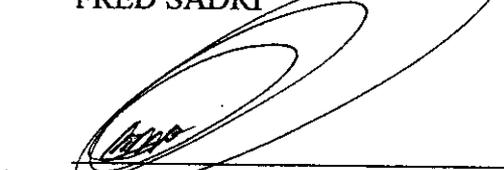
To: Mr. Ray Koroghli
3055 Via Sarafina Drive
Henderson, NV 89052

ACKNOWLEDGED BY:



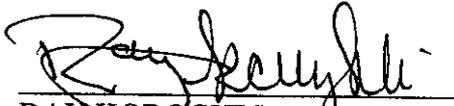
FRED SADRI

JUNE 24 2008
Date



REZA ZANDIAN

6/19/08
Date



RAY KOROGHLI

6-19-08
Date

DOC # 3758659

05/12/2009 09:06:43 AM
Requested By
SOLOMON DWIGGINS & FREER LTD
Washoe County Recorder
Kathryn L. Burke - Recorder
Fee: \$19.00 RPTT: \$0.00
Page 1 of 6



RECORDING REQUESTED BY:
SOLOMON DWIGGINS & FREER
Acuity Financial Center
7881 W. Charleston Blvd., Ste 240
Las Vegas, NV 89117

WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:
Ray Koroghli and Sathsowi Koroghli,
Trustees of the Koroghli Management Trust
3055 Via Sarafina Drive
Henderson, NV 89056

(FOR RECORDER'S USE ONLY)

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

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, RAY KOROGHLI, a married man, as his sole and separate property, does hereby remise, release and forever quitclaim his undivided one-third (1/3) interest, to RAY KOROGHLI and SATHSOWI THAY KOROGHLI, as Managing Trustees of the KOROGHLI MANAGEMENT TRUST, the following real property situated in the County of Washoe, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

SUBJECT TO: 1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights,
 rights of way and easements now of record.

///

///

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

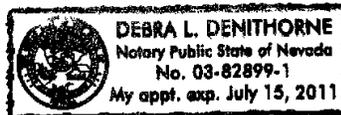
WITNESS my signature this 21st day of April, 2009.

Ray Koroghli
Ray Koroghli

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

The foregoing QUITCLAIM DEED was acknowledged before me, a Notary Public in and for said County and State, on the 21st day of April, 2009, by Ray Koroghli.

Debra L. Denithorne
NOTARY PUBLIC



3758659 Page 3 of 6 05/12/2009 09:06:43 AM

EXHIBIT "A"

PARCEL A:

APN: 079-150-09

The Northeast Quarter (NE1/4) and the South Half (S1/2) of the Northwest Quarter (NW1/4) and the South Half (S1/2) in Section 33, Township 21 North, Range 23 East, M.D.B. &M.

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

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

PARCEL B:

APN: 079-150-10

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

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

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

PARCEL C:

APN: 079-150-13

The Northeast Quarter (NE1/4); South Half (S1/2) of the Northwest Quarter (NW1/4); South Half (S1/2) 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.

3758659 Page 4 of 6 05/12/2009 09:06:43 AM

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

PARCEL D:

APN: 084-040-02

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

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

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

PARCEL E:

APN: 084-040-04

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

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

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

PARCEL F:

APN: 084-040-06

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

3758659 Page 5 of 6 05/12/2009 09:06:43 AM

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

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

PARCEL G:

APN: 084-040-10

The North Half (N1/2) and the North Half (N1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and the North Half (N1/2) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and the North Half (N1/2) of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), all in Section 11, Township 20 North, Range 23 East, M.D.B.&M.

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

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

PARCEL H:

APN: 084-130-07

The Northwest Quarter (NW1/4) and the North Half (N1/2) of the Southwest Quarter (SW1/4) and Government Lot 1 in the Southwest Quarter (SW1/4) 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

3758659 Page 6 of 6 05/12/2009 09:06:43 AM

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

PARCEL I:

APN: 084-140-17

The Northeast Quarter (NE1/4) 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.

DOC #

677329

08/19/2013

11 53 AM

Official Record

Requested By
WATSON ROUNDS

Elko County - NV

D Mike Smiles - Recorder

Page 1 of 5 Fee \$18.00

Recorded By: ST RPTT

APN# _____

Recording Requested by and Return To:



677329

Name _____ WATSON ROUNDS

Address _____ 5371 Kietzke Lane

City/State/Zip _____ Reno, NV 89511

DEFAULT JUDGMENT

(Title of Document)

This cover page must be type or printed.



677329

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

REC'D & FILED
2013 JUN 24 PM 4: 12
ALAN GLOVER
C. ERVEN
 BY _____ CLERK
 DEPUTY

5
 6
 7 **In The First Judicial District Court of the State of Nevada**
 8 **In and for Carson City**

9 JED MARGOLIN, an individual,

10 Plaintiff,

11 vs.

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

19 Defendants.

Case No.: 090C00579 1B

Dept. No.: 1

DEFAULT JUDGMENT

20
 21 WHEREAS Plaintiff JED MARGOLIN filed an Amended Complaint in this action on
 22 August 11, 2011. On March 5, 2012, REZA ZANDIAN aka GOLAMREZA ZANDIANJAZI
 23 aka GHOLAM REZA ZANDIAN aka REZA JAZI aka J. REZA JAZI aka G. REZA JAZI aka
 24 GHONONREZA ZANDIAN JAZI ("Zandian") served a General Denial to the Amended
 25 Complaint. On March 13, 2012, OPTIMA TECHNOLOGY CORPORATION, a California
 26 corporation, OPTIMA TECHNOLOGY CORPORATION, a Nevada corporation, served a
 27 General Denial to the Amended Complaint.
 28



1 WHEREAS on June 28, 2012, this Court issued an order requiring the corporate
 2 Defendants to retain counsel and that counsel must enter an appearance on behalf of the
 3 corporate Defendants by July 15, 2012. If no such appearance was entered, the June 28, 2012
 4 order said that the corporate Defendants' General Denial shall be stricken. Since no
 5 appearance was made on their behalf, a default was entered against them on September 24,
 6 2012. A notice of entry of default judgment was filed on November 6, 2012.

7 WHEREAS on January 15, 2013, this Court issued an order striking the General Denial
 8 of Zandian and awarding his fees and costs incurred in bringing the motion to strike. A default
 9 was entered against Zandian on March 28, 2013. A notice of entry of default judgment was
 10 filed on April 5, 2013.

11 WHEREAS Defendants are not infants or incompetent persons and are not in the
 12 military service of the United States as defined by 50 U.S.C. § 521.

13 WHEREAS the allegations in Plaintiff's Amended Complaint warrant entry of final
 14 judgment against all named Defendants for conversion, tortious interference with contract,
 15 intentional interference with prospective economic advantage, unjust enrichment, and unfair
 16 and deceptive trade practices.

17 WHEREAS all Defendants are jointly and severally liable to Plaintiff for the principal
 18 amount of \$1,495,775.74.

19 THEREFORE, Judgment is hereby entered for Plaintiff and against Defendant Zandian
 20 and Defendants Optima Technology Corporation, a Nevada corporation, and Optima
 21 Technology Corporation, a California corporation, for damages, along with pre-judgment
 22 interest, attorney's fees and costs in the amount of \$1,495,775.74, plus interest at the legal rate,
 23 pursuant to NRS 17.130, thereon from the date of default until the judgment is satisfied.

24 \\\

25 \\\

26 \\\

27 \\\

28 \\\



677329

08/19/2013
005 of 5

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.

Date July 26, 2013

Alan Glover, City Clerk and Clerk of the First Judicial District Court of the State of Nevada, In and for Carson City.

By [Signature] Deputy

Per NRS 239 Sec.6 the SSN may be redacted, but in no way affects the legality of the document.



677329

06/19/2013
004 of 5

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JUDGMENT is hereby entered against Defendant Zandian and Defendants Optima Technology Corporation, a Nevada corporation, and Optima Technology Corporation, a California corporation, in favor of Plaintiff this 24th day of June, 2013.

James T. Brundall
DISTRICT COURT JUDGE

Situs & Keyline Description:
 0 STATE ROUTE 447 WASHOE COUNTY
 FR NW4 SW2 SEC 33 TWP 21 RGE 23

Owner & Mailing Address:
 STAR LIVING TRUST
 SADRI TRUSTEE, FRED
 PO BOX 81624
 LAS VEGAS, NV 89180

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 079-150-09

Card 1 of 1
 Bld. 0-0



Tax District: 4000

printed: 12/26/2017

ACTIVE

6802.23

LAWW - AG

VALUATION HISTORY							PARCEL VALUE SUMMARY		Database	Roll Year	Prior % Complete	% Complete
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost	PROD			
2018 NR	8,288	0	0	0	8,288	2,901	Building Value					
2017 FV	8,753	0	0	0	8,753	3,064	Extra Feature Value					
2016 FV	8,254	0	0	0	8,254	2,889	Land Value	8,288				
2015 FV	8,064	0	0	0	8,064	2,822	Taxable Value	8,288				
2014 FV	7,202	0	0	0	7,202	2,521	Exemption	0			Reopen	Code:
2013 FV	8,848	0	0	0	8,848	3,097	FLAGS				Reappraisal	
2012 FV	8,624	0	0	0	8,624	3,018	Type	Value				
2011 FV	8,417	0	0	0	8,417	2,946	Cap Code	NFM				
2010 FV	6,944	0	0	0	6,944	2,430	Eligible for Form?	NO		NC / C	New Land	New Sketch
2009 FV	6,670	0	0	0	6,670	2,335	Low Cap Percentage	0				
2008 FV	5,247	0	0	0	5,247	1,836	Parcel Map	0				
2007 FV	4,799	0	0	0	4,799	1,680				By:		Date:

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Code	Description	Category	Units	Code	Description	Yr Bld	Units	Cost New	Tot Lump Sum Adj				
Type									0				
Occupancy									0				
Story/Frame									100				
Quality									.00				
Year Built	WAY	%Comp	Year of Addn/Remodel						0				
	0	0							0				
BUILDING CHARACTERISTICS									0				
Category	Code	Type	%						0				
									0				
									89502				
PROPERTY CHARACTERISTICS													
Special Prop Code		Ag Land - Current -											
Water		None											
Sewer		None											
Street		None											
BUILDING NOTES													
Gross Living/Building Area							0						
Perimeter							0						

#	Bld	Date	User ID	Activity Notes
1	0-0	10/22/2013	csarman	REXT LAWV IMPROVEMENT LINE DONE 10/22/2013 BY REVIEWED-NO CHGS ON IMP REPORT, LAND LINE DONE 10/23/2013 BY JAK

EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes

LAND VALUE	DOR Code	600	Neighborhood	6802.23	LAWW - AG	Land Size	560.0000	Unit Type	AC				
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes
1	GRZ2	Grazing2	GR	560.00	AA	0	14.80					8,288	

This information is for use by the Washoe County Assessor for assessment purposes only.

WFZ0217



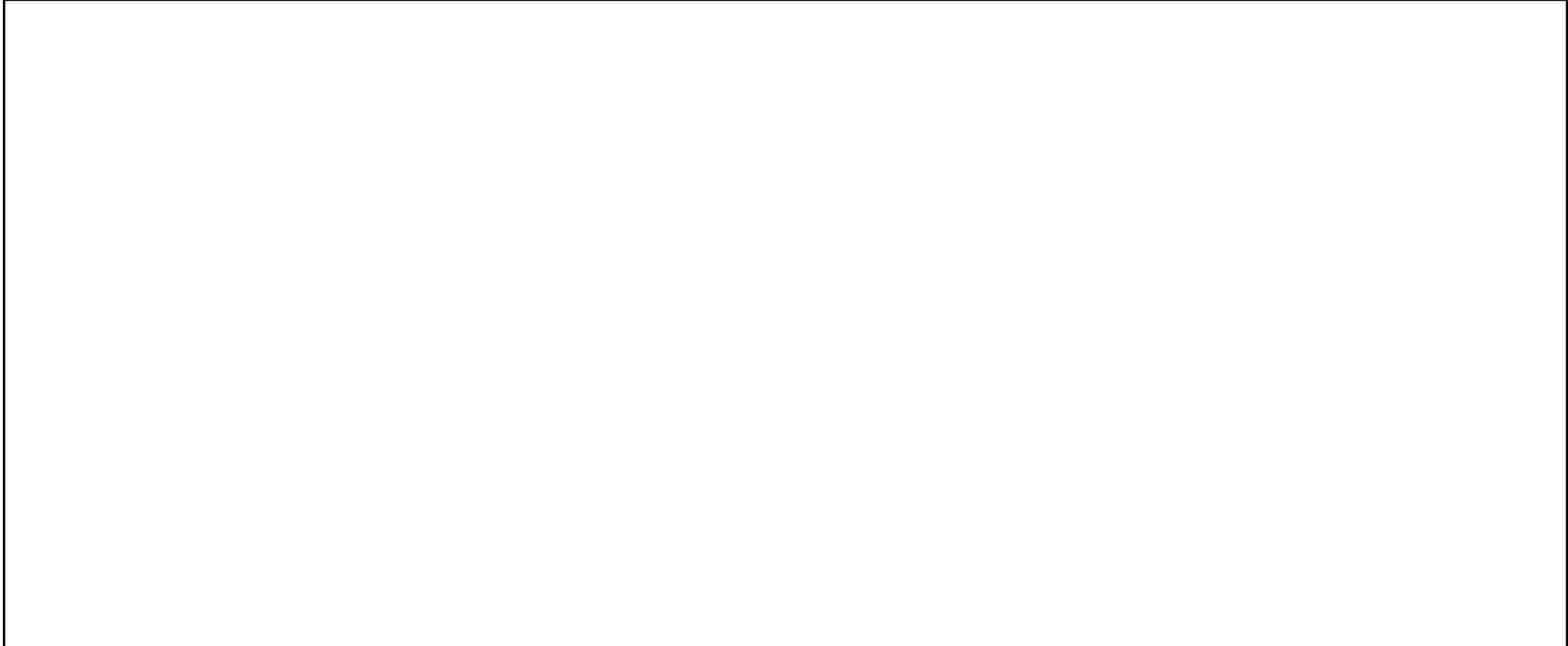
Tax District: 4000

printed: 12/26/2017

ACTIVE

6802.23

LAWW - AG



BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
STAR LIVING TRUST	4747575	09/25/2017	600	3NTT			
STAR LIVING TRUST	4335755	03/18/2014		3BEA			
SADRI, FRED	3758659	05/12/2009	GRZ2	3BGG			33% INTO TRUST
SADRI, FRED	2900593	08/06/2003	GRZ2	3NTT			FILE # - SPOUSE NO
NEVADA LAND &	2900592	08/06/2003	GRZ2	2MQC	4DEC	1,000,000	A INCLUDES 9 PARCELS
NEVADA LAND &	2507304	12/13/2000		3NTT			INC 079-150-09,11,13

#	Bld	Date	User ID	Activity Notes
2	0-0	10/12/2012	csarm	REXT LAND AND IMPROVEMENT LINES COMPLETE - LAWV IMPROVEMENT LINE DONE
3	0-0	10/26/2011	kjohn	REXT LAWV IMPROVEMENT LINE DONE 10/26/2011 BY REVIEWED-NO CHGS ON IMP
4	0-0	07/07/2010	kjohn	REXT LAWV IMPROVEMENT LINE DONE 07/07/2010 BY REVIEWED-NO CHGS ON IMP
5	0-0	10/31/2009	kjohn	REXT LAWV IMPROVEMENT LINE DONE 10/31/2009 BY REVIEWED-NO CHANGES ON
6	0-0	10/14/2008	PJO	REXT LAWV IMPROVEMENT LINE DONE 01/00/1900 BY NO CHANGES ON IMP REPORT,
7	0-0	08/25/2006	mbozm	REXT
8	0-0	09/12/2003	zzz	
9	0-0	09/05/2003	ZZZ	
10	0-0	08/28/2001	RLS	REXT

Situs & Keyline Description:
 0 STATE ROUTE 447 WASHOE COUNTY
 SEC 31 TWP 21 RGE 23

Owner & Mailing Address:
 STAR LIVING TRUST
 SADRI TRUSTEE, FRED
 PO BOX 81624
 LAS VEGAS, NV 89180

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 079-150-10

Card 1 of 1
 Bld. 0-0



Tax District: 4000

printed: 12/26/2017

ACTIVE

6802.23

LAWW - AG

VALUATION HISTORY							PARCEL VALUE SUMMARY		Database	Roll Year	Prior % Complete	% Complete
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost	PROD			
2018 NR	9,466	0	0	0	9,466	3,313	Building Value					
2017 FV	9,997	0	0	0	9,997	3,499	Extra Feature Value					
2016 FV	9,427	0	0	0	9,427	3,299	Land Value	9,466				
2015 FV	9,210	0	0	0	9,210	3,224	Taxable Value	9,466				
2014 FV	8,225	0	0	0	8,225	2,879	Exemption	0				
2013 FV	10,105	0	0	0	10,105	3,537	FLAGS					
2012 FV	9,850	0	0	0	9,850	3,447	Type	Value				
2011 FV	9,613	0	0	0	9,613	3,365	Cap Code	NFM				
2010 FV	7,931	0	0	0	7,931	2,776	Eligible for Form?	NO				
2009 FV	7,617	0	0	0	7,617	2,666	Low Cap Percentage	0				
2008 FV	5,993	0	0	0	5,993	2,098	Parcel Map	0				
2007 FV	5,481	0	0	0	5,481	1,918						

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Code	Description	Category	Units	Code	Description	Yr Bld	Units	Cost New	Tot Lump Sum Adj				
Type									0	0			
Occupancy										Sub Area-RCN			
Story/Frame										100			
Quality										.00			
Year Built	WAY	%Comp	Year of Addn/Remodel							\$ Dep & Inc			
	0	0								0			
BUILDING CHARACTERISTICS										Obso/Other Adj.			
Category	Code	Type	%							0			
										Sub Area DRC			
										0			
										Additive DRC			
										0			
										Total DRC			
										0			
										Override			
										0			
										Cost Code			
										89502			
PROPERTY CHARACTERISTICS													
										Special Prop Code			
										Ag Land - Current -			
										None			
										Water			
										None			
										Sewer			
										None			
										Street			
										None			
BUILDING NOTES													
										Gross Living/Building Area			
										0			
										Perimeter			
										0			

#	Bld	Date	User ID	Activity Notes
1	0-0	10/22/2013	csarman	REXT LAWV IMPROVEMENT LINE DONE 10/22/2013 BY REVIEWED-NO CHGS ON IMP REPORT, LAND LINE DONE 10/23/2013 BY JAK

EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes

LAND VALUE		DOR Code	600	Neighborhood	6802.23	LAWW - AG	Land Size	639.5800	Unit Type	AC			
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes
1	GRZ2	Grazing2	GR	639.58	AA	0	14.80					9,466	

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WFZ0219



Tax District: 4000

printed: 12/26/2017

ACTIVE

6802.23

LAWW - AG



BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
STAR LIVING TRUST	4747575	09/25/2017	600	3NTT			ORDER FROM JULY 17 2008
STAR LIVING TRUST	4630135	09/08/2016	600	3BF		5,000	
STAR LIVING TRUST	4335755	03/18/2014		3BEA			
SADRI, FRED	3758659	05/12/2009	GRZ2	3BGG			33% INTO TRUST
SADRI, FRED	2900593	08/06/2003	GRZ2	3NTT			FILE # - SPOUSE NO
NEVADA LAND &	2900592	08/06/2003	GRZ2	2MQC	4DEC	1,000,000	A INCLUDES 9 PARCELS

#	Bld	Date	User ID	Activity Notes
2	0-0	10/12/2012	csarm	REXT LAND AND IMPROVEMENT LINES COMPLETE - LAWW IMPROVEMENT LINE DONE
3	0-0	10/26/2011	kjohn	REXT LAWW IMPROVEMENT LINE DONE 10/26/2011 BY REVIEWED-NO CHGS ON IMP
4	0-0	07/07/2010	kjohn	REXT LAWW IMPROVEMENT LINE DONE 07/07/2010 BY REVIEWED-NO CHGS ON IMP
5	0-0	10/31/2009	kjohn	REXT LAWW IMPROVEMENT LINE DONE 10/31/2009 BY REVIEWED-NO CHANGES ON
6	0-0	10/14/2008	PJO	REXT LAWW IMPROVEMENT LINE DONE 01/00/1900 BY NO CHANGES ON IMP REPORT,
7	0-0	08/25/2006	mbozm	REXT
8	0-0	08/28/2001	RLS	REXT
9	0-0	08/03/2012	csarm	AERL - PICTOMETRY REVIEW
10	0-0	10/18/2016	rlope	REXT BY CSS - 10/14/2016

Situs & Keyline Description:
 0 STATE ROUTE 447 WASHOE COUNTY
 NE4 S2 NW4 S2 SEC 27 TWP 21 RGE 23

Owner & Mailing Address:
 STAR LIVING TRUST
 SADRI TRUSTEE, FRED
 PO BOX 81624
 LAS VEGAS, NV 89180

WASHOE COUNTY APPRAISAL RECORD
2018

APN: 079-150-13

Card 1 of 1
 Bld. 0-0



Tax District: 4000

printed: 12/26/2017

ACTIVE

6802.23

LAWW - AG

VALUATION HISTORY							PARCEL VALUE SUMMARY		Database	Roll Year	Prior % Complete	% Complete
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost	PROD			
2018 NR	8,288	0	0	0	8,288	2,901	Building Value					
2017 FV	8,753	0	0	0	8,753	3,064	Extra Feature Value					
2016 FV	8,254	0	0	0	8,254	2,889	Land Value	8,288				
2015 FV	8,064	0	0	0	8,064	2,822	Taxable Value	8,288				
2014 FV	7,202	0	0	0	7,202	2,521	Exemption	0			Reopen	Code:
2013 FV	8,848	0	0	0	8,848	3,097	FLAGS				Reappraisal	
2012 FV	8,624	0	0	0	8,624	3,018	Type	Value				
2011 FV	8,417	0	0	0	8,417	2,946	Cap Code	NFM				
2010 FV	6,944	0	0	0	6,944	2,430	Eligible for Form?	NO		NC / C	New Land	New Sketch
2009 FV	6,670	0	0	0	6,670	2,335	Low Cap Percentage	0				
2008 FV	5,247	0	0	0	5,247	1,836				By:		Date:
2007 FV	4,799	0	0	0	4,799	1,680						

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Code	Description			Category	Units	Code	Description	Yr Bld	Units	Cost New	Tot Lump Sum Adj	% Complete	
Type											0		
Occupancy											0		
Story/Frame											100		
Quality											.00		
Year Built	WAY	%Comp	Year of Addn/Remodel								\$ Dep & Inc	0	
	0	0									Obso/Other Adj.	0	
BUILDING CHARACTERISTICS											Sub Area DRC	0	
Category	Code	Type	%								Additive DRC	0	
											Total DRC	0	
											Override	0	
											Cost Code	89502	
Base Rate Adjustment												Adj.	
Construction Modifiers												Adj.	
Gross Living/Building Area										0			
Perimeter										0			

#	Bld	Date	User ID	Activity Notes
1	0-0	10/22/2013	csarman	REXT LAWW IMPROVEMENT LINE DONE 10/22/2013 BY REVIEWED-NO CHGS ON IMP REPORT, LAND LINE DONE 10/23/2013 BY JAK

EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes

LAND VALUE	DOR Code	600	Neighborhood	6802.23	LAWW - AG	Land Size	560.0000	Unit Type	AC				
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes
1	GRZ2	Grazing2	GR	560.00	AA	0	14.80					8,288	

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WFZ0221



BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
STAR LIVING TRUST	4747575	09/25/2017	600	3NTT			
STAR LIVING TRUST	4335755	03/18/2014		3BEA			
SADRI, FRED	3758659	05/12/2009	GRZ2	3BGG			33% INTO TRUST
SADRI, FRED	2900593	08/06/2003	GRZ2	3NTT			FILE # - SPOUSE NO
NEVADA LAND &	2900592	08/06/2003	GRZ2	2MQC	4DEC	1,000,000	A INCLUDES 9 PARCELS
NEVADA LAND &	2603875	10/08/2001	GRZ2	3NTT			

#	Bld	Date	User ID	Activity Notes
2	0-0	10/12/2012	csarm	REXT LAND AND IMPROVEMENT LINES COMPLETE - LAWW IMPROVEMENT LINE DONE
3	0-0	10/26/2011	kjohn	REXT LAWW IMPROVEMENT LINE DONE 10/26/2011 BY REVIEWED-NO CHGS ON IMP
4	0-0	07/07/2010	kjohn	REXT LAWW IMPROVEMENT LINE DONE 07/07/2010 BY REVIEWED-NO CHGS ON IMP
5	0-0	10/31/2009	kjohn	REXT LAWW IMPROVEMENT LINE DONE 10/31/2009 BY REVIEWED-NO CHANGES ON
6	0-0	10/14/2008	PJO	REXT LAWW IMPROVEMENT LINE DONE 01/00/1900 BY NO CHANGES ON IMP REPORT,
7	0-0	08/25/2006	mbozm	REXT
8	0-0	08/28/2001	RLS	REXT
9	0-0	08/03/2012	csarm	AERL - PICTOMETRY REVIEW
10	0-0	10/18/2016	rlope	REXT BY CSS - 10/14/2016



BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
STAR LIVING TRUST	4747575	09/25/2017	600	3NTT			ORDER FROM JULY 17 2008
STAR LIVING TRUST	4630133	09/08/2016	600	3BF		5,000	
STAR LIVING TRUST	4335755	03/18/2014		3BEA			
SADRI, FRED	3758659	05/12/2009	GRZ2	3BGG			33% INTO TRUST
SADRI, FRED	2900593	08/06/2003	GRZ2	3BCT			FILE # - SPOUSE NO
NEVADA LAND &	2900592	08/06/2003	GRZ2	2MQC	4DEC	1,000,000	A INCLUDES 9 PARCELS

#	Bld	Date	User ID	Activity Notes
2	0-0	10/12/2012	csarm	REXT LAND AND IMPROVEMENT LINES COMPLETE - LAWV IMPROVEMENT LINE DONE
3	0-0	10/26/2011	kjohn	REXT LAWV IMPROVEMENT LINE DONE 10/26/2011 BY REVIEWED-NO CHGS ON IMP
4	0-0	07/07/2010	kjohn	REXT LAWV IMPROVEMENT LINE DONE 07/07/2010 BY REVIEWED-NO CHGS ON IMP
5	0-0	10/31/2009	kjohn	REXT LAWV IMPROVEMENT LINE DONE 10/31/2009 BY REVIEWED-NO CHANGES ON
6	0-0	10/14/2008	PJO	REXT LAWV IMPROVEMENT LINE DONE 01/00/1900 BY NO CHANGES ON IMP REPORT,
7	0-0	09/15/2006	mbozm	REXT
8	0-0	08/28/2001	RLS	REXT
9	0-0	08/03/2012	csarm	AERL - PICTOMETRY REVIEW
10	0-0	10/18/2016	rlope	REXT BY CSS - 10/14/2016

Situs & Keyline Description:
 0 INTERSTATE 80 E WASHOE COUNTY
 SEC 3 TWP 20 RGE 23

Owner & Mailing Address:
 STAR LIVING TRUST
 SADRI TRUSTEE, FRED
 PO BOX 81624
 LAS VEGAS, NV 89180

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 084-040-04

Card 1 of 1
 Bld. 0-0



Tax District: 4000

printed: 12/26/2017

ACTIVE

6802.23

LAWW - AG

VALUATION HISTORY							PARCEL VALUE SUMMARY		Database	Roll Year	Prior % Complete	% Complete
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost	PROD			
2018 NR	9,473	0	0	0	9,473	3,316	Building Value					
2017 FV	10,004	0	0	0	10,004	3,501	Extra Feature Value					
2016 FV	9,435	0	0	0	9,435	3,302	Land Value	9,473				
2015 FV	9,217	0	0	0	9,217	3,226	Taxable Value	9,473				
2014 FV	8,231	0	0	0	8,231	2,881	Exemption	0				
2013 FV	10,113	0	0	0	10,113	3,540	FLAGS					
2012 FV	9,857	0	0	0	9,857	3,450	Type	Value				
2011 FV	9,620	0	0	0	9,620	3,367	Cap Code	NFM				
2010 FV	7,937	0	0	0	7,937	2,778	Eligible for Form?	NO				
2009 FV	7,623	0	0	0	7,623	2,668	Low Cap Percentage	0				
2008 FV	5,998	0	0	0	5,998	2,099	Parcel Map	0				
2007 FV	5,485	0	0	0	5,485	1,920						

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Code	Description			Category	Units	Code	Description	Yr Bld	Units	Cost New	Tot Lump Sum Adj	% Complete	
Type											0		
Occupancy											0		
Story/Frame											100		
Quality											.00		
Year Built	WAY	%Comp	Year of Addn/Remodel								\$ Dep & Inc	0	
	0	0									Obso/Other Adj.	0	
BUILDING CHARACTERISTICS											Sub Area DRC	0	
Category	Code	Type	%								Additive DRC	0	
											Total DRC		
											Override	0	
											Cost Code	89502	
											PROPERTY CHARACTERISTICS		
											Special Prop Code	Ag Land - Current -	
											Water	None	
											Sewer	None	
											Street	None	
											BUILDING NOTES		
											Gross Living/Building Area 0		
											Perimeter 0		

#	Bld	Date	User ID	Activity Notes
1	0-0	10/22/2013	csarman	RXT LAWV IMPROVEMENT LINE DONE 10/22/2013 BY REVIEWED-NO CHGS ON IMP REPORT, LAND LINE DONE 10/23/2013 BY JAK

EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes

LAND VALUE		DOR Code	600	Neighborhood	6802.23	LAWW - AG	Land Size		640.0800	Unit Type	AC		
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes
1	GRZ2	Grazing2	GR	640.08	AA	0	14.80					9,473	

This information is for use by the Washoe County Assessor for assessment purposes only.

WFZ0225



BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
STAR LIVING TRUST	4747575	09/25/2017	600	3NTT			
STAR LIVING TRUST	4335755	03/18/2014		3BEA			
SADRI, FRED	3758659	05/12/2009	GRZ2	3BGG			33% INTO TRUST
SADRI, FRED	2900593	08/06/2003	GRZ2	3NTT			FILE # - SPOUSE NO
NEVADA LAND &	2900592	08/06/2003	GRZ2	2MQC	4DEC	1,000,000	A INCLUDES 9 PARCELS
	2117820	07/17/1997					

#	Bld	Date	User ID	Activity Notes
2	0-0	10/12/2012	csarm	REXT LAND AND IMPROVEMENT LINES COMPLETE - LAWW IMPROVEMENT LINE DONE
3	0-0	10/26/2011	kjohn	REXT LAWW IMPROVEMENT LINE DONE 10/26/2011 BY REVIEWED-NO CHGS ON IMP
4	0-0	07/07/2010	kjohn	REXT LAWW IMPROVEMENT LINE DONE 07/07/2010 BY REVIEWED-NO CHGS ON IMP
5	0-0	10/31/2009	kjohn	REXT LAWW IMPROVEMENT LINE DONE 10/31/2009 BY REVIEWED-NO CHANGES ON
6	0-0	10/14/2008	PJO	REXT LAWW IMPROVEMENT LINE DONE 01/00/1900 BY NO CHANGES ON IMP REPORT,
7	0-0	09/15/2006	mbozm	REXT
8	0-0	08/28/2001	RLS	REXT
9	0-0	08/03/2012	csarm	AERL - PICTOMETRY REVIEW
10	0-0	10/18/2016	rlope	REXT BY CSS - 10/14/2016

Situs & Keyline Description:
 0 INTERSTATE 80 E WASHOE COUNTY
 SEC 1 TWP 20 RGE 23

Owner & Mailing Address:
 STAR LIVING TRUST
 SADRI TRUSTEE, FRED
 PO BOX 81624
 LAS VEGAS, NV 89180

WASHOE COUNTY APPRAISAL RECORD
2018

APN: 084-040-06

Card 1 of 1
 Bld. 0-0



Tax District: 4000

printed: 12/26/2017

ACTIVE

6802.23

LAWW - AG

VALUATION HISTORY							PARCEL VALUE SUMMARY		Database	Roll Year	Prior % Complete	% Complete
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost	PROD			
2018 NR	18,162	0	0	0	18,162	6,357	Building Value					
2017 FV	19,155	0	0	0	19,155	6,704	Extra Feature Value					
2016 FV	18,231	0	0	0	18,231	6,381	Land Value	18,162				
2015 FV	17,706	0	0	0	17,706	6,197	Taxable Value	18,162				
2014 FV	16,263	0	0	0	16,263	5,692	Exemption	0			Reopen	Code:
2013 FV	19,333	0	0	0	19,333	6,767	FLAGS				Reappraisal	
2012 FV	18,902	0	0	0	18,902	6,616	Type	Value				
2011 FV	18,339	0	0	0	18,339	6,419	Cap Code	NFM				
2010 FV	15,136	0	0	0	15,136	5,298	Eligible for Form?	NO		NC / C	New Land	New Sketch
2009 FV	14,629	0	0	0	14,629	5,120	Low Cap Percentage	0				
2008 FV	11,433	0	0	0	11,433	4,002	Parcel Map	0				
2007 FV	10,489	0	0	0	10,489	3,671				By:		Date:

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Code	Description	Category	Units	Code	Description	Yr Bld	Units	Cost New	Tot Lump Sum Adj				
Type									0				
Occupancy									0				
Story/Frame									100				
Quality									.00				
Year Built	WAY	%Comp	Year of Addn/Remodel						0				
	0	0							0				
BUILDING CHARACTERISTICS									0				
Category	Code	Type	%						0				
									89502				
Base Rate Adjustment				Adj.									
Construction Modifiers				Adj.									
Gross Living/Building Area							0						
Perimeter							0						

#	Bld	Date	User ID	Activity Notes
1	0-0	10/22/2013	csarman	REXT LAWV IMPROVEMENT LINE DONE 10/22/2013 BY REVIEWED-NO CHGS ON IMP REPORT, LAND LINE DONE 10/23/2013 BY JAK

EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes

LAND VALUE		DOR Code	600	Neighborhood	6802.23	LAWW - AG	Land Size		633.0300	Unit Type	AC		
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes
1	GRZ1	Grazing1	GR	633.03	AA	0	28.69					18,162	

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WFZ0227



Tax District: 4000

printed: 12/26/2017

ACTIVE

6802.23

LAWW - AG



BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
STAR LIVING TRUST	4747575	09/25/2017	600	3NTT			
STAR LIVING TRUST	4335755	03/18/2014		3BEA			
SADRI, FRED	3758659	05/12/2009	GRZ1	3BGG			33% INTO TRUST
SADRI, FRED	2900593	08/06/2003	GRZ2	3NTT			FILE # - SPOUSE NO
NEVADA LAND &	2900592	08/06/2003	GRZ2	2MQC	4DEC	1,000,000	A INCLUDES 9 PARCELS
	2117820	07/17/1997					

#	Bld	Date	User ID	Activity Notes
2	0-0	10/12/2012	csarm	REXT LAND AND IMPROVEMENT LINES COMPLETE - LAWW IMPROVEMENT LINE DONE
3	0-0	10/26/2011	kjohn	REXT LAWW IMPROVEMENT LINE DONE 10/26/2011 BY REVIEWED-NO CHGS ON IMP
4	0-0	07/07/2010	kjohn	REXT LAWW IMPROVEMENT LINE DONE 07/07/2010 BY REVIEWED-NO CHGS ON IMP
5	0-0	10/31/2009	kjohn	REXT LAWW IMPROVEMENT LINE DONE 10/31/2009 BY REVIEWED-NO CHANGES ON
6	0-0	10/14/2008	PJO	REXT LAWW IMPROVEMENT LINE DONE 01/00/1900 BY NO CHANGES ON IMP REPORT,
7	0-0	09/15/2006	mbozm	REXT
8	0-0	08/28/2001	RLS	REXT
9	0-0	08/03/2012	csarm	AERL - PICTOMETRY REVIEW
10	0-0	10/18/2016	rlope	REXT BY CSS - 10/14/2016

Situs & Keyline Description:
 0 INTERSTATE 80 E WASHOE COUNTY
 FR SEC 11 TWP 20 RGE 23

Owner & Mailing Address:
 STAR LIVING TRUST
 SADRI TRUSTEE, FRED
 PO BOX 81624
 LAS VEGAS, NV 89180

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 084-040-10

Card 1 of 1
 Bld. 0-0



Tax District: 4000

printed: 12/26/2017

ACTIVE

6802.23

LAWW - AG

VALUATION HISTORY							PARCEL VALUE SUMMARY		Database	Roll Year	Prior % Complete	% Complete
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost	PROD			
2018 NR	5,772	0	0	0	5,772	2,020	Building Value					
2017 FV	6,096	0	0	0	6,096	2,134	Extra Feature Value					
2016 FV	5,749	0	0	0	5,749	2,012	Land Value	5,772				
2015 FV	5,616	0	0	0	5,616	1,966	Taxable Value	5,772				
2014 FV	5,015	0	0	0	5,015	1,755	Exemption	0				
2013 FV	6,162	0	0	0	6,162	2,157	FLAGS					
2012 FV	6,006	0	0	0	6,006	2,102	Type	Value				
2011 FV	5,862	0	0	0	5,862	2,052	Cap Code	NFM				
2010 FV	4,836	0	0	0	4,836	1,693	Eligible for Form?	NO				
2009 FV	4,645	0	0	0	4,645	1,626	Low Cap Percentage	0				
2008 FV	3,654	0	0	0	3,654	1,279	Parcel Map	0				
2007 FV	3,342	0	0	0	3,342	1,170						

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj				
Type									0				
Occupancy									0				
Story/Frame									100				
Quality									.00				
Year Built	WAY	%Comp	Year of Addn/Remodel						0				
	0	0							0				
BUILDING CHARACTERISTICS									0				
Category	Code	Type	%						0				
									0				
									89502				
PROPERTY CHARACTERISTICS													
Base Rate Adjustment				Adj.									
Construction Modifiers				Adj.									
Gross Living/Building Area							0						
Perimeter							0						
#	Bld	Date	User ID	Activity Notes									
1	0-0	10/22/2013	csarman	REXT LAWV IMPROVEMENT LINE DONE 10/22/2013 BY REVIEWED-NO CHGS ON IMP REPORT, LAND LINE DONE 10/23/2013 BY JAK									

EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes

LAND VALUE	DOR Code	600	Neighborhood	6802.23	LAWW - AG	Land Size	390.0000	Unit Type	AC				
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes
1	GRZ2	Grazing2	GR	390.00	AA	0	14.80					5,772	

This information is for use by the Washoe County Assessor for assessment purposes only.

WFZ0229



Tax District: 4000

printed: 12/26/2017

ACTIVE

6802.23

LAWW - AG

BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
STAR LIVING TRUST	4747575	09/25/2017	600	3NTT			
STAR LIVING TRUST	4335755	03/18/2014		3BEA			
SADRI, FRED	3758659	05/12/2009	GRZ1	3BGG			33% INTO TRUST
SADRI, FRED	2900593	08/06/2003	GRZ2	3NTT			FILE # - SPOUSE NO
NEVADA LAND &	2900592	08/06/2003	GRZ2	2MQC	4DEC	1,000,000	A INCLUDES 9 PARCELS
	2117820	07/17/1997					

#	Bld	Date	User ID	Activity Notes
2	0-0	10/12/2012	csarm	REXT LAND AND IMPROVEMENT LINES COMPLETE - LAWW IMPROVEMENT LINE DONE
3	0-0	10/26/2011	kjohn	REXT LAWW IMPROVEMENT LINE DONE 10/26/2011 BY REVIEWED-NO CHGS ON IMP
4	0-0	07/07/2010	kjohn	REXT LAWW IMPROVEMENT LINE DONE 07/07/2010 BY REVIEWED-NO CHGS ON IMP
5	0-0	10/31/2009	kjohn	REXT LAWW IMPROVEMENT LINE DONE 10/31/2009 BY REVIEWED-NO CHANGES ON
6	0-0	10/14/2008	PJO	REXT LAWW IMPROVEMENT LINE DONE 01/00/1900 BY NO CHANGES ON IMP REPORT,
7	0-0	09/15/2006	mbozm	REXT
8	0-0	08/28/2001	RLS	REXT
9	0-0	08/03/2012	csarm	AERL - PICTOMETRY REVIEW
10	0-0	10/18/2016	rlope	REXT BY CSS - 10/14/2016

This information is for use by the Washoe County Assessor for assessment purposes only.

WFZ0230

Situs & Keyline Description:
 0 INTERSTATE 80 E WASHOE COUNTY
 FR SEC 15 TWP 20 RGE 23

Owner & Mailing Address:
 STAR LIVING TRUST
 SADRI TRUSTEE, FRED
 PO BOX 81624
 LAS VEGAS, NV 89180

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 084-130-07

Card 1 of 1
 Bld. 0-0



Tax District: 4000

printed: 12/26/2017

ACTIVE

6802.23

LAWW - AG

VALUATION HISTORY							PARCEL VALUE SUMMARY		Database	Roll Year	Prior % Complete	% Complete
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost	PROD			
2018 NR	4,082	0	0	0	4,082	1,429	Building Value					
2017 FV	4,311	0	0	0	4,311	1,509	Extra Feature Value					
2016 FV	4,066	0	0	0	4,066	1,423	Land Value	4,082				
2015 FV	3,972	0	0	0	3,972	1,390	Taxable Value	4,082				
2014 FV	3,547	0	0	0	3,547	1,241	Exemption	0				
2013 FV	4,358	0	0	0	4,358	1,525	FLAGS					
2012 FV	4,248	0	0	0	4,248	1,487	Type	Value				
2011 FV	4,146	0	0	0	4,146	1,451	Cap Code	NFM				
2010 FV	3,420	0	0	0	3,420	1,197	Eligible for Form?	NO				
2009 FV	3,285	0	0	0	3,285	1,150	Low Cap Percentage	0				
2008 FV	2,585	0	0	0	2,585	905	Parcel Map	0				
2007 FV	2,364	0	0	0	2,364	827						

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Code	Description			Category	Units	Code	Description	Yr Bld	Units	Cost New	Tot Lump Sum Adj		
Type											0		
Occupancy											0		
Story/Frame											100		
Quality											.00		
Year Built	WAY	%Comp	Year of Addn/Remodel								0		
	0	0									0		
BUILDING CHARACTERISTICS											0		
Category	Code	Type	%								0		
											0		
											0		
											89502		
PROPERTY CHARACTERISTICS													
Special Prop Code				Ag Land - Current -									
Water				None									
Sewer				None									
Street				None									
BUILDING NOTES													
								Gross Living/Building Area		0			
								Perimeter		0			

#	Bld	Date	User ID	Activity Notes
1	0-0	10/22/2013	csarman	REXT LAWV IMPROVEMENT LINE DONE 10/22/2013 BY REVIEWED-NO CHGS ON IMP REPORT, LAND LINE DONE 10/23/2013 BY JAK

EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes

LAND VALUE		DOR Code	600	Neighborhood	6802.23	LAWW - AG	Land Size		275.8300	Unit Type	AC		
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes
1	GRZ2	Grazing2	GR	275.83	AA	0	14.80					4,082	

This information is for use by the Washoe County Assessor for assessment purposes only.

WFZ0231



Tax District: 4000

printed: 12/26/2017

ACTIVE

6802.23

LAWW - AG



BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
STAR LIVING TRUST	4747575	09/25/2017	600	3NTT			ORDER FROM JULY 17 2008
STAR LIVING TRUST	4630134	09/08/2016	600	3BF		3,000	
STAR LIVING TRUST	4335755	03/18/2014		3BEA			
SADRI, FRED	3758659	05/12/2009	GRZ2	3BGG			33% INTO TRUST
SADRI, FRED	2900593	08/06/2003	GRZ2	3NTT			FILE # - SPOUSE NO
NEVADA LAND &	2900592	08/06/2003	GRZ2	2MQC	4DEC	1,000,000	A INCLUDES 9 PARCELS

#	Bld	Date	User ID	Activity Notes
2	0-0	10/12/2012	csarm	REXT LAND AND IMPROVEMENT LINES COMPLETE - LAWW IMPROVEMENT LINE DONE
3	0-0	10/26/2011	kjohn	REXT LAWW IMPROVEMENT LINE DONE 10/26/2011 BY REVIEWED-NO CHGS ON IMP
4	0-0	07/07/2010	kjohn	REXT LAWW IMPROVEMENT LINE DONE 07/07/2010 BY REVIEWED-NO CHGS ON IMP
5	0-0	10/31/2009	kjohn	REXT LAWW IMPROVEMENT LINE DONE 10/31/2009 BY REVIEWED-NO CHANGES ON
6	0-0	10/14/2008	PJO	REXT LAWW IMPROVEMENT LINE DONE 01/00/1900 BY NO CHANGES ON IMP REPORT,
7	0-0	10/10/2006	mbozm	REXT
8	0-0	08/28/2001	RLS	REXT
9	0-0	08/03/2012	csarm	AERL - PICTOMETRY REVIEW
10	0-0	10/18/2016	rlope	REXT BY CSS - 10/14/2016

Situs & Keyline Description:
 0 INTERSTATE 80 E WASHOE COUNTY
 NE4 SEC 15 TWP 20 RGE 23

Owner & Mailing Address:
 STAR LIVING TRUST
 SADRI TRUSTEE, FRED
 PO BOX 81624
 LAS VEGAS, NV 89180

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 084-140-17

Card 1 of 1
 Bld. 0-0



Tax District: 4000

printed: 12/26/2017

ACTIVE

6802.23

LAWW - AG

VALUATION HISTORY							PARCEL VALUE SUMMARY		Database	Roll Year	Prior % Complete	% Complete
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost	PROD			
2018 NR	2,368	0	0	0	2,368	829	Building Value					
2017 FV	2,501	0	0	0	2,501	875	Extra Feature Value					
2016 FV	2,358	0	0	0	2,358	825	Land Value	2,368				
2015 FV	2,304	0	0	0	2,304	806	Taxable Value	2,368			Reopen	Code:
2014 FV	2,058	0	0	0	2,058	720	Exemption	0			Reappraisal	
2013 FV	2,528	0	0	0	2,528	885	FLAGS					
2012 FV	2,464	0	0	0	2,464	862	Type	Value				
2011 FV	2,405	0	0	0	2,405	842	Cap Code	NFM		NC / C	New Land	New Sketch
2010 FV	1,984	0	0	0	1,984	694	Eligible for Form?	NO				
2009 FV	1,906	0	0	0	1,906	667	Low Cap Percentage	0				
2008 FV	1,499	0	0	0	1,499	525	Parcel Map	0		By:		Date:
2007 FV	1,371	0	0	0	1,371	480						

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Code	Description			Category	Units	Code	Description	Yr Bld	Units	Cost New	Tot Lump Sum Adj	% Complete	
Type											0		
Occupancy											0		
Story/Frame											100		
Quality											.00		
Year Built	WAY	%Comp	Year of Addn/Remodel								0		
	0	0									0		
BUILDING CHARACTERISTICS											0		
Category	Code	Type	%								0		
											0		
											89502		
PROPERTY CHARACTERISTICS													
Special Prop Code				Ag Land - Current -									
Water				None									
Sewer				None									
Street				None									
BUILDING NOTES													
Gross Living/Building Area									0				
Perimeter									0				

#	Bld	Date	User ID	Activity Notes
1	0-0	10/22/2013	csarman	REXT LAWV IMPROVEMENT LINE DONE 10/22/2013 BY REVIEWED-NO CHGS ON IMP REPORT, LAND LINE DONE 10/23/2013 BY JAK

EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes

LAND VALUE		DOR Code	600	Neighborhood	6802.23	LAWW - AG	Land Size	160.0000	Unit Type	AC			
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes
1	GRZ2	Grazing2	GR	160.00	AA	0	14.80					2,368	

This information is for use by the Washoe County Assessor for assessment purposes only.

WFZ023B



Tax District: 4000

printed: 12/26/2017

ACTIVE

6802.23

LAWW - AG



BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
STAR LIVING TRUST	4747575	09/25/2017	600	3NTT			
STAR LIVING TRUST	4335755	03/18/2014		3BEA			
SADRI, FRED	3758659	05/12/2009	GRZ2	3BGG			33% INTO TRUST
SADRI, FRED	2900593	08/06/2003	GRZ2	3NTT			FILE # - SPOUSE NO
NEVADA LAND &	2900592	08/06/2003	GRZ2	2MQC	4DEC	1,000,000	A INCLUDES 9 PARCELS
	2117820	07/17/1997					

#	Bld	Date	User ID	Activity Notes
2	0-0	10/12/2012	csarm	REXT LAND AND IMPROVEMENT LINES COMPLETE - LAWW IMPROVEMENT LINE DONE
3	0-0	10/26/2011	kjohn	REXT LAWW IMPROVEMENT LINE DONE 10/26/2011 BY REVIEWED-NO CHGS ON IMP
4	0-0	07/07/2010	kjohn	REXT LAWW IMPROVEMENT LINE DONE 07/07/2010 BY REVIEWED-NO CHGS ON IMP
5	0-0	10/31/2009	kjohn	REXT LAWW IMPROVEMENT LINE DONE 10/31/2009 BY REVIEWED-NO CHANGES ON
6	0-0	10/14/2008	PJO	REXT LAWW IMPROVEMENT LINE DONE 01/00/1900 BY NO CHANGES ON IMP REPORT,
7	0-0	10/10/2006	mbozm	REXT
8	0-0	08/28/2001	RLS	REXT
9	0-0	06/20/2001	CEM	REXT
10	0-0	08/03/2012	csarm	AERL - PICTOMETRY REVIEW

1 NOTC
2 STEVEN L. DAY, ESQ.
3 Nevada Bar No. 3708
4 COHEN, JOHNSON & DAY
5 1060 Wigwam Parkway
6 Henderson, NV 89074
7 (702) 309-3333

8 Attorneys for Defendants

FILED

JUL 26 3 50 PM '07

[Signature]
CLERK OF THE COURT

9 DISTRICT COURT
10 CLARK COUNTY, NEVADA

11 GHOLAMREZA ZANDIAN JAZI,)
12 Plaintiff,)
13 vs.)
14 RAY KOROGHLI, individually, FAIRBORZ)
15 FRED SADRI, individually and as Trustee of)
16 the Star Living Trust, WENDOVER PROJECT,)
17 LLC, a Nevada limited liability company; BIG)
18 SPRING RANCH, LLC, a Nevada limited)
19 liability company, and NEVADA LAND AND)
20 WATER RESOURCES, LLC, a Nevada)
21 limited liability company,)
22 Defendants.)

No. 49924
CASE NO. A511131
DEPT. NO. XI

FILED

AUG 01 2007

JANETTE M. BLOOM
CLERK OF SUPREME COURT
BY *[Signature]*
DEPUTY CLERK

23 NOTICE OF APPEAL

24 NOTICE IS HEREBY GIVEN that Defendants Ray Koroghli, Fairborz Fred Sadri,
25 Wendover Project, LLC, Big Spring Ranch, LLC, and Nevada Land and Water Resources,
26 LLC, hereby appeal to the Supreme Court of Nevada from that certain "Order" of July 19,
27 2007 denying Defendants' Motion for Re-Hearing and Motion to Amend or Alter

28 Judgment Pursuant to NRCPC 59(a). The Order was filed July 20, 2007. Notice of Entry

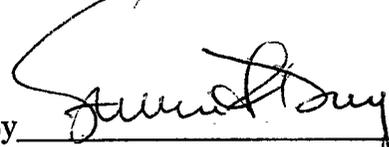
COHEN, JOHNSON & DAY
1060 Wigwam Parkway
Henderson, NV 89074
(702) 309-3333

RECEIVED
AUG 01 2007
JANETTE M. BLOOM
CLERK OF SUPREME COURT

1 of Order has not yet been filed by Plaintiff.

2 DATED this 26th day of July, 2007.

3 COHEN, JOHNSON & DAY

4
5 By 

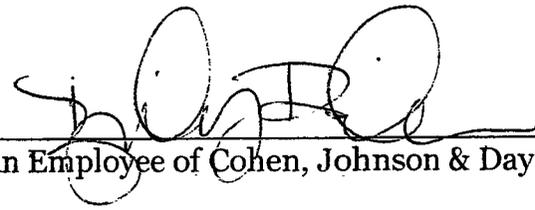
6 STEVEN L. DAY, ESQ.
7 Nevada Bar No. 3708
8 JAMES R. NANCE, ESQ.
9 Nevada Bar No. 9878
10 1060 Wigwam Parkway
11 Henderson, NV 89074
12 Attorneys for Defendants

11 **CERTIFICATE OF MAILING**

12 I HEREBY CERTIFY that on the 26th day of July, 2007, I served a copy of the
13 foregoing NOTICE OF APPEAL, by causing a copy of the same to be deposited in the
14 United States mail, postage prepaid, addressed as follows:

16 John Peter Lee, Esq.
17 JOHN PETER LEE, LTD.
18 830 Las Vegas Blvd. South
19 Las Vegas, NV 89101
20 Attorneys for Plaintiff/Counterdefendant

21 John M. Netzorg, Esq.
22 2810 W. Charleston Blvd., #H-81
23 Las Vegas, NV 89102
24 Attorney for Defendants

25
26
27
28 
An Employee of Cohen, Johnson & Day

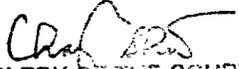
COHEN, JOHNSON & DAY
1060 Wigwam Parkway
Henderson, NV 89074
(702) 309-3333

1 STEVEN L. DAY, ESQ.
2 Nevada Bar No. 3708
3 JAMES R. NANCE, ESQ.
4 Nevada Bar No. 9878
5 COHEN, JOHNSON & DAY
6 1060 Wigwam Parkway
7 Henderson, NV 89074
8 (702) 309-3333

9 Attorneys for Defendants

FILED

JUL 26 3 50 PM '07


CLERK OF THE COURT

DISTRICT COURT

CLARK COUNTY, NEVADA

11 GHOLAMREZA ZANDIAN JAZI,)

12 Plaintiff,)

13 vs.)

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

22 Defendants.)

CASE NO. A511131
DEPT. NO. XI

CASE APPEAL STATEMENT

- 22 1. **Name of appellant filing this case appeal statement:** Ray Koroghli,
23 Fairborz Fred Sadri, Wendover Project, LLC, Big Spring Ranch, LLC and
24 Nevada Land and Water Resources, LLC.
- 25 2. **District Court Judge:** Honorable Elizabeth Gonzalez
- 26 3. **All parties to the District Court proceedings are as follows:**

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Gholamreza Zandian Jazi, Ray Koroghli, Fairborz Fred Sadri, Wendover Project, LLC, Big Spring Ranch, LLC and Nevada Land and Water Resources, LLC.

4. **All parties involved in this appeal are as follows:** Theresa Davis, Tracy Roberts, and Ellison Lores as plaintiffs. Richard A. Snowden d/b/a Tally Ho and King Arthur Enterprises, Inc, d/b/a Rick's Tally Ho as defendants.

5. **The following are all parties and their counsel involved in this appeal:**

John Peter Lee, Esq.
JOHN PETER LEE, LTD.
830 Las Vegas Blvd. South
Las Vegas, NV 89101
Attorneys for Plaintiff/
Counterdefendant

Steven L. Day, Esq.
COHEN, JOHNSON & DAY
1060 Wigwam Parkway
Henderson, NV 89074
Attorneys for Defendants/
Counterclaimants

6. **Appellants' counsel:** Appellants were represented by retained counsel in the district court.

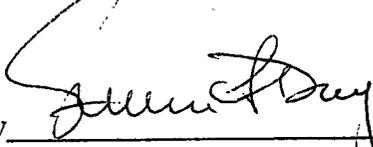
7. **Appellants' counsel on appeal:** Appellants are represented by retained counsel on appeal.

8. **Forma Pauperis:** Appellant was not granted leave to proceed into forma pauperis.

1 9. Commencement of action in district court: October 5, 2005,
2 Complaint (Case No. A511131) filed against Defendants.

3 DATED this 26th day of July, 2007.

4 COHEN, JOHNSON & DAY

5
6
7 By 

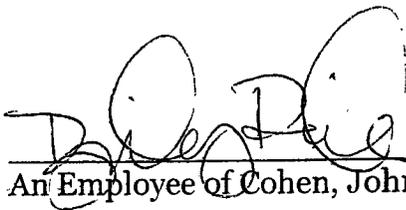
8 STEVEN L. DAY, ESQ.
9 Nevada Bar No. 3708
10 JAMES R. NANCE, ESQ.
11 Nevada Bar No. 9878
12 1060 Wigwam Parkway
13 Henderson, NV 89074
14 Attorneys for Defendants

15 **CERTIFICATE OF MAILING**

16 I HEREBY CERTIFY that on the 26th day of July, 2007, I served a copy of the
17 foregoing CASE APPEAL STATEMENT, by causing a copy of the same to be deposited in
18 the United States mail, postage prepaid, addressed as follows:

19 John Peter Lee, Esq.
20 JOHN PETER LEE, LTD.
21 830 Las Vegas Blvd. South
22 Las Vegas, NV 89101
23 Attorneys for Plaintiff/Counterdefendant

24 John M. Netzorg, Esq.
25 2810 W. Charleston Blvd., #H-81
26 Las Vegas, NV 89102
27 Attorney for Defendants

28 
An Employee of Cohen, Johnson & Day

DATE: 07/27/07
CASE NO. 05-A-511131-C

I N D E X

TIME 8:44 AM
JUDGE:Gonzalez, Elizabeth

Jazi, Gholamreza Z [E] vs Koroghli, Ray [E]

0001 P1 Gholamreza Z Jazi 001768 Lee, John P.
NO. 1 John Peter Lee, Ltd
830 Las Vegas Blvd. S.
Las Vegas, NV 89101

0002 D1 Ray Koroghli 003708 Day, Steven L.
NO. 1 Cohen Johnson & Day
1060 Wigwam Parkway
Henderson, NV 89074

0003 D Fariborz F Sadri 003708 Day, Steven L.
NO. 1 Cohen Johnson & Day
1060 Wigwam Parkway
Henderson, NV 89074

0004 D Star Living Trust 003708 Day, Steven L.
NO. 1 Cohen Johnson & Day
1060 Wigwam Parkway
Henderson, NV 89074

0005 D Wendover Project LLC 003708 Day, Steven L.
NO. 1 Cohen Johnson & Day
1060 Wigwam Parkway
Henderson, NV 89074

0006 D Big Spring Ranch LLC 003708 Day, Steven L.
NO. 1 Cohen Johnson & Day
1060 Wigwam Parkway
Henderson, NV 89074

0007 D Nevada Land And Water Resources LLC 003708 Day, Steven L.
NO. 1 Cohen Johnson & Day
1060 Wigwam Parkway
Henderson, NV 89074

0008 CO Wendover Project LLC 001335 Netzorg, John M.
NO. 1 Netzorg & Caschette
2810 W Charleston Blvd #81
Las Vegas, NV 89102-1910

0009 DC Gholamrez Z Jazi ?????? ## UNKNOWN ##

NO.	FILED/REC CODE	REASON/DESCRIPTION	FOR	OC	SCH/PER	C
0001	10/05/05	COMP/COMPLAINT FILED Fee \$148.00	0001			
0002	10/05/05	CONS/CONSENT TO SERVICE BY ELECTONIC MEANS	AL		10/05/05	
0003	10/05/05	IAFD/INITIAL APPEARANCE FEE DISCLOSURE	0001			
0004	10/12/05	SUMM/SUMMONS	0003	SV	10/06/05	
0005	10/12/05	SUMM/SUMMONS	0004	SV	10/06/05	
0006	10/14/05	LISP/NOTICE OF LIS PENDENS	AL			
0007	10/14/05	LISP/NOTICE OF LIS PENDENS	AL		10/14/05	

(Continued to page 2)

WFZ0240

NO.	FILED/REC	CODE	REASON/DESCRIPTION	FOR	OC	SCH/PER	C
0008	10/14/05	ERR	/ERRATA TO COMPLAINT	0001			
0009	10/21/05	MOT	/PLTF'S MTN TO DISMISS COMPLAINT OR COMPEL ARBITRATION /01	AL	MR	11/28/05	
0010	10/26/05	ROC	/RECEIPT OF COPY	0001		10/21/05	
0011	10/31/05	REQT	/PLAINTIFFS RULE 56 (F) MOTION TO CONTINUE SUMMARY JUDGMENT	AL		11/28/05	
0012	10/31/05	REQT	/MOTION TO DISQUALIFY ATTORNEY FOR DEFENDANTS	AL		11/28/05	
0013	11/08/05	COMP	/FIRST AMENDED COMPLAINT	0001			
0014	11/16/05	LISP	/NOTICE OF LIS PENDENS	0001			
0015	11/23/05	RPLY	/REPLY TO OPPOSITION TO MOTION TO DISMISS	0001		11/23/05	
0016	11/23/05	OPPS	/OPPOSITION TO MOTION TO DISQUALIFY	0001			
0017	11/28/05	STIP	/STIPULATION FOR ARBITRATION	0001			
0018	12/08/05	ANS	/DEFENDANTS' RAY KOROCHELI AND FARIBORZ SADRI'S ANSWER AND COUNTERCLAIM	0002		12/08/05	
0019	12/08/05	ANS	/DEFENDANTS' RAY KOROGHLI AND FARIBORZ SADRI'S ANSWER AND COUNTERCLAIM	0003		12/08/05	
0020	12/08/05	TRCT	/RECEIPT #217853 \$400.00	0002		12/08/05	
0021	12/08/05	IAFD	/INITIAL APPEARANCE FEE DISCLOSURE	0002			
0022	12/08/05	DEMD	/DEMAND FOR JURY TRIAL	0002			
0023	12/09/05	OBJ	/PLAINTIFFS OBJECTION TO DEMAND FOR JURY TRIAL	0001			
0024	12/27/05	RPLY	/REPLY TO COUNTERCLAIM	AL			
0025	01/30/06	LISP	/NOTICE OF LIS PENDENS	AL		01/30/06	
0026	02/02/06	ORDR	/ORDER GRANTING APPLICATION TO EXTEND TIME TO EFFECTUATE SERVICE OF PROCESS	AL		02/02/06	
0027	02/02/06	APPL	/APPLICATION TO EXTEND TIME TO EFFECTUATE SERVICE OF PROCESS	0001			
0028	02/03/06	NOTC	/NOTICE OF ENTRY OF ORDER GRANTING APPLICATION TO EXTEND TIME TO EFFECTUATE SERVICE OF PROCESS	AL		02/02/06	Y
0029	02/15/06	SERV	/ACCEPTANCE OF SERVICE	0005	SV	02/15/06	
0030	02/15/06	SERV	/ACCEPTANCE OF SERVICE	0006	SV	02/15/06	
0031	02/15/06	SERV	/ACCEPTANCE OF SERVICE	0007	SV	02/15/06	
0032	02/15/06	NOTC	/NOTICE OF TAKING THE DEPOSITION OF DEFENDANT COUNTERCLAIMANT RAY KOROGHLI	AL	SH	03/06/06	
0033	02/15/06	NOTC	/NOTICE OF TAKING DEPOSITION OF DEFENDANT COUNTERCLAIMANT FARIBORZ FRED SADRI	AL	SH	03/03/06	Y
0034	02/24/06	NOTC	/RENOTICE OF TAKING DEPOSITION OF PLAINTIFF DUCES TECUM	AL	SH	03/06/06	
0035	02/24/06	NOTC	/NOTICE OF TAKING DEPOSITION OF PLAINTIFF DUCES TECUM	AL	SH	03/02/06	
0036	02/28/06	NOTC	/NOTICE OF TAKING THE DEPOSITION OF CRAIG K PERRY ESQ	AL	SH	03/20/06	
0037	03/03/06	SUBP	/SUBPOENA	0001	SH	03/20/06	
0038	03/14/06	APPR	/APPEARANCE	0001	SV	03/01/06	
0039	03/14/06	APPR	/APPEARANCE	0005			
0040	03/14/06	APPR	/APPEARANCE	0006			
0041	03/14/06	MOT	/DEFT'S MTN TO DISMISS COMPLAINT /02	0007			
			(Continued to page 3)	AL	OC	04/17/06	

NO.	FILED/REC CODE	REASON/DESCRIPTION	FOR	OC	SCH/PER	C
0042	03/14/06	IAFD/INITIAL APPEARANCE FEE DISCLOSURE	0005			
0043	03/16/06	NOTC/NOTICE OF TAKING THE DEPOSITION OF RON LANGLEY	AL	SH	03/31/06	
0044	03/16/06	NOTC/NOTICE OF TAKING THE DEPOSITION OF JOHN R HART	AL	SH	03/31/06	
0045	03/16/06	NOTC/NOTICE OF TAKING THE DEPOSITION OF MATTHEW SWAN CPA	AL	SH	03/30/06	
0046	03/16/06	APPL/APPLICATION FOR ISSUANCE OF COMMISSION TO TAKE DEPOSITION OF RON LANGLEY	0001 0001	SH	03/31/06	Y
OUT OF STATE						
0047	03/16/06	APPL/APPLICATION FOR ISSUANCE OF COMMISSION TO TAKE DEPOSITION OF	0001 0001			Y
JOHN R HART OUT OF STATE						
0048	03/23/06	SUBP/SUBPOENA	0001	SH	03/30/06	
			0001	SV	03/21/06	
0049	03/24/06	CERT/CERTIFICATION OF SERVICE VIA FACSIMILE	0001	SH	04/17/06	
0050	03/24/06	NOTC/NOTICE CONTINUING THE DEPOSITIONS OF JOHN R HART AND RON LANGLEY	AL	SH	03/31/06	
0051	03/27/06	OPPS/PLAINTIFFS OPPOSITION TO MOTION TO DISMISS	0002 0002	SH	04/17/06	
0052	03/28/06	NOTC/RENOTICE OF TAKING THE DEPOSITION OF MATTHEW SWAN CPA	AL	SH	04/06/06	
0053	04/06/06	NOTC/NOTICE CONTINUING THE DEPOSITION OF MATTHEW SWAN CPA	AL	SH	04/06/06	
0054	04/11/06	RSPN/RESPONSE TO REPLY TO OPPOSITION TO MOTION TO DISMISS	0001 0001			
0055	04/13/06	RPLY/REPLY TO OPPOSITION TO MOTION TO DISMISS	0002 0002			
0056	04/25/06	NOTC/RENOTICE OF TAKING THE DEPOSITION OF MATTHEW SWAN CPA	AL	SH	05/01/06	
			AL			
0057	04/27/06	NOTC/NOTICE OF INTENT TO TAKE DEFAULT	*D			
0058	04/28/06	NOTC/NOTICE OF TAKING DEPOSITIONS		SH	05/12/06	
0059	04/28/06	SUBP/SUBPOENA	0001	SH	05/01/06	
			0001	SV	04/26/06	
					04/26/06	
0060	04/28/06	CERT/CERTIFICATION OF SERVICE				
0061	05/01/06	ERR /ERRATA TO NOTICE OF INTENT TOTAKE DEFAULT	AL		05/01/06	
			AL			
0062	05/08/06	ANS /ANSWER OF WENDOVER PROJECT LLC BIG SPRING RANCH LLC AND NEVADA LAND AND WATER RESOURCES LLC TO PLAINTIFFS COMPLAINT	0005 0005			Y
0063	05/08/06	ANS /ANSWER OF WENDOVER PROJECT LLC BIG SPRING RANCH LLC AND NEVADA LAND AND WATER RESOURCES LLC TO PLAINTIFFS COMPLAINT	0006 0006			Y
0064	05/08/06	ANS /ANSWER OF WENDOVER PROJECT LLC BIG SPRING RANCH LLC AND NEVADA LAND AND WATER RESOURCES LLC TO PLAINTIFFS COMPLAINT	0007 0007			Y
0065	05/08/06	NOTC/NOTICE OF CONTINUATION OF DEPOSITIONS	AL	SH	05/12/06	
0066	05/08/06	SUBP/SUBPOENA DUCES TECUM	*D	SH	05/12/06	
			*D	SV	04/27/06	
0067	05/09/06	ANS /REPLY TO COUNTERCLAIM	0009		05/09/06	
0068	05/16/06	NOTC/NOTICE OF TAKING DEPOSITIONS	AL	SH	06/01/06	
0069	05/16/06	APPL/APPLICATION FOR ISSUANCE OF COMMISSION TO TAKE OUT OF STATE DEPOSITION OF	MP MP			Y

(Continued to page 4)

NO.	FILED/REC CODE	REASON/DESCRIPTION	FOR	OC	SCH/PER	C
ELI ABRISHAMI						
0070	05/16/06	APPL/APPLICATION FOR ISSUANCE OF COMMISSION TO TAKE OUT OF STATE DEPOSITION OF	MP MP			Y
MAXIM C W WEBB						
0071	05/16/06	NOTC/NOTICE OF TAKING DEPOSITIONS	AL	SH	06/08/06	
0072	05/19/06	CERT/CERTIFICATION OF SERVICE			05/16/06	
0073	05/30/06	SUBP/SUBPOENA DUCES TECUM	0002 0002	SH SV	06/01/06 05/18/06	
0074	05/30/06	NOTC/RE-NOTICE OF TAKING DEPOSITIONS	AL	SH	06/01/06	
0075	05/30/06	NOTC/NOTICE OF TAKING DEPOSITION	AL	SH	06/23/06	
0076	05/30/06	SUBP/SUBPOENA DUCES TECUM	0002 0002	SH SV	06/01/06 05/18/06	
0077	05/30/06	APPL/APPLICATION FOR ISSUANCE OF COMMISSION TO TAKE OUT OF STATE DEPOSITION OF	0002 0002			Y
EZRI NAMVAR						
0078	05/30/06	NOTC/NOTICE OF TAKING DEPOSITION	AL	SH	06/13/06	
0079	06/05/06	NOTC/NOTICE OF TAKING THE DEPOSITION OF MARK CUTCHEN	AL AL	SH	06/21/06	
0080	06/07/06	SUBP/SUBPOENA DUCES TECUM-DON PATTALOCK			06/01/06	
0081	06/07/06	CERT/CERTIFICATE OF SERVICE	0001		05/31/06	
0082	06/07/06	SUBP/SUBPOENA DUCES TECUM	0002 0002	SH SV	06/13/06 05/26/06	
0083	06/07/06	PSER/PROOF OF SERVICE OF SUBPOENA DUCES TECUM ON MAXIM C W WEBB	AL AL	SV	05/24/06	
0084	06/07/06	PSER/PROOF OF SERVICE OF SUBPOENA DUCES TECUM ON ELI ABRISHAMI	AL AL	SV	05/27/06	
0085	06/08/06	SUBP/SUBPOENA DUCES TECUM-REZAI GHASSEM		SH SV	06/13/06 06/01/06	
0086	06/08/06	APPL/APPLICATION FOR ISSUANCE OF COMMISSION TO TAKE OUT OF STATE DEPOSITION OF JOHN	AL AL			Y
HART						
0087	06/08/06	NOTC/NOTICE OF TAKING DEPOSITION	AL	SH	06/22/06	
0088	06/08/06	NOTC/RENOTICE OF TAKING DEPOSITION OF ELI ABRISHAMI	AL AL	SH	06/23/06	
0089	06/22/06	DOW /DESIGNATION OF EXPERT WITNESS	*D			
0090	06/22/06	CRTF/CERTIFICATE OF SERVICE	0009		06/13/06	
0091	06/22/06	NOTC/NOTICE OF TAKING DEPOSITION OF THOMAS CLIMO PH D	AL AL	SH	06/29/06	
0092	06/22/06	SUBP/SUBPOENA DUCES TECUM	*D *D	SH SV	06/22/06 06/09/06	
0093	06/22/06	SUBP/SUBPOENA FOR DEPOSITION	0002 0002	SH SV	06/23/06 06/06/06	
0094	06/22/06	NOTC/NOTICE OF INTENT TO TAKE DEFAULT	AL		06/22/06	
0095	07/03/06	SUBP/SUBPOENA DUCES TECUM		SH	06/29/06	
0096	07/03/06	RPLY/REPLY OF WENDOVER PROJECT LLC TO PLAINTIFFS COUNTERCLAIM TO COUNTERCLAIM	AL AL			
0097	07/05/06	SCCR/PLAINTIFF COUNTERDEFENDANTS SUPPLEMENTAL TO 16.1 PRODUCTION OF DOCUMENTS	0001 0001			
0098	07/13/06	NOTC/RENOTICE OF TAKING DEPOSITION OF THOMAS CLIMO PH D	AL AL	SH	07/28/06	
0099	07/13/06	SUPP/DEFENDANTS SUPPLEMENT TO 16.1 DISCLOSURES				

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WFZ0243

NO.	FILED/REC	CODE	REASON/DESCRIPTION	FOR	OC	SCH/PER	C
0100	07/21/06		SUBP/SUBPOENA FOR ARBITRATION	0002	SH	08/22/06	
				0002	SV	07/19/06	
0101	07/21/06		SUBP/SUBPOENA FOR ARBITRATION		SH	08/22/06	
					SV	07/19/06	
0102	07/21/06		SUBP/SUBPOENA FOR ARBITRATION	0001	SH	08/22/06	
0103	07/25/06		SUBP/SUBPOENA FOR ARBITRATION		SH	08/22/06	
					SV	07/20/06	
0104	08/08/06		SCCR/PLAINTIFF COUNTERDEFENDANTS SECOND SUPPLEMENT TO 16.1 PRODUCTION OF	AL			Y
				AL			
DOCUMENTS							
0105	09/28/06		ATLN/NOTICE OF ATTORNEY LIEN	AL		09/28/06	
0106	12/04/06		REQT/REQUEST FOR BUSINESS COURT	AL			
0107	12/05/06		ASSG/REASSIGNMENT OF JUDGE Denton TO JUDGE Gonzalez				
0108	12/13/06		MOT /PLTF/CNTRDEFT JAZI MTN FOR CONFIRMATION & ENTRY OF JGMNT ON ARBITRATION AWARD/03	AL		01/11/07	
				AL			
0109	12/13/06		ROC /RECEIPT OF COPY OF ZANDIANS MOTION FOR CONFIRMATION AND ENTRY OF JUDGMENT ON	*D		12/13/06	Y
				*D			
ARBITRATION AWARD							
0110	12/16/06		ASSG/Reassign Case From Judge Gonzalez To Judge JOHNSON				
0111	12/18/06		MOT /DEFT'S MTN TO VACATE ARBITRATION AWARD/MTN TO MODIFY OR CORRECT /04	AL		01/11/07	
				AL			
0112	12/18/06		ASSG/REASSIGNMENT OF JUDGE JOHNSON TO JUDGE Gonzalez				
0113	12/22/06		OCAL/MINUTE ORDER RE: INCORRECT CASE REASSIGNMENT	NP		12/22/06	
				NP			
0114	12/22/06		ASSG/REASSIGNMENT OF JUDGE Gonzalez TO JUDGE Denton				
0115	12/22/06		CMMT/PER MINUTES 12/22/06				
0116	12/22/06		PRMT/PEREMPTORY CHALLENGE Denton CASE REASSIGNED TO Halverson				
0117	12/22/06		ASSG/REASSIGNMENT OF JUDGE Halverson TO JUDGE Gonzalez				
0118	12/22/06		CMMT/RE-ASSIGNED TO GONZALEZ (BUS CRT CASE)				
0119	12/22/06		NDR /NOTICE OF DEPARTMENT REASSIGNMENT			12/22/06	Y
			001335001768001335001335001768FC				
			001335001335001335????????001768001335001335001768001335001335001335001335				
0120	12/21/06		ROC /RECEIPT OF COPY OF MOTION TO VACATE ARBITRATION AWARD OR IN THE ALTERNATIVE	0001		12/19/06	Y
				0001			
TO MODIFY OR CORRECT							
0121	12/21/06		EXPT/EX PARTE APPLICATION FOR ORDER ORDER SHORTENING TIME AND REQUEST FOR	AL			Y
				AL			
ORAL ARGUMENT							
0122	12/26/06		NOEV/NOTICE OF EXHIBIT(S) IN THE VAULT	AL		12/18/06	
0123	12/26/06		NOEV/NOTICE OF EXHIBIT(S) IN THE VAULT	AL		12/13/06	
0124	12/27/06		CERT/CERTIFICATION OF SERVICE			12/21/06	
0125	12/28/06		OPPS/OPPOSITION TO MOTION TO VACATE ARBITRATION AWARD OR IN THE	AL		01/11/07	Y
				AL			
ALTERNATIVE MOTION TO MODIFY OR CORRECT							
0126	12/29/06		NOEV/PLTF'S OPPTS TO MTN TO VACATE ARB AWARD	AL			
0127	01/05/07		OPPS/OPPOSITION TO MOTION FOR CONFIRMATION AND ENTRY OFJUDGMENT ON ARBITRATINO			01/11/07	Y

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WFZ0244

NO.	FILED/REC CODE	REASON/DESCRIPTION	FOR	OC	SCH/PER	C
05-A-511131-C (Continuation Page 6)						
AWARD AND REPLY TO OPPOSITION TO MOTION TO VACATE						
0128	01/11/07	MOT /ALL PENDING MOTIONS (1/11/07)	AL		01/11/07	
0129	01/09/07	RPLY/REPLY TO OPPOSITION TO MOTION FOR CONFIRMATION AND ENTRY OF JUDGMENT ON	0001			Y
ARBITRATION AWARD						
0130	01/16/07	TRAN/REPORTER'S TRANSCRIPT OF PROCEEDINGS	AL		01/11/07	
0131	01/19/07	NOEV/NOTICE OF EXHIBIT(S) IN THE VAULT	AL			
0132	01/19/07	ORDR/ORDER ON MOTION TO CONFIRM ARBITRATION AWARD AND MOTION TO VACATE ARBITRATION	AL			Y
AWARD						
0133	01/22/07	NOTC/NOTICE OF ENTRY OF ORDER ON MOTION TO CONFIRM ARBITRATION AWARD AND MOTION TO	AL		01/19/07	Y
VACATE ARBITRATION AWARD						
0134	03/08/07	SUPP/SUPPLEMENT TO NOTICE OF ATTORNEYS LIEN	AL			
0135	03/22/07	MOT /PLTF'S MTN FOR REFERRAL TO ARBITRATOR/07	NP	DN	04/24/07	
0136	04/05/07	OPPS/OPPOSITION TO PLTF'S MOTION FOR REFERRAL TO ARBITRATOR	0001		04/24/07	
0137	03/26/07	RAR /ARBITRATOR REPORT AND RECOMMENDATION TO DISTRICT COURT	AL			
0138	04/16/07	RPLY/REPLY TO OPPOSITION TO PLAINTIFFS MOTION FOR REFERRAL TO ARBITRATOR	0001			
0139	04/24/07	REQT/REQUEST FOR ORAL ARGUMENT ON THE PLAINTIFFS MOTION FOR REFERRAL TO	AL	SH	04/24/07	Y
ARBITRATOR						
0140	04/25/07	OBJ /PLTF'S OBJECTION TO DEFTS REQUEST FOR ORAL ARGUMENT ON PLTF'S MOTIN FOR	*D		04/25/07	Y
REFERRAL TO ARBITRATOR						
0141	05/16/07	MOT /ZANDIAN'S MTN FOR CONFIRMATION/ENTRY OF JGMNT ON ARBITRATION AWARD AND OST /08	AL	GR	06/05/07	
0142	05/16/07	ROC /RECEIPT OF COPY OF ZANDIANS MOTION FOR CONFIRMATION AND ENTRY OF JUDGMENT ON	*D		05/16/07	Y
ARBITRATION AWARD AND ORDER SHORTENING TIME						
0143	05/25/07	OPPS/OPPOSITION TO PLAINTIFFS MOTION FOR CONFIRMATION AND ENTRY OF JUDGMENT ON	0001	SH	06/05/07	Y
ARBITRATION AWARD COUNTER MOTION TO VACATE ARBITRATION AWARD AS AMENDED						
0144	05/31/07	RPLY/REPLY TO OPPOSITION TO MOTION FOR CONFIRMATION AND ENTRY OF JUDGMENT	AL			Y
ON ARBITRATION AWARD						
0145	06/06/07	OCAL/STATUS CHECK: COMPLIANCE (VJ 07-17-07)	AL	VC	07/24/07	
0146	06/08/07	NOTC/NOTICE OF ENTRY OF JUDGMENT CONFIRMING ARBITRATION AWARD	AL		06/08/07	
0147	06/13/07	MOT /DEFT'S MTN TO STAY /10	AL	GR	06/21/07	
0148	06/13/07	HEAR/DEFT'S MTN FOR REHEARING/11	AL	DN	07/17/07	
0149	06/08/07	JMNT/JUDGMENT UPON ARBITRATION AWARD	0003		06/15/07	
0150	06/08/07	JMNT/JUDGMENT UPON ARBITRATION AWARD	0004		06/15/07	
0151	06/15/07	MOT /DEFT'S MTN TO AMEND JUDGMENT/12	AL	DN	07/17/07	
0152	06/18/07	ROC /RECEIPT OF COPY	0001		06/15/07	
0153	06/18/07	ROC /RECEIPT OF COPY	AL		06/15/07	
0154	06/18/07	ORDR/ORDER SHORTENING TIME	*D	SH	06/21/07	
0155	06/19/07	OPPS/OPPOSITION TO MOTION FOR HEARING	*D		06/21/07	
0156	06/19/07	OPPS/OPPOSITION TO MOTION FOR STAY	*D	SH	06/21/07	
0157	06/20/07	RPLY/REPLY TO OPPOSITION TO MOTION FOR STAY	0001	SH	06/21/07	

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WFZ0245

NO.	FILED/REC CODE	REASON/DESCRIPTION	FOR	OC	SCH/PER	C
0158	06/25/07	MOT /ALL PENDING MOTIONS (06-21-07)	AL		06/21/07	
0159	06/20/07	ERR /ERRATA TO OPPOSITION TO MOTION FOR STAY	AL			
0160	06/20/07	RPLY/REPLY TO OPPOSITION TO MOTION FOR RE- HEARING	AL	SH	06/21/07	
0161	06/21/07	CRTF/CERTIFICATION OF SERVICE OF ORDER SHORTENING TIME FOR HEARINGS	AL		06/19/07	
0162	06/25/07	OPPS/OPPOSITION TO MOTION TO AMEND OR ALTER JUDGMENT PURSUANT TO NRCP 59E OR IN THE ALTERNATIVE MOTION FOR A NEW TRIAL PURSUANT TO NRCP 59A	AL	SH	07/17/07	Y
0163	06/25/07	ORDR/ORDER RE DEFENDANTS MOTION FOR RE HEARING AND MOTION FOR STAY OF	AL	VC	06/21/07	Y
			AL	SH	07/17/07	
PROCEEDINGS						
0164	06/25/07	CHBD/CASH BOND #01365592 \$10,000.00			06/25/07	
0165	06/27/07	NOTC/NOTICE OF ENTRY OF ORDER	AL		06/25/07	
0166	07/03/07	TRAN/REPORTER'S TRANSCRIPT OF HEARING ON MOTION FOR STAY	AL		06/21/07	
0167	07/03/07	RPLY/REPLY TO OPPOSITION TO MOTION TO AMEND OR ALTER JUDGMENT PURUSANT TO NRCP	0001		07/17/07	Y
			0001			
59(E) OR IN THE ALTERANTIVE MOTION FOR NEW TRIAL PURUSANT TO NRCP 59(A)						
0168	07/13/07	NOTC/NOTICE OF APPEARANCE	AL		07/13/07	
0169	07/13/07	BREF/SUPPLEMENTAL BRIEF IN SUPPORT OF DEFTS MOTION TO AMEND OR ALTER JUDGMENT PURSUANT TO NRCP 59(e) OR IN THE ALTERNATIVE MOTIN FOR NEW TRIAL PURSUANT NRCP 59(a)			07/18/07	Y
0170	07/17/07	MOT /ALL PENDING MOTIONS (07-17-07)	AL		07/17/07	
0171	07/17/07	OCAL/STATUS CHECK: COMPLIANCE	AL		08/23/07	
0172	07/16/07	RPLY/PLAINTIFFS REPLY TO DEFENDANTS SUPPLEMENTAL BRIEF TO MOTION TO ALTER OR AMEND JUDGMENT AND COUNTER MOTION TO STRIKE	*D		07/16/07	Y
			*D			
0173	07/19/07	MOT /NETZORG'S MTN TO WITHDRAW AS COUNSEL /16	NP		08/21/07	
0174	07/20/07	ORDR/ORDER ON POST JUDGMENT MOTIONS	AL	HG	07/17/07	
0175	07/23/07	NOTC/NOTICE OF ENTRY OF ORDER	AL		07/20/07	

ORIGINAL

18

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 11 **GHOLAMREZA ZANDIAN JAZI**

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 CLERK OF THE COURT

DISTRICT COURT
CLARK COUNTY, NEVADA

10 **GHOLAMREZA ZANDIAN JAZI,**)
 11)
 12 Plaintiff,)
 13 v.)
 14 **RAY KOROGHLI, individually, FARIBORZ FRED**)
 15 **SADRI, individually, and as Trustee of the Star**)
 16 **Living Trust, WENDOVER PROJECT, LLC, a**)
 17 **Nevada limited liability company; BIG SPRING**)
 18 **RANCH, LLC, a Nevada limited liability company,**)
 19 **and NEVADA LAND AND WATER**)
 20 **RESOURCES, LLC, a Nevada limited liability**)
 21 **company,**)
 22)
 23 Defendants.)

CASE NO.: A511131
 DEPT. NO.: XI

ORDER ON POST-JUDGMENT MOTIONS

19 **RAY KOROGHLI, individually and FARIBORZ**)
 20 **FRED SADRI, individually,**)
 21)
 22 Counterclaimants,)
 23 v.)
 24 **GHOLAMREZA ZANDIAN JAZI,**)
 25)
 26 Counterdefendant.)
 27)
 28 **WENDOVER PROJECT, LLC,**)
)
 Counterclaimant,)
 v.)
GHOLAMREZA ZANDIAN JAZI,)
 Counterdefendant.)

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GHOLAMREZA ZANDIAN JAZI,
Counterclaimant,
v.
WENDOVER PROJECT, LLC,
Counterdefendant.

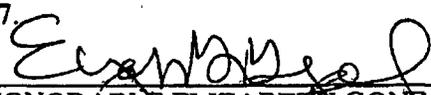
1334.022860-sy

ORDER ON POST-JUDGMENT MOTIONS

Defendants' Motion for Re-hearing and Motion to Amend or Alter Judgment Pursuant to NRCP 59 (e), or in the Alternative, Motion for New Trial Pursuant to NRCP 59 (a) came before this Court for hearing on July 17, 2007. Michael A. Reynolds, Esq., and Yvette R. Freedman, Esq., of the law firm of John Peter Lee, Ltd., appeared on behalf of Plaintiff, Gholamereza Zandian Jazi, and Steven L. Day, Esq., of Cohen, Johnson and Day, appeared on behalf of all Defendants.

The Court having considered the pleadings on file and the arguments of counsel,
IT IS HEREBY ORDERED that Defendants' Motions are denied.

Dated this 19 day of July, 2007.


HONORABLE ELIZABETH GONZALEZ
DISTRICT COURT JUDGE, DEPARTMENT 11

RESPECTFULLY SUBMITTED BY:

JOHN PETER LEE, LTD.

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

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CLERK OF THE COURT

1 NEOJ
2 JOHN PETER LEE, LTD.
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6 Nevada Bar No. 008631
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8 Las Vegas, Nevada 89101
9 (702) 382-4044 Fax: (702) 383-9950
10 Attorneys for Plaintiff/Counterdefendant
11 GHOLAMREZA ZANDIAN JAZI

DISTRICT COURT

CLARK COUNTY, NEVADA

10 GHOLAMREZA ZANDIAN JAZI,

11 Plaintiff,

12 v.

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

21 Defendants.

22 RAY KOROGHLI, individually and FARIBORZ)
23 FRED SADRI, individually,

24 Counterclaimants,

25 v.

26 GHOLAMREZA ZANDIAN JAZI,

27 Counterdefendant.

28 WENDOVER PROJECT, LLC,

Counterclaimant,

v.

GHOLAMREZA ZANDIAN JAZI,

Counterdefendant.

CASE NO.: A511131
DEPT. NO.: XI

NOTICE OF ENTRY OF ORDER

JOHN PETER LEE, LTD.
ATTORNEYS AT LAW
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LAS VEGAS, NEVADA 89101
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RECEIVED
JUL 23 2007

CLERK OF THE COURT

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

6 1334.022860-sy

7 **NOTICE OF ENTRY OF ORDER**

8 PLEASE TAKE NOTICE the Order On Post-Judgment Motions which is attached hereto was
9 entered on July 20, 2007.

10 Dated this 20 day of July, 2007.

11 JOHN PETER LEE, LTD.

12 BY: Michael A. Reynolds
13 JOHN PETER LEE, ESQ.
14 Nevada Bar No. 001768
15 MICHAEL A. REYNOLDS, ESQ.
16 Nevada Bar No. 008631
17 830 Las Vegas Boulevard South
18 Las Vegas, Nevada 89101
19 Ph: (702) 382-4044/Fax: (702) 383-9950
20 email: info@johnpeterlee.com

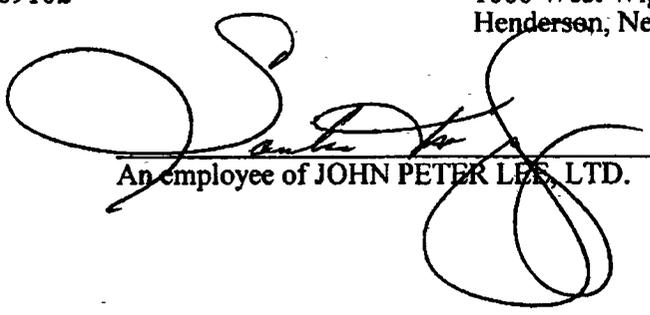
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CERTIFICATE OF MAILING

1
2 HEREBY CERTIFY that on the 20th day of July, 2007, I served a copy of the foregoing
3 NOTICE OF ENTRY OF ORDER ON POST-JUDGMENT MOTIONS in the above captioned
4 matter by enclosing it in a sealed envelope upon which first class postage was fully prepaid
5 addressed to:

6
7 John M. Netzorg, Esq.
8 2810 West Charleston Blvd., #H-81
9 Las Vegas, Nevada 89102

Steven L. Day
Cohen, Johnson & Day
1060 West Wigman Pkwy
Henderson, Nevada 89074

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12 _____
13 An employee of JOHN PETER LEE, LTD.
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JOHN PETER LEE, LTD.
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CLERK OF THE COURT

1 **ORDR**
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 6 GHOLAMREZA ZANDIAN JAZI

DISTRICT COURT

CLARK COUNTY, NEVADA

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 and NEVADA LAND AND WATER)
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CASE NO.: A511131
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ORDER ON POST-JUDGMENT MOTIONS

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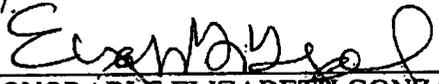
7 1334.022860-sy

8 **ORDER ON POST-JUDGMENT MOTIONS**

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10 NRCPC 59 (e), or in the Alternative, Motion for New Trial Pursuant to NRCPC 59 (a) came before this
11 Court for hearing on July 17, 2007. Michael A. Reynolds, Esq., and Yvette R. Freedman, Esq., of
12 the law firm of John Peter Lee, Ltd., appeared on behalf of Plaintiff, Gholamreza Zandian Jazi, and
13 Steven L. Day, Esq., of Cohen, Johnson and Day, appeared on behalf of all Defendants.

14 The Court having considered the pleadings on file and the arguments of counsel,
15 IT IS HEREBY ORDERED that Defendants' Motions are denied.

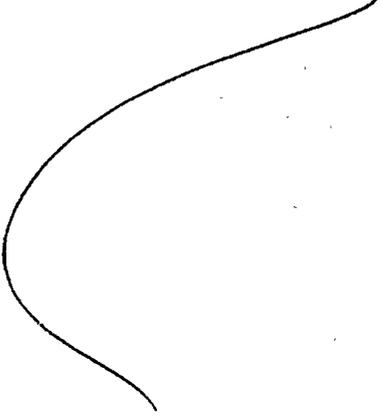
16 Dated this 19 day of July, 2007.

17  JK
18 HONORABLE ELIZABETH GONZALEZ
19 DISTRICT COURT JUDGE, DEPARTMENT 11

20 RESPECTFULLY SUBMITTED BY:

21 JOHN PETER LEE, LTD.

22
23 BY: 
24 JOHN PETER LEE, ESQ.
25 Nevada Bar No. 001768
26 MICHAEL A. REYNOLDS, ESQ.
27 Nevada Bar No. 008631
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CIVIL COURT MINUTES

05-A-511131-C Jazi, Gholamreza Z vs Koroghli, Ray

11/28/05 09:00 AM 00 PLTF'S MTN TO DISMISS COMPLAINT OR
COMPEL ARBITRATION /01

HEARD BY: Mark R. Denton, Judge; Dept. 13

OFFICERS: Sue Burdette, Court Clerk

PARTIES: NO PARTIES PRESENT

John Netzorg, Esq., present.

Mr. Netzorg advised the matter is resolved and there are no other matters to come before the Court today. COURT ORDERED, matter OFF CALENDAR.

CLERK'S NOTE: LATER, it was determined that a Stipulation for arbitration was filed.../sb

04/17/06 09:00 AM 00 DEFT'S MTN TO DISMISS COMPLAINT /02

HEARD BY: Mark R. Denton, Judge; Dept. 13

OFFICERS: Sue Burdette, Court Clerk

PARTIES: NO PARTIES PRESENT

COURT finds there are no appearances; finds that counsel has contacted Chambers and indicated the parties are stipulating to arbitration; and ORDERED, matter OFF CALENDAR.

CIVIL COURT MINUTES

05-A-511131-C Jazi, Gholamreza Z

vs Koroghli, Ray

CONTINUED FROM PAGE: 001

12/22/06 ??:?? ?M 00 MINUTE ORDER RE: INCORRECT CASE REASSIGNMENT

HEARD BY: Elizabeth Gonzalez, Judge; Dept. 11

OFFICERS: Willa Pettice, Court Clerk

PARTIES: NO PARTIES PRESENT

The Court stated this is a Business Court case that was transferred from Dept. 13 in error. Judge Denton is to retain this case. COURT ORDERED, matter referred back to Dept. 13 as a Business Court case.

01/11/07 09:00 AM 00 ALL PENDING MOTIONS (1/11/07)

HEARD BY: Elizabeth Gonzalez, Judge; Dept. 11

OFFICERS: Melissa Swinn, Relief Clerk
Jill Hawkins, Reporter/Recorder

PARTIES: 0001 P1 Jazi, Gholamreza Z
008631 Reynolds, Michael A.
007699 Fic, Holly

N
Y
Y

0002 D1 Koroghli, Ray
001335 Netzorg, John M.

N
Y

PLAINTIFF/COUNTER DEFENDANT JAZI MOTION FOR CONFIRMATION AND ENTRY OF JUDGMENT ON ARBITRATION AWARD . . . DEFT'S MOTION TO VACATE ARBITRATION AWARD/MOTION TO MODIFY OR CORRECT

Arguments by counsel. COURT ORDERED, both motions DENIED. FURTHER, matter REFERRED back to Floyd Hale to resolve the following issues:

- 1 - Spouses need to sign on documents;
- 2 - Obtain waiver from anyone with the first right of refusal;
- 3 - Complete settlement agreement.

Further, it is this Court's recommendation that escrow be opened if real property is being transferred. Counsel advised all parties present that they can return to this Court to either resolve the issues or to assist in implementing the resolution.

CIVIL COURT MINUTES

05-A-511131-C Jazi, Gholamreza Z vs Koroghli, Ray

CONTINUED FROM PAGE: 002

04/24/07 ??:?? ?M 00 PLTF'S MTN FOR REFERRAL TO ARBITRATOR/07

HEARD BY: Elizabeth Gonzalez, Judge; Dept. 11

OFFICERS: Willa Pettice, Court Clerk

PARTIES: NO PARTIES PRESENT

COURT ORDERED, Pltf's Motion for Referral to Arbitrator is DENIED.

05/29/07, 09:00 AM 00 ZANDIAN'S MTN FOR CONFIRMATION/ENTRY OF JGMNT ON ARBITRATION AWARD AND OST /08

HEARD BY: Elizabeth Gonzalez, Judge; Dept. 11

OFFICERS: Denise Trujillo, Court Clerk
Debbie Winn, Reporter/Recorder

PARTIES: NO PARTIES PRESENT

At request of both counsel, COURT ORDERED, matter CONTINUED.

CONTINUED TO: 06/05/07 09:00 AM 01