

Exhibit 1

Exhibit 1

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

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

9
10 **JED MARGOLIN, an individual,**
11 **Plaintiff,**

12 vs.

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

24 **Defendants.**

25 Case No.: 090C005

26 Dept. No.: 1

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

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

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

23 **MEMORANDUM OF POINTS AND AUTHORITIES**

24 **I. Introduction**

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

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

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

7 **II. Procedural Background**

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

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

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

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

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

9 **III. Pertinent Additional Factual Background**

10 **A. Fraudulent Deeds**

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

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

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

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

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

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

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

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

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

4 **B. Zandian’s Attempted Bribery**

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

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

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

27 **IV. Argument**

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

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

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

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

23 While the fraudulent deeds were recorded with the county recorders’ offices, the 2003
24 “financial agreement” was not disclosed and remains concealed by Zandian. Also, Zandian
25 has absconded and he refuses to comply with this Court’s orders and refuses to produce
26 documents or to appear for a debtor’s examination and says he is now living in Iran, as
27 opposed to France. *See* McMillen Declaration, Exhibit 26.
28

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

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

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

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

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

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

² See NRS 21.090; *see also* McMillen Declaration, Exhibit 26.

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

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

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

C. Writ of Execution

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19 **V. Conclusion**

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

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

24 Dated this 3rd day of May, 2016.

25 BY: 

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

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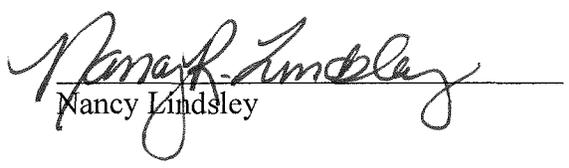
CERTIFICATE OF SERVICE

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

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

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

Dated: May 3, 2016


Nancy Lindsley

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EXHIBIT LIST

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

Exhibit 1

Exhibit 1

1 Matthew D. Francis (6978)
Adam P. McMillen (10678)
2 Brownstein Hyatt Farber Schreck, LLP
5371 Kietzke Lane
3 Reno, NV 89511
Telephone: 775-324-4100
4 Facsimile: 775-333-8171
Attorneys for Plaintiff Jed Margolin
5
6

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

10
11 JED MARGOLIN, an individual,
12 Plaintiff,

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

13 vs.

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

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

21 Defendants.
22

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

23
24 1. I am counsel of record for Plaintiff Jed Margolin in this matter. This declaration is
25 based upon my personal knowledge and is made in support of the Motion to Void Deeds,
26 Assign Property and for Writ of Execution, filed concurrently herewith.

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

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

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

5 5. Attached hereto as Exhibit 4 is a true and correct copy of Churchill County Doc#
6 439670 – Grant Deed recorded 03/18/2014, APN: 007-151-12.

7 6. Attached hereto as Exhibit 5 is a true and correct copy of Churchill County Doc#
8 439671 – Grant Deed recorded 03/18/2014, APN: 007-151-77.

9 7. Attached hereto as Exhibit 6 is a true and correct copy of Churchill County Doc#
10 439672 – Grant Deed recorded 03/18/2014, APN: 009-33-104.

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

13 9. Attached hereto as Exhibit 8 is a true and correct copy of Churchill County Doc#
14 384273 – Grant, Bargain and Sale Deed recorded 07/27/2006, APN: 007-151-77.

15 10. Attached hereto as Exhibit 9 is a true and correct copy of Churchill County Doc#
16 372686 – Grant, Bargain and Sale Deed recorded 07/06/2005, APN: 009-33-104.

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

19 12. Attached hereto as Exhibit 11 is a true and correct copy of Washoe County Doc#
20 3236343 – Grant, Bargain and Sale Deed recorded 06/27/2005, APN: 079-150-12.

21 13. Attached hereto as Exhibit 12 is a true and correct copy of Washoe County Doc#
22 4335755 – Grant Deed recorded 03/18/2014, APNs: 079-150-09, 070-150-10, 079-150-13,
23 084-040-02, 084-040-04, 084-040-06, 084-040-10, 084-130-07, 084-140-17.
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1 14. Attached hereto as Exhibit 13 is a true and correct copy of Washoe County Doc#
2 2900593– Grant, Bargain and Sale Deed recorded 08/06/2003, APN: 079-150-09, 079-150-10,
3 079-150-13, 084-040-02, 084-040-04, 084-040-06, 084-040-10, 084-130-07, 084-140-17.

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

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

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

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

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

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

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

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

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

1 24. Attached hereto as Exhibit 23 is a true and correct copy of Clark County Doc#
2 20140530-0001038 – Grant Deed recorded 05/30/2014, APN: 071-02-000-013.

3 25. Attached hereto as Exhibit 24 is a true and correct copy of Clark County Doc#
4 20050419-0004639– Grant, Bargain and Sale Deed recorded 04/19/2005, APN: 071-02-000-
5 005.

6 26. Attached hereto as Exhibit 25 is a true and correct copy of Clark County Doc#
7 20050420-0000563– Grant, Bargain and Sale Deed recorded 04/20/2005, APN: 071-02-000-
8 013.

9 27. Attached hereto as Exhibit 26 is a true and correct copy of an email chain between
10 myself, Adam McMillen, and Reza Zandian, dated April 12-19, 2016.

11 28. Attached hereto as Exhibit 27 is a true and correct copy of the Clark County
12 Sheriff's Certificate of Sale of Real Property for parcel 071-02-000-005, dated 12/30/14.

13 29. Attached hereto as Exhibit 28 is a true and correct copy of the Clark County
14 Sheriff's Certificate of Sale of Real Property for parcel 071-02-000-013, dated 12/30/14.

15 30. Attached hereto as Exhibit 29 is a true and correct copy of the Washoe County
16 Sheriff's Certificate of Sale of Real Property for parcel 079-150-12, dated 4/3/15.

17 31. Attached hereto as Exhibit 30 is a true and correct copy of the Washoe County
18 Sheriff's Certificate of Sale of Real Property for parcel 079-150-10, dated 4/3/15.

19 32. Attached hereto as Exhibit 31 is a true and correct copy of the Washoe County
20 Sheriff's Certificate of Sale of Real Property for parcel 084-040-02, dated 4/3/15.

21 33. Attached hereto as Exhibit 32 is a true and correct copy of the Washoe County
22 Sheriff's Certificate of Sale of Real Property for parcel 084-130-07, dated 4/3/15.

23 I declare under penalty of perjury that the foregoing is true and correct to the best of
24 my knowledge.
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Affirmation Pursuant to NRS 239B.030

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

Dated: May 3, 2016

By: 
ADAM P. MCMILLEN

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CERTIFICATE OF SERVICE

Pursuant to NRC 5(b), I certify that I am an employee of Watson Rounds, and that on this date, I deposited for mailing, in a sealed envelope, with first-class postage prepaid, a true and correct copy of the foregoing document, **DECLARATION OF ADAM MCMILLEN IN SUPPORT OF MOTION TO VOID DEEDS, ASSIGN PROPERTY AND FOR WRIT OF EXECUTION**, addressed as follows:

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

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

Dated: May 3, 2016.



Nancy Lindsley

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

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

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	02-000-013, Document No. 2015-0518-0002133	
29	Certificate of Sale recorded 04/09/2015 re Washoe County APN: 079-150-12, Document No. 4456017	3
30	Certificate of Sale recorded 04/09/2015 re Washoe County APN: 079-150-10, Document No. 4456020	3
31	Certificate of Sale recorded 04/09/2015 re Washoe County APN: 084-040-02, Document No. 4456032	3
32	Certificate of Sale recorded 04/09/2015 re Washoe County APN: 084-130-07, Document No. 4456021	3

Exhibit 1

Exhibit 1

In re: Reza Zandian 2/24/2016

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

_____)	
JED MARGOLIN, an individual,)	
)	
Plaintiff,)	
)	
vs.)	CASE NO.: 090C00579 1B
)	
OPTIMA TECHNOLOGY CORPORATION, a)	
California corporation, OPTIMA)	
TECHNOLOGY CORPORATION, a Nevada)	
corporation, REZA ZANDIAN aka)	
GOLAMREZA ZANDIANJAZI aka GHOLAM)	
REZA ZANDIAN aka REZA JAZI aka)	
J. REZA JAZI aka G. REZA JAZI aka)	
GHONOREZA ZANDIAN JAZI, an)	
individual, DOES Companies 1-10,)	
DOE Corporations 11-20, and DOE)	
Individuals 21-30,)	
)	
Defendants.)	
_____)	

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

REPORTED BY JUDY M. REIERSEN, CSR NO. 7505

Peterson Reporting, Video & Litigation Services

In re: Reza Zandian 2/24/2016

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

_____)	
JED MARGOLIN, an individual,)	
)	
Plaintiff,)	
)	
vs.)	CASE NO.: 090C00579 1B
)	
OPTIMA TECHNOLOGY CORPORATION, a)	
California corporation, OPTIMA)	
TECHNOLOGY CORPORATION, a Nevada)	
corporation, REZA ZANDIAN aka)	
GOLAMREZA ZANDIANJAZI aka GHOLAM)	
REZA ZANDIAN aka REZA JAZI aka)	
J. REZA JAZI aka G. REZA JAZI aka)	
GHONOREZA ZANDIAN JAZI, an)	
individual, DOES Companies 1-10,)	
DOE Corporations 11-20, and DOE)	
Individuals 21-30,)	
)	
Defendants.)	
_____)	

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

Peterson Reporting, Video & Litigation Services

In re: Reza Zandian 2/24/2016

1 APPEARANCES:

2

For the Plaintiff JED MARGOLIN
(appearing telephonically):

3

4

BROWNSTEIN HYATT FARBER & SCHRECK, LLP

5

BY: ADAM P. McMILLEN, ESQ.

6

5371 Kietzke Lane

Reno, Nevada 89511

775.324.4100

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Peterson Reporting, Video & Litigation Services

Peterson Reporting Video & Litigation Services

In re: Reza Zandian 2/24/2016

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I N D E X

E X H I B I T S

EXHIBIT

MARKED

1	Notice of Taken Debtor's Examination of Defendant Reza Zandian, three pages	5
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* * *

In re: Reza Zandian 2/24/2016

1 (Exhibit 1 was marked.)

2 MR. McMILLEN: Okay. My name is Adam McMillen.

3 I am counsel for Jed Margolin.

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

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

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

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

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

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Peterson Reporting, Video & Litigation Services

Peterson Reporting Video & Litigation Services

In re: Reza Zandian 2/24/2016

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

3

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

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11 Dated: This _____ day of _____,

12 2016, at San Diego, California.

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JUDY M. REIERSEN
CSR No. 7505

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Peterson Reporting, Video & Litigation Services

Peterson Reporting Video & Litigation Services

In re: Reza Zandian 2/24/2016

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

Exhibit 2

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 684351

03/17/2014 10:50 AM

Official Record

Requested By
A+ PARALEGALS INC

Elko County - NV

D. Mike Simms - Recorder

Page 1 of 4 Fee \$17.00

Recorded By: ST RPTT

APN: 001-660-034

Recording Requested by,
Grantor, Reza Zandian

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

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

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

See Exhibit "A" attached hereto and incorporated herein;

TOGETHER WITH any and all buildings and improvements situate thereon.

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

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

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

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

March 12, 2014

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-

*** THIS IS AN UNOFFICIAL COPY ***



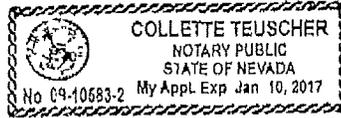
684351

03/17/2014
002 of 4

State of Nevada
County of Washoe

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

Collette Teuscher
Notary Public



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

*** THIS IS AN UNOFFICIAL COPY ***



684351

08/17/2014
003 of 4

EXHIBIT "A"

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

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

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

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

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

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

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

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

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

*** THIS IS AN UNOFFICIAL COPY ***



684361

08/17/2014
004 of 4

3. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto,
Granted to : CP NATIONAL CORPORATION
: electric power or telephone lines and/or
: gas or water mains
Recorded : May 13, 1986
: in Book 523, Page 457
: Official Records of Elko County, Nevada

4. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights hereto,
Granted to : AMERICAN TELEPHONE AND TELEGRAPH COMPANY
Purpose : communication systems and underground cables
Recorded : August 10, 1988
: in Book 635, Page 55
: Official Records of Elko County, Nevada

*** THIS IS AN UNOFFICIAL COPY ***

STATE OF NEVADA
DECLARATION OF VALUE

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

Requested By
A+ PARALEGALS INC

Elko County - NV

D Mike Smalec - Recorder

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

- 1. Assessors Parcel Number(s)
 - a) 001-660-034
 - b) _____
 - c) _____
 - d) _____

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

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #: _____
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: _____

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

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

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to ~~NRS 375.030~~ the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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

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

Exhibit 3

Exhibit 3

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 560545
09/26/2006 02:47 PM

Official Record

Requested By
STEWART TITLE

Elko County - NV

Jerry D. Reynolds - Recorder

Page 1 of 4 Fee: \$17.00
Recorded By: NR RPTT: \$230.10

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

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



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

CC 212283

GRANT, BARGAIN AND SALE DEED

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

WITNESSETH:

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

See Exhibit "A" attached hereto and incorporated herein;

TOGETHER WITH any and all buildings and improvements situate thereon.

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

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

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

*** THIS IS AN UNOFFICIAL COPY ***



580545

09/25/2008
002 of 4

IN WITNESS WHEREOF, the said Grantor has caused this Deed to be executed as of the day and year first hereinabove written,

ELKO LAND AND LIVESTOCK COMPANY
Successor by merger to CG PROPERTIES, INC.

By: Leland W. Krugerud
LELAND W. KRUGERUD

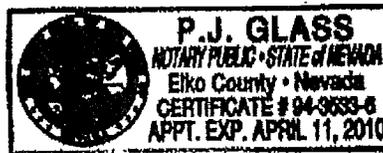
Title: President

STATE OF NEVADA)
) SS
COUNTY OF ELKO)

On this 25th day of Sept., 2006, personally appeared before me, a Notary Public, Leland W. Krugerud, President of Elko Land and Livestock Company, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of Elko Land and Livestock Company.

P.J. Glass
Notary Public

My Commission Expires:
April 11, 2010



*** THIS IS AN UNOFFICIAL COPY ***



560545

08/26/2006
008 of 4

SUBJECT PROPERTY DESCRIPTION

EXHIBIT "A"

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

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

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

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

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

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

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

CG

*** THIS IS AN UNOFFICIAL COPY ***



560545

09/26/2008
004 of 4

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

1. Taxes for the fiscal year July 1, 2006 to June 30, 2007, including any secured personal property taxes and any special or district assessments collected therewith, and any other assessments levied by City or County authorities, a lien now due and payable,
 - Total amount : \$603.01
 - 1st installment : \$150.76 Delinquent plus penalties
 - 2nd installment : \$150.75 due October 2, 2006
 - 3rd installment : \$150.75 due January 1, 2007
 - 4th installment : \$150.75 due March 5, 2007
 - Assessor Parcel No. : 001-660-034

2. The lien, if any, of supplemental taxes, assessed pursuant to provisions adopted by the Nevada Legislature, and as disclosed by the Nevada Revised Statutes.

3. Rights incidental to the ownership and development of the mineral interests excepted from the land described herein.

4. The fact that the ownership of said land does not include any rights of ingress or egress to or from Interstate 80, as set forth in instrument.
 - Recorded : October 25, 1973
 - : in Book 186, page 58, as Document No. 78982
 - : Official Records of Elko County, Nevada

5. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto,
 - Granted to : CP NATIONAL CORPORATION
 - : electric power or telephone lines and/or
 - : gas or water mains
 - Recorded : May 13, 1986
 - : in book 523, Page 457,
 - : Official Records of Elko County, Nevada.

6. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights hereto,
 - Granted to : AMERICAN TELEPHONE AND TELEGRAPH COMPANY
 - Purpose : communication systems and underground cables
 - Recorded : August 10, 1988
 - : in Book 635, Page 55,
 - : Official Records of Elko County, Nevada

*** THIS IS AN UNOFFICIAL COPY ***

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

STATE OF NEVADA
DECLARATION OF VALUE

Requested By
STEWART TITLE

Elko County - NV

Jerry D. Reynolds - Recorder

FOR RE:

Document:

Page 1 of 1 Fee: \$17.00
Recorded By: HR RPTT: \$230.10

Book: _____

Date of Re: _____

Notes: _____

1. Assessor Parcel Number(s):

- a) 001-660-034
- b) _____
- c) _____
- d) _____

2. Type of Property:

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

3. Total Value/Sales Price of Property

\$ 59,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ 59,000.00

Real Property Transfer Tax Due:

\$ 230.10

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed

Signature: _____ Capacity: _____

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(required)

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

BUYER (GRANTEE) INFORMATION
(required)

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

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

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

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

Exhibit 4

Exhibit 4

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 439670

03/18/2014 10:57 AM

Official Record

Recording requested By
A+ PARALEGALS

Churchill County - NV

Joan Sims - Recorder

Page 1 of 3 Fee: \$16.00

Recorded By: TH RPT: #5

APN: 007-151-12

Recording Requested by:
Grantor, Reza Zandian

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

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

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

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

Subject to

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

March 12, 2014

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-

*** THIS IS AN UNOFFICIAL COPY ***



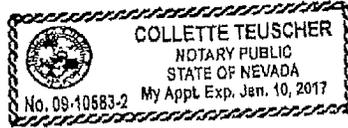
0439670

03/18/2014
002 of 3

State of Nevada
County of Washoe

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

Collette Teuscher
Notary Public



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

"UNOFFICIAL COPY"

*** THIS IS AN UNOFFICIAL COPY ***



439670

03/18/2014
003 of 3

EXHIBIT "A"

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

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

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

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

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

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

*** THIS IS AN UNOFFICIAL COPY ***

DOC # DV-439670

03/18/2014 10:57 AM

Official Record

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested by
A+ PARALEGALS

Churchill County - NV

Joan Sims - Recorder

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

1. Assessors Parcel Number(s)

- a) 007-151-12
- b) _____
- c) _____
- d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #: _____

BOOK _____ PAGE _____

DATE OF RECORDING: _____

NOTES: _____

Grantee = Etal TH

3. Total Value/Sales Price of Property: \$ 75,000.00

Deed in Lieu of Foreclosure Only (Sale of property) ()

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 40 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantee
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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

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

Exhibit 5

Exhibit 5

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 439671

03/18/2014 10:58 AM

Official Record

Recording requested By
A+ PARALEGALS

Churchill County - NV

Joan Sims - Recorder

Page 1 of 2 Fee: \$15.00

Recorded By: TH RPT: #5

APN: 007-151-77

Recording Requested by:
Grantor, Reza Zandian

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

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

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

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

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

Subject to

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

March 12, 2014


Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-

*** THIS IS AN UNOFFICIAL COPY ***



439671

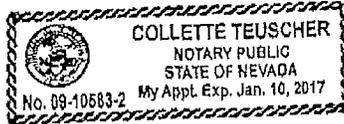
03/18/2014
002 of 2

State of Nevada
County of Washoe

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

Collette Teuscher

Notary Public



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

"UNOFFICIAL COPY"

*** THIS IS AN UNOFFICIAL COPY ***

DOC # DV-439671

08/18/2014 10:58 AM

Official Record

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
A+ PARALEGALS

Churchill County - NV

Joan Sims - Recorder

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

1. Assessors Parcel Number(s)

- a) 007-151-77
- b) _____
- c) _____
- d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #: _____

BOOK _____ PAGE _____

DATE OF RECORDING: _____

NOTES: _____

Grantor = Etal TH

3. Total Value/Sales Price of Property:

\$ 20,160.00

Deed in Lieu of Foreclosure (Only value of property)

(_____)

Transfer Tax Value:

\$ _____

Real Property Transfer Tax Due:

\$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.095 Section # 5
- b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of legal consanguinity or affinity: adding Wife and Son

5. Partial Interest: Percentage being transferred: 80 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Reza Zandian

Address: 6 rue Edouard Fournier

City: 75116 Paris, France

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Alborz Zandian & Niloofar Foughani

Address: 6 rue Edouard Fournier

City: 75116 Paris, France

State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: A+ Paralegals, Inc. Escrow # _____

Address: 312 W. Fourth Street

City: Carson City State: NV Zip: 89703

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

Exhibit 6

Exhibit 6

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 439672

03/18/2014 10:59 AM

Official Record

Recording requested By
A+ PARALEGALS

Churchill County - NV

Joan Sims - Recorder

Page 1 of 2 Fee: \$15.00

Recorded By: TH RPTT: #5

APN: 009-33-104

Recording Requested by:
Grantor, Reza Zandian

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

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

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

Township 20 North, Range 27 East, 3rd P.M., Section 29; The NW 1/4 of the NW 1/4; and the NW 1/4 of the SW 1/4 of the NW 1/4.

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

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

Subject to

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

March 12, 2014

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-

*** THIS IS AN UNOFFICIAL COPY ***



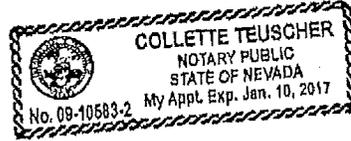
439672

03/18/2014
002 of 2

State of Nevada
County of Washoe

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

Collette Teuscher
Notary Public



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

"UNOFFICIAL COPY"

*** THIS IS AN UNOFFICIAL COPY ***

DOC # DV-439672

03/18/2014 10:59 AM

Official Record

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
A+ PARALEGALS

Churchill County - NV

Joan Sims - Recorder

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

1. Assessors Parcel Number(s)

- a) 009-33-104
- b) _____
- c) _____
- d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #: _____
 BOOK _____ PAGE _____
 DATE OF RECORDING: _____
 NOTES: Grantee = Grantor TH

3. Total Value/Sales Price of Property:

\$ 7,500.00
 (_____)
 \$ _____
 \$ 0

Deed in Lieu of Foreclosure Only (Value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090 Section # 5
- b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of consanguinity or affinity: adding Son and Wife

5. Partial Interest: Percentage being transferred: 80 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Grantor Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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

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

Exhibit 7

Exhibit 7

*** THIS IS AN UNOFFICIAL COPY ***

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

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

05-27525-06

When Recorded Mail To: Mail Tax Statements To:
Reza Zandian and Niloofer Zandian
8775 Costa Verde Blvd #1416
San Diego, CA 92114

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

TRENA BURETTO
COUNTY RECORDER

FEE \$16.00 DEPA

UNOFFICIAL COPY

GRANT, BARGAIN and SALE DEED

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

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

do(es) hereby GRANT, BARGAIN and SELL to

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

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

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

Subject to

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

Date: 06/27/2006

*** THIS IS AN UNOFFICIAL COPY ***

DESCRIPTION

383845

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

A portion of the Northeast quarter of the Southeast quarter of Section 15, Township 19 North, Range 27 East, M.D.B. 1906, described as follows:

Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 15; thence North along the East line of said Section 15 a distance of 716 feet to a point on the Southerly right-of-way line of State Highway No. 50; thence North $58^{\circ}51'$ West along the Southerly right-of-way line of said State Highway No. 50 a distance of 503 feet to the true point of beginning; thence continuing along said right-of-way line North $58^{\circ}51'$ West a distance of 437 feet to a point of intersection with the Southeasterly line of "T" Line Canal; thence along the Southeasterly and Easterly line of said "T" Line Canal the following courses and distances: South $67^{\circ}18'$ West 310 feet; thence on a curve to the left having a radius of 287.94 feet through a central angle of $89^{\circ}52'$ for an arc distance of 331 feet; South $22^{\circ}34'$ East 172 feet; thence on a curve to the right having a radius of 573.69 feet through a central angle of $53^{\circ}24'$ for an arc distance of 730.00 feet; then South $30^{\circ}50'$ West a distance of 82.5 feet to a point on the South line of the Northeast quarter of the Southeast quarter of said Section 15; thence along said line East a distance of 770.69 feet to the Southwest corner of parcel conveyed to James W. Cozart, et ux, by deed recorded March 7, 1956 in Book 32 of Deeds, Page 423, Churchill County, Nevada, records, thence North along the West line of said Cozart parcel a distance of 215 feet to the Southeasterly line of parcel conveyed to Andy J. Wilkins, et ux, by deed recorded December 2, 1954 in Book 31 of Deeds, Page 467, Churchill County, Nevada, records; thence along the Southerly line of said Wilkins parcel North $58^{\circ}51'$ West 200 feet; thence North along the West line of said Wilkins parcel and the West line of parcel conveyed to Carl H. Johnston, et ux, by deed recorded October 14, 1954 in Book 31 of Deeds, Page 423, Churchill County, Nevada, records, a distance of 653.40 feet to the true point of beginning.

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

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

END OF DOCUMENT

*** THIS IS AN UNOFFICIAL COPY ***

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 007-151-12
- b) _____
- c) _____
- d) _____

383845

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
 Date of Recording: **JUL 10 2006**
 Notes: _____

3. Total Value/Sales Price of Property: _____

\$350,000.00

Deed in Lieu of Foreclosure (only value of property) (\$ _____)

\$ _____

Transfer Tax Value: _____

\$350,000.00

Real Property Transfer Tax Due _____

\$1,435.00

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: Grantee

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Karl M. Kelth Family Trust

Print Name: Reza Zandian and Niloofer Zandian

Address: 3201 Plumus St #313

Address: 8775 Costa Verde Blvd,

City: Reno

City: San Diego

State: NV Zip: 89509

State: CA Zip: 92122

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

First American Title Company of

Print Name: Nevada

File Number: 132-2273980 CAC/CAC

Address: 1987 North Carson, Suite 65

City: Carson City

State: NV Zip: 89701

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

Exhibit 8

Exhibit 8

*** THIS IS AN UNOFFICIAL COPY ***

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

A.P.N.: 007-151-77

File No: 132-2275220 (CAC)

R.P.T.T.: \$295.20

05-27558-05

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

TRINA BUNETTO
COUNTY RECORDER
FEE 15.00 DEP. *[Signature]*

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

UNOFFICIAL COPY

GRANT, BARGAIN and SALE DEED

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

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

do(es) hereby GRANT, BARGAIN and SELL to

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

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

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

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

Subject to

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

Date: 07/05/2006

*** THIS IS AN UNOFFICIAL COPY ***

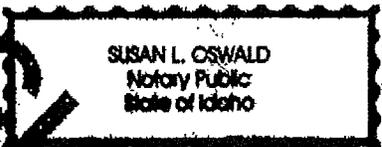
Kent J. Regli
Kent J. Regli
Dawn M. Regli
Dawn Regli

384273

STATE OF ~~NEVADA~~ *Idaho*
COUNTY OF ~~CARSON~~ *CARSON* 55.

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

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



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

"UNOFFICIAL COPY"

END OF DOCUMENT

*** THIS IS AN UNOFFICIAL COPY ***

STATE OF NEVADA
DECLARATION OF VALUE

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

384273

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

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

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

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

- 5. Partial Interest: Percentage being transferred: _____ %
- The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Handwritten Signature]
 Signature: [Handwritten Signature]

Capacity: Grantor
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kent J. Regli and Dawn Regli
 Address: 7639S McDermott
 City: Kuna
 State: ID Zip: 83634

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

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

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

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

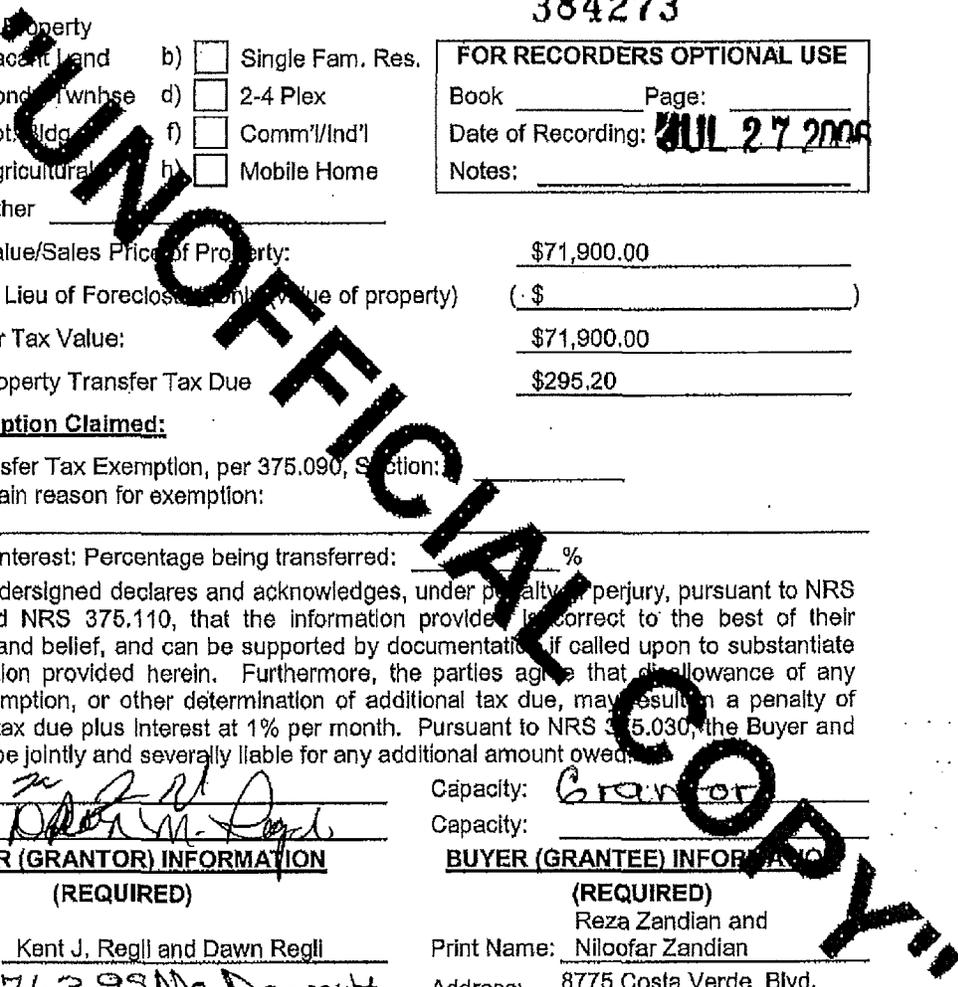


Exhibit 9

Exhibit 9

*** THIS IS AN UNOFFICIAL COPY ***

A.P.N.: 009-33-104
File No: 131-2206243 (CAC)
R.P.T.T.: \$82.60
04-25346-05

372686
OFFICIAL RECORDS
CHURCHILL COUNTY NEVADA
RECORDED BY
WESTERN NEVADA TITLE CO
2005 JUL -6 PM 2:30
TRENA MORETTO
COUNTY RECORDER
FEE \$50.00 DEP. \$25.00

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

GRANT, BARGAIN and SALE DEED

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

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

do(es) hereby GRANT, BARGAIN and SELL to

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

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

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

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

Subject to

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

Date: 06/23/2005

UNOFFICIAL COPY

*** THIS IS AN UNOFFICIAL COPY ***

372686

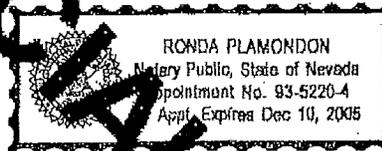
Mary E. Yost
Mary E. Yost

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

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

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

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



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

END OF DOCUMENT

"UNOFFICIAL COPY"

*** THIS IS AN UNOFFICIAL COPY ***

STATE OF NEVADA
DECLARATION OF VALUE

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

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

372686

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>JUL 06 2005</u>	

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

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

- 5. Partial Interest: Percentage being transferred: _____ %
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that non-allowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Mary E. Yost
 Signature: [Signature]

Capacity: owner
 Capacity: owner

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

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

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

First American Title Company of
 Print Name: Nevada File Number: 131-2206243 CAC/CAC
 Address: 1213 South Carson Street
 City: Carson City State: NV Zip: 89701

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

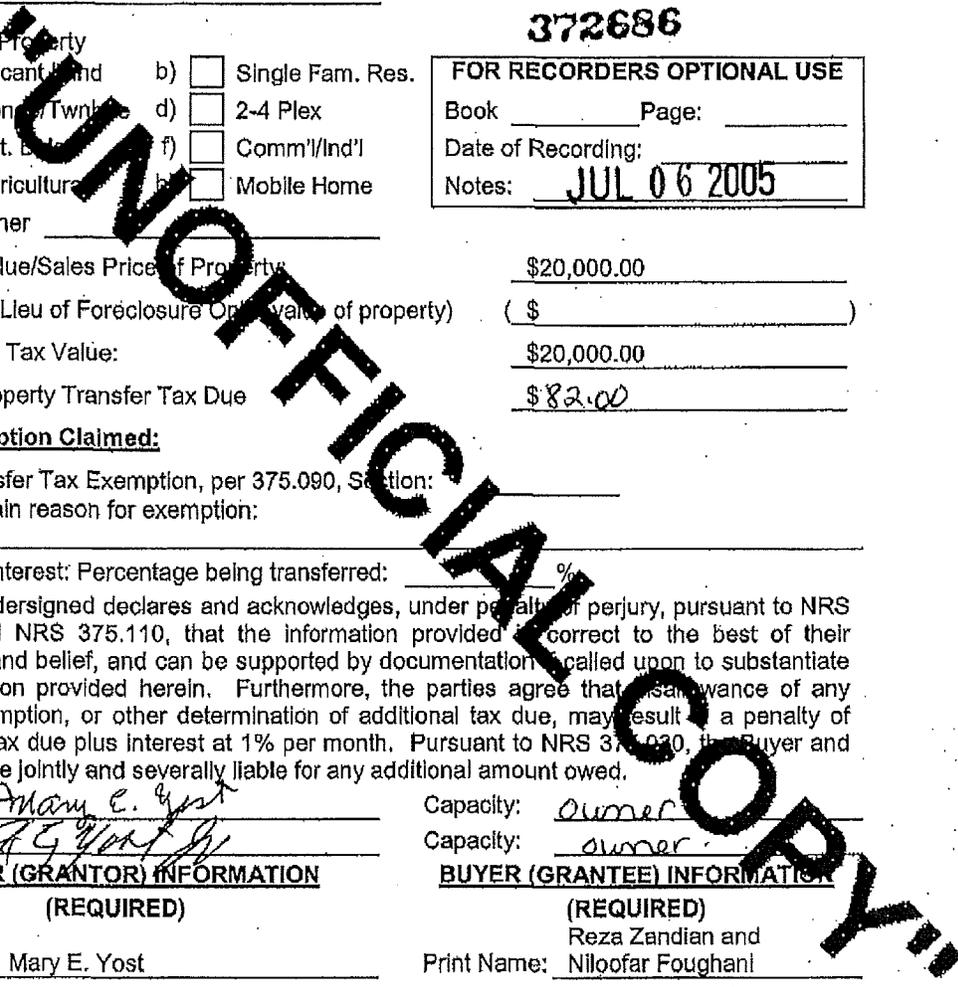


Exhibit 10

Exhibit 10

DOC # 4335754

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

APN: 079-150-12

Recording Requested by:
Grantor, Reza Zandian

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

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

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

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

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

March 12, , 2014



Signature: Reza Zandian

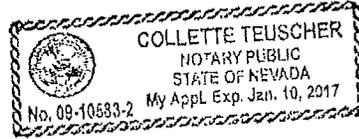
-LOOSE CERTIFICATE ATTACHED-

4335754 Page 2 of 2 - 03/18/2014 04:28:04 PM

State of Nevada
County of Washoe

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

Collette Teuscher
Notary Public



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

COPY

Exhibit 11

Exhibit 11

DOC # 3236343

06/27/2005 10:18A Fee:15.00

BK1

Requested By

FIRST AMERICAN TITLE

Washoe County Recorder

Kathryn L. Burke - Recorder

Pg 1 of 2 RPTT 369.00

A.P.N.: 079-150-12

File No: 121-2208137 (JB)

R.P.T.T.: \$369.00



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

GRANT, BARGAIN and SALE DEED

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

John Clifton, an unmarried man

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

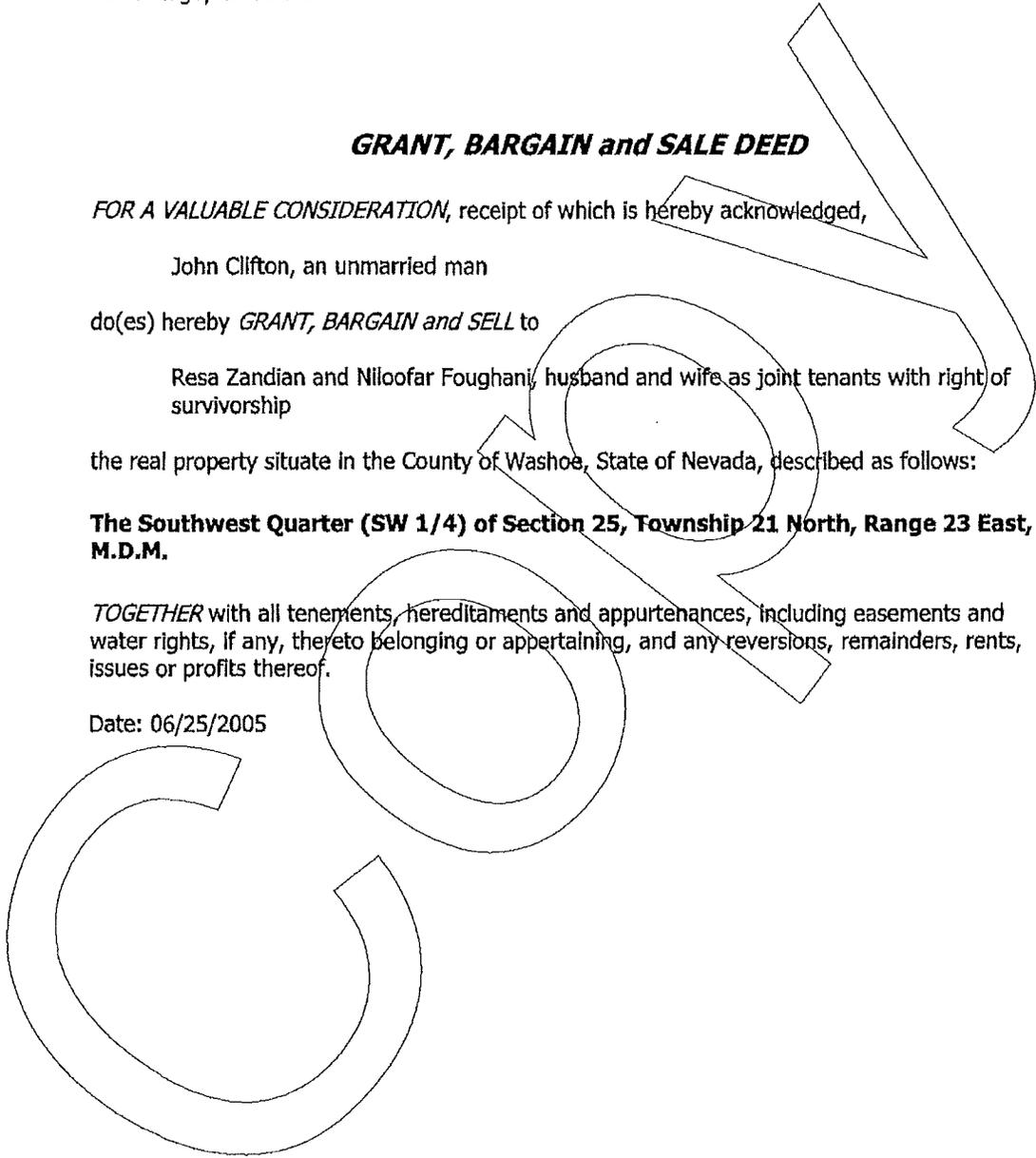
Resa Zandian and Niloofer Foughani, husband and wife as joint tenants with right of survivorship

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

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

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

Date: 06/25/2005

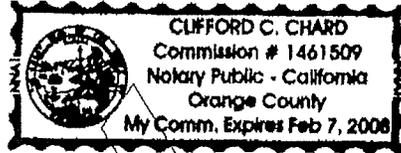


John Clifton
John Clifton

STATE OF ~~CALIFORNIA~~ NEVADA
: ss.
COUNTY OF ORANGE

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

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



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

COPY

Exhibit 12

Exhibit 12

DOC # 4335755

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

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

Recording Requested by:
Grantor, Reza Zandian



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

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

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

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

See Exhibit "A"

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

March 12, 2014

Signature: Reza Zandian

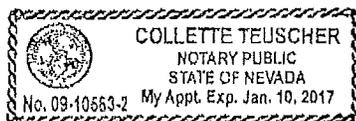
-LOOSE CERTIFICATE ATTACHED-

4335755 Page 2 of 6 - 03/18/2014 04:28:04 PM

State of Nevada
County of Washoe

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

Collette Teuscher
Notary Public



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

COPY

EXHIBIT "A"

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

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

The Northeast ¼ and the South ½ of the Northwest ¼ and the South ½ in Section 33, Township 21 North, Range 23 East, M.D.B.&M.

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

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

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

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

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

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

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

The Northeast 1/4; South ½ of the Northwest ¼; South ½ 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.

4335755 Page 4 of 6 - 03/18/2014 04:28:04 PM

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

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

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

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

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

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

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

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

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

PARCEL F:
APN 084-040-06

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

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

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

PARCEL G:
APN 084-040-10

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

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

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

PARCEL H:
APN 084-130-07

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

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

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

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

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

The Northeast $\frac{1}{4}$ 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 substance, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

COPPER

Exhibit 13

Exhibit 13

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

DOC # 2900593
08/05/2003 03:46P Fee:19.00
BK1
Requested By
WESTERN TITLE COMPANY INC
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 8 RPTT 0.00



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

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

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

GRANT, BARGAIN AND SALE DEED

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

SEE LEGAL ATTACHED HERETO AND MADE A PART HEREOF

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

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

Dated: July 31, 2003

STATE OF NEVADA

COUNTY OF CLARK } ss

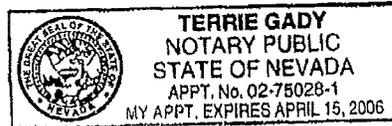
NILOO FAR FOUGHANI

This instrument was acknowledged before me on

AUGUST 5, 2003

by NILOO FAR FOUGHANI

Terrie Gady
Notary Public





2900593
08/05/2003
2 of 6

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



2900593
08/08/2003
3 of 6

any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded 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



2900583
08/06/2003
4 of 6

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

PARCEL E:

A.P.N. 084-040-04

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

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

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

PARCEL F:

A.P.N. 084-040-06

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

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

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



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08/06/2003
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therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL G:

A.P.N. 084-040-10

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

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

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

PARCEL H:

A.P.N. 084-130-07

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

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

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



2988593
08/06/2003
6 of 6

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

PARCEL I:

A.P.N. 084-140-17

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

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

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

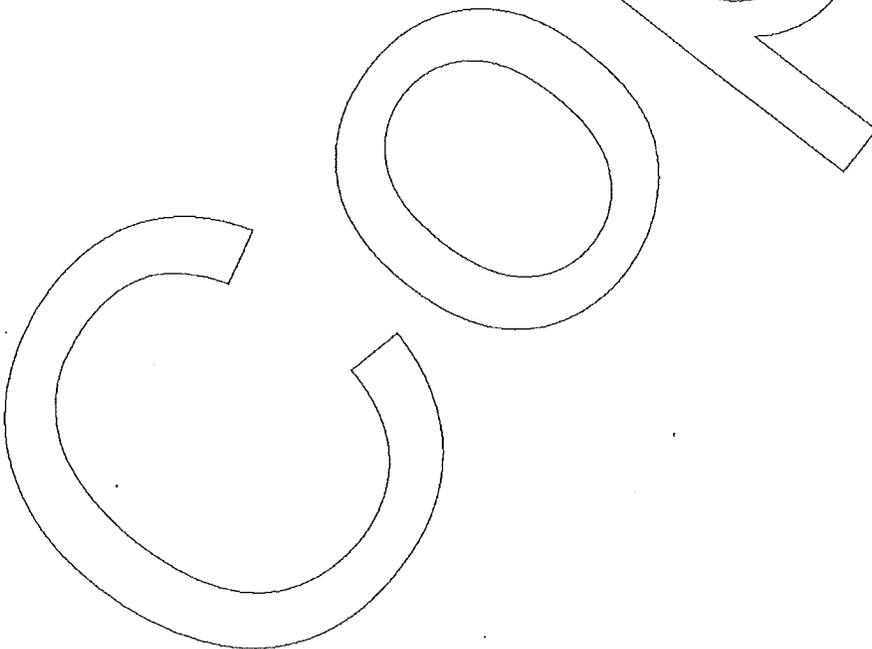


Exhibit 14

Exhibit 14

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

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

RPTT \$1,500.00 130277-TX

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

2827 S. MONTE CRISTO
LAS VEGAS, NV 89117

mail tax statement to above
25269-0812
00130277 GRANT, BARGAIN AND SALE DEED



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

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

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

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

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

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



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08/06/2003
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property. The term "minerals" shall include all mineral elements and compounds, including by way of example and not by limitation, all barite, copper, gold, iron, silver and other metals, whether the same are presently known to exist on the property or are subsequently discovered on the property, and regardless of the method of extraction, mining or processing of the same (whether open pit or strip mining, underground mining, surface or subsurface leaching) whether presently or subsequently employed, invented, or developed. Grantor reserves to itself the rights of egress and ingress to and from the property for any and all purposes related to the mineral estate reserved to Grantor. Grantor shall conduct all of its activities in accordance with all applicable laws, regulations, and ordinances, and shall defend, indemnify and hold Grantee from and against all actions, claims, damages and losses resulting from Grantor's exercise of the rights appurtenant to its reserved mineral estate. Grantor shall compensate Grantee for surface damages resulting from Grantor's activities related to Grantor's reserved mineral estate. If Grantee and Grantor are unable to mutually determine the damages resulting to the surface, such damages shall be determined by a mutually acceptable independent appraiser who shall determine the fair market value of the surface damaged as a result of Grantor's activities.

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

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

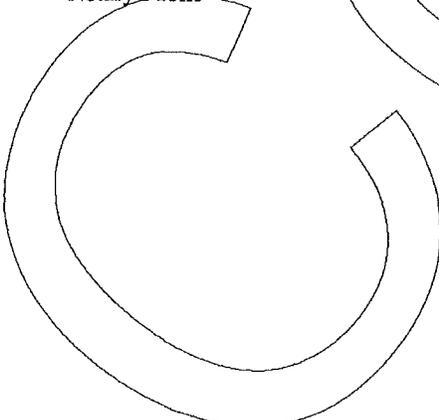
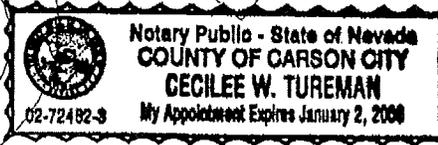
**NEVADA LAND AND RESOURCE COMPANY, LLC, A
DELAWARE LIMITED LIABILITY COMPANY**

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

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

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

Cecile W. Tureman
Notary Public





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08/06/2003
3 of 7

EXHIBIT " A "

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

PARCEL A:

A.P.N. 079-150-09

The Northeast ¼ and the South ½ of the Northwest ¼ and the South ½ in
Section 33, Township 21 North, Range 23 East, M.D.B.&M.

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

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

PARCEL B:

A.P.N. 079-150-10

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

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

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



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08/06/2003
4 of 7

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

PARCEL C:

A.P.N. 079-150-13

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

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

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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



2968582
99/06/2993
5 of 7

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

PARCEL E:

A.P.N. 084-040-04

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

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PARCEL F:

A.P.N. 084-040-06

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

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2966582
08/06/2003
6 of 7

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

PARCEL G:

A.P.N. 084-040-10

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

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

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

PARCEL H:

A.P.N. 084-130-07

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

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

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



2980592
08/08/2003
2 of 7

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

PARCEL I:

A.P.N. 084-140-17

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

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

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

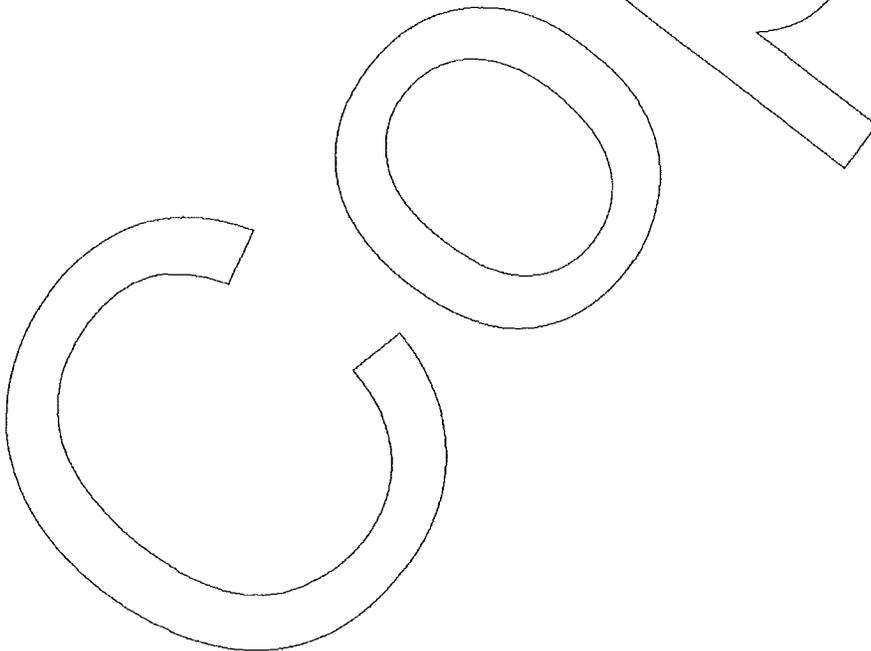


Exhibit 15

Exhibit 15

DOC # 3547263

06/22/2007 04:41:06 PM
Requested By
JOHN PETER LEE
Washoe County Recorder
Kathryn L. Burke - Recorder
Fee: \$132.00 RPTT: \$0.00
Page 1 of 119



JUDGMENT CONFIRMING
ARBITRATION AWARD

Recording requested by:

JOHN PETER LEE, LTD.

Return to:

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

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

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

FILED

JUN 8 10 51 AM '07

[Signature]
CLERK OF THE COURT

DISTRICT COURT

CLARK COUNTY, NEVADA

9 GHOLAMREZA ZANDIAN JAZI,
10 Plaintiff,

CASE NO.: A511131
DEPT. NO.: XI

11 v.

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

16 Defendants.

**JUDGMENT CONFIRMING
ARBITRATION AWARD**

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

19 Counterclaimants,

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

20 v.

21 GHOLAMREZA ZANDIAN JAZI,

22 Counterdefendant.

24 WENDOVER PROJECT, LLC,

25 Counterclaimant,

26 v.

27 GHOLAMREZA ZANDIAN JAZI,

28 Counterdefendant.

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

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

6 1334.022860-JLR

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

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

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

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

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

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

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

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

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

3 Dated this 7 day of June, 2007.

4 
5 Honorable Elizabeth Gonzalez
6 District Court Judge

7 SUBMITTED BY:

8 JOHN PETER LEE, LTD.

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

19
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JOHN PETER LEE, LTD.
ATTORNEYS AT LAW
830 LAS VEGAS BOULEVARD SOUTH
LAS VEGAS, NEVADA 89101
Telephone (702) 382-4044
Telecopier (702) 383-9950


CLERK OF COURT

JUN 8 '07

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

COPY

EXHIBIT ONE

RECEIVED
SEP 22 2006
JOHN PETER LEE, LTD.

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

10 DISTRICT COURT
11 CLARK COUNTY, NEVADA

12 GHOLAMREZA ZANDIAN JAZI,)

Case No. A511131
Dept. No. XII

13 Plaintiff,)

14 vs.)

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

24 Defendants.)

25 ARBITRATION DECISION

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

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 fhafe@faychale.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;

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;

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;

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

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

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

FLORIAN, MALE
SPECIAL MASTER
2300 W. LAS VEGAS AVE., SUITE 900
LAS VEGAS, NEVADA 89102
PHONE (702) 457-5267 EMAIL fmaale@florjmaale.com

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

DATED this 20th day of September, 2006.

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

CERTIFICATE OF FACSIMILE AND MAIL

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

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

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

By: 
Employee of Jams

FLOYD A. HALE
SPECIAL MASTER
2300 W. S
LAS VEG,
PHONE (702) 457-5257
VE. SUITE 900
NVADA 89102
EMAIL fahale@floydahale.com

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COPY

EXHIBIT TWO

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

7 DISTRICT COURT
 8 CLARK COUNTY, NEVADA

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

Case No. A511131
 Dept. No. XII

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

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

Oct. 11. 2006 3:20PM JAMES LASVEGAS

No. 8194 P. 2/2

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

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

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

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

13 DATED this 11th day of October, 2006.

14 By: 

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

18 CERTIFICATE OF FACSIMILE

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

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

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

26 By: 

Employee of Jams

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

COPY

EXHIBIT THREE

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

RECEIVED
NOV 30 2006
JOHN PETER LEE, LTD.

DISTRICT COURT
CLARK COUNTY, NEVADA

GHOLAMREZA ZANDIAN JAZI,

Plaintiff,

CASE NO.: A511131
DEPT. NO.: XIII

v.

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

BEFORE ARBITRATOR
FLOYD A. HALE

Defendants.

IMPLEMENTATION AWARD

RAY KOROGHLI, individually and FARIBORZ FRED SADRI, individually,

Counterclaimants,

v.

GHOLAMREZA ZANDIAN JAZI,

Counterdefendant.

WENDOVER PROJECT, LLC,

Counterclaimant,

v.

GHOLAMREZA ZANDIAN JAZI,

Counterdefendant.

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

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

6 1334.022860-sy

7 **IMPLEMENTATION AWARD**

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

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

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

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

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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

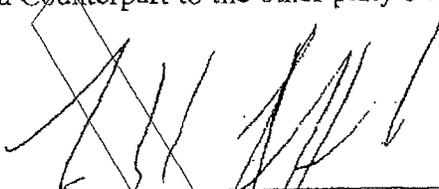
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Resources, LLC, provided as Exhibit "13" on November 2, 2006.

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

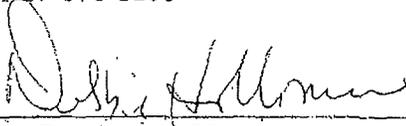
JOHN PETER LEE, LTD.
ATTORNEYS AT LAW
830 LAS VEG. BLVD. SOUTH
LAS VEGAS, NEVADA 89101
Telephone (702) 382-4044
Telecopier (702) 383-9950

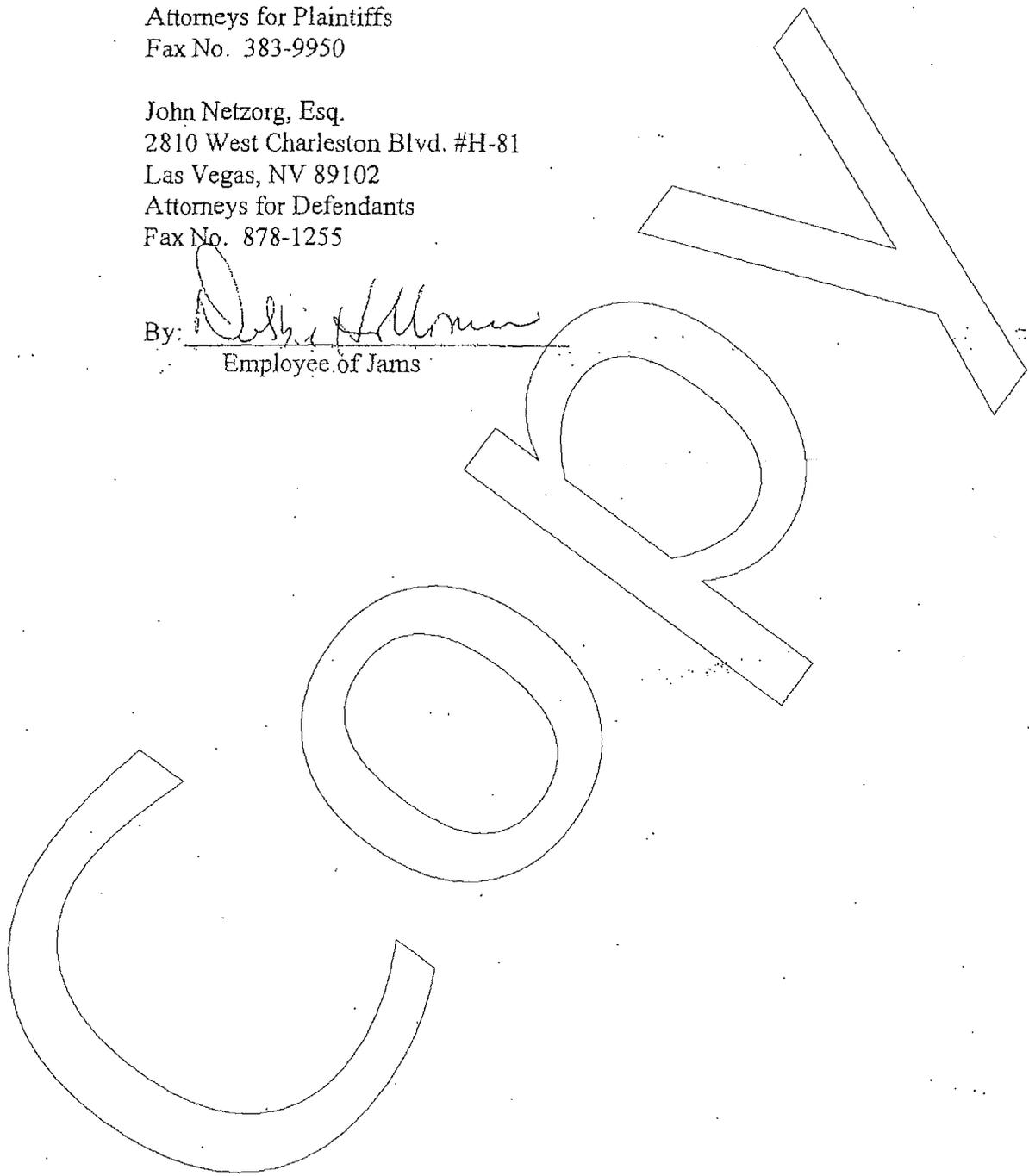
CERTIFICATE OF FACSIMILE AND MAILING

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

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

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

By: 
Employee of Jams



COPY

Exhibit 1

APN: 076-100-19

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

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

320 acre parcel

QUITCLAIM DEED

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

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

RAY KOROGHLI, individually

FARIBORZ FRED SADRI, individually

FARIBORZ FRED SADRI, as Trustee of the
Star Living Trust

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

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

NOTARY PUBLIC

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

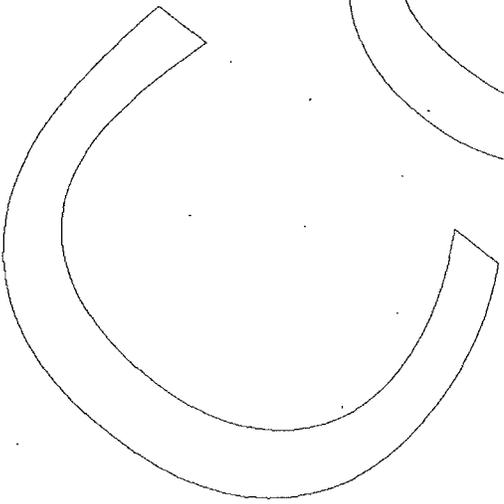
On _____, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Fariborz Fred Sadri, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC

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

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

NOTARY PUBLIC



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

WASHOE COUNTY QUICK INFO (Summary data may not be complete representation of property) 10/18/2006

Owner Information & Legal Description				Building Information			
APN	076-100-19			Property Name:			
Parcel Map Map Warehouse				Quality	Bldg Type		
Card 1 of 1				Stories			
Situs	SPANISH SPRINGS RD			Year Built	0	Square Feet	
Owner 1	BIG SPRING RANCH LLC			W.A.Y.	0	Square Feet does not include Bsmt or Garage Conversion area click for details	
Mail Address	P O BOX 81624			Bedrooms	0		
	LAS VEGAS NV 89180-1624			Full Baths	0	Finished Bsmt	
Owner 2				Half Baths	0	Unfin Bsmt	
Owner 3				Fixtures	0	Bsmt Type	
Rec Doc No	02957442	Rec Date	11/21/2003	Fireplaces	0	Gar Conv Sq Foot	
Prior Owner	GRAHAM,EARL L & JONI			Heat Type	Total Gar Area		
Prior Doc	02623847	11/30/2001		Sec Heat Type	Gar Type		
Legal Desc	34-1-1-2			Ext Walls	Det Garage		
Subdivision	34-1-1-2			Sec Ext Walls	Bsmt Gar Door		
	Lot	Block	Sub Map#	Roof Cover	Sub Floor		
	Record of Survey Map		Parcel Map#	%Incomplete	0	Frame	
	Section 34	Township 21	Range 21	Obso/Bldg Adj	0	Units/Bldg	
			SPC	Construction Mod	0	Units/Parcel	
Tax Dist	4400	Add'l Tax Info	Prior APN	Last Activity	CEM	Last Permit	
					04/08/1996		

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

Valuation Information		2005/2006 FV	2006/2007 FV	Sales/Transfer Information/Recorded Document		
Taxable Land Value		78,304	86,917	V-Code	LUC	Doc Date
Txble Improvement Value		0	0	1SVR	012	11/21/2003
Secured Personal Property (rounded)		0	0	3NTT	012	11/30/2001
Taxable Total		78,304	86,917	3NTT	012	11/30/2001
Assessed Land Value		27,406	30,421			07/07/1997
Assessed Improvement Value		0	0	1GCR	012	06/03/1997
						08/01/1976
						10,980

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

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

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

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

Sketch Is Not Available On-Line.	Property Photo Is Not Available On-Line.
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3547263 Page 22 of 119 06/22/2007 04:41:06 PM

COPY

Exhibit 2

APN: 076-100-19

WHEN RECORDED, RETURN TO

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

GRANTEE/MAIL TAX STATEMENTS TO:

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

320 acre parcel

GRANT, BARGAIN AND SALE DEED

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

WITNESSETH

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

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

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

SUBJECT TO rights, reservations and restrictions of record.

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

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				Property Name:				
Parcel Map Map Warehouse				Bldg Type				
Card 1 of 1				Quality				
Situs SPANISH SPRINGS RD				Stories				
Owner 1 BIG SPRING RANCH LLC				Year Built 0				
Mail Address P O BOX 81624				W.A.Y. 0				
LAS VEGAS NV 89180-1624				Bedrooms 0				
Owner 2				Full Baths 0				
Owner 3				Half Baths 0				
Rec Doc No 02957442 Rec Date 11/21/2003				Fixtures 0				
Prior Owner GRAHAM, EARL L & JONI				Fireplaces 0				
Prior Doc 02623847 11/30/2001				Heat Type				
Legal Desc 34-1-1-2				Sec Heat Type				
Subdivision 34-1-1-2				Ext Walls				
Lot Block Sub Map#				Sec Ext Walls				
Record of Survey Map Parcel Map#				Roof Cover				
Section 34 Township 21 Range 21 SPC				%Incomplete 0				
Tax Dist 4400 Add'l Tax Info Prior APN				Obso/Bldg Adj 0				
				Construction Mod				
				Last Activity CEM 04/08/1996				
				Last Permit				
Land Information								
Land Use	012	Zoning	GR	Sewer	NONE	Value Year	2007	
Size	320 Ac	Water	NONE	Street	NONE	Reason	Reappraisal	
						Factor Dist	586R	
						Reapp Years	2002-2007	
Valuation Information		2005/2006 FV		2006/2007 FV		Sales/Transfer Information/Recorded Document		
Taxable Land Value	78,304	86,917	V-Code		LUC	Doc Date	Value	Grantor
Taxble Improvement Value	0	0	1SVR	012	11/21/2003	95,000	GRAHAM, EARL L & JONI	
Secured Personal Property (rounded)	0	0	3NTT	012	11/30/2001	0	LANDON, DALE R	
Taxable Total	78,304	86,917	3NTT	012	11/30/2001	0	GRAHAM, EARL L & JONI	
Assessed Land Value	27,406	30,421			07/07/1997	0		
Assessed Improvement Value	0	0	1GCR	012	06/03/1997	70,000		
					08/01/1976	10,980		
All data on this form is for use by the Washoe County Assessor for								

3547263 Page 26 of 119 06/22/2007 04:41:06 PM

Assessed Personal Prop		0	assessment purposes only. Zoning information should be verified with the appropriate planning agency.
Total Assessed	27,406	30,421	
Supplemental New Const	0	0	
We are currently experiencing some problems with our photo and sketch database which can cause the wrong sketch or photo to display, please review any sketches and photos carefully.			
Sketch Is Not Available On-Line.		Property Photo Is Not Available On-Line.	

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COPY

Exhibit 3

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

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

NOTARY PUBLIC

COPY

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

WASHOE COUNTY QUICK INFO (Summary data may not be complete representation of property)										10/18/2006	
Owner Information & Legal Description					Building Information						
APN 076-100-19					Property Name:						
Parcel Map Map Warehouse					Quality		Bldg Type				
Card 1 of 1					Stories						
Situs SPANISH SPRINGS RD					Year Built 0		Square Feet 0				
Owner 1 BIG SPRING RANCH LLC					W.A.Y. 0		Square Feet does not include Bsmt or Garage Conversion area click for details				
Main Address P O BOX 81624					Bedrooms 0		Finished Bsmt 0				
LAS VEGAS NV 89180-1624					Full Baths 0		Unfin Bsmt 0				
Owner 2					Half Baths 0		Bsmt Type				
Owner 3					Fixtures 0		Gar Conv Sq Foot 0				
Rec Doc No 02957442		Rec Date 11/21/2003			Fireplaces 0		Total Gar Area 0				
Prior Owner GRAHAM,EARL L & JONI					Heat Type		Gar Type				
Prior Doc 02623847 11/30/2001					Sec Heat Type		Det Garage 0				
Legal Desc 34-1-1-2					Ext Walls		Bsmt Gar Door 0				
Subdivision 34-1-1-2					Sec Ext Walls		Sub Floor				
Lot Block		Sub Map#			Roof Cover		Frame				
Record of Survey Map		Parcel Map#			%Incomplete 0		Units/Bldg 0				
Section 34		Township 21		Range 21	SPC	Obso/Bldg Adj 0		Units/Parcel 0			
Tax Dist 4400		Add'l Tax Info		Prior APN	Construction Mod 0		Last Permit				
Last Activity		CEM			04/08/1996						
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	Sales/Transfer Information/Recorded Document							
Taxable Land Value		78,304	86,917	V-Code	LUC	Doc Date	Value	Grantor			
Txble Improvement Value		0	0	1SVR	012	11/21/2003	95,000	GRAHAM,EARL L & JONI			
Secured Personal Property (rounded)		0	0	3NTT	012	11/30/2001	0	LONDON,DALE R			
Taxable Total		78,304	86,917	3NTT	012	11/30/2001	0	GRAHAM,EARL L & JONI			
Assessed Land Value		27,406	30,421			07/07/1997	0				
Assessed Improvement Value		0	0	1GCR	012	06/03/1997	70,000				
						08/01/1976	10,980				
All data on this form is for use by the Washoe County Assessor for											

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

Assessed Personal Prop		0	assessment purposes only. Zoning information should be verified with the appropriate planning agency.
Total Assessed	27,406	30,421	
Supplemental New Const	0	0	
We are currently experiencing some problems with our photo and sketch database which can cause the wrong sketch or photo to display, please review any sketches and photos carefully.			
Sketch Is Not Available On-Line.		Property Photo Is Not Available On-Line.	

99052

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COOPY

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COPY

Exhibit 4

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

WHEN RECORDED, RETURN TO

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

GRANTEE/MAIL TAX STATEMENTS TO:

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

Pah Rah parcel

GRANT, BARGAIN AND SALE DEED

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

WITNESSETH

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

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

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

SUBJECT TO rights, reservations and restrictions of record.

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

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

RAY KOROGHLI, individually

FARIBORZ FRED SADRI, individually

FARIBORZ FRED SADRI, as Trustee of the
Star Living Trust

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

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

NOTARY PUBLIC

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

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

NOTARY PUBLIC

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

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

NOTARY PUBLIC

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

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

RPTT \$1,500.00 130277-TX

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

*2827 S. MONTA CRISTO
LAS VEGAS, NV 89117*

*Mail pay statement to above
25269-DALZ
00130277 GRANT, BARGAIN AND SALE DEED*



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

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

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

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

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

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

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08/06/2003
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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 SFR Minerals Corporation, a Delaware corporation, as lessee, to the degree or the extent that the same applies and is enforceable against the property described in this Grant, Bargain and Sale Deed, if at all.

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

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

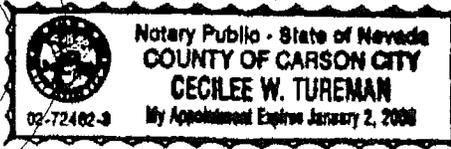
By:

Dorothy A. Timjian-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. Timjian-Palmer its Chief Operating Officer of and for Nevada Land and Resource Company, LLC, a Delaware limited liability company.

Notary Public



100701



2988592
08/06/2003
3 of 7

EXHIBIT "A"

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

PARCEL A:

A.P.N. 079-150-09

The Northeast ¼ and the South ½ of the Northwest ¼ and the South ½ in
Section 33, Township 21 North, Range 23 East, M.D.B.&M.

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

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

PARCEL B:

A.P.N. 079-150-10

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

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

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



2988592
08/06/2003
4 of 7

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

PARCEL C:

A.P.N. 079-150-13

The Northeast ¼; South ½ of the Northwest ¼; South ½ 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



2988592
08/06/2003
5 of 7

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

PARCEL E:

A.P.N. 084-040-04

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

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

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

PARCEL F:

A.P.N. 084-040-06

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

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

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



2988592
08/06/2003
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therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL G:

A.P.N. 084-040-10

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

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

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

PARCEL H:

A.P.N. 084-130-07

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

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

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



2988592
08/06/2003
2 of 7

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

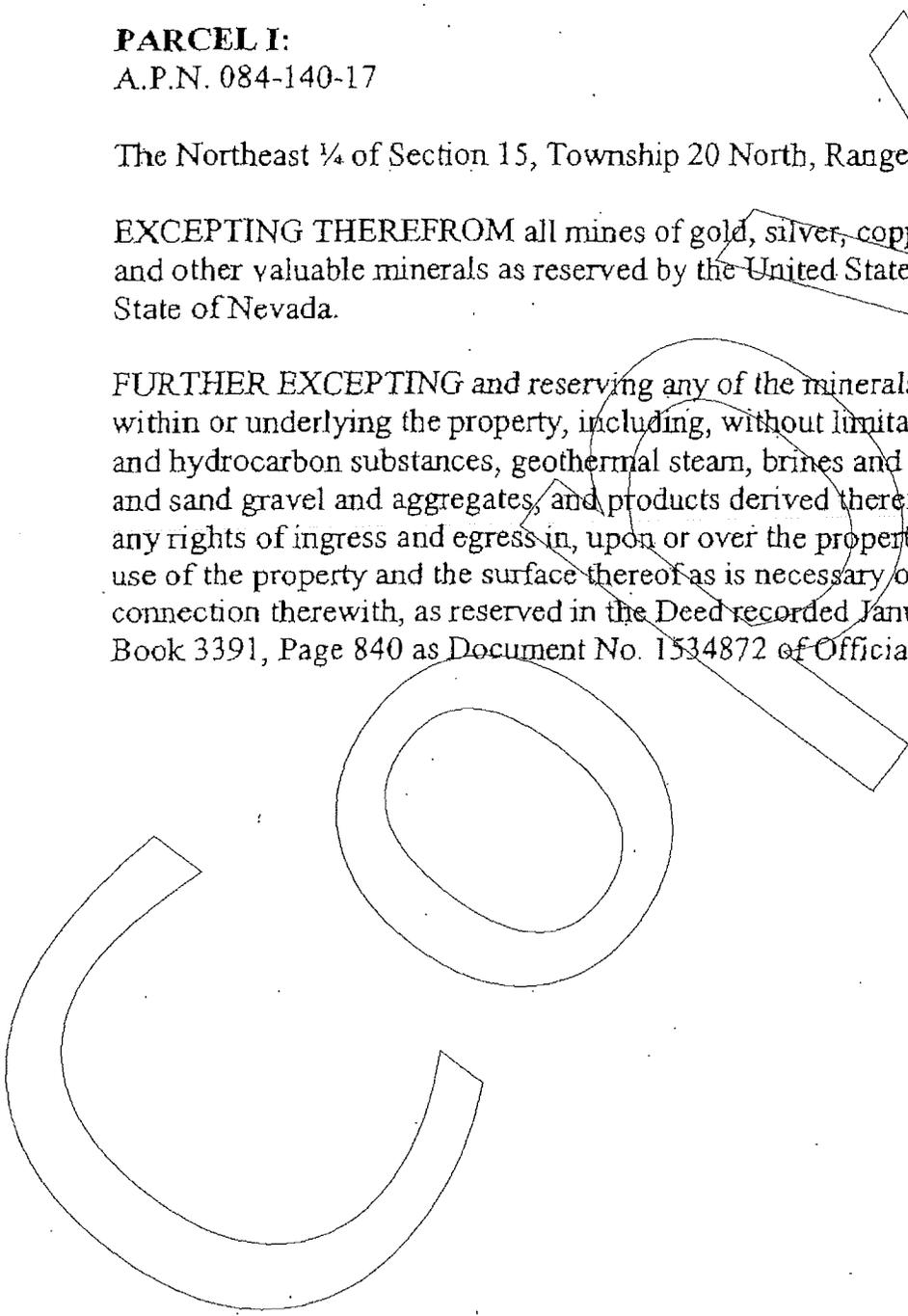
PARCEL I:

A.P.N. 084-140-17

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

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

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



COPY

Exhibit 5

REQUEST FOR FULL RECONVEYANCE

TO: Western Title Company, Inc., Trustee

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

DATED this _____ day of _____, 2006.

Fariborz Fred Sadri

STAR LIVING TRUST

BY: _____
Fariborz Fred Sadri, Trustee

Pah Rah parcel

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

084-140-17

DOC # 2900594

06/06/2003 03:48P Fee:48.00

BK1

Requested By
WESTERN TITLE COMPANY INC
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 10 RPT 0.00

RECORDING REQUESTED BY:
Western Title Company, Inc.

WHEN RECORDED MAIL TO:

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



(SPACE ABOVE THIS LINE FOR RECORDERS USE)

DEED OF TRUST WITH ASSIGNMENT OF RENTS

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

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

SEE ATTACHED FOR LEGAL DESCRIPTION

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

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

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

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

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



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

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

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



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

STATE OF NEVADA

COUNTY OF CLARK

} ss

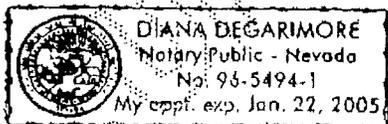
This instrument was acknowledged before me on

AUGUST 5th, 2003

by REZA ZANDIAN

REZA ZANDIAN

Diana DeGarinore
Notary Public



COPY



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DO NOT RECORD

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

- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property; or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumeration herein not excluding the general.
- (2) Trustor covenants to keep all buildings that may now or at any time be on said property during the continuance of this trust in good repair and insured against loss by fire, with extended coverage endorsement, in a company or companies authorized to issue such insurance in the State of Nevada, and as may be approved by Beneficiary, for such sum or sums as shall equal the total indebtedness secured by this Deed of Trust and all obligations having priority over this Deed of Trust and shall be payable to Beneficiary to the amount of the unsatisfied obligation to Beneficiary hereby secured, and to deliver the policy to Beneficiary, or to collection agent of Beneficiary, and in default 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 hereby.

B. IT IS MUTUALLY AGREED

- (1) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
- (2) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
- (3) That at any time or from time to time, without liability herefor and without notice, upon written request of Beneficiary and presentation of this deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement of any agreement subordinating the lien or charge hereof.
- (4) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this deed and said note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose, and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto".
- (5) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by a gent, 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.



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

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

REQUEST FOR FULL RECONVEYANCE

DO NOT RECORD

TO TRUSTEE

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

Dated: _____

Please mail Deed of Trust,
Note and Reconveyance to _____

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



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EXHIBIT "A"

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

PARCEL A:

A.P.N. 079-150-09

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

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

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

PARCEL B:

A.P.N. 079-150-10

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

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

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



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

PARCEL C:

A.P.N. 079-150-13

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

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

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

PARCEL D:

A.P.N. 084-040-02

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

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

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



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

PARCEL E:

A.P.N. 084-040-04

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

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

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

PARCEL F:

A.P.N. 084-040-06

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

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

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



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

PARCEL G:

A.P.N. 084-040-10

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

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

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

PARCEL H:

A.P.N. 084-130-07

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

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

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



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

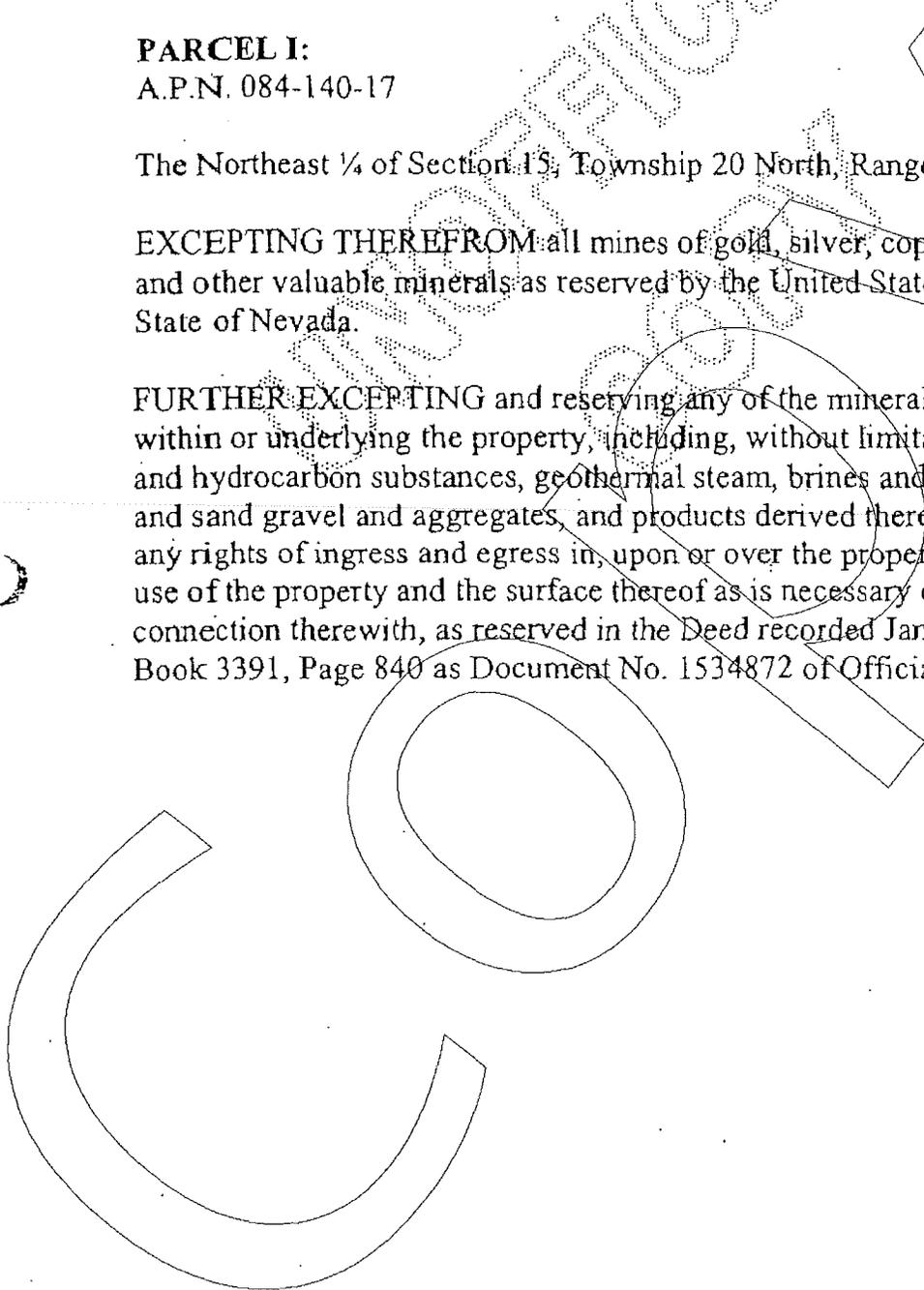
PARCEL I:

A.P.N. 084-140-17

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

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

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



COPY

Exhibit 6

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

WHEN RECORDED, RETURN TO

GRANTEE/MAIL TAX STATEMENTS TO:

Wendover Parcel

QUITCLAIM DEED

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

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

GHOLAMREZA ZANDIAN JAZI

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

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

NOTARY PUBLIC

45 92 512362
FEE 44 FILE #
REQUEST OF

2003 DEC 30 PM 4:09

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

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

0301167

A.P.N. Nos.: 010-510-001; 010-520-001; 010-730-001; 010-740-001; 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

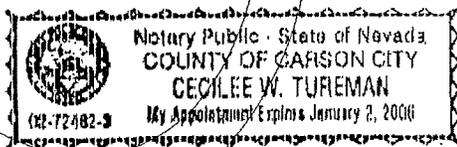
By: *Dorothy A. Timian-Palmer*
DOROTHY A. TIMIAN-PALMER
Chief Operating Officer/Director

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"
 Elic Mps Parrish Windover Property Legal Descriptions

TWP	RNG	SEC	ALLOTMENT PARTS	ACREAGE
32N	69E	01	Lots 1-3, S/2 N/2, S/2	600.34
32N	69E	02	S/2 N/2, S/2	480.00
32N	70E	05	Lots 4, 6, 7, 10, 12, 13, SW/4 NW/4	164.62
33N	69E	01	S/2	320.00
33N	69E	12	All	640.00
33N	69E	25	All	640.00
33N	69E	35	N/2, N/2 S/2	480.00
33N	69E	36	N/2, N/2 SW/4, SE/4, SE/4 SW/4	600.00
33N	70E	08	Lots 2, 9 and 11	35.00
33N	70E	15	Lots 12, 13, 15, 18, 20, 23-25, and 28-30, NE/4 SW/4 SE/4 NW/4, E/2 SE/4 SE/4 NW/4, NW/4 SE/4 SE/4 NW/4	46.23
33N	70E	17	S/2 S/2	160.00
33N	70E	19	All	640.00
33N	70E	20	Lots 2, 3, 6, 11, NW/4 NE/4, N/2 SW/4 NE/4, SE/4 SW/4 NE/4, N/2 SW/4 SW/4 NE/4, NW/4, N/2 SW/4, SW/4 SW/4	416.67
33N	70E	20	Lots 8, 9 and S/2 SW/4 SW/4 NE/4	73.01
33N	70E	21	Lot 2	13.21
33N	70E	29	Lots 3, 5, 8, NW/4 NW/4	73.10
33N	70E	29	Lot 2	16.01
33N	70E	30	Lots 2, 3, NE/4, W/2, W/2 SE/4	612.50
33N	70E	31	Lots 2, 4, 5, 8, 10, 11, NW/4, W/2 SW/4	372.91
33N	70E	*	Parts of 9 and 10 (Parcel 2 of recorded parcel map #485646)	4.20
33N	70E	*	Parts of 9 and 10 (Parcel 1 of recorded parcel map #485646)	3.07
33N	70E	*	Parts of 9, 10 and 16 (Parcel 4 of recorded parcel map #485646)	65.31

* These parcels cover more than one section

6,457.24

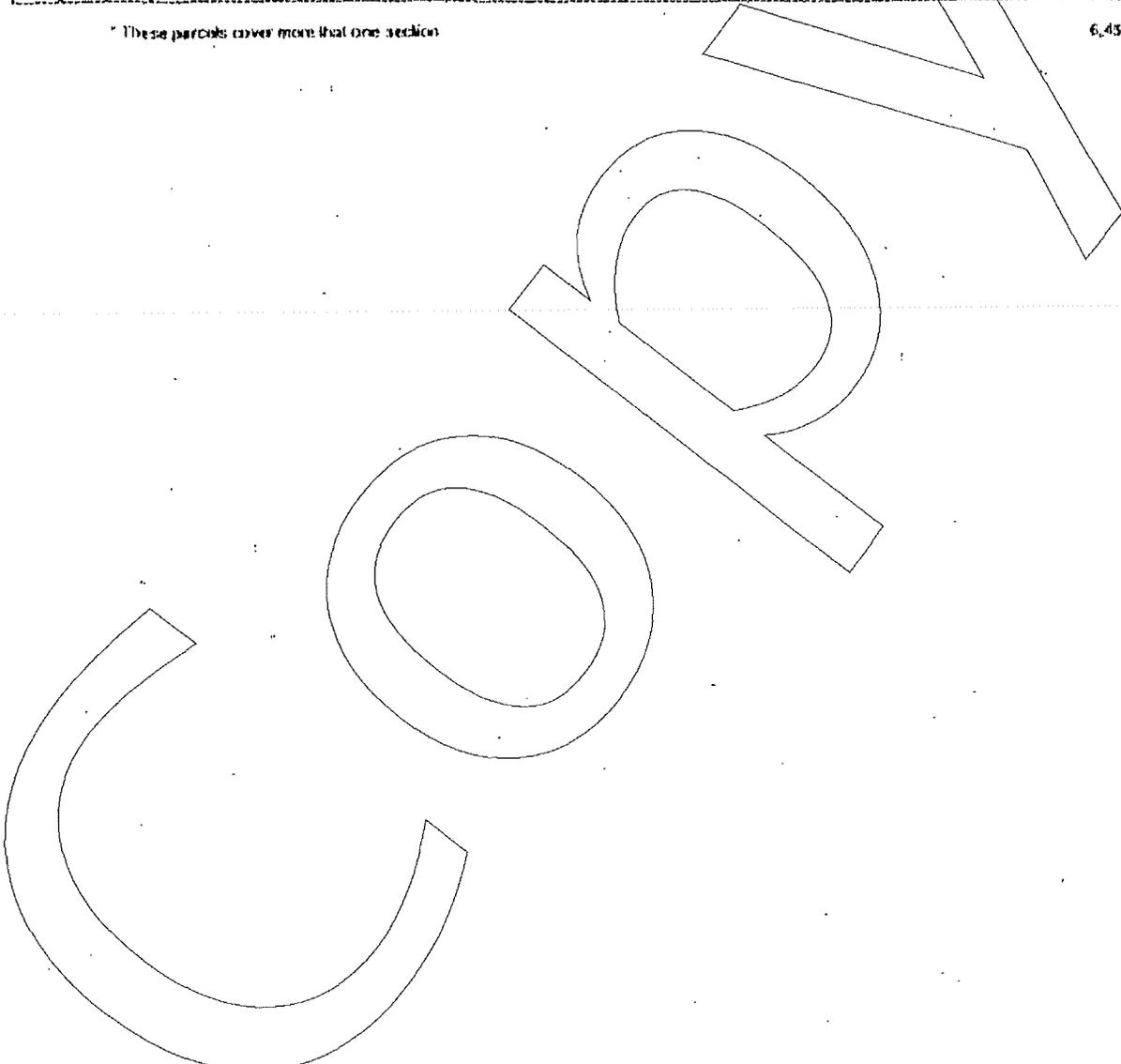
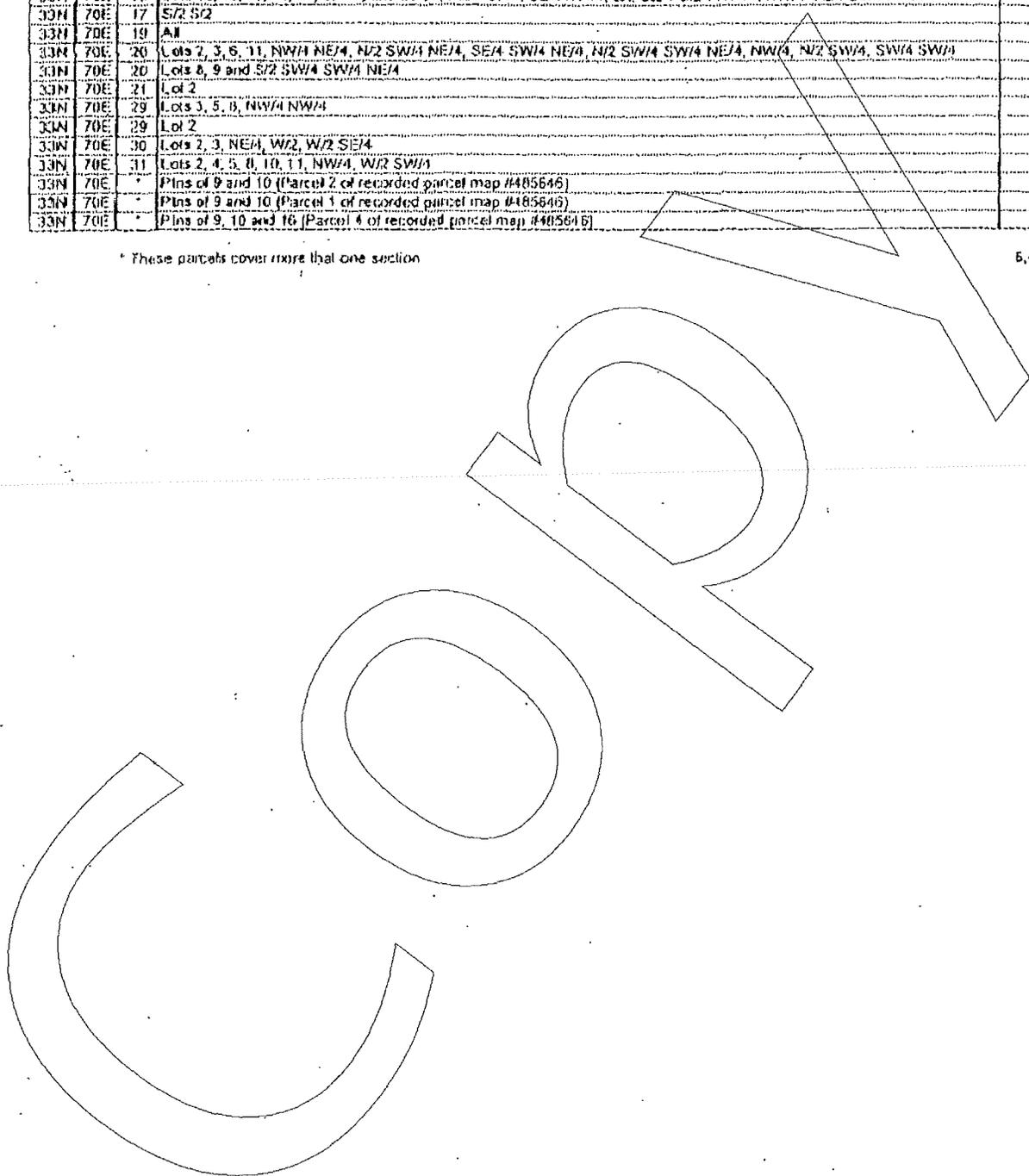


Exhibit "A"
Big Springs Ranch Werdover Property Legal Descriptions

TWN	RNG	SEC	ALLOT/OT PARTS	ACREAGE
32N	69E	01	Lots 1-4, S/2 N/2, S/2	640.34
32N	69E	02	S/2 N/2, S/2	480.00
32N	70E	05	Lots 4, 5, 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, 16, 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, 5, 11, NW/4 NE/4, N/2 SW/4 NE/4, SE/4 SW/4 NE/4, N/2 SW/4 SW/4 NE/4, NW/4, N/2 SW/4, SW/4 SW/4	416.67
33N	70E	20	Lots 8, 9 and S/2 SW/4 SW/4 NE/4	73.01
33N	70E	21	Lot 2	13.21
33N	70E	29	Lots 3, 5, 8, NW/4 NW/4	73.11
33N	70E	29	Lot 2	16.01
33N	70E	30	Lots 2, 3, NE/4, W/2, W/2 SE/4	612.56
33N	70E	31	Lots 2, 4, 5, 8, 10, 11, NW/4, W/2 SW/4	372.91
33N	70E	*	Pins of 9 and 10 (Parcel 2 of recorded parcel map #485645)	4.20
33N	70E	*	Pins of 9 and 10 (Parcel 3 of recorded parcel map #485645)	3.87
33N	70E	*	Pins of 9, 10 and 16 (Parcel 4 of recorded parcel map #485645)	65.31

* These parcels cover more than one section

6,457.24



Order No.: 03011167

LEGAL DESCRIPTION

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

PARCEL 1:

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

Section 1: Lots 1, 2 and 3; S1/2N1/2; S1/2;

Section 2: S1/2N1/2; 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, 5, 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 -

3 72543

Order No. 03011167

File Number 485646.

PARCEL 2:

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

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

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

PARCEL 3:

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

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

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

COPY

Exhibit 7

ASSIGNMENT OF INTEREST IN WENDOVER PROJECT, LLC

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

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

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

GHOLAMREZA ZANDIAN JAZI

COPY

Exhibit 8

512358
FEE \$ 50 FILE #
PROJECT #

2003 DEC 30 PM 4:08

Stewart Title Co.

JERRY B. SYDOLUS
ELKO COUNTY RECORDER

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

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

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.

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

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

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

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

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

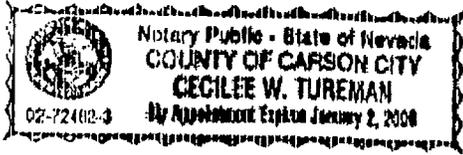
By: *[Signature]*
DOROTHY A. TIMIAN-PALMER
Chief Operating Officer/Director

STATE OF NEVADA)
) ss.
CARSON CITY)

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

Cecile W. Tureman

NOTARY PUBLIC



COPY

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 pth of W/2 east of the Nevada Northern Railroad as now constructed	366.98

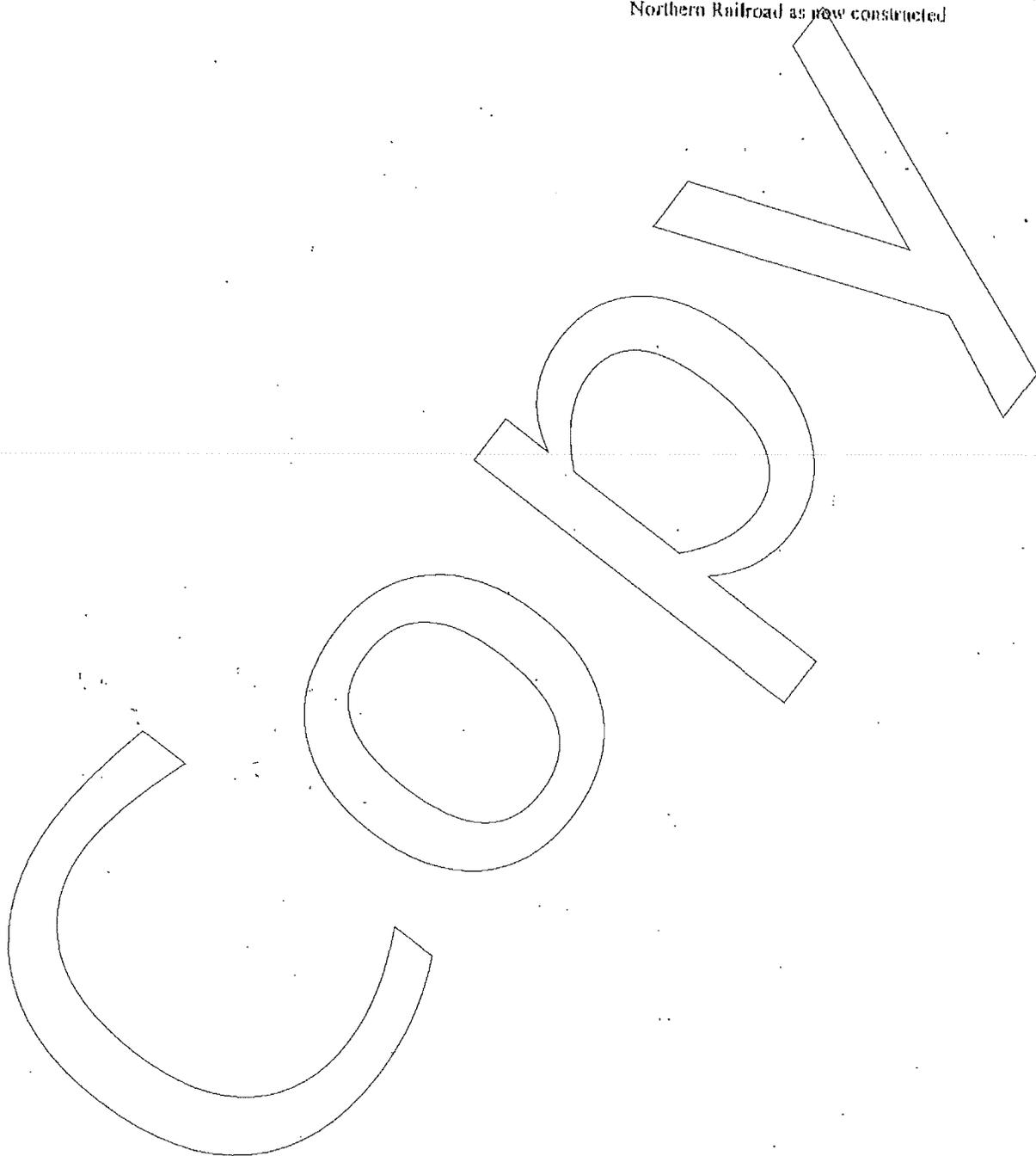
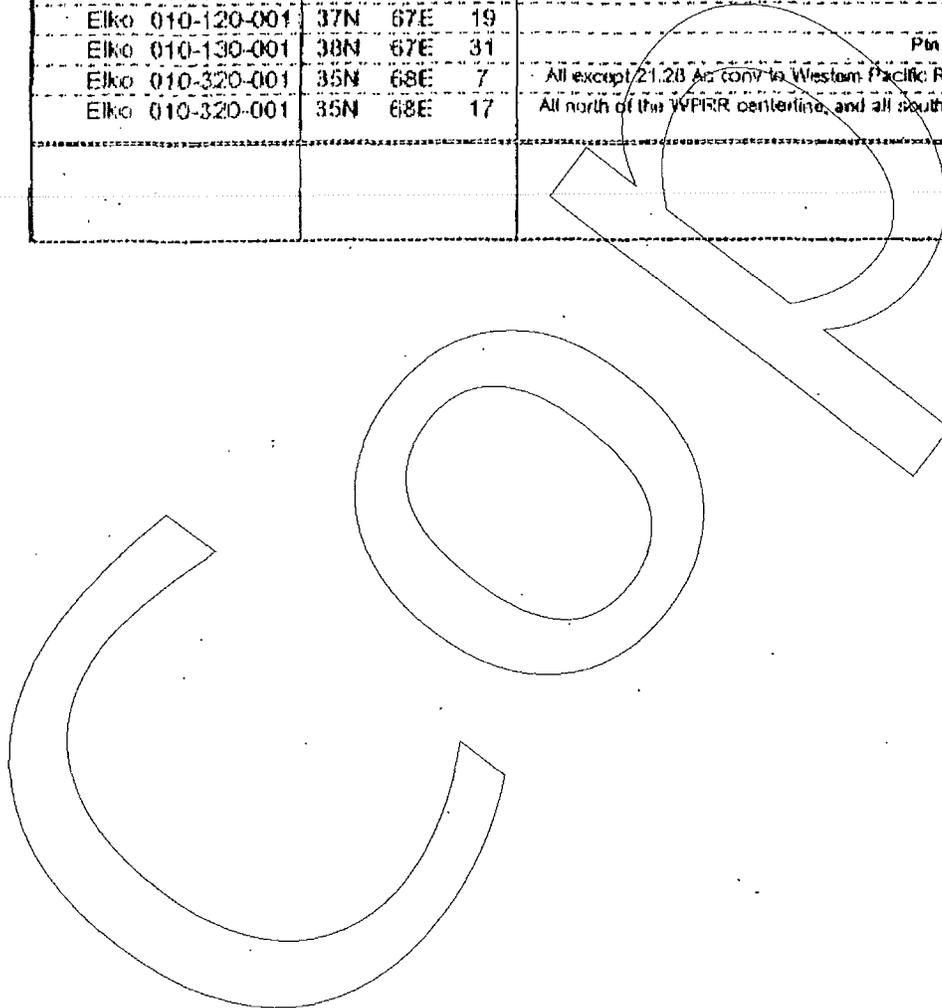


EXHIBIT "A"
Big Springs Ranch Legal Descriptions

County	APN #	Tw	Rng	Sec	Aliquot Parts	Acres
Elko	009-530-001	34N	66E	3	All	643.64
Elko	009-530-001	34N	66E	4	Lots 3 and 4, S/2 NW/4, SW/4 (W/2)	319.92
Elko	009-530-001	34N	66E	5	All	638.12
Elko	009-530-001	34N	66E	9	All	640.00
Elko	009-530-001	34N	66E	15	All	640.00
Elko	009-540-001	35N	66E	1	All	666.40
Elko	009-540-001	35N	66E	2	Lots 3 and 4, S/2 NW/4, SW/4 (W/2)	331.44
Elko	009-540-001	35N	66E	3	All	665.12
Elko	009-540-001	35N	66E	9	All	640.00
Elko	009-540-001	35N	66E	10	E/2 E/2	160.00
Elko	009-540-001	35N	66E	11	All	640.00
Elko	009-540-001	35N	66E	13	All	640.00
Elko	009-540-001	35N	66E	14	W/2 W/2	160.00
Elko	009-540-001	35N	66E	15	All	640.00
Elko	009-540-001	35N	66E	21	All	640.00
Elko	009-540-001	35N	66E	22	NE/4, SE/4 NW/4, N/2 SE/4, SW/4 SE/4, SE/4 SW/4	360.00
Elko	009-540-001	35N	66E	23	All	640.00
Elko	009-540-001	35N	66E	25	All	640.00
Elko	009-540-001	35N	66E	27	All	640.00
Elko	009-540-001	35N	66E	28	SE/4, SE/4 NE/4	200.00
Elko	009-540-001	35N	66E	33	All	640.00
Elko	009-540-001	35N	66E	34	W/2	320.00
Elko	009-540-001	35N	66E	35	All	640.00
Elko	009-550-001	36N	66E	1	All	642.24
Elko	009-550-001	36N	66E	11	All less 70.23 in I-80 ROW	569.77
Elko	009-550-001	36N	66E	13	All	640.00
Elko	009-550-001	36N	66E	15	All	640.00
Elko	009-550-001	36N	66E	21	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 4.60 Ac to Beaumont in SE/4 SW/4, SW/4 SE/4	235.50
Elko	009-550-001	36N	66E	33	All	640.00
Elko	009-550-001	36N	66E	34	All	640.00
Elko	009-550-001	36N	66E	35	All	640.00
Elko	009-560-004	37N	66E	25	All less 15.22 Ac St Rt. 300 RW	624.78
Elko	009-560-004	37N	66E	27	SE/4 SE/4	40.00
Elko	009-560-004	37N	66E	35	All	625.34
Elko	009-570-011	38N	66E	23	Ptn 200' south of the CPRR centerline	568.06
Elko	009-570-011	38N	66E	25	Ptn 200' south of the CPRR centerline except 6.44 Ac in N/2 for Wyo tract	591.44
Elko	010-090-001	34N	67E	1	All	638.80
Elko	010-090-001	34N	67E	3	All	638.04
Elko	010-090-001	34N	67E	9	All	640.00
Elko	010-090-001	34N	67E	11	All	640.00

County	APN #	Twn	Rng	Sec	Aliquot Parts	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/4, E/2 NW/4, Lots 1 and 2 (N/2) except 4.60 Ac conv to Nevada Northern Railroad Co.	306.35
Elko	010-090-001	34N	67E	21	N/2	320.00
Elko	010-090-001	34N	67E	22	All	640.00
Elko	010-090-001	34N	67E	23	N/2	320.00
Elko	010-090-003	34N	67E	7	Part of the E/2 W/2 west of the NWRR 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 pin conv to State of NV for Hwy	608.15
Elko	010-110-001	36N	67E	31	All except 12.14 Ac conv to Northern Nevada Railroad Co.	627.26
Elko	010-120-001	37N	67E	1	Pin 200' south of the CPRR centerline less 12.76 Ac to SR-30 R/W	589.64
Elko	010-120-001	37N	67E	5	Pin 200' south of the CPRR centerline	604.67
Elko	010-120-001	37N	67E	9	NW/4, S/2 less 6.70 Ac conv to Northern Nevada Railroad Co. and 15.10 Ac to SR-30 R/W	458.20
Elko	010-120-001	37N	67E	11	Pin 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	Pin 200' south of the CPRR centerline	594.40
Elko	010-320-001	35N	68E	7	All except 21.28 Ac conv to Western Pacific Railroad Co. less 45.33 to SR-30 R/W	614.35
Elko	010-320-001	35N	68E	17	All north of the WPRR centerline, and all south of the WPRR centerline less 6.89 Ac to SR-30 R/W	621.98
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 53, Deed Records, Elko, Nevada.

FURTHER EXCEPTING FROM Section 22, TOWNSHIP 34 NORTH, RANGE 67 EAST, M.D.B.&M., an undivided 1/2 interest in and to all gas, oil, petroleum, minerals and/or mineral rights, lying in and under said land, as reserved by Theodore E. Smith and Pearl Smith, his wife, in Deed recorded August 15, 1958 in Book 74, Page 181, Deed Records, Elko County.

PARCEL 2:

Continued on next page

3 72497

Order No. 03012789

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

- Section 1: All;
- Section 3: All;
- Section 9: All;
- Section 11: All;
- Section 13: All;
- Section 15: All;
- Section 21: All;
- Section 23: All;
- Section 25: All;
- Section 27: S1/2;
- Section 33: All;
- Section 35: All;

EXCEPTING THEREFROM Parcel 2 all petroleum, oil, natural gas, and products derived therefrom, lying in and under said land or that may be produced therefrom, as reserved by Southern Pacific Land Company in Deed recorded August 1, 1949 in Book 57, Page 126, Deed Records, Elko County, Nevada.

PARCEL 3:

TOWNSHIP 35 NORTH, RANGE 68 EAST, M.D.B.&M.

- Section 7: All;

EXCEPTING THEREFROM all that portion of said land as conveyed to Western Pacific Railway Company in Deed recorded February 19, 1909 in Book 31, Page 71, Deed Records, Elko County, Nevada.

Section 17: All that portion lying northerly of a line parallel with and one hundred (100) feet northerly of the center center line of Western Pacific Railway Company's railroad known as Arnold "L-1" or "34" line and all that portion lying southerly of a line parallel with and one hundred (100) feet southerly of the center line of Western Pacific Railway Company's railroad known as "R-2" or "44" line, which railroad rights of way were conveyed to Western Pacific Railway Company by Deed No. 126-F, dated November 27, 1908, and recorded February 19, 1909 in Book 31, Page 71, and Deed No. 188-F, dated June 30, 1910, and recorded September 10, 1910 in Book 32, Page 319, Deed Records, Elko County, Nevada.

Continued on next page

Order No. 03012789

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

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

PARCEL 4:

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

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

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

PARCEL 5:

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

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

EXCEPTING FROM Parcel 5 all that portion of said land as conveyed to Nevada Northern Railway Company in Deed recorded February 7, 1906 in Book 28, Page 617, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM Section 19 all that portion of said land as conveyed to the State of Nevada, acting by and through its
Continued on next page

Order No. 03012789

Department of Highways, in Deed recorded September 7, 1973 in Book 184, Page 44, Official Records, Elko County, Nevada, portions of which have been relinquished by Resolution Relinquishing Portion of Highway Right-of-Way recorded October 11, 1985 in Book 504, Page 308, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM Parcel 5 all right, title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Russell Wilkins, et ux, et al, in Deed recorded December 10, 1946 in Book 55, Page 63, Deed Records, Elko County, Nevada.

PARCEL 6:

TOWNSHIP 37 NORTH, RANGE 67 EAST, M.D.B.&M.

Section 1: That portion lying southeasterly of a line two hundred (200) feet southeasterly and parallel with the center line of Central Pacific Railway Company's railroad, as now constructed;

Section 5: That portion lying southwesterly of a line two hundred (200) feet southwesterly and parallel with the center line of Central Pacific Railway Company's railroad, as now constructed;

Section 9: NW1/4; S1/2;

EXCEPTING FROM Section 9 all that portion of said land as conveyed to Nevada Northern Railway Company in Deed recorded February 7, 1906 in Book 28, Page 617 and recorded November 15, 1912 in Book 34, Page 130, Deed Records, Elko County, Nevada.

Section 11: That part lying southeasterly of a line two hundred (200) feet southeasterly and parallel with the center line of Central Pacific Railway Company's railroad as now constructed;

Section 17: All;

Section 19: All;

EXCEPTING FROM Parcel 6 all right, title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Russell Wilkins, et ux, et al, in Deed recorded December 10, 1946 in Book 55, Page 63, Deed Records, Elko County, Nevada.

Continued on next page

Order No. 03012789

PARCEL 7:

TOWNSHIP 37 NORTH, RANGE 66 EAST, M.D.B.&M.

- Section 25: All;
- Section 27: SE1/4SE1/4;
- Section 35: All;

TOWNSHIP 38 NORTH, RANGE 66 EAST, M.D.B.&M.

- Section 23: That portion southwesterly of a line parallel with and two hundred (200) feet distant southwesterly of center line of Central Pacific Railway Company's railroad as now constructed;
- Section 25: That part southwesterly of a line parallel with and two hundred (200) feet distant southwesterly of center line of Central Pacific Railway Company's railroad as now constructed;

EXCEPTING FROM Section 25 a parcel of land in the north half of said Section 25, containing 6.44 acres for Central Pacific Railway Company's Wye track.

FURTHER EXCEPTING FROM Parcel 7 all petroleum, oil, natural gas, and products derived therefrom, lying in and under said land or that may be produced therefrom, as reserved by Southern Pacific Land Company in Deed recorded August 1, 1949 in Book 57, Page 126, Deed Records, Elko County, Nevada.

PARCEL 8:

TOWNSHIP 34 NORTH, RANGE 66 EAST, M.D.B.&M.

- Section 3: All;
- Section 5: All;
- Section 9: All;
- Section 15: All;

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

- Section 1: All;
- Section 11: All;

EXCEPTING FROM Section 11 all that portion of said land condemned to the State of Nevada by Final Order of Condemnation recorded

Continued on next page

Order No. 03012789

August 22, 1973 in Book 182, Page 625, Official Records, Elko County, Nevada.

Section 13: All;

EXCEPTING FROM Section 13 all that portion of said land as conveyed to the State of Nevada, acting by and through its Department of Highways, in Deed recorded September 7, 1973 in Book 184, Page 44, Official Records, Elko County, Nevada.

Section 15: All;

Section 23: All;

Section 25: All;

EXCEPTING FROM Parcel 8 all petroleum, oil, natural gas and products derived therefrom, lying in and under said land or that may be produced therefrom, as reserved by Southern Pacific Land Company in Deed recorded August 1, 1949 in Book 57, Page 126, Deed Records, Elko County, Nevada.

PARCEL 9:

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

Section 35: All;

EXCEPTING FROM Parcel 9 all petroleum, oil, natural gas, and products derived therefrom, as reserved by Southern Pacific Land Company in Deed recorded August 1, 1949 in Book 57, Page 126, Deed Records, Elko County, Nevada.

PARCEL 10:

TOWNSHIP 34 NORTH, RANGE 66 EAST, M.D.B.&M.

Section 4: Lots 3 and 4; S1/2NW1/4; SW1/4;

EXCEPTING THEREFROM all minerals, mineral rights, gas, oil, coal and other hydrocarbons, in, under or upon said property or that may in any way be produced therefrom as reserved by W.J. Thomas and Grace L. Thomas, his wife, in Deed recorded January 23, 1959 in Book 75, Page 376, Deed Records, Elko County, Nevada.

PARCEL 11:

Continued on next page

Order No. 03012789

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

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

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

PARCEL 12:

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

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

EXCEPTING AND RESERVING THEREFROM the following described land:

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

THENCE North 25°20' East, 486.81 feet;

THENCE South 64°40' East, 303.07 feet;

THENCE South 25°21' West, 140.51 feet;

THENCE South 64°40' East, 140.00 feet;

THENCE South 25°20' West, 346.30 feet;

THENCE North 64°40' West, 443.07 feet;

Section 33: All;
 Section 34: All;

Continued on next page

Order No. 03012789

EXCEPTING FROM Parcel 12 all right, title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Russell Wilkins, et ux, et al, in Deed recorded December 10, 1946 in Book 55, Page 63, Deed Records, Elko County, Nevada.

PARCEL 13:

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

Section 34: W1/2;

EXCEPTING FROM Section 13 all minerals, mineral rights, gas, oil, coal and other hydrocarbons, in, under or upon said property or that may in any way be produced therefrom as reserved by W.J. Thomas and Grace L. Thomas, his wife, in Deed recorded January 23, 1959 in Book 75, Page 376, Deed Records, Elko County, Nevada.



512358

3 72504

100779

512358
FEE 17 FILE REQUEST

2003 DEC 30 PM 4:08

Stewart Title Co.

JERRY B. DEWOLUS
LAND SALES REPRESENTATIVE

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 17th day of December, 2003, by and between NEVADA LAND AND RESOURCE COMPANY, LLC, a Delaware limited liability company ("NLRC"), Grantor, and BIG SPRING RANCH, L.L.C., a Nevada limited liability company, as to an undivided 75% interest and THE STAR LIVING TRUST as to an undivided 25% interest, Grantee.

WITNESSETH:

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

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

EXHIBIT A

County	APN #	Twn	Range	Sec	Aliquot Parts	Acres
Elko	009-530-001	34N	66E	1	All except 0.23 Ac conty 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 pto of W/2 east of the Nevada Northern Railroad as now constructed	366.98

COPY

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

100783

COPY

Exhibit 9

ASSIGNMENT OF INTEREST IN BIG SPRING RANCH, LLC

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

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

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

GHOLAMREZA ZANDIAN JAZI

COPY

Exhibit 10

**ASSIGNMENT OF INTEREST IN
NEVADA LAND & WATER RESOURCES, LLC**

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

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

The undersigned executes this Assignment on the _____ day of _____,

2006.

GHOLAMREZA ZANDIAN JAZI

COPY

Exhibit 11

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

7 DISTRICT COURT
 8 CLARK COUNTY, NEVADA

9 GHOLAMREZA ZANDIAN JAZI,
 10 Plaintiff,

CASE NO.: A511131
 DEPT. NO.: XIII

11 v.

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

RELEASE OF LIS PENDENS

16 Defendants.

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

19 Counterclaimants,

DATE: N/A
 TIME: N/A

20 v.

21 GHOLAMREZ ZANDIAN JAZI,

22 Counterdefendant.

24 WENDOVER PROJECT, LLC,

25 Counterclaimant,

26 v.

27 GHOLAMREZ ZANDIAN JAZI,

28 Counterdefendant.

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

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

6 1334.022860-JLR

7 NOTICE is hereby given that the undersigned did, on the 30th day of January, 2006 file a
8 Notice of Lis Pendens with the above-referenced Court, a copy of which was recorded with the Elko
9 County Recorder as Document Number 548113 on February 2, 2006.

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

12 DATED this _____ day of _____, 2006.

13 JOHN PETER LEE, LTD.

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

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

23
 24
 25
 26
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JOHN PETER LEE, LTD.
ATTORNEYS AT LAW
830 LAS VEGAS BOULEVARD SOUTH
LAS VEGAS, NEVADA 89101
Telephone (702) 382-4044
Telecopier (702) 383-9950

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

7 DISTRICT COURT
8 CLARK COUNTY, NEVADA

9 GHOLAMREZA ZANDIAN JAZI,
10 Plaintiff,

CASE NO.: A511131
DEPT. NO.: XIII

11 v.

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

RELEASE OF LIS PENDENS

16 Defendants.

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

19 Counterclaimants,

DATE: N/A
TIME: N/A

20 v.

21 GHOLAMREZ ZANDIAN JAZI,

22 Counterdefendant.

23
24 WENDOVER PROJECT, LLC,

25 Counterclaimant,

26 v.

27 GHOLAMREZ ZANDIAN JAZI,

28 Counterdefendant.

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

6 1334 022860-JLR

7 NOTICE is hereby given that the undersigned did, on the 14th day of October, 2005 file a
8 Notice of Lis Pendens with the above-referenced Court, a copy of which was recorded with the Elko
9 County Recorder as Document Number 542563 on October 25, 2005.

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

12 DATED this _____ day of _____, 2006.

13 JOHN PETER LEE, LTD.

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

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

23
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1 RELS
 JOHN PETER LEE, LTD.
 2 JOHN PETER LEE, ESQ.
 Nevada Bar No. 001768
 3 MICHAEL A. REYNOLDS, ESQ.
 Nevada Bar No. 008631
 4 830 Las Vegas Boulevard South
 Las Vegas, Nevada 89101
 5 (702) 382-4044 Fax: (702) 383-9950
 Attorneys for Plaintiff/Counterdefendant

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

9 GHOLAMREZA ZANDIAN JAZI,
 10 Plaintiff,

CASE NO.: A511131
 DEPT. NO.: XIII

11 v.

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

RELEASE OF LIS PENDENS

16 Defendants

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

19 Counterclaimants,

20 v.

21 GHOLAMREZ ZANDIAN JAZI,

22 Counterdefendant.

24 WENDOVER PROJECT, LLC,

25 Counterclaimant,

26 v.

27 GHOLAMREZ ZANDIAN JAZI,

28 Counterdefendant.

DATE: N/A
 TIME: N/A

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

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

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

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

7 DISTRICT COURT
8 CLARK COUNTY, NEVADA

9 GHOLAMREZA ZANDIAN JAZI,
10 Plaintiff,

CASE NO.: A511131
DEPT. NO.: XIII

11 v.

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

RELEASE OF LIS PENDENS

16 Defendants.

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

19 Counterclaimants,

DATE: N/A
TIME: N/A

20 v.

21 GHOLAMREZ ZANDIAN JAZI,

22 Counterdefendant.

23
24 WENDOVER PROJECT, LLC,

25 Counterclaimant,

26 v.

27 GHOLAMREZ ZANDIAN JAZI,

28 Counterdefendant.

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

6 1334.022860-JLR

7 NOTICE is hereby given that the undersigned did, on the 16th day of November, 2005 file
8 a Notice of Lis Pendens with the above-referenced Court, a copy of which was recorded with the
9 Clark County Recorder in Book/Instrument 20051116-0004202 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

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

COPY

Exhibit 12



DEAN HELLER
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684 5708
Website: secretaryofstate.biz

**Certificate of Resignation of Officer,
Director, Manager, Member, General
Partner, Trustee or Subscriber**

ABOVE SPACE IS FOR OFFICE USE ONLY

**Certificate of Resignation of
Officer, Director, Manager, Member,
General Partner, Trustee or Subscriber**

1. The name and title(s) of person that desires to resign:

GHOLAMREZA ZANDIAN JAZI
(Name)

Manager
(Title(s))

2. The name and file number of the entity for which resignation is being made:

WENDOVER PROJECT L.L.C.
(Name of Entity)

(File Number)

3. Signature: _____

4. Fee: \$75.00 per form. Resignation of one person from one entity per form.

This form must be accompanied by appropriate fees.



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, D.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.

COPY

Exhibit 13

COPY

Exhibit 14



DEAN HELLER
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684 5708
Website: secretaryofstate.biz

**Certificate of Resignation of Officer,
Director, Manager, Member, General
Partner, Trustee or Subscriber**

ABOVE SPACE IS FOR OFFICE USE ONLY

**Certificate of Resignation of
Officer, Director, Manager, Member,
General Partner, Trustee or Subscriber**

1. The name and title(s) of person that desires to resign:

GHOLAMREZA ZANDIAN JAZI
(Name)

Manager
(Title(s))

2. The name and file number of the entity for which resignation is being made:

BIG SPRING RANCH LLC
(Name of Entity)

(File Number)

3. Signature: _____

4. Fee: \$75.00 per form. Resignation of one person from one entity per form.

This form must be accompanied by appropriate fees.

COPY

Exhibit 15

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

6
7 DISTRICT COURT

8 CLARK COUNTY, NEVADA

9 GHOLAMREZA ZANDIAN JAZI,
 10 Plaintiff,

CASE NO.: A511131
 DEPT. NO.: XIII

11 v.

12 RAY KOROGHLI, individually, FARIBORZ FRED
 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,

RECEIPT

16 Defendants.

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

19 Counterclaimants,

DATE: N/A
 TIME: N/A

20 v.

21 GHOLAMREZ ZANDIAN JAZI,

22 Counterdefendant.

23
 24 WENDOVER PROJECT, LLC,

25 Counterclaimant,

26 v.

27 GHOLAMREZ ZANDIAN JAZI,

28 Counterdefendant.

JOHN PETER LEE, LTD.

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

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

6 1334.022860-JLR

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

10 JOHN PETER LEE, LTD.

11 BY: _____

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

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

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23
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27
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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: _____

C O O P

COPY

Exhibit 16

COPY

EXHIBIT FOUR

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

RECEIVED
MAR 02 2007
JOHN PETER LEE, LTD.

10 DISTRICT COURT
11 CLARK COUNTY, NEVADA

12 GHOLAMREZA ZANDIAN JAZI,
13)
14)
15)
16)
17)
18)
19)
20)
21)
22)
23)
24)
25)
26)
27)
28)
Plaintiff,

Case No. A511131
Dept. No. XII

vs.

RAY KOROGHLI, individually,
FABIRORZ FRED SADRI, individually,
and as Trustee of the Star Living Trust,
WENDOVER PROJECT, LLC, a Nevada
limited liability company; BIG SPRING
RANCH, LLC, a Nevada limited liability
company, and NEVADA LAND AND
WATER RESOURCES, LLC, a Nevada
limited liability company,
Defendants.

ARBITRATOR REPORT AND RECOMMENDATION TO
DISTRICT COURT

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

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

1 The undersigned then issued an Arbitration Decision based upon the evidence submitted as well
2 as the agreement of the parties.

3
4 On January 11, 2007, counsel for the parties conducted a hearing before this Court
5 regarding confirmation of the Arbitration Award. Counsel for the parties could not reach an
6 agreement as to what documents needed to be signed to effect the Arbitration Decision. For that
7 reason, the matter was referred back to the Arbitrator for further proceedings. The actual
8 reference, contained in page 25, line 6-14 of the January 11, 2007, transcript is as follows:

9
10 THE COURT: I'm going to resolve your problem. Its realeasy. I am
11 going to refer the matter back to Floyd Hale for further proceedings,
12 consistent with the 9/8/06 transcript. Those will include getting the
13 mechanism for the spouses of the parties to sign the documents, getting
14 a mechanism for the waiver of the release of the rights of first refusal
15 that exist, entering into the settlement agreement the parties entered
16 into. If he is unable to reach an agreement among the parties, then I
17 will have the final word.

18 The District Court has already indicated that wives of the principals will need to sign
19 documents. The following report and recommendation will reference the parties to the
20 Arbitration with the understanding that the District Court has already indicated that wives for
21 those parties will be required to sign all necessary documents.

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

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

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

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

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

10
11 \$250,000.00 Payment to Zandian Jazi: There has been a dispute as to what entity is
12 responsible for making this payment. During the Arbitration Proceedings, as well as during prior
13 meetings with the parties, it was represented to the Arbitrator that Mr. Sadri and Mr. Koroghli
14 would make this payment. It is Recommended that either Mr. Sadri or Mr. Koroghli, or both, are
15 individually responsible for this payment. Sadri and Koroghli may, however, execute the
16 payment check or draft in whatever representative capacity that they believe is the most
17 appropriate.
18

19
20 Transfer of Wendover Project, LLC Interest: Zandian Jazi has agreed to waive or transfer
21 any interest that he has, if any, in the Wendover Project, LLC. Mr. Netzorg has argued that it is
22 incumbent upon Mr. Zandian Jazi to obtain signatures on waivers of rights of first refusal from
23 all members of the LLC. This was not part of the settlement agreement and the District Court
24 should be aware that the Defendants contested that Zandian Jazi even owned rights in the
25 Wendover Project, LLC at the time of the arbitration.
26

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

FLOYD A. HALE
SPECIALIST
2300 W. SAHARA, SUITE 900
LAS VEGAS, NEVADA 89102
PHONE (702) 457-5267 EMAIL fhaile@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:**

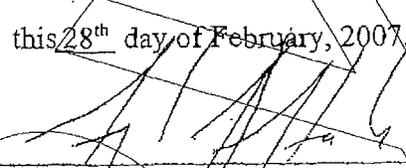
25 Mr. Netzorg has contested the requirement that the receiving LLC entities are required to
26 obtain waivers of rights of first refusal. Actually, waivers are not necessary if the receiving
27 interest is transferred pursuant to the operating agreement. If the managing members want to
28

FLOYD * HALE
SPECIAL INTER
2300 W. SAHARA, SUITE 900
LAS VEGAS, NEVADA 89102
PHONE (702) 457-5257 EMAIL fhaile@floydhaile.com

1 obtain waivers of rights of first refusal to make a different distribution, they are certainly free to
2 do so. That should not be the burden of Mr. Zandian Jazi.

3 Mr. Netzorg has also asked for numerous documents regarding a purported transfer of Mr.
4 Zandian Jazi's shipyard stock. There was absolutely no evidence that any entity related to these
5 proceedings acknowledged receipt of that stock or issued any credit related to receipt of that
6 stock. Although that stock was discussed during the Arbitration proceedings, there was no
7 competent evidence regarding that stock being relevant to the Arbitration proceedings.
8

9
10 RESPECTFULLY SUBMITTED this 28th day of February, 2007

11
12 By: 

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

13
14
15 CERTIFICATE OF FACSIMILE AND MAIL

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

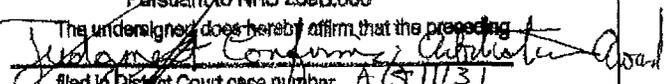
19 John Peter Lee, Esq.
20 830 Las Vegas Boulevard South
21 Las Vegas, NV 89101
22 Attorneys for Plaintiffs
23 Fax No. 383-9950

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

By: 
Employee of Jams

AFFIRMATION

Pursuant to NRS 236B.030

The undersigned does hereby affirm that the preceding

filed in District Court case number A/S/11/31

DOES NOT contain the social security number of any person.

Date 6/8/07

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



WASHOE COUNTY RECORDER

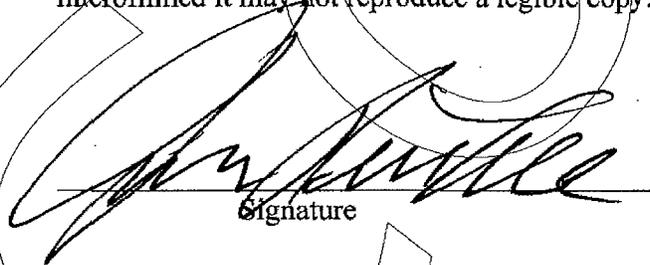
OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.



Signature

June 19, 2007

Date

JOHN PETER LEE, ESQ., 001768

Printed Name

Exhibit 16

Exhibit 16

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 521532

05/21/2014 02:50 PM

Official Record

Requested By
A+ PARALEGALS INC

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 4 Fee: \$17.00

Recorded By: BKC RPTT:

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

Recording Requested by:
Grantor, Reza Zandian

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN a married man as his sole and separate property, to my son ALBORZ ZANDIAN, an unmarried man, 20%, and my wife NILOOFAR FOUGHANI ZANDIAN, 60%, as joint tenants with right of survivorship (per financial agreement entered into in Las Vegas, Nevada and dated August 21, 2003).

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

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

May 20, 2014

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED

UNOFFICIAL COPY

*** THIS IS AN UNOFFICIAL COPY ***



521532

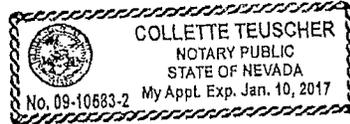
05/21/2014
002 of 4

State of Nevada
Carson City

On May 20, 2014 before me, a notary public personally appeared Reza Zandian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Collette Teuscher
Notary Public

THIS ACKNOWLEDGMENT IS ATTACHED TO A GRANT DEED
Dated May 20, 2014

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521532

05/21/2014
003 of 4

EXHIBIT "A"

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

PARCEL 1:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M.D.B.&M., Lyon County, Nevada and more particularly described as follows:

Commencing at a 5/8" rebar marking the North 1/4 corner of said Section 23; thence South 14°56'21" East, a distance of 2,668.37 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13°53'54" West, a distance of 63.33 feet; thence South 76°01'06" West, a distance of 150.00 feet, thence South 13°58'54" East, a distance of 63.33 feet, thence North 76°01'06" East, a distance of 150.00 feet to the true point of beginning.

Said property further described as Lot 1 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded as Official Record No. 90448, Lyon County Nevada Records.

PARCEL 2:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M.D.B.&M., Lyon County, Nevada and more particularly described as follows:

Commencing at a 5/8" rebar marking the North 1/4 corner of said Section 23; thence South 14°55'02" East, a distance of 2,731.69 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13°58'54" West, a distance of 63.33 feet; thence South 76°01'06" West, a distance of 150.00 feet, thence South 13°58'54" East, a distance of 63.33 feet, thence North 76°01'06" East, a distance of 150.00 feet to the true point of beginning.

The basis of bearing is the North line of the Northwest Quarter of said Section 23, which bears West as per record.

Said property further described as Lot 5 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded as Official Records of Lyon County, Nevada Document No. 90448.

PARCEL 3:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M.D.B.&M., Lyon County, Nevada and more particularly described as follows:

Commencing at a 5/8" rebar marking the North 1/4 corner of said Section 23; thence South 14°53'45" East, a distance of 2,795.02 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13°58'54" West, a distance of 63.34 feet; thence South

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521532

05/21/2014
004 of 4

76°01'06" West, a distance of 150.00 feet, thence South 13°53'54" East, a distance of 63.34 feet, thence North 76°01'06" East, a distance of 150.00 feet to the true point of beginning.

The basis of bearing in the North line of the Northwest Quarter of said Section 23, which bears West as per record.

Said property further described as Lot 6 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded as Official Records of Lyon County, Nevada as Document No. 129448.

Note: Legal description previously contained in document recorded February 25, 1987 as Document No. 125662 and document recorded December 21, 1989 As Document No. 129843.

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*** THIS IS AN UNOFFICIAL COPY ***

DOC # DV-521532

05/21/2014 02:50 PM

Official Record

Requested By
A+ PARALEGALS INC

Lyon County - NV
Mary C. Milligan - Recorder

Page 1 of 1 Fee: \$17.00
Recorded By: BKG RPTT:

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 006-052-04
 - b) 006-052-05
 - c) 006-052-06
 - d) _____

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

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #: _____

BOOK _____ PAGE _____

DATE OF RECORDING: _____

NOTES: _____

M

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

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.095, Section # 5
 - b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of legal consanguinity or affinity: adding son & wife
- 5. Partial Interest: Percentage being transferred: 80 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Reza Zandian

Address: 6 rue Edouard Fournier

City: 75116 Paris, France

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Alborz Zandian & Niloofar Foughani

Address: 6 rue Edouard Fournier

City: 75116 Paris, France

State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: A+ Paralegals, Inc. Escrow # _____

Address: 312 W. Fourth Street

City: Carson City State: NV Zip: 89703

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

Exhibit 17

Exhibit 17

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 521533

05/21/2014 02:51 PM

Official Record

Requested By
A+ PARALEGALS INC

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 2 Fee: \$15.00

Recorded By: BKC RPTT:

APN: 015-311-02

Recording Requested by:
Grantor, Reza Zandian

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN 25% of REZA ZANDIAN and NILOOFAR FOUGHANI husband and wife, as Joint Tenants Right of Survivorship as to an undivided 50% interest, to my son ALBORZ ZANDIAN, an unmarried man, 5%, and my wife NILOOFAR FOUGHANI ZANDIAN, 15% as joint tenants with right of survivorship, all as tenants in common, (per financial agreement entered into in Las Vegas, Nevada and dated August 21,2003).

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

THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 13 EAST, M.D.B.&M.

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

May 20, 2014

(Handwritten signature)
UNOFFICIAL COPY!

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED

*** THIS IS AN UNOFFICIAL COPY ***



521533

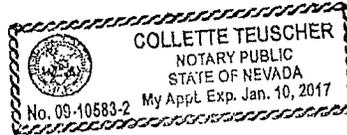
05/21/2014
002 of 2

State of Nevada
Carson City

On May 20, 2014 before me, a notary public personally appeared Reza Zandian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Collette Teuscher
Notary Public

THIS ACKNOWLEDGMENT IS ATTACHED TO A GRANT DEED
Dated May 20, 2014

"UNOFFICIAL COPY"

*** THIS IS AN UNOFFICIAL COPY ***

DOC # DV-521533

05/21/2014 02:51 PM

Official Record

STATE OF NEVADA
DECLARATION OF VALUE

Requested By
A+ PARALEGALS INC

Lyon County - NV
Mary C. Milligan - Recorder

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

- 1. Assessors Parcel Number(s)
 - a) 015-311-02
 - b) _____
 - c) _____
 - d) _____

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

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

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

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.060 Section # 5
 - b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity: adding Wife and Son

- 5. Partial Interest: Percentage being transferred: 40 %
- The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Reza Zandian

Address: 6 rue Edouard Fournier

City: 75116 Paris, France

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Alborz Zandian & Niloofar Foughani

Address: 6 rue Edouard Fournier

City: 75116 Paris, France

State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: A+ Paralegals, Inc. Escrow # _____

Address: 312 W. Fourth Street

City: Carson City State: NV Zip: 89703

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

Exhibit 18

Exhibit 18

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 521531

05/21/2014 02:49 PM

Official Record

Requested By
A+ PARALEGALS INC

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 3 Fee: \$16.00

Recorded By: BKC RPTT:

APN: 015-311-18 and 015-311-19

Recording Requested by:
Grantor, Reza Zandian

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

*312 W Fourth St
Carson City, NV
89703*

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN 12.5% of REZA ZANDIAN and NILOOFAR FOUGHANI husband and wife, as to an undivided 25% interest, to my son ALBORZ ZANDIAN, an unmarried man, 2.5%, and my wife NILOOFAR FOUGHANI ZANDIAN, 7.5%, as joint tenants with right of survivorship and to the heirs and assigns of such Grantees forever (per financial agreement entered into in Las Vegas, Nevada and dated August 21,2003), all that real property situated in the County of Lyon, State of Nevada, bounded and described as follows:

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

Together with all and singular the tenements, hereditaments and appurtenances, thereunto belonging or in anywise appertaining, and any reversions, rents, issues or profits thereof.

May 20, 2014

[Handwritten signature]
Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED

*** THIS IS AN UNOFFICIAL COPY ***



521531

05/21/2014
002 of 3

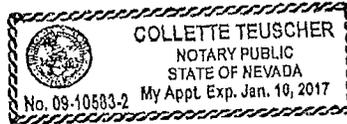
State of Nevada
Carson City

On May 20, 2014 before me, a notary public personally appeared Reza Zandian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraphs are true and correct.

WITNESS my hand and official seal.

Collette Teuscher
Notary Public



THIS ACKNOWLEDGMENT IS ATTACHED TO A GRANT DEED
Dated May 20, 2014

UNOFFICIAL COPY

*** THIS IS AN UNOFFICIAL COPY ***



521531

05/21/2014
003 of 3

EXHIBIT "A"

LEGAL DESCRIPTION

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

PARCEL ONE:

THE REAL PROPERTY SITUATED IN THE E 1/2 OF SECTION 10 TOWNSHIP 17 N, RANGE 23 E, M.D.B.&M., COUNTY OF LYON, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

NORTH PARCEL AS SHOWN ON THE RECORD OF SURVEY MAP FOR DEAD DOG RANCH, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA ON SEPTEMBER 30, 2003 AS DOCUMENT 332209.

APN 15-311-19

PARCEL TWO:

THE REAL PROPERTY SITUATED IN THE W 1/2 OF SECTION 10 TOWNSHIP 17 N, RANGE 23 E, M.D.B.&M., COUNTY OF LYON, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

SOUTH PARCEL AS SHOWN ON THE RECORD OF SURVEY MAP FOR DEAD DOG RANCH, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA ON SEPTEMBER 30, 2003 AS DOCUMENT 332209.

APN 15-311-18

"UNOFFICIAL COPY"

*** THIS IS AN UNOFFICIAL COPY ***

DOC # DV-521531

05/21/2014 02:49 PM

Official Record

STATE OF NEVADA
DECLARATION OF VALUE

Requested By
A+ PARALEGALS INC

Lyon County - NV
Mary C. Milligan - Recorder

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

- 1. Assessors Parcel Number(s)
 - a) 015-311-18, 19
 - b) _____
 - c) _____
 - d) _____

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

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

- 3. Total Value/Sales Price of Property: \$ _____
- Deed in Lieu of Foreclosure (only if value of property) (_____
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ 0

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.030 Section # 5
 - b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity: adding Wife and Son

- 5. Partial Interest: Percentage being transferred: 20 %
- The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Reza Zandian

Address: 6 rue Edouard Fournier

City: 75116 Paris, France

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Alborz Zandian & Niloofar Foughani

Address: 6 rue Edouard Fournier

City: 75116 Paris, France

State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: A+ Paralegals, Inc. Escrow # _____

Address: 312 W. Fourth Street

City: Carson City State: NV Zip: 89703

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

Exhibit 19

Exhibit 19

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 342193

02/04/2005 01:15 PM

Official Record

Requested By
NORTHERN NEVADA TITLE

Lyon County - NV
Mary C. Milligan - Recorder

Page 1 of 4 Fee: \$17.00
Recorded By: DLW RPTT: \$585.00

A.P.N. 6-052-04, 05 & 06
Escrow No.: LY-1041025-CE
303769-TO

RECORDING REQUESTED BY:

Northern Nevada Title Company

MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO:

Reza Zandian

8775 Costa Verde Blvd. #1416
San Diego, CA 92122



0342193

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned hereby declare(s):

Documentary transfer tax \$ 585.00, computed on full value of property conveyed.

GRANT, BARGAIN, SALE DEED

That Julian C. Smith Jr., LTD, Defined Pension Trust for Julian C. Smith, Jr. and Joanna Smith, Husband and Wife as Joint Tenants and Smith and Harmer, LTD, Profit Sharing Plan in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Reza Zandian, a Married Man as his Sole and Separate Property all that real property in the County of Lyon, State of Nevada, bounded and described as follows:

Exact and Complete Legal Description is Attached hereto and made a part hereof.

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

Dated: January 31, 2005

UNOFFICIAL COPY

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342193

02/04/2005
002 of 4

Julian C. Smith Jr., LTD, Defined Pension Trust

By: Julian C. Smith Jr.
Julian C. Smith, Jr., Trustee

Julian C. Smith Jr.
Julian C. Smith, Jr.

Joanna Smith
Joanna Smith

Smith and Harmer, LTD., Profit Sharing Plan

By: Julian C. Smith Jr.
Julian C. Smith, Its Authorized Agent

STATE OF NEVADA)

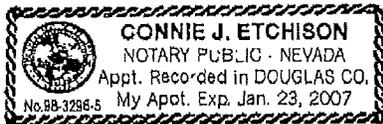
COUNTY OF Carson City

On 2-2-05 personally appeared before me, a Notary Public

JULIAN C. SMITH JR. AND JOANNA SMITH

who acknowledged that they executed the above instrument.

Signature Connie J. Etchison
(Notary Public)



"UNOFFICIAL COPY"

*** THIS IS AN UNOFFICIAL COPY ***



342193

02/04/2005
003 of 4

EXHIBIT "A"

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

PARCEL 1:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M. D. B. &M., Lyon County, Nevada, and more particularly described as follows:

Commencing at a 5/8" rebar marking the North 1/4 corner of said Section 23; thence South 14° 56' 21" East, a distance of 2,662.33 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13° 53' 54" West, a distance of 63.33 feet; thence South 76° 01' 06" West, a distance of 150.00 feet; thence South 13° 58' 54" East, a distance of 63.33 feet; thence North 76° 01' 06" East, a distance of 150.00 feet to the true point of beginning.

Said property further described as Lot 4 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded as Official Record No. 90448, Lyon County Nevada Records.

PARCEL 2:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M. D. B. &M., Lyon County, Nevada, and more particularly described as follows:

Commencing at a 5/8" rebar marking the North 1/4 corner of said Section 23; thence South 14° 55' 02" East, a distance of 2,731.69 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13° 58' 54" West, a distance of 63.33 feet; thence South 76° 01' 06" West, a distance of 150.00 feet; thence South 13° 58' 54" East, a distance of 63.33 feet; thence North 76° 01' 06" East, a distance of 150.00 feet to the true point of beginning.

The basis of bearing is the North line of the Northwest Quarter of said Section 23, which bears South 76° 01' 06" West as per record.

Said property further described as Lot 5 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded in the Official Records of Lyon County, Nevada as Document No. 90448.

Continued...

*** THIS IS AN UNOFFICIAL COPY ***



342193

02/04/2005
004 of 4

Exhibit "A"

PARCEL 3:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M. D. B. &M., Lyon County, Nevada and more particularly described as follows:

Commencing at a 1/8" rebar marking the North 1/4 corner of said Section 23; thence South 14° 53' 45" East, a distance of 2,795.02 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13° 58' 54" West, a distance of 63.34 feet; thence South 76° 01' 06" West, a distance of 150.00 feet; thence South 13° 53' 54" East, a distance of 63.34 feet; thence North 76° 01' 06" East, a distance of 150.00 feet to the true point of beginning.

The basis of bearing in the Northwest line of the Northwest Quarter of said Section 23, which bears West as per record.

Said property further described as Block 6 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded in the Official Records of Lyon, County, Nevada as Document No. 90448.

Note: Legal description previously contained in document recorded February 25, 1987 as Document No. 105663 and document recorded December 7, 1987 as Document No. 129843.

DLK DLG

UNOFFICIAL COPY!

*** THIS IS AN UNOFFICIAL COPY ***

DOC # DV-342193

02/04/2005

01:15 PM

Official Record

Requested By
NORTHERN NEVADA TITLE

Lyon County - NV
Mary C. Milligan - Recorder

Page 1 of 1 Fee: \$17.00
Recorded By: DLW RPTT: \$585.00

State of Nevada Declaration of Value

- 1. Assessor Parcel Number(s)
 - a) 6-052-04, 05 & 06
 - b) _____
 - c) _____

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

- 3. Total Value/Sale Price of Property: \$150,000.00
- Deed in Lieu of Foreclosure (value of property) \$ _____
- Transfer Tax Value \$150,000.00
- Real Property Transfer Tax Due: \$ 585.00

- 3. If Exemption Claimed:
 - a. Transfer Tax Exemption, per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

- 5. Partial Interest: Percentage Being Transferred: _____ %
 The undersigned, declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.
 Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantee
 Signature Julian C. Smith, Jr. Capacity Grantor

SELLER (GRANTOR) INFORMATION
 Print Name: Julian C. Smith, Jr.
 Address: 502 N. Division St.
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION
 Print Name: Reza Zandian
 Address: 8775 Costa Verde Blvd.#109
 City: San Diego
 State: CA Zip: 92122

COMPANY/PERSON REQUESTING RECORDING
 Co. Name: Northern Nevada Title Company Esc. # LY-1041025-CE
 Address: 512 N. Division Street
 City: Carson City State: NV Zip: 89703-4103

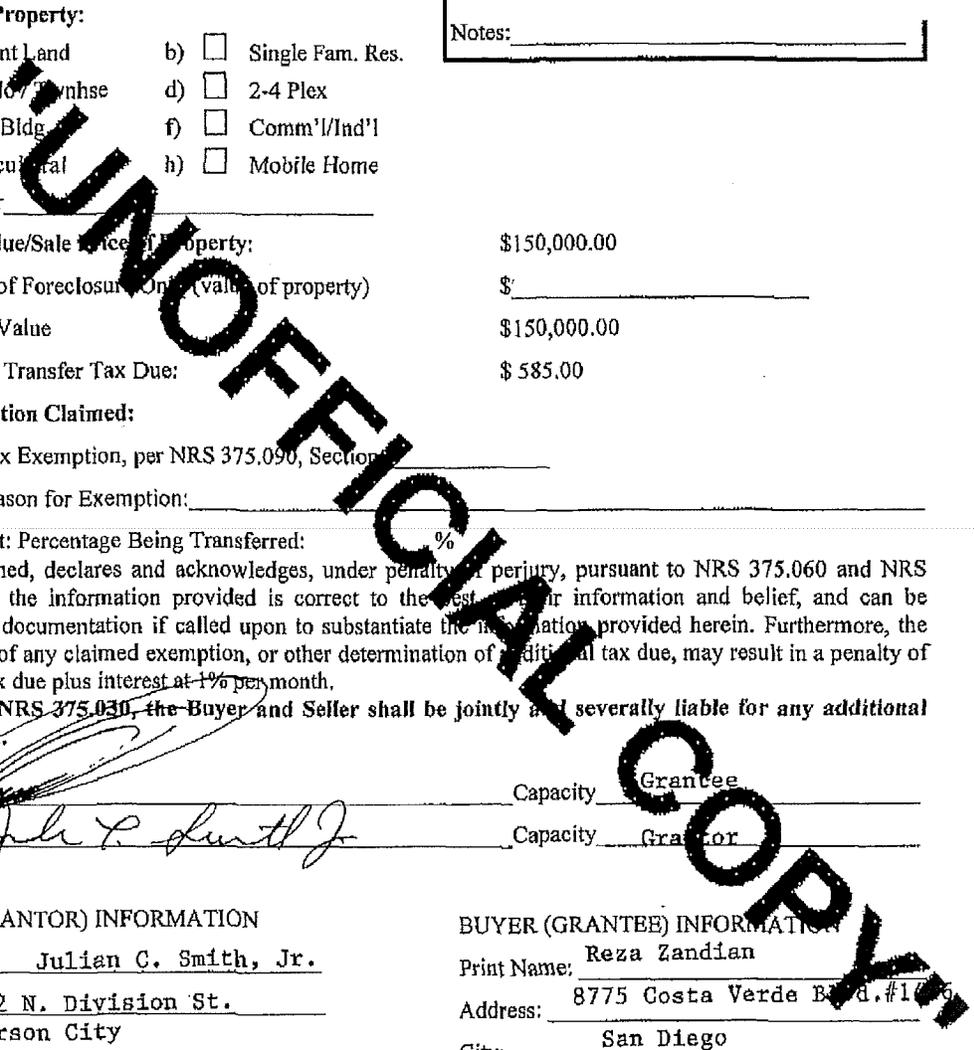


Exhibit 20

Exhibit 20

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 403892

04/06/2007 04 36 PM

Official Record

Requested By
TITLE SERVICE & ESCROW

Lyon County - NV
Mary C Milligan - Recorder

Page 1 of 2 Fee \$15 00
Recorded By MCM RPTT \$688 35

A.P.N.. 15-311-02
File No. 131-2296944 (CAC)
R.P.T.T.. \$ 688.35
TSL #31542



When Recorded Mail To* Mail Tax Statements To:
Reza Zandian
8775 Costa Verde Blvd. Suite 501
San Diego, CA 92122

UNOFFICIAL COPY

GRANT, BARGAIN and SALE DEED

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

Shelly Forsythe, a married woman, her sole and separate property

do(es) hereby GRANT, BARGAIN and SELL to

Reza Zandian and Niloofar Foughaie, Husband and Wife as
Joint Tenants with Right of Survivorship
the real property situate in the County of Lyon, State of Nevada, described as follows:

T 17 N, R 23 E, M.D.B. & M.

Section 11: The W 1/2 of the SW 1/4.

Subject to

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

Date. 10/25/2006

Shelly Forsythe
Shelly Forsythe

*** THIS IS AN UNOFFICIAL COPY ***



403892

04/06/2007
002 of 2

STATE OF California ;
COUNTY OF Solano ; ss.

This instrument was acknowledged before me on 12/12/06 by

Sherry Forsythe
Jeannie Coupe

Notary Public
(My commission expires 11/4/09)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 25, 2006** under Esrow no. **1-2296944**.



UNOFFICIAL COPY!

*** THIS IS AN UNOFFICIAL COPY ***

DOC # DV-403892
04/06/2007 04 36 PM
Official Record

Requested By
TITLE SERVICE & ESCROW

Lyon County - NV
Mary C Milligan - Recorder

Page 1 of 1 Fee \$15.00
Recorded By MCM RPTT \$688.35

STATE OF NEVADA
DECLARATION OF VALUE

- 1 Assessor Parcel Number(s)
- a) 15-311-02
 - b) _____
 - c) _____
 - d) _____

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

FOR RECORDERS OPTIONAL USE	
Book _____	Page _____
Date of Recording _____	
Notes _____	

- 3 Total Value/Sales Price of Property \$176,200.00
- Deed in Lieu of Foreclosure (only if value of property) (\$ _____)
- Transfer Tax Value \$176,200.00
- Real Property Transfer Tax Due ~~\$887.48~~ 688.35

4 If Exemption Claimed:

- a Transfer Tax Exemption, per 375.090, Section _____
- b Explain reason for exemption _____

- 5 Partial Interest Percentage being transferred 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Shelly Forsythe

Signature _____

Capacity Grantor

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name Shelly Forsythe

Address 1131 Lilac Ct

City VACAVILLE

State CA Zip 95687

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name Reza Zandian

Address 8775 Costa Verde Blvd, Suite 501

City San Diego

State CA Zip 92122

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

First American Title Company of

Print Name Nevada T&E File Number 131-2296944 CAC/CAC

Address 1213 South Carson Street

City Carson City State NV Zip 89701

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

Exhibit 21

Exhibit 21

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 344412

03/03/2005 04:05 PM

Official Record

Requested By
STEWART TITLE GARSON

Lyon County - NV
Mary C. Milligan - Recorder

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



0344412

A.P.N. # 15-311-18 & 19

R.P.T.T. \$ 2808.
ESCROW NO. 04023025

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS BELOW

WHEN RECORDED MAIL TO:
GRANTEE
8775 Costa Verde, Apt. 1416
San Diego, CA 92122

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THE DEED DOG RANCH, LLC

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to REZA ZANDIAN AND NINA FAR FOUGHANI, HUSBAND AND WIFE AS TO AN UNDIVIDED 3/6TH INTEREST, ELIAS ABRISHAMI AND MINOC ABRISHAMI, HUSBAND AND WIFE AS TO AN UNDIVIDED 2/6TH INTEREST AND ENAYAT ABRISHAMI AND NAIMA ABRISHAMI, * and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Lyon State of Nevada, bounded and described as:

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

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits thereof.

DATE: March 01, 2005 DEAD DOG RANCH, LLC

BY: Loretta McIntire
LORETTA MCINTIRE
OPERATING MANAGER

BY: _____

*husband and wife as to an undivided 1/6th interest, all held as tenants in common with each other

STATE OF Oregon }
COUNTY OF Was } ss.

This instrument was acknowledged before me on March 1, 2005
by, LORETTA MCINTIRE

Signature [Signature]
Notary Public (One Inch Margin on all sides of Document for Recorders Use Only)



UNOFFICIAL COPY

*** THIS IS AN UNOFFICIAL COPY ***



344412

03/03/2005
002 of 2

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 04023025

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

PARCEL ONE:

THE REAL PROPERTY SITUATED IN THE E 1/2 OF SECTION 10 TOWNSHIP 17 N, RANGE 23 E, M.D.B. & M. COUNTY OF LYON, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

NORTH PARCEL AS SHOWN ON THE RECORD OF SURVEY MAP FOR DEAD DOG RANCH, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA ON SEPTEMBER 30, 2003 AS DOCUMENT 332209.

ASSESSORS PARCEL NO. 15-311-17

PARCEL TWO:

THE REAL PROPERTY SITUATED IN THE E 1/2 OF SECTION 10 TOWNSHIP 17 N, RANGE 23 E, M.D.B.&M., COUNTY OF LYON, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

SOUTH PARCEL AS SHOWN ON THE RECORD OF SURVEY MAP FOR DEAD DOG RANCH, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA ON SEPTEMBER 30, 2003 AS DOCUMENT 332209.

ASSESSOR'S PARCEL NO. 15-311-18

"UNOFFICIAL COPY"

*** THIS IS AN UNOFFICIAL COPY ***

DOC # DV-344412

03/03/2005 04:05 PM

Official Record

STATE OF NEVADA
DECLARATION OF VALUE

Requested By
STEWART TITLE CARSON

Lyon County - NV
Mary C. Milligan - Recorder

Page 1 of 2 Fee: \$40.00
Recorded By: MFK RPTT: \$2,800.00

FOR RECC
Document/In
Book: _____
Date of Recd
Notes: _____

- 1. Assessor Parcel Number(s):
a) 15-311-18 & 19
b) _____
c) _____
d) _____

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

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

- 4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed

Signature: *Corolla McTate* Capacity: DORC Manager
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(required)
Print Name: DEAD DOG RANCH, LLC.
Address: PO BOX 20546
City/State/Zip: CARSON CITY, NV 89703

BUYER (GRANTEE) INFORMATION
(required)
Print Name: REZA ZANDIAN
Address: MR. AND MRS. ELIAS ABRISHAMI
City/State/Zip: MR. AND MRS. ENAYAT ABRISHAMI

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

Company Name: STEWART TITLE OF CARSON CITY Escrow No.: 04023025
 Address: 111 West Proctor Street
 City/State/Zip: Carson City, Nevada 89703

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

*** THIS IS AN UNOFFICIAL COPY ***

STATE OF NEVADA
DECLARATION OF VALUE



DV-344412
03/03/2005
002 of 2

- 1. Assessor Parcel Number(s):
a) 15-311-18 & 19
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

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

3. Total Value/Sales Price of Property: \$ 720,000.00

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

Transfer Tax Value: \$ 720,000.00

Real Property Transfer Tax Due: \$ 2808.

- 4. If Exemption Claimed:
- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest of 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed

Signature: _____ Capacity: _____

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(required)

Print Name: DEAD DOG RANCH, LLC.
Address: PO BOX 20546
City/State/Zip: CARSON CITY, NV 89703

BUYER (GRANTEE) INFORMATION

(required)

Print Name: BEZA ZANGLIAN
Address: 4778 Grand Verde, Apt. 1416
City/State/Zip: San Diego, Ca. 92122

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

Company Name: STEWART TITLE OF CARSON CITY Escrow No.: 04023025
Address: 111 West Proctor Street
City/State/Zip: Carson City, Nevada 89703

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

Exhibit 22

Exhibit 22

3-1

APN: 071-02-000-005

Recording Requested by:
Grantor, Reza Zandian

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

Inst #: 20140530-0001037
Fees: \$18.00 N/C Fee: \$0.00
RPTT: \$0.00 Ex: #005
05/30/2014 09:50:42 AM
Receipt #: 2040576
Requestor:
NILOOFAR FOUGHANI
Recorded By: SCA Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN a married man, to my son ALBORZ ZANDIAN, an unmarried man, 20% and my wife NILOOFAR FOUGHANI ZANDIAN, 60% as joint tenants with right of survivorship (per financial agreement entered into in Las Vegas, Nevada and dated August 21, 2003).

All that real property situated in the County of Clark, State of Nevada, described as follows:

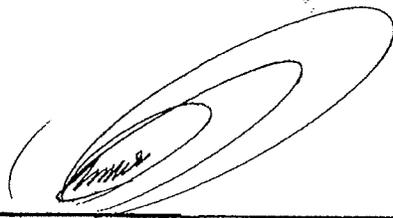
The Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of section 2, Township 16 South, Range 68 East, M.D.M.

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

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

May 20, 2014



Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED

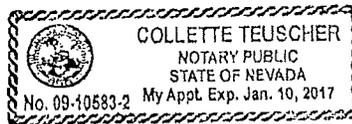
State of Nevada
Carson City

On May 20, 2014 before me, a notary public personally appeared Reza Zandian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Collette Teuscher
Notary Public



THIS ACKNOWLEDGMENT IS ATTACHED TO A GRANT DEED

Dated May 20, 2014

NOTARIAL COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 071-02-000-005
 b) _____
 c) _____
 d) _____

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

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

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 5
 b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity: adding wife & son

5. Partial Interest: Percentage being transferred: 80 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Alborz Zandian & Niloofer Foughani
 Address: 6 rue Edouard Fournier
 City: 75116 Paris, France
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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

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

Exhibit 23

Exhibit 23

Inst #: 20140530-0001038
Fees: \$18.00 N/G Fee: \$0.00
RPTT: \$0.00 Ex: #006
06/30/2014 09:50:42 AM
Receipt #: 2040576
Requestor:
NILOOFAR FOUGHANI
Recorded By: SCA Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

3-1

APN: 071-02-000-013

Recording Requested by:
Grantor, Reza Zandian

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN a married man, to my son ALBORZ ZANDIAN, an unmarried man, 20% and my wife NILOOFAR FOUGHANI ZANDIAN, 60% as joint tenants with right of survivorship (per financial agreement entered into in Las Vegas, Nevada and dated August 21, 2003).

All that real property situated in the County of Clark, State of Nevada, described as follows:

The South Half (S1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of section 2, Township 16 South, Range 68 East, M.D.M.

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

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

May 20, 2014



Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED

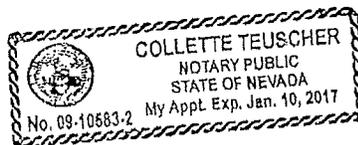
State of Nevada
Carson City

On May 20, 2014 before me, a notary public personally appeared Reza Zandian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Collette Teuscher
Notary Public



THIS ACKNOWLEDGMENT IS ATTACHED TO A GRANT DEED
Dated May 20, 2014

COPIED COPY

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 071-02-000-013
 - b) _____
 - c) _____
 - d) _____

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

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

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

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 5
 - b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity: adding wife & son

5. Partial Interest: Percentage being transferred: 80 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Alborz Zandian & Niloofer Foughani
 Address: 6 rue Edouard Fournier
 City: 75116 Paris, France
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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

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

Exhibit 24

Exhibit 24

52



Fee: \$16.00 RPTT: \$122.40
N/C Fee: \$25.00

04/19/2005 15:31:57
T20050070845

Requestor:
EQUITY TITLE OF NEVADA

Frances Deane PUN
Clark County Recorder Pgs: 3

**RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA
AND WHEN RECORDED MAIL TO:**

Reza Zandian
8775 Costa Verde Ste 1416
San Diego, CA 92122

AND WHEN RECORDED MAIL

TAX STATEMENTS TO:
SAME AS ABOVE

APN NO. 071-02-000-005
Affix RPTT: \$122.40
ESCROW NO.: 05480076



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

George W. Wilkinson, an unmarried man

in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Reza Zandian, a married man

all that real property situated in the County of Clark, State of Nevada, described as follows:

The Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 2, Township 16 South, Range 68 East, M.D.M.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SELLER:

George W. Wilkinson Sr.
 George W. Wilkinson S.R.

STATE OF ~~NEVADA~~ *Montana* } SS:
 COUNTY OF ~~CLARK~~ *Ravalli*

On *April 12, 2005*
 Personally appeared before me, a Notary Public

George W. Wilkinson

who acknowledged that he/she/they executed the above instrument.



NOTARY PUBLIC-MONTANA
 Residing at Hamilton, Montana
 My Comm. Expires July 22, *2006*

Judy Owings
 Notary Public

My commission expires: *July 22, 2006*

23

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 071-02-000-005

b)
c)
d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property

\$24,000.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$24,000.00

Real Property Transfer Tax Due

~~\$24,000.00~~ \$122.40

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature George W. Wilkinson Sr. Capacity owner

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: George W. Wilkinson Sr.
 Address: 535 Ashton Dr.
 City: Carroll
 State: MT Zip: 59828

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Reza Zardian
 Address: 8775 Costa Verde
 City: San Diego
 State: CA Zip: 92122

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

Print Name: Equity Title Of Nevada Escrow #: 05480076
 Address: 742 W. Pioneer Blvd. Suite D.
 City: LV State: NV Zip: 89147

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

11639

Exhibit 25

Exhibit 25

30



Fee: \$16.00 RPTT: \$204.00
N/C Fee: \$0.00

04/20/2005 09:03:41
T20050071150

Requestor:
EQUITY TITLE OF NEVADA

Frances Deane KGP
Clark County Recorder Pgs: 3

**RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA
AND WHEN RECORDED MAIL TO:**

Reza Zandian
8775 Costa Verde Ste 1416
San Diego, CA 92122

AND WHEN RECORDED MAIL

**TAX STATEMENTS TO:
SAME AS ABOVE**

3

APN NO. 071-02-000-013
Affix RPTT; \$204.00
ESCROW NO.: 05480075

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Lois R. Adams, surviving joint tenant:

in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Reza Zandian, a *married man*

all that real property situated in the County of Clark, State of Nevada, described as follows:

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 2, Township 16 South, Range 68 East, M.D.M.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SELLERS:

Lois R Adams
Lois R. Adams

ARIZONA
STATE OF NEVADA
COUNTY OF CLARK MARICOPA
On MARCH 12 2005

} SS:

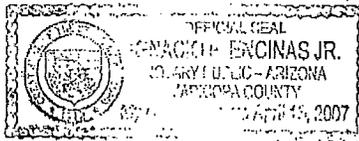
Personally appeared before me, a Notary Public
LOIS R ADAMS

who acknowledged that he/she/they executed the above instrument.

Ignacio F Encinas Jr
Notary Public Ignacio F. Encinas, Jr.

Ignacio F. Encinas Jr.
exp Apr 15, 2007

My commission expires: 4-15-2007



30

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 071-02-000-013
- b)
- c)
- d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$40,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$40,000.00
 Real Property Transfer Tax Due \$204.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lois R Adams
 Address: 22202 W Hilton Ave
 City: Burien
 State: AZ Zip: 85326

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Reza Zardian
 Address: 8775 Costa Verde #1416
 City: San Diego
 State: CA Zip: 92122

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

Print Name: Equity Title Of Nevada Escrow #: 05480075
 Address: 742 W. Pioneer Blvd, Suite D,
 City: Mesquite State: NV Zip: 89027

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

563

Exhibit 26

Exhibit 26

McMillen, Adam

From: reza <rezazand@hotmail.com>
Sent: Tuesday, April 19, 2016 12:52 PM
To: McMillen, Adam
Subject: Re: Confidential

Mr. McMillen,

I think your client does not get it, there is no money, I kept repeating this in my previous emails, so deposition and examination are worthless and waste of time and money.

It does not matter what is the amount of judgment, what is important is if there is payment capacity.

If your client is prepared to pay my travel and accommodation costs and a reasonable witness fee and you vacate the bench warrant, I will be more than happy to come to USA.

I made a very sincere offer and waiting your decision to accept or reject it, please let me know before end of this week.

Please let me know since I may not be able to execute it for reasons beyond my control if it takes more time or your client is undecided.

Sincerely

Reza

Sent from my iPhone

On Apr 19, 2016, at 19:04, McMillen, Adam <AMcMillen@BHFS.com> wrote:

Mr. Zandian,

We are still very interested in taking your deposition/debtor's examination. Is there a time you will be in the United States in the near future?

Sincerely,

Adam P. McMillen
Brownstein Hyatt Farber Schreck, LLP
5371 Kietzke Lane
Reno, Nevada 89511

100 North City Parkway, Suite 1600
Las Vegas, Nevada 89106

775.324.4100 tel
amcmillen@bhfs.com

From: reza [<mailto:rezazand@hotmail.com>]
Sent: Thursday, April 14, 2016 11:38 PM
To: McMillen, Adam
Subject: Re: Confidential

Mr. McMillen,

My offer is to settle the entire case and I do not care if you share information or proceeds with Mr. Margolin.

I barely can pay my daily expenses and my offer is serious and my intention was to stop the fees and costs that your different firm paid during last seven years.

Again, thank you for your understanding and cooperation to end this case.

Sincerely
Reza

Sent from my iPhone

On Apr 14, 2016, at 21:41, McMillen, Adam <AMcMillen@BHFS.com> wrote:

Mr. Zandian,

You have misunderstood my reason for responding to your emails. I represent the interests of Jed Margolin. I will not accept an offer from you to settle this matter outside of Mr. Margolin's interests. I am obligated to disclose everything to Mr. Margolin and will do so and will not be entering into any type of separate settlement for me or the law firm I work for. If you want to settle this matter, please provide a serious offer to settle my client's case. Also, if you wish to inform the Court and us of a new address for legal service, please do so in writing.

Sincerely,

Adam P. McMillen
Brownstein Hyatt Farber Schreck, LLP
5371 Kietzke Lane
Reno, Nevada 89511

100 North City Parkway, Suite 1600
Las Vegas, Nevada 89106

775.324.4100 tel
amcmillen@bhfs.com

From: reza [<mailto:rezazand@hotmail.com>]
Sent: Wednesday, April 13, 2016 11:29 AM
To: McMillen, Adam
Subject: Re: Confidential

Mr. McMillen,

Thank you for your response, I will not talk to anybody or forward any information regarding this confidential correspondences and I expect thou to do the same including Mr. Margolin as if you were talking to my attorney privately. The fact is that no harm was inflicted and he has been manipulated by Robert Adams and Sadri.

The fact also is that contrary to their false understanding I have no money and currently under bankruptcy, I owe huge amount to IRS and FTB that I can not pay.

I was not even able to pay my attorney for two years and he finally withdraw as you are aware.

You tell me what is an acceptable and reasonable offer, let's work to finish this to avoid further cost and waste of time.

I do not wish to pay a dime to Margolin but I am prepared to pay you up to \$30,000 cash or \$50,000 within 18 months and appreciate to understand my position and disastrous situation.

Sincerely
Reza

Sent from my iPhone

On Apr 13, 2016, at 22:06, McMillen, Adam <AMcMillen@BHFS.com> wrote:

Mr. Zandian,

Please provide a serious offer to settle this matter. Once we settle this matter we can get the court action dismissed and potentially get the warrant for your arrest dismissed as well. If we settle this matter we will also stop pursuing your son, Alborz, for his deposition. We are currently having him served with a deposition subpoena. Again, please provide a serious offer to settle this matter.

Sincerely,

Adam P. McMillen
Brownstein Hyatt Farber Schreck, LLP
5371 Kietzke Lane
Reno, Nevada 89511

100 North City Parkway, Suite 1600
Las Vegas, Nevada 89106

775.324.4100 tel
amcmillen@bhfs.com

-----Original Message-----

From: reza [<mailto:rezazand@hotmail.com>]
Sent: Tuesday, April 12, 2016 9:43 AM
To: McMillen, Adam

Subject: Confidential

Dear Mr. McMillen,

Hope all well, I am writing the email to you to let you know that I am prepared to pay a reasonable portion of your fees and cost since I believe that you have been unfairly exploited for 8 years based on a judgment obtained by fraudulent service and address.

I am currently living in Iran and wish to keep this conversation absolutely confidential and as you confirmed earlier I have no attorney to represent me and I hope you understand my position for confidentiality .

The vacant land in Nevada that I got as sweat equity has no value and I am planning to pay you out of other resources.

My number is +98 912 1222 859.

Regards

Reza

STATEMENT OF CONFIDENTIALITY & DISCLAIMER: The information contained in this email message is attorney privileged and confidential, intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this email is strictly prohibited. If you have received this email in error, please notify us immediately by calling (303)-223-1300 and delete the message. Thank you.

Exhibit 27

Exhibit 27

(4)

Inst #: 20150518-0002132
Fees: \$20.00
N/C Fee: \$0.00
05/18/2015 02:42:28 PM
Receipt #: 2426505
Requestor:
WATSON ROUNDS PC
Recorded By: CDE Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 071-02-000-005

(11 digit Assessor's Parcel Number may be obtained at: <http://redrock.co.clark.nv.us/assirealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

SHERIFF'S CERTIFICATE OF SALE OF REAL PROPERTY

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

RECORDING REQUESTED BY:

Adam P. McMillen

RETURN TO: Name Adam P. McMillen, Esquire
Address 5371 Kietzke Lane
City/State/Zip Reno, NV 89511

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name _____
Address _____
City/State/Zip _____

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

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

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

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

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

REC'D & FILED
2015 JAN -8 PM 2:09
SUSAN MERRIWETHER
CLERK
BY *[Signature]*
DEPUTY

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

JED MARGOLIN, an individual,

Plaintiff,

vs.

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

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

Defendants.

RECEIVED
CLARK COUNTY SHERIFF
2014 DEC 29 P 3:05

SHERIFF'S CERTIFICATE OF SALE OF REAL PROPERTY

Under, and by virtue of a Writ of Execution issued on a judgment entered out of the
above-entitled court on June 24, 2013 in favor of JED MARGOLIN, Judgment Creditor and
against Defendants, jointly and severally as Judgment Debtor, the undersigned was
commanded to satisfy such judgment, together with interest and costs, out of the real property,
all of which more fully appears from such Writ of Execution.

Exhibit 28

Exhibit 28

C
u

Inst #: 20150518-0002133
Fees: \$20.00
N/C Fee: \$0.00
05/18/2015 02:42:28 PM
Receipt #: 2426505
Requestor:
WATSON ROUNDS PC
Recorded By: CDE Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 071-02-000-013

(11 digit Assessor's Parcel Number may be obtained at: <http://redrock.co.clark.nv.us/assrealprop/owner.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

SHERIFF'S CERTIFICATE OF SALE OF REAL PROPERTY

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

RECORDING REQUESTED BY:

Adam P. McMillen

RETURN TO: Name Adam P. McMillen, Esquire

Address 5371 Kietzke Lane

City/State/Zip Reno, NV 89511

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name

Address

City/State/Zip

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

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

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

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

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

REC'D & FILED
2015 JAN -8 PM 2:09
SUSAN MERRIWETHER
CLERK
BY *[Signature]*
DEPUTY

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

10
11 JED MARGOLIN, an individual,
12 Plaintiff,

Case No.: 090C00579 1B

Dept. No.: 1

13 vs.

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

21 Defendants.

RECEIVED
CLARK COUNTY SHERIFF
2015 DEC 29 P 3:05

22
23 **SHERIFF'S CERTIFICATE OF SALE OF REAL PROPERTY**

24 Under, and by virtue of a Writ of Execution issued on a judgment entered out of the
25 above-entitled court on June 24, 2013 in favor of JED MARGOLIN, Judgment Creditor and
26 against Defendants, jointly and severally as Judgment Debtor, the undersigned was
27 commanded to satisfy such judgment, together with interest and costs, out of the real property,
28 all of which more fully appears from such Writ of Execution.

1 I, the undersigned Deputy Sheriff of Clark County, State of Nevada, do hereby certify
2 that I have levied on the real property situated in Clark County, Nevada, and on December 9,
3 2014 at 9:00 a.m., caused the same to be sold at public auction according to the statutes of the
4 State of Nevada, and after due and legal notice, all the rights, title and interest of
5 Defendants/Judgment Debtor herein and to the following described real property located in the
6 County of Clark, State of Nevada, as follows:

7 Clark County APN: 071-02-000-005
8 Situs: Moapa Valley
9 Legal Description: PT NE4 NE4 SEC 02 16 68
Section 02, Township 16, Range 68

10 That all the interest of Clark County APN: 071-02-000-005 was purchased for the sum
11 of Eight Thousand Dollars (\$8,000.00), by Adam P. McMillen, Esquire, agent for Watson
12 Rounds, on behalf of Judgment Creditor Jed Margolin, which was the highest bidder. The real
13 property as stated herein is subject to redemption for one (1) year from the date of sale for the
14 full purchase price plus one-percent (1%) per month pursuant to NRS 21.210 et seq, payable in
15 current, lawful money of the United States of America.
16

17 DOUGLAS GILLESPIE
18 SHERIFF OF CLARK COUNTY

19 By: D. Flippo, PN 5734
20 Deputy Lt. G. Jason Flippo
21 Sheriff's Civil Section
12/30/14

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

24 On this 30th day of December, 2014, there appeared before me LT. G. JASON FLIPPO,
25 a Deputy Sheriff of Clark County, who is known to me, and who acknowledged to me that he
26 executed the Sheriff's Certificate of Sale set forth herein, and who acknowledged that the
27 information contained therein is true and that he executed his signature thereon freely and
28 voluntarily for the purposes set forth therein.

27 [Signature]
28 Notary Public, in and for said
County and State

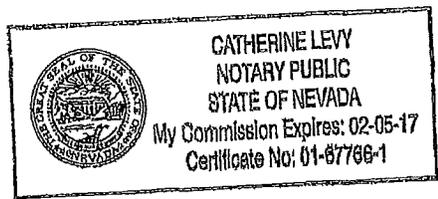


Exhibit 29

Exhibit 29

APN# 079-150-12

Recording Requested by:

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

When Recorded Mail to:

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

Mail Tax Statement to:

Name: JED MARGOLIN
C/O WATSON ROUNDS
Address: 5371 KISTEKE LANS
City/State/Zip: RENO, NV 89511

DOC # 4456017

04/09/2015 11:12:22 AM

Requested By
WATSON ROUNDS
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: \$18.00 RPTT: \$0.00
Page 1 of 2



(for Recorder's use only)

CERTIFICATE OF SALE
(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

[Signature]
Signature

OFFICE SUPPORT SPECIALIST
Title

STEVEN WOOD
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

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

(Additional recording fee applies)

Exhibit 30

Exhibit 30

APN# 079-150-10

Recording Requested by:

Name: WASHOE COUNTY SHERIFF'S OFFICE

Address: 911 PAIR BLVD

City/State/Zip: RENO, NV 89512

When Recorded Mail to:

Name: WASHOE COUNTY SHERIFF'S OFFICE

Address: 911 PAIR BLVD

City/State/Zip: RENO, NV 89512

Mail Tax Statement to:

Name: JEB MARGOLIN
C/O WATSON ROUNDS

Address: 5371 KEITZKE LANE

City/State/Zip: RENO, NV 89511

DOC # 4456020

04/09/2015 11:20:44 AM

Requested By
WATSON ROUNDS

Washoe County Recorder

Lawrence R. Burtness - Recorder

Fee: \$18.00 RPTT: \$0.00

Page 1 of 2



(for Recorder's use only)

CERTIFICATE OF SALE
(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:
(State specific law)

[Signature]
Signature

OFFICE SUPPORT SPECIALIST
Title

STEVEN WOOD
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

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

(Additional recording fee applies)

Exhibit 31

Exhibit 31

APN# 084-040-02

Recording Requested by:

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

When Recorded Mail to:

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

Mail Tax Statement to:

Name: JES MARGOLIN
C/O WATSON ROUNDS
Address: 5371 KEETZKE LANE
City/State/Zip: RENO, NV 89511

DOC # 4456032

04/09/2015 11:25:42 AM

Requested By
WATSON ROUNDS
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: \$18.00 RPTT: \$0.00
Page 1 of 2



(for Recorder's use only)

CERTIFICATE OF SALE
(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

[Signature]
Signature

OFFICE SUPPORT SPECIALIST
Title

STEVEN WOOD
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

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

(Additional recording fee applies)

Exhibit 32

Exhibit 32

APN# 084-130-07

Recording Requested by:

Name: WASHOE COUNTY SHERIFF'S OFFICE

Address: 911 PARIZ BLVD

City/State/Zip: RENO, NV 89512

When Recorded Mail to:

Name: WASHOE COUNTY SHERIFF'S OFFICE

Address: 911 PARIZ BLVD

City/State/Zip: RENO, NV 89512

Mail Tax Statement to:

Name: JES MARGOLIN
C/O WATSON ROUNDS

Address: 5371 KEETZKE LANE

City/State/Zip: RENO, NV 89511

DOC # 4456021

04/09/2015 11:23:36 AM

Requested By

WATSON ROUNDS

Washoe County Recorder

Lawrence R. Burtness - Recorder

Fee: \$18.00 RPTT: \$0.00

Page 1 of 2



(for Recorder's use only)

CERTIFICATE OF SALE
(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

[Signature]
Signature

OFFICE SUPPORT SPECIALIST
Title

STEVEN WOODS
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

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

(Additional recording fee applies)

Exhibit 2

Exhibit 2

1 Adam P. McMillen, Bar No. 10678
2 amcmillen@bhfs.com
3 BROWNSTEIN HYATT FARBER SCHRECK, LLP
4 5371 Kietzke Lane,
5 Reno, Nevada 89511
6 Telephone: (775) 324-4100
7 Facsimile: (775) 333-8171
8
9 Attorney for Plaintiff JED MARGOLIN
10

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

JED MARGOLIN, an individual,
Plaintiff,

CASE NO. 090C00579 1B
DEPT NO. 1

v.

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

CONSOLIDATED MEMORANDUM OF POST-JUDGMENT FEES AND COSTS

Default Judgment having been entered in the above entitled action on June 24, 2013¹ against Defendants, jointly and severally, Plaintiff Jed Margolin, by and through his counsel of record, Adam P. McMillen of Brownstein Hyatt Farber Schreck, LLP, hereby submits Plaintiff's Memorandum of Post-Judgment Costs and Fees and requests the Clerk tax such costs and fees, as follows:

\\

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

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

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

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POST-JUDGMENT ATTORNEYS' FEES
(JUNE 27, 2013 THROUGH APRIL 20, 2016) \$113,081.00

POST-JUDGMENT COSTS
(JUNE 27, 2013 THROUGH APRIL 20, 2016):

- Postage/photocopies (in-house) \$ 965.65
- Fees (clerk's fees, filing fees, recording fees, certified copy fees, execution fees, commissions) 4,661.09
- Legal Research 1,292.74
- Witness Fees (Subpoenas) 231.00
- Process service/courier fees 1,227.26
- Travel 418.54
- Debtor's Examination Transcript (Reza Zandian) 314.90

SUB-TOTAL COSTS \$ 9,111.18

TOTAL FEES AND COSTS
(JUNE 27, 2013 THROUGH APRIL 20, 2016) **\$122,192.18**

AFFIRMATION Pursuant to NRS 239B.030

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

DATED: May 3, 2016. BROWNSTEIN HYATT FARBER SCHRECK, LLP

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

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DECLARATION OF ADAM P. McMILLEN

I, ADAM P. McMILLEN, declare under the penalty of perjury that the foregoing fees and costs are correct and were necessarily incurred in this action in executing the judgment, excluding any and all appeals by Defendant Reza Zandian, and that the services for which fees have been charged were actually and necessarily performed.

DATED: May 3, 2016



ADAM P. McMILLEN
Attorney for Plaintiff Jed Margolin

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

CERTIFICATE OF SERVICE

Pursuant to *NRC*P 5(b), I certify that I am an employee of BROWNSTEIN HYATT FARBER SCHRECK, LLP, and on this 3rd day of May, 2016, I served the document entitled **CONSOLIDATED MEMORANDUM OF POST-JUDGMENT COSTS AND FEES** on the parties listed below via the following:

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

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

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

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

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

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

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

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


Employee of Brownstein Hyatt Farber
Schreck, LLP

BROWNSTEIN HYATT FARBER SCHRECK, LLP

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

Exhibit 3

Exhibit 3

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

6
7
8 **In The First Judicial District Court of the State of Nevada**
9 **In and for Carson City**
10

11
12 JED MARGOLIN, an individual,
13 Plaintiff,

14 vs.

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

22 Defendants.
23

Case No.: 090C00579 1B

Dept. No.: 1

WRIT OF EXECUTION

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

25 To the Constable of Lyon County, Greetings:

26 On June 24, 2013, a judgment was entered by the above entitled Court in the above-
27 entitled action in favor of Plaintiff Jed Margolin as Judgment Creditor and against Defendants,
28 jointly and severally as Judgment Debtor for:

1 \$ 900,000.00 principal,
2 \$ 83,761.25 attorney's fees
3 \$ 488,545.89 interest, and
4 \$ 25,021.96 costs, making a total amount of
5 \$ 1,495,775.74 the total judgment as entered on June 24, 2013, and

6 WHEREAS, according to an affidavit or a memorandum of costs after judgment, or
7 both, filed herein, it appears that further sums have accrued since the entry of judgment, to wit:

8 \$ 113,081.00 attorney's fees,
9
10 \$ 236,626.78 accrued interest (6/27/13-12/8/14 @ 5.25%= \$126,932.60;
11 12/9/2014-4/2/2015 @5.25%=26,214.30;
12 4/3/2015-12/31/2015 @5.25% =62,475.68; and,
13 1/1/2016-4/20/2016 @ 5.5%=21,004.20), and
14 \$ 9,111.18 accrued costs, together with a \$10.00 fee for the issuance of this writ,
15 making a total of:
16 \$ 358,828.96 as accrued costs, accrued interest, and fees.

17 Credit must be given for payments and partial satisfactions in the amount of
18 \$52,000.00 which is to be first credited against the total accrued costs and accrued interest,
19 with any excess credited against the judgment as entered, leaving a net balance of:
20 \$1,802,604.70 actually due on the date of the issuance of this writ of which
21 \$1,802,604.70 bears interest at 5.5% per annum commencing January 1, 2016, in the amount
22 of \$ 271.63 per day until the date of levy, to which must be added the commissions and costs
23 of the officer executing this writ.

24 **NOW, THEREFORE, CONSTABLE OF LYON COUNTY**, you are hereby
25 commanded to satisfy this judgment with interest and costs as provided by law, out of the
26 prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938, 29 U.S.C.
27 §206(a)(1), and in effect at the time the earnings are payable, whichever is greater, is exempt
28 from any levy of execution pursuant to this writ, and if sufficient personal property cannot be

1 found, then out of the real property belonging to the debtor in the aforesaid county, and make
2 return to this writ within not less than 10 days or more than 60 days endorsed thereon with
3 what you have done.

4 Further, Zandian has an interest in Lyon County APN's: 015-311-18 and 015-311-19.

5 A minimum bid of **\$25,000 for each parcel** shall be set. In the event the minimum bid is not
6 reached, Defendant Reza Zandian is hereby ordered not to sell, assign, or divide his interest in
7 such parcel or allow it to be foreclosed upon until the Judgment is paid.

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

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

12
13 DATED: This _____ day of May, 2016.

14 TANYA SCEIRINE, Clerk of the Court

15
16
17 By: _____, Deputy Clerk

18
19 055457\0001\14684501.1

20
21
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1 Matthew D. Francis (6978)
Adam P. McMillen (10678)
2 Brownstein Hyatt Farber Schreck, LLP
5371 Kietzke Lane
3 Reno, NV 89511
Telephone: 775-324-4100
4 Facsimile: 775-333-8171
Attorneys for Plaintiff Jed Margolin
5

6
7
8 **In The First Judicial District Court of the State of Nevada**
9 **In and for Carson City**
10

11
12 JED MARGOLIN, an individual,
13 Plaintiff,

14 vs.

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

22 Defendants.
23

Case No.: 090C00579 1B

Dept. No.: 1

WRIT OF EXECUTION

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

25 To the Constable of Churchill County, Greetings:

26 On June 24, 2013, a judgment was entered by the above entitled Court in the above-
27 entitled action in favor of Plaintiff Jed Margolin as Judgment Creditor and against Defendants,
28 jointly and severally as Judgment Debtor for:

1 \$ 900,000.00 principal,
2 \$ 83,761.25 attorney's fees
3 \$ 488,545.89 interest, and
4 \$ 25,021.96 costs, making a total amount of
5 \$1,495,775.74 the total judgment as entered on June 24, 2013, and

6 WHEREAS, according to an affidavit or a memorandum of costs after judgment, or
7 both, filed herein, it appears that further sums have accrued since the entry of judgment, to wit:

8 \$ 113,081.00 attorney's fees,
9
10 \$ 236,626.78 accrued interest (6/27/13-12/8/14 @ 5.25%= \$126,932.60;
11 12/9/2014-4/2/2015 @5.25%=26,214.30;
12 4/3/2015-12/31/2015 @5.25% =62,475.68; and,
13 1/1/2016-4/20/2016 @ 5.5%=21,004.20), and
14 \$ 9,111.18 accrued costs, together with a \$10.00 fee for the issuance of this writ,
15 making a total of:
16 \$ 358,828.96 as accrued costs, accrued interest, and fees.

17 Credit must be given for payments and partial satisfactions in the amount of
18 \$52,000.00 which is to be first credited against the total accrued costs and accrued interest,
19 with any excess credited against the judgment as entered, leaving a net balance of:
20 \$1,802,604.70 actually due on the date of the issuance of this writ of which
21 \$1,802,604.70 bears interest at 5.5% per annum commencing January 1, 2016, in the amount
22 of \$ 271.63 per day until the date of levy, to which must be added the commissions and costs
23 of the officer executing this writ.

24 **NOW, THEREFORE, CONSTABLE OF CHURCHILL COUNTY**, you are hereby
25 commanded to satisfy this judgment with interest and costs as provided by law, out of the
26 prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938, 29 U.S.C.
27 §206(a)(1), and in effect at the time the earnings are payable, whichever is greater, is exempt
28 from any levy of execution pursuant to this writ, and if sufficient personal property cannot be

1 found, then out of the real property belonging to the debtor in the aforesaid county, and make
2 return to this writ within not less than 10 days or more than 60 days endorsed thereon with
3 what you have done.

4 Further, Zandian has an interest in Churchill County APN: 007-151-77. A minimum
5 bid of **\$10,000 for the above parcel** shall be set. In the event the minimum bid is not reached,
6 Defendant Reza Zandian is hereby ordered not to sell, assign, or divide his interest in such
7 parcel or allow it to be foreclosed upon until the Judgment is paid.

8 **NOW, THEREFORE, CONSTABLE OF CHURCHILL COUNTY**, you are hereby
9 commanded to satisfy this judgment with interest and costs as provided by law, out of the
10 prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938, 29 U.S.C.
11 §206(a)(1), and in effect at the time the earnings are payable, whichever is greater, is exempt
12 from any levy of execution pursuant to this writ, and if sufficient personal property cannot be
13 found, then out of the real property belonging to the debtor in the aforesaid county, and make
14 return to this writ within not less than 10 days or more than 60 days endorsed thereon with
15 what you have done.
16

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

18
19 Churchill County APN: 007-151-77
20 Situs: 8825 Brush Garden Drive
21 Legal Description: Parcel 1 of the Greg Jackson Parcel Map recorded
February 25, 1983, as Document No. 194366

22 DATED: this _____ day of May, 2016.

23 KELLY G. HELTON, Clerk of the Court

24
25
26 By: _____, Deputy Clerk

1 Matthew D. Francis (6978)
Adam P. McMillen (10678)
2 Brownstein Hyatt Farber Schreck, LLP
5371 Kietzke Lane
3 Reno, NV 89511
Telephone: 775-324-4100
4 Facsimile: 775-333-8171
Attorneys for Plaintiff Jed Margolin
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7
8 **In The First Judicial District Court of the State of Nevada**
9 **In and for Carson City**
10

11
12 JED MARGOLIN, an individual,
13 Plaintiff,

14 vs.

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

22 Defendants.
23

Case No.: 090C00579 1B

Dept. No.: 1

WRIT OF EXECUTION

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

25 To the Constable of Elko County, Greetings:

26 On June 24, 2013, a judgment was entered by the above entitled Court in the above-
27 entitled action in favor of Plaintiff Jed Margolin as Judgment Creditor and against Defendants,
28 jointly and severally as Judgment Debtor for:

1 \$ 900,000.00 principal,
2 \$ 83,761.25 attorney's fees
3 \$ 488,545.89 interest, and
4 \$ 25,021.96 costs, making a total amount of
5
6 \$ 1,495,775.74 the total judgment as entered on June 24, 2013, and

7 WHEREAS, according to an affidavit or a memorandum of costs after judgment, or
8 both, filed herein, it appears that further sums have accrued since the entry of judgment, to wit:

9 \$ 113,081.00 attorney's fees,
10 \$ 236,626.78 accrued interest (6/27/13-12/8/14 @ 5.25%= \$126,932.60;
11 12/9/2014-4/2/2015 @5.25%=26,214.30;
12 4/3/2015-12/31/2015 @5.25% =62,475.68; and,
 1/1/2016-4/20/2016 @ 5.5%=21,004.20), and
13 \$ 9,111.18 accrued costs, together with a \$10.00 fee for the issuance of this writ,
14 making a total of:
15 \$ 358,828.96 as accrued costs, accrued interest, and fees.

16 Credit must be given for payments and partial satisfactions in the amount of
17 \$52,000.00 which is to be first credited against the total accrued costs and accrued interest,
18 with any excess credited against the judgment as entered, leaving a net balance of:
19 \$1,802,604.70 actually due on the date of the issuance of this writ of which
20 \$1,802,604.70 bears interest at 5.5% per annum commencing January 1, 2016, in the amount
21 of \$ 271.63 per day until the date of levy, to which must be added the commissions and costs
22 of the officer executing this writ.
23

24 **NOW, THEREFORE, CONSTABLE OF ELKO COUNTY**, you are hereby
25 commanded to satisfy this judgment with interest and costs as provided by law, out of the
26 prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938, 29 U.S.C.
27 §206(a)(1), and in effect at the time the earnings are payable, whichever is greater, is exempt
28 from any levy of execution pursuant to this writ, and if sufficient personal property cannot be

1 found, then out of the real property belonging to the debtor in the aforesaid county, and make
2 return to this writ within not less than 10 days or more than 60 days endorsed thereon with
3 what you have done.

4 Further, Zandian has an interest in Elko County APN: 001-660-034. A minimum bid
5 of **\$25,000 for the above parcel** shall be set. In the event the minimum bid is not reached,
6 Defendant Reza Zandian is hereby ordered not to sell, assign, or divide his interest in such
7 parcel or allow it to be foreclosed upon until the Judgment is paid.

8 **NOW, THEREFORE, CONSTABLE OF ELKO COUNTY**, you are hereby
9 commanded to satisfy this judgment with interest and costs as provided by law, out of the
10 prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938, 29 U.S.C.
11 §206(a)(1), and in effect at the time the earnings are payable, whichever is greater, is exempt
12 from any levy of execution pursuant to this writ, and if sufficient personal property cannot be
13 found, then out of the real property belonging to the debtor in the aforesaid county, and make
14 return to this writ within not less than 10 days or more than 60 days endorsed thereon with
15 what you have done.

16 Debtor's real property in Elko County is described as follows:

17
18 Elko County APN: 001-660-034
19 Situs: El Armuth Drive
20 Legal Description: Parcel 2 being a portion of SE ¼ of Section 17, Township 34
21 North, Range 55 East, M.D.B.&M.

22 DATED: this _____ day of May, 2016.

23 CAROL FOSMO, Clerk of the Court

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25
26 By: _____, Deputy Clerk