

DOC # 0213362

06/29/2009

09:07 AM

Official Record

Recording requested By
STEWART TITLE OF NEVADA HOLDINGS

Eureka County - NV

Mike Rebaleati - Recorder

Fee: **\$44.00**

Page 1 of 6

RPTT

Recorded By FES

Book- 0487 Page- 0373

A.P.N#: 005-170-06, 005-470-42

Escrow #: 08-12-0457B-JJA

Return to:

Caprio Rice Toomey LLP

841 Apollo Street, 4th Floor

El Segundo, CA 90245

ATTN: S.V. Stuart Johnson, Esq.



0213362

**STIPULATION AND [PROPOSED] ORDER
RE: ENTRY OF ORDER ON SETTLEMENT AND TENANCY IN COMMON
AGREEMENT**

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

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

ORIGINAL

(E)

Mitchell J. Langberg, Bar No. 10118
Jarrod L. Rickard, Bar No. 10203
BROWNSTEIN HYATT FARBER SCHRECK, LLP
100 City Parkway, Suite 1600
Las Vegas, Nevada 89106
Telephone: 702-382-2101

FILED

MAY 20 '09 33 AM '09

E. J. Smith
CLERK OF THE COURT

Attorneys for Plaintiffs
Eitan Kashanian, Ofer Kashanian, Kambiz Sabar,
Karman Samoocha, Farzad Pakravan, and Jamshid Nehoray

DISTRICT COURT
CLARK COUNTY, NEVADA

EITAN KASHANIAN; OFER KASHANIAN;
KAMBIZ SABAR; KAMRAN SAMOOHA;
FARZAD PAKRAVAN; AND JAMSHID
NEHORAY,

Plaintiffs,

vs.

BRUCE YASMEH; NATO FUND, INC.;
EBRAHIM KAHROBAI; PARVIN VICTORY;
YUSEF JOSEPH KAHROBAEE; MASOUD
KAHROBAEE; and DOES 1-50,

Defendants.

Case No. 08-A-561076-C

STIPULATION AND [PROPOSED] ORDER
RE: ENTRY OF ORDER ON SETTLEMENT
AND TENANCY IN COMMON
AGREEMENT

Date:
Time:
Dept:

Action Filed: April 15, 2008

08A561076
123543



☐ Voluntary Dis
☐ Involuntary (stat) Dis
☐ Judgment on Arb Award
☐ Judgment Dis (by def)

☒ Stop Dis
☐ Stop Judgment
☐ Default Judgment
☐ Transferred

☐ Case Adjunct
☐ Remedy Paid
☐ Jury Trial

FINAL DISPOSITION
☐ Case Limit Expired
☐ Dismissed (with or without prejudice)
☐ Judgment Satisfied

05-06-09A07:43 RCVD

STIPULATION AND PROPOSED ORDER RE:
ENTRY OF ORDER ON SETTLEMENT AND LLC AGREEMENT



0213362

Book 487 06/29/2009
Page 374 Page 2 of 6

5

1 WHEREAS, the parties have entered into a Settlement Agreement and LLC Agreement
2 (collectively, the "Agreements") to settle the above-captioned matter concerning the following real
3 property:

4	<u>Description</u>	<u>Parcel No.</u>
5	1. 4241 S. Nellis (.44 acres)	161-20-502-014
6	2. Windmill Lane (1.93 acres)	177-09-805-010
7	3. 3173 Sunset/Tomiyasu (1.30 acres)	177-01-501-003
8	4. Monte Cristo & Merranto (2.50 acres)	176-22-301-004
9	5. Virgin River (5.0 acres)	040-24-801-009
10	6. Virgin River (.63 acres)	040-13-701-041
11	7. Virgin River (.63 acres)	040-13-701-042
12	8. Virgin River (1.25 acres)	040-13-701-043
13	9. Virgin River (.63 acres)	040-13-701-044
14	10. Pahrump III/3140 S. Prospector (1.0 acres)	028-683-01
15	11. Pahrump II/2630 Charleston Park (1.0 acres)	036-213-18
16	12. Eureka, NV (80.0 acres)	5-170-06
17	13. Eureka, NV II (40.0 acres)	5-470-42

18 (collectively, the "Property"),

19 WHEREAS, the parties wish to complete the transfer of the Property as required by the
20 Agreements within 10 days,

21 WHEREAS, transfer of title to the Property is being made to recognize the true status of
22 ownership of the real property identified above,

23 WHEREAS, the parties wish to have the Court retain jurisdiction over this matter to enforce
24 the Settlement Agreement,

25 IT IS HEREBY STIPULATED that the Parties hereby respectfully request the Court to
26 enter an Order:

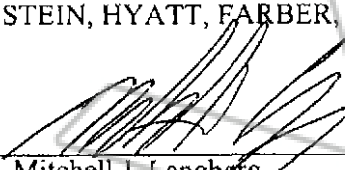
- 27 (a) to dismiss this action with prejudice;
- 28 (b) to retain jurisdiction over this matter to enforce the Settlement Agreement;

1 (c) for transfer of title to the Property within 10 days pursuant to the Agreements to
2 recognize the true status of ownership of the Property such that, after said
3 transfer, said Property will be owned by Nellis Property LLC, a Nevada limited
4 liability company.

5 Dated: 5/5 March, 2009

BROWNSTEIN, HYATT, FARBER, SCHRECK, LLP

6
7 By:

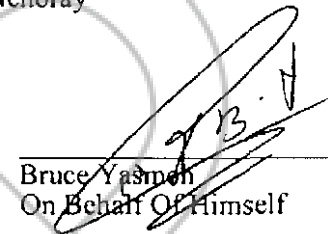

Mitchell J. Langberg

Attorneys for Plaintiffs

Eitan Kashanian, Ofer Kashanian, Kambiz Sabar,
Karman Samoocha, Farzad Pakravan, and Jamshid
Nehoray

8
9
10 Dated: 4/23 March, 2009

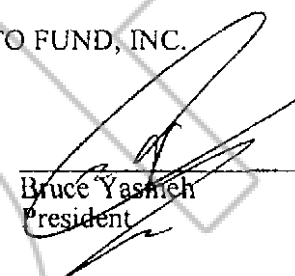
11
12 ✓ By:


Bruce Yashneh
On Behalf Of Himself

13
14 Dated: 4/23 March, 2009

NATO FUND, INC.

15
16
17 ✓ By:


Bruce Yashneh
President

18
19 Dated: March, 2009

20 By:

Ebrahim Kahrobai
On Behalf Of Himself

21
22
23 Dated: March, 2009

24 By:

Yusef Joseph Kahrobaee
On Behalf Of Himself

25
26
27 **SIGANTURES CONTINUED ON NEXT PAGE**

28 - 2 -

STIPULATION AND PROPOSED ORDER RE:
ENTRY OF ORDER ON SETTLEMENT AND TENANCY IN COMMON AGREEMENT



0213362

Book 487 06/29/2009
Page 376 Page 4 of 6


1 (c) for transfer of title to the Property within 10 days pursuant to the Agreements to
2 recognize the true status of ownership of the Property such that, after said
3 transfer, said Property will be owned by Nellis Property LLC, a Nevada limited
4 liability company.


5 Dated: March __, 2009 BROWNSTEIN, HYATT, FARBER, SCHRECK, LLP

6
7 By: _____
8 Mitchell J. Langberg
9 Attorneys for Plaintiffs
10 Eitan Kashanian, Ofer Kashanian, Kambiz Sabar,
11 Karman Samoocha, Farzad Pakravan, and Jamshid
12 Nehoray

13 Dated: March __, 2009
14
15 By: _____
16 Bruce Yasmeh
17 On Behalf Of Himself

18 Dated: March __, 2009 NATO FUND, INC.
19
20 By: _____
21 Bruce Yasmeh
22 President

23 *April 28*
24 Dated: ~~March~~ __, 2009
25 By:  _____
26 Ebrahim Kahrobaei
27 On Behalf Of Himself

28 *April 28*
Dated: ~~March~~ __, 2009
By:  _____
Yusuf Joseph Kahrobaei
On Behalf Of Himself

SIGANTURES CONTINUED ON NEXT PAGE

- 2 -
STIPULATION AND PROPOSED ORDER RE:
ENTRY OF ORDER ON SETTLEMENT AND TENANCY IN COMMON AGREEMENT

1 Dated: April March __, 2009

2
3 ✓ By:

Masoud Kahrobaee
On Behalf Of Himself

4
5 Dated: April March __, 2009

6
7 ✓ By:

Parvin Victory
On Behalf Of Herself

8 **ORDER**

9 The Court hereby Orders that it shall retain jurisdiction over this matter to enforce the
10 Settlement Agreement.

11 The Court further Orders that the parties transfer the Property as set forth above within 10
12 days of the date this Order is signed.

13
14 Dated: May 17 2009

15
16 Douglas W. Herndon



0213362

Book 487 06/29/2009
Page 378 Page: 6 of 6

27
28
CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
STIPULATION AND PROPOSED ORDER RE:
OF THE ORIGINAL ON FILE
ENTRY OF ORDER ON SETTLEMENT AND TENANCY IN COMMON AGREEMENT
CLERK OF THE COURT