

**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, 4<sup>th</sup> 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.

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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

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

FILED

MAY 20 '09 33 AM '09

*E. D. Smith*  
CLERK OF THE COURT

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



RECEIVED  
MAY 20 2009  
CLERK OF THE COURT

<input type="checkbox"/> Voluntary Dis	<input checked="" type="checkbox"/> Stop Dis	<input type="checkbox"/> Case Closed	<b>FEBRUARY DISPOSITION</b>
<input type="checkbox"/> Involuntary (stat) Dis	<input type="checkbox"/> Stop Judgment	<input type="checkbox"/> Resolved by Med	<input type="checkbox"/> Case Limit Expired
<input type="checkbox"/> Judgment on Arb Award	<input type="checkbox"/> Default Judgment	<input type="checkbox"/> Jury Trial	<input type="checkbox"/> Closed (with or without judgment)
<input type="checkbox"/> Misc. Dis (by deft)	<input type="checkbox"/> Transferred		<input type="checkbox"/> Judgment Satisfied

05-06-09A07:43 RCVD

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

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;

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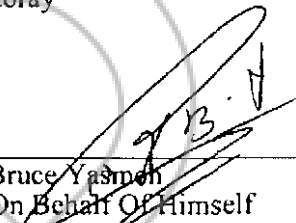
(c) for transfer of title to the Property within 10 days pursuant to the Agreements to recognize the true status of ownership of the Property such that, after said transfer, said Property will be owned by Nellis Property LLC, a Nevada limited liability company.

Dated: 3/5 March, 2009

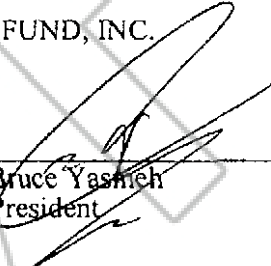
BROWNSTEIN, HYATT, FARBER, SCHRECK, LLP

By:   
Mitchell J. Langberg  
Attorneys for Plaintiffs  
Eitan Kashanian, Ofer Kashanian, Kambiz Sabar,  
Karman Samooha, Farzad Pakravan, and Jamshid  
Nehoray

Dated: 4/23 March, 2009

By:   
Bruce Yashneh  
On Behalf Of Himself

Dated: 4/23 March, 2009

NATO FUND, INC.  
By:   
Bruce Yashneh  
President

Dated: March \_\_, 2009

By: \_\_\_\_\_  
Ebrahim Kahrobai  
On Behalf Of Himself

Dated: March \_\_, 2009

By: \_\_\_\_\_  
Yusef Joseph Kahrobaee  
On Behalf Of Himself

**SIGANTURES CONTINUED ON NEXT PAGE**

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Dated: March \_\_, 2009 BROWNSTEIN, HYATT, FARBER, SCHRECK, LLP

By: \_\_\_\_\_  
Mitchell J. Langberg  
Attorneys for Plaintiffs  
Eitan Kashanian, Ofer Kashanian, Kambiz Sabar,  
Karman Samooha, Farzad Pakravan, and Jamshid  
Nehoray

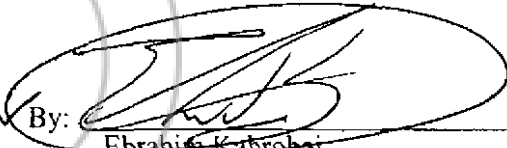
Dated: March \_\_, 2009

By: \_\_\_\_\_  
Bruce Yasmeh  
On Behalf Of Himself

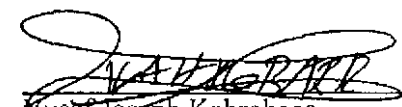
Dated: March \_\_, 2009 NATO FUND, INC.

By: \_\_\_\_\_  
Bruce Yasmeh  
President

*April 28*  
Dated: ~~March~~ \_\_, 2009

By:  \_\_\_\_\_  
Ebrahim Kahrobar  
On Behalf Of Himself

*April 28*  
Dated: ~~March~~ \_\_, 2009

✓ By:  \_\_\_\_\_  
Yusef Joseph Kahrobaee  
On Behalf Of Himself

**SIGANTURES CONTINUED ON NEXT PAGE**

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

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Dated: April March \_\_, 2009

✓ By:

Masoud Kahrobaee  
Masoud Kahrobaee  
On Behalf Of Himself

Dated: April March \_\_, 2009

✓ By:

Parvin Victory  
Parvin Victory  
On Behalf Of Herself

**ORDER**

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

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

Dated: May 17 2009

Douglas W. Herndon  
Douglas W. Herndon



0213362 Book 487 06/29/2009  
Page 378 Page: 6 of 6

CLERK OF THE COURT  
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  
[Signature]  
CLERK OF THE COURT