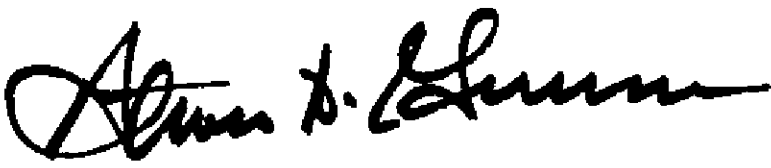


Ex. 1

EXHIBIT 1

Ex. 1


CLERK OF THE COURT

ACOM

HOWARD C. KIM, ESQ.
Nevada Bar No. 10386
E-mail: howard@hkimlaw.com
DIANA S. CLINE, ESQ.
Nevada Bar No. 10580
E-mail: diana@hkimlaw.com
JACQUELINE A. GILBERT, ESQ.
Nevada Bar No. 10593
E-mail: jackie@hkimlaw.com
MELISSA BARISHMAN, ESQ.
Nevada Bar No. 12935
E-mail: melissa@hkimlaw.com
HOWARD KIM & ASSOCIATES
1055 Whitney Ranch Drive, Suite 110
Henderson, Nevada 89014
Telephone: (702) 485-3300
Facsimile: (702) 485-3301
Attorneys for Plaintiff

**DISTRICT COURT
CLARK COUNTY, NEVADA**

THE FREDRIC AND BARBARA
ROSENBERG LIVING TRUST,
Plaintiff,
vs.

Case No. A-13-689113-C
Dept. No. I

BANK OF AMERICA, N.A.; BAC HOME
LOANS SERVICING, LP, a foreign limited
partnership; MACDONALD HIGHLANDS
REALTY, LLC, a Nevada limited liability
company; MICHAEL DOIRON, an
individual; SHAHIN SHANE MALEK, an
individual; PAUL BYKOWSKI, an
individual; THE FOOTHILLS AT
MACDONALD RANCH MASTER
ASSOCIATION, a Nevada limited liability
company; THE FOOTHILLS PARTNERS, a
Nevada limited partnership; DOES I through
X; and ROE CORPORATIONS I through X,
inclusive,
Defendants.

AMENDED COMPLAINT

COMES NOW Plaintiff THE FREDRIC AND BARBARA ROSENBERG LIVING TRUST,
by and through its counsel of record, HOWARD KIM & ASSOCIATES, and for causes of action
against the Defendants, and each of them, complains and alleges as follows:

1 I.

2 THE PARTIES

3 1. FREDRIC ROSENBERG and BARBARA ROSENBERG, are, and at all times relevant
4 to this action were, Trustees of THE FREDRIC ROSENBERG AND BARBARA ROSENBERG
5 LIVING TRUST.

6 2. Plaintiff is informed and believes and therefore alleges that Defendant BANK OF
7 AMERICA, N.A. is, and at all times relevant to this action was, conducting business in the State of
8 Nevada.

9 3. Plaintiff is informed and believes and therefore alleges that Defendant BAC HOME
10 LOANS SERVICING, LP, a foreign limited partnership, is, and at all times relevant to this action was,
11 a subsidiary of BANK OF AMERICA, N.A. conducting business in Clark County, Nevada.

12 4. Plaintiff is informed and believes and therefore alleges that Defendant MACDONALD
13 HIGHLANDS REALTY, LLC, is, and at all times relevant to this action was, a Nevada limited
14 liability company conducting a real estate business in Clark County, Nevada.

15 5. Plaintiff is informed and believes and therefore alleges that Defendant MICHAEL
16 DOIRON, an individual, is and at all times relevant to this action was, a resident of Clark County,
17 Nevada and a duly licensed Real Estate Broker/Salesperson conducting business in Clark County,
18 Nevada.

19 6. Plaintiff is informed and believes and therefore alleges that Defendant SHAHIN
20 SHANE MALEK, an individual, is and at all times relevant to this action was, the owner of certain
21 real property in Clark County, Nevada generally described as 594 Lairmont Place, Henderson, Nevada
22 89012, Assessor Parcel Number 178-27-218-002, located in the MacDonald Highlands community.

23 7. Plaintiff is informed and believes and therefore alleges that Defendant PAUL
24 BYKOWSKI, is and at all times relevant to this action was, a resident of Clark County, Nevada and is
25 a member of The Foothills at MacDonald Ranch Master Association, LLC, a member of The Foothills
26 at MacDonald Ranch Master Association, LLC Design Review Committee and an agent of the
27 Declarant The Foothills Partners, LP.

28 ///

8. Plaintiff is informed and believes and therefore alleges that Defendant THE FOOTHILLS at MACDONALD RANCH MASTER ASSOCIATION, LLC is, and at all times relevant to this action was, a Nevada limited liability company, master homeowner's association in Clark County, Nevada.

9. Plaintiff is informed and believes and therefore alleges that Defendant THE FOOTHILLS PARTNERS, LP is, and at all times relevant to this action was, a Nevada limited partnership and the Declarant for THE FOOTHILLS at MACDONALD RANCH MASTER ASSOCIATION, LLC.

10. Plaintiff does not presently know the true names and/or capacities of the individuals, corporations, partnerships and entities sued and identified herein in fictitious names DOES, I through XX, inclusive and ROE BUSINESS ENTITY I through XX, inclusive. Plaintiff alleges said DOES and ROE BUSINESS ENTITIES, and each of them, are liable and legally responsible to Plaintiff under the claims for relief set forth below. Plaintiff requests leave of this Court to amend this Complaint with appropriate allegations when the true names of said Defendants are known to Plaintiff.

II.

GENERAL ALLEGATIONS COMMON TO ALL CAUSES OF ACTION

11. Plaintiff repeats and realleges each and every allegation as contained above and incorporates them by reference as if fully set forth herein.

12. On or about November 2, 2011, BANK OF AMERICA, N.A. was the owner of certain residential real property in Clark County, Nevada, generally described as 590 Lairmont Place, Henderson, Nevada, 89012, and more particularly described as Assessor Parcel Number: 178-27-218-003 (hereinafter "SUBJECT PROPERTY").

13. The SUBJECT PROPERTY is a golf course lot situated at the ninth hole of the private 18-hole championship golf course of the Dragonridge Country Club within the prestigious MacDonald Highlands community.

14. On or about August 8, 2012, Defendant SHAHIN SHANE MALEK (“MALEK”) purchased certain residential real property in Clark County, Nevada, generally described as 594

1 Lairmont Place, Henderson, Nevada, 89012, and more particularly described as Assessor Parcel
2 Number: 178-27-218-002 (hereinafter “MALEK PROPERTY”).

3 15. The MALEK PROPERTY sits adjacent to the SUBJECT PROPERTY.

4 16. On or about October 30, 2012, DRFH Ventures, LLC was the owner of certain real
5 property in Clark County, Nevada, generally described as the Dragonridge golf course located in
6 Henderson, Nevada, 89012 situated in the MacDonald Highlands community and including, but not
7 limited to, a certain .34-acre portion of Assessor Parcel Number 178-28-520-001 generally described
8 as MacDonald Highlands Golf Hole #9 in the NW4 of Section 27, Township 22 South, Range 62 East,
9 M.D.M. in the MacDonald Ranch Planning Area and located northwest of MacDonald Ranch Drive
10 and Stephanie Street (hereinafter the “GOLF PARCEL”).

11 17. Situated on the GOLF PARCEL were certain easements.

12 18. On or about October 30, 2012, Paul Bykowski, on behalf of MacDonald Properties, Ltd.
13 and DRFH Ventures, LLC submitted a Vacation Application to the City of Henderson along with
14 supporting documentation requesting to vacate existing “blanket easements” of the GOLF PARCEL
15 (hereinafter the “VACATION APPLICATION”).

16 19. The VACATION APPLICATION was submitted in conjunction with associated
17 applications for Comprehensive Plan Amendment (CCPA-2012500313), Zone Change (CZCA-201
18 250031 4) and Tentative Map (CTMA-201 2500316) (collectively hereinafter “MACDONALD
19 APPLICATIONS”).

20 20. The MACDONALD APPLICATIONS sought to revise the land use designation
21 regarding the GOLF PARCEL from public/semipublic (PS) to very low density residential (VLDR).

22 21. The MACDONALD APPLICATIONS sought to revise the zoning designation
23 regarding the GOLF PARCEL from Public/Semi Public with Master Plan and Hillside Overlays (PS-
24 MP-H) to Low Density Residential with Master Plan and Hillside Overlays (RS-2-MP-H).

25 22. The MACDONALD APPLICATIONS sought to amend Ordinance No. 2869, the
26 zoning map, to reclassify certain real property within the city limits of the city, described as a portion
27 of section 27, township 22 south, range 62 east, M.D. & M., Clark County, Nevada, located within the
28 MacDonald Highlands Master Plan, off MacDonald Ranch Drive and Stephanie Street from PS-MP-H

(public/semipublic with master plan and hillside overlays) TO RS-2-MP-H (low-density residential with master plan and hillside overlays), and other matters relating thereto.

23. The MACDONALD APPLICATIONS sought a Resolution of the City Council of the City of Henderson, Nevada, to amend the land use policy plan of the City Of Henderson Comprehensive Plan for the purpose of changing the land use designation of that certain property within the city limits of the City of Henderson, Nevada, described as a parcel of land containing 0.34 acres, more or less, and further described as a portion of section 27, township 22 south, range 62 east, M.D.B. & M., Clark County, Nevada, located within the MacDonald Highlands Master Plan, off MacDonald Ranch Drive and Stephanie Street, in the MacDonald Ranch Planning Area, from PS (public/semipublic) to VLDR (very low-density residential).

24. The MACDONALD APPLICATIONS sought to amend the GOLF PARCEL allow an approximately 14,841 square foot common area of the GOLF PARCEL to be subsequently included and integrated into the MALEK PROPERTY (hereinafter "MALEK PROPERTY ADDITION").

25. The MACDONALD APPLICATIONS sought to remove the 0.34-acres (14,841 square feet) from Planning Area 3 (Golf Hole #9) and add it to Lot 2 of Planning Area 10.

26. The MACDONALD APPLICATIONS asserted that the amendment to the GOLF PARCEL area was "minor".

27. The MACDONALD APPLICATIONS asserted that the amendment to the GOLF PARCEL area would have "little or no impact on the adjacent properties".

28. The MACDONALD APPLICATIONS asserted that the amendment to the GOLF PARCEL area would not "conflict with any portion of the goals of the plan".

29. The MACDONALD APPLICATIONS asserted that the impact of the amendment to the GOLF PARCEL would "not adversely impact the general area or portion of the City as to traffic, public facilities, and environmentally sensitive areas or resources."

30. Upon information and belief, on or about November 5, 2012, notice of the public hearing regarding the VACATION APPLICATION was published.

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1 31. Upon information and belief, on or about November 5, 2012, notice of the public
2 hearing regarding the VACATION APPLICATION was mailed to all properties within the
3 MacDonald Highlands community.

4 32. Upon information and belief, on or about November 5, 2012, notice of the public
5 hearing regarding the VACATION APPLICATION was mailed to the owners of property adjacent to
6 the GOLF PARCEL.

7 33. MALEK received notices of the public hearing regarding the VACATION
8 APPLICATION.

9 34. BANK OF AMERICA received notices of the public hearing regarding the
10 VACATION APPLICATION.

11 35. On or about January, 2013, the MACDONALD APPLICATIONS were approved
12 subject to certain conditions.

13 36. The changes and amendments to the MALEK PROPERTY lot lines resulting from the
14 approval of the MACDONALD APPLICATIONS negatively impacted the value of the adjacent
15 SUBJECT PROPERTY or its use in an adverse manner.

16 37. On or about March 8, 2013, BANK OF AMERICA, as Seller, through its real estate
17 agent/broker Defendant MICHAEL DOIRON of Defendant MACDONALD HIGHLANDS REALTY,
18 LLC (hereinafter collectively "SELLER's AGENTS"), listed the SUBJECT PROPERTY for sale in
19 the Multiple Listing Service ("MLS").

20 38. SELLER's AGENTS marketed the SUBJECT PROPERTY as a "Tuscan-inspired
21 estate" sitting on the ninth hole of Dragonridge Country Club, a five bedroom two-story custom home,
22 on a golf course lot of .660 acres with golf and mountain views, more than 10,000 square feet of living
23 area, a six car garage with amenities including a home theatre, a library/office, gym, game room,
24 elevator, backyard patio with fireplace and resort-style pool and spa with infinity edge.

25 39. On or about March 13, 2013, PLAINTIFF, as Buyer, offered to purchase the SUBJECT
26 PROPERTY for the purchase price of \$2,160,000.00.

27 40. On or about, March 14, 2013, PLAINTIFF, as Buyer, executed Addendum No. 1 to the
28 Purchase Agreement whereby PLAINTIFF acknowledged and agreed to enter into a side agreement

1 with the Master Developer for an extension of the construction clock to complete requirements of the
2 exterior of the property

3 41. On or about March 19, 2013, PLAINTIFF, as Buyer, executed Addendum No. 2 to the
4 Purchase Agreement amending the purchase price to \$2,302,000.00, an increase of \$142,000.00 from
5 the original agreed upon price.

6 42. On or about March, 21, 2013, BANK OF AMERCIA, as Seller, executed Addendum
7 No. 1 to the Purchase Agreement.

8 43 On or about March, 21, 2013, BANK OF AMERCIA, as Seller, executed Addendum
9 No. 2 to the Purchase Agreement amending the purchase price to \$2,302,000.00, an increase of
10 \$142,000.00 from the original agreed upon price.

11 44. On or about March, 21, 2013, BANK OF AMERCIA, as Seller, agreed to sell the
12 SUBJECT PROPERTY to PLAINTIFF.

13 45. PLAINTIFF was represented in the purchase of the SUBJECT PROPERTY and the
14 related negotiations by licensed Real Estate Agent Siobahn McGill and licensed Real Estate Broker
15 Kathryn Bovard of Realty One Group.

16 46. BANK OF AMERICA was represented in its sale of the SUBJECT PROPERTY and
17 related negotiations by Defendant MICHAEL DOIRON, licensed Real Estate Agent and Broker with
18 MACDONALD HIGHLANDS REALTY, LLC.

19 47. Defendant MICHAEL DOIRON was BANK OF AMERICA's listing agent for the
20 SUBJECT PROPERTY.

21 48. On or about May 15, 2013, escrow closed and the title to the SUBJECT PROPERTY
22 transferred from BANK OF AMERICA to PLAINTIFF.

23 49. At no time did BANK OF AMERICA, as the SELLER, disclose to PLAINTIFF that the
24 adjacent MALEK PROPERTY lot lines were other than presented and had in fact been amended in
25 such a way as to negatively impact the value of the SUBJECT PROPERTY or its use in an adverse
26 manner.

27 50. At no time did MICHAEL DOIRON, Seller's representative, disclose to PLAINTIFF
28 that the adjacent MALEK PROPERTY lot lines were other than as presented and had been amended in

1 such a way as to negatively impact the value of the SUBJECT PROPERTY or its use in an adverse
2 manner.

3 51. MICHAEL DOIRON, Seller's representative, knew, or should have known, that the
4 adjacent MALEK PROPERTY lot lines were other than as presented to PLAINTIFF and had been
5 amended in such a way as to negatively impact the value of the SUBJECT PROPERTY or its use in an
6 adverse manner.

7 52. BANK OF AMERICA, as Seller, knew, or should have known, that the adjacent
8 MALEK PROPERTY lot lines were other than as presented to PLAINTIFF and had been amended in
9 such a way as to negatively impact the value of the SUBJECT PROPERTY or its use in an adverse
10 manner.

11 53. MICHAEL DOIRON failed to disclose to PLAINTIFF that the adjacent MALEK
12 PROPERTY lot lines had been amended in such a way as to negatively impact the value of the
13 SUBJECT PROPERTY or its use in an adverse manner.

14 54. BANK OF AMERICA failed to disclose to PLAINTIFF that the adjacent MALEK
15 PROPERTY lot lines had been amended in such a way as to negatively impact the value of the
16 SUBJECT PROPERTY or its use in an adverse manner.

17 55. Sometime subsequent to the May 15, 2013 transfer of title to PLAINTIFF, PLAINTIFF
18 became aware that the lot lines presented at the time of PLAINTIFF's negotiations and purchase of the
19 SUBJECT PROPERTY were not accurate and that in fact the lot lines of the MALEK PROPERTY, as
20 amended, negatively impact the value of the SUBJECT PROPERTY or its use in an adverse manner.

21 56. Upon information and belief, MALEK plans to begin construction on the MALEK
22 PROPERTY imminently.

23 57. While the transfer of title in and of itself negatively impacts PLAINTIFF, and likely
24 other residents in the area, should MALEK begin construction according to MALEK's plans, the
25 SUBJECT PROPERTY will be even more grossly impacted given the view at the SUBJECT
26 PROPERTY will be substantially altered.

27 58. All of the properties described in Plaintiff's Complaint are developed and/or
28 undeveloped lots in the MacDonald Highlands community (hereinafter "MacDonald Highlands").

1 59. MacDonald Highlands is set in a hillside area that has prime views of the Las Vegas
2 Valley, surrounding mountains and a golf course.

3 60. MacDonald Highlands, like a substantial number of other properties in Clark County,
4 Nevada, has placed certain written covenants (the Master Declaration of Covenants, Conditions and
5 Restrictions for The Foothills at MacDonald Ranch, hereinafter “Master Declaration”), on each of the
6 residential lots within the MacDonald Highlands development that are for the benefit of all of the
7 property owners in MacDonald Highlands.

8 61. The Master Declaration was intended to be covenants running with the land and burden
9 every residential property within the MacDonald Highlands’ development.

10 62. The Master Declaration was further intended to bind any assignees and/or successors in
11 interest who subsequently obtained any of the residential lots under those covenants.

12 63. Each property in MacDonald Highlands is bound by a restrictive covenant that limits
13 activity on any property next to the golf course or within one hundred feet of the boundary of the golf
14 course in order to protect the use and enjoyment of the golf course (the Deed Restriction Relating to
15 Golf Course Property, hereinafter “Golf Course Deed Restriction”).

16 64. The Master Declaration requires strict compliance with the architectural standards set
17 forth in Article 11 of the Master Declaration.

18 65. Section 11.1 of the Master Declaration requires that all construction activities consider
19 the “unique setting of the Properties in the hillside area.”

20 66. Applications for construction are reviewed and decided by the Design Review
21 Committee (“DRC”).

22 67. The members of the DRC are appointed by the Declarant.

23 68. The development guidelines and application and review procedures for all construction
24 activities within MacDonald Highlands are set forth in the Design Guidelines.

25 69. The Design Guidelines are adopted by the DRC.

26 70. Each property in MacDonald Highlands is also bound by a restrictive covenant that all
27 plans and specifications submitted to the DRC for proposed construction on a property be in
28 compliance with the Design Guidelines in order to preserve the unique views of each property and

1 neighboring properties (Deed Restrictions Applicable to Construction of Residence, hereinafter
2 “Construction Deed Restriction”).

3 71. MALEK purchased the GOLF PARCEL subject to the Golf Course Deed Restriction,
4 the Construction Deed Restriction and the other easements, covenants and conditions that burden all of
5 the properties within the MacDonald Highlands community.

6 72. MALEK’s construction plans for the MALEK PROPERTY do not comply with the
7 Golf Course Deed Restriction and the Construction Deed Restriction.

8 73. All Defendants, and each of them, are, in some manner, legally responsible and liable to
9 Plaintiff for the harm and injury to Plaintiff and the damages incurred by Plaintiff as the result of said
10 harm and injury which damages are in an amount in excess of Ten Thousand and No/100 Dollars
11 (\$10,000.00), to be proven at time of trial.

12 74. Plaintiff has been required to engage the services of an attorney to prosecute this action
13 and Plaintiff is entitled to costs and reasonable attorney’s fees incurred therefore.

14
15 **FIRST CLAIM FOR RELIEF**

16 **(Breach of Contract against BANK OF AMERICA)**

17
18 75. Plaintiff repeats and realleges each and every allegation as contained above and
19 incorporates them by reference as if fully set forth herein.

20 76. Plaintiff entered into the Purchase Agreement with Defendant BANK OF AMERICA.

21 77. BANK OF AMERICA made express representations and warranties in the Purchase
22 Agreement.

23 78. BANK OF AMERICA materially breached the Contract as detailed in paragraphs 1
24 through 73 herein.

25 79. Plaintiff incurred significant damages in an amount which cannot easily be ascertained,
26 but without question in excess of ten thousand dollars, as a direct result from the breach.

27 80. Plaintiff has been required to engage the services of an attorney to prosecute this action
28 and Plaintiff is entitled to costs and reasonable attorney’s fees incurred therefore.

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81. Plaintiff repeats and realleges each and every allegation as contained above and incorporates them by reference as if fully set forth herein.

82. Every agreement imposes, as an implied covenant, an obligation of good faith and fair dealing in its performance or enforcement.

83. Plaintiff and Defendant BANK OF AMERICA were parties to a valid and enforceable contract.

84. Defendant BANK OF AMERICA owed a duty of good faith and fair dealing under the Contract.

85. BANK OF AMERICA breached the implied covenant of good faith and fair dealing.

86. Plaintiff was justified in their expectations under the Contract and, as a result of the breach, those expectations were denied.

87. As a direct and proximate result of the breach, Plaintiff has been damaged in an amount in excess of ten thousand dollars that shall be proven at trial.

88. Plaintiff has been required to engage the services of an attorney to prosecute this action and Plaintiff is entitled to costs and reasonable attorney's fees incurred therefore.

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89. Plaintiff repeats and realleges each and every allegation as contained above and incorporates them by reference as if fully set forth herein.

90. As a result of Defendant BANK OF AMERICA, BAC HOME LOANS SERVICING, LP, MACDONALD HIGHLANDS REALTY, LLC, and MICHAEL DOIRON actions, as fully alleged herein, each has been unjustly enriched.

91. As a result of Defendants, BANK OF AMERICA, BAC HOME LOANS SERVICING, LP, MACDONALD HIGHLANDS REALTY, LLC, and MICHAEL DOIRON and actions, Plaintiff has been required to engage the services of an attorney to prosecute this action and Plaintiff is entitled to costs and reasonable attorney's fees incurred therefore.

FOURTH CLAIM FOR RELIEF

**(Fraudulent or Intentional Misrepresentation – BANK OF AMERICA, BAC HOME LOANS
SERVICING, LP, MACDONALD HIGHLANDS REALTY, LLC, and MICHAEL DOIRON)**

92. Plaintiff repeats and realleges each and every allegation as contained above and incorporates them by reference as if fully set forth herein.

93. A person has committed common law fraud if that person has made a false representation or willful omission with respect to a material fact with knowledge of its falsity and with intent to deceive, and the person acts in reliance on the false representation.

94. Defendants, BANK OF AMERICA, BAC HOME LOANS SERVICING, LP, MACDONALD HIGHLANDS REALTY, LLC, and MICHAEL DOIRON knowingly made false representations and/or willful omissions to Plaintiff over the course of their involvement with Plaintiff, including but not limited to, failing to disclose to PLAINTIFF that the adjacent MALEK PROPERTY lot lines were other than presented and had in fact been amended in such a way as to negatively impact the value of the SUBJECT PROPERTY or its use in an adverse manner.

95. Defendants, BANK OF AMERICA, BAC HOME LOANS SERVICING, LP, MACDONALD HIGHLANDS REALTY, LLC, and MICHAEL DOIRON willful omitted significant information in order to deceive Plaintiff and secure the Purchase and Sale of the Subject Property.

96. Plaintiff relied on said representations and as a direct and proximate result was damaged in excess of Ten Thousand Dollars (\$10,000.00), in an amount to be determined according to proof at the time of trial.

97. As a result of Defendants, BANK OF AMERICA, BAC HOME LOANS SERVICING, LP, MACDONALD HIGHLANDS REALTY, LLC, a and MICHAEL DOIRON's actions, Plaintiff

1 has been required to engage the services of an attorney to prosecute this action and Plaintiff is entitled
2 to costs and reasonable attorney's fees incurred therefore.

3 **FIFTH CLAIM FOR RELIEF**

4 **(Negligent Misrepresentation – BANK OF AMERICA, BAC HOME LOANS SERVICING, LP,**
5 **MACDONALD HIGHLANDS REALTY, LLC, and MICHAEL DOIRON)**

6
7 98. Plaintiff repeats and realleges each and every allegation as contained above and
8 incorporates them by reference as if fully set forth herein.

9 99. Defendants, BANK OF AMERICA, BAC HOME LOANS SERVICING, LP,
10 MACDONALD HIGHLANDS REALTY, LLC, and MICHAEL DOIRON made false representations
11 and/or willful omissions to Plaintiff over the course of their involvement with Plaintiff, including but
12 not limited to, failing to disclose to PLAINTIFF that the adjacent MALEK PROPERTY lot lines were
13 other than presented and had in fact been amended in such a way as to negatively impact the value of
14 the SUBJECT PROPERTY or its use in an adverse manner.

15 100. Plaintiff justifiably relied upon the representations of BANK OF AMERICA, BAC
16 HOME LOANS SERVICING, LP, MACDONALD HIGHLANDS REALTY, LLC, and MICHAEL
17 DOIRON.

18 101. As a result, Defendants, BANK OF AMERICA, BAC HOME LOANS SERVICING,
19 LP, MACDONALD HIGHLANDS REALTY, LLC, and MICHAEL DOIRON actions, Plaintiff has
20 been required to engage the services of an attorney to prosecute this action and Plaintiff is entitled to
21 costs and reasonable attorney's fees incurred therefore.

22
23 **SIXTH CLAIM FOR RELIEF**

24 **(Real Estate Brokers Violations of NRS 645 Against**

25 **MACDONALD HIGHLANDS REALTY, LLC, and MICHAEL DOIRON)**

26
27 102. Plaintiff herein re-alleges each and every allegation as contained above and
28 incorporates them by reference as if fully set forth herein.

103. Defendants MACDONALD HIGHLANDS REALTY, LLC, and MICHAEL DOIRON owed duties and obligations to Plaintiff pursuant to NRS Chapter 645, specifically, but not limited to, NRS 645.252.

104. Defendants MACDONALD HIGHLANDS REALTY, LLC, and MICHAEL DOIRON violated the duties and obligations as defined in NRS 645.252, and additional provisions of NRS 645, by, including, but not limited to failing to disclose to PLAINTIFF that the adjacent MALEK PROPERTY lot lines were other than presented and had in fact been amended in such a way as to negatively impact the value of the SUBJECT PROPERTY or its use in an adverse manner.

105. As a result of Defendants, MACDONALD HIGHLANDS REALTY, LLC, and MICHAEL DOIRON actions, Plaintiff has been required to engage the services of an attorney to prosecute this action and Plaintiff is entitled to costs and reasonable attorney's fees incurred therefore, as well as damages pursuant to NRS 645.257, and any other damages appropriate under NRS Chapter 645.

SEVENTH CLAIM FOR RELIEF

**(Easement - MACDONALD HIGHLANDS REALTY, LLC, MICHAEL DOIRON, and
MALEK)**

106. Plaintiff herein re-alleges each and every allegation as contained above and incorporates them by reference as if fully set forth herein.

107. Defendants' MACDONALD HIGHLANDS REALTY, LLC, and MICHAEL DOIRON acted in contravention of Plaintiffs' easement in the common area surrounding the golf course.

108. Defendants' are estopped to deny Plaintiff's grant of the easement by express and implied agreement.

109. Plaintiff is entitled to an easement in an extent to be determined by the Court; said easement may negatively impact the rights of Defendant MALEK.

110. As a result, Defendants, BANK OF AMERICA, BAC HOME LOANS SERVICING, LP, MACDONALD HIGHLANDS REALTY, LLC, and MICHAEL DOIRON actions, Plaintiff has

1 been required to engage the services of an attorney to prosecute this action and Plaintiff is entitled to
2 costs and reasonable attorney's fees incurred therefore.

3
4 **EIGHTH CLAIM FOR RELIEF**

5 **(Declaratory Relief – ALL DEFENDANTS)**

6
7 111. Plaintiff herein re-alleges each and every allegation as contained above and
8 incorporates them by reference as if fully set forth herein.

9 112. Plaintiff and Defendants, including MALEK, have adverse interests and a judiciable
10 controversy exists between them.

11 113. Plaintiff has a legally protectable interest in this controversy as fully alleged herein.

12 114. The controversy before this Court is ripe for judicial determination as MALEK intends
13 to begin construction on the MALEK PROPERTY, which will permanently impact the value of the
14 SUBJECT PROPERTY as fully alleged herein.

15 115. Pursuant to Nevada's Uniform Declaratory Judgment Act, NRS 30.010 to NRS 30.160,
16 inclusive, Plaintiff seeks a declaration from this Court regarding the respective property rights.

17 116. Plaintiff has been forced to incur attorneys' fees and costs in the prosecution of this
18 action and therefore, is entitled to recover an award of reasonable attorneys' fees and costs of suit
19 incurred herein.

20 **NINTH CLAIM FOR RELIEF**

21 **(Mandatory Injunction - MALEK)**

22
23 117. Plaintiff repeats and realleges each and every allegation as contained above and
24 Incorporates them by reference as if fully set forth herein.

25 118. Violation of the Golf Course Deed Restriction and the Construction Deed
26 Restriction has, and unless restrained by this honorable Court, will continue to cause irreparable
27 injury to Plaintiff, for which there is no adequate remedy at law.

28 119. Plaintiff is entitled to a mandatory injunction, ordering MALEK to comply with the

1 Golf Course Deed Restriction and the Construction Deed Restriction.

2
3 **TENTH CLAIM FOR RELIEF**

4 **(Implied Restrictive Covenant - MALEK)**

5
6 120. Plaintiff repeats and realleges each and every allegation as contained above and
7 Incorporates them by reference as if fully set forth herein.

8 121. Before Plaintiff offered to buy the SUBJECT PROPERTY, the GOLF PARCEL was
9 being used as part of the 18-hole golf course.

10 122. When Plaintiff offered to buy the SUBJECT PROPERTY, the GOLF PARCEL was
11 being used as part of the 18-hole golf course.

12 123. Since Plaintiff's purchase of the SUBJECT PROPERTY, the GOLF PARCEL has
13 continued to be used as part of the 18-hole golf course.

14 124. Thus, when Plaintiff offered to and did in fact buy the SUBJECT PROPERTY, the
15 actual condition of the GOLF PARCEL was that it was being used as part of the 18-hole golf course.

16 125. By offering to and ultimately buying the SUBJECT PROPERTY, Plaintiff accepted the
17 actual condition of the GOLF PARCEL.

18 126. An implied restrictive covenant running with the land requires the GOLF PARCEL to
19 be used as part of the 18-hole golf course and for no other purpose.

20 127. This implied restrictive covenant existed when MALEK purchased the GOLF
21 PARCEL.

22 128. The implied restrictive covenant binds MALEK.

23 129. MALEK is estopped to deny the implied restrictive covenant's existence.

24 130. MALEK's use of the GOLF PARCEL is or will be in violation of the implied restrictive
25 covenant.

26 131. As a result of MALEK's actions, Plaintiff has been required to retain the services of
27 Howard Kim & Associates to prosecute this action, and therefore is entitled to recover an award of
28 reasonable attorney fees and costs of suit incurred herein.

1 **ELEVENTH CLAIM FOR RELIEF**

2 **(Mandatory Injunction - The Foothills at MacDonald Ranch Master Association, The Foothills**
3 **Partners, LP and Paul Bykowski in his capacity as member of the The Foothills at MacDonald**
4 **Ranch Master Association, member of the The Foothills at MacDonald Ranch Master**
5 **Association Design Review Committee and agent for The Foothills Partners, LP)**
6

7 132. Plaintiff repeats and realleges each and every allegation as contained above and
8 Incorporates them by reference as if fully set forth herein.

9 133. MALEK's construction plans for the MALEK PROPERTY were approved by THE
10 FOOTHILLS at MACDONALD RANCH MASTER ASSOCIATION'S DRC on or about March 28,
11 2014.

12 134. The DRC approval of MALEK's construction plans violates the Design Guidelines
13 because the MALEK PROPERTY will block Plaintiff's view.

14 135. The violation of the Design Guidelines will cause irreparable injury to Plaintiff, for
15 which there is no adequate remedy at law.

16 136. Plaintiff is entitled to a mandatory injunction, ordering The Foothills at MacDonald
17 Ranch Master Association, The Foothills Partners, LP and Paul Bykowski in his capacity as member
18 of the The Foothills at MacDonald Ranch Master Association, member of the The Foothills at
19 MacDonald Ranch Master Association Design Review Committee and agent for The Foothills
20 Partners, LP to comply with the Design Guidelines and disapprove MALEK's construction plans.
21

22 **PRAYER FOR RELIEF**

23 WHEREFORE, Plaintiff prays for judgment against Defendants, and each of them, as follows:

- 24 a) For judgment against Defendants, and each of them, an amount in excess of \$10,000.00,
25 which amount shall be proven at trial;
- 26 b) For judgment against Defendants, and each of them, for an award of pre-judgment and
27 post-judgment interest on all amounts due and owing to Plaintiff;
- 28 c) For judgment against Defendants, and each of them, for attorney's fees and costs; and

- 1 d) For Declaratory Judgment;
2 e) For Injunctive Relief; and
3 f) For such other further relief as deemed appropriate by this Court.

4 DATED this 2nd day of January, 2015.

5 Respectfully submitted by:
6 HOWARD KIM & ASSOCIATES

7 /s/ Melissa Barishman
8 Howard C. Kim, Esq.
9 Nevada Bar No. 10386
10 Diana S. Cline, Esq.
11 Nevada Bar No. 10580
12 Jacqueline A. Gilbert, Esq.
13 Nevada Bar No. 10593
14 Melissa Barishman, Esq.
15 Nevada Bar No. 12935
16 1055 Whitney Ranch Drive, Suite 110
17 Henderson, Nevada 89014
18 Telephone: (702) 485-3300
19 Facsimile: (702) 485-3301
20 *Attorneys for Plaintiff,*
21 *The Fredric and Barbara Rosenberg Living Trust*
22
23
24
25
26
27
28

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of January, 2015, pursuant to NRCP 5(b), I served via the Eighth Judicial District Court electronic filing system a true and correct copy of the foregoing **AMENDED COMPLAINT**, to the following parties:

Akerman

Contact	Email
Darren Brenner	Darren.Brenner@akerman.com
Deb Julien	debbie.julien@akerman.com
Natalie Winslow	natalie.winslow@akerman.com

Akerman LLP

Contact	Email
Akerman Las Vegas Office	akermanlas@akerman.com
Darren T. Brenner, Esq.	darren.brenner@akerman.com
Deb Julien	debbie.julien@akerman.com
Natalie L. Winslow, Esq.	natalie.winslow@akerman.com

Kemp, Jones & Coulthard

Contact	Email
Erica Bennett	e.bennett@kempjones.com
J. Randall Jones	jjr@kempjones.com
Janet Griffin	janetjamesmichael@gmail.com
Janet Griffin	jlg@kempjones.com
Spencer Gunnerson	s.gunnerson@kempjones.com

Snell & Wilmer, LLP

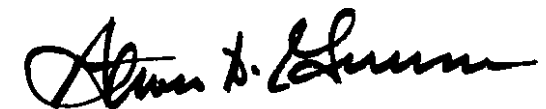
Contact	Email
Justin A. Shiroff	jshiroff@swlaw.com
Patrick G. Byrne	pbyrne@swlaw.com

The Firm, P.C.

Contact	Email
Preston P. Rezaee, Esq.	preston@thefirm-lv.com
Ryan E. Alexander, Esq.	ryan@ryanalexander.us

/s/ Andrew M. David
An employee of Howard Kim & Associates

EXHIBIT 2



CLERK OF THE COURT

Patrick G. Byrne (Nevada Bar #7636)
Justin A. Shiroff (Nevada Bar #12869)
SNELL & WILMER L.L.P.
3883 Howard Hughes Parkway, Suite 1100
Las Vegas, Nevada 89169
Telephone: 702.784.5200
Facsimile: 702.784.5252
Email: pbyrne@swlaw.com
jshiroff@swlaw.com

Attorneys for Defendant
Shahin Shane Malek

DISTRICT COURT

CLARK COUNTY, NEVADA

THE FREDRIC AND BARBARA
ROSENBERG LIVING TRUST,

Plaintiff,

vs.

BANK OF AMERICA, N.A.; BAC HOME
LOANS SERVICING, LP, a foreign limited
partnership; DRAGONRIDGE
PROPERTIES, LLC; DRAGONRIDGE
GOLF CLUB, INC., a Nevada corporation;
MACDONALD PROPERTIES, LTD, a
Nevada corporation; MACDONALD
HIGHLANDS REALTY, LLC, a Nevada
limited liability company; MICHAEL
DOIRON, an individual; SHAHIN SHANE
MALEK, an individual; REAL
PROPERTIES MANAGEMENT GROUP,
INC., a Nevada corporation; DOES I
through X, inclusive; and ROES I through
X, inclusive,

Defendants.

CASE NO.: A-13-689113-C

DEPT. NO.: I

**DEFENDANT SHAHIN SHANE
MALEK'S ANSWER AND
COUNTERCLAIM**

Comes now Defendant SHAHIN SHANE MALEK ("Malek"), by and through his
counsel of record, Snell & Wilmer L.L.P., for his Answer and Counterclaim against THE
FREDRIC AND BARBARA ROSENBERG TRUST ("Trust") alleges and states as follows:

PARTIES

1. Defendant admits the allegations in Paragraph 1.

Snell & Wilmer

LAW OFFICES
3883 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702) 784-5200

2. Defendant is without information sufficient to admit or deny the allegations in Paragraphs 2-8.

3. Defendant admits the allegations in Paragraph 9.

4. Defendant is without information sufficient to admit or deny the allegations in Paragraph 10.

5. Paragraph 11 requires neither an admission nor denial as it merely reserves the option of amending the pleading to identify currently unknown parties.

GENERAL ALLEGATIONS

6. Answering Paragraph 12, Defendant incorporates his answers above.

7. Defendant is without information sufficient to admit or deny the allegations in Paragraph 13.

8. Defendant admits the allegations in Paragraphs 14-40.

9. Defendant is without information sufficient to admit or deny the allegations in Paragraphs 41-58.

10. Defendant denies that the amended lot lines "materially affect the value of the Subject Property or its use in an adverse manner"; Defendant is without information sufficient to admit or deny the remaining allegations.

11. Defendant admits the allegations in Paragraph 60.

12. Defendant denies the allegations in Paragraphs 61-63.

FIRST CLAIM FOR RELIEF

13. Malek incorporates each of his responses contained in paragraphs 1 through 12 of this Answer as if fully set forth.

14. Plaintiff's first claim for relief is not pled against Malek; therefore no admission or denial is required. To the extent that any of the allegations in paragraphs 65-69 apply to Defendant Malek, Malek denies those allegations.

SECOND CLAIM FOR RELIEF

15. Malek incorporates each of his responses contained in paragraphs 1 through 14 of this Answer as if fully set forth.

16. Plaintiff's second claim for relief is not pled against Malek; therefore no admission or denial is required. To the extent that any of the allegations in paragraphs 71-77 apply to Defendant Malek, Malek denies those allegations.

THIRD CLAIM FOR RELIEF

17. Malek incorporates each of his responses contained in paragraphs 1 through 16 of this Answer as if fully set forth.

18. Plaintiff's third claim for relief is not pled against Malek; therefore no admission or denial is required. To the extent that any of the allegations in paragraphs 79-80 apply to Defendant Malek, Malek denies those allegations.

FOURTH CLAIM FOR RELIEF

19. Malek incorporates each of his responses contained in paragraphs 1 through 18 of this Answer as if fully set forth.

20. Plaintiff's fourth claim for relief is not pled against Malek; therefore no admission or denial is required. To the extent that any of the allegations in paragraphs 81-86 apply to Defendant Malek, Malek denies those allegations.

FIFTH CLAIM FOR RELIEF

21. Malek incorporates each of his responses contained in paragraphs 1 through 20 of this Answer as if fully set forth.

22. Plaintiff's fifth claim for relief is not pled against Malek; therefore no admission or denial is required. To the extent that any of the allegations in paragraphs 87-90 apply to Defendant Malek, Malek denies those allegations.

SIXTH CLAIM FOR RELIEF

23. Malek incorporates each of his responses contained in paragraphs 1 through 22 of this Answer as if fully set forth.

24. Plaintiff's sixth claim for relief is not pled against Defendant Malek; therefore no admission or denial is required. To the extent that any of the allegations in paragraphs 91-94 apply to Defendant Malek, Malek denies those allegations.

SEVENTH CLAIM FOR RELIEF

25. Malek incorporates each of his responses contained in paragraphs 1 through 24 of this Answer as if fully set forth.

26. Defendant denies the allegations in Paragraphs 96-99.

EIGHTH CLAIM FOR RELIEF

27. Malek incorporates each of his responses contained in paragraphs 1 through 26 of this Answer as if fully set forth.

28. Defendant denies the allegations in Paragraphs 100-105.

29. Defendant denies any allegation of the Complaint not expressly admitted above.

PRAYER FOR RELIEF

Malek denies that it is liable to Plaintiff for any of the requests for relief set forth in the WHEREFORE clause of the Complaint.

ADDITIONAL DEFENSES

Without admitting any of the allegations of the Complaint and without admitting or acknowledging that Malek bears any burden of proof as to any of them, Malek asserts the following additional defenses. Malek intends to rely upon any additional defenses that become available or apparent during pretrial proceedings and discovery in this action and hereby reserves the right to amend this Answer in order to assert all such further defenses.

FIRST ADDITIONAL DEFENSE

Plaintiff fails to state a claim upon which relief can be granted.

SECOND ADDITIONAL DEFENSE

Plaintiff should be estopped from asserting any claims against Defendant.

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**COUNTERCLAIMS OF DEFENDANT/COUNTERCLAIMANT, SHAHIN "SHANE"
MALEK AGAINST THE FREDERIC AND BARBARA ROSENBERG LIVING TRUST**

GENERAL ALLEGATIONS

1. SHAHIN SHANE MALEK ("Counterclaimant") is, and at all times relevant to this action was, the owner of certain real property in Clark County, Nevada generally described as 594 Lairmont Place, Henderson, Nevada 89012, Assessor Parcel Number 178-27-218-002, located in the MacDonald Highlands community.

2. Counterclaimant is informed and believes, and therefore alleges, that FREDERIC ROSENBERG and BARBARA ROSENBERG are, and at all times relevant to this action were, Trustees of THE FREDERIC ROSENBERG AND BARBARA ROSENBERG LIVING TRUST ("Rosenberg Trust" or "Counter-Defendant").

3. Counterclaimant purchased his property on or about August 8, 2012. Plaintiff's property is situated along the ninth hole of the Dragonridge Country Club golf course within MacDonald Highlands.

4. Following a properly noticed and publicly held rezoning hearing with the City of Henderson, approximately 14,840 sq. ft. of undeveloped on the southeastern edge of the ninth hole, Assessor Parcel Number 178-28-520-001 ("Subject Property"), was rezoned as low-density residential with master plan and hillside overlays.

5. On or about April 8, 2013, Malek purchased the Subject Property from DRFH Ventures, LLC.

6. Counter-Defendant purchased their home, located at 590 Lairmont Place, Henderson, Nevada 89012, Assessor Parcel Number 178-27-218-003, from Bank of America, N.A. on or about May 15, 2013.

7. On September 23, 2013, Plaintiff filed its Complaint in this action.

8. Plaintiff filed a lis pendens against Malek's real property on September 30, 2013.

9. On October 24, 2013, Plaintiff released the original lis pendens and filed an Amended Notice of Lis Pendens.

10. The lis pendens was expunged by Court order on January 9, 2014 because "Plaintiff did not meet its burden to maintain a lis pendens under NRS 14.015(3).

FIRST CLAIM FOR RELIEF

(Slander of Title)

11. Counterclaimant incorporates by this reference the allegations of paragraphs 1 through X, inclusive.

12. Counter-Defendant's lis pendens erroneously claimed a legal interest in the Subject Property.

13. By recording a false lis pendens, Counter-Defendant communicated false information that disparaged Counterclaimant's title to the Subject Property.

14. Counter-Defendant recorded the false lis pendens specifically to interfere with Counterclaimants legal rights and prevent him from building his home.

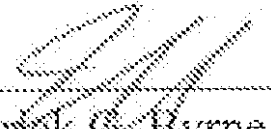
15. Counterclaimant has suffered and continues to suffer damages in excess of \$10,000 as a result of Plaintiff's actions.

WHEREFORE, Malek prays for relief as follows:

1. Compensatory damages in excess of \$10,000
2. Punitive damages
3. Attorneys' Fees
4. Costs
5. Any additional relief the Court deems appropriate

Dated: February 20, 2014

SNELL & WILMER LLP


Patrick G. Byrne (Nevada Bar #7636)
Justin A. Shiroff (Nevada Bar #12869)
3883 Howard Hughes Parkway, Suite 1100
Las Vegas, NV 89169

*Attorneys for Defendant Shahin
Shane Malek*

Snell & Wilmer

LAW OFFICES
3881 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702) 784-6200

CERTIFICATE OF SERVICE

As an employee of Snell & Wilmer L.L.P., I certify that I served a copy of the foregoing
DEFENDANT SHAHIN SHANE MALEK'S ANSWER AND COUNTERCLAIM
on the 20th day of February, 2014, via United States Postal Service, postage prepaid, and
facsimile to the following:

Peter C. Bernhard, Esq.
Lisa J. Zastrow, Esq.
Kaempfer Crowell
8345 West Sunset Road, Suite 250
Las Vegas, NV 89113
Telephone No. 702.792.7000
Fax. No. 702.796.7181


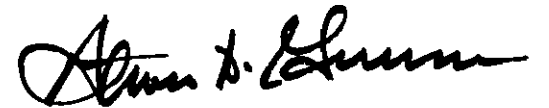

An employee of Snell & Wilmer L.L.P.

EXHIBIT 3



CLERK OF THE COURT

NVD

HOWARD C. KIM, ESQ.
Nevada Bar No. 10386
E-mail: howard@hkimlaw.com
DIANA S. CLINE, ESQ.
Nevada Bar No. 10580
E-mail: diana@hkimlaw.com
JACQUELINE A. GILBERT, ESQ.
Nevada Bar No. 10593
E-mail: jackie@hkimlaw.com
HOWARD KIM & ASSOCIATES
1055 Whitney Ranch Drive, Suite 110
Henderson, Nevada 89014
Telephone: (702) 485-3300
Facsimile: (702) 485-3301
Attorneys for Plaintiff

DISTRICT COURT

CLARK COUNTY, NEVADA

THE FREDRIC AND BARBARA
ROSENBERG LIVING TRUST,

Plaintiff,

vs.

BANK OF AMERICA, N.A.; BAC HOME
LOANS SERVICING, LP, a foreign limited
partnership; DRAGONRIDGE PROPERTIES,
LLC; DRAGONRIDGE GOLF CLUB, INC.,
is a Nevada corporation; MACDONALD
PROPERTIES, LTD., a Nevada corporation;
MACDONALD HIGHLANDS REALTY,
LLC, a Nevada limited liability company;
MICHAEL DOIRON, an individual;
SAHAHIN SHANE MALEK, an individual;
REAL PROPERTIES MANAGEMENT
GROUP, INC., a Nevada corporation; DOES I
through X; and ROE CORPORATIONS I
through X, inclusive,

Defendants.

Case No. A-13-689113-C

Dept. No. I

**NOTICE OF VOLUNTARY DISMISSAL
OF REAL PROPERTIES MANAGEMENT
GROUP, INC.**

PLEASE TAKE NOTICE Plaintiff THE FREDRIC AND BARBARA ROSENBERG
LIVING TRUST hereby voluntarily dismisses Defendant REAL PROPERTIES
MANAGEMENT GROUP, INC., a Nevada corporation ("RPMG") without prejudice pursuant
to NRCP 41(a)(1)(i) which provides:

Subject to the provisions of Rule 23(e), of Rule 66, and of any statute, **an
action may be dismissed by the plaintiff upon repayment of defendants'**

HOWARD KIM & ASSOCIATES

1055 WHITNEY RANCH DRIVE, SUITE 110

HENDERSON, NEVADA 89014

(702) 485-3300 FAX (702) 485-3301

1 **filing fees, without order of court (i) by filing a notice of dismissal at any**
2 **time before service by the adverse party of an answer or of a motion for**
3 **summary judgment, whichever first occurs,** or (ii) by filing a stipulation of
4 dismissal signed by all parties who have appeared in the action. Unless
5 otherwise stated in the notice of dismissal or stipulation, the dismissal is
6 without prejudice, except that a notice of dismissal operates as an adjudication
7 upon the merits when filed by a plaintiff who has once dismissed in any court
8 of the United States or of any state an action based on or including the same
9 claim.

10 (emphasis added).

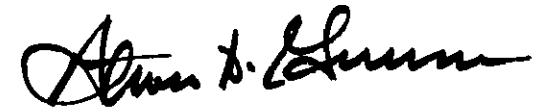
11 Upon information and belief, Defendant RPMG has not served an answer or motion for
12 summary judgment.

13 DATED April 29th, 2014.

14 **HOWARD KIM & ASSOCIATES**

15 /s/ Diana S. Cline
16 HOWARD C. KIM, ESQ.
17 Nevada Bar No. 10386
18 DIANA S. CLINE, ESQ.
19 Nevada Bar No. 10580
20 JACQUELINE A. GILBERT, ESQ.
21 Nevada Bar No. 10593
22 1055 Whitney Ranch Drive, Suite 110
23 Henderson, Nevada 89014
24 Phone: (702) 485-3300
25 Fax: (702) 485-3301
26 Attorneys for Plaintiffs
27
28

EXHIBIT 4



CLERK OF THE COURT

1 KAREN L. HANKS, ESQ.
2 Nevada Bar No. 009578
3 E-mail: karen@hkimlaw.com
4 MELISSA BARISHMAN, ESQ.
5 Nevada Bar No. 12935
6 E-mail: melissa@hkimlaw.com
7 HOWARD KIM & ASSOCIATES
8 1055 Whitney Ranch Drive, Suite 110
9 Henderson, Nevada 89014
10 Telephone: (702) 485-3300
11 Facsimile: (702) 485-3301
12 *Attorneys for Plaintiff*

**DISTRICT COURT
CLARK COUNTY, NEVADA**

9 THE FREDRIC AND BARBARA
10 ROSENBERG LIVING TRUST,

Case No. A-13-689113-C

Dept. No. I

11 Plaintiff,

12 vs.

**NOTICE OF VOLUNTARY DISMISSAL OF
PAUL BYKOWSKI AND THE FOOTHILLS
AT MACDONALD RANCH MASTER
ASSOCIATION**

13 BANK OF AMERICA, N.A.; BAC HOME
14 LOANS SERVICING, LP, a foreign limited
15 partnership; MACDONALD HIGHLANDS
16 REALTY, LLC, a Nevada limited liability
17 company; MICHAEL DOIRON, an
18 individual; SHAHIN SHANE MALEK, an
19 individual; PAUL BYKOWSKI, an
20 individual; THE FOOTHILLS AT
21 MACDONALD RANCH MASTER
22 ASSOCIATION, a Nevada limited liability
23 company; THE FOOTHILLS PARTNERS, a
24 Limited Partnerships; DOES I through X; and
25 ROE CORPORATIONS I through X,
26 inclusive,

27 Defendants.

28 PLEASE TAKE NOTICE that Plaintiff, THE FREDRIC AND BARBARA ROSENBERG
LIVING TRUST, hereby voluntarily dismisses Defendants PAUL BYKOWSKI, an individual
("Bykowski") and THE FOOTHILLS AT MACDONALD RANCH MASTER ASSOCIATION
("Foothills") without prejudice pursuant to NRCP 41(a)(1)(i) which provides:

1 Subject to the provisions of Rule 23(e), of Rule 66, and of any statute, **an action**
2 **may be dismissed by the plaintiff upon repayment of defendants' filing fees,**
3 **without order of court (i) by filing a notice of dismissal at any time before**
4 **service by the adverse party of an answer or of a motion for summary**
5 **judgment, whichever first occurs,** or (ii) by filing a stipulation of dismissal signed
6 by all parties who have appeared in the action. Unless otherwise stated in the notice
7 of dismissal or stipulation, the dismissal is without prejudice, except that a notice of
8 dismissal operates as an adjudication upon the merits when filed by a plaintiff who
9 has once dismissed in any court of the United States or of any state an action based
10 on or including the same claim.

11 (emphasis added).

12 Upon information and belief, Defendants "Bykowski" and "Foothills" have not served an
13 answer or motion for summary judgment.

14 DATED this 22nd day of April, 2015.

15 HOWARD KIM & ASSOCIATES

16 

17 Karen L. Hanks, Esq.
18 Nevada Bar No. 009578
19 1055 Whitney Ranch Drive, Suite 110
20 Henderson, Nevada 89014
21 Telephone: (702) 485-3300
22 Facsimile: (702) 485-3301
23 *Attorneys for Plaintiff,*
24 *The Fredric and Barbara Rosenberg Living Trust*

CERTIFICATE OF SERVICE

I hereby certify that on the 22nd day of April, 2015, pursuant to NRCP 5(b), I served via the Eighth Judicial District Court electronic service system the foregoing, Opposition to Motion for Protective Order to the following parties:

THE FIRM, P.C.
Preston P. Rezaee, Esq.
Preston.the-firm-lv.com
Attorneys for Shahan Shane Malek

AKERMAN LLP
Natalie L. Winslow, Esq.
Natalie.winslow@akerman.com
Attorneys for Bank of America, N.A.

KEMP, JONES & COULTHARD, LLP
Spencer H. Gunnerson, Esq.
s.gunnerson@kempjones.com
*Attorneys for Michael Doiron and MacDonald
Highlands Realty LLC*

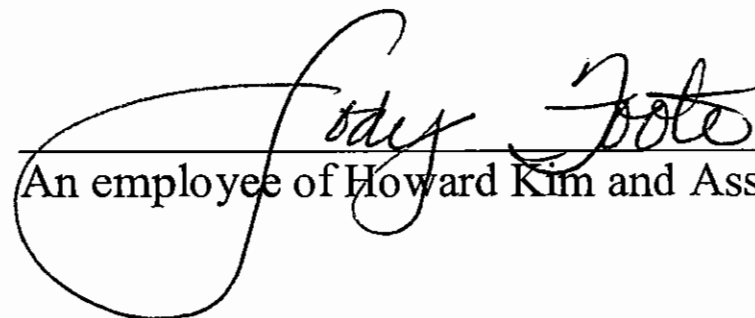
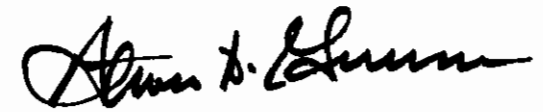

An employee of Howard Kim and Associates

EXHIBIT 5



CLERK OF THE COURT

1 J. RANDALL JONES, ESQ. (#1927)
r.jones@kempjones.com
2 SPENCER H. GUNNERSON, ESQ. (#8810)
s.gunnerson@kempjones.com
3 MATTHEW S. CARTER, ESQ. (#9524)
m.carter@kempjones.com
4 KEMP, JONES & COULTHARD, LLP
3800 Howard Hughes Parkway, 17th Flr.
5 Las Vegas, Nevada 89169
Telephone: (702) 385-6000
6 Facsimile: (702) 385-6001
Attorneys for Defendants
7 *MacDonald Highlands Realty, LLC,*
Michael Doiron and FHP Ventures,
8 *A Nevada Limited Partnership*

9 DISTRICT COURT

10 CLARK COUNTY, NEVADA

11
12 THE FREDRIC AND BARBARA
ROSENBERG LIVING TRUST,

13 Plaintiff,

14 vs.

15 BANK OF AMERICA, N.A.; BAC HOME
16 LOANS SERVICING, LP, a foreign limited
partnership; MACDONALD HIGHLANDS
17 REALTY, LLC, a Nevada limited liability
company; MICHAEL DOIRON, an
18 individual; SHAHIN SHANE MALEK, an
individual; PAUL BYKOWSKI, an
19 individual; THE FOOTHILLS AT
MACDONALD RANCH MASTER
20 ASSOCIATION, a Nevada limited liability
company; THE FOOTHILLS PARTNERS,
21 a Nevada limited partnership; DOES I
through X, inclusive; ROE
22 CORPORATIONS I through X, inclusive,

23 Defendants.

Case No.: A-13-689113-C
Dept. No.: I

**NOTICE OF ENTRY OF FINDINGS OF
FACT, CONCLUSIONS OF LAW, AND
JUDGMENT REGARDING
DEFENDANTS MACDONALD
HIGHLANDS REALTY, LLC,
MICHAEL DOIRON, AND FHP
VENTURES' MOTION FOR
SUMMARY JUDGMENT**

24
25 PLEASE TAKE NOTICE that the Findings of Fact, Conclusions of Law, and
26 Judgment Regarding Defendants MacDonald Highlands Realty, LLC, Michael Doiron, and

27 ///

28 ///

KEMP, JONES & COULTHARD, LLP
3800 Howard Hughes Parkway
Seventeenth Floor
Las Vegas, Nevada 89169
(702) 385-6000 • Fax (702) 385-6001
kjc@kempjones.com

1 FHP Ventures' Motion for Summary Judgment was entered on August 13, 2015, a copy of
2 which is attached.

3
4 DATED this 13th day of August, 2015.

5 Respectfully submitted by:

6 

7 J. Randall Jones, Esq. (#1927)

8 Spencer H. Gunnerson, Esq. (#8810)

9 Matthew S. Carter, Esq. (#9524)

10 KEMP, JONES & COULTHARD, LLP

11 3800 Howard Hughes Parkway, 17th Floor

12 Las Vegas, Nevada 89169

13 Attorneys for Defendants

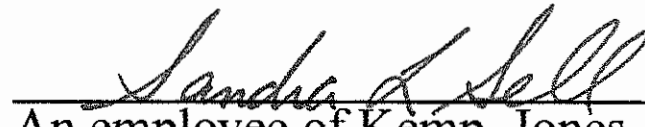
14 MacDonald Highlands Realty, LLC,

15 Michael Doiron and FHP Ventures,

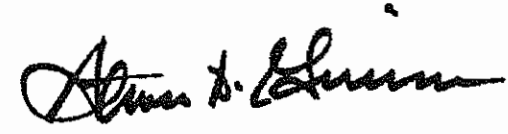
16 A Nevada Limited Partnership

17 **CERTIFICATE OF SERVICE**

18 I hereby certify that on the 13th day of August, 2015, pursuant to NRCP 5(b), I e-
19 filed and e-served via the Eighth Judicial District Court electronic service system the
20 foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND JUDGMENT**
21 **REGARDING DEFENDANTS MACDONALD HIGHLANDS REALTY, LLC,**
22 **MICHAEL DOIRON, AND FHP VENTURES' MOTION FOR SUMMARY**
23 **JUDGMENT** to all parties on the e-service list.

24 

25 An employee of Kemp, Jones & Coulthard


CLERK OF THE COURT

J. RANDALL JONES, ESQ. (#1927)
r.jones@kempjones.com
SPENCER H. GUNNERSON, ESQ. (#8810)
s.gunnerson@kempjones.com
MATTHEW S. CARTER, ESQ. (#9524)
m.carter@kempjones.com
KEMP, JONES & COULTHARD, LLP
3800 Howard Hughes Parkway, 17th Fl.
Las Vegas, Nevada 89169
Telephone: (702) 385-6000
Facsimile: (702) 385-6001
Attorneys for Defendants
MacDonald Highlands Realty, LLC,
Michael Doiron and FHP Ventures,
A Nevada Limited Partnership

DISTRICT COURT

CLARK COUNTY, NEVADA

THE FREDRIC AND BARBARA
ROSENBERG LIVING TRUST,

Plaintiff,

vs.

BANK OF AMERICA, N.A.; BAC HOME
LOANS SERVICING, LP, a foreign
limited partnership; MACDONALD
HIGHLANDS REALTY, LLC, a Nevada
limited liability company; MICHAEL
DOIRON, an individual; SHAHIN SHANE
MALEK, an individual; PAUL BYKOWSKI,
an individual; THE FOOTHILLS AT
MACDONALD RANCH MASTER
ASSOCIATION, a Nevada limited liability
company; THE
FOOTHILLS PARTNERS, a Nevada
limited partnership; DOES I through X,
inclusive; ROE CORPORATIONS I
through X, inclusive,

Defendants.

Case No.: A-13-689113-C
Dept. No.: I

**FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND JUDGMENT
REGARDING DEFENDANTS
MACDONALD HIGHLANDS REALTY,
LLC, MICHAEL DOIRON, AND FHP
VENTURES' MOTION FOR
SUMMARY JUDGMENT**

On June 10, 2015 at 9:00 a.m., this Court heard argument on the Motion for Summary
Judgment ("MSJ") of MacDonald Highlands Realty, LLC ("MHR"), Michael Doiron

KEMP, JONES & COULTHARD, LLP
3800 Howard Hughes Parkway
Seventeenth Floor
Las Vegas, Nevada 89169
(702) 385-6000 • Fax (702) 385-6001
kic@kempjones.com

1 (“Doiron”) and FHP Ventures, wrongfully named as The Foothills Partners (“FHP”)
2 (collectively referred to herein as the “Moving Defendants”). Attending the hearing were Karen
3 Hanks, Esq., Jacqueline Gilbert, Esq., Melissa Barishman, Esq., and Jesse Panoff, Esq. on
4 behalf of the Plaintiff; Jay DeVoy, Esq. and Preston Rezaee, Esq. on behalf of Defendant
5 Shahin Shane Malek; J. Randall Jones, Esq. and Spencer H. Gunnerson, Esq. on behalf of
6 Moving Defendants; and William Habdas, Esq. on behalf of Defendant Bank of America, N.A.
7 and BAC Home Loans Servicing, LP. The Court having heard oral argument and having
8 reviewed all papers and pleadings on file in this matter makes the following findings of fact,
9 conclusions of law and judgment.

10 I.

11 FINDINGS OF FACT

12 1. On February 20, 2013, Barbara Rosenberg sent a letter of intent to Defendant
13 Bank of America’s asset manager in Connecticut, Elena Escobar, regarding the purchase of 590
14 Lairmont Place in Henderson, Nevada (the “subject property”). See Exhibit A to the MSJ, at
15 41:14-43:1 and Letter of Intent and associated documents, attached to the MSJ as Exhibit B.
16 Barbara Rosenberg confirmed in her deposition that Exhibit B is a copy of the letter of intent
17 she sent. Exhibit A to the MSJ at 43:21-44:4.

18 2. The letter of intent, which was signed by Barbara’s son David Rosenberg and his
19 wife, offered the following term:

20 **It is Buyer’s obligation to conduct all necessary studies,**
21 **including but not limited to** environmental, construction, market
22 feasibility, title, **zoning** & CC&R’s. [sic] Buyer shall purchase the
property “As-Is” and “Where-Is” and “With All Faults.”

23 Exhibit B to the MSJ at 2, ¶ 15 (emphasis added).

24 3. Six days later, Ms. Rosenberg was told that she would have to wait to purchase
25 the property while the seller completed its due diligence and marketing preparations. See E-
26 mail from Kelli Barrington dated February 26, 2013, attached to the MSJ as Exhibit C.

1 4. Ms. Rosenberg continued to inquire regarding the subject property into March of
2 2013. See E-mail from Barbara Rosenberg dated March 6, 2013, attached to the MSJ as Exhibit
3 D, and e-mail from Kelli Barrington dated March 7, 2013, attached to the MSJ as Exhibit E.

4 5. Shortly thereafter, on March 13, 2013, Ms. Rosenberg and her husband gave
5 their highest and best offer to purchase the subject property. See E-mail from Siobhan McGill
6 dated March 13, 2013, attached to the MSJ as Exhibit F.

7 6. As part of the Rosenbergs' offer to purchase the property, their real estate agent
8 again underscored the fact that "they [the Rosenbergs] will take property AS-IS." See id.
9 (emphasis original).

10 7. Also on March 13, 2013, Barbara and Frederic Rosenberg both signed a written
11 offer to purchase the subject property under the terms of an attached Residential Purchase
12 Agreement, attached to the MSJ as Exhibit G, at BANA 1-11 (the "Purchase Agreement").
13 That offer was accepted by Bank of America on March 21, 2013, see id. at BANA 11, and
14 subject to four separate addenda. See id. at BANA 12-13. See also Real Estate Purchase
15 Addendum, attached to the MSJ as Exhibit H, at MHR 105-119.

16 8. Both Barbara and Frederic Rosenberg reviewed the Purchase Agreement in detail
17 before they signed it. Exhibit A to the MSJ at 89:1-17.

18 9. Barbara Rosenberg testified that she and her husband could have tried to amend
19 any of the terms of the Purchase Agreement and chose not to. See id. at 90:2-11.

20 10. The Purchase Agreement contained a waiver of the Rosenbergs' right to perform
21 a survey and determine the boundary lines surrounding their property. Exhibit G to the MSJ at
22 BANA 4, ¶ 7(C).

23 11. Paragraph 12(A) of the Purchase Agreement provided Plaintiff with a 12-day due
24 diligence period in which to inspect the subject property. Id. at BANA 6.

25 12. The due diligence required of Plaintiff under the Purchase Agreement was as
26 follows:

27 **During the Due Diligence Period, Buyer shall take such action**
28 **as Buyer deems necessary to determine whether the Property**

1 is satisfactory to Buyer including, but not limited to, whether
2 the Property is insured to Buyer's satisfaction, **whether there are**
3 **unsatisfactory conditions surrounding or otherwise affecting**
4 **the Property** (such as location of flood zones, airport noise,
5 noxious fumes or odors, environmental substances or hazards,
6 **whether the Property is properly zoned**, locality to freeways,
7 railroads, places of worship, schools, etc.) **or any other concerns**
8 **Buyer may have related to the Property. . . . Buyer is advised**
9 **to consult with appropriate professionals regarding**
10 **neighborhood or property conditions, including but not**
11 **limited to:** schools, proximity and adequacy of law enforcement;
12 proximity to commercial, industrial, or agricultural activities;
13 crime statistics, fire protection; other governmental services;
14 existing and proposed transportation; **construction and**
15 **development;** noise or odor from any source; and **other**
16 **nuisances, hazards, or circumstances.**

17 Id. at BANA 6, ¶ 12(b) (emphasis added).

18 13. Paragraph 22 of the Purchase Agreement constituted a waiver of claims against
19 all Brokers and their agents:

20 **Buyer and Seller agree that they are not relying upon any**
21 **representations made by Brokers or Broker's [sic] agent.**
22 **Buyer acknowledges that at COE, the Property will be sold**
23 **AS-IS, WHERE-IS without any representations or**
24 **warranties, unless expressly stated herein. . . .**

25 Buyer acknowledges that any statements of acreage or square
26 footage by brokers are simply estimates, and Buyer agrees to
27 make such measurements, as Buyer deems necessary, to ascertain
28 actual acreage or square footage. **Buyer waives all claims**
29 **against Brokers or their agents for (a) defects in the Property;**
30 **(b) inaccurate estimates of acreage or square footage; (c)**
31 **environmental waste or hazards on the Property; (d) the fact that**
32 **the Property may be in a flood zone; (e) the Property's**
33 **proximity to freeways, airports, or other nuisances; (f) the**
34 **zoning of the Property; (g) tax consequences; or (h) factors**
35 **related to Buyer's failure to conduct walk-throughs,**
36 **inspections and research, as Buyer deems necessary. In any**
37 **event, Broker's liability is limited, under any and all**
38 **circumstances, to the amount of Broker's commission/fee**
39 **received in this transaction.**

40 See id. at BANA 8-9, ¶ 22 (emphasis added).

41 14. Michael Doiron and MacDonald Highlands Realty are listed in the Purchase
42 Agreement as the agent and broker for the seller in this transaction. See id. at BANA 11.

15. The Real Estate Purchase Addendum executed by the Rosenbergs on March 15, 2013, provides both a broad waiver of the Rosenbergs' claims against the seller and its agents, as well as a limitation of the Rosenbergs' remedies in any such claim:

NOTWITHSTANDING ANY PROVISION TO THE CONTRARY IN THE AGREEMENT, SELLER'S LIABILITY AND BUYER'S SOLE AND EXCLUSIVE REMEDY IN ALL CIRCUMSTANCES AND FOR ALL CLAIMS (AS THE TERM IS DEFINED IN SECTION 26 OF THIS ADDENDUM . . .) ARISING OUT OF OR RELATING IN ANY WAY TO THE AGREEMENT OR THE SALE OF THE PROPERTY TO BUYER INCLUDING, BUT NOT LIMITED TO . . . THE CONDITION OF THE PROPERTY, . . . THE SIZE, SQUARE FOOTAGE, BOUNDARIES, OR LOCATION OF THE PROPERTY . . . SHALL BE LIMITED TO NO MORE THAN

(A) A RETURN OF THE BUYER'S EARNEST MONEY DEPOSIT IF THE SALE TO BUYER DOES NOT CLOSE;

AND

(B) THE LESSER OF BUYER'S ACTUAL DAMAGES OR \$5,000.00 IF THE SALE TO BUYER CLOSSES.

Exhibit H to the MSJ at MHR 105, ¶ 1 (emphasis original).

16. The Addendum further provided:

THE BUYER FURTHER WAIVES THE FOLLOWING, TO THE FULLEST EXTENT PERMITTED BY THE LAW: . . . ANY CLAIMS ARISING OUT OF OR RELATING IN ANY WAY TO ENCROACHMENTS, EASEMENTS, BOUNDARIES, SHORTAGES IN AREAS OR ANY OTHER MATTER THAT WOULD BE DISCLOSED OR REVEALED BY A SURVEY OR INSPECTION OF THE PROPERTY OR SEARCH OF PUBLIC RECORDS.

Id. at MHR 106-07(emphasis original).

17. Barbara Rosenberg understood that if she did not agree to the terms of the Real Estate Purchase Addendum, the Rosenbergs would not have been allowed to purchase the subject property. Exhibit A to the MSJ at 108:3-17.

18. Subsequent to executing the Residential Purchase Agreement and its addenda, the Rosenbergs had inquired through their real estate agent as to whether substantive changes could be made to the terms of the sale. In the words of their real estate agent, "The answer is an

1 emphatic NO!” See E-mail from Siobhan McGill dated March 27, 2013, attached to the MSJ as
2 Exhibit I. The only change allowed was for Barbara and Frederic Rosenberg to place the
3 property in the name of their trust, the Plaintiff in this matter. See Addendum No. 4, attached to
4 the MSJ as Exhibit J.

5 19. During the purchase process, Defendant Michael Doiron, a MacDonald
6 Highlands Realty employee, represented the seller, Bank of America. As part of her disclosures
7 to the Rosenbergs, she gave them a document entitled “ZONING CLASSIFICATIONS AND
8 LAND USE DISCLOSURE,” which the Rosenbergs received on April 13, 2013. See Exhibit K
9 to the MSJ. After describing the zoning classifications and land use surrounding the property,
10 the disclosure specifically stated:

11 This information is current and plotted as of **February**
12 **2010.**

13 Master plan designation and zoning classifications, ordinances[,] and regulations adopted pursuant to the master are subject to
14 change. You may obtain more current information regarding the
15 zoning and master plan information from **The City of**
Henderson, Planning Department, 240 Water Street,
Henderson, NV 89015, Te: [sic] 565-2474.

16 See id. (emphasis original).

17 20. The zoning change on what would become Defendant Malek’s property was
18 recommended for approval on November 15, 2012. See City of Henderson Community
19 Development Staff Report, attached to the MSJ as Exhibit Q. It was thereafter approved by the
20 City and recorded on the City of Henderson’s zoning maps on January 24, 2013. See
21 Deposition of Michael Tassi, attached to the MSJ as Exhibit O, at 27:17-28:11. The maps on
22 the City’s website would have been updated in February of 2013. See id. at 30:6-15.

23 21. Paul Bykowski testified that Plaintiff’s home, like other homes in the
24 neighborhood generally, is constructed to take advantage of the “primary views” because a
25 “maximized” view would be impossible short of building a glass house. See Deposition
26 Transcript of Paul Bykowski, attached to the MSJ as Exhibit S, at 123:11-127:1.

27 22. Independent of any building on Malek’s parcel, the subject property’s privacy
28 was already compromised as a result of its being a golf course and near a walking path. See

Exhibit A, at 119:15-120:10 (in which Barbara Rosenberg admits it was possible for golfers on the course to look into the home, and that it was also possible for individuals on a nearby walking path to do so as well). See also Deposition Transcript of Richard MacDonald, attached to the MSJ as Exhibit L, at 59:22-60:4 (“The reality is you don’t have any privacy when you live on a golf course, period. You have no privacy whatsoever.”)

II.

CONCLUSIONS OF LAW

1. Plaintiff’s claims for relief against Moving Defendants fail for multiple reasons. Plaintiff’s Third, Fourth, Fifth, Sixth and Eighth Claims for Relief against Moving Defendants for unjust enrichment, fraudulent or intentional misrepresentation, negligent misrepresentation, real estate brokers violations of NRS 645, and declaratory relief (insofar as it pertains to the actions of Moving Defendants), respectively, fail due to Plaintiff’s insistence and agreement on taking the subject property as-is; and as a result of Plaintiff’s knowing, intentional and voluntary waivers of claims (*See* Sections A and B below). Plaintiff’s Seventh, Eighth and Eleventh Claims for Relief against Moving Defendants for easement, declaratory relief, and mandatory injunction, respectively, also fail given that none of the Moving Defendants currently have any ownership interest in the subject property; there is no implied easement for view, privacy or access to light in Nevada; and any alleged implied restrictive covenant not to build on former golf course property does not appear to exist in Nevada and is truly a request for an implied easement for view, privacy, or access to light (*See* Section C below).

A. Plaintiff’s insistence and agreement on taking the subject property “as-is” forecloses the possibility of a non-disclosure action against the Moving Defendants because Plaintiff assumed, as a matter of law, responsibility for all potential defects, including zoning and boundary line matters.

2. “Nondisclosure by the seller of adverse information concerning real property generally will not provide the basis for an action by the buyer to rescind or for damages when property is sold ‘as is.’” Mackintosh v. Jack Matthews & Co., 855 P.2d 549, 552 (Nev. 1993). Here, findings of fact 2, 6, 12, 13, and 14 all indicate that the sale of the subject property to

1 Plaintiff was “as-is” and that liability for discovering the defects complained of rested solely
2 with the Plaintiff, not with the Moving Defendants.

3 3. In accordance with Facts 7 through 9 above, Plaintiff’s representatives read the
4 purchase documents in detail and understood what they were agreeing to, including the “as-is”
5 provision, when they contracted to purchase the subject property.

6 4. In accordance with Facts 10 through 12 above, Plaintiff either waived its right to
7 inspect the subject property and its boundaries or had an opportunity to conduct due diligence
8 that it did not exercise. In either event, the facts show that Plaintiff either did not conduct
9 diligence with regard to the property boundaries or did and failed to bring its findings to the
10 attention of the seller or its agent.

11 5. In accordance with Facts 19 and 20 above, Plaintiff could have discovered any
12 defect with the zoning or boundaries of the subject property had it performed its due diligence
13 as required by the Purchase Agreement.

14 **B. The purchase documents for the subject properties contained knowing,**
15 **intentional, and voluntary waivers of the claims by Plaintiff against the Moving**
16 **Defendants.**

17 6. In Nevada, a waiver is “the intentional relinquishment of a known right.”
18 Nevada Yellow Cab Corp. v. Eighth Judicial Dist. Court ex rel. Cnty. of Clark, 152 P.3d 737,
19 740 (Nev. 2007); accord, Wood v. Milyard, 132 S. Ct. 1826, 1832 (U.S. 2012) (recognizing that
20 “A waived claim or defense is one that a party has knowingly and intelligently relinquished”).
21 See also State, Univ. & Cmty. Coll. Sys. v. Sutton, 120 Nev. 972, 987, 103 P.3d 8, 18 (2004)
22 (recognizing that a waiver is valid where made with knowledge of all material facts). When a
23 right is waived, the “right is gone forever and cannot be recalled.” Bernhardt v. Harrington, 775
24 N.W.2d 682, 686 (N.D. 2009).

25 7. Waivers are enforceable to grant summary judgment against a claim where the
26 evidence shows that the plaintiff willingly and voluntarily signed the waiver, and the waiver is
27 clear and unambiguous as to what claims were being waived against which parties. See Cobb v.
28 Aramark Sports & Entm’t Servs., LLC, 933 F. Supp. 2d 1295, 1298-99 (D. Nev. 2013).

8. In accordance with Facts 13 and 14 above, there was a clear and knowing waiver

1 of all of Plaintiff's asserted claims against the Moving Defendants in this case.

2 9. In accordance with Facts 16 and 17 above, Plaintiff knowingly, intentionally, and
3 voluntarily entered into a similar waiver in a separate addendum to the purchase contract for the
4 subject property.

5 10. Even if Plaintiff did not waive the claims against the Moving Defendants –
6 which it did, Fact 15 conclusively shows that Plaintiff voluntarily limited its claims in this
7 action to no more than \$5,000.

8 **C. Plaintiff's claims for declaratory and injunctive relief cannot stand as a matter**
9 **of law.**

10 11. To the extent that Moving Defendants also requested relief on the basis that
11 Nevada does not allow an easement for view, privacy and/or access to light, that argument is
12 moot as to Moving Defendants MacDonald Highlands Realty and Doiron due to this Court's
13 decision on the due diligence and waiver arguments. With regard to FHP Ventures, this Court
14 finds that Plaintiff's claim of an easement and/or restrictive covenant not to build on the
15 property at issue is actually a request for an easement for view, privacy or access to light.
16 Under Nevada law, there is no such easement and, accordingly, summary judgment should be
17 granted in favor of FHP Ventures on the claims for declaratory relief and injunctive relief.
18 Furthermore, as a matter of law, in Nevada there is not an implied easement or implied
19 restrictive covenant requiring property formerly owned by a golf course to remain part of the
20 golf course indefinitely, especially where that property was not a part of the playable grass area
21 of the golf course. See Order, Findings of Fact and Conclusions of Law, and Judgment on
22 Defendant/Counterclaimant Shahin Shane Malek's Motion for Summary Judgment, also heard
23 on the same date as the instant Motion and on file herein (the "Malek Decision"); see also Boyd
24 v. McDonald, 408 P.2d 717, 722 (Nev. 1965). The Court addresses these particular issues in
25 detail in the Malek Decision, incorporated herein by reference.

26 12. Additionally, the claims against Moving Defendants for declaratory relief,
27 easement, and injunctive relief cannot stand as a matter of law against any of the Moving
28 Defendants, none of whom currently have any ownership interest in the subject property.

KEMP, JONES & COULTHARD, LLP
3800 Howard Hughes Parkway
Seventeenth Floor
Las Vegas, Nevada 89169
(702) 385-6000 • Fax (702) 385-6001
kic@kempjones.com


III.

JUDGMENT

This action having been submitted to the Court for decision on the Motion for Summary Judgment on June 10, 2015, and the Court having made the aforementioned findings of fact and conclusions of law, the Court decides in favor of Moving Defendants MacDonald Highlands Realty, LLC, Michael Doiron and FHP Ventures, with regard to all claims against those Moving Defendants.

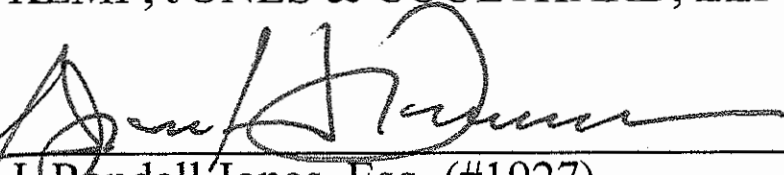
IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Plaintiff take nothing by way of its January 12, 2015 Amended Complaint against Moving Defendants.

DATED this 30th day of July, 2015.
11th


DISTRICT COURT JUDGE

Respectfully submitted by:
KEMP, JONES & COULTHARD, LLP

Approved as to form:
HOWARD KIM & ASSOCIATES


J. Randall Jones, Esq. (#1927)
Spencer H. Gunnerson, Esq. (#8810)
Matthew S. Carter, Esq. (#9524)
3800 Howard Hughes Parkway, 17th Floor
Las Vegas, Nevada 89169
*Attorneys for Defendants
MacDonald Highlands Realty, LLC,
Michael Doiron and FHP Ventures,
A Nevada Limited Partnership*

Karen L. Hanks, Esq. (#009578)
Melissa Barishman, Esq. (#12935)
1055 Whitney Ranch Drive, Suite 110
Henderson, Nevada 89014
*Attorneys for Plaintiff
The Frederic and Barbara Rosenberg Living
Trust*

Approved as to form and content:
AKERMAN, LLP

Approved as to form and content:
THE FIRM, P.C.

Darren Brenner, Esq. (#8386)
Steven Shevorski, Esq. (#8256)
1160 Town Center Drive, #330
Las Vegas, Nevada 89144
Attorneys for Bank of America, N.A.

Preston P. Rezace, Esq. (#10729)
Jay DeVoy, Esq. (#11950)
200 E. Charleston Blvd
Las Vegas, Nevada 89104
Attorneys for Shahan Shane Malek

KEMP, JONES & COULTHARD, LLP
3800 Howard Hughes Parkway
Seventeenth Floor
Las Vegas, Nevada 89169
(702) 385-6000 • Fax (702) 385-6001
kic@kempjones.com

III.

JUDGMENT

This action having been submitted to the Court for decision on the Motion for Summary Judgment on June 10, 2015, and the Court having made the aforementioned findings of fact and conclusions of law, the Court decides in favor of Moving Defendants MacDonald Highlands Realty, LLC, Michael Doiron and FHP Ventures, with regard to all claims against those Moving Defendants.

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DATED this ____ day of July, 2015.

DISTRICT COURT JUDGE

Respectfully submitted by:
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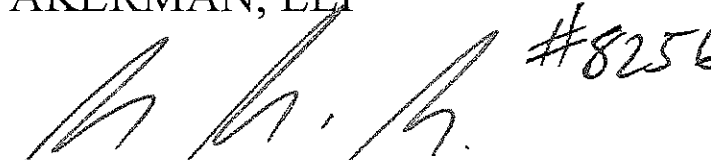
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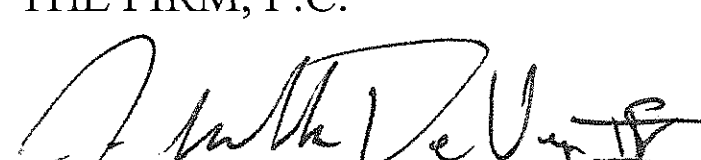
J. Randall Jones, Esq. (#1927)
Spencer H. Gunnerson, Esq. (#8810)
Matthew S. Carter, Esq. (#9524)
3800 Howard Hughes Parkway, 17th Floor
Las Vegas, Nevada 89169
Attorneys for Defendants
MacDonald Highlands Realty, LLC,
Michael Doiron and FHP Ventures,
A Nevada Limited Partnership

Karen L. Hanks, Esq. (#009578)
Melissa Barishman, Esq. (#12935)
1055 Whitney Ranch Drive, Suite 110
Henderson, Nevada 89014
Attorneys for Plaintiff
The Frederic and Barbara Rosenberg Living Trust

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Steven Shevorski, Esq. (#8256)
1160 Town Center Drive, #330
Las Vegas, Nevada 89144
Attorneys for Bank of America, N.A.


Preston P. Rezaee, Esq. (#10729)
Jay DeVoy, Esq. (#11950)
200 E. Charleston Blvd
Las Vegas, Nevada 89104
Attorneys for Shahan Shane Malek

KEMP, JONES & COULTHARD, LLP
3800 Howard Hughes Parkway
Seventeenth Floor
Las Vegas, Nevada 89169
(702) 385-6000 • Fax (702) 385-6001
kic@kempjones.com

III.

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This action having been submitted to the Court for decision on the Motion for Summary Judgment on June 10, 2015, and the Court having made the aforementioned findings of fact and conclusions of law, the Court decides in favor of Moving Defendants MacDonald Highlands Realty, LLC, Michael Doiron and FHP Ventures, with regard to all claims against those Moving Defendants.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Plaintiff take nothing by way of its January 12, 2015 Amended Complaint against Moving Defendants.

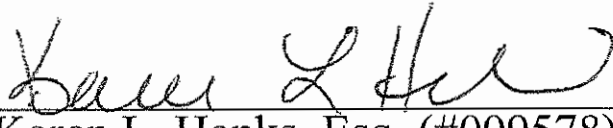
DATED this ____ day of July, 2015.

DISTRICT COURT JUDGE

Respectfully submitted by:
KEMP, JONES & COULTHARD, LLP

Not approved as to form and content:
HOWARD KIM & ASSOCIATES

J. Randall Jones, Esq. (#1927)
Spencer H. Gunnerson, Esq. (#8810)
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3800 Howard Hughes Parkway, 17th Floor
Las Vegas, Nevada 89169
*Attorneys for Defendants
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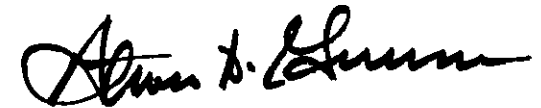
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Las Vegas, Nevada 89144
Attorneys for Bank of America, N.A.

Preston P. Rezaee, Esq. (#10729)
Jay DeVoy, Esq. (#11950)
200 E. Charleston Blvd
Las Vegas, Nevada 89104
Attorneys for Shahan Shane Malek

EXHIBIT 6



CLERK OF THE COURT

1 **NEO**

2 Preston P. Rezaee, Esq.

3 Nevada Bar No. 10729

4 Jay DeVoy, Esq., of counsel

5 Nevada Bar No. 11950

6 THE FIRM, P.C.

7 200 E. Charleston Blvd.

8 Las Vegas, NV 89104

9 Telephone: (702) 222-3476

10 Facsimile: (702) 252-3476

11 *Attorneys for Defendant/Counterclaimant*

12 *SHAHIN SHANE MALEK*

13 **EIGHTH JUDICIAL DISTRICT COURT**

14 **CLARK COUNTY, NEVADA**

15 THE FREDERIC AND BARBARA)

CASE NO.: A-13-689113-C

16 ROSENBERG LIVING TRUST,)

DEPT NO.: I

17 Plaintiff,)

18 vs.)

19 BANK OF AMERICA, N.A.; BAC HOME)

20 LOANS SERVICING, LP, a foreign limited)

21 partnership; MACDONALD HIGHLANDS)

22 REALTY, LLC, a Nevada limited liability)

23 company; MICHAEL DOIRON, an individual;)

24 SHAHIN SHANE MALEK, an individual;)

25 PAUL BYKOWSKI, an individual; THE)

26 FOOTHILLS AT MACDONALD RANCH)

27 MASTER ASSOCIATION, a Nevada limited)

28 liability company; THE FOOTHILLS)

PARTNERS, a Nevada limited partnership;)

DOES I through X, inclusive; and ROE)

BUSINESS ENTITY I through XX, inclusive,)

Defendants.)

SHAHIN SHANE MALEK,)

Counterclaimant,)

vs.)

THE FREDERIC AND BARBARA)

ROSENBERG LIVING TRUST,)

NOTICE OF ENTRY OF ORDER

1)
2 Counterdefendant.)
3)

4 NOTICE TO ALL PARTIES that on August 13, 2015 the Court entered its Order,
5 Findings of Fact and Conclusion of Law and Judgment on Defendant / Counterclaimant Shahin
6 Shane Malek's Motion for Summary Judgment in the above-entitled action, a copy of which is
7 attached hereto.

8 DATED this 20th day of August, 2015.

9 /s/ Jay DeVoy, Esq.

10 Preston P. Rezaee

11 Nevada Bar No. 10729

12 Jay DeVoy, of counsel

13 Nevada Bar No. 11950

14 THE FIRM, P.C.

15 200 E. Charleston Blvd.

16 Las Vegas, NV 89104

17 Telephone: (702) 222-3476

18 Facsimile: (702) 252-3476

19 *Attorneys for Defendant/Counterclaimant,*

20 *Shahin Shane Malek*
21
22
23
24
25
26
27
28

1 **CERTIFICATE OF SERVICE**

2 I hereby certify that one this 20th day of August, 2015, pursuant to NRCP 5(b), I served
3 via the Eighth Judicial District Court electronic service system and to be placed in the United
4 States Mail, with first class postage prepaid thereon, and addressed the foregoing **NOTICE OF**
5 **ENTRY OF ORDER** to the following parties:

6
7 Karen Hanks
8 Melissa Barishman
9 Howard Kim & Associates
10 1055 Whitney Ranch Drive, Suite 110
11 Henderson, NV 89014
12 *Attorneys for Plaintiff/Counterclaim Defendant,*
13 *The Fredric and Barbara Living Trust*

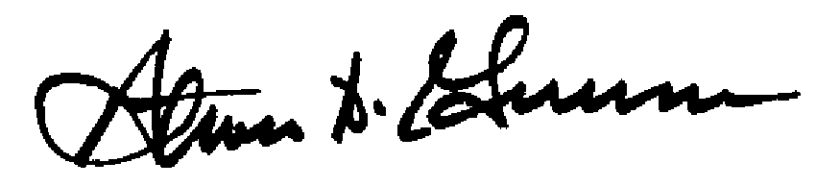
14 J. Randall Jones
15 Spencer H. Gunnerson
16 Kemp, Jones & Coulthard
17 3800 Howard Hughes Parkway, 17th Floor
18 Las Vegas, NV 89169
19 *Attorneys for Defendants*
20 *MacDonald Highlands Realty, LLC,*
21 *Michael Doiron, and*
22 *FHP Ventures*
23 *(formerly The Foothills Partners).*

24
25 Darren Brenner
26 Steven Shevorski
27 William Habdas
28 Akerman LLP
1160 Town Center Drive, Suite 330
Las Vegas, NV 89144
Attorneys for Defendants
Bank of America N.A. and BAC Home Loans Servicing, LP

25 /s/ Jacqueline Martinez
26 An employee of The Firm, P.C.

1 Preston P. Rezaee, Esq.
Nevada Bar No. 10729
2 Jay DeVoy, Esq., of counsel
Nevada Bar No. 11950
3 Sarah Chavez, Esq., of counsel
Nevada Bar No. 11935
4 THE FIRM, P.C.
200 E. Charleston Blvd.
5 Las Vegas, NV 89104
6 Telephone: (702) 222-3476
Facsimile: (702) 252-3476
7 *Attorneys for Defendant / Counterclaimant,*
SHAHIN SHANE MALEK

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CLERK OF THE COURT

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

10 THE FREDERIC AND BARBARA
11 ROSENBERG LIVING TRUST,

12 Plaintiff,

13 vs.

14 BANK OF AMERICA, N.A.; BAC HOME
LOANS SERVICING, LP, a foreign limited
15 partnership; MACDONALD HIGHLANDS
REALTY, LLC, a Nevada limited liability
16 company; MICHAEL DOIRON, an individual;
SHAHIN SHANE MALEK, an individual;
17 PAUL BYKOWSKI, an individual; THE
FOOTHILLS AT MACDONALD RANCH)
18 MASTER ASSOCIATION, a Nevada limited
liability company; THE FOOTHILLS)
19 PARTNERS, a Nevada limited partnership;
20 DOES I through X, inclusive; and ROE)
BUSINESS ENTITY I through XX, inclusive,)

21 Defendants.
22
23

CASE NO.: A-13-689113-C
DEPT NO.: I

**[PROPOSED] ORDER, FINDINGS OF
FACT AND CONCLUSIONS OF LAW,
AND JUDGMENT ON DEFENDANT /
COUNTERCLAIMANT SHAHIN SHANE
MALEK'S MOTION FOR SUMMARY
JUDGMENT**

24 Before the Court is Defendant/Counterclaimant Shahin Shane Malek's ("Malek['s]") Motion
25 for Summary Judgment on the claims asserted against him by Plaintiff/Counterclaim Defendant The
26 Frederic and Barbara Rosenberg Living Trust ("Plaintiff" or the "Trust"), and on Malek's
27 Counterclaim for slander of title against the Trust. The Court heard argument on this motion on June
28 10, 2015 at 9:00 a.m. Karen Hanks, Esq., Jacqueline Gilbert, Esq., Melissa Barishman, Esq., and Jesse

1 Panoff, Esq. appeared on behalf of the Plaintiff. Preston Rezaee, Esq. and Jay DeVoy, Esq. appeared
2 on behalf of Malek. Spencer Gunnerson, Esq. and J. Randall Jones, Esq. appeared on behalf of
3 Defendants MacDonald Highlands Realty, LLC, Michael Doiron, and FHP Ventures, erroneously sued
4 as The Foothills Partners. William Habdas, Esq. appeared on behalf of Defendants Bank of America,
5 N.A. and BAC Home Loans Servicing, LP (collectively, and for ease of reference only, "Bank of
6 America"). The Court, having reviewed all papers and pleadings on file in this matter in chambers,
7 entered a minute order granting in part and denying in part Malek's Motion, and articulated its
8 decision on the record during a status check for this matter on July 15, 2015 at 9:00 a.m.¹

9 I. Introduction

10 This case arises from the Trust's purchase of a house within the exclusive MacDonald
11 Highlands community, and its desire to restrict the use of Malek's neighboring property. On
12 September 23, 2013, the Trust filed a complaint against Malek, among other defendants, seeking
13 injunctive relief against Malek's development of his property at 594 Lairmont Place, and a portion of
14 additional land Malek had re-zoned and agreed to purchase before the Trust purchased an adjacent
15 parcel at 590 Lairmont Place. The Trust filed an Amended Complaint on January 12, 2015. Malek
16 answered the Amended Complaint, and additionally asserted his Counterclaim for slander of title
17 against the Trust.

18 This order considers Malek's Motion for Summary Judgment on the Trust's claims against
19 him: easement, implied restrictive covenant, injunction, and declaratory relief. Malek has also moved
20 for summary judgment on his counterclaim for slander of title against the Trust. In support of his
21 motion, Malek submitted numerous exhibits, including public records, the Trust's discovery responses,
22 and documents authenticated during depositions, as well as excerpts from numerous depositions taken
23 in this case. The Trust opposed Malek's Motion for Summary Judgment, and referenced its Cross-
24 Motion for Summary Judgment on Malek's slander of title counterclaim² in opposing that branch of
25 Malek's motion. Malek timely replied in support of his motion.

26
27 ¹ At this status check, Karen Hanks, Esq., appeared on behalf of the Plaintiff/Counterclaim Defendant. Jay DeVoy, Esq.
28 appeared on behalf of Defendant/Counterclaimant Malek. Spencer Gunnerson, Esq., appeared on behalf of Defendants
MacDonald Highlands Realty, LLC, Michael Doiron, and FHP Ventures—erroneously sued as The Foothills Partners.
Ariel Stern, Esq. appeared on behalf of Bank of America.

² The Court denied this motion at its June 10, 2015 hearing, and subsequently entered an order to that effect.

II. Legal Standard

This Court evaluates motions for summary judgment under Nevada Rule of Civil Procedure 56. Summary judgment is appropriate “when the pleadings and other evidence on file demonstrate that no ‘genuine issue as to any material fact [remains] and that the moving party is entitled to a judgment as a matter of law.’” *Wood v. Safeway, Inc.*, 121 Nev. 724, 729, 121 P.3d 1026, 1029 (2005). In reviewing the motion, the Court considers the evidence in the light most favorable to the non-moving party. *Collins v. Union Federal Savings and Loan Association*, 99 Nev. 284, 302, 662 P.2d 610, 621 (1983).

III. Findings of Fact

Based on its review of the briefing in this case, the Court makes the following findings of fact:

A. Findings Pertaining to the Trust’s Claims Against Malek.

1. This case arises from a private community’s sale of an out-of-bounds portion of a golf course to an adjacent lot owner in order to increase the original lot’s size; this practice is common in prestigious, exclusive communities throughout the Las Vegas valley, including MacDonald Highlands, where the land at issue in this case is situated. Bykowski Dep. Vol. I at 39:16-40:19; Doiron Dep. Vol. I at 110:9-111:25; MacDonald Dep. at 126:22-128:20; Mot. Exhs. 1, 2.

2. Malek purchased the property commonly referred to as 594 Lairmont Place (APN 178-27-218-002) (“594 Lairmont”), located within the MacDonald Highlands community, in August of 2012. At the same time, Malek planned to purchase a 0.34-acre parcel of undeveloped land adjacent to 594 Lairmont (APN 178-28-520-001) (the “Golf Parcel”) and annex it to 594 Lairmont. Malek Dep. at 14:17-22:10, 67:9-68:8; Bykowski Dep. Vol. I at 38:12-20; MacDonald Dep. at 60:17-21, 100:12-18; Rosenberg Dep. at 190:2-5, 213:11-23.

3. MacDonald Highlands approved of this plan and sold the Golf Parcel to Malek. Malek Dep. at 19:16-22, 21:16-22:10; Bykowski Dep. Vol. I at 38:12-20; Doiron Dep. Vol. I at 120:7-122:5.

4. The Golf Parcel consisted of an out-of-bounds area near the ninth hole of the Dragonridge Golf Course, situated within MacDonald Highlands, and occupied a portion of the space bordering the property line of 594 Lairmont, and outside of the golf course’s in-play area. Rosenberg Dep. at 190:2-5; Malek Dep. at 19:16-22, 67:9-68:8; MacDonald Dep. at 60:17-21, 100:12-18; Bykowski Dep. Vol. I at 38:12-20; Rosenberg Dep. at 190:2-5, 213:11-23; *see* Mot. Exh. 7.

1 5. Before merging the Golf Parcel with 594 Lairmont, MacDonald Highlands needed to
2 re-zone it from its Public / Semi-Public designation to residential use. Bykowski Dep. Vol. I at 38:12-
3 20; Malek Dep. at 43:10-21, 47:4-20; Tassi Dep. at 16:6-23:9; see Bykowski Dep. Vol. II at 183:25-
4 185:7.

5 6. MacDonald Highlands had performed this process several times for other property
6 owners with lots adjacent to the golf course, and re-zoned parcels of land from Public / Semi-Public
7 use to the appropriate residential use so that they could be merged with adjacent lots, leased to the
8 owners of adjacent lots, or otherwise incorporated into abutting property.³ Bykowski Dep. Vol. I at
9 39:16-41:23; MacDonald Dep. at 127:3-128:20; *see* Doiron Dep. I at 110:9-111:22.

10 7. Part of this re-zoning process included MacDonald Highlands' submission of an
11 application to vacate easements that may exist on the Golf Parcel. In processing this application, the
12 City of Henderson found that no such easements existed. Bykowski Dep. Vol. II at 183:25-185:7; Mot.
13 Exh. 17.

14 8. To complete the re-zoning process, MacDonald Highlands retained the services of B2
15 Development, which in turn took the steps necessary to re-zone the Golf Parcel. Bykowski Dep. Vol. II
16 at 95:1-20; *see* Mot. Exhs. 4, 5.

17 9. B2 Development took the steps necessary to properly re-zone the Golf Parcel, including
18 organizing a community meeting to discuss the proposed re-zoning. Bykowski Dep. Vol. II at 93:22-
19 100:19; *see* Mot. Exhs. 4, 5. B2 Development mailed notices of the meeting to the owners of record of
20 all parcels near the Golf Parcel, including 590 Lairmont Place (APN 178-27-218-003) ("590
21 Lairmont"), the lot adjacent to 594 Lairmont. Bykowski Dep. Vol. II at 95:1-23; Woodbridge Dep. at
22 56:19-58:2; Mot. Exh. 6.

23 10. At the time B2 Development mailed its notices for the community meeting in October
24 2012, Defendant Bank of America owned 590 Lairmont. Woodbridge Dep. at 15:1-20; Rosenberg
25 Dep. at 43:31-44:25; *see* Mot. Exh. 8. B2 Development mailed its notice to a valid address for Bank
26 of America, which never objected to the Golf Parcel's re-zoning. Woodbridge Dep. at 15:1-20; Mot.

27
28 ³ As noted above, this practice is not limited to MacDonald Highlands, but is common within other Golf Communities within the Las Vegas valley.

1 Exh. 8. In fact, nobody objected to the Golf Parcel's re-zoning at the community meeting, or separately
2 to the City of Henderson. Tassi Dep. at 55:3-23; *see* Bykowski Dep. II at 92:2-18.

3 11. Acting for MacDonald Highlands, B2 further followed the City of Henderson's zoning
4 process in re-zoning the Golf Parcel by obtaining the City Counsel's approval of the Golf Parcel's
5 proposed re-zoning at two consecutive meetings, and the City's adoption of a resolution approving the
6 zoning change. Tassi Dep. at 16:6-23:17; *see* Mot. Exhs. 4, 5.

7 12. MacDonald Highlands' applications for the Golf Parcel's re-zoning were properly heard
8 by the City of Henderson; the City adopted a resolution re-zoning the Golf Parcel to residential use on
9 December 8, 2012, and the City recorded its resolution on January 7, 2013. Bykowski Dep. Vol. II at
10 93:22-97:16, 99:4-105:25; Tassi Dep. at 16:6-23:17; Mot. Exhs. 4, 5.

11 13. Maps and information reflecting the Golf Parcel's changed zoning were readily and
12 almost immediately available to the public. By January 24, 2013, the Golf Parcel's new, residential
13 zoning was reflected in zoning maps that were publicly available at the front desk of Henderson City
14 Hall. Tassi Dep. at 23:10-24:6, 25:2-26:1, 27:17-28:11, 56:16-24.

15 14. Less than a month later in mid-February of 2013, the Golf Parcel's residential zoning
16 could be seen in an online zoning map publicly available from the City of Henderson's website. *Id.* at
17 30:6-20; Mot. Exh. 7.

18 15. According to one of the City of Henderson's planners, a member of the public could
19 access a specific address on this online map in less than five minutes. *Id.* at 26:14-27:7.

20 16. Following the City of Henderson's duly passed resolution approving the Golf Parcel's
21 re-zoning to residential use, the Golf Parcel's sale was recorded and it was merged into 594 Lairmont,
22 creating one parcel of land that was zoned for residential use. Bykowski Dep. I at 38:12-20; Malek
23 Dep. at 43:10-21, 47:4-20; Tassi Dep. at 16:6-23:9.

24 17. Beginning in February of 2013, Barbara Rosenberg, an experienced residential real
25 estate broker and a trustee of the Trust, and David Rosenberg,⁴ an attorney in Las Vegas and a
26 beneficiary of the Trust, began contacting Bank of America in an attempt to purchase 590 Lairmont
27

28 ⁴ David Rosenberg had lived in the Green Valley area of the Las Vegas metropolitan region since 2009, and was familiar with the MacDonald Highlands community.

1 before the property was publicly listed for sale. Rosenberg Dep. at 43:20-46:3, 55:1-57:14; Mot. Exhs.
2 8, 9.

3 18. Barbara Rosenberg not only had more than 25 years of experience as a residential real
4 estate broker, but estimates she has sold more than 500 homes in her career. Rosenberg Dep. at 12:19-
5 13:15, 88:8-25. Individually and through the Trust, Barbara Rosenberg and her husband have made
6 numerous real estate purchases in the past, including an 8,000 square foot primary residence, two other
7 houses in California, and two condos in Manhattan Beach, California—in addition to 590 Lairmont. *Id.*
8 at 13:16-16:13.

9 19. When 590 Lairmont was listed for sale, Barbara Rosenberg offered to purchase it for
10 \$1,750,000—above the listing price of \$1,600,000—in an all-cash transaction. She then increased her
11 offer and submitted the winning bid to purchase the home for \$2,302,000, all cash. Rosenberg Dep. at
12 43:20-46:3, 50:3-51:25, 85:1-86:5; Mot. Exhs. 8, 9, 14.

13 20. Barbara Rosenberg did not do any research about 590 Lairmont's zoning, or the use of
14 surrounding land, prior to purchasing the property. Rosenberg Dep. at 95:9-19, 103:17-104:23, 115:12-
15 116:15, 121:23-123:6, 129:1-130:2; *see* Tassi Dep. at 55:24-56:12. The Rosenbergs were motivated to
16 purchase this property as quickly as possible because they considered it their “dream” home.
17 Rosenberg Dep. at 115:17-24, 210:5-19.

18 21. When Barbara Rosenberg walked through the property, despite generally waiving the
19 Trust's right to an inspection, she did not even look over to 594 Lairmont or the Golf Parcel, the latter
20 of which was marked with stakes that had been in place since December of 2012. Rosenberg Dep. at
21 130:3-23; Malek Dep. at 112:4-113:10.

22 22. In the course of purchasing 590 Lairmont, MacDonald Highlands Realty provided
23 Barbara Rosenberg with numerous disclosures, waivers, and other warnings that she and her husband
24 signed. Rosenberg Dep. at 95:1-16, 129:1-130:2; Mot. Exhs. 10, 11, 12, 13, 14; *see* Doiron Dep. Vol. I
25 at 145:25-149:25.

26 23. Additionally, Barbara Rosenberg knew that there would be subsequent home
27 construction on the vacant lots surrounding 590 Lairmont, including 594 Lairmont, at the time the
28 Trust purchased 590 Lairmont. Rosenberg Dep. at 46:19-47:24; Mot. Exh. 8.

1 24. The Trust was given five days to conduct due diligence before the sale would be
2 completed. Doiron Dep. Vol. I at 145:25-149:25; Mot. Exh. 13, 14. Barbara Rosenberg also signed a
3 zoning disclosure form stating specifically advising the Trust that the zoning information provided was
4 current as of February of 2010—more than three years before the Trust signed its purchase agreement
5 for 590 Lairmont—and the Trust should seek the most current zoning information from the City of
6 Henderson. Rosenberg Dep. at 120:10-23, 121:12-22; Mot. Exh. 12, 14. Among still other warnings
7 and waivers, Barbara Rosenberg signed a disclosure informing her and the Trust of 590 Lairmont's
8 reduced privacy inherent in its location adjacent to the golf course. Rosenberg Dep. at 116:18-118:19;
9 Mot. Exh. 11.

10 25. Additionally, due to the topography of the house and its views onto nearby streets, the
11 Trust already faced certain limitations on its privacy by virtue of the house's existing position and
12 condition. Rosenberg Dep. at 213:11-23, 201:10-203:5, 213:11-23, 201:10-203:5.

13 26. Nonetheless, the Trust purchased 590 Lairmont "as-is, where-is," and accepted the
14 property as it was when it signed the purchase documents in April of 2013. Rosenberg Dep. at 86:11-
15 88:7, 94:15-25, 95:9-19, 95:25-97:4, 99:10-100:7; Mot. Exh. 14 at 8:48-51. The Trust closed on 590
16 Lairmont, and title in the property transferred to the Trust on May 15, 2013.

17 27. Later, in the Summer of 2013, the Trust investigated the use of 594 Lairmont, which
18 now included the Golf Parcel, for the first time. According to Malek's deposition testimony, David
19 Rosenberg confronted him and threatened to sue him if he planned to build on the expanded 594
20 Lairmont. Malek Dep. at 102:13-103:14; *see* Doiron Dep. Vol. I at 80:15-82:17.

21 28. During the course of the litigation, the Trust's discovery responses indicated its only
22 concern was the loss of view, light, and privacy that might accompany Malek's construction on 594
23 Lairmont (including the Golf Parcel). Barbara Rosenberg's deposition testimony and the Trust's
24 responses to interrogatories propounded by Defendants Bank of America, MacDonald Highlands
25 Realty LLC, and Michael Doiron repeatedly identified potential loss of view, light, and privacy⁵ as the
26
27

28 ⁵ As Barbara Rosenberg noted in her deposition, she did not even know what Malek planned to build on 594 Lairmont, and stated that she nonetheless sought this Court's order prohibiting his construction due to the mere possibility of 590 Lairmont losing what Ms. Rosenberg described as its view and privacy.

1 damages arising if the Malek built on 594 Lairmont. Rosenberg Dep. at 184:22-187:20, 195:11-12;
2 Mot. Exhs. 15, 16.

3 29. Specifically, the Trust's interrogatory responses stated that 590 Lairmont would be
4 affected by Malek's construction on the Golf Parcel, with effects upon "the view of the golf course and
5 mountains, privacy, and light entering [the property]." Mot. Exhs. 15, 16.

6 30. The evidence produced to the Court, however, did not show any express easement that
7 would prohibit Malek from building on 594 Lairmont, including the Golf Parcel. All that was required
8 for Malek to construct his house was for him to obtain the MacDonald Highlands' Design Review
9 Committee's approval of his construction plans.⁶ Malek Dep. at 73:9-12; Bykowski Dep. II at 36:10-
10 37:21; see Doiron Dep. I at 71:10-72:10.

11 31. Meanwhile, and during the course of this litigation, the Design Review Committee
12 tasked with approving all plans for new buildings within the MacDonald Highlands community before
13 construction may commence, approved Malek's building plans for 594 Lairmont in early 2015.
14 Bykowski Dep. Vol. II at 74:16-21, 76:4-77:23. The Design Review Committee evaluates proposed
15 construction to ensure it maintains the unique character of the MacDonald Highlands community.
16 MacDonald Dep. at 34:16-36:9; 37:3-20; Bykowski Dep. Vol. II at 39:23-42:7. Had Malek's plans not
17 satisfied the Design Review Committee's standards, or negatively affected other residents within the
18 community, the Design Review Committee would not have approved them. See Bykowski Dep. Vol. II
19 at 74:16-77:23.

20 **B. Findings of Fact Related to Malek's Counterclaim.**

21 32. At the time the Trust filed this action, it filed a *lis pendens* on Malek's property at 594
22 Lairmont. See Sept. 23, 2013 Notice of *Lis Pendens*.

23 33. The Trust subsequently filed an amended *lis pendens* on 594 Lairmont. See Oct. 24,
24 2013 Amended Notice of *Lis Pendens*.

25 34. On January 9, 2014, the Court ordered the *lis pendens* on Malek's property expunged.
26 This prior order found that there was no basis for the Trust to have a *lis pendens* on Malek's property
27 under NRS 14.015(3). See Jan. 9, 2014 Order on Malek's Motion to Expunge *Lis Pendens*.

28 ⁶ And subsequent approval from the City of Henderson, although the MacDonald Highlands Design Guidelines were stated to be more restrictive than the City of Henderson's requirements.

1 35. Barbara Rosenberg, being a residential real estate agent, was familiar with *lis pendens*
2 filings and their potential consequences for properties upon which they are filed. Rosenberg Dep. at
3 Rosenberg Dep. at 265:3-16.

4 36. However, she did not testify that she specifically knew the *lis pendens* the Trust filed on
5 Malek's property was false. *Id.* Moreover, the declaration of the Trust's former counsel, Peter
6 Bernhard, stated that he acted with a reasonable belief that the *lis pendens* was true when filing it on
7 Malek's property. Decl. of Peter Bernhard.

8 37. Malek submitted evidence of claimed damages in the form of a supplemental
9 disclosure, and testified in his deposition that he had incurred attorneys' fees in this action, which
10 included expunging the Trust's prior *lis pendens*. Malek Dep. at 106:25-107:17; Mot. Exh. 18.

11 **IV. Conclusions of Law**

12 All of the Trust's claims against Malek fail for numerous reasons. The evidence adduced to the
13 Court shows that the Trust's basis for seeking an easement over Malek's property is based solely on
14 the impermissible grounds of view, light, and privacy. While Nevada law has not previously
15 recognized a claim for implied restrictive covenant, and will not do so now, it also would fail for the
16 same reasons as the Trust's easement claim. Additionally, the Trust's claims for declaratory and
17 injunctive relief are remedies, rather than causes of action that stand on their own, and Malek is
18 entitled to judgment in his favor on both. Questions of fact, however, preclude this Court from
19 entering judgment in Malek's favor on his counterclaim.

20 **A. The Trust's Claims of Easement and Implied Restrictive Covenant Are Premised** 21 **on Grounds Not Recognized Under Nevada Law, and Nevada Law Does Not Even** 22 **Recognize the Latter Claim.**

23 1. Nevada law has squarely and repeatedly repudiated the notion that easements or
24 restrictive covenants may arise by implication to protect views, privacy, or access to light. *Probasco v.*
25 *City of Reno*, 85 Nev. 563, 565, 459 P.2d 772, 774 (1969); *Boyd v. McDonald*, 81 Nev. 642, 650-51,
26 408 P.2d 717, 722 (1965).

27 2. In this case, the Trust has argued alternately that an implied easement and an implied
28 restrictive covenant prevent Malek from building on the Golf Parcel. An easement is a right to use the
land of another, *Boyd*, 81 Nev. at 647, 408 P.2d at 720, while a restrictive covenant is "an easement or

1 a servitude in the nature of an easement.” *Meredith v. Washoe County Sch. Dist.*, 84 Nev. 15, 17, 435
2 P.2d 750, 752 (1968). Based on the evidence on record, and the bases for the Trust’s claim for an
3 easement or implied restrictive covenant in Malek’s property, the classification of the Trust’s claimed
4 restriction as an easement or restrictive covenant “does not matter” for the Court’s analysis in this
5 case. *Venetian Casino Resort L.L.C. v. Local Joint Exec. Bd.*, 257 F.3d 937, 946 (9th Cir. 2001).
6 Because an implied restrictive covenant is a form of easement, they are analyzed in the same manner
7 here.

8 3. The Trust has not produced any evidence showing the existence of an easement
9 requiring the Golf Parcel to remain part of the golf course indefinitely. While the Trust adopted this
10 argument in opposing Malek’s Motion for Summary Judgment, that is, as far as the Court can tell, the
11 first time such a theory arose. Counsel’s arguments do not replace facts in the analysis of a summary
12 judgment motion. *Glover v. Eighth Jud. Dist. Ct.*, 125 Nev. 691, 701, 706, 220 P.3d 684, 691, 695
13 (2009).

14 4. In contrast, the evidence before the Court shows only that the Trust has based its claim
15 for an implied easement on its fear of potentially losing the view, privacy, or access to light 590
16 Lairmont presently enjoys. The Trust has not shown any evidence of an express easement keeping
17 Malek from building on the Golf Parcel. Nevada law will not imply an easement or restrictive
18 covenant for the only, and undisputed, reasons that the Trust seeks them—protection of 590
19 Lairmont’s views, privacy, and access to light. *Probasco*, 85 Nev. at 565, 459 P.2d at 774; *Boyd*, 81
20 Nev. at 650-51, 408 P.2d at 722.

21 5. In considering claims for injunctive relief, the Court must consider the totality of the
22 circumstances in which relief is sought. *Edwards v. Emperor’s Garden Rest.*, 122 Nev. 317, 325 130
23 P.3d 1280, 1285 (2006). Here, a seasoned real estate professional appears to have disregarded all
24 warnings and notices before paying more than two million dollars for the Rosenbergs’ “dream” home.
25 There similarly is no evidence the Trust’s attorney beneficiary did any research before the Trust
26 purchased the house in which he now resides. There is, however, undisputed evidence of the Trust and
27 its trustee’s substantial experience buying and selling high-end, residential real estate. To that end, the
28 Trust’s failure to use its acquired skill and knowledge in these areas effectively waived, under the

1 circumstances, any claim it could have for the Court to exercise its jurisdiction to impose a restrictive
2 covenant over Malek's property. *Id.*

3 6. Related to its claim for easement, the Court concludes that the Trust's claim for implied
4 restrictive covenant also fails. Nevada has not previously recognized a cause of action for implied
5 restrictive covenant, and this Court declines to do so. Consistent with the precedent of Nevada's
6 Supreme Court, this Court will not recognize a novel cause of action. *Brown v. Eddie World LLC*, 131
7 Nev. Adv. Rep. 19, 348 P.3d 1002 (2015); *Badillo v. Am. Brands*, 117 Nev. 34, 42, 16 P.3d 435, 440
8 (2001); *Greco v. United States*, 111 Nev. 405, 408-09, 893 P.2d 345, 347-48 (1995); *see Nat'l R.R.*
9 *Passenger Corp v. Nat'l Ass'n of R.R. Passengers*, 414 U.S. 453, 457-58 (1974) (promoting the
10 doctrine of *expressio unius est exclusion alterius*, which prohibits theories of liability that are not
11 expressly authorized). This Court's decision to not recognize this cause of action is steeped in the lack
12 of a cohesive national standard, the subjective nature of the claim's object, and the difficulty of
13 proving the claim. *Badillo*, 117 Nev. at 42-44, 16 P.3d at 440-41.

14 7. Among the states that do recognize this claim, the standards for offensively imposing an
15 implied restrictive covenant differ widely. *See Evans v. Pollock*, 796 S.W.2d 465, 466 (Tex. 1990);
16 *Knotts Landing Corp. v. Lathem*, 315 Ga. 321, 323, 348 S.E. 651, 653 (1986); *Arthur v. Lake Tansi*
17 *Village, Inc.*, 590 S.W.2d 923, 927 (Tenn. 1979); *see also Peck v. Lanier Golf Club, Inc.*, 315 Ga. App.
18 176, 178-79, 726 S.E.2d 442, 445 (Ga. Ct. App. 2012). Moreover, Trust seeks to use this claim to
19 enforce its subjective desire to preserve its view, light, and privacy, further militating against the Court
20 recognizing this cause of action. *Greco*, 111 Nev. at 409, 893 P.2d at 348.

21 8. To the extent the Trust's claim for implied restrictive covenant is duplicative of, or
22 otherwise subsidiary within, the Trust's claim for easement, it fails for the reasons stated above.
23 *Probasco*, 85 Nev. at 565, 459 P.2d at 774; *Boyd*, 81 Nev. at 650-51, 408 P.2d at 722. The Trust has
24 not advanced any evidence that its claim for an implied restrictive covenant seeks to preserve or
25 protect anything other than its view, light, or privacy. Any of these three concerns are insufficient
26 bases for the Court to imply an easement or restrictive covenant exists over the Golf Parcel. As the
27 Trust has not produced any evidence showing an alternate, cognizable basis for the Court to impose an
28

1 implied restrictive covenant on the Golf Parcel, the Court will not do so. The Court therefore enters
2 judgment in Malek's favor on this claim.

3 **B. The Trust's Claims for Injunctive and Declaratory Relief Also Fail as a Matter of**
4 **Law.**

5 9. Additionally, the Court enters judgment in Malek's favor on the Trust's remaining
6 claims for declaratory and injunctive relief. This Court concurs with the United States Court of
7 Appeals for the Ninth Circuit and finds that declaratory relief is a remedy, rather than a cause of
8 action. *Swartz v. KPMG LLP*, 476 F.3d 756, 766 (9th Cir. 2007).

9 10. Similarly, this Court adopts the position of the United States District Court for the
10 District of Nevada and several other courts, and concludes that injunctive relief is merely a remedy,
11 rather than an independent claim. *In re Walmart Wage & Hour Empl. Practices Litig.*, 490 F. Supp. 2d
12 1091, 1130 (D. Nev. 2007); *see Brittingham v. Ayala*, 995 S.W.2d 199, 201 (Tex. Ct. App. 1999); *Art*
13 *Movers, Inc. v. Ni West*, 3 Cal. App. 4th 640, 646-47 (Cal. Ct. App. 1992).

14 11. To the extent the Trust has styled these remedies as causes of action, the Court enters
15 judgment in Malek's favor on them. As the Court finds in Malek's favor on the Trust's substantive
16 claims of easement and implied restrictive covenant (to the extent the latter may be recognized as a
17 claim), the Trust has no avenue to assert these remedies against Malek. Therefore, judgment in
18 Malek's favor is appropriate.

19 **C. Questions of Fact Preclude the Court from Granting Malek's Motion for**
20 **Summary Judgment on his Counterclaim.**

21 12. For the same reasons discussed in the Court's Order entered July 23, 2015, denying the
22 Trust's Cross-Motion for Summary Judgment on Malek's counterclaim, and incorporated by reference
23 herein, the Court also denies Malek's Motion for Summary Judgment on the same claim. To prevail,
24 Malek must show that the Trust made a false statement about his title or possession of the Golf Parcel
25 with actual malice—a knowingly false statement, or one made with reckless disregard for the
26 truth—that caused him damage. *Executive Mgmt., Ltd. v. Ticor Title Co.*, 114 Nev. 823, 963 P.2d 465,
27 478 (1998); *Rowland v. Lepire*, 99 Nev. 308, 313, 662 P.2d 1332, 1335 (1983).

28 13. Questions of material fact exist as to whether the Trust and its Trustee, Barbara
Rosenberg, acted with actual malice in filing the *lis pendens* on Malek's property.⁷ Additionally, the

1 Court finds that there is a question of fact as to the calculation of Malek's damages on his slander of
2 title claim, which shall be left to the jury. Malek's Motion for Summary Judgment on his
3 Counterclaim therefore is denied.

4 **V. Conclusion**

5 For the foregoing reasons, it is **ORDERED** that Defendant Shahin Shane Malek's Motion for
6 Summary Judgment is **GRANTED** in part, and the Court enters judgment in Malek's favor on
7 Plaintiff's claims against him, and **DENIED** in part, as the Court denies Malek's Motion for Summary
8 Judgment as it relates to his Counterclaim.

9 **VI. Judgment**

10 This action having been submitted to the Court for decision at trial on June 10, 2015, and the
11 Court having made the foregoing findings of fact and conclusions of law, the Court decides Plaintiff's
12 claims in favor of moving Defendant Shahin Shane Malek, with regard to all of Plaintiff's claims
13 against him.

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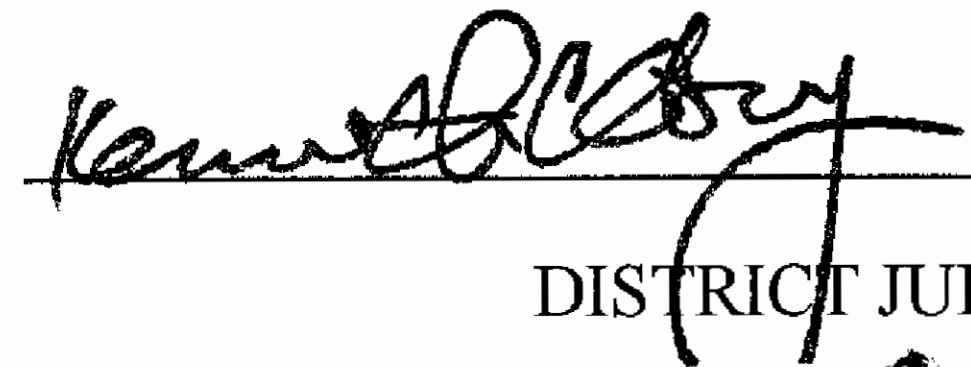
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26 It is therefore **ORDERED, ADJUDGED, AND DECREED** that Plaintiff take nothing by way
27 of its January 12, 2015 Amended Complaint against Defendant Shahin Shane Malek.

28 ⁷ "In order to prove malice it must be shown that the defendant knew that the statement was false or acted in reckless
disregard of its truth or falsity." *Rowland*, 99 Nev. at 313, 662 P.2d at 1335.

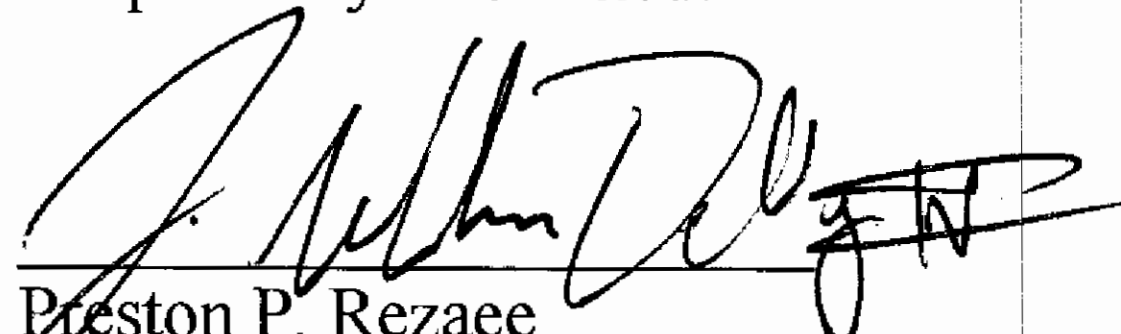
1
2 **IT IS SO ORDERED**

3
4 Dated: Aug 11, 2015

5
6 
7 DISTRICT JUDGE

8 Respectfully Submitted:

Approved in content and form by:

9 
10 Preston P. Rezaee
11 Nevada Bar No. 10729
12 Jay DeVoy, of counsel
13 Nevada Bar No. 11950
14 Sarah Chavez, of counsel
15 Nevada Bar No. 11935
16 THE FIRM, P.C.
17 200 E. Charleston Blvd.
Las Vegas, NV 89104
Telephone: (702) 222-3476
Facsimile: (702) 252-3476
Attorneys for Defendant/Counterclaimant,
Shahin Shane Malek

Karen Hanks
Nevada Bar No. 9578
Melissa Barishman
Nevada Bar No. 12935
Howard Kim & Associates
1055 Whitney Ranch Drive, Suite 110
Henderson, NV 89014
Attorneys for Plaintiff/Counterclaim
Defendant,
The Fredric and Barbara Living Trust

18 Approved in content and form by:

Approved in content and form by:

19
20 J. Randall Jones
21 Nevada Bar No. 1927
22 Spencer H. Gunnerson
23 Nevada Bar No. 8810
Kemp, Jones & Coulthard
24 3800 Howard Hughes Parkway, 17th Floor
Las Vegas, NV 89169
25 *Attorneys for Defendants*
MacDonald Highlands Realty, LLC,
Michael Doiron, and
26 *FHP Ventures*
(formerly The Foothills Partners).

Darren Brenner
Nevada Bar No. 8386
Steven Shevorski
Nevada Bar No. 8256
William Habdas
Nevada Bar No. 13138
Akerman LLP
1160 Town Center Drive, Suite 330
Las Vegas, NV 89144
Attorneys for Defendants
Bank of America N.A. and BAC Home Loans
Servicing, LP.

27 **CERTIFICATE OF SERVICE**
28

1 It is therefore **ORDERED, ADJUDGED, AND DECREED** that Plaintiff take nothing by way
2 of its January 12, 2015 Amended Complaint against Defendant Shahin Shane Malek.

3
4 **IT IS SO ORDERED**

5
6 Dated: _____, 2015

7
8 _____
9 DISTRICT JUDGE

10 Respectfully Submitted:

Not approved as to form and content by:

11
12 _____
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14 Nevada Bar No. 10729
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18 Nevada Bar No. 11935
19 THE FIRM, P.C.
20 200 E. Charleston Blvd.
21 Las Vegas, NV 89104
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23 Facsimile: (702) 252-3476
24 *Attorneys for Defendant/Counterclaimant,*
25 *Shahin Shane Malek*

11
12 _____
13 *Karen Hanks*
14 Karen Hanks
15 Nevada Bar No. 9578
16 Howard Kim & Associates
17 1055 Whitney Ranch Drive, Suite 110
18 Henderson, NV 89014
19 *Attorneys for Plaintiff/Counterclaim*
20 *Defendant,*
21 *The Fredric and Barbara Living Trust*

20 Approved in content and form by:

Approved in content and form by:

21
22 _____
23 J. Randall Jones
24 Nevada Bar No. 1927
25 Spencer H. Gunnerson
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27 Kemp, Jones & Coulthard
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1160 Town Center Drive, Suite 330
Las Vegas, NV 89144
Attorneys for Defendants
Bank of America N.A. and BAC Home Loans
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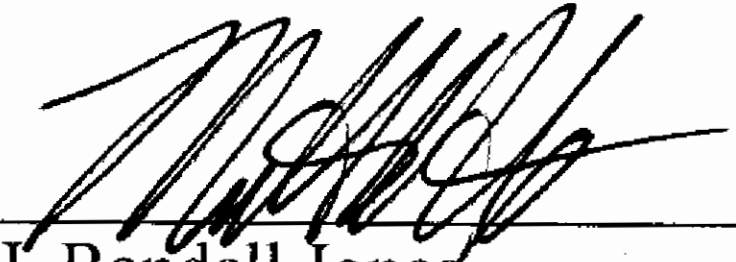
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18 THE FIRM, P.C.
19 200 E. Charleston Blvd.
20 Las Vegas, NV 89104
21 Telephone: (702) 222-3476
22 Facsimile: (702) 252-3476
23 *Attorneys for Defendant/Counterclaimant,*
24 *Shahin Shane Malek*

Karen Hanks
Nevada Bar No. 9578
Melissa Barishman
Nevada Bar No. 12935
Howard Kim & Associates
1055 Whitney Ranch Drive, Suite 110
Henderson, NV 89014
Attorneys for Plaintiff/Counterclaim
Defendant,
The Fredric and Barbara Living Trust

18 Approved in content and form by:

Approved in content and form by:

19  #9524
20 J. Randall Jones
21 Nevada Bar No. 1927
22 Spencer H. Gunnerson
23 Nevada Bar No. 8810
24 Kemp, Jones & Coulthard
25 3800 Howard Hughes Parkway, 17th Floor
26 Las Vegas, NV 89169
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William Habdas
Nevada Bar No. 13138
Akerman LLP
1160 Town Center Drive, Suite 330
Las Vegas, NV 89144
Attorneys for Defendants
Bank of America N.A. and BAC Home Loans
Servicing, LP.

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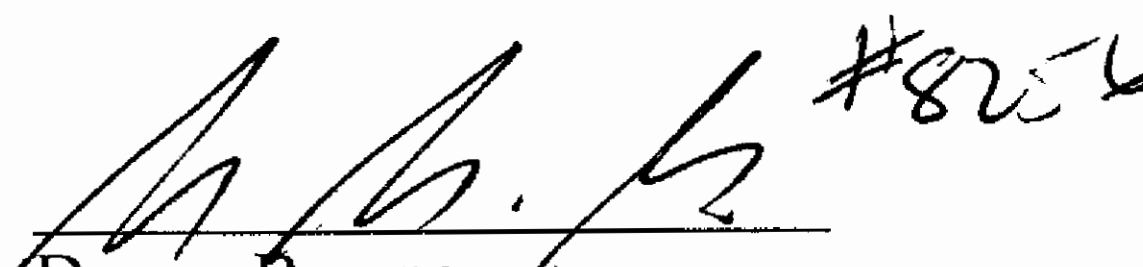
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20 Las Vegas, NV 89104
21 Telephone: (702) 222-3476
22 Facsimile: (702) 252-3476
23 *Attorneys for Defendant/Counterclaimant,*
24 *Shahin Shane Malek*

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Nevada Bar No. 9578
Melissa Barishman
Nevada Bar No. 12935
Howard Kim & Associates
1055 Whitney Ranch Drive, Suite 110
Henderson, NV 89014
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Approved in content and form by:

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Spencer H. Gunnerson
Nevada Bar No. 8810
Kemp, Jones & Coulthard
3800 Howard Hughes Parkway, 17th Floor
Las Vegas, NV 89169
Attorneys for Defendants
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William Habdas
Nevada Bar No. 13138
Akerman LLP
1160 Town Center Drive, Suite 330
Las Vegas, NV 89144
Attorneys for Defendants
Bank of America N.A. and BAC Home Loans
Servicing, LP.

CERTIFICATE OF SERVICE

1 I hereby certify that one this ____ day of July, 2015, pursuant to NRCP 5(b), I served via the Eighth
2 Judicial District Court electronic service system and to be placed in the United States Mail, with first
3 class postage prepaid thereon, and addressed the foregoing **[PROPOSED] ORDER, FINDINGS OF**
4 **FACT AND CONCLUSIONS OF LAW, AND JUDGMENT ON DEFENDANT /**
5 **COUNTERCLAIMANT SHAHIN SHANE MALEK'S MOTION FOR SUMMARY**
6 **JUDGMENT** to the following parties:

7
8 Howard C. Kim, Esq.
9 Email: Howard@hkimlaw.com

10 Diana S. Cline, Esq.
11 Email: Diana@hkimlaw.com

12 Jacqueline A. Gilbert, Esq.
13 Email: Jackie@hkimlaw.com

14 *Attorneys for Plaintiff*

15 Darren Brenner
16 Email: Darren.brenner@akerman.com

17 Deb Julien
18 Email: Debbie.julien@akerman.com

19 Natalie Winslow
20 Email: Natalie.winslow@akerman.com
21 *Attorneys for Bank of America, N.A.*

22 Erica Bennett
23 Email: E.bennett@kempjones.com

24 J. Randall Jones
25 Email: Jrj@kempjones.com

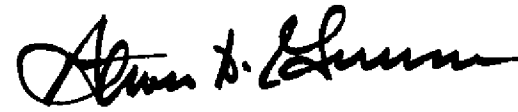
26 Janet Griffin
27 Email: janetjamesmichael@gmail.com

28 Email: jlg@kempjones.com
Spencer Gunnerson
Email: S.gunnerson@kempjones.com

Attorneys for Michael Doiron & MacDonald Highlands Realty, LLC

/s/ Jacqueline Martinez
Employee of The Firm, P.C.

EXHIBIT 7



CLERK OF THE COURT

Preston P. Rezaee, Esq.
Nevada Bar No. 10729
Jay DeVoy, Esq., of counsel
Nevada Bar No. 11950
THE FIRM, P.C.
200 E. Charleston Blvd.
Las Vegas, NV 89104
Telephone: (702) 222-3476
Facsimile: (702) 252-3476
Attorneys for Defendant / Counterclaimant,
SHAHIN SHANE MALEK

**DISTRICT COURT
CLARK COUNTY, NEVADA**

THE FREDERIC AND BARBARA
ROSENBERG LIVING TRUST,

Plaintiff,

vs.

BANK OF AMERICA, N.A.; BAC HOME)
LOANS SERVICING, LP, a foreign limited)
partnership; MACDONALD HIGHLANDS)
REALTY, LLC, a Nevada limited liability)
company; MICHAEL DOIRON, an individual;)
SHAHIN SHANE MALEK, an individual;)
PAUL BYKOWSKI, an individual; THE)
FOOTHILLS AT MACDONALD RANCH)
MASTER ASSOCIATION, a Nevada limited)
liability company; THE FOOTHILLS)
PARTNERS, a Nevada limited partnership;)
DOES I through X, inclusive; and ROE)
BUSINESS ENTITY I through XX, inclusive,)

Defendants.

CASE NO.: A-13-689113-C
DEPT NO.: I

**ORDER ON DEFENDANT SHAHIN
SHANE MALEK'S MOTION FOR
ATTORNEYS' FEES AND COSTS AND
PLAINTIFF THE FREDERIC AND
BARBARA ROSENBERG LIVING
TRUST'S MOTION TO RETAX COSTS**

Before the Court is Defendant/Counterclaimant Shahin Shane Malek's ("Malek['s]") Motion for Attorneys' Fees and Costs, and Plaintiff The Fredric and Barbara Rosenberg Living Trust's (the "Trust['s]") Motion to Retax Malek's Memorandum of Costs. A detailed history of these motions and the Court's order deciding them follows.

//

//

1 **I. Relevant Procedural History**

2 On September 9, 2015, Malek filed his Motion for Attorneys' Fees and Costs and Verified
3 Memorandum of Costs in this action. On September 21, 2015, the Trust filed its Motion to Re-Tax
4 Malek's Memorandum of Costs. Malek opposed the Trust's motion on October 2, 2015.

5 The Court scheduled both motions decided in this Order to be heard in its chambers on October
6 12, 2015, but scheduled argument for October 22, 2015 following the Trust's request for a hearing on
7 these motions.¹ Karen Hanks, Esq. and Jackie Gilbert, Esq. for the Trust, Jay DeVoy, Esq. for Malek,
8 and Matthew Carter, Esq. for defendants MacDonald Highlands Realty, Michael Doiron, and FHP
9 Ventures, attended the October 22, 2015 hearing. During this scheduled argument, the Court heard the
10 Trust's Motion to Retax Malek's Memorandum of Costs. The Court also called Malek's motion for
11 attorneys' fees and costs, to which the Trust had not filed an opposition.² By agreement of counsel for
12 the Trust and Malek, the Court continued the hearing on Malek's Motion for Attorneys' Fees and
13 Costs until December 1, 2015, when the Court calendared its next hearing on Malek's Motion for
14 Attorneys' Fees and Costs. The Court, however, did not indicate a time during this hearing.

15 Following the October 22, 2015 hearing, the Trust filed its opposition to Malek's Motion for
16 Attorneys' Fees and Costs on October 23, 2015. Malek timely filed his reply in support of his Motion
17 for Attorneys' Fees and Costs on November 19, 2015. Jay DeVoy, Esq., then appeared for Malek at
18 the December 1, 2015 hearing; no counsel appeared for any other party, including the Trust. Mr.
19 DeVoy represented that he had left a voice mail for Ms. Hanks confirming the time of the December 1,
20 2015 hearing on the late afternoon before, November 30, 2015.

21 **II. Legal Analysis**

22 The Court grants in part, and denies in part, both the Trust's Motion to Retax Costs, and
23 Malek's Motion for Attorneys' Fees and Costs. As set forth below, the Court awards Malek a total of
24 \$25,986.00 in Attorneys' Fees and Costs. Additionally, the Court sanctions the Trust \$500 for conduct
25 requiring more than one hearing for Malek's counsel to argue the Motion for Attorneys' Fees and
26 Costs.

27 **A. The Trust's Motion to Retax Malek's Memorandum of Costs**

28 ¹ The Trust filed its Notice of Hearing for the October 22, 2015 hearing on these motions, pursuant to its request for
hearing, on October 14, 2015.

² It was not until the hearing that the Trust became aware there was an issue with filing of the Opposition, as the Trust
counsel believed it had been filed.

1 The Trust's Motion to Retax Malek's Costs is granted to the extent it seeks to disallow a full
2 reimbursement of the funds paid to Craig Jiu in connection with his deposition. Additionally, the
3 mutually agreed-upon costs of private mediation that Malek sought in his memorandum of costs
4 cannot be imposed on the Trust. All other costs in Malek's memorandum of costs are reasonably and
5 necessarily incurred incident to this litigation, and the Court exercises its jurisdiction to award them to
6 Malek in the amount of \$7,568.50.

7 **B. Malek's Motion for Attorneys' Fees and Costs**

8 The Court grants in part Malek's Motion for Attorneys' Fees and Costs under NRS
9 18.010(2)(b) on the basis that the Trust lacked reasonable grounds to maintain this litigation, even if it
10 initially had reasonable grounds to file suit. Based on the facts and law presented in Malek's Motion
11 for Summary Judgment filed on April 16, 2015, it was unreasonable for the Trust to maintain this
12 litigation against him from that date onward. Having reviewed the requested fees and Trust's
13 Opposition³ to Malek's motion, the Court finds Malek's requested fees from April 17, 2015 until the
14 date of the Motion's filing, for a total of \$18,417.50, to be reasonably incurred. The Court therefore
15 awards attorneys' fees to Malek in the amount of \$18,417.50, as they were incurred after the Trust
16 lacked reasonable grounds to maintain this action against him.

17 **C. Sanctions**

18 The Court's inherent powers include the orderly administration of cases before it. Because of
19 the delayed hearing on Malek's Motion for Attorneys' Fees and Costs and then the Trust's failure to
20 appear at the scheduled December 1, 2015 hearing, the Court exercises its discretion to impose a
21 monetary sanction on the Trust.⁴ The Court's sanction upon the Trust shall be in the amount of
22 \$500.00, based on a calculation of the two hours Mr. DeVoy waited for this matter to be called and
23 heard on the December 1, 2015 hearing date, calculated based on the \$250 per hour rate submitted in
24 Malek's Motion for Attorneys' Fees and Costs.

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25 ..
26 ..
27 ..
28

⁴ This sanction is imposed on the trust itself, as a party, and not upon its counsel.

1 It is therefore **ORDERED, ADJUDGED, AND DECREED** that Malek be awarded and
2 entitled to \$7,568.50 in costs, \$18,417.50 in his reasonable attorneys' fees incurred in this action, and a
3 sanction of \$500, against the Trust, in a total amount of \$26,486.00.

4 **IT IS SO ORDERED**

5 Dated: 12 day of January 2015⁶

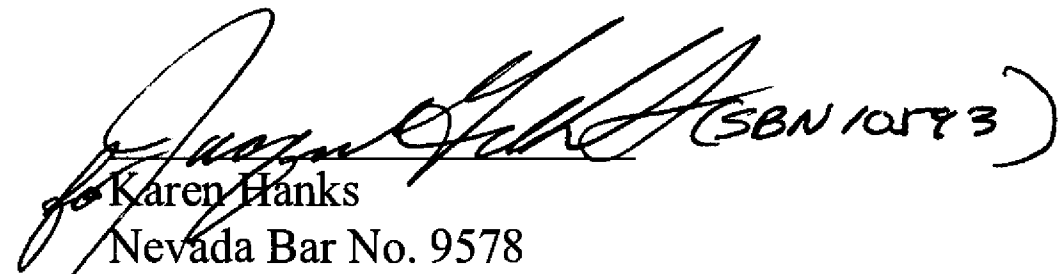


DISTRICT JUDGE

8 Respectfully Submitted:

Approved in content and form by:

10
11 Preston P. Rezaee
12 Nevada Bar No. 10729
13 Jay DeVoy, of counsel
14 Nevada Bar No. 11950
15 Sarah Chavez, of counsel
16 Nevada Bar No. 11935
17 THE FIRM, P.C.
18 200 E. Charleston Blvd.
Las Vegas, NV 89104
Telephone: (702) 222-3476
Facsimile: (702) 252-3476
Attorneys for Defendant/Counterclaimant,
Shahin Shane Malek

 (SBN 10573)

Karen Hanks
Nevada Bar No. 9578
Howard Kim & Associates
1055 Whitney Ranch Drive, Suite 110
Henderson, NV 89014
Attorneys for Plaintiff/Counterclaim
Defendant,
The Fredric and Barbara Living Trust

19 Approved in content and form by:

Approved in content and form by:

21 J. Randall Jones
22 Nevada Bar No. 1927
23 Spencer H. Gunnerson
24 Nevada Bar No. 8810
Kemp, Jones & Coulthard
3800 Howard Hughes Parkway, 17th Floor
Las Vegas, NV 89169
Attorneys for Defendants
MacDonald Highlands Realty, LLC,
Michael Doiron, and
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Darren Brenner
Nevada Bar No. 8386
Steven Shevorski
Nevada Bar No. 8256
William Habdas
Nevada Bar No. 13138
Akerman LLP
1160 Town Center Drive, Suite 330
Las Vegas, NV 89144
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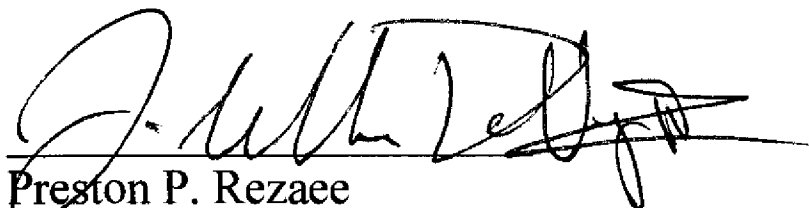
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15 ~~Sarah Chavez, of counsel~~

16 ~~Nevada Bar No. 11935~~

17 THE FIRM, P.C.

18 200 E. Charleston Blvd.

19 Las Vegas, NV 89104

20 Telephone: (702) 222-3476

21 Facsimile: (702) 252-3476

22 *Attorneys for Defendant/Counterclaimant,*

23 *Shahin Shane Malek*

24 Approved in content and form by:

25 Karen Hanks

26 Nevada Bar No. 9578

27 Howard Kim & Associates

28 1055 Whitney Ranch Drive, Suite 110

Henderson, NV 89014

Attorneys for Plaintiff/Counterclaim

Defendant,

The Fredric and Barbara Living Trust

Approved in content and form by:

21 J. Randall Jones

22 Nevada Bar No. 1927

23 Spencer H. Gunnerson

24 Nevada Bar No. 8810

25 Kemp, Jones & Coulthard

26 3800 Howard Hughes Parkway, 17th Floor

27 Las Vegas, NV 89169

28 *Attorneys for Defendants*

MacDonald Highlands Realty, LLC,

Michael Doiron, and

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Las Vegas, NV 89104
Telephone: (702) 222-3476
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21 Facsimile: (702) 252-3476
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23 *Shahin Shane Malek*

Karen Hanks
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Howard Kim & Associates
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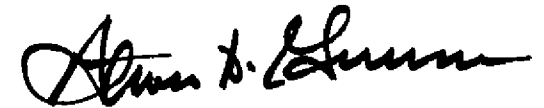
24 Approved in content and form by:
25 _____

Approved in content and form by: #8252
26 _____

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Spencer H. Gunnerson
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Kemp, Jones & Coulthard
3800 Howard Hughes Parkway, 17th Floor
Las Vegas, NV 89169
Attorneys for Defendants
MacDonald Highlands Realty, LLC,
Michael Doiron, and
FHP Ventures
(formerly The Foothills Partners).

Darren Brenner
Nevada Bar No. 8386
Steven Shevorski
Nevada Bar No. 8256
William Habdas
Nevada Bar No. 13138
Akerman LLP
1160 Town Center Drive, Suite 330
Las Vegas, NV 89144
Attorneys for Defendants
Bank of America N.A. and BAC Home Loans
Servicing, LP.

EXHIBIT 8



CLERK OF THE COURT

DIANA CLINE EBRON, ESQ.
Nevada Bar No. 10580
E-mail: diana@kgelegal.com
JACQUELINE A. GILBERT, ESQ.
Nevada Bar No. 10593
E-mail: jackie@kgelegal.com
KAREN L. HANKS, ESQ.
Nevada Bar No. 9578
E-mail: karen@kgelegal.com
KIM GILBERT EBRON
7625 Dean Martin Drive, Suite 110
Las Vegas, Nevada 89139
Telephone: (702) 485-3300
Facsimile: (702) 485-3301
Attorneys for Plaintiff

DISTRICT COURT

CLARK COUNTY, NEVADA

THE FREDRIC AND BARBARA
ROSENBERG LIVING TRUST,

Plaintiff,

vs.

BANK OF AMERICA, N.A.; BAC HOME
LOANS SERVICING, LP, a foreign limited
partnership; MACDONALD HIGHLANDS
REALTY, LLC, a Nevada limited liability
company; MICHAEL DOIRON, an
individual; SHAHIN SHANE MALEK, an
individual; PAUL BYKOWSKI, an
individual; THE FOOTHILLS AT
MACDONALD RANCH MASTER
ASSOCIATION, a Nevada limited liability
company; THE FOOTHILLS PARTNERS, a
Nevada limited partnership; DOES I through
X; and ROE CORPORATIONS I through X,
inclusive,

Defendants.

SHAHIN SHANE MALEK,

Counter-Claimant,

vs.

THE FREDRIC AND BARBARA
ROSENBERG LIVING TRUST,

Counter-Defendant.

Case No. A-13-689113-C

Dept. No. I

**NOTICE OF ENTRY OF STIPULATION
AND ORDER TO DISMISS BANK OF
AMERICA, N.A. WITH PREJUDICE**

PLEASE TAKE NOTICE that on March 10, 2016 this Court entered a **Stipulation and**

KIM GILBERT EBRON
7625 DEAN MARTIN DRIVE, SUITE 110
LAS VEGAS, NEVADA 89139
(702) 485-3300 FAX (702) 485-3301

KIM GILBERT EBRON
7625 DEAN MARTIN DRIVE, SUITE 110
LAS VEGAS, NEVADA 89139
(702) 485-3300 FAX (702) 485-3301

Order to Dismiss Bank of America, N.A with Prejudice. A copy of said Stipulation and
Order is attached hereto.
DATED this 18th day of March, 2016.

KIM GILBERT EBRON

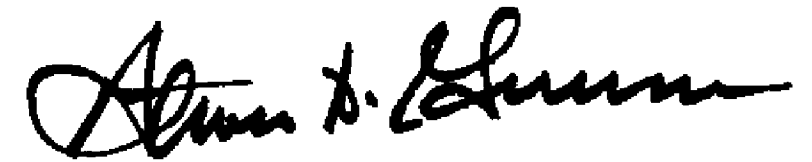
/s/ Diana Cline Ebron
DIANA CLINE EBRON, ESQ.
Nevada Bar No. 10580
7625 Dean Martin Drive, Suite 110
Las Vegas, Nevada 89139
Attorney for SFR Investments Pool 1, LLC

CERTIFICATE OF SERVICE

I hereby certify that on this 18th day of March, 2016, pursuant to NRCP 5(b), I served via the Eighth Judicial District Court electronic filing system, the foregoing **STIPULATION AND ORDER TO DISMISS BANK OF AMERICA, N.A. WITH PREJUDICE**, to the following parties:

Akerman LLP		
Contact		Email
Akerman Las Vegas Office		akermanlas@akerman.com
Darren T. Brenner, Esq.		darren.brenner@akerman.com
Steven G. Shevorski, Esq.		steven.shevorski@akerman.com
<hr/>		
Kemp Jones & Coulthard		
Contact		Email
Ian P. McGinn		ipm@kempjones.com
Sandy Sell		s.sell@kempjones.com
<hr/>		
Kemp, Jones & Coulthard		
Contact		Email
J. Randall Jones		jri@kempjones.com
Janet Griffin		janetjamesmichael@gmail.com
Janet Griffin		jlq@kempjones.com
Matthew Carter		m.carter@kempjones.com
Sandy Sell		s.sell@kempjones.com
Spencer Gunnerson		s.gunnerson@kempjones.com
<hr/>		
Kemp, Jones & Coulthard, LLP		
Contact		Email
Pamela Montgomery		p.montgomery@kempjones.com
<hr/>		
The Firm		
Contact		Email
Jay M. DeVoy		jay@thefirm-lv.com
<hr/>		
The Firm, P.C.		
Contact		Email
Jacqueline Martinez		jacqueline@thefirm-lv.com
Preston P. Rezaee, Esq.		preston@thefirm-lv.com
Ryan E. Alexander, Esq.		ryan@ryanalexander.us

/s/ Tomas Valerio
An Employee of Kim Gilbert Ebron



CLERK OF THE COURT

SAO

DIANA CLINE EBRON, ESQ.

Nevada Bar No. 10580

E-mail: diana@kgelegal.com

JACQUELINE A. GILBERT, ESQ.

Nevada Bar No. 10580

E-mail: jackie@kgelegal.com

KAREN L. HANKS, ESQ.

Nevada Bar No. 9578

E-mail: karen@kgelegal.com

KIM GILBERT EBRON

7625 Dean Martin Drive, Suite 110

Las Vegas, Nevada 89139

Telephone: (702) 485-3300

Facsimile: (702) 485-3301

Attorneys for Plaintiff

DISTRICT COURT

CLARK COUNTY, NEVADA

THE FREDRIC AND BARBARA
ROSENBERG LIVING TRUST,

Plaintiff,

vs.

BANK OF AMERICA, N.A.; BAC HOME
LOANS SERVICING, LP, a foreign limited
partnership; MACDONALD HIGHLANDS
REALTY, LLC, a Nevada limited liability
company; MICHAEL DOIRON, an individual;
SHAHIN SHANE MALEK, an individual;
PAUL BYKOWSKI, an individual; THE
FOOTHILLS AT MACDONALD RANCH
MASTER ASSOCIATION, a Nevada limited
liability company; THE FOOTHILLS
PARTNERS, a Nevada limited partnership;
DOES I through X; and ROE
CORPORATIONS I through X, inclusive,

Defendants.

SHAHIN SHANE MALEK,

Counterclaimant,

vs.

THE FREDRIC AND BARBARA
ROSENBERG LIVING TRUST,

Counter-Defendant.

Case No.: A-13-689113-C

Dept. No.: I

**STIPULATION AND ORDER TO
DISMISS BANK OF AMERICA, N.A.
WITH PREJUDICE**

KIM GILBERT EBRON
7625 DEAN MARTIN DRIVE, SUITE 110
LAS VEGAS, NEVADA 89139
(702) 485-3300 FAX (702) 485-3301

KIM GILBERT EBRON
7625 DEAN MARTIN DRIVE, SUITE 110
LAS VEGAS, NEVADA 89139
(702) 485-3380 FAX (702) 485-3391

1 THE FREDRIC AND BARBARA ROSENBERG LIVING TRUST ("Plaintiff") and
2 BANK OF AMERICA, N.A. ("BANA") (collectively, the "Parties"), by and through their
3 counsel of record, stipulate and agree that Plaintiff's claims against BANA, as set forth in the
4 Amended Complaint filed on January 12, 2015, shall be dismissed with prejudice, each party to
5 bear its own attorney's fees and costs associated with this lawsuit.

6 IT IS SO STIPULATED.

7 DATED this _____ day of March, 2016.

8 **KIM GILBERT EBRON**

9 _____
10 Diana Cline Ebron, Esq.

11 Nevada Bar No. 10580

12 Jacqueline A. Gilbert, Esq.

13 Nevada Bar No. 10580

14 Karen L. Hanks, Esq.

15 Nevada Bar No. 9578

16 7625 Dean Martin Drive, Suite 110

17 Las Vegas, Nevada 89139

18 *Attorneys for Plaintiff*

19 DATED this _____ day of March, 2016.

20 **THE FIRM, P.C.**

21 _____
22 Preston P. Rezaee, Esq.

23 Nevada Bar No. 10729

24 Jay M. DeVoy, Esq.

25 Nevada Bar No. 11950

26 200 E. Charleston Blvd.

27 Las Vegas, Nevada 89104

28 *Attorneys for Shahin Shane Malek*

DATED this 9th day of March, 2016.

AKERMAN LLP

_____ *#8252*
Ariel E. Stern, Esq.

Nevada Bar No. 8276

Darren T. Brenner, Esq.

Nevada Bar No. 8386

Steve Shevorski, Esq.

Nevada Bar No. 8256

1160 Town Center Drive, Suite 330

Las Vegas, Nevada 89144


Attorneys for Bank of America, N.A

KIM GILBERT EBRON
7625 DEAN MARTIN DRIVE, SUITE 110
LAS VEGAS, NEVADA 89139
(702) 485-3300 FAX (702) 485-3301

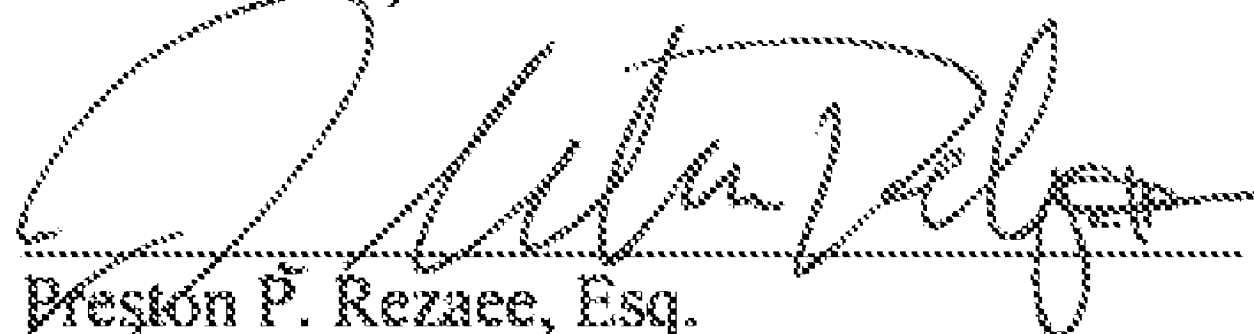
THE FREDRIC AND BARBARA ROSENBERG LIVING TRUST ("Plaintiff") and
BANK OF AMERICA, N.A. ("BANA") (collectively, the "Parties"), by and through their counsel
of record, stipulate and agree that Plaintiff's claims against BANA, as set forth in the Amended
Complaint filed on January 12, 2015, shall be dismissed with prejudice, each party to bear its own
attorney's fees and costs associated with this lawsuit.

IT IS SO STIPULATED.

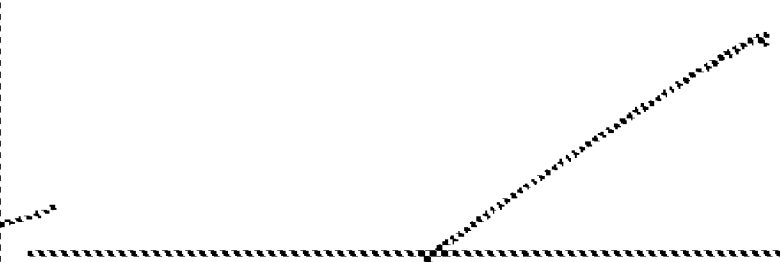
DATED this 4 day of March, 2016.
KIM GILBERT EBRON


Diana Cline Ebron, Esq.
Nevada Bar No. 10580
Jacqueline A. Gilbert, Esq.
Nevada Bar No. 10580
Karen L. Hanks, Esq.
Nevada Bar No. 9578
7625 Dean Martin Drive, Suite 110
Las Vegas, Nevada 89139
Attorneys for Plaintiff

DATED this 4th day of March, 2016.
THE FIRM, P.C.


Preston P. Rezaee, Esq.
Nevada Bar No. 10729
Jay M. DeVoy, Esq., *of Counsel*
Nevada Bar No. 11950
200 E. Charleston Blvd.
Las Vegas, Nevada 89104
Attorneys for Shahin Shane Malek

DATED this _____ day of March, 2016.
AKERMAN LLP


Ariel E. Stern, Esq.
Nevada Bar No. 8276
Darren T. Brenner, Esq.
Nevada Bar No. 8386
Steve Shevorski, Esq.
Nevada Bar No. 8256
1160 Town Center Drive, Suite 330
Las Vegas, Nevada 89144
Attorneys for Bank of America, N.A.

///

///

///

///

KIM GILBERT EBRON
7625 DEAN MARTIN DRIVE, SUITE 110
LAS VEGAS, NEVADA 89139
(702) 485-3380 FAX (702) 485-3391

ORDER

Upon stipulation of the Parties, and good cause appearing therefore, it is hereby
ORDERED that Plaintiff's claims against BANA, as set forth in the Amended Complaint filed
on January 12, 2015, shall be dismissed with prejudice, with each party to bear its own fees and
costs.

IT IS SO ORDERED.

DATED this 8 day of March, 2016.


DISTRICT COURT JUDGE

Respectfully Submitted By:
KIM GILBERT EBRON

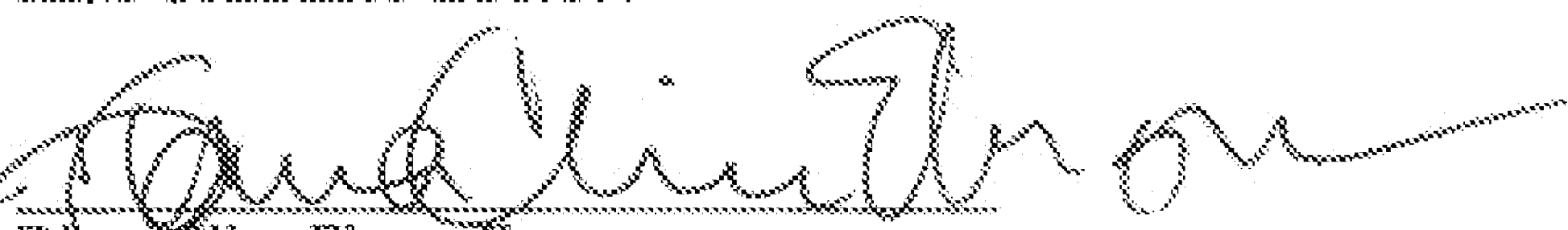
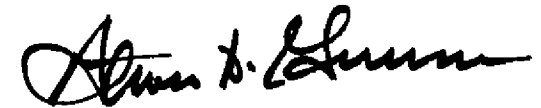

Diana Cline Ebron, Esq.
Nevada Bar No. 10580
Jacqueline A. Gilbert, Esq.
Nevada Bar No. 10580
Karen L. Hanks, Esq.
Nevada Bar No. 9578
7625 Dean Martin Drive, Suite 110
Las Vegas, Nevada 89139
Attorneys for Plaintiff

EXHIBIT 9



CLERK OF THE COURT

1 **NEO**

2 Preston P. Rezaee, Esq.

3 Nevada Bar No. 10729

4 Jay DeVoy, Esq., of counsel

5 Nevada Bar No. 11950

6 THE FIRM, P.C.

7 200 E. Charleston Blvd.

8 Las Vegas, NV 89104

9 Telephone: (702) 222-3476

10 Facsimile: (702) 252-3476

11 *Attorneys for Defendant/Counterclaimant*

12 *SHAHIN SHANE MALEK*

13 **EIGHTH JUDICIAL DISTRICT COURT**

14 **CLARK COUNTY, NEVADA**

15 THE FREDERIC AND BARBARA

16 ROSENBERG LIVING TRUST,

17 Plaintiff,

18 vs.

19 BANK OF AMERICA, N.A.; BAC HOME

20 LOANS SERVICING, LP, a foreign limited

21 partnership; MACDONALD HIGHLANDS

22 REALTY, LLC, a Nevada limited liability

23 company; MICHAEL DOIRON, an individual;

24 SHAHIN SHANE MALEK, an individual;

25 PAUL BYKOWSKI, an individual; THE

26 FOOTHILLS AT MACDONALD RANCH

27 MASTER ASSOCIATION, a Nevada limited

28 liability company; THE FOOTHILLS

29 PARTNERS, a Nevada limited partnership;

30 DOES I through X, inclusive; and ROE

31 BUSINESS ENTITY I through XX, inclusive,

32 Defendants.

33
34 SHAHIN SHANE MALEK,

35 Counterclaimant,

36 vs.

37 THE FREDERIC AND BARBARA

38 ROSENBERG LIVING TRUST,

) CASE NO.: A-13-689113-C

) DEPT NO.: I

) **NOTICE OF ENTRY OF STIPULATION**
) **AND ORDER**

1)
2 Counterdefendant.)
3)

4 NOTICE TO ALL PARTIES that on May 17, 2016 the Court entered its Stipulation and
5 Order for Dismissal of Counterclaim Without Prejudice Pursuant to Nevada Rule of Civil
6 Procedure 41(a)(1) in the above-entitled action, a copy of which is attached hereto.

7 DATED this 18 day of May, 2016.

8 */s/ Jay DeVoy, Esq.*

9 Preston P. Rezaee

10 Nevada Bar No. 10729

11 Jay DeVoy, of counsel

12 Nevada Bar No. 11950

13 THE FIRM, P.C.

14 200 E. Charleston Blvd.

15 Las Vegas, NV 89104

16 Telephone: (702) 222-3476

17 Facsimile: (702) 252-3476

18 *Attorneys for Defendant/Counterclaimant,*

19 *Shahin Shane Malek*
20
21
22
23
24
25
26
27
28

1 **CERTIFICATE OF SERVICE**

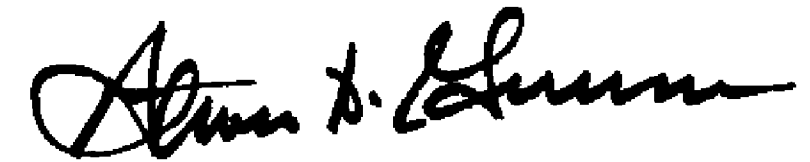
2 I hereby certify that on this 18 day of May, 2016, pursuant to NRCP 5(b), I served via
3 the Eighth Judicial District Court electronic service system and to be placed in the United States
4 Mail, with first class postage prepaid thereon, and addressed the foregoing **NOTICE OF**
5 **ENTRY OF ORDER** to the following parties:

6
7 Karen Hanks
8 Melissa Barishman
9 Howard Kim & Associates
10 1055 Whitney Ranch Drive, Suite 110
11 Henderson, NV 89014
12 *Attorneys for Plaintiff/Counterclaim Defendant,*
13 *The Fredric and Barbara Living Trust*

14 J. Randall Jones
15 Spencer H. Gunnerson
16 Kemp, Jones & Coulthard
17 3800 Howard Hughes Parkway, 17th Floor
18 Las Vegas, NV 89169
19 *Attorneys for Defendants*
20 *MacDonald Highlands Realty, LLC,*
21 *Michael Doiron, and*
22 *FHP Ventures*
23 *(formerly The Foothills Partners).*

24
25 Darren Brenner
26 Steven Shevorski
27 William Habdas
28 Akerman LLP
1160 Town Center Drive, Suite 330
Las Vegas, NV 89144
Attorneys for Defendants
Bank of America N.A. and BAC Home Loans Servicing, LP

25 /s/ Jacqueline Martinez
26 An employee of The Firm, P.C.



CLERK OF THE COURT

SAO

Preston P. Rezaee, Esq.
Nevada Bar No. 10729
Jay DeVoy, Esq., of counsel
Nevada Bar No. 11950
THE FIRM, P.C.
200 E. Charleston Blvd.
Las Vegas, NV 89104
Telephone: (702) 222-3476
Facsimile: (702) 252-3476
Attorneys for Defendant/Counterclaimant
SHAHIN SHANE MALEK

**EIGHTH JUDICIAL DISTRICT COURT
CLARK COUNTY, NEVADA**

THE FREDERIC AND BARBARA
ROSENBERG LIVING TRUST,

Plaintiff,

vs.

BANK OF AMERICA, N.A.; BAC HOME)
LOANS SERVICING, LP, a foreign limited
partnership; MACDONALD HIGHLANDS)
REALTY, LLC, a Nevada limited liability
company; MICHAEL DOIRON, an individual;)
SHAHIN SHANE MALEK, an individual;)
PAUL BYKOWSKI, an individual; THE)
FOOTHILLS AT MACDONALD RANCH)
MASTER ASSOCIATION, a Nevada limited
liability company; THE FOOTHILLS)
PARTNERS, a Nevada limited partnership;)
DOES I through X, inclusive; and ROE)
BUSINESS ENTITY I through XX, inclusive,)

Defendants.

SHAHIN SHANE MALEK,

Counterclaimant,

vs.

THE FREDERIC AND BARBARA
ROSENBERG LIVING TRUST,

Counterdefendant.

) CASE NO.: A-13-689113-C

) DEPT NO.: I

) **STIPULATION AND ORDER FOR
DISMISSAL OF COUNTERCLAIM
WITHOUT PREJUDICE**

) **PURSUANT TO NEVADA RULE OF
CIVIL PROCEDURE 41(a)(1)**

1 **STIPULATION AND ORDER FOR DISMISSAL OF COUNTERCLAIM WITHOUT**
2 **PREJUDICE PURSUANT TO NEVADA RULE OF CIVIL PROCEDURE 41(a)(1)**

3 Counterclaimant SHAHIN SHANE MALEK ("Malek"), and counterclaim defendant
4 THE FREDRIC AND BARBARA ROSENBERG LIVING TRUST (the "Trust"), through their
5 undersigned counsel of record, stipulate and agree pursuant to Nevada Rule of Civil Procedure
6 41(a)(1) and (c), that Malek's counterclaim against the Trust is voluntarily dismissed **WITHOUT**
7 **PREJUDICE**, with both parties to bear their respective attorneys' fees and costs. The parties
8 hereto further agree that in the event any appeal of the Trust's underlying claims against Malek
9 are remanded by the Nevada Court of Appeals or Nevada Supreme Court for further proceedings
10 before this Court, Malek shall be entitled to re-file and revive the instantly dismissed counterclaim
11 without payment of any costs to the Trust under Rule 41(d), and that the statute of limitations and
12 five-year time limitation for Malek's counterclaim be tolled during the pendency of any appeal of
13 the Trust's claims against Malek in this case before the Nevada Court of Appeals or Nevada
14 Supreme Court under Rule 41(e), so that Malek may reinstitute or revive his counterclaim within
15 180 days of this Court obtaining jurisdiction upon any remand of this case, or otherwise re-file
16 the claim dismissed by this stipulation.

17 Dated May ____, 2016

17 Dated May 10th, 2016

18 _____
19 Preston P. Rezaee
20 Nevada Bar No. 10729
21 Jay DeVoy, of counsel
22 Nevada Bar No. 11950
23 THE FIRM, P.C.
24 200 E. Charleston Blvd.
25 Las Vegas, NV 89104
26 Telephone: (702) 222-3476
27 Facsimile: (702) 252-3476
28 Attorneys for Defendant/Counterclaimant,
 Shahin Shane Malek

18 _____
19 Karen Hanks
20 Nevada Bar No. 9578
21 Kim Gilbert Ebron
22 7625 Dean Martin Drive, Suite 110
23 Las Vegas, NV 89139
24 Telephone: (702) 485-3300
25 Facsimile: (702) 485-3301
26 Attorneys for Plaintiff/Counterclaim
27 Defendant,
28 The Fredric and Barbara Living Trust

26 **ORDER**

27 In light of the foregoing stipulation, it is **ORDERED** that Malek's counterclaim against
28 the Trust is **DISMISSED WITHOUT PREJUDICE**, with each party to bear its own attorney's

1 **STIPULATION AND ORDER FOR DISMISSAL OF COUNTERCLAIM WITHOUT**
2 **PREJUDICE PURSUANT TO NEVADA RULE OF CIVIL PROCEDURE 41(a)(1)**

3 Counterclaimant SHAHIN SHANE MALEK ("Malek"), and counterclaim defendant
4 THE FREDRIC AND BARBARA ROSENBERG LIVING TRUST (the "Trust"), through their
5 undersigned counsel of record, stipulate and agree pursuant to Nevada Rule of Civil Procedure
6 41(a)(1) and (c), that Malek's counterclaim against the Trust is voluntarily dismissed **WITHOUT**
7 **PREJUDICE**, with both parties to bear their respective attorneys' fees and costs. The parties
8 hereto further agree that in the event any appeal of the Trust's underlying claims against Malek
9 are remanded by the Nevada Court of Appeals or Nevada Supreme Court for further proceedings
10 before this Court, Malek shall be entitled to re-file and revive the instantly dismissed counterclaim
11 without payment of any costs to the Trust under Rule 41(d), and that the statute of limitations and
12 five-year time limitation for Malek's counterclaim be tolled during the pendency of any appeal of
13 the Trust's claims against Malek in this case before the Nevada Court of Appeals or Nevada
14 Supreme Court under Rule 41(e), so that Malek may reinstitute or revive his counterclaim within
15 180 days of this Court obtaining jurisdiction upon any remand of this case, or otherwise re-file
16 the claim dismissed by this stipulation.

17 Dated May 6, 2016

17 Dated May , 2016

18 
19 Preston P. Rezaee

20 Nevada Bar No. 10729

21 Jay DeVoy, of counsel

22 Nevada Bar No. 11950

23 THE FIRM, P.C.

24 200 E. Charleston Blvd.

25 Las Vegas, NV 89104

26 Telephone: (702) 222-3476

27 Facsimile: (702) 252-3476

28 Attorneys for Defendant/Counterclaimant,

Shahin Shane Malek

28 
Karen Hanks

Nevada Bar No. 9578

Kim Gilbert Ebron

7625 Dean Martin Drive, Suite 110

Las Vegas, NV 89139

Telephone: (702) 485-3300

Facsimile: (702) 485-3301

Attorneys for Plaintiff/Counterclaim
Defendant,

The Fredric and Barbara Living Trust

26 **ORDER**

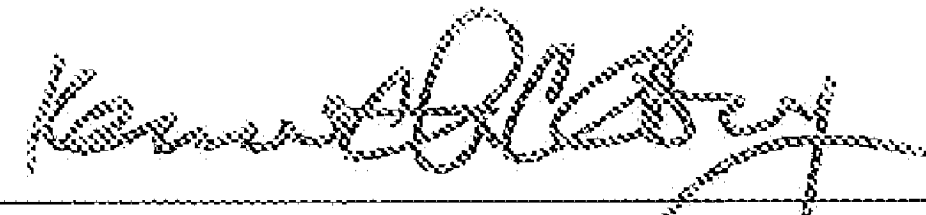
27 In light of the foregoing stipulation, it is **ORDERED** that Malek's counterclaim against
28 the Trust is **DISMISSED WITHOUT PREJUDICE**, with each party to bear its own attorney's

1 fees and costs. This dismissal without prejudice is subject to Malek's right to revive or re-file his
2 counterclaim, including upon any remand of the Trust's underlying claims against Malek, without
3 any payment of costs to the Trust normally allowable under Rule 41(d); and, pursuant to Rule
4 41(e), the tolling of the statute of limitations and five-year rule applicable to Malek's counterclaim
5 during the pendency of any appeal of the Trust's claims against Malek, upon which this Court
6 previously granted summary judgment to Malek. In the event the Nevada Court of Appeals or
7 Nevada Supreme Court remands any of the Trust's claims against Malek in this action to this
8 Court, Malek may revive or re-file his Counterclaim within 180 days of this Court obtaining
9 jurisdiction over the remanded proceedings, with the statute of limitations and five-year rule for
10 such counterclaim tolled during that time.

11 With all claims being resolved, the trial deadlines in this action, including the pretrial
12 conference and trial date for Malek's counterclaim, are hereby **VACATED**.

13 IT IS SO ORDERED.

14
15 Dated: May 13, 2016.

16
17 

18 DISTRICT COURT JUDGE

19 Submitted by:

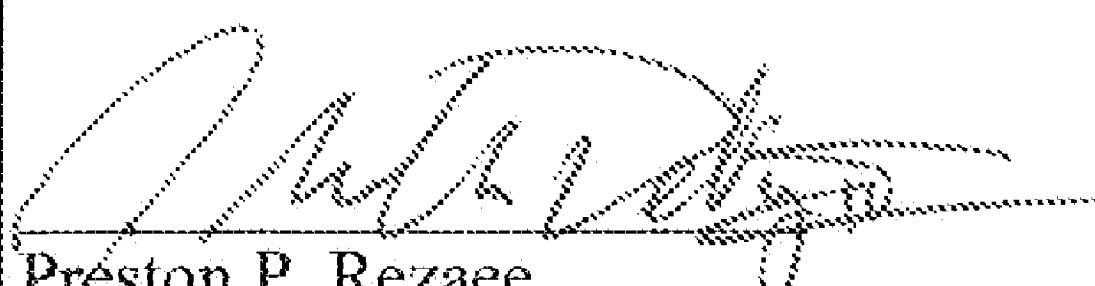
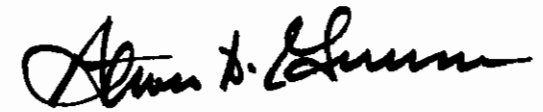
20
21 
22 Preston P. Rezaee
23 Nevada Bar No. 10729
24 Jay DeVoy, of counsel
25 Nevada Bar No. 11950
26 THE FIRM, P.C.
27 200 E. Charleston Blvd.
28 Las Vegas, NV 89104
Telephone: (702) 222-3476
Facsimile: (702) 252-3476
Attorneys for Defendant/Counterclaimant,
Shahin Shane Malek

EXHIBIT 10



CLERK OF THE COURT

1 J. RANDALL JONES, ESQ. (#1927)
r.jones@kempjones.com
2 SPENCER H. GUNNERSON, ESQ. (#8810)
s.gunnerson@kempjones.com
3 KEMP, JONES & COULTHARD, LLP
3800 Howard Hughes Parkway, 17th Flr.
4 Las Vegas, Nevada 89169
Attorneys for Defendants DRFH Ventures, LLC f/k/a
5 *DragonRidge Properties, LLC, Dragonridge Golf Club, Inc.,*
MacDonald Properties, Ltd., MacDonald Highlands Realty, LLC,
6 *and Michael Doiron*

7 DISTRICT COURT

8 CLARK COUNTY, NEVADA

9 THE FREDRIC AND BARBARA
10 ROSENBERG LIVING TRUST,

Case No.: A689113
Dept. No.: I

11 Plaintiff,

12 vs.

13 BANK OF AMERICA, N.A.; BAC HOME
LOANS SERVICING, LP, a foreign limited
14 partnership; DRAGONRIDGE PROPERTIES,
LLC; DRAGONRIDGE GOLF CLUB, INC. is
15 a Nevada corporation; MACDONALD
PROPERTIES, LTD., a Nevada corporation;
16 MACDONALD HIGHLANDS REALTY,
LLC, a Nevada limited liability company;
17 MICHAEL DOIRON, an individual; SHAHIN
SHANE MALEK, an individual; REAL
18 PROPERTIES MANAGEMENT GROUP,
INC., a Nevada corporation; DOES I through
19 X, inclusive; ROE BUSINESS ENTITY I
through XX, inclusive,

20 Defendants.

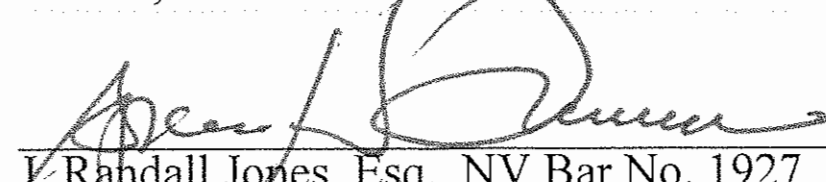
**NOTICE OF ENTRY OF ORDER
GRANTING IN PART DEFENDANTS
DRFH VENTURES, LLC f/k/a
DRAGONRIDGE PROPERTIES, LLC;
DRAGONRIDGE GOLF CLUB, INC.;
MACDONALD PROPERTIES, LTD;
MACDONALD HIGHLANDS REALTY,
LLC; AND MICHAEL DOIRON'S (1)
JOINDER TO BANK OF AMERICA, N.A.'S
MOTION TO DISMISS PLAINTIFF'S
COMPLAINT AND (2) MOTION TO
DISMISS**

21 TO: ALL PARTIES AND THEIR ATTORNEY OF RECORD:

22 YOU, AND EACH OF YOU, WILL PLEASE TAKE NOTICE that an Order was entered in
23 the above-entitled matter on the 7th day of January, 2014. A copy of said Order is attached hereto.

24 DATED this 10th day of January, 2014.

25 KEMP, JONES & COULTHARD

26
27 
J. Randall Jones, Esq., NV Bar No. 1927
28 Spencer H. Gunnerson, Esq., NV Bar No. 8810
3800 Howard Hughes Parkway, 17th Floor
Las Vegas, Nevada 89169
Attorneys for Plaintiff


KEMP, JONES & COULTHARD, LLP
3800 Howard Hughes Parkway
Seventeenth Floor
Las Vegas, Nevada 89169
(702) 385-6000 • Fax (702) 385-6001
kjc@kempjones.com

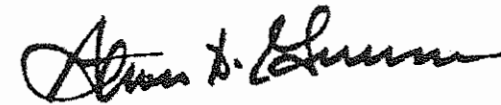
KEMP, JONES & COULTHARD, LLP
3800 Howard Hughes Parkway
Seventeenth Floor
Las Vegas, Nevada 89169
(702) 385-6000 • Fax (702) 385-6001
kjc@kempjones.com

CERTIFICATE OF MAILING

I hereby certify that on the 13th day of January, 2014, a copy of the **NOTICE OF ENTRY OF ORDER** was served on the following person by mailing a copy thereof, first class mail, postage prepaid, to:

Peter C. Bernhard, Esq.
Lisa J. Zastrow, Esq.
Kaempfer Crowell
8345 W. Sunset Road, Ste. 250
Las Vegas, NV 89113
Attorneys for Plaintiffs


An employee of Kemp, Jones & Coulthard



CLERK OF THE COURT

1 J. RANDALL JONES, ESQ. (#1927)
r.jones@kempjones.com
2 SPENCER H. GUNNERSON, ESQ. (#8810)
s.gunnerson@kempjones.com
3 KEMP, JONES & COULTHARD, LLP
3800 Howard Hughes Parkway, 17th Flr.
4 Las Vegas, Nevada 89169
Telephone: (702) 385-6000
5 Facsimile: (702) 385-6001
Attorneys for Defendants DRFH Ventures, LLC f/k/a
6 *DragonRidge Properties, LLC, Dragonridge Golf Club, Inc.,*
MacDonald Properties, Ltd., MacDonald Highlands Realty, LLC,
7 *and Michael Doiron*

DISTRICT COURT

CLARK COUNTY, NEVADA

11 THE FREDRIC AND BARBARA
ROSENBERG LIVING TRUST,

12 Plaintiff,

13 vs.

14 BANK OF AMERICA, N.A.; BAC HOME
15 LOANS SERVICING, LP, a foreign limited
partnership; DRAGONRIDGE PROPERTIES,
16 LLC; DRAGONRIDGE GOLF CLUB, INC. is
a Nevada corporation; MACDONALD
17 PROPERTIES, LTD., a Nevada corporation;
MACDONALD HIGHLANDS REALTY,
18 LLC, a Nevada limited liability company;
MICHAEL DOIRON, an individual; SHAHIN
19 SHANE MALEK, an individual; REAL
PROPERTIES MANAGEMENT GROUP,
20 INC., a Nevada corporation; DOES I through
X, inclusive; ROE BUSINESS ENTITY I
21 through XX, inclusive,

22 Defendants.

Case No.: A689113
Dept. No.: I

**ORDER GRANTING IN PART
DEFENDANTS DRFH VENTURES, LLC
f/k/a DRAGONRIDGE PROPERTIES, LLC;
DRAGONRIDGE GOLF CLUB, INC.;
MACDONALD PROPERTIES, LTD;
MACDONALD HIGHLANDS REALTY,
LLC; AND MICHAEL DOIRON'S (1)
JOINDER TO BANK OF AMERICA, N.A.'S
MOTION TO DISMISS PLAINTIFF'S
COMPLAINT AND (2) MOTION TO
DISMISS**

24 Defendants DRFH Ventures, LLC, formerly known and incorrectly identified as Dragonridge
25 Properties, LLC; Dragonridge Golf Club, Inc.; MacDonald Properties, Ltd.; MacDonald Highlands
26 Realty, LLC; and Michael Doiron (collectively "Defendants"), by and through their counsel,
27 Spencer H. Gunnerson, Esq. of the law firm Kemp, Jones & Coulthard, LLP; and Plaintiff The
28 Fredric and Barbara Rosenberg Living Trust, by and through its counsel, James E. Smythe, Esq. of

KEMP, JONES & COULTHARD, LLP
3800 Howard Hughes Parkway
Seventeenth Floor
Las Vegas, Nevada 89169
(702) 385-6000 • Fax (702) 385-6001
kjc@kempjones.com

KEMP, JONES & COULTHARD, LLP
3800 Howard Hughes Parkway
Seventeenth Floor
Las Vegas, Nevada 89169
(702) 385-6000 • Fax (702) 385-6001
kjc@kempjones.com

1 the law firm of Kaempfer Crowell, appeared before this Court on December 19, 2013, at 10:00 a.m.
2 for the hearing on Defendants' Joinder to Bank of America, N.A.'s Motion to Dismiss Plaintiff's
3 Complaint and on Defendants' Motion to Dismiss. The Court having reviewed the pleadings and
4 papers on file herein and heard the arguments of counsel made at the hearing, and other good cause
5 appearing therefor,

6 IT IS HEREBY ORDERED that Defendants' Joinder to Bank of America, N.A.'s Motion to
7 Dismiss Plaintiff's Complaint and Defendants' Motion to Dismiss are GRANTED IN PART, in that
8 all claims against Defendants DRFH Ventures, LLC, formerly known and incorrectly identified as
9 Dragonridge Properties, LLC; Dragonridge Golf Club, Inc.; and MacDonald Properties, Ltd. are
10 hereby dismissed without prejudice; and


11 IT IS FURTHER ORDERED that Defendants' Joinder to Bank of America, N.A.'s Motion
12 to Dismiss Plaintiff's Complaint and Defendants' Motion to Dismiss are DENIED IN PART, as they
13 pertain to the claims against Defendants MacDonald Highlands Realty, LLC, and Michael Doiron.

14 DATED this 7 day of December, 2013.

15
16 
DISTRICT COURT JUDGE JS

18 Respectfully Submitted by:

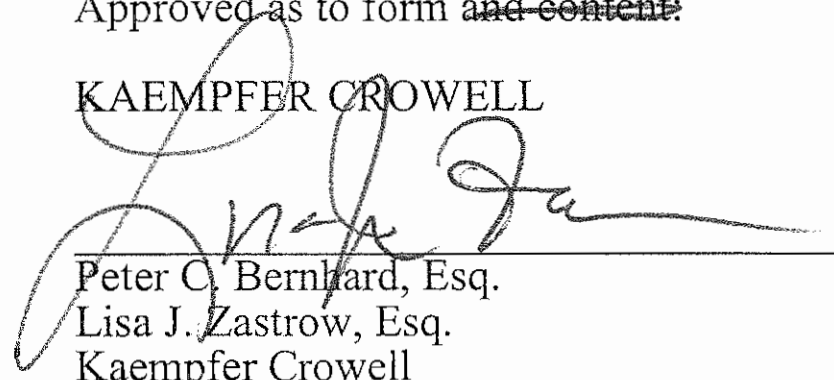
19 KEMP, JONES & COULTHARD, LLP

20
21 
J. Randall Jones, Esq.
22 Spencer H. Gunnerson, Esq.
3800 Howard Hughes Parkway
23 Seventeenth Floor
Las Vegas, Nevada 89169

24 *Attorneys for Defendants DRFH Ventures, LLC*
25 *f/k/a DragonRidge Properties, LLC,*
26 *Dragonridge Golf Club, Inc., MacDonald*
Properties, Ltd., MacDonald Highlands Realty,
LLC, and Michael Doiron

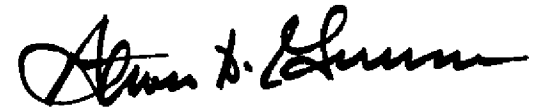
Approved as to form and content:

KAEMPFER CROWELL

27
28 
Peter C. Bernhard, Esq.
Lisa J. Zastrow, Esq.
Kaempfer Crowell
8345 W. Sunset Road, Ste. 250
Las Vegas, NV 89113

Attorneys for Plaintiffs

EXHIBIT 11



CLERK OF THE COURT

NOAS

HOWARD C. KIM, ESQ.
Nevada Bar No. 10386

E-mail: diana@kgelegal.com
JACQUELINE A. GILBERT, ESQ.

Nevada Bar No. 10580
E-mail: jackie@kgelegal.com

KAREN L. HANKS, ESQ.
Nevada Bar No. 9578

E-mail: karen@kgelegal.com

KIM GILBERT EBRON

7625 Dean Martin Drive, Suite 110

Las Vegas, Nevada 89139

Telephone: (702) 485-3300

Facsimile: (702) 485-3301

Attorneys for Plaintiff

DISTRICT COURT

CLARK COUNTY, NEVADA

THE FREDRIC AND BARBARA
ROSENBERG LIVING TRUST,

Plaintiff,

vs.

BANK OF AMERICA, N.A.; BAC HOME
LOANS SERVICING, LP, a foreign limited
partnership; MACDONALD HIGHLANDS
REALTY, LLC, a Nevada limited liability
company; MICHAEL DOIRON, an individual;
SHAHIN SHANE MALEK, an individual;
PAUL BYKOWSKI, an individual; THE
FOOTHILLS AT MACDONALD RANCH
MASTER ASSOCIATION, a Nevada limited
liability company; THE FOOTHILLS
PARTNERS, a Nevada limited partnership;
DOES I through X; and ROE
CORPORATIONS I through X, inclusive,

Defendants.

Case No.: A-13-689113-C

Dept. No.: I

NOTICE OF APPEAL

SHAHIN SHANE MALEK,

Counterclaimant,

vs.

THE FREDRIC AND BARBARA
ROSENBERG LIVING TRUST,

Counter-Defendant.

KIM GILBERT EBRON
7625 DEAN MARTIN DRIVE, SUITE 110
LAS VEGAS, NEVADA 89139
(702) 485-3300 FAX (702) 485-3301

1 The FREDRIC AND BARBARA ROSENBERG LIVING TRUST, by and through its
2 counsel of record, Kim Gilbert Ebron, hereby appeals the following:

- 3 1. The Findings of Fact, Conclusions of Law, and Judgment on
4 Defendant/Counterclaimant Shahin Shane Malek's Motion for Summary Judgment, entered on
5 August 13, 2015; and
6 2. All other orders made appealable thereby.

7
8 DATED this 23th day of May, 2016.

KIM GILBERT EBRON

9
10 /s/Jacqueline A. Gilbert
11 HOWARD C. KIM, ESQ.
12 Nevada Bar No. 10386
13 JACQUELINE A. GILBERT, ESQ.
14 Nevada Bar No. 10593
15 DIANA S. CLINE, ESQ.
16 Nevada Bar No. 10580
17 KAREN L. HANKS, ESQ.
18 Nevada Bar No. 9578
19 7625 Dean Martin Drive, Suite 110
20 Las Vegas, Nevada 89139
21 *Attorneys for Plaintiff*
22
23
24
25
26
27
28

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23th day of May, 2016, pursuant to NRCP 5(b), I served, via the Eighth Judicial District Court electronic filing system, the foregoing **NOTICE OF APPEAL**, to the following parties:

Select All

Select None

Akerman LLP

Name	Email		Select
Akerman Las Vegas Office	akermanlas@akerman.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Darren T. Brenner, Esq.	darren.brenner@akerman.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Steven G. Shevorski, Esq.	steven.shevorski@akerman.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Kemp Jones & Coulthard

Name	Email		Select
Ian P. McGinn	ipm@kempjones.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sandy Sell	s.sell@kempjones.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Kemp, Jones & Coulthard

Name	Email		Select
J. Randall Jones	jrj@kempjones.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Janet Griffin	janetjamesmichael@gmail.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Janet Griffin	jlq@kempjones.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Matthew Carter	m.carter@kempjones.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sandy Sell	s.sell@kempjones.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Spencer Gunnerson	s.gunnerson@kempjones.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Kemp, Jones & Coulthard, LLP

Name	Email		Select
Pamela Montgomery	p.montgomery@kempjones.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

The Firm

Name	Email		Select
Jay M. DeVoy	jay@thefirm-lv.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

The Firm, P.C.

Name	Email		Select
Jacqueline Martinez	jacqueline@thefirm-lv.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Preston P. Rezaee, Esq.	preston@thefirm-lv.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ryan E. Alexander, Esq.	ryan@ryanalexander.us	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

/s/Jacqueline A. Gilbert
An Employee of Howard Kim & Associates

IN THE SUPREME COURT OF THE STATE OF NEVADA

FREDRIC AND BARBARA
ROSENBERG LIVING TRUST,

Appellant,

vs.

BANK OF AMERICA, N.A.; BAC
HOME LOANS SERVICING, LP, a
foreign limited partnership;
MACDONALD HIGHLANDS
REALTY, LLC, a Nevada limited
liability company; MICHAEL
DOIRON, an individual; SHAHIN
SHANE MALEK, an individual; PAUL
BYKOWSKI, an individual; THE
FOOTHILLS AT MACDONALD
RANCH MASTER ASSOCIATION, a
Nevada limited liability company; THE
FOOTHILLS PARTNERS, a Nevada
limited partnership;

Respondents.

Case No. 70478

District Court Case No: A-15-089115-0
Electronically Filed
Jun 27 2016 03:30 p.m.
Tracie K. Lindeman
Clerk of Supreme Court
**APPELLANT FREDRIC AND
BARBARA ROSENBERG LIVING
TRUST'S DOCKETING STATEMENT**

DOCKETING STATEMENT

GENERAL INFORMATION

Appellants must complete this docketing statement in compliance with NRAP 14(a). The purpose of the docketing statement is to assist the Supreme Court in screening jurisdiction, identifying issues on appeal, assessing presumptive assignment to the Court of Appeals under NRAP 17, scheduling cases for oral argument and settlement conferences, classifying cases for expedited treatment and assignment to the Court of Appeals, and compiling statistical information.

WARNING

This statement must be completed fully, accurately and on time. NRAP 14(c). The Supreme Court may impose sanctions on counsel or appellant if it appears that the information provided is incomplete or inaccurate. Id. Failure to fill out the statement completely or to file it in a timely manner constitutes grounds for the imposition of sanctions, including a fine and/or dismissal of the appeal. A complete list of the documents that must be attached appears as Question 27 on this docketing statement. Failure to attach all required documents will result in the delay of your appeal and may result in the imposition of sanctions. This court has

noted that when attorneys do not take seriously their obligations under NRAP 14 to complete the docketing statement properly and conscientiously, they waste the valuable judicial resources of this court, making the imposition of sanctions appropriate. *See KDI Sylvan Pools v. Workman*, 107 Nev. 340, 344, 810 P.2d 1217, 1220 (1991). Please use tab dividers to separate any attached documents. Pursuant to NRAP 14(a), appellant SFR Investments Pool 1, LLC, hereby submits its Docketing Statement in the above-captioned appeal.

A complete list of the documents that must be attached appears as Question 26 on this docketing statement.

1. Judicial District Eighth Department 1
County: Clark Judge: The Honorable Kenneth C. Cory
District Ct. Case No. A-13-689113-C

2. Attorney Filing this docketing statement:

Attorney: Jacqueline A. Gilbert Telephone: 702-485-3300
Firm : KIM GILBERT EBRON
Address: 7625 Dean Martin Drive, Suite 110, Las Vegas, Nevada 89139
Client(s): Fredric and Barbara Rosenberg Living Trust ("Trust")

If this is a joint statement by multiple appellants, add the names and addresses of other counsel and the names of their clients on an additional sheet accompanied by a certification that they concur in the filing of this statement. N/A

3. Attorney(s) representing respondents(s):

Attorney: Preston R. Rezaee Telephone: 702-222-3476
Jay DeVoy
Firm: THE FIRM, P.C.
Address : 200 East Charleston Blvd., Las Vegas, Nevada 89104
Client(s): Shahin Shane Malek

4. Nature of disposition below (check all that apply):

- ☐ Judgment after bench trial
- ☐ Judgment after jury verdict
- ☒ Summary judgment
- ☐ Default judgment
- ☐ Grant/Denial of NRCP 60(b) relief
- ☐ Grant/Denial of injunction
- ☐ Grant/Denial of declaratory relief
- ☐ Review of agency determination
- ☐ Dismissal:
 - ☐ Lack of jurisdiction
 - ☐ Failure to state a claim
 - ☐ Failure to Prosecute
- ☒ Other (specify): Order granting Motion for Attorneys' Fees and Costs
- ☐ Divorce Decree:
 - ☐ Original
 - ☐ Modification
- ☐ Other disposition (specify): _____

5. Does this appeal raise issues concerning any of the following? N/A

- ☐ Child Custody
- ☐ Venue
- ☐ Termination of parental rights

6. Pending and prior proceedings in this court. List the case name and docket number of all appeals or original proceedings presently or previously or pending before this court which are related to this appeal:

Rosenberg Living Trust v. MacDonald Highlands Realty, LLC, Case No. 69399 (pending; **joint motion to consolidate pending, filed 6/20/16**)

7. Pending and prior proceedings in other courts. List the case name, number and court of all pending and prior proceedings in other courts which are related to this appeal (e.g., bankruptcy, consolidated or bifurcated proceedings) and their dates of disposition:

A-13-689113-C – all claims have been resolved:

November 10, 2015, Certification pursuant to Rule 54(b) entered finalizing orders granting summary judgment and attorneys' fees in favor of the MacDonald Parties and against the Trust (orders entered on August 13, 2015 and November 10, 2015 respectively).

Summary judgment entered in favor of Malek on the Trust's claims was entered on August 13, 2015. The order granting attorneys' fees and costs in favor of Malek was entered on January 13, 2016. Malek's claim for slander of title was voluntarily dismissed by stipulation and order entered on May 17, 2016.

The Trust's voluntarily dismissed its claims against BANA and BAC by stipulation and order entered on March 10, 2106.

No further claims remain.

8. Nature of the action. Briefly describe the nature of the action and result below:

This is an action for declaratory relief and to enforce an implied restrictive covenant following the Trust's purchase of a golf-course frontage home in MacDonald Highlands where it was later learned that a piece of the golf course in front of an adjoining lot had been sold and rezoned to allow the owner, Malek to build out past the original property building envelope, without disclosure of the sale, rezoning or vacating easements.

The Trust brought claims for Breach of Contract and Breach of Implied Covenant of Good Faith and Fair Dealing against BANA (seller of the property); Unjust Enrichment and Fraudulent or Intentional Misrepresentation and Negligent Misrepresentation against BANA, BAC Home Loans Servicing, LP, and the MacDonald Parties; Real Estate Brokers Violation of NRS 645 against the MacDonald Parties; Easement against the MacDonald Parties and Malek; Declaratory Relief against all defendants; Mandatory Injunction against Malek;

Implied Restrictive Covenant against Malek; Mandatory Injunction against the Foothills at MacDonald Ranch Master Association, the Foothills Partners, LP, and Paul Bykowski in his various capacities.

Malek counter-claimed against the Trust for slander of title. **(Exhibit 2)**

Original defendants Dragonridge Properties, LLC, Dragonridge Golf Club, Inc, and MacDonald Properties, Ltd were dismissed without prejudice on January 10, 2014. (Exhibit 13)

The Trust voluntarily dismissed defendants Real Properties Management Group, Inc. on April 29, 2014. **(Exhibit 3)** The Trust voluntarily dismissed defendants Bykowski and Foothills at MacDonald Ranch Master Association on April 22, 2015. **(Exhibit 4)**

The Trust filed an amended complaint on January 12, 2015, bringing the following claims: Breach of Contract and Breach of Implied Covenant of Good Faith and Fair Dealing against BANA; Unjust Enrichment and Fraudulent, Intentional and Negligent Misrepresentation against BANA, BAC Home Loans Servicing, LP, and the MacDonald Parties; Real Estate Brokers Violation of NRS 645 against the MacDonald Parties; Easement against the MacDonald Parties and Malek; Declaratory Relief against all defendants; Mandatory Injunction against Malek; Implied Restrictive Covenant against Malek; Mandatory Injunction against the Foothills at MacDonald Ranch Master Association, the Foothills Partners, LP, and Paul Bykowski in his various capacities. FHP Ventures, LP (“FHP”) later filed a motion to dismiss stating it is the correct party in place of The Foothills Partners, LP. **(Exhibit 1)**

The MacDonald Parties and FHP filed a motion for summary judgment. Trust filed a motion for summary judgment against Malek’s counter-claim for slander of title. Malek filed a motion for summary judgment on his counter-claim.

The district court granted summary judgment in favor of the MacDonald

Parties and FHP by an order entered on August 13, 2015 (**Exhibit 5**) and in favor of Malek on the Trust's claims for implied easement by an order entered on August 13, 2015 (**Exhibit 6**), incorporated by reference into FHP order.

An order granting Malek's motion for attorneys' fees and costs was entered on January 13, 2016. (**Exhibit 7**)

The Trust dismissed its claims against BANA and BAC by stipulation and order entered on March 10, 2016. (**Exhibit 8.**) Malek dismissed his claim for slander of title pursuant to a stipulation and order entered on May 17, 2106 (**Exhibit 9**).

9. Issues on appeal. State concisely the principal issue(s) in this appeal (attach separate sheets as necessary):

Whether the district court erred in concluding that the Trust's claims against Malek to enforce an implied easement and/or restrictive covenant failed as a matter of law stating there is no implied easement or restrictive covenant requiring property formerly owned by a golf course to remain part of the golf course.

Whether the district court erred by granting Malek attorneys' fees and costs when there was insufficient evidence to show that the Trust lacked reasonable grounds to maintain this action against Malek.

10. Pending proceeding in this court raising the same or similar issues. If you are aware of any proceedings presently pending before this court which raises the same or similar issues raised in this appeal, list the case name and docket numbers and identify the same or similar issue raised:

Rosenberg Trust v. MacDonald Highlands Realty, Case No 69399.

Because the order appealed from in 69399 incorporates by reference the order appealed from in this case, the two are interrelated.

11. Constitutional issues. If this appeal challenges the constitutionality of a statute, and the state, any state agency, or any officer or employee thereof is not a party to this appeal, have you notified the clerk of this court and the attorney general in accordance with NRAP 44 and 30.130?

☒ N/A

☐ Yes

☐ No

If not, explain:

12. Other issues. Does this appeal involve any of the following issues?

☐ Reversal of well-settled Nevada precedent (identify the case(s))

☐ An Issue arising under the United States and/or Nevada Constitutions

☒ A substantial issue of first impression

☐ An issue of public policy

☐ An issue where en banc consideration is necessary to maintain uniformity of this court's decisions

☐ A ballot question

If so, explain:

13. Assignment to the Court of Appeals or retention in the Supreme Court.

Briefly set forth whether the matter is presumptively retained by the Supreme Court or assigned to the Court of Appeals under NRAP 17, and cite the subparagraph(s) of the Rule under which the matter falls. If appellant believes that the Supreme Court should retain the case despite its presumptive assignment to the Court of Appeals, identify the specific issue(s) or circumstance(s) that warrant retaining the case, and include an explanation of their importance or significance:

Presumptively retained by the Supreme Court under NRAP 17(a)(13)

14. Trial. If this action proceeded to trial, how many days did the trial last?

N/A

Was it a bench or jury trial?

N/A

15. Judicial Disqualification. Do you intend to file a motion to disqualify or have a justice recuse him/herself from participation in this appeal? If so, which Justice?

N/A

TIMELINESS OF NOTICE OF APPEAL

16. Date of entry of written judgment or order appealed from

August 13, 2015 (SJ) (Exhibit 6)

January 13, 2016 (Atty fees/costs) (Exhibit 7)

If no written judgment or order was filed in the district court, explain the basis for seeking appellate review:

17. Date written notice of entry of judgment or order was served

August 20, 2015 (SJ) (Exhibit 6)

January 20, 2016 (Atty Fees/costs) (Exhibit 7)

Was service by:

☐ Delivery

☒ Mail/electronic/fax

18. If the time for filing the notice of appeal was tolled by a post-judgment motion (NRCP 50(b), 52(b), or 59) N/A

(a) Specify the type of motion, the date and method of service of the motion, and the date of filing.

☐ NRCP 50(b) Date of filing

☐ NRCP 52(b) Date of filing

☐ NRCP 59 Date of filing:

NOTE: Motions made pursuant to NRCP 60 or motions for rehearing or reconsideration may toll the time for filing a notice of appeal. See AA Primo Builders v Washington, 126 Nev. ___, 245 P.3d 1190 (2010). N/A

- (b) Date of entry of written order resolving tolling motion
- (c) Date written notice of entry of order resolving tolling motion was served

Was service by:

- ☐ Delivery
- ☐ Mail
- ☐ Electronic service via Wiznet

19. Date notice of appeal filed

May 23, 2016 (Exhibit 11)

If more than one party has appealed from the judgment or order, list the date each notice of appeal was filed and identify by name the party filing the notice of appeal: N/A

20. Specify statute or rule governing the time limit for filing the notice of appeal, e.g., NRAP 4(a) or other

NRAP 4(a)

SUBSTANTIVE APPEALABILITY

21. Specify the statute or other authority granting this court jurisdiction to review the judgment or order appealed from:

(a)

- X NRAP 3A(b)(1) ☐ NRS 38.205
- ☐ NRAP 3A(b)(2) ☐ NRS 233B.150
- ☐ NRAP 3A(b)(3) ☐ NRS 703.376
- ☐ Other (specify) _____

(b) Explain how each authority provides a basis for appeal from the judgment or order:

This appeal is taken from an order granting summary judgment and award of attorneys' fees/costs in favor of defendant Malek. The notice of appeal was filed within thirty days of the last order resolving the final claims in the case, the SAO dismissing Malek's claim against the Trust for slander of title, entered on May 18, 2016 (**Ex. 9**).

22. List all parties involved in the action or consolidated actions in the district court:

(a) Parties:

The Fredric and Barbara Rosenberg Living Trust: Plaintiff/Counter-defendant

Bank of America, N.A. ("BANA"): Defendant

BAC Home Loans Servicing, LP ("BAC"): Defendant

MacDonald Highlands Realty, LLC: Defendant

Michael Doiron: Defendant

Shahin Shane Malek: Defendant/cross-claimant

Paul Bykowski: Defendant

The Foothills at MacDonald Ranch Master Association: Defendant

The Foothills Partners, LP ("FHP Ventures, LP"): Defendant

Dragonridge Properties, LLC: Defendant

Dragonridge Golf Club, Inc.: Defendant

MacDonald Properties, Ltd.: Defendant

Real Properties Management Group, Inc.: Defendant

(b) If all parties in the district court are not parties to this appeal, explain in detail why those parties are not involved in the appeal, e.g., formally dismissed, not served, or other:

BANA and BAC were dismissed by stipulation and order entered on March

10, 2016 (**Ex. 8**).

Dragonridge Properties, Dragonridge Gold Club, MacDonald Properties were dismissed by order entered on January 10, 2104. (**Exhibit 10**)

Real Property Management Group – voluntarily dismissed April 29, 2014 (Rule 41) (**Exhibit 3**)

Bykowski – voluntarily dismissed April 22, 2015 (Rule 41) (**Exhibit 4**)

Foothills at MacDonald Ranch Master Ass’n – voluntarily dismissed April 22, 2105 (Rule 41) (**Exhibit 4**)

MacDonald Highlands Realty, Doiron, and FHP (“MacDonald Parties”) – summary judgment entered in favor of MacDonald Parties on August 13, 2013 (**Ex. 5**) – cross-appeals filed in Case No. 69399 – motion to consolidate pending.

23. Give a brief description (3 to 4 words) of each party’s separate claims, counterclaims, cross-claims, or third-party claims and the date of formal disposition of each claim.

A. Plaintiff SFR’s claims:

1. Breach of Contract – BANA – March 10, 2016 (**Ex. 8**);
2. Breach of Implied Covenant of Good Faith and Fair Dealing – BANA – March 10, 2016 (**Ex. 8**);
3. Unjust Enrichment – BANA, BAC, MacDonald Parties – March 10, 2016 (**Ex. 8**); August 13, 2015 (**Ex. 5**), respectively;
4. Fraudulent or Intentional Misrepresentation – BANA, BAC, and MacDonald Parties – March 10, 2016 (**Ex. 8**); August 13, 2015 (**Exhibit 5**);
5. Negligent Misrepresentation – March 10, 2016 (**Ex. 8**); (**Ex. 5**) ;
6. Real Estate Brokers violations of NRS 645 – MacDonald Parties - August 13, 2015 (**Ex. 5**) ;
7. Easement - MacDonald Parties and Malek - August 13, 2015 (**Ex. 5**) (**Ex. 6**);

8. Declaratory Relief – all defendants – March 10, 2016 (**Ex. 8**);
August 13, 2015 (**Ex. 5**) (**Ex. 6**);
9. Mandatory Injunction – Malek - August 13, 2105 (**Ex. 6**).
10. Implied Restrictive Covenant – Malek - August 13, 2105 (**Ex. 6**);
11. Mandatory Injunction –August 13, 2105 (**Ex. 5**); Association and
Bykowski voluntarily dismissed on April 22, 2105 (**Ex. 4**).

B. Defendant/Cross-claimant Shahin Malek

1. Slander of title – May 20, 2016 (**Ex. 9**).

24. Did the judgment or order appealed from adjudicate ALL the claims alleged below and the rights and liabilities of ALL the parties to the action or consolidated actions below?

- ☐ Yes
☒ No

25. If you answered “No” to question 24, complete the following:

(a) Specify the claims remaining pending below:

All other parties claims resolved prior per # 20 above.

(b) Specify the parties remaining below: none

(c) Did the district court certify the judgment or order appealed from as a final judgment pursuant to NRCP 54(b)? **N/A**

- ☐ Yes
☐ No

(d) Did the district court make an express determination, pursuant to NRCP 54(b), that there is no just reason for delay and an express direction for the entry of judgment? (**Exhibit 11**)

- ☐ Yes
☐ No

26. If you answered “No” to any part of question 25, explain the basis for seeking appellate review (e.g., order is independently appealable under NRAP 3A(b)): Dismissal of Malek’s counterclaim resolved final remaining claim remaining in the district court action.

27. Attach file-stamped copies of the following documents: - see exhibits

- The latest-filed complaint, counterclaims, cross-claims, and third-party claims
- Any tolling motion(s) and order(s) resolving tolling motion(s)
- Orders of NRCP 41(a) dismissals formally resolving each claim, counterclaims, cross-claims and/or third-party claims asserted in the action or consolidated action below, even if not at issue on appeal
- Any other order challenged on appeal
- Notices of entry for each attached order

Exhibit	Date Filed	Description
1	1/12/15	Rosenberg Trust - Amended Complaint
2	2/20/14	Malek – Answer and Counter-claim
3	4/28/14	Notice of Voluntary Dismissal of Real Prop. Mgmt Grp.
4	4/22/15	Notice of Voluntary Dismissal of Bykowski and Association
5	8/13/15	Notice of Entry and Findings of Fact and Conclusion of Law, and Judgment Regarding Defendants MacDonald Highlands Realty, LLC, Michael Doiron, and FHP Ventures’ Motion for Summary Judgment
6	8/13/15 8/20/15	NOE and Order Findings of Fact and Conclusions of Law and Judgment on Defendant/Counterclaimant Shahin Shane Malek’s Motion for Summary Judgment
7	1/13/16	Order Granting (1) Malek’s Motion for Attorney Fees and Costs and (2) Trust’s Motion to Retax [no NOE entered]
8	3/10/16 3/18/16	NOE and Stipulation and Order Dismissing BANA and BAC
9	5/17/16 5/18/16	NOE and Stipulation and Order Dismissing Slander of Title against Trust

10	1/10/14 1/13/14	NOE and Order dismissing defendants DRFH Ventures, LLC f/k/a Dragonridge Properties, LLC; Dragonridge Golf Club, Inc. and MacDonald Properties, Ltd.
11	5/23/16	Notice of Appeal

VERIFICATION

I declare under penalty of perjury that I have read this docketing statement (Case No. 68584), that the information provided in this docketing statement is true and complete to the best of knowledge, information and belief, and that I have attached all required documents to this docketing statement.

<u>SFR Investments Pool 1, LLC</u> Name of Appellant	<u>Jacqueline A. Gilbert, Esq</u> Name of counsel of record
<u>June 27, 2016</u> Date	<u>/s/Jacqueline A. Gilbert</u> Signature of Counsel of Record
<u>Clark County, Nevada</u> State and county where signed	

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CERTIFICATE OF SERVICE

I certify that on the 27th day of June, 2016, I filed the foregoing, completed **Docketing Statement with Exhibits (Case No. 70478)** which shall be served via electronic service from the Court's eflex system to:

Master Service List

Docket Number and Case Title:	69399 - ROSENBERG LIVING TRUST VS. MACDONALD HIGHLANDS LLC
Case Category	Civil Appeal
Information current as of:	Jan 18 2016 01:27 p.m.

Electronic notification will be sent to the following:

Preston Rezaee
[counsel for Respondent]

Dated this 27th day of June, 2016

/s/Jacqueline A. Gilbert
an employee of KIM GILBERT EBRON