

IN THE SUPREME COURT OF THE STATE OF NEVADA

Case No.: 72371

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Elizabeth A. Brown
Clerk of Supreme Court

PARDEE HOMES OF NEVADA

Appellant,

v.

JAMES WOLFRAM and WALT WILKES, et al.

Respondents.

Appeal Regarding Judgment and Post-Judgment Orders
Eighth Judicial District Court
District Court Case No.: A-10-632338-C

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10/23/2013	Trial Exhibit G	23	JA003638
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10/23/2013	Trial Exhibit I	23	JA003641- JA003643
10/23/2013	Trial Exhibit J – filed under seal	24	JA003644- JA003669
10/23/2013	Trial Exhibit K	24	JA003670- JA003674
10/23/2013	Trial Exhibit L	24	JA003675- JA003678
10/23/2013	Trial Exhibit M	24	JA003679- JA003680
10/23/2013	Trial Exhibit N	24	JA003681- JA003683
10/23/2013	Trial Exhibit O – filed under seal	25-26	JA003684- JA004083
10/23/2013	Trial Exhibit P	27	JA004084
10/23/2013	Trial Exhibit Q	27	JA004085
10/23/2013	Trial Exhibit R	27	JA004086- JA004089
10/23/2013	Trial Exhibit S	27	JA004090

Date	Document Description	Volume	Labeled
10/23/2013	Trial Exhibit T	27	JA004091- JA004092
10/23/2013	Trial Exhibit U	27	JA004093
10/23/2013	Trial Exhibit V	27	JA004094
10/23/2013	Trial Exhibit W	27	JA004095- JA004096
10/23/2013	Trial Exhibit X	27	JA004097
10/23/2013	Trial Exhibit Y	27	JA004098
10/23/2013	Trial Exhibit Z	27	JA004099- JA004100
10/23/2013	Trial Exhibit 1	27	JA004289- JA004292
10/23/2013	Trial Exhibit 10 – filed under seal	27	JA004320- JA004329
10/23/2013	Trial Exhibit 11 – filed under seal	28	JA004330- JA004340
10/23/2013	Trial Exhibit 12 – filed under seal	28	JA004341- JA004360
10/23/2013	Trial Exhibit 13 – filed under seal	28	JA004361- JA004453
10/28/2013	Trial Exhibit 15	34	JA005228- JA005232
10/28/2013	Trial Exhibit 18	34	JA005233- JA005235

Date	Document Description	Volume	Labeled
10/28/2013	Trial Exhibit 19	34	JA005236- JA005237
10/28/2013	Trial Exhibit 20	34	JA005238- JA005254
10/23/2013	Trial Exhibit 21	28	JA004454
10/28/2013	Trial Exhibit 23	34	JA005255- JA005260
10/30/2013	Trial Exhibit 23a	39	JA005816- JA005817
10/28/2013	Trial Exhibit 24	34	JA005261- JA005263
10/23/2013	Trial Exhibit 25	28	JA004455- JA004462
10/24/2013	Trial Exhibit 26	31	JA004792- JA004804
10/30/2013	Trial Exhibit 27	39	JA005818- JA005820
10/29/2013	Trial Exhibit 28	36	JA005494- JA005497
10/29/2013	Trial Exhibit 29	36	JA005498- JA005511
10/24/2013	Trial Exhibit 30	31	JA004805- JA004811
12/13/2013	Trial Exhibit 31a	48	JA007385- JA007410
12/12/2013	Trial Exhibit 39	46	JA006936- JA006948

Date	Document Description	Volume	Labeled
12/12/2013	Trial Exhibit 40	46	JA006949- JA006950
12/12/2013	Trial Exhibit 41	46	JA006951- JA006952
10/23/2013	Trial Exhibit 6 – filed under seal	27	JA004293- JA004307
10/23/2013	Trial Exhibit 7 – filed under seal	27	JA004308- JA004310
10/23/2013	Trial Exhibit 8 – filed under seal	27	JA004311- JA004312
10/23/2013	Trial Exhibit 9 – filed under seal	27	JA004313- JA004319
10/23/2013	Trial Exhibit AA	27	JA004101- JA004102
10/23/2013	Trial Exhibit BB	27	JA004103
10/23/2013	Trial Exhibit CC	27	JA004104
10/23/2013	Trial Exhibit DD	27	JA004105
10/23/2013	Trial Exhibit EE	27	JA004106- JA004113
10/23/2013	Trial Exhibit FF	27	JA004114- JA004118
10/23/2013	Trial Exhibit GG	27	JA004119- JA004122
10/23/2013	Trial Exhibit HH	27	JA004123

Date	Document Description	Volume	Labeled
10/23/2013	Trial Exhibit II	27	JA004124
10/23/2013	Trial Exhibit JJ	27	JA004125
10/23/2013	Trial Exhibit KK	27	JA004126- JA004167
10/23/2013	Trial Exhibit LL	27	JA004168
10/23/2013	Trial Exhibit MM	27	JA004169
10/23/2013	Trial Exhibit NN	27	JA004170- JA004174
10/23/2013	Trial Exhibit OO	27	JA004175- JA004183
10/23/2013	Trial Exhibit PP	27	JA004184- JA004240
10/23/2013	Trial Exhibit QQ	27	JA004241- JA004243
10/23/2013	Trial Exhibit RR	27	JA004244- JA004248
10/23/2013	Trial Exhibit SS	27	JA004249- JA004255
10/23/2013	Trial Exhibit TT	27	JA004256- JA004262
10/23/2013	Trial Exhibit UU	27	JA004263- JA004288
10/24/2013	Trial Exhibit VV	31	JA004791

Date	Document Description	Volume	Labeled
12/10/2013	Trial Exhibit WW	43	JA006531- JA006532
12/12/2013	Trial Exhibit XX	46	JA006879- JA006935

Dated this 28th day of February, 2018.

McDONALD CARANO LLP

By: /s/ Rory T. Kay
Pat Lundvall (NSBN 3761)
Rory T. Kay (NSBN 12416)
2300 W. Sahara Ave., 12th Floor
Las Vegas, Nevada 89102
Telephone: (702) 873-4100
Facsimile: (702) 873-9966
lundvall@mcdonaldcarano.com
rkay@mcdonaldcarano.com

Attorneys for Appellant

CERTIFICATE OF SERVICE

I hereby certify that I am an employee of McDonald Carano LLP, and on the 28th day of February, 2018, a true and correct copy of the foregoing document was e-filed and e-served on all registered parties to the Supreme Court's electronic filing system:

/s/ Beau Nelson

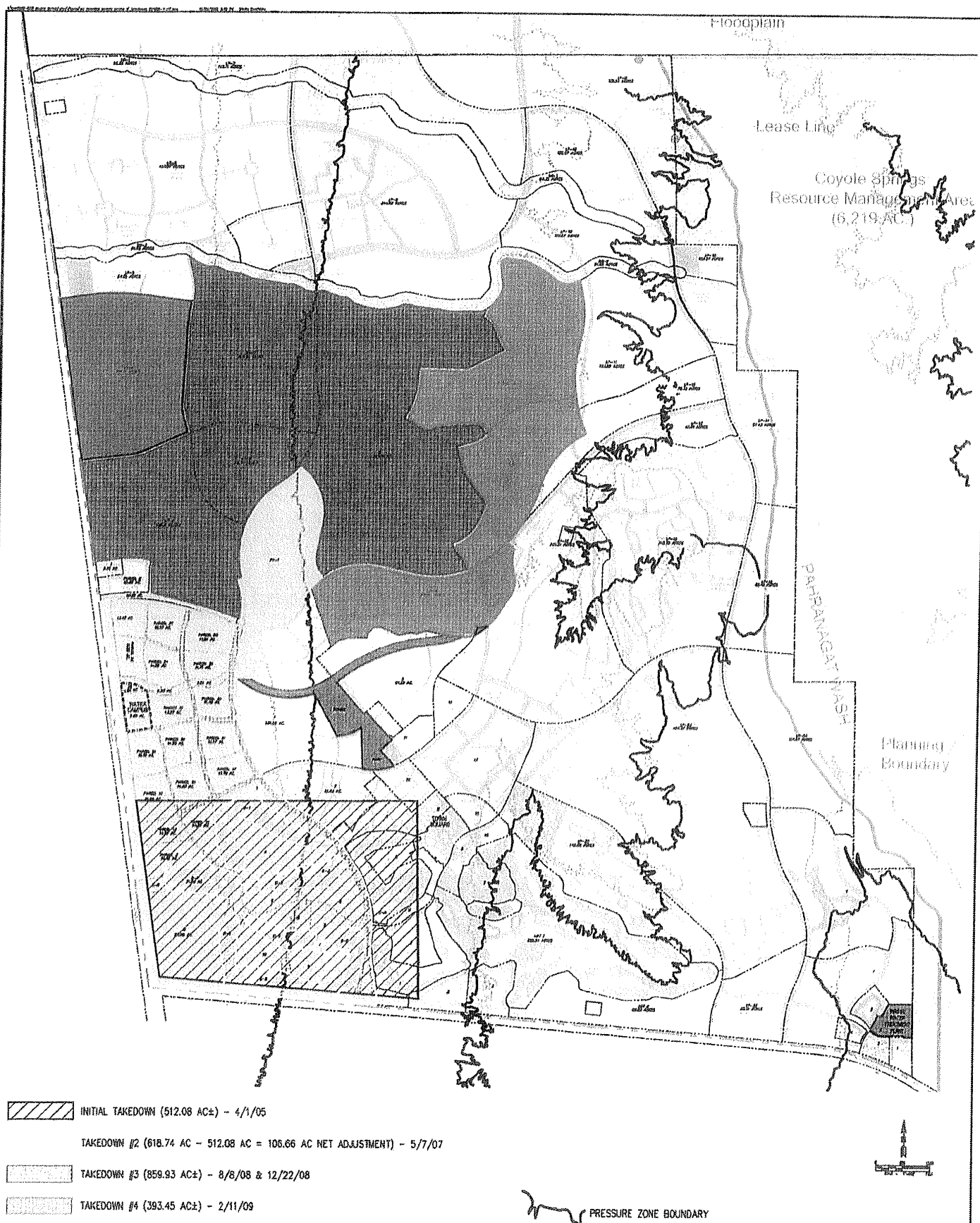
An Employee of McDonald Carano LLP

JA001102 – JA001239

FILED UNDERSEAL

EXHIBIT “21”

EXHIBIT “21”



JA001241

EXHIBIT “22”

EXHIBIT “22”

1/15/09

Spoke with Kathryn Wonders. Explained to her what Jim Wolfram had requested from me, and that Jon Lash at Pardee instructed me not to give any contract information to Jim regarding the commercial or multi-family properties. Per Kathryn, Ok to provide original option agreement to Jim, along with copies of all recorded deeds to Pardee as provided by Bonnie.

I left a message for Jim Wolfram 1/15/09, 4:30 pm, to discuss, and to find out if he wants to pick up the copies.

Frances Dunlap

*1/19/10 - Per Jim - fax him the Deeds. He
will call his atty to discuss.*

PLTF2334

JA001244

EXHIBIT “23”



EXHIBIT “23”

JA001245

JA001246 – JA001249

FILED UNDERSEAL

EXHIBIT “24”

EXHIBIT “24”



10880 Wilshire Blvd., Suite 1900
Los Angeles, California 90024
Tel (310) 475-3525
Fax (310) 446-1295
jon.lash@pardeehomes.com

Received

NOV 25 2009

Jon E. Lash
Executive Vice President

Pardee Homes Legal

November 24, 2009

Mr. Jim Wolfram
D & W Real Estate
212 Canyon Drive
Las Vegas, NV 89107

Dear Mr. Wolfram:

This letter follows our recent telephone conversation during which I explained why you have been fully compensated for your professional services in relation to Coyote Springs pursuant to the Real Estate commission letter ("Commission Letter") dated September 1, 2004, which you executed. As we discussed, I agreed to provide this letter in response to your ongoing inquiries and that of your attorney regarding the commission payments.

This letter should satisfy your ongoing requirements, and those of your attorney, for information and documentation relating to all commission payments regarding the Coyote Springs project.

The transaction was amended on March 28, 2005 to reflect an adjusted acquisition price of \$84 Million. Pardee has been purchasing acreage for supporting land uses such as parks, utilities, rights of way and open space at a price per acre significantly below the price per acre Pardee has been paying for residential land. **The adjustment in price per acre, for these non-residential uses, has increased the 1950 acres originally described in the Purchase and Sale Agreement, but has not changed the original purchase price. Your commission is based on a percentage of the total price and not the number of acres.**

Listed below is a narrative description of the land takedowns as-well-as a corresponding color coded map:

- Initial Takedown. Since a separate parcel of land did not exist to match the monthly land payments, Pardee acquired a larger parcel of land at the initial closing with the obligation to deed back to the seller the excess acreage once a parcel map was recorded. This is reflected on the enclosed map as a "cross hatched" area.

- Takedowns #1 and #2. In one increment in 2006 and a second in 2007, Pardee took title to an 822.87-acre parcel; this parcel's boundary was adjusted, reducing its size to 810.05-acres. This amount is reflected in the attached exhibits as Takedowns #1 and #2 in the "gold" color. However, when this land is adjusted for the required transfer of lands (golf parcels) back to Coyote Springs, Pardee nets 618.74-acres.
- Takedown #3. Takedown #3 in 2008 required two deed transfers due to release issues with Wells Fargo Bank, seller's lender. These parcels are shown in "red" on the exhibits. They amount to 859.93-acres acquired by Pardee.
- Takedown #4. Takedown #4 was a single deed transfer and is shown in "green" on the attached exhibits. This amounts to 393.45-acres acquired by Pardee.
- Takedown #5. Takedown #5, shown in "blue" on the exhibits, was documented by two deeds which were recorded on the same date. It also included some "clean up" adjustments within the purchase price to allow for trail connectivity from other Pardee-owned lands. Takedown #5 accounts for 240.75-acres acquired by Pardee.

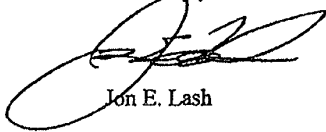
The attached exhibits reflect that Pardee still has over \$116,000 on account from the \$84 Million Option Agreement deposits and has acquired 2,112.87 acres.

Listed below is a chronological summary of the land takedowns to date at Coyote Springs:

Date of Closing	Takedown #	Purchase Price
10/20/2006	1	combined with #2
5/7/2207	2	\$23,287,822.91
8/8/2008	3	see below for #3
12/22/2008	3	\$34,507,622.64
2/11/2009	4	\$16,651,376.92
8/18/2009	5	\$959,300.00
8/18/2009	5	\$243,169.21
8/18/2009	5	\$8,233,722.91

In conclusion, I reiterate Pardee's appreciation for your services, and I trust that you agree that full payment has been made in accordance with the schedules set forth in the Commission Letter. Naturally, Pardee reserves all rights and remedies with respect to any claim you may assert to the contrary.

Sincerely yours,

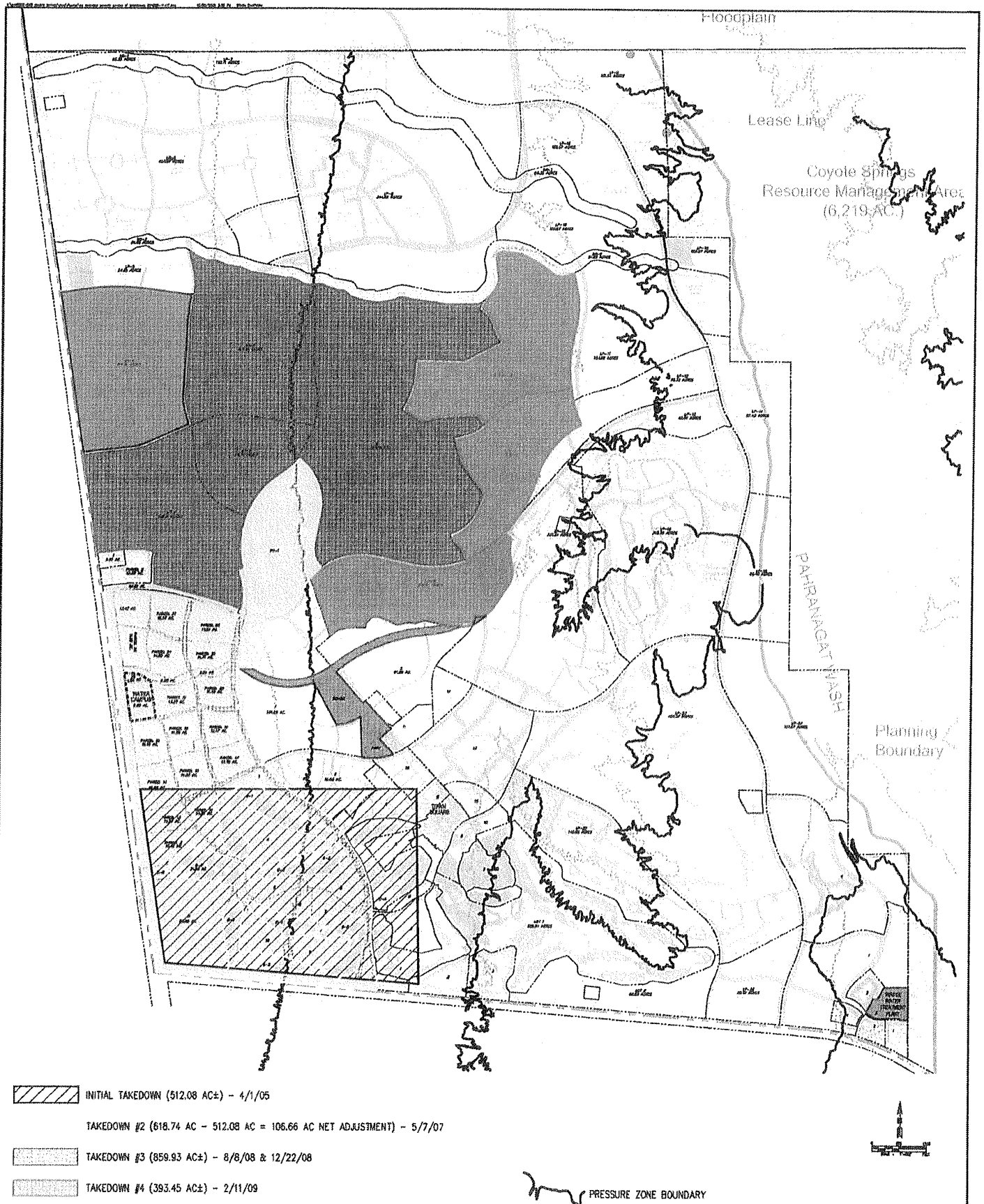


Jon E. Lash

JEL/cr

Enclosures:

cc: Chris Hallman
Chuck Curtis



JA001253

EXHIBIT “25”

EXHIBIT “25”

JA001257 – JA001284

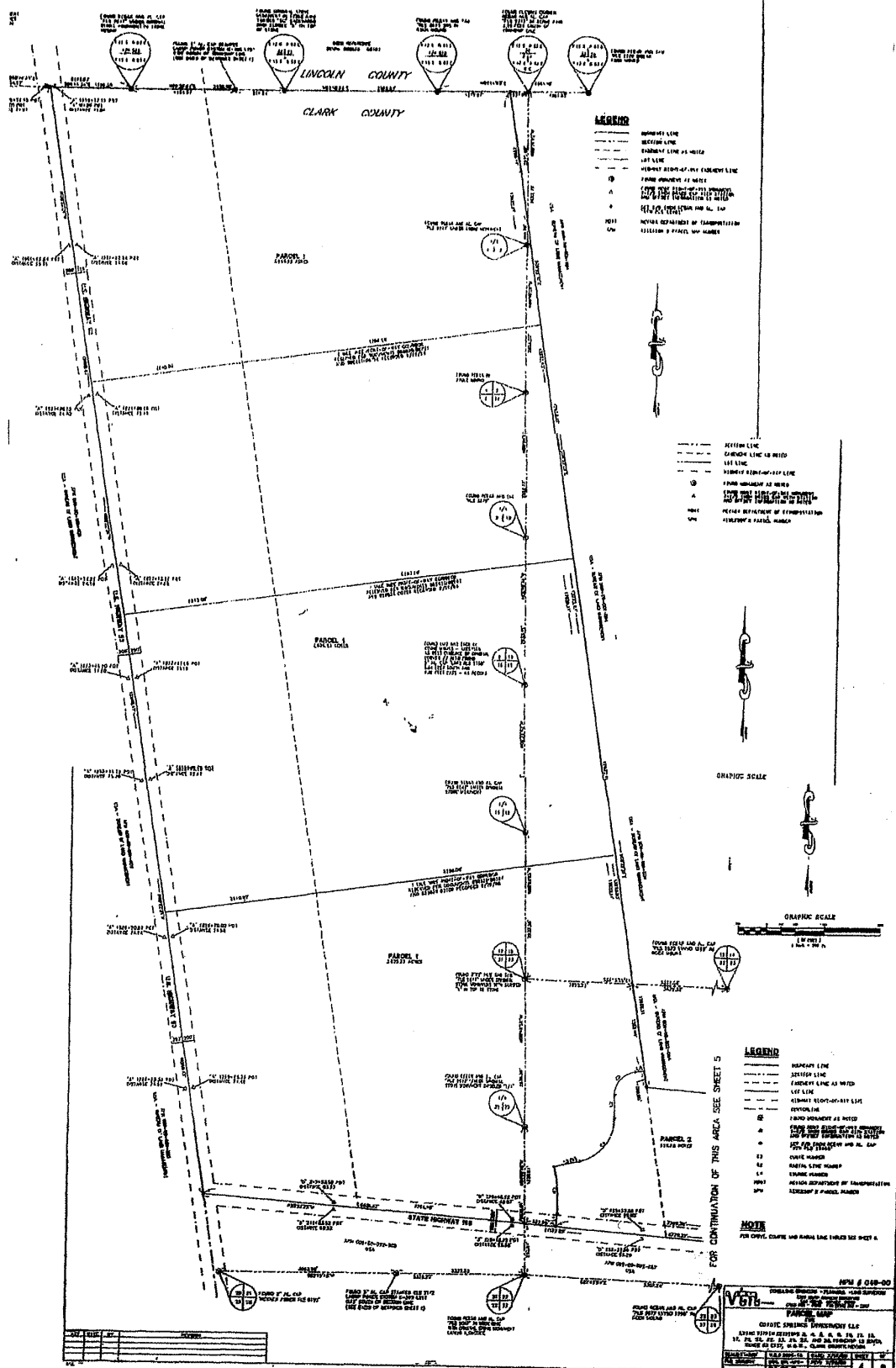
FILED UNDERSEAL

EXHIBIT “26”

EXHIBIT “26”

1721

01332



File 98 Pg 57

JA001286

EXHIBIT “27”

EXHIBIT “27”



10880 Wilshire Boulevard, Suite 1900
Los Angeles, California 90024-4101

JON E. LASH

Sr. Vice President
(310) 475-3525 ext. 251
(310) 446-1295

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

August 23, 2007

Mr. Walt Wilkes
General Realty Group Inc.
10761 Turquoise Valley Dr.
Las Vegas, NV 89144-4141

Mr. Jim Wolfram
Award Realty Group
10761 Turquoise Valley Dr.
Las Vegas, NV 89144-4141

Re: Letter Agreement dated September 1, 2004 (the "Commission Agreement") between General Realty Group, Inc. and Award Realty Group (collectively "Brokers") and Pardee Homes of Nevada ("Pardee")

Gentlemen:

The above-referenced Commission Agreement for Coyote Springs obligates Pardee to pay to Brokers the following amounts with respect to the "Option Agreement" defined therein:

- (i) Four percent (4%) of the Purchase Price payments pursuant to paragraph 1 of the Option Agreement up to a maximum of Fifty Million Dollars (\$50,000,000);
- (ii) Then, one and one-half percent (1-1/2%) of the remaining Purchase Price payments pursuant to paragraph 1 of the Option Agreement on the next Sixteen Million Dollars (\$16,000,000); and
- (iii) Then, with respect to any portion of the Option Property purchased by Pardee pursuant to paragraph 2 of the Option Agreement, Pardee shall pay one and one-half percent (1-1/2%) of the amount derived by multiplying the number of acres purchased by Pardee by Forty Thousand Dollars (\$40,000).

\\calaximfs10\userdata\j\Lawson\my documents\Land Acq - JEL\Letters\2007 Letters\Wilkes_07.08.23.doc

PLTF2219

JA001288

Mr. Walt Wilkes
Mr. Jim Wolfram
August 23, 2007
Page 2

It has come to our attention that you have received an overpayment of \$50,000 pursuant to the Commission Agreement. Beginning with the next land purchase payment scheduled for September 1, 2007, Pardee will credit the overpayment against future commission payments until the overpayment has been recovered. The revised payment schedule for the next three (3) months will be as follows:

Date	Scheduled Commission Payment	Credit	Revised Commission Payment
September 1, 2007	\$22,500	<\$22,500>	\$0
October 1, 2007	\$22,500	<\$22,500>	\$0
November 1, 2007	\$22,500	<\$5,000>	\$17,500
	\$67,500	\$50,000	\$17,500

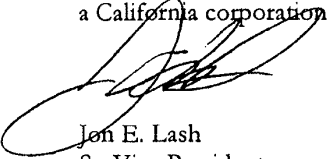
The Commission Agreement applies to the original Option Agreement covering single-family land at Coyote Springs which included both of your involvement. Since the execution of the original single-family land Option Agreement, the Seller of Coyote Springs has decided not to pursue building the multi-family land and custom lot parcels. Recently, Pardee entered into separate agreements under different values per acre and terms than the original deal to purchase this additional acreage at Coyote Springs. Currently the Seller of Coyote Springs still has the exclusive right to all commercial and golf related acreage at Coyote Springs. Pardee may also ultimately purchase the right to this acreage in the future.

As land is purchased under these other agreements, you will not be entitled to any commissions related to these other agreements. However, we will continue to honor our obligation to you for future commissions under the original single-family land deal.

Please call me if you have any questions regarding the Commission Agreement or your future commission payments.

Sincerely,

PARDEE HOMES,
a California corporation



Jon E. Lash
Sr. Vice President

JEL:lml

\\calxinf10\userdata\j\lawson\lmy documents\Land Acq - JEL\Letters\2007 Letters\Wilkes_07.08.23.doc

PLTF2220

JA001289

EXHIBIT “28”

EXHIBIT “28”



10880 Wilshire Boulevard, Suite 1808
Los Angeles, California 90024-4101

JOE E. LARK
Executive Vice President
Chief Operating Officer
(310) 475-3622 ext. 259
(310) 446-1298

March 14, 2008

Mr. Jim Wolfram
D & W REAL ESTATE, LLC
(formerly Award Realty Group)
212 Canyon Dr.
Las Vegas, NV 89107

Mr. Walt Wilkes
GENERAL REALTY GROUP, INC.
212 Canyon Dr.
Las Vegas, NV 89107

*Walt, this was sent
to me. I am forwarding
it to you*

Re: That certain broker agreement dated September 1, 2004 (the "Agreement"), by and between Pardee Homes of Nevada ("Pardee") and D & W Real Estate, LLC (successor to Award Realty Group) and General Realty Group, Inc. (collectively, "Brokers"), regarding the Coyote Springs Development.

Gentlemen:

Thank you for your February 1, 2008 correspondence, in which you assert that the above-referenced Agreement is applicable to all transactions related to the Coyote Springs development. Pardee respectfully disagrees.

As you might expect, Pardee has reviewed the Agreement for clarification of its responsibilities for paying commissions. Pursuant to the Agreement, you are entitled to only that compensation related to the Purchase Property and the Option Property, as those terms are defined in the Agreement. Pardee has already paid you more than Two Million Dollars (\$2,000,000) for your efforts on the Purchase Property. In addition, you will receive one and one-half percent (1.5%) of the value of the Option Property that Pardee purchases. (P)

Pardee's purchase of the Purchase Property and Option Property, both of which are intended for single family detached residential development, is a separate and distinct

Mr. Wolfram
D&W REAL ESTATE, LLC; and
Mr. Wilkes
GENERAL REALTY GROUP, INC.
March 14, 2008
Page 2:

transaction from the purchase of any other property. Brokers were not involved in any subsequent purchases, nor are any subsequent purchases related to the type of property covered by the Agreement. Therefore, we cannot justify application of the Agreement to include unrelated property.

As of this date, Pardee has not exercised any option to purchase the Option Property. As required by the Agreement, we will provide you with copies of each written option exercise notice in a timely fashion. There is no confusion over what property has been purchased. All commissions and purchase monies have been paid through the same escrow account simultaneously. Thus, production of the documentation you request serves no purpose of mutual benefit.

I am hopeful this letter provides the clarification you need. Naturally, if there is additional information to consider, please pass it along. In the meantime, thank you for your ongoing professional courtesy.

Sincerely,

PARDIE HOMES NEVADA



Jon H. Lash
Executive Vice President &
Chief Operating Officer

EXHIBIT “29”

EXHIBIT “29”

Detail Fee Transaction File List
JIMMERSON HANSEN, P.C.

Page:

Client	Trans Date	Shrt H Date P	Rate	Hours to Bill	Amount	Ref
Client ID 4886.01 WILKES/WOLFRAM						
4886.01	11/03/2010	11/21/2010 A	175.00	4.00	700.00 Reviewed file for Complaint	ARCH
4886.01	11/04/2010	11/21/2010 A	175.00	6.50	1,137.50 Wrote	ARCH
4886.01	11/05/2010	11/21/2010 A	175.00	1.50	262.50 Finishing Complaint	ARCH
4886.01	11/05/2010	11/21/2010 A	550.00	2.00	1,100.00 Revised Draft Complaint	ARCH
4886.01	12/20/2010	12/21/2010 A	550.00	2.00	1,100.00 Revised Complaint for	ARCH
4886.01	12/27/2010	01/21/2011 A	550.00	2.00	-1,000.00 COUTRESY DISCOUNT PER JAMES J. JIMMERSON, ESQ.	ARCH
4886.01	12/28/2010	01/21/2011 A	550.00	2.00	0.00 Revised final draft of Complaint. Ready for filing. (NO CHARGE)	ARCH
4886.01	12/29/2010	01/21/2011 A	550.00	1.00	0.00 Filed Complaint (NO CHARGE)	ARCH
4886.01	01/03/2011	01/21/2011 A	550.00	0.50	0.00 Complaint filed today. Service is sent out for effectuation. (NO CHARGE)	ARCH
4886.01	01/14/2011	01/21/2011 A	175.00	1.10	275.00 Received /	ARCH
4886.01	01/20/2011	01/21/2011 A	175.00	0.40	192.50 Preparation of Amended Complaint and Amended Summons. E-file Amended Complaint	ARCH
4886.01	04/01/2011	04/21/2011 A	550.00	1.00	70.00 Preparation of Complaint and Summons for Service	ARCH
4886.01	08/15/2011	08/21/2011 A	350.00	1.50	550.00 Reviewec	ARCH
					525.00 Draft and send 16.1 Case Conference Notice and draft and send email	ARCH
4886.01	08/16/2011	08/21/2011 A	550.00	0.20	110.00 Phone call with client:	ARCH
4886.01	08/16/2011	08/21/2011 A	350.00	1.20	420.00 Review. Receipt and review from M. Gi	ARCH
4886.01	08/18/2011	08/21/2011 A	350.00	1.50	525.00 Discussion with M. G. concerning Receive and review email correspondence from I	ARCH
4886.01	08/19/2011	08/21/2011 A	100.00	1.50	150.00 Draft and finalize 16.1 List. call to I regarding	ARCH
4886.01	08/19/2011	08/21/2011 A	550.00	2.50	1,375.00 Prepare for Rule 16.1 Case Conference: attend Rule 16.1 Case Conference; prepare Request for Production of Documents; redrafting of Requests.	ARCH
4886.01	08/19/2011	08/21/2011 A	350.00	2.00	700.00 Preparation for 16.1 Conference: Discussions with I	ARCH
4886.01	08/22/2011	09/21/2011 A	100.00	0.50	50.00 : Editing of Witness List: Search of file and production of documents for 16.1: Attendance at a 16.1 Telephone call from Mr Wolfram regarding	ARCH

PLTFF10469

Thursday 10/25/2012 4:11 pm

JA001294

Detail Fee Transaction File List JIMMERSON HANSEN, P.C.

Page:

Client	Trans Date	Start Date	Hour	Rate	Hours to Bill	Amount	Ref.
Client ID 4886.01 WILKES/WOLFRAM							
4886.01	08/22/2011	09/21/2011	A	350.00	0.40	140.00 Receipt and review of f. correspondence; Discussion with I email e concerning	ARCH
4886.01	08/30/2011	09/21/2011	A	350.00	0.20	70.00 Draft and send correspondence concerning	ARCH
4886.01	09/06/2011	09/21/2011	A	450.00	1.00	450.00 Review Pleadings File and Nature of Act	ARCH
4886.01	09/06/2011	09/21/2011	A	350.00	1.00	350.00 Discussion with wherein told	ARCH
4886.01	09/08/2011	09/21/2011	A	450.00	2.50	discussion with i: Draft and send email to	ARCH
4886.01	09/12/2011	09/21/2011	A	100.00	0.60	250.00 Draft JCCR	ARCH
4886.01	09/12/2011	09/21/2011	A	550.00	2.00	1,100.00 Conference with I regarding	ARCH
4886.01	09/13/2011	09/21/2011	A	300.00	0.50	150.00 Meeting with Lynn M. Hansen, Esq. and Phillip Odunze, Esq.	ARCH
4886.01	09/13/2011	09/21/2011	A	450.00	0.50	225.00 Meeting with Phillip Odunze, Esq. to	ARCH
4886.01	09/13/2011	09/21/2011	A	100.00	0.60	60.00 Continue draft of JCCR	ARCH
4886.01	09/15/2011	09/21/2011	A	450.00	1.00	450.00 Review documents disclosed in 16.1: Draft Supplemental Disclosure.	ARCH
4886.01	09/15/2011	09/21/2011	A	450.00	0.50	225.00 Revise Joint Case Conference Report	ARCH
4886.01	09/19/2011	09/21/2011	A	450.00	0.50	225.00 Final draft of 1st Supplement to 16.1 Disclosure	ARCH
4886.01	09/26/2011	10/21/2011	A	450.00	0.20	90.00 Conference with Amanda J. Brookhyser, Esq. regarding	ARCH
4886.01	10/05/2011	10/21/2011	A	550.00	0.40	220.00 Schedule of depositions of our clients: Conference with client to be scheduled;	ARCH
4886.01	10/13/2011	10/21/2011	A	350.00	1.50	525.00 Document review and conference with Lynn M. Hansen, Esq. and James J. Jimmerson, Esq. in preparation for	ARCH
4886.01	10/13/2011	10/21/2011	A	350.00	1.50	525.00 Meeting with James J. Jimmerson, Esq., Lynn M. Hansen, Esq. and client to	ARCH
4886.01	10/13/2011	10/21/2011	A	450.00	1.50	675.00 Review file for meeting	ARCH
4886.01	10/13/2011	10/21/2011	A	450.00	1.00	450.00 Attend Meeting	ARCH
4886.01	10/13/2011	10/21/2011	A	550.00	1.00	550.00 Conference with Jim Wolfram	ARCH
4886.01	10/14/2011	10/21/2011	A	450.00	1.50	675.00 Meeting with James J. Jimmerson, Esq. and Amanda J. Brookhyser, Esq. regarding	ARCH
4886.01	10/14/2011	10/21/2011	A	550.00	1.80	990.00 Outline of	ARCH
4886.01	10/24/2011	11/21/2011	A	175.00	0.30	52.50 Document review for Hearing in front of Discovery Commissioner.	ARCH
4886.01	10/25/2011	11/21/2011	A	450.00	0.25	112.50 Conference with Amanda J. Brookhyser, Esq.	ARCH

Thursday 10/25/2012 4:11 pm

JA001295

Detail Fee Transaction File List JIMMERSON HANSEN, P.C.

Page: 6

Client	Trans Date	Stnt H Date	Rate	Hours to Bill	Amount	Ref #
Client ID 4886.01 WILKES/WOLFRAM						
4886.01	10/25/2011	11/21/2011 A	175.00	1.30	227.50 Attend Hearing in front of Discovery Commissioner regarding	ARCH
4886.01	10/25/2011	11/21/2011 A	175.00	4.50	787.50 Review file and documents in preparation for	ARCH
4886.01	10/25/2011	11/21/2011 A	550.00	0.50	275.00 Discovery Conference Court Hearing	ARCH
4886.01	10/26/2011	11/21/2011 A	450.00	0.50	225.00 Meeting with Amanda J. Brookhyser, Esq.	ARCH
4886.01	10/26/2011	11/21/2011 A	450.00	1.25	562.50 Meeting with client	ARCH
4886.01	10/26/2011	11/21/2011 A	175.00	3.00	525.00 Complete document review and draft Memo of	ARCH
4886.01	10/26/2011	11/21/2011 A	175.00	0.50	87.50 Conference with Lynn M. Hansen, Esq. regarding	ARCH
4886.01	10/26/2011	11/21/2011 A	175.00	1.00	175.00 Meet with client, Lynn M. Hansen, Esq. regarding	ARCH
4886.01	10/26/2011	11/21/2011 A	175.00	4.00	700.00 Draft Motion for Preferential Trial Setting.	ARCH
4886.01	10/27/2011	11/21/2011 A	175.00	0.20	35.00 Phone call with opposing counsel regarding	ARCH
4886.01	10/27/2011	11/21/2011 A	175.00	0.50	87.50 Edit Motion for Preferential Trial Setting.	ARCH
4886.01	10/28/2011	11/21/2011 A	100.00	0.20	20.00 Draft Notice of Taking Deposition of Walt Wilkes.	ARCH
4886.01	10/28/2011	11/21/2011 A	100.00	0.50	50.00 Transcribe Motion for Preferential Trial Setting.	ARCH
4886.01	10/28/2011	11/21/2011 A	450.00	0.50	225.00 Revise Motion for Preferential Trial Setting.	ARCH
4886.01	10/31/2011	11/21/2011 A	100.00	0.10	10.00 Made changes from Lynn M. Hansen, Esq. to Motion for Preferential Trial Setting.	ARCH
4886.01	11/01/2011	11/21/2011 A	100.00	0.10	10.00 Schedule videographer for deposition of Walt Wilkes.	ARCH
4886.01	11/02/2011	11/21/2011 A	100.00	0.20	20.00 Prepared Certificate of Service for Motion for Preferential Trial Setting set for 12/5/11 in Chambers.	ARCH
4886.01	11/02/2011	11/21/2011 A	100.00	0.20	20.00 Drafted Amended Notice of Taking Deposition.	ARCH
4886.01	11/02/2011	11/21/2011 A	175.00	0.20	35.00 Review Supplement to Defendant's Disclosure with client's notes regarding	ARCH
4886.01	11/02/2011	11/21/2011 A	175.00	0.30	52.50 Review draft of first set of Requests for Production of Documents to Pardee.	ARCH
4886.01	11/02/2011	11/21/2011 A	175.00	0.20	35.00 Conference with JD re	ARCH
4886.01	11/03/2011	11/21/2011 A	100.00	0.20	20.00 Draft Subpoena for Custodian of Records of Coyote Springs.	ARCH
4886.01	11/03/2011	11/21/2011 A	100.00	0.20	20.00 Draft Subpoena for Custodian of Records of Chicago Title.	ARCH
4886.01	11/03/2011	11/21/2011 A	100.00	0.10	10.00 Draft Subpoena for Custodian of Records of Stewart Title.	ARCH
4886.01	11/03/2011	11/21/2011 A	175.00	0.30	52.50 Made changes from Lynn M. Hansen, Esq. on	ARCH
4886.01	11/03/2011	11/21/2011 A	175.00	0.30	52.50 Draft letter to opposing counsel re	ARCH
4886.01	11/03/2011	11/21/2011 A	175.00	0.30	52.50 Conference with MW re	ARCH

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Client	Trans Date	Stmt Date	H P	Rate	Hours to Bill	Amount	Ref #
Client ID 4886.01 WILKES/ WOLFRAM							
4886.01	11/03/2011	11/21/2011	A	175.00	0.50	87.50 Edit Subpoena Duces Tecum to Chicago Title. Stewart Title and Coyote Springs LLC	ARCH
4886.01	11/04/2011	11/21/2011	A	100.00	0.20	20.00 Made changes to Subpoenas (x3).	ARCH
4886.01	11/04/2011	11/21/2011	A	450.00	1.75	787.50 Meeting with J. Wolfram and W. Wilkes	ARCH
4886.01	11/06/2011	11/21/2011	A	100.00	0.10	10.00 Made revisions from James J. Jimmerson, Esq. to Subpoena to Custodian of Records of Stewart Title.	ARCH
4886.01	11/06/2011	11/21/2011	A	100.00	0.10	10.00 Made revisions from James J. Jimmerson, Esq. to Subpoena to Custodian of Records of Chicago Title.	ARCH
4886.01	11/06/2011	11/21/2011	A	100.00	0.10	10.00 Made revisions from James J. Jimmerson, Esq. to Subpoena for Custodian of Records of Coyote Springs.	ARCH
4886.01	11/06/2011	11/21/2011	A	100.00	0.10	10.00 Drafted Notice of Taking Deposition - Custodian of Records of Stewart Title.	ARCH
4886.01	11/06/2011	11/21/2011	A	100.00	0.10	10.00 Drafted Notice of Taking Deposition - Custodian of Records of Chicago Title.	ARCH
4886.01	11/07/2011	11/21/2011	A	450.00	3.00	1.350.00 Meeting with Amanda J. Brookhyser, Esq. and James J. Jimmerson, Esq.: analyse new	ARCH
4886.01	11/07/2011	11/21/2011	A	100.00	1.75	175.00 Prepare documents for	ARCH
4886.01	11/07/2011	11/21/2011	A	175.00	1.50	262.50 Review additional documents provided by client in	ARCH
4886.01	11/07/2011	11/21/2011	A	175.00	2.20	385.00 Attend depo prep meeting with clients and LMH and WW	ARCH
4886.01	11/07/2011	11/21/2011	A	175.00	0.30	52.50 Edit and finalize subpoenas to Chicago Title. Coyote Springs and Stewart Title	ARCH
4886.01	11/07/2011	11/21/2011	A	175.00	3.30	577.50 Conference with LMH and JJJ regarding	ARCH
4886.01	11/07/2011	11/21/2011	A	450.00	2.20	990.00 Meeting with Walter Wilkes for	ARCH
4886.01	11/08/2011	11/21/2011	A	450.00	2.30	1,035.00 Attend deposition of Plaintiff Jim Wolfram	ARCH
4886.01	11/08/2011	11/21/2011	A	450.00	1.00	450.00 Office Conference with client	ARCH
4886.01	11/08/2011	11/21/2011	A	450.00	0.30	135.00 Review Subpoenas and Custodian of Records Notices.	ARCH
4886.01	11/08/2011	11/21/2011	A	175.00	1.30	227.50 Meet with clients and JJJ before	ARCH
4886.01	11/08/2011	11/21/2011	A	175.00	5.00	875.00 Attend and defend deposition of James Wolfram	ARCH
4886.01	11/08/2011	11/21/2011	A	550.00	1.50	825.00 Prepared	ARCH
4886.01	11/09/2011	11/21/2011	A	175.00	0.20	35.00 Draft email to Wilkes re f	ARCH
4886.01	11/10/2011	11/21/2011	A	450.00	0.50	225.00 Revise subpoena to Title Company and ISI	ARCH
4886.01	11/14/2011	11/21/2011	A	450.00	1.25	562.50 Prepare Requests for Production	ARCH

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Client	Trans Date	Stmt H Date P	Rate	Hours to Bill	Amount	Ref #
Client ID 4886.01 WILKES/ WOLFRAM						
4886.01	11/14/2011	11/21/2011 A	100.00	0.20	20.00 Drafted Amended Notice of Taking Deposition of the Custodian of Records of Chicago Title: sent to opposing counsel.	ARCH
4886.01	11/14/2011	11/21/2011 A	100.00	0.20	20.00 Drafted Amended Subpoena to the Custodian of Records of Chicago Title: sent out for service.	ARCH
4886.01	11/15/2011	11/21/2011 A	175.00	0.10	17.50 Draft email to client re	ARCH
4886.01	11/18/2011	11/21/2011 A	450.00	0.75	337.50 Edit Request for Production	ARCH
4886.01	11/21/2011	12/21/2011 A	450.00	2.50	1,125.00 Review changes of deposition of James Wolfram	ARCH
4886.01	11/22/2011	12/21/2011 A	175.00	1.50	262.50 Telephone conference with Wait Wilkes to	ARCH
4886.01	11/22/2011	12/21/2011 A	175.00	0.20	35.00 Phone call with Wait Wilkes.	ARCH
4886.01	11/22/2011	12/21/2011 A	175.00	0.20	35.00 Phone conference with Wolfram regarding	ARCH
4886.01	11/23/2011	12/21/2011 A	100.00	0.20	20.00 Gather documents for meeting on Sunday with Wait Wilkes.	ARCH
4886.01	11/23/2011	12/21/2011 A	175.00	1.50	262.50 Phone conference with client Wilkes regarding	ARCH
4886.01	11/25/2011	12/21/2011 A	100.00	0.20	20.00 Phone call with counsel of Coyote Springs Investments regarding	ARCH
4886.01	11/25/2011	12/21/2011 A	175.00	1.00	175.00 Phone conference with client Wilkes regarding	ARCH
4886.01	11/27/2011	12/21/2011 A	175.00	0.80	140.00 Review deposition transcript of James Wolfram and draft email to Wilkes	ARCH
4886.01	11/28/2011	12/21/2011 A	450.00	2.20	990.00 Meeting with client regarding	ARCH
4886.01	11/28/2011	12/21/2011 A	450.00	3.50	1,575.00 To Deposition with client	ARCH
4886.01	11/28/2011	12/21/2011 A	450.00	0.50	225.00 Review Wait Wilkes' documents	ARCH
4886.01	11/28/2011	12/21/2011 A	450.00	0.25	112.50 Conference with James J. Jimmerson, Esq. regarding	ARCH
4886.01	11/28/2011	12/21/2011 A	175.00	0.30	52.50 Research with JD regarding : emails with Lynn M. Hansen. Esq. regarding	ARCH
4886.01	11/28/2011	12/21/2011 A	175.00	0.30	52.50 Review documents sent by Wilkes: respond to several emails from Lynn M. Hansen, Esq. regarding	ARCH
4886.01	11/28/2011	12/21/2011 A	175.00	0.10	17.50 Conference with Lynn M. Hansen, Esq. regarding	ARCH
4886.01	11/28/2011	12/21/2011 A	175.00	0.20	35.00 Phone call with opposing counsel regarding	ARCH
4886.01	11/28/2011	12/21/2011 A	175.00	0.30	52.50 Review non-opposition to Motion for Preferential Trial	ARCH

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Client	Trans Date	Stmt Date	H P	Rate	Hours to Bill	Amount	Ref
Client ID 4886.01 WILKES/ WOLFRAM							
4886.01	11/28/2011	12/21/2011	A	100.00	0.30	Setting.	
4886.01	11/28/2011	12/21/2011	A	100.00	0.20	30.00 Print out several documents provided to us by clients.	ARCH
4886.01	11/28/2011	12/21/2011	A	100.00	0.20	20.00 Draft Amended Notice of Taking Custodian of Records deposition of Stewart Title.	ARCH
4886.01	11/29/2011	12/21/2011	A	100.00	0.20	20.00 Draft subpoena to Stewart Title c/o registered agent.	ARCH
4886.01	11/29/2011	12/21/2011	A	450.00	0.20	20.00 Telephone call to Chicago Title inquiring about	ARCH
4886.01	11/29/2011	12/21/2011	A	450.00	0.40	90.00 Review Discovery Order	ARCH
4886.01	11/30/2011	12/21/2011	A	175.00	0.10	180.00 Review Jim Wolfram's documents.	ARCH
4886.01	11/30/2011	12/21/2011	A	100.00	0.20	17.50 Conference with JD regarding	ARCH
4886.01	11/30/2011	12/21/2011	A	450.00	1.50	20.00 Copy client's : copy exhibits to James' deposition: send runner to : to	ARCH
4886.01	11/30/2011	12/21/2011	A	450.00	0.25	675.00 Review Jim Wolfram's deposition for changes and and compare to his notes.	ARCH
4886.01	12/01/2011	12/21/2011	A	175.00	0.40	112.50 Review 2nd Request for Production	ARCH
						70.00 Send and respond to multiple emails regarding	ARCH
4886.01	12/01/2011	12/21/2011	A	175.00	0.10	17.50 Conference with Lynn M. Hansen. Esq. regarding	ARCH
4886.01	12/01/2011	12/21/2011	A	175.00	0.50	87.50 Review draft Confidentiality Agreement from opposing counsel and make edits.	ARCH
4886.01	12/02/2011	12/21/2011	A	175.00	0.10	17.50 Edit Subpoena to Stewart Title of Nevada.	ARCH
4886.01	12/02/2011	12/21/2011	A	100.00	0.30	30.00 Make revisions to Stipulated Confidentiality Agreement and Protective Order drafted by opposing counsel.	ARCH
4886.01	12/05/2011	12/21/2011	A	100.00	0.20	20.00 Make revisions from Amanda J. Brookhyser. Esq. to subpoena to Stewart Title.	ARCH
4886.01	12/05/2011	12/21/2011	A	100.00	0.10	10.00 Make revisions from Amanda J. Brookhyser. Esq. to Amended Notice of Taking Deposition of Stewart Title.	ARCH
4886.01	12/06/2011	12/21/2011	A	175.00	0.10	17.50 Conference with JD regarding	ARCH
4886.01	12/06/2011	12/21/2011	A	175.00	0.20	35.00 Phone call with client regarding	ARCH
4886.01	12/06/2011	12/21/2011	A	175.00	0.10	17.50 Conference with Lynn M. Hansen. Esq. regarding	ARCH
4886.01	12/06/2011	12/21/2011	A	175.00	0.10	17.50 Draft email to opposing counsel regarding	ARCH
4886.01	12/06/2011	12/21/2011	A	100.00	0.20	20.00 Make revisions to Amended Notice of Taking Deposition of	ARCH

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Client	Trans Date	Stmt Date	H P	Rate	Hours to Bill	Amount	Ref #
Client ID 4886.01 WILKES/ WOLFRAM							
4886.01	12/07/2011	12/21/2011	A	450.00	0.20	Stewart Title: Subpoena to Stewart Title.	
4886.01	12/07/2011	12/21/2011	A	175.00	0.40	90.00 Review trial setting	ARCH
4886.01	12/07/2011	12/21/2011	A	100.00	0.50	70.00 Meet with Jim Wolfram to discuss	ARCH
4886.01	12/08/2011	12/21/2011	A	450.00	1.00	50.00 Begin drafting memo to Lynn M. Hansen. Esq., Amanda J. Brookhyser. Esq. regarding	ARCH
4886.01	12/08/2011	12/21/2011	A	175.00	0.30	450.00 Revise 2nd Request for Production	ARCH
4886.01	12/08/2011	12/21/2011	A	100.00	0.20	52.50 Review edited version of confidentiality agreement from Opposing Counsel; draft several emails to opposing counsel. Finish drafting memo to Lynn M. Hansen. Esq. and Amanda J. Brookhyser. Esq. regarding	ARCH
4886.01	12/13/2011	12/21/2011	A	175.00	0.20	20.00 Prepare Subpoena and Notice of Taking Deposition of Custodian of Records of Stewart Title for service. Conference with JD regarding	ARCH
4886.01	12/13/2011	12/21/2011	A	175.00	0.30	52.50 Conduct research on Secretary of State website and conference with Lynn M. Hansen. Esq. regarding	ARCH
4886.01	12/13/2011	12/21/2011	A	100.00	0.20	70.00 Conference with JD and Lynn M. Hansen. Esq. regarding	ARCH
4886.01	12/14/2011	12/21/2011	A	175.00	0.30	20.00 Make from Lynn M. Hansen. Esq. and client to	ARCH
4886.01	12/19/2011	12/21/2011	A	175.00	0.10	52.50 Review from Wolfram deposition conference with Lynn M. Hansen. Esq. regarding	ARCH
4886.01	12/20/2011	12/21/2011	A	100.00	0.20	17.50 Draft email to client Wilkes regarding	ARCH
4886.01	12/20/2011	12/21/2011	A	100.00	0.10	20.00 Draft letter to Linda Jones from Stewart Title regarding	ARCH
4886.01	12/22/2011	01/21/2012	A	175.00	0.20	10.00 Email to Litigation Services attaching Certificate of Deponent.	ARCH
4886.01	12/27/2011	01/21/2012	A	175.00	0.20	35.00 Phone call with Walt Wilkes regarding	ARCH
4886.01	12/27/2011	01/21/2012	A	175.00	0.50	35.00 Conference with LH regarding	ARCH
4886.01	12/28/2011	01/21/2012	A	450.00	0.90	87.50 Review Wilkes' deposition	ARCH
4886.01	01/06/2012	01/21/2012	A	175.00	0.10	405.00 Review Walt Wilkes deposition. Draft email to opposing counsel regarding	ARCH

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Client	Trans Date	Stmt Date	H	Rate	Hours to Bill	Amount	Ref #
Client ID 4886.01 WILKES/ WOLFRAM							
4886.01	01/06/2012	01/21/2012	A	450.00	0.30	135.00 Reviewed revised changes to deposition transcript	ARCH
4886.01	01/10/2012	01/21/2012	A	175.00	0.50	87.50 Review objections from Coyote Springs to Subpoena: begin draft of amended subpoena to address email to team regarding	ARCH
4886.01	01/10/2012	01/21/2012	A	450.00	0.50	225.00 Review objections from Coyote Springs to subpoena	ARCH
4886.01	01/11/2012	01/21/2012	A	175.00	0.30	52.50 Conference with Shahana Polselli regarding	ARCH
4886.01	01/11/2012	01/21/2012	A	175.00	1.00	175.00 Conference with Lynn M. Hansen, Esq. regarding	ARCH
4886.01	01/11/2012	01/21/2012	A	450.00	1.00	450.00 Conference with Amanda J. Brookhyser, Esq. regarding	ARCH
4886.01	01/18/2012	01/21/2012	A	175.00	1.00	175.00 Begin drafting initial draft of deficiency letter to Pardee.	ARCH
4886.01	01/18/2012	01/21/2012	A	175.00	0.50	87.50 Review Plaintiff's responses to second set of Requests for Production.	ARCH
4886.01	01/18/2012	01/21/2012	A	175.00	0.50	87.50 Conference with LH and JD regarding	ARCH
4886.01	01/18/2012	01/21/2012	A	175.00	1.20	210.00 Conduct research for	ARCH
4886.01	01/19/2012	01/21/2012	A	175.00	0.30	52.50 Phone call with Chicago Title's Counsel regarding	ARCH
4886.01	01/19/2012	01/21/2012	A	175.00	0.40	70.00 Conduct additional research for	ARCH
4886.01	01/19/2012	01/21/2012	A	175.00	3.30	577.50 Complete first draft of letter to opposing counsel addressing	ARCH
4886.01	01/19/2012	01/21/2012	A	175.00	0.40	70.00 Phone call with opposing counsel regarding is.	ARCH
4886.01	01/19/2012	01/21/2012	A	450.00	0.50	225.00 Review Plaintiff's responses to discovery	ARCH
4886.01	01/20/2012	01/21/2012	A	450.00	0.50	225.00 Review letter to Plaintiff's counsel regarding	ARCH
4886.01	01/23/2012	02/21/2012	A	450.00	1.00	450.00 Revise Discovery letter and Responses to Request for	ARCH

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Client	Trans Date	Shrt Date	H	Rate	Hours to Bill	Amount	Ref #
Client ID 4886.01 WILKES/ WOLFRAM							
4886.01	01/30/2012	02/21/2012	A	100.00	6.00	600.00 Production	ARCH
4886.01	02/06/2012	02/21/2012	A	450.00	0.20	90.00 Prepare working binders for Lynn M. Hansen, Esq. of documents from Stewart Title.	ARCH
4886.01	02/06/2012	02/21/2012	A	300.00	2.50	750.00 Review 3rd Supplemental Disclosure. Begin review of documents produced by Chicago Title	ARCH
4886.01	02/09/2012	02/21/2012	A	450.00	2.50	1,125.00 Review Stewart Title document consists of 9 notebooks	ARCH
4886.01	02/28/2012	03/21/2012	A	450.00	0.30	135.00 Telephone call with Harvey Whittemore	ARCH
4886.01	03/22/2012	04/21/2012	A	300.00	0.20	60.00 Review correspondence from Opposing Counsel regarding	ARCH
4886.01	03/22/2012	04/21/2012	A	300.00	0.20	60.00 Conference with Jessica Dennis and Lori Harrison regarding	ARCH
4886.01	03/22/2012	04/21/2012	A	450.00	0.20	90.00 Review correspondence regarding	ARCH
4886.01	03/29/2012	04/21/2012	A	300.00	0.50	150.00 Go through Request for Productions with Jessica Dennis to designate	ARCH
4886.01	04/16/2012	04/21/2012	A	300.00	2.00	600.00 Document review	ARCH
4886.01	05/18/2012	05/21/2012	A	450.00	2.50	1,125.00 Review Stewart title documents.	ARCH
4886.01	05/20/2012	05/21/2012	A	450.00	3.00	1,350.00 Review documents produced by Chicago Title	ARCH
4886.01	05/24/2012	06/29/2012	A	450.00	1.00	450.00 Review Stewart Title Documents	ARCH
4886.01	06/22/2012	07/21/2012	A	450.00	1.75	787.50 Review file for Motion to	ARCH
4886.01	07/12/2012	07/21/2012	A	450.00	2.00	900.00 Review agreement with Stewart Title	ARCH
4886.01	07/17/2012	07/21/2012	A	450.00	0.25	112.50 Meeting with James M. Jimmerson, Esq. regarding	ARCH
4886.01	07/17/2012	07/21/2012	A	300.00	5.70	1,710.00 Review of the documents produced by Stewart Title.	ARCH
4886.01	07/19/2012	07/21/2012	A	300.00	2.00	600.00 Review of the document production by Stewart Title.	ARCH
4886.01	07/20/2012	07/21/2012	A	300.00	2.00	600.00 Drafting Motion	ARCH
4886.01	07/23/2012	08/27/2012	A	300.00	0.40	120.00 Call with Pisanelli & Bice regarding	ARCH
4886.01	07/23/2012	08/27/2012	A	450.00	0.25	112.50 Telephone conference with clients and James M. Jimmerson, Esq.	ARCH
4886.01	07/24/2012	08/27/2012	A	300.00	0.20	60.00 Phone call with Pisanelli & Bice regarding	ARCH
4886.01	07/26/2012	08/27/2012	A	300.00	4.00	1,200.00 Draft Motion to Compel for third party discovery.	ARCH
4886.01	07/27/2012	08/27/2012	A	300.00	0.20	60.00 Phone call with J. Pisanelli regarding	ARCH
4886.01	07/27/2012	08/27/2012	A	300.00	0.20	60.00 Call with James Pisanelli regarding	ARCH
4886.01	08/02/2012	08/27/2012	A	300.00	2.00	600.00 Call with Migali Wysong regarding	ARCH

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Client	Trans Date	Stnt H Date	Rate	Hours to Bill	Amount	Ref #
Client ID 4886.01 WILKES/ WOLFRAM						
4886.01	08/03/2012	08/27/2012 A	300.00	1.00	300.00 Resolving the Subpoena issues with Migali Wysong and	ARCH-
4886.01	08/08/2012	08/27/2012 A	300.00	3.00	900.00 Drafting discovery extension Motion.	ARCH-
4886.01	08/09/2012	08/27/2012 A	300.00	1.00	300.00 Drafting Motion to Extend Discovery.	ARCH
4886.01	08/10/2012	08/27/2012 A	450.00	1.00	450.00 Revise Motion to Extend Time.	ARCH
4886.01	08/17/2012	08/27/2012 A	550.00	1.00	0.00 Telephone conference with J. Wolfram. Telephone conference with Lynn M. Hansen, Esq..	ARCH
4886.01	08/21/2012	09/21/2012 A	300.00	0.50	150.00 CHARGE) Reviewing Stipulation and Order for Extension of Discovery.	1.(NO ARCH
4886.01	08/24/2012	09/21/2012 A	300.00	0.10	30.00 Call with client regarding	ARCH
4886.01	08/27/2012	09/21/2012 A	450.00	0.50	225.00 Prepare Motion for Preferential Trial Setting	ARCH
4886.01	08/27/2012	09/21/2012 A	300.00	0.30	90.00 Attending the discovery motion where the Judge ordered the Stipulation to Extend Discovery.	ARCH
4886.01	09/04/2012	09/21/2012 A	300.00	5.70	1,710.00 Reviewing documents from Coyote Springs. Preparation for deposition.	ARCH
4886.01	09/04/2012	09/21/2012 A	450.00	1.00	450.00 Review the privilege logs from Coyote Springs	ARCH
4886.01	09/07/2012	09/21/2012 A	300.00	1.00	300.00 Meeting with James J. Jimmerson, Esq. regarding	ARCH
4886.01	09/12/2012	09/21/2012 A	300.00	5.60	1,680.00 Reviewing Coyote Springs documents produced by Pisanelli Bice.	ARCH
4886.01	09/14/2012	09/21/2012 A	450.00	0.50	225.00 Review Coyote Springs Documents with James	ARCH
4886.01	09/18/2012	09/21/2012 A	300.00	4.60	1,380.00 Review of the Coyote Springs documents	ARCH
4886.01	09/19/2012	09/21/2012 A	450.00	1.50	675.00 Meeting with James M. Jimmerson, Esq. regarding	ARCH
4886.01	09/19/2012	09/21/2012 A	450.00	2.00	900.00 Meeting with Jim Wolfram regarding	ARCH
4886.01	09/19/2012	09/21/2012 A	450.00	2.50	1,125.00 Review documents to	ARCH
4886.01	09/19/2012	09/21/2012 A	450.00	0.40	180.00 Conference with James J. Jimmerson, Esq.	ARCH
4886.01	09/19/2012	09/21/2012 A	300.00	2.80	840.00 Meeting with Lynn M. Hansen, Esq. and J. Wolfram for	ARCH
4886.01	09/20/2012	09/21/2012 A	450.00	1.00	450.00 Conference with James M. Jimmerson, Esq. regarding	ARCH
4886.01	09/20/2012	09/21/2012 A	300.00	2.40	720.00 Preparation for deposition and review or	ARCH
4886.01	09/21/2012	mm/dd/yyyy P	450.00	1.00	450.00 Review documents produced	ARCH
4886.01	09/24/2012	mm/dd/yyyy P	450.00	0.50	225.00 Meeting with James M. Jimmerson, Esq. to discuss	ARCH

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Client	Trans Date	Start Date	H	Rate	Hours to Bill	Amount	Ref #
Client ID 4886.01 WILKES/ WOLFRAM							
4886.01	09/24/2012	mm/dd/yyyy	P	450.00	5.00	2,250.00 Prepare for deposition of Jon Lash - Review	390
4886.01	09/24/2012	mm/dd/yyyy	P	450.00	2.00	900.00 Meeting with James M. Jimmerson, Esq. to discuss	391
4886.01	09/24/2012	mm/dd/yyyy	P	300.00	5.20	1,560.00 Preparation in anticipation of deposition of John Lash; meeting with client and Lynn M. Hansen, Esq. regarding	393
4886.01	09/24/2012	mm/dd/yyyy	P	550.00	1.50	825.00 Telephone conference with client to	405
4886.01	09/25/2012	mm/dd/yyyy	P	300.00	3.80	1,140.00 Deposition preparation for the deposition of John Lash.	394
4886.01	09/25/2012	mm/dd/yyyy	P	450.00	1.00	450.00 Review Stewart Title records regarding	396
4886.01	09/25/2012	mm/dd/yyyy	P	450.00	5.00	2,250.00 Review prepare	397
4886.01	09/26/2012	mm/dd/yyyy	P	300.00	6.10	1,830.00 Deposition of John Lash. after deposition. before and	395
4886.01	09/26/2012	mm/dd/yyyy	P	450.00	2.00	900.00 Review	398
4886.01	09/26/2012	mm/dd/yyyy	P	450.00	1.25	562.50 Take deposition of Jon Lash: Set up meeting	399
4886.01	09/26/2012	mm/dd/yyyy	P	550.00	2.00	0.00 Attended deposition of Jon Lash with Jim Wolfram, Lynn M. Hansen, Esq. and James M. Jimmerson, Esq. (NO CHARGE)	406
4886.01	09/27/2012	mm/dd/yyyy	P	450.00	0.50	225.00 Review	400
4886.01	09/27/2012	mm/dd/yyyy	P	450.00	0.20	90.00 Review trial setting	401
4886.01	10/01/2012	mm/dd/yyyy	P	300.00	0.50	150.00 Drafting of. and	402
4886.01	10/01/2012	mm/dd/yyyy	P	550.00	1.20	660.00 Prepare for tomorrow's	414
4886.01	10/02/2012	mm/dd/yyyy	P	300.00	0.60	180.00 Drafting	403
4886.01	10/02/2012	mm/dd/yyyy	P	300.00	0.60	180.00 with Lynn M. Hansen, Esq. and Pat	404
4886.01	10/02/2012	mm/dd/yyyy	P	450.00	1.00	450.00 James J. Jimmerson, Esq. and review of	411
4886.01	10/02/2012	mm/dd/yyyy	P	450.00	0.50	225.00 Conference with James J. Jimmerson, Esq.	412
4886.01	10/02/2012	mm/dd/yyyy	P	450.00	0.25	112.50 Phone call with Harvey Whitnire.	413
4886.01	10/03/2012	mm/dd/yyyy	P	550.00	0.40	0.00 Conference with Lynn M. Hansen, Esq. and Shawn M. Goldstein, Esq	415
4886.01	10/03/2012	mm/dd/yyyy	P	550.00	0.40	220.00 Conference with Lynn M. Hansen, Esq. and James M. Jimmerson, Esq. regarding	416

Thursday 10/25/2012 4:11 PM

JA001304

Detail Fee Transaction File List JIMMERSON HANSEN, P.C.

Page: 12

PLTF10480

Client	Trans Date	Stmt Date	H	Rate	Hours to Bill	Amount	Ref #
Client ID 4886.01 WILKES/ WOLFRAM							
4886.01	10/03/2012	mm/dd/yyyy	P	450.00	0.60	270.00 Telephone conference with clients	420
4886.01	10/04/2012	mm/dd/yyyy	P	300.00	0.30	90.00 Telephone conference with client	407
4886.01	10/04/2012	mm/dd/yyyy	P	300.00	2.00	600.00 Review of	406
4886.01	10/04/2012	mm/dd/yyyy	P	300.00	2.30	690.00 Settlement conference call	405
4886.01	10/04/2012	mm/dd/yyyy	P	300.00	0.70	210.00 Meeting with S. Goldstein regarding	410
4886.01	10/04/2012	mm/dd/yyyy	P	375.00	1.00	375.00 Conference with James M. Jimmerson, Esq. regarding	417
4886.01	10/05/2012	mm/dd/yyyy	P	375.00	0.50	187.50 Reviewed and revised Notice of Deposition. Prepared, reviewed and revised letter to Opposing Counsel enclosing Notice of Deposition and Subpoena.	418
4886.01	10/05/2012	mm/dd/yyyy	P	450.00	0.75	337.50 Review James M. Jimmerson, Esq. and James J. Jimmerson, Esq.	423
4886.01	10/05/2012	mm/dd/yyyy	P	300.00	1.70	510.00 Drafting memorandum regarding	424
4886.01	10/05/2012	mm/dd/yyyy	P	300.00	0.50	150.00 Issuing subpoena and notice of deposition of Harvey Whittemore	425
4886.01	10/07/2012	mm/dd/yyyy	P	300.00	0.40	120.00 Meeting with JJJ regarding	426
4886.01	10/08/2012	mm/dd/yyyy	P	450.00	0.50	225.00 Meeting with James M. Jimmerson, Esq.	421
4886.01	10/08/2012	mm/dd/yyyy	P	450.00	0.50	225.00 Phone call with client	422
4886.01	10/08/2012	mm/dd/yyyy	P	300.00	0.10	30.00 Securing the Certificate of the Custodian of Records from Chicago Title	427
4886.01	10/08/2012	mm/dd/yyyy	P	300.00	0.50	150.00 Call with client regarding	428
4886.01	10/08/2012	mm/dd/yyyy	P	300.00	3.60	1,080.00 Recorders Office acquiring maps	429
4886.01	10/08/2012	mm/dd/yyyy	P	300.00	0.20	60.00 Meeting with Lynn M. Hansen, Esq. and James J. Jimmerson, Esq. regarding	430
4886.01	10/08/2012	mm/dd/yyyy	P	300.00	1.60	480.00 Review documents from Chicago Title specifically looking at	431
4886.01	10/09/2012	mm/dd/yyyy	P	300.00	1.60	480.00 Email to client attaching certain explaining the	432
4886.01	10/12/2012	mm/dd/yyyy	P	300.00	0.70	210.00 Telephone conference with client regarding	433

Thursday 10/25/2012 4:11 pm

JA001305

Detail Fee Transaction File List
JIMMERSON HANSEN, P.C.

Page: 13

Client	Trans Date	Stmt Date	H P	Rate	Hours to Bill	Amount	Ref #
Client ID 4886.01 WILKES/ WOLFRAM							
4886.01	10/12/2012	mm/dd/yyyy	P	300.00	0.30	90.00 Meeting with Lynn M. Hansen. Esq. regarding	434
4886.01	10/12/2012	mm/dd/yyyy	P	450.00	0.50	225.00 Telephone conference with Jim Wolfram and Walt Wilkes.	435
4886.01	10/16/2012	mm/dd/yyyy	P	450.00	1.50	675.00 Conference with James M. Jimmerson. Esq. regarding	436
4886.01	10/16/2012	mm/dd/yyyy	P	450.00	0.25	112.50 E-mail to Pat Lundvall. Esq.	437
4886.01	10/16/2012	mm/dd/yyyy	P	450.00	0.25	112.50 Phone call with Pat Lundvall. Esq. regarding	438
4886.01	10/16/2012	mm/dd/yyyy	P	300.00	0.80	240.00 Telephone conference with Harvey Whittemore.	441
4886.01	10/16/2012	mm/dd/yyyy	P	300.00	0.58	174.00 Meeting with Lynn M. Hansen. Esq. regarding	442
4886.01	10/16/2012	mm/dd/yyyy	P	300.00	0.50	150.00 Meeting with Lynn M. Hansen. Esq. regarding	443
4886.01	10/17/2012	mm/dd/yyyy	P	450.00	3.00	1,350.00 Review documents to take Harry Whittemore's deposition	439
4886.01	10/17/2012	mm/dd/yyyy	P	140.00	3.00	420.00 Deposition summary Jon Lash	448
4886.01	10/18/2012	mm/dd/yyyy	P	450.00	0.30	135.00 Conference with James M. Jimmerson. Esq. regarding	440
4886.01	10/18/2012	mm/dd/yyyy	P	300.00	4.90	1,470.00 Preparation for the Whittemore deposition.	444
4886.01	10/18/2012	mm/dd/yyyy	P	300.00	1.30	390.00 Research regarding	445
4886.01	10/18/2012	mm/dd/yyyy	P	450.00	0.75	337.50 Review Court Order. Phone call with Defense Counsel. Prepare e-mail to	449
4886.01	10/19/2012	mm/dd/yyyy	P	300.00	1.50	450.00 Preparation for the Whittemore deposition in Reno	446
4886.01	10/19/2012	mm/dd/yyyy	P	300.00	3.50	1,050.00 Taking of the Whittemore deposition.	447
4886.01	10/19/2012	mm/dd/yyyy	P	450.00	3.50	1,575.00 Attend and take deposition of Harvey Whittemore	450
4886.01	10/19/2012	mm/dd/yyyy	P	450.00	1.50	675.00 Prepare for Harvey Wittemore's deposition in Reno	451
4886.01	10/19/2012	mm/dd/yyyy	P	450.00	3.00	1,350.00 Travel to and from Reno.	452
Total for Client ID 4886.01				Billable	317.93	102,761.50 WILKES/ WOLFRAM	
				Non-billable	10.40	600.00 VS. PARDEE HOMES OF NEVADA	
				Total	328.33	103,361.50	

GRAND TOTALS

Billable	317.93	102,761.50
Non-billable	10.40	600.00
Total	328.33	103,361.50

PLTF10481

JA001306

Thursday 10/25/2012 4:11 pm

EXHIBIT “30”

EXHIBIT “30”



MAY 5, 2005

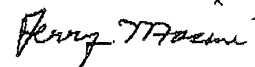
STEWART TITLE

ATTN: LINDA JONES

SUBJECT: JAMES WOLFRAM

PLEASE BE ADVISED THAT JAMES WOLFRAM IS NO LONGER
ASSOCIATED WITH AWARD REALTY. ALL CHECKS DUE HIM FROM COYOTE
SPRINGS LAND TRANSACTION, ESCROW NO 04-09-0209LJ ARE TO BE MADE
PAYABLE TO JAMES WOLFRAM AT D & W REALTY.

THANK YOU.


JERRY MASINI
BOOKKEEPER

FAXED 5/5/05

3015 South Jones Boulevard • Las Vegas, Nevada 89148 • (702) 873-7400

RECEIVED 2005-MAY-05 15:03

FROM-702 873 9724

TO-Stewart Title Howard PAGE 001

Stwt00838

PLTF1059

JA001308



MAY 5, 2005

STEWART TITLE

ATTN: LINDA JONES

SUBJECT: JAMES WOLFRAM

PLEASE BE ADVISED THAT JAMES WOLFRAM IS NO LONGER
ASSOCIATED WITH AWARD REALTY. ALL CHECKS DUE HIM ARE TO BE MADE
OUT TO D & W REALTY.

THANK YOU.

Joane Madison
JOANE MADISON
BOOKKEEPER

FAXED 5/5/05

3015 South Jones Boulevard • Las Vegas, Nevada 89146 • (702) 873-7400

RECEIVED 2005-MAY-05 13:37

FROM-702 873 9724

TO-Stewart Title Howard PAGE 001

Stwt00840

PLTF1061

JA001309

EXHIBIT “31”

EXHIBIT “31”



5000 W. Oakey, Suite A3-3

Las Vegas, NV 89146

Phone: (702) 878-8387

Fax: (702) 442-1918

PJ.DINGERSON@AOL.COM

May 3, 2005

RE: Coyote Springs Transaction (Escrow #04-09-0209 LJ)

Linda Jones
Stewart Title
3800 Howard Hughes Parkway
14th Floor
Las Vegas, NV

Dear Linda Jones,

I am writing to give my full permission for Stewart Title to release all future commission checks made to D&W Real Estate, LLC directly to James Wolfram in reference to the above mentioned transaction. If you have any questions please feel free to contact me at (702) 301-6315.

Sincerely,

Peter J. Dingerson
Owner/Broker
D&W Real Estate, LLC

dandwrealestate.com

Stwt00839

PLTF1060

JA001311

EXHIBIT “32”

EXHIBIT “32”

FROM :

FAX NO. :

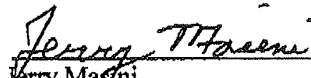
Oct. 26 2012 02:57PM P2

December 20, 2010

I, Jerry Masini, Owner/ Broker of Award Realty, on behalf of Award Realty, hereby assign to James F. Wolfram and/or D & W Real Estate LLC, Peter Dingerson, broker, all rights, title, and interest in that certain Commission Agreement (Commission Letter) dated September 1, 2004 between Award Realty and Pardee Homes.

December 20, 2010

By: Jerry Masini, Owner/Broker
Award Realty



Jerry Masini

PLTF10486

JA001313

EXHIBIT “33”

EXHIBIT “33”

JIMMERSON HANSEN, P.C.
415 South Sixth Street, Suite 100, Las Vegas, Nevada 89101
Telephone (702) 388-7171 Fax (702) 387-1187

1 AFFT
2 JAMES J. JIMMERSON, ESQ.
3 Nevada Bar No.: 00264
4 LYNN M. HANSEN, ESQ.
5 Nevada Bar No.: 00244
6 JAMES M. JIMMERSON, ESQ.
7 Nevada Bar No.: 12599
8 JIMMERSON HANSEN, P.C.
9 415 South 6th Street, Suite 100
10 Las Vegas, Nevada 89101
11 Tel No.: (702) 388-7171; Fax No.: (702) 388-6406
12 lmh@jimmersonhansen.com
13 lmj@jimmersonhansen.com

9 DISTRICT COURT

10 CLARK COUNTY, NEVADA

11 JAMES WOLFRAM and WALT WILKES) CASE NO.: A-10-632338-C
12) DEPT NO.: IV
13 Plaintiffs,)
14 vs.)
15 PARDEE HOMES OF NEVADA,)
16 Defendant)
17)

18
19 AFFIDAVIT OF JERRY HANSEN

20
21 JERRY HANSEN, being first duly sworn, deposes and states:
22

23 I am over the age of 18 and am not a party to this action. I am familiar with
24 the facts set forth herein, with the exception of those facts stated on information and
25 belief and as to those facts, I believe them to be true.

26 1. Your Affiant is an agent and representative of Award Realty Corp.,
27 ("Award") capable of acting on behalf of Award.
28

1 2. Your Affiant has personal knowledge of the facts and circumstances
2 surrounding the issues discussed in the letter from Award to Linda Jones at Stewart
3 Title dated May 5, 2005, with the subject line: James Wolfram, and makes this Affidavit
4 based upon said knowledge

5 3. Your Affiant makes this Affidavit to clarify the purpose, intent and effect of
6 that May 5, 2005 letter from Award to Stewart Title.
7

8 4. In May, 2005, Award irrevocably assigned, conveyed and granted to
9 James Wolfram at D&W Realty all rights, title and interest Award had in the
10 September 1, 2004 Commission Letter Agreement, by and between Award, General
11 Realty Group, Inc. and Pardee Homes of Nevada.

12 5. The May 5, 2005 letter from Award Realty Corp. to Stewart Title, reflected
13 Award's assignment and conveyance to James Wolfram at D&W Realty all rights, title
14 and interest it had in the September 1, 2004 Commission Letter Agreement, by and
15 between Award, General Realty Group, Inc. and Pardee Homes of Nevada.
16

17 6. Since May 5, 2005, Award Realty has not taken any interest in the
18 Coyote Springs land transaction, escrow no.: 04-09-0209LJ. This is a result of
19 Award's full and complete assignment of all rights, title and interest it once had the
20 September 1, 2004 Commission Letter Agreement prior to the assignment.
21

22 ///

23 ///

24 ///

JIMMERSON HANSEN, P.C.
415 South Sixth Street, Suite 100, Las Vegas, Nevada 89101
Telephone (702) 355-7111 Fax (702) 357-1167

1 7 This Affidavit is made in good faith and for the purposes of clarifying any
2 questions or uncertainties, if any there be, about certain documents related to the
3 litigation between Mr. Wolfram and Mr. Wilkes and Pardee Homes of Nevada.

4 Further your Affiant sayeth naught.

5 DATED this _____ day of October, 2012.

6
7
8
9 Deborah Cundari

10
11
12 SUBSCRIBED and SWORN to before
13 me this 26 day of October, 2012.

14
15
16
17
18 Deborah Cundari

19 NOTARY PUBLIC in and for said
20 COUNTY and STATE

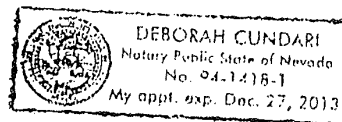


EXHIBIT “34”

EXHIBIT “34”

1 AFFT

2 JAMES J. JIMMERSON, ESQ.

3 Nevada Bar No.: 00264

4 LYNN M. HANSEN, ESQ.

5 Nevada Bar No.: 00244

6 JAMES M. JIMMERSON, ESQ.

7 Nevada Bar No.: 12599

8 JIMMERSON HANSEN, P.C.

9 415 South 6th Street, Suite 100

10 Las Vegas, Nevada 89101

11 Tel No.: (702) 388-7171; Fax No.: (702) 388-6406

12 lmh@jimmersonhansen.com

13 jmi@jimmersonhansen.com

14 DISTRICT COURT

15 CLARK COUNTY, NEVADA

16 JAMES WOLFRAM and WALT WILKES)

CASE NO.: A-10-632338-C

17 Plaintiffs,)

DEPT NO.: IV

18 vs.)

19 PARDEE HOMES OF NEVADA,)

20 Defendant)

21 AFFIDAVIT OF PETER J. DINGERSON

22 PETER J. DINGERSON, being first duly sworn, deposes and states:

23 I am over the age of 18 and am not a party to this action. I am familiar with
24 the facts set forth herein, with the exception of those facts stated on information and
25 belief and as to those facts, I believe them to be true.

1 1. Your Affiant is the owner and broker of D&W Real Estate, LLC and has
2 personal knowledge of the facts and circumstances surrounding the issues stated in a
3 letter from D&W Real Estate to Linda Jones at Stewart Title on May 3, 2005.

4 2. Your Affiant makes this Affidavit to clarify the purpose, intent, and effect
5 of the letter dated May 3, 2005 from your Affiant to Linda Jones at Stewart Title;
6 subject line re: Central Line Coyote Springs Transaction , escrow no.: 04-09-0209LJ.
7

8 3. In May 2005, Award Realty Corp. irrevocably assigned, conveyed and
9 granted to James Wolfram at D&W Real Estate all rights, title and interest Award
10 Realty Corp. had in the September 1, 2004 Commission Letter Agreement, by and
11 between Award Realty Corp., General Realty Group, Inc. and Pardee Homes of
12 Nevada.
13

14 4. For the avoidance of doubt as to the effect of Award Realty Corp.'s
15 assignment to James Wolfram, in his personal capacity, your Affiant drafted a letter to
16 Linda Jones at Stewart Title on May 3, 2005 instructing Stewart Title to make all
17 commission payments owed to Mr. Wolfram, payable to Mr. Wolfram personally, and
18 not to D&W Real Estate.
19

20 5. Your Affiant, as the owner of D&W Real Estate, never intended to acquire
21 any interest in Mr. Wolfram's rights, title and interest in the September 1, 2004
22 Commission Letter Agreement. To the extent that Award Realty Corp. is unclear
23 about the nature of the assignment of its rights and interest in the September 1, 2004
24 Commission Letter Agreement to D&W Real Estate, your Affiant confirmed that Mr.
25 Wolfram, personally, was being assigned Award Realty Corp.'s rights and interests
26 under the September 1, 2004 Commission Letter Agreement.
27
28

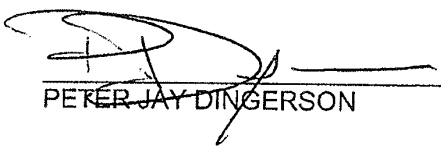
JIMMERSON HANSEN, P.C.
415 South Sixth Street, Suite 100, Las Vegas, Nevada 89101
Telephone (702) 388-7171 - Facsimile (702) 387-1167

1 6. Since May, 2005, Award Realty Corp. has not taken any interest in the
2 Coyote Springs land transaction, escrow no.: 04-09-0209LJ. This is a result of Award
3 Realty Corp.'s full and complete assignment to James Wolfram of all rights, title and
4 interest it once had in the September 1, 2004 Commission Letter Agreement prior to
5 the assignment.

6 7. This Affidavit is made in good faith and for the purposes of clarifying any
7 questions or uncertainties, if any there be, about certain documents related to the
8 litigation between Mr. Wolfram and Mr. Wilkes and Pardee Homes of Nevada.
9

10 Further your Affiant sayeth naught.

11 DATED this 26TH day of October, 2012.

12
13
14
15 
16 PETER JAY DINGENSON

17 SUBSCRIBED and SWORN to before

18 me this 26 day of October, 2012.

19
20  exp 1-8-13
21 NOTARY PUBLIC in and for said
22 COUNTY and STATE

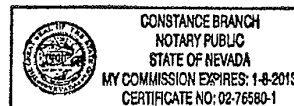


EXHIBIT “35”

EXHIBIT “35”



101 South Rainbow Boulevard, Suite #1
Las Vegas, Nevada 89145
Bus. (702) 870-4664 • Fax (702) 869-2211

**Assignment of Real Estate Commission and
Personal Certification Agreement**

This Assignment of Real Estate Commission and Personal Certification Agreement [hereinafter "Agreement"] is entered this 3RD day of JANUARY, ~~2000~~ (the "Effective Date") by and between WALT WILKES [hereinafter "WILKES"] and GENERAL REALTY GROUP, INC. [hereinafter "GENERAL"] upon the following terms and conditions. (12/11)

RECITALS

A. Whereas WILKES is a licensed real estate agent, and GENERAL is a licensed Nevada real estate company and broker, both of whom are now and have at all times relevant hereto been duly licensed and authorized to participate in and conduct real estate transactions and business in the State of Nevada.

B. WILKES is presently affiliated with GENERAL and is entitled to receive a monthly commission and option fee for the transaction identified by the Purchase Sale and Option Agreement as between Coyote Springs, LLC and Pardee Homes of Nevada, identified as Escrow Number 04-09-0209MLJJ on file with Stewart Title of Nevada, 3773 Howard Hughes Parkway, Suite 160 North, Las Vegas, Nevada 89109.

C. Whereas, pursuant to the terms of the Purchase Sale and Option Agreement on file with Stewart Title, Pardee Homes of Nevada is required to pay a monthly commission to GENERAL on behalf of WILKES [the "Coyote Springs Commission"].

D. Whereas issues have arisen as between WILKES and GENERAL regarding the commissions and fees paid and the properly payable nature thereof, said issues which WILKES and GENERAL wish to resolve and settle;

E. Whereas GENERAL desires to assign all or a portion of the Coyote Springs Commission to WILKES and to ensure that all option fees, commissions and compensation paid by or on behalf of Pardee, its successors and assigns under the Coyote Springs Commission are paid directly by Stewart Title of Nevada to WILKES.

TERMS AND CONDITIONS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties hereby agree as follows:

1. **Recitals.** WILKES and GENERAL hereby certify that the Recitals set forth above are true and correct and are incorporated herein by this reference.

"YOUR GENERAL STORE FOR REAL ESTATE SERVICES"

2. **Assignment of Coyote Springs Commission Rights.** In exchange for the consideration set forth herein and resolution of the claims as between the parties, GENERAL hereby irrevocably transfers, assigns, delivers and conveys to WILKES, his successors, heirs and assigns, all right, title and interest of GENERAL in and to the Coyote Springs Commission(s) as of the Effective Date herein. This assignment shall have the effect of ordering and allowing Stewart Title to issue any and all commissions, fees, compensation or monies otherwise payable to either WILKES and/or GENERAL directly and irrevocably to WILKES. The assignment herein is for the sole purpose of insuring and enabling WILKES to obtain certain payment of WILKES's commission for valuable consideration and shall not be deemed a sharing of commissions or an act for the circumvention of any statute. It is understood and agreed by and between the parties that this Agreement merely effectuates the terms and conditions of WILKES's contract and Agreement with GENERAL for any real estate commissions earned during WILKES's tenure with GENERAL and that WILKES is not entitled to, is not claiming any entitlement to and is not receiving any monies or commissions in addition to or beyond those presently payable to WILKES.

3. **Accrual of Commissions.** Because of the nature of the Coyote Springs Commission and fact that commissions and fees are earned as additional parcels are taken down, it is expressly understood and agreed that WILKES shall be entitled to assert and enforce his right to said Coyote Springs Commission, fees, monies and compensation regardless of with what brokerage WILKES is affiliated at the time that any commission or fee is earned by WILKES. GENERAL will not interrupt, impede or interfere with WILKES's right to collect any and all fees, compensation, commissions or monies due and owing from any real estate transaction undertaken by WILKES, *inter alia* the Coyote Springs Commission.

4. **Instructions to Escrow Holder(s).** GENERAL and WILKES hereby authorize, order and instruct Stewart Title of Nevada, or any other escrow holder affiliated with the Coyote Springs Transaction, to disburse and pay any and all commissions and fees for the Coyote Springs transaction directly to WILKES without demand or delay each month upon receipt from Pardee Homes. This instruction is irrevocable, unmodifiable and not subject to challenge, collateral attack or interpretation by GENERAL or any other person and shall not be subject to rescission, review or revocation under any circumstances. WILKES and GENERAL hereby relieve Stewart Title and/or any or any other escrow holder affiliated with the Coyote Springs Transaction from any liability in connection with or related to disbursement of commissions directly to WILKES, except for the right to enforce the payment of monies properly deposited and distributable by said escrow holders.

5. **Subsequent Transactions.** It is recognized and understood by and between GENERAL and WILKES that the Coyote Springs Commission(s) is presently the only transaction and commission presently pending. However GENERAL and WILKES agree to enter into an identical Agreement and/or agree that any and all commissions and fees earned after the Effective Date hereof shall be disbursed and paid directly to WILKES, his successors, heirs and assigns. This instruction is irrevocable, unmodifiable and not subject to challenge, collateral attack or interpretation by GENERAL or any other person and shall not be subject to rescission, review or revocation under any circumstances. WILKES and GENERAL hereby relieve any or any other escrow holder affiliated with any future commissions earned by

WILKES from any liability in connection with or related to disbursement of commissions directly to WILKES, except for the right to enforce the payment of monies properly deposited and distributable by said escrow holders.

6. Warranties and Acknowledgements.

a. *Assignments.* GENERAL represents and warrants that it has not assigned or transferred, and shall not assign or transfer, any interest in the Coyote Springs Commission(s) or any other transaction with which WILKES is affiliated to any person other than WILKES.

b. *Waiver of Restrictions Imposed by Law.* The Parties to this Agreement also understand and agree that all rights under any law of any state or territory of the United States limiting or exempting any provision of this Agreement are expressly waived. It is the intention of the Parties to irrevocably assign these payments to WILKES and to ensure that WILKES receives these monthly payments without demand or delay.

c. *Authority to Execute this Agreement.* Each party represents and warrants that the person signing this Agreement on the party's behalf has been duly authorized to do so by the party and, if a corporation or other entity, that all necessary steps have been taken by that party's officers, directors, members and other authorized persons to ratify and otherwise assent to this Agreement on the party's behalf. Each of the signatories to this Agreement represents and warrants that he/she has full and complete authority to execute this Agreement on behalf of the party named immediately above his or her signature.

d. *No Undue Influence.* Each party to this Agreement represents and warrants that it has not been influenced to any extent in entering this Agreement by any representations or statements made by any other party (or any other party's representatives, officers, agents or attorneys) concerning their claims or the propriety of the Agreement, but has relied solely upon his, her or its own judgment and the judgment and advice of his/her or its respective attorneys and other consultants.

e. *This Agreement Has Been Read and Understood.* Each party to this Agreement represents and warrants that the terms of this Agreement have been completely and carefully read and are fully understood after advice of his, her or its counsel and voluntarily accepted for the purposes of making a full, final and complete Agreement.

f. *Best Efforts.* Each of the Parties to this Agreement shall use his, her or its best efforts to take, or cause to be taken, and to cooperate in the taking of any and all actions that may be reasonably required to effectuate this Agreement's terms and conditions. It is expressly understood and agreed between the Parties that if for any reason this Agreement, or any part thereof, is declared to be void that the Parties shall enter into an amended or new agreement to effectuate the purposes set forth herein.

g. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors, predecessors, parents, affiliates, subsidiaries, divisions, officers, directors, shareholders, employees, insurers, attorneys, heirs, executors, administrators and any persons claiming rights by, through or under them.

h. **Integration and Modifications.** This Agreement embodies the entire understanding, terms and conditions of the Parties with respect to the matters discussed. The provisions of this Agreement (including this term) may not be altered, superseded or otherwise modified except in a writing signed by the party to be bound. The provisions of this Agreement are contractual and not mere recitals, and no representation has been made to any of the undersigned that is not contained in this Agreement.

i. **Governing Law.** The law of Nevada shall govern the interpretation and enforcement of this Agreement.

j. **Severability.** Should any provision of this Agreement be declared or be determined by any court of competent jurisdiction to be illegal, invalid, or unenforceable, the legality, validity, and enforceability of the remaining parts, terms or provisions shall not be affected thereby, and said illegal, unenforceable, or invalid part, term or provision shall be deemed not to be a part of this Agreement.

k. **Plain Meaning.** This Agreement shall be interpreted in accordance with the plain meaning of its terms and not strictly for or against any of the Parties hereto.

l. **Specific Performance.** If, at any time, a violation of this Agreement is asserted by any party to this Agreement, that party shall have the right to seek specific performance of that term and/or any other necessary and proper relief, including, but not limited to, damages from any court of competent jurisdiction and the prevailing party shall be entitled to recover its reasonable costs and attorneys' fees.

m. **No Delay.** A delay or omission by a party hereto to exercise any right or power under this Agreement shall not be construed to be a waiver thereof. A waiver by a party hereto of any of the covenants to be performed by another party or any breach thereof shall not be construed to be a waiver of any succeeding breach thereof or of any other covenant herein contained.

n. **Titles and Headings.** This Agreement's section titles and headings are reference aids only, are not intended to define, limit, or describe the scope or intent of any provision of this Agreement, and shall not affect the interpretation of any of this Agreement's provisions.

o. **Notice.** Any notice required under this Agreement shall be deemed duly delivered (and shall be deemed to have been duly received if so given), if personally delivered, sent by a reputable courier service, or mailed by registered or certified mail, postage prepaid, return receipt requested, addressed to the parties as follows:

If to GENERAL:

Jay Dana
General Realty Group, Inc.
6330 S. Eastern Avenue, Suite 2
Las Vegas, Nevada 89119

If to WILKES:

Walt Wilkes
9357 Outer Banks Avenue
Las Vegas, Nevada 89149

or to such other address as any party may have furnished to the other in writing in accordance with this Section.

p. **Counterparts and Copies.** This Agreement may be executed in counterparts and shall be deemed executed when counterparts of this Agreement have been executed by all the Parties; such counterparts taken together shall be deemed to be the Agreement. All fully executed copies of this Agreement are duplicate, originals, equally admissible in evidence.

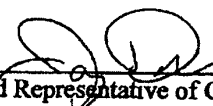
q. **Effective Date.** The date of this Agreement's execution shall be the date on which the last party to do so signs the Agreement.

r. **No Inducements; Entire Agreement.** The undersigned further declare and represent that no promise, inducement or agreement not herein expressed has been made to the undersigned, and that this Agreement contains the entire agreement between the Parties hereto and the terms of this Agreement are contractual and not a mere recital.

s. **Entire Agreement.** The foregoing agreement, including any attachments incorporated by reference, constitutes the entire agreement between the parties and supersedes any oral or written representations or agreements that may have been made by either party. Furthermore each party represents that he/it has relied solely on his/its own independent judgment in entering into this Agreement. All Parties acknowledge having been advised to consult with independent legal counsel before entering into this Agreement. Each Party acknowledges that it has read and understood this agreement and has been furnished a duplicate original.

THE UNDERSIGNED HEREBY ACKNOWLEDGES REVIEW, AND RECEIPT OF THIS AGREEMENT PRIOR TO EXECUTION AND AGREES TO THE TERMS HEREIN.

Dated and done this 3rd day of January, 2006.



Authorized Representative of GENERAL REALTY
GROUP, INC.



WALT WILKES

EXHIBIT “36”

EXHIBIT “36”

FROM :

01/11/2011 14:03 17027364353

FAX NO. :

GENERALREALTYGROUP

Oct. 26 2012 02:58PM P5

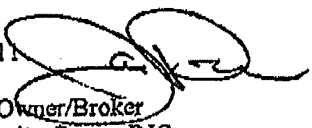
PAGE 01

January 11, 2011

I, Jay Dana, Owner/Broker of General Realty Group INC, on behalf of General Realty Group, INC. hereby assign to Walter D. Wilkes and/or, Las Vegas Realty Center, Mark Carmen, Owner, Broker, all rights, title, and interest in that certain Commission Agreement (Commission Letter) dated September 1, 2004 between General Realty and Pardee Homes

January 11, 2011

By: Jay Dana, Owner/Broker
General Realty Group, INC.



PLTF10485

JA001329

EXHIBIT “37”

EXHIBIT “37”

1 **VERF**

2 JAMES J. JIMMERSON, ESQ.

3 Nevada Bar No.: 00264

4 LYNN M. HANSEN, ESQ.

5 Nevada Bar No.: 00244

6 JAMES M. JIMMERSON, ESQ.

7 Nevada Bar No.: 12599

8 JIMMERSON HANSEN, P.C.

9 415 South 6th Street, Suite 100

10 Las Vegas, Nevada 89101

11 Tel No.: (702) 388-7171; Fax No.: (702) 388-6406

12 lmh@jimmersonhansen.com

13 jmi@jimmersonhansen.com

14 **DISTRICT COURT**
15 **CLARK COUNTY, NEVADA**

16 JAMES WOLFRAM and
17 WALT WILKES,

18 Plaintiffs,

19 vs.

20 PARDEE HOMES OF NEVADA,

21 Defendant.

)
)CASE NO.: A-10-632338-C
)DEPT. NO.: IV

) VERIFICATION OF WALT WILKES

22 I, WALT WILKES, state as follows:

- 23 1. I am familiar with the facts as set forth herein, with exception of those facts
24 stated upon information and belief and as to those facts, I believe them to be
25 true.
- 26 2. I am a Plaintiff in the above captioned action, and am a real party in interest
27 to state claims against Pardee Homes of Nevada for the causes of action
28 stated in the First Amended Complaint.
3. On September 4, 2004, I signed the Commission Letter Agreement dated
September 1, 2004, on behalf of General Realty Group Inc. along with Jon

1 Lash of Pardee Homes of Nevada and Jim Wolfram, at that time for Award
2 Realty.

3 4. In January 2006, General Realty assigned all rights and claims under the
4 September 1, 2004 Commission Letter Agreement, to me as reflected in the
5 Assignment Agreement signed on January 3, 2006.

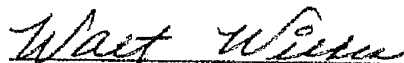
6 5. To confirm the Assignment of all rights, title and interest under the
7 September 1, 2004 Commission Letter Agreement, on January 11, 2011,
8 Jay Dana of General Realty further assigned any rights, title and interest
9 under the September 1, 2004 Commission Letter Agreement to me.

10 6. As a result of the Assignment to me, personally, of all rights, title and interest
11 in the September 1, 2004 Commission Letter Agreement, I am the real party
12 in interest in the above-captioned action and have standing to bring the
13 claims against Pardee Homes of Nevada as set forth in the First Amended
14 Complaint.
15

16 7. This Verification is made in good faith and for the purpose of confirming my
17 status as the real party in interest in the above-captioned action.
18

19 I declare under penalty of perjury under the laws of the state of Nevada, that the
20 foregoing is true and correct.

21 EXECUTED ON: November 6, 2012.

22 
23 WALT WILKES
24
25
26