IN THE SUPREME COURT OF THE STATE OF NEVADA

SUPERPUMPER, INC., an Arizona corporation; EDWARD BAYUK, individually and as Trustee of the EDWARD BAYUK LIVING TRUST; SALVATORE MORABITO, an individual; and SNOWSHOE PETROLEUM, INC., a New York corporation,

Petitioners,

VS.

THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK; AND THE HONORABLE CONNIE J. STEINHEIMER,

Respondents,

and

WILLIAM A. LEONARD, Trustee for the Bankruptcy Estate of Paul Anthony Morabito,

Real Party in Interest.

Case No.

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PETITIONERS' APPENDIX, VOLUME 33 (Nos. 5565–5768)

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17	Purchase and Sale Agreement between Arcadia Trust and Bayuk Trust entered effective as of Sept. 27, 2010	Vol. 12, 1953–1961
18	First Amendment to Purchase and Sale Agreement between Arcadia Trust and Bayuk Trust entered effective as of Sept. 28, 2010	Vol. 12, 1962–1964
19	Appraisal Report providing market value estimate of real property located at 8355 Panorama Drive, Reno, NV as of Dec. 7, 2011	Vol. 12, 1965–1995
20	An Appraisal of a vacant .977± Acre Parcel of Industrial Land Located at 49 Clayton Place West of the Pyramid Highway (State Route 445) Sparks, Washoe County, Nevada and a single- family residence located at 8355 Panorama Drive Reno, Washoe County, Nevada 89511 as of October 1, 2010 a retrospective date	Vol. 13, 1996–2073
21	APN: 040-620-09 Declaration of Value (dated 12/31/2012)	Vol. 14, 2074–2075
22	Sellers Closing Statement for real property located at 8355 Panorama Drive, Reno, NV 89511	Vol. 14, 2076–2077
23	Bill of Sale for real property located at 8355 Panorama Drive, Reno, NV 89511	Vol. 14, 2078–2082
24	Operating Agreement of Baruk Properties LLC	Vol. 14, 2083–2093
25	Edward Bayuk, as trustee of the Edward William Bayuk Living Trust's Answer to Plaintiff's First Set of Interrogatories (dated 09/14/2014)	Vol. 14, 2094–2104
26	Summary Appraisal Report of real property located at 1461 Glenneyre Street, Laguna Beach, CA 92651, as of Sept. 25, 2010	Vol. 14, 2105–2155

	DOCUMENT DESCRIPTION	LOCATION
Exhibits	s to Statement of Undisputed Facts (cont.)	
27	Appraisal of Real Property as of Sept. 23, 2010: 1254 Mary Fleming Circle, Palm Springs, CA 92262	Vol. 15, 2156–2185
28	Appraisal of Real Property as of Sept. 23, 2010: 1254 Mary Fleming Circle, Palm Springs, CA 92262	Vol. 15, 2186–2216
29	Membership Interest Transfer Agreement between Arcadia Trust and Bayuk Trust entered effective as of Oct. 1, 2010	Vol. 15, 2217–2224
30	PROMISSORY NOTE [Edward William Bayuk Living Trust ("Borrower") promises to pay Arcadia Living Trust ("Lender") the principal sum of \$1,617,050.00, plus applicable interest] (dated 10/01/2010)	Vol. 15, 2225–2228
31	Certificate of Merger dated Oct. 4, 2010	Vol. 15, 2229–2230
32	Articles of Merger Document No. 20100746864- 78 (recorded date 10/04/2010)	Vol. 15, 2231–2241
33	Excerpted Transcript of September 28, 2015 Deposition of Edward William Bayuk	Vol. 15, 2242–2256
34	Grant Deed for real property 1254 Mary Fleming Circle, Palm Springs, CA 92262; APN: 507-520- 015 (recorded 11/04/2010)	Vol. 15, 2257–2258
35	General Conveyance made as of Oct. 31, 2010 between Woodland Heights Limited ("Vendor") and Arcadia Living Trust ("Purchaser")	Vol. 15, 2259–2265
36	Appraisal of Real Property as of Sept. 24, 2010: 371 El Camino Del Mar, Laguna Beach, CA 92651	Vol. 15, 2266–2292

	DOCUMENT DESCRIPTION	LOCATION
Exhibits	s to Statement of Undisputed Facts (cont.)	
37	Excerpted Transcript of December 6, 2016 Deposition of P. Morabito	Vol. 15, 2293–2295
38	Page intentionally left blank	Vol. 15, 2296–2297
39	Ledger of Edward Bayuk to P. Morabito	Vol. 15, 2298–2300
40	Loan Calculator: Payment Amount (Standard Loan Amortization)	Vol. 15, 2301–2304
41	Payment Schedule of Edward Bayuk Note in Favor of P. Morabito	Vol. 15, 2305–2308
42	November 10, 2011 email from Vacco RE: Baruk Properties, LLC/P. Morabito/Bank of America, N.A.	Vol. 15, 2309–2312
43	May 23, 2012 email from Vacco to Steve Peek RE: Formal Settlement Proposal to resolve the Morabito matter	Vol. 15, 2313–2319
44	Excerpted Transcript of March 12, 2015 Deposition of 341 Meeting of Creditors	Vol. 15, 2320–2326
45	Shareholder Interest Purchase Agreement between P. Morabito and Snowshoe Petroleum, Inc. (dated 09/30/2010)	Vol. 15, 2327–2332
46	P. Morabito Statement of Assets & Liabilities as of May 5, 2009	Vol. 15, 2333–2334
47	March 10, 2010 email from Naz Afshar, CPA to Darren Takemoto, CPA RE: Current Personal Financial Statement	Vol. 15, 2335–2337
48	March 10, 2010 email from P. Morabito to Jon RE: ExxonMobil CIM for Florida and associated maps	Vol. 15, 2338–2339

	DOCUMENT DESCRIPTION	LOCATION
Exhibits	s to Statement of Undisputed Facts (cont.)	
49	March 20, 2010 email from P. Morabito to Vacco RE: proceed with placing binding bid on June 22nd with ExxonMobil	Vol. 15, 2340–2341
50	P. Morabito Statement of Assets & Liabilities as of May 30, 2010	Vol. 15, 2342–2343
51	June 28, 2010 email from P. Morabito to George R. Garner RE: ExxonMobil Chicago Market Business Plan Review	Vol. 15, 2344–2345
52	Plan of Merger of Consolidated Western Corp. with and into Superpumper, Inc. (dated 09/28/2010)	Vol. 15, 2346–2364
53	Page intentionally left blank	Vol. 15, 2365–2366
54	BBVA Compass Proposed Request on behalf of Superpumper, Inc. (dated 12/15/2010)	Vol. 15, 2367–2397
55	Business Valuation Agreement between Matrix Capital Markets Group, Inc. and Superpumper, Inc. (dated 09/30/2010)	Vol. 15, 2398–2434
56	Expert report of James L. McGovern, CPA/CFF, CVA (dated 01/25/2016)	Vol. 16, 2435–2509
57	June 18, 2014 email from Sam Morabito to Michael Vanek RE: SPI Analysis	Vol. 17, 2510–2511
58	Declaration of P. Morabito in Support of Opposition to Motion of JH, Inc., Jerry Herbst, and Berry-Hinckley Industries for Order Prohibiting Debtor from Using, Acquiring, or Disposing of or Transferring Assets Pursuant to 11 U.S.C. §§ 105 and 303(f) Pending Appointment of Trustee; Case No. BK-N-13- 51237 (filed 07/01/2013)	Vol. 17, 2512–2516

	DOCUMENT DESCRIPTION	LOCATION
Exhibits	s to Statement of Undisputed Facts (cont.)	
59	State of California Secretary of State Limited Liability Company – Snowshoe Properties, LLC; File No. 201027310002 (filed 09/29/2010)	Vol. 17, 2517–2518
60	PROMISSORY NOTE [Snowshoe Petroleum ("Maker") promises to pay P. Morabito ("Holder") the principal sum of \$1,462,213.00] (dated 11/01/2010)	Vol. 17, 2519–2529
61	PROMISSORY NOTE [Superpumper, Inc. ("Maker") promises to pay Compass Bank (the "Bank" and/or "Holder") the principal sum of \$3,000,000.00] (dated 08/13/2010)	Vol. 17, 2530–2538
62	Excerpted Transcript of October 21, 2015 Deposition of Salvatore R. Morabito	Vol. 17, 2539–2541
63	Page intentionally left blank	Vol. 17, 2542–2543
64	Edward Bayuk's Answers to Plaintiff's First Set of Interrogatories (dated 09/14/2014)	Vol. 17, 2544–2557
65	October 12, 2012 email from Stan Bernstein to P. Morabito RE: 2011 return	Vol. 17, 2558–2559
66	Page intentionally left blank	Vol. 17, 2560–2561
67	Excerpted Transcript of October 20, 2015 Deposition of Dennis C. Vacco	Vol. 17, 2562–2564
68	Snowshoe Petroleum, Inc.'s letter of intent to set out the framework of the contemplated transaction between: Snowshoe Petroleum, Inc.; David Dwelle, LP; Eclipse Investments, LP; Speedy Investments; and TAD Limited Partnership (dated 04/21/2011)	Vol. 17, 2565–2572

	DOCUMENT DESCRIPTION	LOCATION
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Exhibits	s to Statement of Undisputed Facts (cont.)	
69	Excerpted Transcript of July 10, 2017 Deposition of Dennis C. Vacco	Vol. 17, 2573–2579
70	April 15, 2011 email from P. Morabito to Christian Lovelace; Gregory Ivancic; Vacco RE: \$65 million loan offer from Cerberus	Vol. 17, 2580–2582
71	Email from Vacco to P. Morabito RE: \$2 million second mortgage on the Reno house	Vol. 17, 2583–2584
72	Email from Vacco to P. Morabito RE: Tim Haves	Vol. 17, 2585–2586
73	Settlement Agreement, Loan Agreement Modification & Release dated as of Sept. 7, 2012, entered into by Bank of America and P. Morabito	Vol. 17, 2587–2595
74	Page intentionally left blank	Vol. 17, 2596–2597
75	February 10, 2012 email from Vacco to Paul Wells and Timothy Haves RE: 1461 Glenneyre Street, Laguna Beach – Sale	Vol. 17, 2598–2602
76	May 8, 2012 email from P. Morabito to Vacco RE: Proceed with the corporate set-up with Ray, Edward and P. Morabito	Vol. 17, 2603–2604
77	September 4, 2012 email from Vacco to Edward Bayuk RE: Second Deed of Trust documents	Vol. 17, 2605–2606
78	September 18, 2012 email from P. Morabito to Edward Bayuk RE: Deed of Trust	Vol. 17, 2607–2611
79	October 3, 2012 email from Vacco to P. Morabito RE: Term Sheet on both real estate deal and option	Vol. 17, 2612–2614
80	March 14, 2013 email from P. Morabito to Vacco RE: BHI Hinckley	Vol. 17, 2615–2616
81	Page intentionally left blank	Vol. 17, 2617–2618

DOCUMENT DESCRIPTION		LOCATION
Exhibits	to Statement of Undisputed Facts (cont.)	
82	November 11, 2011 email from Vacco to P. Morabito RE: Trevor's commitment to sign	Vol. 17, 2619–2620
83	November 28, 2011 email string RE: Wiring \$560,000 to Lippes Mathias	Vol. 17, 2621–2623
84	Page intentionally left blank	Vol. 17, 2624–2625
85	Page intentionally left blank	Vol. 17, 2626–2627
86	Order for Relief Under Chapter 7; Case No. BK- N-13-51236 (filed 12/22/2014)	Vol. 17, 2628–2634
87	Report of Undisputed Election (11 U.S.C § 702); Case No. BK-N-13-51237 (filed 01/23/2015)	Vol. 17, 2635–2637
88	Amended Stipulation and Order to Substitute a Party to NRCP 17(a) (filed 06/11/2015)	Vol. 17, 2638–2642
89	Membership Interest Purchase Agreement, entered into as of Oct. 6, 2010 between P. Morabito and Edward Bayuk	Vol. 17, 2643–2648
90	Complaint; Case No. BK-N-13-51237 (filed 10/15/2015)	Vol. 17, 2649–2686
91	Fifth Amendment and Restatement of the Trust Agreement for the Arcadia Living Trust (dated 09/30/2010)	Vol. 17, 2687–2726
Objection to Recommendation for Order filed August 17, 2017 (filed 08/28/2017)		Vol. 18, 2727–2734
Exhibit to Objection to Recommendation for Order		
Exhibit	Document Description	
1	Plaintiff's counsel's Jan. 24, 2017, email memorializing the discovery dispute agreement	Vol. 18, 2735–2736

DOCUMENT DESCRIPTION		LOCATION
	on to Objection to Recommendation for Order filed 7, 2017 (filed 09/05/2017)	Vol. 18, 2737–2748
Exhibit for Orde	to Opposition to Objection to Recommendation er	
Exhibit	Document Description	
А	Declaration of Teresa M. Pilatowicz, Esq., in Support of Opposition to Objection to Recommendation for Order (filed 09/05/2017)	Vol. 18, 2749–2752
	Opposition to Objection to Recommendation for ed August 17, 2017 (dated 09/15/2017)	Vol. 18, 2753–2758
	nts' Opposition to Plaintiff's Motion for Partial y Judgment (filed 09/22/2017)	Vol. 18, 2759–2774
Support	nts' Separate Statement of Disputed Facts in of Opposition to Plaintiff's Motion for Partial y Judgment (filed 09/22/2017)	Vol. 18, 2775–2790
Facts in	to Defendants' Separate Statement of Disputed Support of Opposition to Plaintiff's Motion for Summary Judgment	
Exhibit	Document Description	
1	Judgment in <i>Consolidated Nevada Corp., et al v.</i> <i>JH. et al.</i> ; Case No. CV07-02764 (filed 08/23/2011)	Vol. 18, 2791–2793
2	Excerpted Transcript of October 20, 2015 Deposition of Dennis C. Vacco	Vol. 18, 2794–2810
3	Order Denying Motion to Dismiss Involuntary Chapter 7 Petition and Suspending Proceedings Pursuant to 11 U.S.C §305(a)(1); Case No. BK- N-13-51237 (filed 12/17/2013)	Vol. 18, 2811–2814

DOCUMENT DESCRIPTION		LOCATION
Exhibits Facts (c	s to Defendants' Separate Statement of Disputed ont.)	
4	Excerpted Transcript of March 21, 2016 Deposition of P. Morabito	Vol. 18, 2815–2826
5	Excerpted Transcript of September 28, 2015 Deposition of Edward William Bayuk	Vol. 18, 2827–2857
6	Appraisal	Vol. 18, 2858–2859
7	Budget Summary as of Jan. 7, 2016	Vol. 18, 2860–2862
8	Excerpted Transcript of March 24, 2016 Deposition of Dennis Banks	Vol. 18, 2863–2871
9	Excerpted Transcript of March 22, 2016 Deposition of Michael Sewitz	Vol. 18, 2872–2879
10	Excerpted Transcript of April 27, 2011 Deposition of Darryl Noble	Vol. 18, 2880–2883
11	Copies of cancelled checks from Edward Bayuk made payable to P. Morabito	Vol. 18, 2884–2892
12	CBRE Appraisal of 14th Street Card Lock Facility (dated 02/26/2010)	Vol. 18, 2893–2906
13	Bank of America wire transfer from P. Morabito to Salvatore Morabito in the amount of \$146,127.00; and a wire transfer from P. Morabito to Lippes for \$25.00 (date 10/01/2010)	Vol. 18, 2907–2908
14	Excerpted Transcript of October 21, 2015 Deposition of Christian Mark Lovelace	Vol. 18, 2909–2918
15	June 18, 2014 email from Sam Morabito to Michael Vanek RE: Analysis of the Superpumper transaction in 2010	Vol. 18, 2919–2920
16	Excerpted Transcript of October 21, 2015 Deposition of Salvatore R. Morabito	Vol. 18, 2921–2929

DOCUMENT DESCRIPTION		LOCATION
Exhibits Facts (c	s to Defendants' Separate Statement of Disputed ont.)	
17	PROMISSORY NOTE [Snowshoe Petroleum ("Maker") promises to pay P. Morabito ("Holder") the principal sum of \$1,462,213.00] (dated 11/01/2010)	Vol. 18, 2930–2932
18	TERM NOTE [P. Morabito ("Borrower") promises to pay Consolidated Western Corp. ("Lender") the principal sum of \$939,000.00, plus interest] (dated 09/01/2010)	Vol. 18, 2933–2934
19	SUCCESSORPROMISSORYNOTE[Snowshoe Petroleum ("Maker") promises to payP. Morabito ("Holder") the principal sum of\$492,937.30, plus interest] (dated 02/01/2011)	Vol. 18, 2935–2937
20	Edward Bayuk's wire transfer to Lippes in the amount of \$517,547.20 (dated 09/29/2010)	Vol. 18, 2938–2940
21	Salvatore Morabito Bank of Montreal September 2011 Wire Transfer	Vol. 18, 2941–2942
22	Declaration of Salvatore Morabito (dated 09/21/2017)	Vol. 18, 2943–2944
23	Edward Bayuk bank wire transfer to Superpumper, Inc., in the amount of \$659,000.00 (dated 09/30/2010)	Vol. 18, 2945–2947
24	Edward Bayuk checking account statements between 2010 and 2011 funding the company with transfers totaling \$500,000	Vol. 18, 2948–2953
25	Salvatore Morabito's wire transfer statement between 2010 and 2011, funding the company with \$750,000	Vol. 18, 2954–2957
26	Payment Schedule of Edward Bayuk Note in Favor of P. Morabito	Vol. 18, 2958–2961

	DOCUMENT DESCRIPTION	LOCATION
T		
Exhibits Facts (co	to Defendants' Separate Statement of Disputed ont.)	
27	September 15, 2010 email from Vacco to Yalamanchili and P. Morabito RE: Follow Up Thoughts	Vol. 18, 2962–2964
	Support of Motion for Partial Summary Judgment 0/10/2017)	Vol. 19, 2965–2973
Order Recomm 12/07/20	endation for Order dated August 17, 2017 (filed	Vol. 19, 2974–2981
	enying Motion for Partial Summary Judgment (11/2017)	Vol. 19, 2982–2997
Defendar	nts' Motions in Limine (filed 09/12/2018)	Vol. 19, 2998–3006
Exhibits	to Defendants' Motions in Limine	
Exhibit	Document Description	
1	Plaintiff's Second Supplement to Amended Disclosures Pursuant to NRCP 16.1(A)(1) (dated 04/28/2016)	Vol. 19, 3007–3016
2	Excerpted Transcript of March 25, 2016 Deposition of William A. Leonard	Vol. 19, 3017–3023
3	Plaintiff, Jerry Herbst's Responses to Defendant Snowshoe Petroleum, Inc.'s Set of Interrogatories (dated 02/11/2015); and Plaintiff, Jerry Herbst's Responses to Defendant, Salvatore Morabito's Set of Interrogatories (dated 02/12/2015)	Vol. 19, 3024–3044
	n Limine to Exclude Testimony of Jan Friederich /20/2018)	Vol. 19, 3045–3056

DOCUMENT DESCRIPTION		LOCATION
Exhibits Jan Frie	to Motion in Limine to Exclude Testimony of derich	
Exhibit	Document Description	
1	Defendants' Rebuttal Expert Witness Disclosure (dated 02/29/2016)	Vol. 19, 3057–3071
2	Condensed Transcript of March 29, 2016 Deposition of Jan Friederich	Vol. 19, 3072–3086
Oppositi 09/28/20	on to Defendants' Motions in Limine (filed 18)	Vol. 19, 3087–3102
Exhibits Limine	to Opposition to Defendants' Motions in	
Exhibit	Document Description	
A	Declaration of Teresa M. Pilatowicz, Esq. in Support of Opposition to Defendants' Motions in Limine (filed 09/28/2018)	Vol. 19, 3103–3107
A-1	Plaintiff's February 19, 2016, Amended Disclosures Pursuant to NRCP 16.1(A)(1)	Vol. 19, 3108–3115
A-2	Plaintiff's January 26, 2016, Expert Witnesses Disclosures (without exhibits)	Vol. 19, 3116–3122
A-3	Defendants' January 26, 2016, and February 29, 2016, Expert Witness Disclosures (without exhibits)	Vol. 19, 3123–3131
A-4	Plaintiff's August 17, 2017, Motion for Partial Summary Judgment (without exhibits)	Vol. 19, 3132–3175
A-5	Plaintiff's August 17, 2017, Statement of Undisputed Facts in Support of his Motion for Partial Summary Judgment (without exhibits)	Vol. 19, 3176–3205
Defendar 10/08/20	nts' Reply in Support of Motions in Limine (filed 18)	Vol. 20, 3206–3217

DOCUMENT DESCRIPTION		LOCATION
Exhibit Limine	to Defendants' Reply in Support of Motions in	
Exhibit	Document Description	
1	Chapter 7 Trustee, William A. Leonard's Responses to Defendants' First Set of Interrogatories (dated 05/28/2015)	Vol. 20, 3218–3236
	nts' Opposition to Plaintiff's Motions in Limine to the Testimony of Jan Friederich (filed 10/08/2018)	Vol. 20, 3237–3250
Exhibits to Defendants' Opposition to Plaintiff's Motions in Limine to Exclude the Testimony of Jan Friederich		
Exhibit	Document Description	
1	Excerpt of Matrix Report (dated 10/13/2010)	Vol. 20, 3251–3255
2	Defendants' Rebuttal Expert Witness Disclosure (dated 02/29/2016)	Vol. 20, 3256–3270
3	November 9, 2009 email from P. Morabito to Daniel Fletcher; Jim Benbrook; Don Whitehead; Sam Morabito, etc. RE: Jan Friederich entered consulting agreement with Superpumper	Vol. 20, 3271–3272
4	Excerpted Transcript of March 29, 2016 Deposition of Jan Friederich	Vol. 20, 3273–3296
Defendants' Objections to Plaintiff's Pretrial Disclosures (filed 10/12/2018)		Vol. 20, 3297–3299
Objections to Defendants' Pretrial Disclosures (filed 10/12/2018)		Vol. 20, 3300–3303
Reply to Defendants' Opposition to Plaintiff's Motion in Limine to Exclude the Testimony of Jan Friederich (filed 10/12/2018)		Vol. 20, 3304–3311

DOCUMENT DESCRIPTION		LOCATION
Minutes 10/19/20	of September 11, 2018, Pre-trial Conference (filed 18)	Vol. 20, 3312
Stipulate	d Facts (filed 10/29/2018)	Vol. 20, 3313–3321
Defendants' Points and Authorities RE: Objection to Admission of Documents in Conjunction with the Depositions of P. Morabito and Dennis Vacco (filed 10/30/2018)		Vol. 20, 3322–3325
	s Points and Authorities Regarding Authenticity say Issues (filed 10/31/2018)	Vol. 20, 3326–3334
Clerk's 7	Trial Exhibit List (filed 02/28/2019)	Vol. 21, 3335–3413
Exhibits	to Clerk's Trial Exhibit List	
Exhibit	Document Description	
1	Certified copy of the Transcript of September 13, 2010 Judge's Ruling; Case No. CV07-02764	Vol. 21, 3414–3438
2	Findings of Fact, Conclusions of Law, and Judgment; Case No. CV07-02764 (filed 10/12/2010)	Vol. 21, 3439–3454
3	Judgment; Case No. CV07-0767 (filed 08/23/2011)	Vol. 21, 3455–3456
4	Confession of Judgment; Case No. CV07-02764 (filed 06/18/2013)	Vol. 21, 3457–3481
5	November 30, 2011 Settlement Agreement and Mutual Release	Vol. 22, 3482–3613
6	March 1, 2013 Forbearance Agreement	Vol. 22, 3614–3622

DOCUMENT DESCRIPTION		LOCATION
Exhibits	s to Clerk's Trial Exhibit List (cont.)	
8	Order Denying Motion to Dismiss Involuntary Chapter 7 Petition and Suspending Proceedings, Case 13-51237. ECF No. 94, (filed 12/17/2013)	Vol. 22, 3623–3625
19	Report of Undisputed Election– Appointment of Trustee, Case No. 13-51237, ECF No. 220	Vol. 22, 3626–3627
20	Stipulation and Order to Substitute a Party Pursuant to NRCP 17(a), Case No. CV13-02663, May 15, 2015	Vol. 22, 3628–3632
21	Non-Dischargeable Judgment Regarding Plaintiff's First and Second Causes of Action, Case No. 15-05019-GWZ, ECF No. 123, April 30, 2018	Vol. 22, 3633–3634
22	Memorandum & Decision; Case No. 15-05019- GWZ, ECF No. 124, April 30, 2018	Vol. 22, 3635–3654
23	Amended Findings of Fact, Conclusions of Law in Support of Judgment Regarding Plaintiff's First and Second Causes of Action; Case 15- 05019-GWZ, ECF No. 122, April 30, 2018	Vol. 22, 3655–3679
25	September 15, 2010 email from Yalamanchili to Vacco and P. Morabito RE: Follow Up Thoughts	Vol. 22, 3680–3681
26	September 18, 2010 email from P. Morabito to Vacco	Vol. 22, 3682–3683
27	September 20, 2010 email from Vacco to P. Morabito RE: Spirit	Vol. 22, 3684–3684
28	September 20, 2010 email between Yalamanchili and Crotty RE: Morabito -Wire	Vol. 22, 3685–3687
29	September 20, 2010 email from Yalamanchili to Graber RE: Attorney Client Privileged Communication	Vol. 22, 3688–3689

	DOCUMENT DESCRIPTION	LOCATION
Exhibits	s to Clerk's Trial Exhibit List (cont.)	
30	September 21, 2010 email from P. Morabito to Vacco and Cross RE: Attorney Client Privileged Communication	Vol. 22, 3690–3692
31	September 23, 2010 email chain between Graber and P. Morabito RE: Change of Primary Residence from Reno to Laguna Beach	Vol. 22, 3693–3694
32	September 23, 2010 email from Yalamanchili to Graber RE: Change of Primary Residence from Reno to Laguna Beach	Vol. 22, 3695–3696
33	September 24, 2010 email from P. Morabito to Vacco RE: Superpumper, Inc.	Vol. 22, 3697–3697
34	September 26, 2010 email from Vacco to P. Morabito RE: Judgment for a fixed debt	Vol. 22, 3698–3698
35	September 27, 2010 email from P. Morabito to Vacco RE: First Amendment to Residential Lease executed 9/27/2010	Vol. 22, 3699–3701
36	November 7, 2012 emails between Vacco, P. Morabito, C. Lovelace RE: Attorney Client Privileged Communication	
37	Morabito BMO Bank Statement – September 2010	Vol. 22, 3704–3710
38	Lippes Mathias Trust Ledger History	Vol. 23, 3711–3716
39	Fifth Amendment & Restatement of the Trust Agreement for the Arcadia Living Trust dated September 30, 2010	Vol. 23, 3717–3755
42	P. Morabito Statement of Assets & Liabilities as of May 5, 2009	Vol. 23, 3756–3756

	DOCUMENT DESCRIPTION	LOCATION
Exhibits	s to Clerk's Trial Exhibit List (cont.)	
43	March 10, 2010 email chain between Afshar and Takemoto RE: Current Personal Financial Statement	Vol. 23, 3757–3758
44	Salazar Net Worth Report (dated 03/15/2011)	Vol. 23, 3759–3772
45	Purchase and Sale Agreement	Vol. 23, 3773–3780
46	First Amendment to Purchase and Sale Agreement	Vol. 23, 3781–3782
47	Panorama – Estimated Settlement Statement	Vol. 23, 3783–3792
48	El Camino – Final Settlement Statement	Vol. 23, 3793–3793
49	Los Olivos – Final Settlement Statement	Vol. 23, 3794–3794
50	Deed for Transfer of Panorama Property	Vol. 23, 3795–3804
51	Deed for Transfer for Los Olivos	Vol. 23, 3805–3806
52	Deed for Transfer of El Camino	Vol. 23, 3807–3808
53	Kimmel Appraisal Report for Panorama and Clayton	Vol. 23, 3809–3886
54	Bill of Sale – Panorama	Vol. 23, 3887–3890
55	Bill of Sale – Mary Fleming	Vol. 23, 3891–3894
56	Bill of Sale – El Camino	Vol. 23, 3895–3898
57	Bill of Sale – Los Olivos	Vol. 23, 3899–3902
58	Declaration of Value and Transfer Deed of 8355 Panorama (recorded 12/31/2012)	Vol. 23, 3903–3904
60	Baruk Properties Operating Agreement	Vol. 23, 3905–3914
61	Baruk Membership Transfer Agreement	Vol. 24, 3915–3921
62	Promissory Note for \$1,617,050 (dated 10/01/2010)	Vol. 24, 3922–3924

	DOCUMENT DESCRIPTION	LOCATION
Exhibits	s to Clerk's Trial Exhibit List (cont.)	
63	BarukProperties/SnowshoeProperties,Certificate of Merger (filed 10/04/2010)	Vol. 24, 3925–3926
64	Baruk Properties/Snowshoe Properties, Articles of Merger	Vol. 24, 3927–3937
65	Grant Deed from Snowshoe to Bayuk Living Trust; Doc No. 2010-0531071 (recorded 11/04/2010)	Vol. 24, 3938–3939
66	Grant Deed – 1461 Glenneyre; Doc No. 2010000511045 (recorded 10/08/2010)	Vol. 24, 3940–3941
67	Grant Deed – 570 Glenneyre; Doc No. 2010000508587 (recorded 10/08/2010)	Vol. 24, 3942–3944
68	Attorney File re: Conveyance between Woodland Heights and Arcadia Living Trust	Vol. 24, 3945–3980
69	October 24, 2011 email from P. Morabito to Vacco RE: Attorney Client Privileged Communication	Vol. 24, 3981–3982
70	November 10, 2011 email chain between Vacco and P. Morabito RE: Baruk Properties, LLC/Paul Morabito/Bank of America, N.A.	Vol. 24, 3983–3985
71	Bayuk First Ledger	Vol. 24, 3986–3987
72	Amortization Schedule	Vol. 24, 3988–3990
73	Bayuk Second Ledger	Vol. 24, 3991–3993
74	Opposition to Motion for Summary Judgment and Declaration of Edward Bayuk; Case No. 13- 51237, ECF No. 146 (filed 10/03/2014)	Vol. 24, 3994–4053
75	March 30, 2012 email from Vacco to Bayuk RE: Letter to BOA	Vol. 24, 4054–4055

	DOCUMENT DESCRIPTION	LOCATION
Exhibits	s to Clerk's Trial Exhibit List (cont.)	
76	March 10, 2010 email chain between P. Morabito and jon@aim13.com RE: Strictly Confidential	Vol. 24, 4056–4056
77	May 20, 2010 email chain between P. Morabito, Vacco and Michael Pace RE: Proceed with placing a Binding Bid on June 22nd with ExxonMobil	Vol. 24, 4057–4057
78	Morabito Personal Financial Statement May 2010	Vol. 24, 4058–4059
79	June 28, 2010 email from P. Morabito to George Garner RE: ExxonMobil Chicago Market Business Plan Review	Vol. 24, 4060–4066
80	Shareholder Interest Purchase Agreement	Vol. 24, 4067–4071
81	Plan of Merger of Consolidated Western Corporation with and Into Superpumper, Inc.	Vol. 24, 4072–4075
82	Articles of Merger of Consolidated Western Corporation with and Into Superpumper, Inc.	Vol. 24, 4076–4077
83	Unanimous Written Consent of the Board of Directors and Sole Shareholder of Superpumper, Inc.	Vol. 24, 4078–4080
84	Unanimous Written Consent of the Directors and Shareholders of Consolidated Western Corporation	Vol. 24, 4081–4083
85	Arizona Corporation Commission Letter dated October 21, 2010	Vol. 24, 4084–4091
86	Nevada Articles of Merger	Vol. 24, 4092–4098
87	New York Creation of Snowshoe	Vol. 24, 4099–4103
88	April 26, 2012 email from Vacco to Afshar RE: Ownership Structure of SPI	Vol. 24, 4104–4106
90	September 30, 2010 Matrix Retention Agreement	Vol. 24, 4107–4110

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91	McGovern Expert Report	Vol. 25, 4111–4189
92	Appendix B to McGovern Report – Source 4 – Budgets	Vol. 25, 4190–4191
103	Superpumper Note in the amount of \$1,462,213.00 (dated 11/01/2010)	Vol. 25, 4192–4193
104	Superpumper Successor Note in the amount of \$492,937.30 (dated 02/01/2011)	Vol. 25, 4194–4195
105	Superpumper Successor Note in the amount of \$939,000 (dated 02/01/2011)	Vol. 25, 4196–4197
106	Superpumper Stock Power transfers to S. Morabito and Bayuk (dated 01/01/2011)	Vol. 25, 4198–4199
107	Declaration of P. Morabito in Support of Opposition to Motion of JH, Inc., Jerry Herbst, and Berry- Hinckley Industries for Order Prohibiting Debtor from Using, Acquiring or Transferring Assets Pursuant to 11 U.S.C. §§ 105 and 303(f) Pending Appointment of Trustee, Case 13-51237, ECF No. 22 (filed 07/01/2013)	Vol. 25, 4200–4203
108	October 12, 2012 email between P. Morabito and Bernstein RE: 2011 Return	Vol. 25, 4204–4204
109	Compass Term Loan (dated 12/21/2016)	Vol. 25, 4205–4213
110	P. Morabito – Term Note in the amount of \$939,000.000 (dated 09/01/2010)	Vol. 25, 4214–4214
111	Loan Agreement between Compass Bank and Superpumper (dated 12/21/2016)	Vol. 25, 4215–4244
112	Consent Agreement (dated 12/28/2010)	Vol. 25, 4245–4249
113	Superpumper Financial Statement (dated 12/31/2007)	Vol. 25, 4250–4263

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114	Superpumper Financial Statement (dated 12/31/2009)	Vol. 25, 4264–4276
115	Notes Receivable Interest Income Calculation (dated 12/31/2009)	Vol. 25, 4277–4278
116	Superpumper Inc. Audit Conclusions Memo (dated 12/31/2010)	Vol. 25, 4279–4284
117	Superpumper 2010 YTD Income Statement and Balance Sheets	Vol. 25, 4285–4299
118	March 12, 2010 Management Letter	Vol. 25, 4300–4302
119	Superpumper Unaudited August 2010 Balance Sheet	Vol. 25, 4303–4307
120	Superpumper Financial Statements (dated 12/31/2010)	Vol. 25, 4308–4322
121	Notes Receivable Balance as of September 30, 2010	Vol. 26, 4323
122	Salvatore Morabito Term Note \$2,563,542.00 as of December 31, 2010	Vol. 26, 4324–4325
123	Edward Bayuk Term Note \$2,580,500.00 as of December 31, 2010	Vol. 26, 4326–4327
125	April 21, 2011 Management letter	Vol. 26, 4328–4330
126	Bayuk and S. Morabito Statements of Assets & Liabilities as of February 1, 2011	Vol. 26, 4331–4332
127	January 6, 2012 email from Bayuk to Lovelace RE: Letter of Credit	Vol. 26, 4333–4335
128	January 6, 2012 email from Vacco to Bernstein	Vol. 26, 4336–4338
129	January 7, 2012 email from Bernstein to Lovelace	Vol. 26, 4339–4343
130	March 18, 2012 email from P. Morabito to Vacco	Vol. 26, 4344–4344

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131	April 21, 2011 Proposed Acquisition of Nella Oil	Vol. 26, 4345–4351
132	April 15, 2011 email chain between P. Morabito and Vacco	Vol. 26, 4352
133	April 5, 2011 email from P. Morabito to Vacco	Vol. 26, 4353
134	April 16, 2012 email from Vacco to Morabito	Vol. 26, 4354–4359
135	August 7, 2011 email exchange between Vacco and P. Morabito	Vol. 26, 4360
136	August 2011 Lovelace letter to Timothy Halves	Vol. 26, 4361–4365
137	August 24, 2011 email from Vacco to P. Morabito RE: Tim Haves	Vol. 26, 4366
138	November 11, 2011 email from Vacco to P. Morabito RE: Getting Trevor's commitment to sign	Vol. 26, 4367
139	November 16, 2011 email from P. Morabito to Vacco RE: Vacco's litigation letter	Vol. 26, 4368
140	November 28, 2011 email chain between Vacco, S. Morabito, and P. Morabito RE: \$560,000 wire to Lippes Mathias	Vol. 26, 4369–4370
141	December 7, 2011 email from Vacco to P. Morabito RE: Moreno	Vol. 26, 4371
142	February 10, 2012 email chain between P. Morabito Wells, and Vacco RE: 1461 Glenneyre Street - Sale	Vol. 26, 4372–4375
143	April 20, 2012 email from P. Morabito to Bayuk RE: BofA	Vol. 26, 4376
144	April 24, 2012 email from P. Morabito to Vacco RE: SPI Loan Detail	Vol. 26, 4377–4378

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145	September 4, 2012 email chain between Vacco and Bayuk RE: Second Deed of Trust documents	Vol. 26, 4379–4418
147	September 4, 2012 email from P. Morabito to Vacco RE: Wire	Vol. 26, 4419–4422
148	September 4, 2012 email from Bayuk to Vacco RE: Wire	Vol. 26, 4423–4426
149	December 6, 2012 email from Vacco to P. Morabito RE: BOA and the path of money	Vol. 26, 4427–4428
150	September 18, 2012 email chain between P. Morabito and Bayuk	Vol. 26, 4429–4432
151	October 3, 2012 email chain between Vacco and P. Morabito RE: Snowshoe Properties, LLC	Vol. 26, 4433–4434
152	September 3, 2012 email from P. Morabito to Vacco RE: Wire	Vol. 26, 4435
153	March 14, 2013 email chain between P. Morabito and Vacco RE: BHI Hinckley	Vol. 26, 4436
154	Paul Morabito 2009 Tax Return	Vol. 26, 4437–4463
155	Superpumper Form 8879-S tax year ended December 31, 2010	Vol. 26, 4464–4484
156	2010 U.S. S Corporation Tax Return for Consolidated Western Corporation	Vol. 27, 4485–4556
157	Snowshoe form 8879-S for year ended December 31, 2010	Vol. 27, 4557–4577
158	Snowshoe Form 1120S 2011 Amended Tax Return	Vol. 27, 4578–4655
159	September 14, 2012 email from Vacco to P. Morabito	Vol. 27, 4656–4657

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160	October 1, 2012 email from P. Morabito to Vacco RE: Monday work for Dennis and Christian	Vol. 27, 4658
161	December 18, 2012 email from Vacco to P. Morabito RE: Attorney Client Privileged Communication	Vol. 27, 4659
162	April 24, 2013 email from P. Morabito to Vacco RE: BHI Trust	Vol. 27, 4660
163	Membership Interest Purchases, Agreement – Watch My Block (dated 10/06/2010)	Vol. 27, 4661–4665
164	Watch My Block organizational documents	Vol. 27, 4666–4669
174	October 15, 2015 Certificate of Service of copy of Lippes Mathias Wexler Friedman's Response to Subpoena	Vol. 27, 4670
175	Order Granting Motion to Compel Responses to Deposition Questions ECF No. 502; Case No. 13- 51237-gwz (filed 02/03/2016)	Vol. 27, 4671–4675
179	Gursey Schneider LLP Subpoena	Vol. 28, 4676–4697
180	Summary Appraisal of 570 Glenneyre	Vol. 28, 4698–4728
181	Appraisal of 1461 Glenneyre Street	Vol. 28, 4729–4777
182	Appraisal of 370 Los Olivos	Vol. 28, 4778–4804
183	Appraisal of 371 El Camino Del Mar	Vol. 28, 4805–4830
184	Appraisal of 1254 Mary Fleming Circle	Vol. 28, 4831–4859
185	Mortgage – Panorama	Vol. 28, 4860–4860
186	Mortgage – El Camino	Vol. 28, 4861
187	Mortgage – Los Olivos	Vol. 28, 4862
188	Mortgage – Glenneyre	Vol. 28, 4863

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189	Mortgage – Mary Fleming	Vol. 28, 4864
190	Settlement Statement – 371 El Camino Del Mar	Vol. 28, 4865
191	Settlement Statement – 370 Los Olivos	Vol. 28, 4866
192	2010 Declaration of Value of 8355 Panorama Dr	Vol. 28, 4867–4868
193	Mortgage – 8355 Panorama Drive	Vol. 28, 4869–4870
194	Compass – Certificate of Custodian of Records (dated 12/21/2016)	Vol. 28, 4871–4871
196	June 6, 2014 Declaration of Sam Morabito – Exhibit 1 to Snowshoe Reply in Support of Motion to Dismiss Complaint for Lack of Personal Jurisdiction – filed in Case No. CV13- 02663	Vol. 28, 4872–4874
197	June 19, 2014 Declaration of Sam Morabito – Exhibit 1 to Superpumper Motion to Dismiss Complaint for Lack of Personal Jurisdiction – filed in Case No. CV13-02663	Vol. 28, 4875–4877
198	September 22, 2017 Declaration of Sam Morabito – Exhibit 22 to Defendants' SSOF in Support of Opposition to Plaintiff's MSJ – filed in Case No. CV13-02663	Vol. 28, 4878–4879
222	Kimmel – January 21, 2016, Comment on Alves Appraisal	Vol. 28, 4880–4883
223	September 20, 2010 email from Yalamanchili to Morabito	Vol. 28, 4884
224	March 24, 2011 email from Naz Afshar RE: telephone call regarding CWC	Vol. 28, 4885–4886
225	Bank of America Records for Edward Bayuk (dated 09/05/2012)	Vol. 28, 4887–4897

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226	June 11, 2007 Wholesale Marketer Agreement	Vol. 29, 4898–4921
227	May 25, 2006 Wholesale Marketer Facility Development Incentive Program Agreement	Vol. 29, 4922–4928
228	June 2007 Master Lease Agreement – Spirit SPE Portfolio and Superpumper, Inc.	Vol. 29, 4929–4983
229	Superpumper Inc 2008 Financial Statement (dated 12/31/2008)	Vol. 29, 4984–4996
230	November 9, 2009 email from P. Morabito to Bernstein, Yalaman RE: Jan Friederich – entered into Consulting Agreement	Vol. 29, 4997
231	September 30, 2010, Letter from Compass to Superpumper, Morabito, CWC RE: reducing face amount of the revolving note	Vol. 29, 4998–5001
232	October 15, 2010, letter from Quarles & Brady to Vacco RE: Revolving Loan Documents and Term Loan Documents between Superpumper and Compass Bank	Vol. 29, 5002–5006
233	BMO Account Tracker Banking Report October 1 to October 31, 2010	Vol. 29, 5007–5013
235	August 31, 2010 Superpumper Inc., Valuation of 100 percent of the common equity in Superpumper, Inc on a controlling marketable basis	Vol. 29, 5014–5059
236	June 18, 2014 email from S. Morabito to Vanek (WF) RE: Analysis of Superpumper Acquisition in 2010	Vol. 29, 5060–5061
241	Superpumper March 2010 YTD Income Statement	Vol. 29, 5062–5076

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244	Assignment Agreement for \$939,000 Morabito Note	Vol. 29, 5077–5079
247	July 1, 2011 Third Amendment to Forbearance Agreement Superpumper and Compass Bank	Vol. 29, 5080–5088
248	Superpumper Cash Contributions January 2010 thru September 2015 – Bayuk and S. Morabito	Vol. 29, 5089–5096
252	October 15, 2010 Letter from Quarles & Brady to Vacco RE: Revolving Loan documents and Term Loan documents between Superpumper Prop. and Compass Bank	Vol. 29, 5097–5099
254	Bank of America – S. Morabito SP Properties Sale, SP Purchase Balance	Vol. 29, 5100
255	Superpumper Prop. Final Closing Statement for 920 Mountain City Hwy, Elko, NV	Vol. 29, 5101
256	September 30, 2010 Raffles Insurance Limited Member Summary	Vol. 29, 5102
257	Equalization Spreadsheet	Vol. 30, 5103
258	November 9, 2005 Grant, Bargain and Sale Deed; Doc #3306300 for Property Washoe County	Vol. 30, 5104–5105
260	January 7, 2016 Budget Summary – Panorama Drive	Vol. 30, 5106–5107
261	Mary 22, 2006 Compilation of Quotes and Invoices Quote of Valley Drapery	Vol. 30, 5108–5116
262	Photos of 8355 Panorama Home	Vol. 30, 5117–5151
263	Water Rights Deed (Document #4190152) between P. Morabito, E. Bayuk, Grantors, RCA Trust One Grantee (recorded 12/31/2012)	Vol. 30, 5152–5155

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265	October 1, 2010 Bank of America Wire Transfer –Bayuk – Morabito \$60,117	Vol. 30, 5156
266	October 1, 2010 Check #2354 from Bayuk to P. Morabito for \$29,383 for 8355 Panorama funding	Vol. 30, 5157–5158
268	October 1, 2010 Check #2356 from Bayuk to P. Morabito for \$12,763 for 370 Los Olivos Funding	Vol. 30, 5159–5160
269	October 1, 2010 Check #2357 from Bayuk to P. Morabito for \$31,284 for 371 El Camino Del Mar Funding	Vol. 30, 5161–5162
270	Bayuk Payment Ledger Support Documents Checks and Bank Statements	Vol. 31, 5163–5352
271	Bayuk Superpumper Contributions	Vol. 31, 5353–5358
272	May 14, 2012 email string between P. Morabito, Vacco, Bayuk, and S. Bernstein RE: Info for Laguna purchase	Vol. 31, 5359–5363
276	September 21, 2010 Appraisal of 8355 Panorama Drive Reno, NV by Alves Appraisal	Vol. 32, 5364–5400
277	Assessor's Map/Home Caparisons for 8355 Panorama Drive, Reno, NV	Vol. 32, 5401–5437
278	December 3, 2007 Case Docket for CV07-02764	Vol. 32, 5438–5564
280	May 25, 2011 Stipulation Regarding the Imposition of Punitive Damages; Case No. CV07- 02764 (filed 05/25/2011)	Vol. 33, 5565–5570
281	Work File for September 24, 2010 Appraisal of 8355 Panorama Drive, Reno, NV	Vol. 33, 5571–5628
283	January 25, 2016 Expert Witness Report Leonard v. Superpumper Snowshoe	Vol. 33, 5629–5652

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284	February 29, 2016 Defendants' Rebuttal Expert Witness Disclosure	Vol. 33, 5653–5666
294	October 5, 2010 Lippes, Mathias Wexler Friedman, LLP, Invoices to P. Morabito	Vol. 33, 5667–5680
295	P. Morabito 2010 Tax Return (dated 10/16/2011)	Vol. 33, 5681–5739
296	December 31, 2010 Superpumper Inc. Note to Financial Statements	Vol. 33, 5740–5743
297	December 31, 2010 Superpumper Consultations	Vol. 33, 5744
300	September 20, 2010 email chain between Yalmanchili and Graber RE: Attorney Client Privileged Communication	Vol. 33, 5745–5748
301	September 15, 2010 email from Vacco to P. Morabito RE: Tomorrow	Vol. 33, 5749–5752
303	Bankruptcy Court District of Nevada Claims Register Case No. 13-51237	Vol. 33, 5753–5755
304	April 14, 2018 email from Allen to Krausz RE: Superpumper	Vol. 33, 5756–5757
305	Subpoena in a Case Under the Bankruptcy Code to Robison, Sharp, Sullivan & Brust issued in Case No. BK-N-13-51237-GWZ	Vol. 33, 5758–5768
306	August 30, 2018 letter to Mark Weisenmiller, Esq., from Frank Gilmore, Esq.,	Vol. 34, 5769
307	Order Granting Motion to Compel Compliance with the Subpoena to Robison, Sharp, Sullivan & Brust filed in Case No. BK-N-13-51237-GWZ	Vol. 34, 5770–5772
308	Response of Robison, Sharp, Sullivan & Brust's to Subpoena filed in Case No. BK-N-13-51237- GWZ	Vol. 34, 5773–5797

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309	Declaration of Frank C. Gilmore in support of Robison, Sharp, Sullivan & Brust's Opposition to Motion for Order Holding Robison in Contempt filed in Case No. BK-N-13-51237-GWZ	Vol. 34, 5798–5801
Minutes 11/08/20	of October 29, 2018, Non-Jury Trial, Day 1 (filed 918)	Vol. 35, 5802–6041
Transcri	pt of October 29, 2018, Non-Jury Trial, Day 1	Vol. 35, 6042–6045
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Minutes 11/08/20	of November 1, 2018, Non-Jury Trial, Day 4 (filed 018)	Vol. 38, 6553–6814
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Minutes 11/08/20	of November 7, 2018, Non-Jury Trial, Day 8 (filed 18)	Vol. 43, 7475–7476
Transcrip	pt of November 7, 2018, Non-Jury Trial, Day 8	Vol. 43, 7477–7615
	of November 26, 2018, Non-Jury Trial, Day 9 /26/2018)	Vol. 44, 7616
Transcript of November 26, 2018, Non-Jury Trial – Closing Arguments, Day 9		Vol. 44, 7617–7666 Vol. 45, 7667–7893
Plaintiff's Motion to Reopen Evidence (filed 01/30/2019)		Vol. 46, 7894–7908
Exhibits	to Plaintiff's Motion to Reopen Evidence	
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1	Declaration of Gabrielle A. Hamm, Esq. in Support of Plaintiff's Motion to Reopen	Vol. 46, 7909–7913
1-A	September 21, 2017 Declaration of Salvatore Morabito	Vol. 46, 7914–7916
1-B	Defendants' Proposed Findings of Fact, Conclusions of Law, and Judgment (Nov. 26, 2018)	Vol. 46, 7917–7957
1-C	Judgment on the First and Second Causes of Action; Case No. 15-05019-GWZ (Bankr. D. Nev.), ECF No. 123 (April 30, 2018)	Vol. 46, 7958–7962

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1-D	Amended Findings of Fact and Conclusions of Law in Support of Judgment Regarding Plaintiffs' First and Second Causes of Action; Case No. 15- 05019-GWZ (Bankr. D. Nev.), ECF No. 126 (April 30, 2018)	Vol. 46, 7963–7994
1-E	Motion to Compel Compliance with the Subpoena to Robison Sharp Sullivan Brust; Case No. 15-05019-GWZ (Bankr. D. Nev.), ECF No. 191 (Sept. 10, 2018)	Vol. 46, 7995–8035
1-F	Order Granting Motion to Compel Compliance with the Subpoena to Robison Sharp Sullivan Brust; Case No. 15-05019-GWZ (Bankr. D. Nev.), ECF No. 229 (Jan. 3, 2019)	Vol. 46, 8036–8039
1-G	Response of Robison, Sharp, Sullivan & Brust[] To Subpoena (including RSSB_000001 – RSSB_000031) (Jan. 18, 2019)	Vol. 46, 8040–8067
1-H	Excerpts of Deposition Transcript of Sam Morabito as PMK of Snowshoe Petroleum, Inc. (Oct. 1, 2015)	Vol. 46, 8068–8076
Errata to 01/30/20	e: Plaintiff's Motion to Reopen Evidence (filed 19)	Vol. 47, 8077–8080
Exhibit Evidence	to Errata to: Plaintiff's Motion to Reopen e	
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1	Plaintiff's Motion to Reopen Evidence	Vol. 47, 8081–8096

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Motion	Motion for Order Shortening Time on Plaintiff's to Reopen Evidence and for Expedited Hearing /31/2019)	Vol. 47, 8097–8102
	nortening Time on Plaintiff's Motion to Reopen e and for Expedited Hearing (filed 02/04/2019)	Vol. 47, 8103–8105
Supplem 02/04/20	ent to Plaintiff's Motion to Reopen Evidence (filed 19)	Vol. 47, 8106–8110
Exhibits Evidence	to Supplement to Plaintiff's Motion to Reopen e	
Exhibit	Document Description	
1	Supplemental Declaration of Gabrielle A. Hamm, Esq. in Support of Plaintiff's Motion to Reopen Evidence (filed 02/04/2019)	Vol. 47, 8111–8113
1-I	Declaration of Frank C. Gilmore in Support of Robison, Sharp Sullivan & Brust's Opposition to Motion for Order Holding Robison in Contempt; Case No. 15-05019-GWZ (Bankr. D. Nev.), ECF No. 259 (Jan. 30, 2019)	Vol. 47, 8114–8128
Defendar (02/06/20	nts' Response to Motion to Reopen Evidence 019)	Vol. 47, 8129–8135
	s Reply to Defendants' Response to Motion to Evidence (filed 02/07/2019)	Vol. 47, 8136–8143
Minutes of February 7, 2019 hearing on Motion to Reopen Evidence (filed 02/28/2019)		Vol. 47, 8144
•	Draft Transcript of February 8, 2019 hearing on o Reopen Evidence	Vol. 47, 8145–8158

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-	"s Proposed] Findings of Fact, Conclusions of I Judgment (filed 03/06/2019)	Vol. 47, 8159–8224
-	ants' Proposed Amended] Findings of Fact, ons of Law, and Judgment (filed 03/08/2019)	Vol. 47, 8225–8268
	of February 26, 2019 hearing on Motion to e ongoing Non-Jury Trial (Telephonic) (filed 19)	Vol. 47, 8269
Findings 03/29/20	of Fact, Conclusions of Law, and Judgment (filed 19)	Vol. 48, 8270–8333
	f Entry of Findings of Fact, Conclusions of Law, ment (filed 03/29/2019)	Vol. 48, 8334–8340
Memora: 04/11/20		Vol. 48, 8341–8347
Exhibit	to Memorandum of Costs and Disbursements	
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1	Ledger of Costs	Vol. 48, 8348–8370
	ion for Attorneys' Fees and Costs Pursuant to 8 (filed 04/12/2019)	Vol. 48, 8371–8384
	to Application for Attorneys' Fees and Costs t to NRCP 68	
Exhibit	Document Description	
1	Declaration of Teresa M. Pilatowicz In Support of Plaintiff's Application for Attorney's Fees and Costs Pursuant to NRCP 68 (filed 04/12/2019)	Vol. 48, 8385–8390
2	Plaintiff's Offer of Judgment to Defendants (dated 05/31/2016)	Vol. 48, 8391–8397

	DOCUMENT DESCRIPTION	LOCATION
3	Defendant's Rejection of Offer of Judgment by Plaintiff (dated 06/15/2016)	Vol. 48, 8398–8399
4	Log of time entries from June 1, 2016 to March 28, 2019	Vol. 48, 8400–8456
5	Plaintiff's Memorandum of Costs and Disbursements (filed 04/11/2019)	Vol. 48, 8457–8487
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Plaintiff 04/17/20	s Opposition to Motion to Retax Costs (filed 19)	Vol. 49, 8496–8507
Exhibits Costs	to Plaintiff's Opposition to Motion to Retax	
Exhibit	Document Description	
1	Declaration of Teresa M. Pilatowicz In Support of Opposition to Motion to Retax Costs (filed 04/17/2019)	Vol. 49, 8508–8510
2	Summary of Photocopy Charges	Vol. 49, 8511–8523
3	James L. McGovern Curriculum Vitae	Vol. 49, 8524–8530
4	McGovern & Greene LLP Invoices	Vol. 49, 8531–8552
5	Buss-Shelger Associates Invoices	Vol. 49, 8553–8555
Reply ii 04/22/20	n Support of Motion to Retax Costs (filed 19)	Vol. 49, 8556–8562
	on to Application for Attorneys' Fees and Costs to NRCP 68 (filed 04/25/2019)	Vol. 49, 8563–8578
	to Opposition to Application for Attorneys' Fees ts Pursuant to NRCP 68	

	DOCUMENT DESCRIPTION	LOCATION
Exhibit	Document Description	
1	Plaintiff's Bill Dispute Ledger	Vol. 49, 8579–8637
Inc., and to Alter of	nts, Salvatore Morabito, Snowshoe Petroleum, Superpumper, Inc.'s Motion for New Trial and/or or Amend Judgment Pursuant to NRCP 52, 59, and 04/25/2019)	Vol. 49, 8638–8657
to Alter o	nt, Edward Bayuk's Motion for New Trial and/or or Amend Judgment Pursuant to NRCP 52, 59, and 04/26/2019)	Vol. 50, 8658–8676
	to Edward Bayuk's Motion for New Trial o Alter or Amend Judgment Pursuant to NRCP nd 60	
Exhibit	Document Description	
1	February 27, 2019 email with attachments	Vol. 50, 8677–8768
2	Declaration of Frank C. Gilmore in Support of Edward Bayuk's Motion for New Trial (filed 04/26/2019)	Vol. 50, 8769–8771
3	February 27, 2019 email from Marcy Trabert	Vol. 50, 8772–8775
4	February 27, 2019 email from Frank Gilmore to <u>eturner@Gtg.legal</u> RE: Friday Trial	Vol. 50, 8776–8777
	s Reply in Support of Application of Attorneys' Costs Pursuant to NRCP 68 (filed 04/30/2019)	Vol. 50, 8778–8790
	to Plaintiff's Reply in Support of Application of ys' Fees and Costs Pursuant to NRCP 68	
Exhibit	Document Description	
1	Case No. BK-13-51237-GWZ, ECF Nos. 280, 282, and 321	Vol. 50, 8791–8835

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	s Opposition to Defendants' Motions for New /or to Alter or Amend Judgment (filed 05/07/2019)	Vol. 51, 8836–8858
Inc., and for New	nts, Salvatore Morabito, Snowshoe Petroleum, Superpumper, Inc.'s Reply in Support of Motion Trial and/or to Alter or Amend Judgment Pursuant 52, 59, and 60 (filed 05/14/2019)	Vol. 51, 8859–8864
	on of Edward Bayuk Claiming Exemption from n (filed 06/28/2019)	Vol. 51, 8865–8870
	to Declaration of Edward Bayuk Claiming on from Execution	
Exhibit	Document Description	
1	Copy of June 22, 2019 Notice of Execution and two Write of Executions	Vol. 51, 8871–8896
2	Declaration of James Arthur Gibbons Regarding his Attestation, Witness and Certification on November 12, 2005 of the Spendthrift Trust Amendment to the Edward William Bayuk Living Trust (dated 06/25/2019)	Vol. 51, 8897–8942
Notice 0 06/28/20	of Claim of Exemption from Execution (filed 19)	Vol. 51, 8943–8949
	Bayuk's Declaration of Salvatore Morabito Exemption from Execution (filed 07/02/2019)	Vol. 51, 8950–8954
Exhibits to Declaration of Salvatore Morabito Claiming Exemption from Execution		
Exhibit	Document Description	
1	Las Vegas June 22, 2019 letter	Vol. 51, 8955–8956
2	Writs of execution and the notice of execution	Vol. 51, 8957–8970

	DOCUMENT DESCRIPTION	LOCATION
	of June 24, 2019 telephonic hearing on Decision on ed Motions (filed 07/02/2019)	Vol. 51, 8971–8972
	e Morabito's Notice of Claim of Exemption from n (filed 07/02/2019)	Vol. 51, 8973–8976
	Bayuk's Third Party Claim to Property Levied RS 31.070 (filed 07/03/2019)	Vol. 51, 8977–8982
	ranting Plaintiff's Application for an Award of s' Fees and Costs Pursuant to NRCP 68 (filed 19)	Vol. 51, 8983–8985
	canting in part and Denying in part Motion to Retax led 07/10/2019)	Vol. 51, 8986–8988
Executio Upon, an	s Objection to (1) Claim of Exemption from n and (2) Third Party Claim to Property Levied d Request for Hearing Pursuant to NRS 21.112 and) (filed 07/11/2019)	Vol. 52, 8989–9003
Exhibits to Plaintiff's Objection to (1) Claim of Exemption from Execution and (2) Third Party Claim to Property Levied Upon, and Request for Hearing Pursuant to NRS 21.112 and 31.070(5)		
Exhibit	Document Description	
1	Declaration of Gabrielle A. Hamm, Esq.	Vol. 52, 9004–9007
2	11/30/2011 Tolling Agreement – Edward Bayuk	Vol. 52, 9008–9023
3	11/30/2011 Tolling Agreement – Edward William Bayuk Living Trust	Vol. 52, 9024–9035
4	Excerpts of 9/28/2015 Deposition of Edward Bayuk	Vol. 52, 9036–9041

	DOCUMENT DESCRIPTION	LOCATION
Exhibits	s to Plaintiff's Objection (cont.)	
5	Edward Bayuk, as Trustee of the Edward William Bayuk Living Trust's Responses to Plaintiff's First Set of Requests for Production, served 9/24/2015	Vol. 52, 9042–9051
6	8/26/2009 Grant Deed (Los Olivos)	Vol. 52, 9052–9056
7	8/17/2018 Grant Deed (El Camino)	Vol. 52, 9057–9062
8	Trial Ex. 4 (Confession of Judgment)	Vol. 52, 9063–9088
9	Trial Ex. 45 (Purchase and Sale Agreement, dated 9/28/2010)	Vol. 52, 9089–9097
10	Trial Ex. 46 (First Amendment to Purchase and Sale Agreement, dated 9/29/2010)	Vol. 52, 9098–9100
11	Trial Ex. 51 (Los Olivos Grant Deed recorded 10/8/2010)	Vol. 52, 9101–9103
12	Trial Ex. 52 (El Camino Grant Deed recorded 10/8/2010)	Vol. 52, 9104–9106
13	Trial Ex. 61 (Membership Interest Transfer Agreement, dated 10/1/2010)	Vol. 52, 9107–9114
14	Trial Ex. 62 (\$1,617,050.00 Promissory Note)	Vol. 52, 9115–9118
15	Trial Ex. 65 (Mary Fleming Grant Deed recorded 11/4/2010)	Vol. 52, 9119–9121
	f Entry of Order Denying Defendants' Motions for rial and/or to Alter or Amend Judgment (filed 019)	Vol. 52, 9122–9124

	DOCUMENT DESCRIPTION	LOCATION
Defenda	to Notice of Entry of Order Denying nts' Motions for New Trial and/or to Alter or Judgment	
Exhibit	Document Description	
1	Order Denying Defendants' Motions for New Trial and/or to Alter or Amend Judgment (filed 07/10/2019)	Vol. 52, 9125–9127
for an A	f Entry of Order Granting Plaintiff's Application ward of Attorneys' Fees and Costs Pursuant to 8 (filed 07/16/2019)	Vol. 52, 9128–9130
Applicat	to Notice of Entry of Order Granting Plaintiff's tion for an Award of Attorneys' Fees and Costs t to NRCP 68	
Exhibit	Document Description	
1	Order Granting Plaintiff's Application for an Award of Attorneys' Fees and Costs Pursuant to NRCP 68 (filed 07/10/2019)	Vol. 52, 9131–9134
	f Entry of Order Granting in Part and Denying in ion to Retax Costs (filed 07/16/2019)	Vol. 52, 9135–9137
	to Notice of Entry of Order Granting in Part and in Part Motion to Retax Costs	
Exhibit	Document Description	
1	Order Granting in Part and Denying in Part Motion to Retax Costs (filed 07/10/2019)	Vol. 52, 9138–9141
Executio	s Objection to Notice of Claim of Exemption from n Filed by Salvatore Morabito and Request for (filed 07/16/2019)	Vol. 52, 9142–9146
	Objection to Claim of Exemption and Third Party Property Levied Upon (filed 07/17/2019)	Vol. 52, 9147–9162

	DOCUMENT DESCRIPTION	LOCATION
	to Reply to Objection to Claim of Exemption rd Party Claim to Property Levied Upon	
Exhibit	Document Description	
1	March 3, 2011 Deposition Transcript of P. Morabito	Vol. 52, 9163–9174
2	Mr. Bayuk's September 23, 2014 responses to Plaintiff's first set of requests for production	Vol. 52, 9175–9180
3	September 28, 2015 Deposition Transcript of Edward Bayuk	Vol. 52, 9181–9190
1.	o Plaintiff's Objection to Notice of Claim of on from Execution (filed 07/18/2019)	Vol. 52, 9191–9194
	ion of Service of Till Tap, Notice of Attachment V Upon Property (filed 07/29/2019)	Vol. 52, 9195
	f Submission of Disputed Order Denying Claim of on and Third Party Claim (filed 08/01/2019)	Vol. 52, 9196–9199
	to Notice of Submission of Disputed Order Claim of Exemption and Third Party Claim	
Exhibit	Document Description	
1	Plaintiff's Proposed Order Denying Claim of Exemption and Third-Party Claim	Vol. 52, 9200–9204
2	Bayuk and the Bayuk Trust's proposed Order Denying Claim of Exemption and Third-Party Claim	Vol. 52, 9205–9210
3	July 30, 2019 email evidencing Bayuk, through counsel Jeffrey Hartman, Esq., requesting until noon on July 31, 2019 to provide comments.	Vol. 52, 9211–9212

	DOCUMENT DESCRIPTION	LOCATION	
Exhibits (cont.)	to Notice of Submission of Disputed Order		
4	July 31, 2019 email from Teresa M. Pilatowicz, Esq. Bayuk failed to provide comments at noon on July 31, 2019, instead waiting until 1:43 p.m. to send a redline version with proposed changes after multiple follow ups from Plaintiff's counsel on July 31, 2019	Vol. 52, 9213–9219	
5	A true and correct copy of the original Order and Bayuk Changes	Vol. 52, 9220–9224	
6	A true and correct copy of the redline run by Plaintiff accurately reflecting Bayuk's proposed changes	Vol. 52, 9225–9229	
7	Email evidencing that after review of the proposed revisions, Plaintiff advised Bayuk, through counsel, that Plaintiff agree to certain proposed revisions, but the majority of the changes were unacceptable as they did not reflect the Court's findings or evidence before the Court.	Vol. 52, 9230–9236	
e e	n to Plaintiff's Proposed Order Denying Claim of on and Third Party Claim (filed 08/01/2019)	Vol. 53, 9237–9240	
Exhibits to Objection to Plaintiff's Proposed Order Denying Claim of Exemption and Third-Party Claim			
Exhibit	Document Description		
1	Plaintiff's Proposed Order Denying Claim of Exemption and Third-Party Claim	Vol. 53, 9241–9245	
2	Defendant's comments on Findings of Fact	Vol. 53, 9246–9247	
3	Defendant's Proposed Order Denying Claim of Exemption and Third-Party Claim	Vol. 53, 9248–9252	

	DOCUMENT DESCRIPTION	LOCATION
	of July 22, 2019 hearing on Objection to Claim for on (filed 08/02/2019)	Vol. 53, 9253
Order De	enying Claim of Exemption (filed 08/02/2019)	Vol. 53, 9254–9255
Bayuk's	Case Appeal Statement (filed 08/05/2019)	Vol. 53, 9256–9260
Bayuk's	Notice of Appeal (filed 08/05/2019)	Vol. 53, 9261–9263
Morabito	nts, Superpumper, Inc., Edward Bayuk, Salvatore o; and Snowshoe Petroleum, Inc.'s, Case Appeal at (filed 08/05/2019)	Vol. 53, 9264–9269
Morabito	nts, Superpumper, Inc., Edward Bayuk, Salvatore o; and Snowshoe Petroleum, Inc.'s, Notice of filed 08/05/2019)	Vol. 53, 9270–9273
Bayuk, S	to Defendants, Superpumper, Inc., Edward Salvatore Morabito; and Snowshoe Petroleum, otice of Appeal	
Exhibit	Document Description	
1	Findings of Fact, Conclusions of Law, and Judgment (filed 03/29/2019)	Vol. 53, 9274–9338
2	Order Denying Defendants' Motions for New Trial and/or to Alter or Amend Judgment (filed 07/10/2019)	Vol. 53, 9339–9341
3	Order Granting in Part and Denying in Part Motion to Retax Costs (filed 07/10/2019)	Vol. 53, 9342–9345
4	Order Granting Plaintiff's Application for an Award of Attorneys' Fees and Costs Pursuant to NRCP 68 (filed 07/10/2019)	Vol. 53, 9346–9349

	DOCUMENT DESCRIPTION	LOCATION		
	s Reply to Defendants' Objection to Plaintiff's l Order Denying Claim of Exemption and Third- him	Vol. 53, 9350–9356		
Order De (08/09/20	enying Claim of Exemption and Third-Party Claim 019)	Vol. 53, 9357–9360		
	f Entry of Order Denying Claim of Exemption and rty Claim (filed 08/09/2019)	Vol. 53, 9361–9364		
	to Notice of Entry of Order Denying Claim of on and Third-Party Claim			
Exhibit	Document Description			
1	Order Denying Claim of Exemption and Third- Party Claim (08/09/2019)	Vol. 53, 9365–9369		
	f Entry of Order Denying Claim of Exemption (12/2019)	Vol. 53, 9370–9373		
Exhibit Exempti	to Notice of Entry of Order Denying Claim of on			
Exhibit	Document Description			
1	Order Denying Claim of Exemption (08/02/2019)	Vol. 53, 9374–9376		
NRCP	to Make Amended or Additional Findings Under 52(b), or, in the Alternative, Motion for leration (filed 08/19/2019)	Vol. 54, 9377–9401		
Findings	to Motion to Make Amended or Additional 5 Under NRCP 52(b), or, in the Alternative, for Reconsideration			
Exhibit	Document Description			
1	Order Denying Claim of Exemption and Third Vol. 54, 9402–9406 Party Claim (filed 08/09/19)			

	DOCUMENT DESCRIPTION	LOCATION
Exhibits	s to Motion to Make Amended (cont.)	
2	Spendthrift Trust Amendment to the Edward William Bayuk Living Trust (dated 11/12/05)	Vol. 54, 9407–9447
3	Spendthrift Trust Agreement for the Arcadia Living Trust (dated 10/14/05)	Vol. 54, 9448–9484
4	Fifth Amendment and Restatement of the Trust Agreement for the Arcadia Living Trust (dated 09/30/10)	Vol. 54, 9485–9524
5	P. Morabito's Supplement to NRCP 16.1 Disclosures (dated 03/01/11)	Vol. 54, 9525–9529
6	Transcript of March 3, 2011 Deposition of P. Morabito	Vol. 55, 9530–9765
7	Documents Conveying Real Property	Vol. 56, 9766–9774
8	Transcript of July 22, 2019 Hearing	Vol. 56, 9775–9835
9	Tolling Agreement JH and P. Morabito (partially executed 11/30/11)	Vol. 56, 9836–9840
10	Tolling Agreement JH and Arcadia Living Trust (partially executed 11/30/11)	Vol. 56, 9841–9845
11	Excerpted Pages 8–9 of Superpumper Judgment (filed 03/29/19)	Vol. 56, 9846–9848
12	Petitioners' First Set of Interrogatories to Debtor (dated 08/13/13)	Vol. 56, 9849–9853
13	Tolling Agreement JH and Edward Bayuk (partially executed 11/30/11)	Vol. 56, 9854–9858
14	Tolling Agreement JH and Bayuk Trust (partially executed 11/30/11)	Vol. 56, 9859–9863
15	Declaration of Mark E. Lehman, Esq. (dated 03/21/11)	Vol. 56, 9864–9867

	DOCUMENT DESCRIPTION	LOCATION		
Exhibits	to Motion to Make Amended (cont.)			
16	Excerpted Transcript of October 20, 2015 Deposition of Dennis C. Vacco	Vol. 56, 9868–9871		
17 Assignment and Assumption Agreement (dated Vol. 56, 9872–98 07/03/07)		Vol. 56, 9872–9887		
18	Order Denying Morabito's Claim of Exemption Vol. 56, 9888–9890 (filed 08/02/19)			
Under N	Motion to Make Amended or Additional Findings NRCP 52(b), or, in the Alternative, Motion for leration (filed 08/20/2019)	Vol. 57, 9891–9893		
Addition Alternati Countern	s Opposition to Motion to Make Amended or al Findings Under NRCP 52(b), or, In the ve, Motion for Reconsideration, and notion for Fees and Costs Pursuant to NRS 7.085 /30/2019)	Vol. 57, 9894–9910		
Amended the Alt Counterr	Errata to Plaintiff's Opposition to Motion to Make Amended or Additional Findings Under NRCP 52(b), or, In the Alternative, Motion for Reconsideration, and Countermotion for Fees and Costs Pursuant to NRS 7.085 (filed 08/30/2019)			
Make A 52(b), Reconsid	to Errata to Plaintiff's Opposition to Motion to mended or Additional Findings Under NRCP or, In the Alternative, Motion for deration, and Countermotion for Fees and Costs t to NRS 7.085			
Exhibit	ExhibitDocument Description			
1	Declaration of Gabrielle A. Hamm, Esq.	Vol. 57, 9915–9918		
2	2 Plaintiff's Amended NRCP 16.1 Disclosures Vol. 57, 9919–9926 (February 19, 2016)			

	DOCUMENT DESCRIPTION	LOCATION		
Exhibits	to Errata (cont.)			
3	Plaintiff's Fourth Supplemental NRCP 16.1 Disclosures (November 15, 2016)	Vol. 57, 9927–9930		
4 Plaintiff's Fifth Supplemental NRCP 16.1 Vol. 5 Disclosures (December 21, 2016)		Vol. 57, 9931–9934		
5	Plaintiff's Sixth Supplemental NRCP 16.1 Disclosures (March 20, 2017)	Vol. 57, 9935–9938		
Addition Alternati	n Support of Motion to Make Amended or al Findings Under NRCP 52(b), or, In the ve, Motion for Reconsideration, and notion for Fees and Costs (filed 09/04/2019)	Vol. 57, 9939–9951		
Amende or, In th	to Reply in Support of Motion to Make d or Additional Findings Under NRCP 52(b), e Alternative, Motion for Reconsideration, and motion for Fees and Costs			
Exhibit	Document Description			
19	Notice of Submission of Disputed Order Denying Claim of Exemption and Third Party Claim (filed 08/01/19)	Vol. 57, 9952–9993		
20	20Notice of Submission of Disputed Order Denying Claim of Exemption and Third Party Claim (filed 08/01/19)Vol. 57, 9994–10010			
Addition Alternati Plaintiff	enying Defendants' Motion to Make Amended or al Findings Under NRCP 52(b), or, in the ve, Motion for Reconsideration and Denying s Countermotion for Fees and Costs Pursuant to 85 (filed 11/08/2019)	Vol. 57, 10011–10019		
Bayuk's	Case Appeal Statement (filed 12/06/2019)	Vol. 57, 10020–10026		

	DOCUMENT DESCRIPTION	LOCATION
Bayuk's	Notice of Appeal (filed 12/06/2019)	Vol. 57, 10027–10030
Exhibits	to Bayuk's Notice of Appeal	
Exhibit	Document Description	
1	Order Denying [Morabito's] Claim of Exemption (filed 08/02/19)	Vol. 57, 10031–10033
2	Order Denying [Bayuk's] Claim of Exemption and Third Party Claim (filed 08/09/19)	Vol. 57, 10034–10038
3	Order Denying Defendants' Motion to Make Amended or Additional Findings Under NRCP 52(b), or, in the Alternative, Motion for Reconsideration and Denying Plaintiff's Countermotion for Fees and Costs Pursuant to NRS 7.085 (filed 11/08/19)	Vol. 57, 10039–10048
Make Ar or, in th Denying	f Entry of Order Denying Defendants' Motion to nended or Additional Findings Under NRCP 52(b), ne Alternative, Motion for Reconsideration and Plaintiff's Countermotion for Fees and Costs to NRS 7.085 (filed 12/23/2019)	Vol. 57, 10049–10052
Exhibit	to Notice of Entry of Order	
ExhibitDocument Description		
A	Order Denying Defendants' Motion to Make Amended or Additional Findings Under NRCP 52(b), or, in the Alternative, Motion for Reconsideration and Denying Plaintiff's Countermotion for Fees and Costs Pursuant to NRS 7.085 (filed 11/08/19)	Vol. 57, 10053–10062

	DOCUMENT DESCRIPTION	LOCATION
District (Court Docket Case No. CV13-02663	Vol. 57, 10063–10111
	f Claim of Exemption and Third-Party Claim to Levied Upon, Case No. CV13-02663 (filed 20)	
	to Notice of Claim of Exemption and Third- laim to Property Levied Upon	
Exhibit	Document Description	
1	Writ of Execution, Case No. CV13-02663 (filed 07/21/2020)	Vol. 58, 10123–10130
2	Superior Court of California, Orange County Docket, Case No. 30-2019-01068591-CU-EN- CJC	
3	Spendthrift Trust Amendment to the Edward William Bayuk Living Trust (dated 11/12/2005)	Vol. 58, 10140–10190

JONES VARGAS 100 West Liberty Street, Twelfth Floor P.O. Box 281 Reno, NV 89504-0281 Tel: (775) 786-5000 Fax: (775) 786-1177	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27	4050 JOHN P. DESMOND, ESQ. Nevada State Bar No. 5618 BRIAN R. IRVINE, ESQ. Nevada State Bar No. 7758 JONES VARGAS 300 E. Second Street Suite 1510 P.O. Box 281 Reno, Nevada 89504-0281 Telephone: (775) 786-5000 Facsimile: (775) 786-5000 Facsimile: (775) 786-1177 Attorneys for Defendants/Counter-Claimants IN THE SECOND JUDICIAL DISTRICT CO IN AND FOR THE COU CONSOLIDATED NEVADA CORP., et al., Plaintiffs, vs. JH, INC., et al., Counter-Claimants, vs. CONSOLIDATED NEVADA CORP., et al., Counter-Claimants, vs. CONSOLIDATED NEVADA CORP., et al., Counter-Defendants. <u>STIPULATION REGARDING THE IMP</u> Defendants/Counter-Claimants JH, Inc., by VARGAS, and Plaintiffs/Counter-Defendants Con their attorneys of record, ROBISON, BELAUST follows:	INTY OF WASHOE CASE NO. CV07-0 DEPT. NO. 6 OSITION OF PUNI and through their at solidated Nevada Co	D2764 TIVE DAMAGES torneys of record, JONES orporation, by and through
	27			
	20			
		Page 1 G	of 6	

	1	1.	On September 13, 2010, this Court made oral findings of facts and conclusions of
	2		law after the conclusion of evidence and argument in the compensatory damages
	3		portion of trial in this matter.
	4	2.	On October 12, 2010, the Court issued a Memorandum and Order which
	5		memorialized the September 13, 2010 findings of facts and conclusions of law and
	6		judgment. The memorandum and order ordered and adjudged that: (a) Plaintiffs
	7		Paul A. Morabito and Washoe Construction Management had breached the
	8		Construction Management Agreement and the implied covenant of good faith and
	9		fair dealing; (b) clear and convincing evidence showed that Plaintiff Paul A.
	10		Morabito made intentionally false representations regarding his intentions to
	11		perform the services of a construction manager for the purpose of inducing
177	12		Defendants into purchasing the Development Sites; and (c) clear and convincing
5) 786-1	13		evidence showed that the working capital report that was prepared by Mr. Morabito
281 04-0281 x: (77	14		was intentionally false and induced Defendants to purchase Berry-Hinckley
). Box 3 IV 895 10 Fa	15		Industries. The Court found that had Defendants known the false statements in the
P.C Reno, N 786-50(16		working capital estimate, they would not have bought Berry-Hinckley Industries.
P.O. Box 281 Reno, NV 89504-0281 Tel: (775) 786-5000 Fax: (775) 786-1177	. 17		The October 12, 2010 Memorandum and Order is attached hereto as Exhibit 1.
Tel:	18	3.	The Exbibit 1 Memorandum and Order awarded Defendants compensatory
	19		damages from Consolidated Nevada Corp. and Paul A. Morabito in the sum of
	20		\$85,871,364.75.
	21	4.	The Exhibit 1 Memorandum and Order also directed the parties to set a punitive
	22		damages hearing and to conduct discovery concerning the net worth of Plaintiffs.
	23	5.	Pursuant to the Exhibit 1 Memorandum and Order, the parties have conducted
	24		certain discovery concerning the net worth of the Plaintiffs and have set a punitive
25 26	25		damages hearing to begin on May 23, 2011.
	26	6.	The parties hereby expressly agree and stipulate that the Exhibit 1 Memorandum
	27		and Order found, by clear and convincing evidence, that there is sufficient evidence

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JONES VARGAS 100 West Liberty Street, Twelfth Floor

Page 2 of 6

of oppression, fraud or malice so as to satisfy the requirements under Nevada law,

including but not limited to NRS 42.005, for the imposition of punitive damages upon Plaintiffs. The parties agree that based upon the findings made by the Court in its Exhibit 1 Memorandum and Order, there is a sufficient basis for an award of damages under Nevada law.

The parties believe, based upon the discovery as to the net worth of Plaintiffs, the 7. findings of fact and conclusions of law contained in the Exhibit 1 Memorandum and Order, and Nevada law governing the imposition of punitive damages, that punitive damages would be awarded by this Court after a hearing.

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Fax: (775) 786-1177

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IONES VARGAS

Reno, NV 89504-0281

8. The parties have vastly different views as to the as to the net worth of Plaintiffs. Plaintiffs retained Michelle Salazar as their expert witness to opine on the net worth of Plaintiffs. A copy of her report is attached hereto as Exhibit 2. Defendants retained Craig L. Greene as their expert witness to opine on the net worth of Plaintiffs. A copy of his report is attached hereto as Exhibit 3. The parties' respective positions concerning the net worth of Plaintiffs are outlined in these reports.¹ The parties recognize that the disparate views of the net worth of Plaintiffs may impact the amount of punitive damages to be awarded by the Court. While neither side concedes the accuracy of the others' expert report, the parties agree that there is a sufficient basis to award damages under Nevada law as measured by the Nevada Supreme Court's standards for imposition of punitive damages as outlined in Bongiovi v. Sullivan, 122 Nev. 556, 138 P.3d 422 (2006).

9. The parties do not wish to expend unnecessary legal fees or waste their own time and this Court's time and resources; therefore, the parties hereby expressly agree and stipulate that this Court shall enter an award of punitive damages in favor of Defendants and against Plaintiffs in the amount of FIFTEEN MILLION DOLLARS (\$15,000,000.00). A Proposed Order that Defendants be awarded such punitive damages from Plaintiffs is attached hereto as Exhibit 4.

28 The parties agree and stipulate that the respective expert reports shall be treated as 'Confidential" as defined by the parties' stipulated protective order already on file with the Court. Page 3 of 6 571270.doc

10. 1 2 3 4 5 6 7 11. 8 9 10 11 12 Fax: (775) 786-1177 100 West Liberty Street, Twelfth Floor P.O. Box 281 13 Tel: (775) 786-5000 Fax: (775) 14 15 16 17 18 19 /// 20 /// /// 21 22 /// 23 /// 24 /// 25 /// 26 /// 27 /// 28 ///

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JONES VARGAS

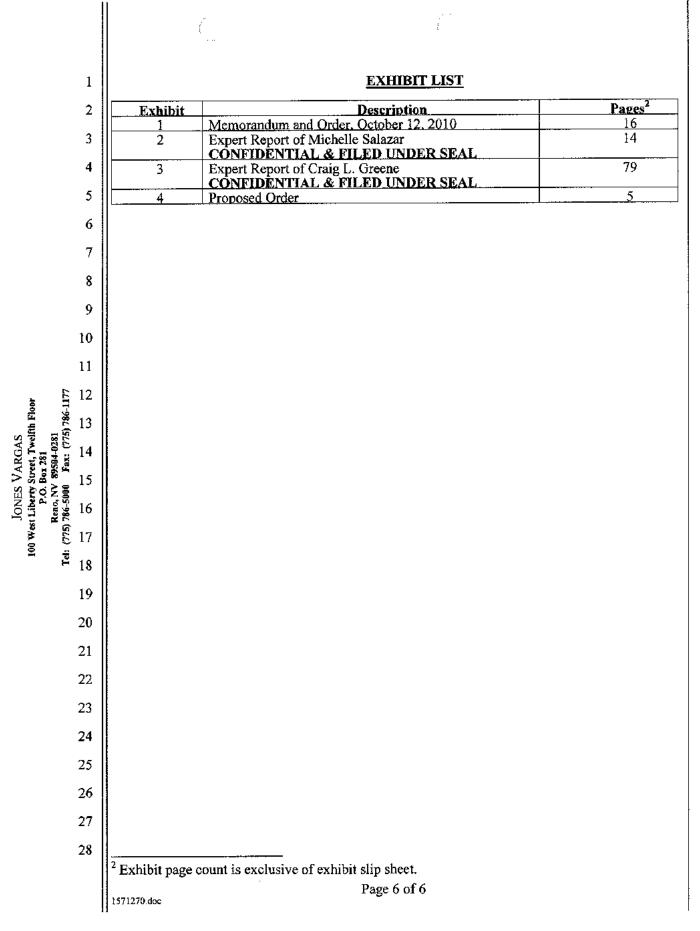
The parties hereby acknowledge that several appeals from this case are currently on file with the Nevada Supreme Court, including Case No. 54412 (appeal of this Court's Order pursuant to NRS 38.239 confirming the independent accountants' determination) and Case No. 57944 (appeal of this Court's denial of Plaintiffs' Motion for New Trial and to Alter or Amend Judgment pursuant to NRCP 52, 59 and 60).

11. Should the Nevada Supreme Court take any action in the appeals captioned as Case No. 54412 or Case No. 57944, or in a possible additional future appeal of the compensatory damages award, that results in a reduction of the compensatory damages award or a significant modification of the Court's findings of fact and conclusions of law contained in the Exhibit 1 Memorandum and Order, the parties hereby each respectively reserve the right to set a hearing with this Court to challenge the punitive damages award that this Court shall enter as a result of this Stipulation. The parties agree and stipulate that they will not contest the entry of punitive damages as set forth in this stipulation by way of an appeal to the Nevada Supreme Court or any other court of competent jurisdiction. However, neither party, by virtue of this stipulation, waives any appellate rights or positions now (or later) in existence other than as to this stipulation.

Page 4 of 6

AFFIRMATION 1 Pursuant to NRS 239B.030 2 The undersigned does hereby affirm that the preceding document does not contain the 3 social security number of any person. DATED this **19** day of May, 2011. 4 DATED this 19 day of May, 2011. 5 ROBISON BELAUSTEGUI, SHARP & JONES VARGAS LOW 6 7 8 BARRY L. BRESLOW, ESQ. Nevada State Bar No. 3023 OHN P. DESMOND, ESQ. 9 Nevada State Bar No. 5618 FRANK C. GILMORE, ESQ BRIAN R. IRVINE, ESQ. Nevada State Bar No. 10052 10 Nevada State Bar No. 7758 300 E. Second Street 71 Washington Street Reno, NV 89503 Suite 1510 11 Telephone: (775) 329-3151 Facsimile: (775) 329-7941 P.O. Box 281 Reno, Nevada 89504-0281 JONES VARGAS 100 West Liberty Street, Twelfth Floor P.O. Box 281 Rano, NV 89504-0281 **** (775) 786-317 1177 12 Telephone: (775) 786-5000 DENNIS S. VACCO, ESQ. Facsimile: (775) 786-1177 13 Admitted Pro Hac Vice LIPPES MATHIAS WEXLER 14 Attorneys for FRIEDMAN LLP Defendants/Counter-Claimants 665 Main Street, Suite 300 15 Buffalo, New York 14203 Telephone: (716) 853-5100 16 Facsimile: (716) 853-5199 17 Attorneys for Plaintiffs/Counter-Defendants Ţ 18 * * * * 19 Pursuant to the foregoing stipulation, IT IS SO ORDERED. 20 DATED this ____ day of May, 2011. 21 22 DISTRICT COURT JUDGE 23 24 25 26 27 28 Page 5 of 6 1571270.doc

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	ion & Legal Desc	cription		-	Informat	tion		
APN	009-132-37			Property	Name:			
<u>Parcel N</u>	lap <u>Map Index</u>	Map Ware	nouse	Quality		R090 HV-3	Bidg Type	Sgl Fam Res
Card 1 of 1				Stories		SPLIT		
Situs	425 JUNIPER HI	ill RD		Year Bu	iit	2002	Square Feet	6,456
<u>Owner 1</u>	MATHEWSON, I	ROBERT A		W.A.Y.		2002	Square Feet doe	
Mail Address	425 JUNIPER H	ILL RD]				Basement or Gal Area.	rage Conversion
Man Audress	RENÓ NV 895	11	ĺ	Bedroor		5	Click here for Bu	ildino Souare
Rec Doc No	03904473	Rec Date	07/23/2010	Dearoon	115	5	Footage, Special	
Prior Owner	SMITH FAMILY	TRUST, GI	BLAKE &				Yard Item Delails	2.
Flor Owner	RUTH F			Full Bat	hs	6	Finished Bsmt	0
	02430339 03/14	4/2000		Half Bat	hs	1	Unfin Bsmt	0
Keyline Desc	PM 3502 LT B			Fixtures	L	36	<u>Bsmt Type</u>	
Subdivision Lot B Block	PM 3502	Sub Map#		Fireplac	es	1	Gar Conv Sq Foot	0
D		Parcel	3502	Heat Ty	pe	HV COMPLETE	Total Gar Area	1305
Record of Surv	ey wap	Map#	3502	Sec He	at Type		Gar Type	GARA
	nship 19	SPC		Ext Wal	s	SIDING	Det Garage	0
Range 19		010		Sec Ext	Walls		Bsmt Gar Door	0
	4015 <u>Add'i Tax</u> Info	Prior APN	009-132-09	Roof Co	over	COMP SHINGLE	Sub Floor	WOOD
Tax Cap	3 PCT Qualified	Primary Re	sidence	%incon	plete	0	<u>Frame</u>	STUD FRAMED
<u>Status</u>		•		Obso/B	Idg Adj	D	Units/Bldg	1
				Constru Mod	liction	0	Units/Parcel	1
			i	Last Ac	<u>tivity</u>	10/25/2009	Last Permit	05/09/2003
Land Information	<u>on</u>		1000-100-00-00-				,v	
Land Use 020	<u>Zoning</u> HDI	R Sewer S	EPTIC Value `	Year 201	1 Reaso	n Reapprais		261R
Size 3.13	Ac Water MU	NI Street P	AVED		Reapp	Years 2010	Neighborhood	ABRG
Valuation Infor	mation	2009/10 FV	2010/11 FV		ransfer f	nformation/Recor	ded Document	
Taxable Land	Value (688,500	540,000	¥-	LUC Do	c Date Value	Grantor	
Txble Improve	ment Value	1,420,764	1,345,612	Code				
Taxable Total	:	2,109,264	1,885,612	4BV	020 07	/23/2010 2,825,0	^{DO} SMITH FAMIL' BLAKE & RUT	rikusi,g He
Assessed Lan	d Value	240,975	189,000	2400	012 03	/14/2000 701.000		
Assessed Imp	rovement Value	497,267	470,964		012 03	14/2000 /01,000	1	
Total Assesse	d	738,242	659,964					

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Superpumper 001667

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Owner Informat	ion & Legal Descr	ription		Building		tion			1
APN	040-930-12			Property	Name:				
Parcel M	<u>lap Map Index 1</u>	Map Wa <u>rel</u>	nouse	Quality		R100 HV-4		<u>Bldg Type</u>	Sgl Fam Res
Card 1 of 1				Stories		ONE			
Situs	8000 LAKESIDE	DR		Year Bui	ilt	2005		<u>Square Feet</u>	6,471
Owner 1	EKLUND FAMIL	Y TRUST,	LANCEJ&	W.A.Y.		2005		Square Feet doe Basement or Gar	
	JOANNE R	-						Area.	age conversion
Mail Address	45 LONEPINE C			Bedroon	ns	3		Click here for Bu	
	RENO NV 895				_			Footage, Special	
<u>Owner 2 or</u> Trustee	EKLUND TRUST JOANNE R	LEES, LAN	CE 1 &			•		Yard Item Details	-
Rec Doc No	• • •	Rec Date	03/19/2010	Full Bat		3		Finished Bsmt	0
Prior Owner	SMITH TRUST,		+	Half Bat		1		Unfin Bsmt	0
Prior Doc	03559694 07/30			Fixtures		25		Bsint Type	
	LAKESIDE RAN		AMD LT	Fireplac	es	0		Gar Conv Sq Foot	0
Keyline Desc	14A			Heat Ty	pe	HV COMPLI	ЕΤЕ	Total Gar Area	3271
Subdivision	LAKESIDE RAN	ICH EST 2		Sec Hea	at Type			Gar Type	GARA
Lot 14A Block	k	Sub Map#	4074	Ext Wal	is	STUCCO		Det Garage	0
Record of Surv	еу Мар	Parcel Map#		Sec Ext		STONE VENEER		Bsmt Gar Door	0
	nship 18	SPC		Roof Co	over	CONCRET	E TIL	Sub Floor	SLAB
Range 19		<u></u>		%Incom	nplete	0		Frame	STUD FRAMED
Tax Dist	4015 <u>Add'l Tax</u> Info	Prior APN	040-930-11	Obso/B	-	0		Units/Bldg	1
<u>Tax Cap</u> Status	3 PCT Qualified	Primacy R	esidence	Constru Mod	iction	0		Units/Parcel	1
<u>otatas</u>				Last Ac	<u>tivity</u>	10/23/2009		Last Permit	11/29/2005
Land Informati					_				
Land Use 020			MUNI Value	e Year 20			•	sal Factor Dist	264R
Size 2.45	i8 AC Water MU	JNI Street	PAVED		Reap	p Years 2010)	Neighborhood	
Valuation Infor	mation 2	009/10 FV	2010/11 FV	Sales/I	ransfer	Information/R	ecor	ded Document	
Taxable Land		82,500	360,000	<u>V-</u>	LUC De	oc Date Valu	Je	Grantor	
Txble Improve			2,052,897	<u>Code</u>					
Taxable Total	2	2,468,685	2,412,897	2D	020 03	3/19/2010 2,50	00,00	¹⁰ SMITH TRUST DIANA	SIEVEN P &
Assessed Lan	d Value 1	33,875	126,000					RYCKEBOSCI	H,STEVEN V &
Assessed Imp	rovement Value 7	730,165	718,514	1SVR	020 07	7/30/2007 2,8	75,00	UVNN A	
Total Assesse	юd б	84,040	844,514	1GCR	012 02	2/18/2004 320	,000		NCH LLC,
l						3/26/2001 0		LAKESIDE RA	NCH LLC
					^	<u> </u>		<u> </u>	

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Superpumper 001668

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Owner Informat	tion & Legal Descr	iption		Building	Informa	tion			
	055-401-13			Property	Name:				
Parcel N	lap <u>Map Index </u>	Map Wareh	ouse	Quality		R100 HV	-4	<u>Bidg Type</u>	Sgl Fam Res
Card 1 of 1				Stories		ONE			
Situs	19 WILLOW BEN	d LN		Year Bui	It	2001		Square Feet	7,631
	FIEGEHEN, ALL	AN G		W.A.Y.		2001		Square Feet doe	s not include
	2800 LOCKHEED	2 WAY		ļ				Basement or Ga Area.	rage Conversion
Mail Address	CARSON CITY 1	NV 89706		Bedroon		1		Click here for Bu	ilding Square
	03802837		09/17/2009	Deatroon	15	I		Footage, Specia	Fealure and
Prior Owner	SHAHEEN FAMI	LY TRUST,	ROGER L					Yard Item Detail	<u>3</u> .
Prior Doc	02715223 07/26			Fuil Bati	15	4		Finished Bsmt	0
	REV TR 4028			Half Bat	hs	2		Unfin Bsmt	0
Subdivision	REV TR 4028			Fixtures		26		<u>Bsmt Type</u>	
Lot Block		Sub Map# Parcel	4028	Fireplac	es	5		Gar Conv Sq Foot	0
Record of Surv	/еу Мар	Map#		Heat Ty	pe	HV COM	APLETE	Total Gar Area	3140
Section Tow	nship 16	•		Sec Hea	at Type			Gar Type	GARA
Range 19	manp io	<u>SPC</u>		Ext Wal		STUCC	-	Det Garage	0
<u>Tax Dist</u>	4000 <u>Add'i Tax</u> Info	Prior APN	Multiple	Sec Ext	Walls	STONE		Bsmt Gar Door	0
Tax Cap	3 PCT Qualified	Primary Re	sidence	Roof Co	over	CONCR	ETË TIL	Sub Floor	WOOD
Status	3 FOT Qualified	• minuty ite	01001100	%Incom	nplete	0		Frame	STUD FRAME
				Obso/B	ldg Adj	OBSO	393,263	Units/Bldg	1
				Constru Mod	liction	0		Units/Parcel	1
				Last Ac	<u>tlvity</u>	09/16/2	009	Last Permit	04/11/2003
Land Informat Land Use 020 Size 2.8			SEPTIC Valu PAVED	ie Year 20		ason app Years		isal Factor Dist Neighborhoo	175R od IGAF
Valuation Info	ermation 2	2009/10 FV	2010/11 FV	/ Sales/1	Fra <u>nsfer</u>	Informatio	on/Recor	d <u>ed Document</u>	
Taxable Land		229,500	174,000	<u>V-</u>	ם סטו	loc Date	Value	Grantor	
Txble Improve	ement Value	1,966,315	1,539,552	<u>Code</u>	3 74 "		-		MIL V
Taxable Tota	1 3	2,195,815	1,713,552	2D	020 0	9/17/2009	3,350,00	0 SHAHEEN FA	
Assessed Lat	nd Value	80,325	60,900	ANT		7/26/2002		(Root noor	DGER & JULIE A
	provement Value (688,210	538,843	3NTT		2/12/2002			OGER & JULIE A
II Assessed IIII									

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Owner Informatio	m & Legal Descri	iption		Building h				•		
APN	041-051-56		i.	Property I	Name:				0. 1 E D	1
Parcel Ma	p <u>Map Index N</u>	<u>Map Wareh</u>	ouse	Quality		R080 HV	-2	<u>Bldg Type</u>	Sgl Fam Res	
Card 1 of 1				Stories		SPLIT				
Situs	4245 WOODCH	UCK CIR	1	Year Built	t	2005		<u>Square Feqt</u>	5,957	
Owner 1	ALDRICH EVAN	IŞ LIVING	TRUST	W.A.Y.		2005		Square Feet doe	es not include	
<u></u>	EVANS JOSEP							Basement or Ga Area.	arage Conversion	'
	TTEE			D - 4		5		Click here for Bi	uitding Square	
Mail Address	4245 WOODCH	IUCK CIR		Bedroom	5	5		Footage Specia	al Feature and	
	RENO NV 895	519						Yard Item Detai	<u>s</u> .	
Owner 2 or	EVANS TRUST		н	Full Bath	s	5		Finished Bsmt	2,501	
Trustee	EVANS IRUSI	EC, JUSE	-110	Half Bath	IS	2		Unfin Bsml	0	
<u>Owner 3 or</u>	ALDRICH TRUS	STEE KIM	E	Fixtures		33		<u>Bsmt Type</u>	Daylight	
<u>Trustee</u> Rec Doc No	03770490		06/12/2009	Fireplace	es.	3		Gar Conv Sq Foot	0	
Prior Owner	SMEE, JONATI	HAN W & C	EBBIE E	Heat Typ	na	HV CON	IPLETE	Total Gar Area	1814	i
Prior Doc	03189717 03/2	9/2005		Sec Hea				Gar Type	MULT GAR	1
Kevline Desc	PM 3987 LT 3			Ext Wall		STUCC	o	Det Garage	728	
Subdivision	PM 3987			Sec Ext				Bsmt Gar Door	0	1
1 of 3 Block		Sub Map	¥	Roof Co	••••	CONCR	ETE TIL	Sub Floor	WOOD	
		Parcel	3967	%Incom		0		Frame	STUD FRAME	D
Record of Surve	зу мар	Map#	3907	Obso/Bl	•	-		Units/Bldg	1	
Section Tow	nship 19	SPC		Constru	÷ .	-		•		
Range 19				Mod	Cuon	0		Units/Parcel	1	
<u>Tax Dist</u>	6005 <u>Add'i Tax</u> Info	Prior APt	041-051- 14	Last Act	<u>ivity</u>	10/31/2	009	Last Permit	06/10/2005	
Tax Cap Status	3 PCT Qualifie	d Primary I	Residence	<u> </u>				<u> </u>		_
Land Informatio	 01									
Land Use 020	 Zoning Muli	t Sewer 8	SEPTIC Value	e Year 201	1 Rea			sal Factor Dist	261R	
	AC Water WE				Rea	ipp Years 2	010	Neighborhoo	d ABUG	
Valuation Infor	······		2010/11 FV	Sales/T	ransfe	r Informatio	n/Recor	ded Document		
Taxable Land		176,000	450.000	<u>⊻</u> .				Grantor		
,			1,177,183	Code	<u>LÜC</u> I	Doc Date	value			
Txble Improve			1,627,183	20	000	06/12/2009	2 675 0	OD SMEE,JONA	THAN W & DEB	BIE
⊺axable Total		166,600	157,500	20	020			E		
Assessed Lan		•	412,014	3MNT	012	03/29/2005	0		THAN W & DEB	RIE
1	rovement Value 4		569,514		÷		-			
Total Assesse	a ;	593,154	009,014	3NTT	012	04/03/2003	50	SMEE,JONA F	THAN W & DEB	미면

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Superpumper 001670

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Owner Informatio	on & Legal Descri	ption		Building	Informa	ation			
APN	162-142-06			Property	Name:	:			
Parcel Ma Card 1 of 1	ap <u>Map Index N</u>	<u>/lap Wareh</u>	ouse	Quality		R085 HV 3	-2/HV-	<u>Bida Type</u>	Sgl Fam Res
Situs	11180 BOULDE			Stories Year Bui	1.	ONE 2006		Square Feet	4.367
<u>Owner 1</u>	COHEN REVOC JAMES R	ABLE TRU	IST,	W.A.Y.	i.	2006		Square Feet doe	•
Mail Address Owner 2 or	6605 BOULDER SAN JOSE CA	95120		Bedroom	<u>15</u>	3		Area. <u>Click here for Bi</u> Footage, Specia	uilding S <u>quare</u>
Trustee	COHEN, TRUST							Yard Item Detail	<u>s</u> .
Rec Doc No			04/17/2009	4		4		Finished Bsmt	3,378
Prior Owner	SPEAR, STUAR		1	Half Bat		2		Unfin Bsmt	0
Prior Doc	03365784 03/24			Fixtures		25		<u>Bsint Type</u>	Multiple
Keyline Desc Subdivision	PECETTI RANC		22	Fireplac	85	2		Gar Conv Sq Foot	0
Lot 22 Block		Sub Map#	3903	Heat Typ	pe	HV COM	PLETE	Total Gar Area	1172
		Parcel		Sec Hea	at Type			Gar Type	GARA
Record of Surve	еу мар	Map#		Ext Wall	s	STUCCO)	Det Garage	0
Section Towr	iship 18	SPC		Sec Ext	Walls	STONE		Bsmt Gar Door	0
Range 20				Roof Co	ver	CONCR	ETE TIL	Sub Floor	WOOD
Tax Dist	4005 <u>Add'l Tax</u>	Prior APN	162-140-	%Incom	plete	0		<u>Frame</u>	STUD FRAMED
	<u>uno</u>		07	Obso/Bl	dg Adj	0		Units/Bldg	1
Tax Cap Status	3 PCT Qualified	г Рптану К	esidence	Constru Mod	ction	0		Units/Parcel	1
				Last Act	livity	10/14/20	09	Last Permit	12/29/2006
Land Information			MUNI Value PAVED	e Year 201		ason R app Years 2		sal Factor Dist Neighborhoo	178R d ECJG
Valuation Inform	mation 20	009/10 FV 3	2010/11 FV	Sales/T	ranste	r Informatio	n/Record	<u>ded Document</u>	
Taxable Land \	/alue 46	88,750	391,000 1,125,715	V- Code		Doc Date		Grantor	
Txble Improver	-		1,516,715	2D	020 (04/17/2009	2,994,00	0 SPEAR, STUA	ART .
Taxable Totai			136,850	BER		03/24/2006		SPEAR, STUA	
Assessed Land				3BFM		03/23/2006		SPEAR,STU/	RT & DONNA A
	ovement Value 40		394,000 530.850	1	• · - ·	02/02/2005	-	MOUNTAIN (CONCEPTS INC,
Total Assessed	j 5	71,350	000,000	1G		11/12/2004		LORSON RIC	HARD C & GWEN
				1SVR	012	11/27/2002	375,000	PECETTI RA	NCH ESTATES

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Superpumper 001671

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Owner Informa	tion & Legal Desc	cription		Building	Inform	ation				
APN	148-221-02			Property	Name					
<u>Parcel N</u> Card 1 of 1	<u> Map Map Index </u>	Map Wareh	<u>iousé</u>	Quality		R1 5	05 HV-	4/HV-	<u>Blda Type</u>	Sgl Fam Res
Situs	20282 BORDEA	אם צוו		Stories		Oł	١E			
Owner 1	DUNBAR, DON			Year Bui	ilt	20	07		<u>Square Feet</u>	5,317
<u>Mail Address</u>	20282 BORDEA RENO NV 895	UX DR		W.A.Y.		20	07		Square Feet doe Basement or Ga Area.	
Rec Doc No Prior Owner	02959622 DUNBAR, DON/	Rec Date ALD C & WA	11/26/2003 NDA L	<u>Bedroon</u>	<u>ns</u>	5			<u>Click here for Bu</u> Footage, Specia Yard Item Detail	Feature and
Prior Doc	02509644 12/2		000	Full Bat	าร	5			Finished Bsmt	3,273
Keyline Desc	MONTREUX 2		600	Half Bat		2			Unfin Bsmt	0
Subdivision	MONTREUX 5 S		2004	Fixtures		37	,		<u>Bsmt Type</u>	Daylight
Lot 206S Blo Record of Sur		Sub Map# Parcel	3894	Fireplac		2			Gar Conv Sq Foot	0
		Map#		Heat Ty	pe	н	v сом	PLETE	Total Gar Area	1937
Section Tov Range 19	vnship 17	<u>SPC</u>		Sec Hea	•	e			Gar Type	GARA
Range 15	6000 Add'l <u>Tax</u>		148-010-	Ext Wal			тиссс)	Det Garage	0
<u>Tax Dişt</u> Tax Ca <u>p</u>	Info	<u>Prior APN</u>	43	Sec Ext	Walls		tone Eneer	1	Bsmt Gar Door	0
Slatus	3 PCT Qualified	I Primary Re	sidence	Roof Co	ver	s	LATE		Sub Floor	WOOD
<u></u>				%Incon		0			Frame	STUD FRAMED
				Obso/B	•	IL 0			Units/Bldg	1
				Constru Mod	- ·	, 0			Units/Parcel	1
				Last Ag	<u>tivity</u>	1	1/05/20	09	Last Permit	04/06/2007
Land Informa Land Use 020 Size 32			MUNI Valu PAVED	e Year 20			F Years 2		isał Factor Dist Neighborhoc	179R d JCIF
Valuation Info	ormation	2009/10 FV	2010/11 FV	Sales/1	Fransfe	er Info	ormatio	n/Recor	ded Document	
Taxable Land		510,000 1,837,142	374,000 1,808,733	<u>V-</u> Code	<u>LUC</u> I	Doc 1	Date '	Value	Grantor	
Txble improv		2,347,142		3NTT	012	11/26	6/2003	0		ALD C & WANDA
Taxable Tota Assessed La		178,500	130,900	3NTT	012	12/21	1/2000	0		ALD C & WANDA
Assessed Im	provement Value	643,000	633,057	1G	012	12/2	1/2000	900,000	MONTREUX DI GROUP LLC,	EVELOPMENT
Total Assess	ed	821,500	763,957	SNTT	9999	11/2	1/2000	0	MONTREUX D	EVELOPMENT

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	tion & Legal Descr	ription		Building Ir		tion			
APN	009-120-23			Property (lame:		_	Dist. Trans	C-I Fam Bas
	<u>/ap Map Index f</u>	<u>Map Warel</u>	<u>nouse</u>	Quality		R040 GOOI	ַ	<u>Bldg Type</u>	Sgl Fam Res
Card 1 of 2				Stories		ONE			2 102
Situs	680 JUNIPER HI			Year Built		1954		Square Feet	3,102
<u>Owner 1</u>	WILLIAMS, JOHI			W.A.Y.		1954		Square Feet doe Basement or Ga	es not include rage Conversion
Mail Address	4790 CAUGHLIN		607					Area.	age conversion
	RENO NV 895			Bedroom	3	2		Click here for Bu	
Rec Doc No	02195245	Rec Date	03/31/1998					Footage, Specia	
Prior Owner						_		Yard Item Datail	_
Prior Doc	CHK 11/01/1995			Full Baths		3		Finished Bsmt	0
Keyline Desc	FR SE4 SE4 NE4	4 SEC 201	TWP 19	Half Bath	s	0		Unfin Bsmt	0
	RGE 19			Fixtures		12		Bsmt Type	
Subdivision Lot Block	FR SE4	Sub Map	#	Fireplace	8	1		Gar Conv Sq Foot	0
		Parcel	0	Heat Typ	e	FA		Total Gar Area	0
Record of Surv	vey Map	Map#	U	Sec Heat	Туре			Gar Type	
Section 20	Fownship 19	<u>SPC</u>		Ext Walls	•	BRICK VENEER		Det Garage	2328
Tau Dist	4005 <u>Add'l Tax</u>	Prior API	N	Sec Ext \	Valis			Bsmt Gar Door	0
Tax Dist	<u>Info</u>	<u>) (ių) 74 į</u>	<i>.</i>	Roof Cov	ег	WOOD SH	AKE	Sub Floor	WOOD
Tax Cap	3 PCT Qualified	Primary R	esidence	%Incomp	lete	٥		Frame	STUD FRAMED
Status	••••			Obso/Blo	lg Adj	0		Units/Bldg	1
				Construc	tion	D		Units/Parcel	2
				Last Acti	<u>vitv</u>	10/25/2009)	<u>Last Permit</u>	05/06/2004
Land Use Output Land Use Country Land Use Reapp Years 2010 Neighborhood AE Size 4.257 Ac Water MUNI Street PAVED Reapp Years 2010 Neighborhood AE						261R d ABRG			
Valuation Info	rmation 2	009/10 FV	2010/11 FV	Sales/Tr	ansfer	Information/F	Record	led Document	
Taxable Land		65,000	600,000		LUC	Doc Date	Valu	e Grantor	
Txble Improve	ement Value 3	01,073	297,446	3NTT	031	03/31/1998	0		
Taxable Total		,066,073	897,446	1GCR	020	11/01/1995	940,	000	
Assessed Lar		67,750	210,000						
	provement Value 1	105,376	104,106						
Total Assess		373,126	314,106						

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Superpumper 001673

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Owner Informa	tion & Legal Descri	iption		Building Informa			
APN	008-120-23			Property Name:		•	
	<u>dap Map Index Map Index Map Map </u>	<u>Aap Wareh</u>	ouse	Quality	R050 VERY GOOD	Bidg Type	Sgl Fam Res
	680 JUNIPER HI			Stories	ONE		
Situs Ourses 1	WILLIAMS, JOHN			Year Built	2002	Square Feet	840
<u>Owner 1</u> Mail Address	4790 CAUGHLIN	PKWY #50		W.A.Y.	2002	Square Feet doe Basement or Ga	es not include rage Conversion
	RENO NV 8951					Area.	ŭ
Rec Doc No Prior Owner	02195245	Rec Date	03/31/1998	Bedrooms	1	Click here for Bu Footage, Specia	
Prior Doc	СНК 11/01/1995					Yard Item Detail	
Prior Doc	FR SE4 SE4 NE4			Full Baths	1	Finished Bsmt	0
Keyline Desc	RGE 19		VVI 10	Half Baths	0	Unfin Bsmt	0
Subdivision	FR SE4			Fixlures	7	Bsmt Type	
Lot Block		Sub Map# Parcel	E	Fireplaces	1	Gar Conv Sq Foot	0
Record of Sur	vey Map	Map#	0	Heat Type	FA	Total Gar Area	0
Section 20	Township 19	•		Sec Heat Type		Gar Type	
Range 19	,	<u>SPC</u>		Ext Walls	STUCCO	Det Garage	680
Tax Dist	4005 <u>Add'l Tax</u> Info	Prior APN	<u> </u>	Sec Ext Walls	STONE VENEER	Bsmt Gar Door	0
Tax Cap	3 PCT Qualified	Primary Re	sidence	Roof Cover	CONCRETE 1	TL Sub Floor	SLAB
<u>Status</u>		i initiony i te	3100100	%Incomplete	0	<u>Frame</u>	STUD FRAMED
				Obso/Blog Adj	0	Units/Bldg	1
				Construction Mod	0	Units/Parcel	2
				Last Activity	10/25/2009	Last Permit	05/06/2004
Land Informal Land Use 020 Size 0) <u>Zonina</u> HDR Sev			2011 Reason Reapp Ye	Reappraisal I ars 2010	Factor Dist 261F Neighborhood ABR	
) FV 0/1	Sales/Transfer	Information/Rec	orded Document	
Valuation Info		-170	0	V-Code LUC		alue Grantor	
Txble Improv		0	0	3NTT 031			
Taxable Tota		0	õ			40,000	
Assessed La		0	ō			-	
	provement Value	0	0	1			
Total Assess		0	0				
	es are pretiminary v	alues and	subject to	:			

Superpumper 001674

Owner Informa	ition & Legal Descr	iption -		Building Inform	natior	<u>ຼຸຼຸ</u>		
APN	046-162-03			Property Nam	e:			-
Parcel I	<u>Map Map Index I</u>	<u>Map Wareho</u>	NUSC	Quality	R 3	085 HV-2/HV-	<u>Bldg Type</u>	Sgl Fam Res
Card 1 of 1 Situs	70 BENNINGTON		l	Stories		WO 000	Square Feet	7,240
<u>Owner 1</u> Mail Address	CARTER, JAN O 70 BENNINGTON	I CT	RSB	Year Built W.A.Y.	_	000	Square Feet doe	' I
Rec Doc No Prior Owner	RENO NV 8951 02059308		12/26/1996	<u>Bedrooms</u>	4		Area. <u>Click here for Bu</u> Footage, Specia	Feature and
Prior Doc			1 0	Full Baths	6	ł	Yard Item Detail Finished Bsmt	0
Keyline Desc Subdivision	BENNINGTON C BENNINGTON C		00	Half Baths	2		Unfin Bsmt Bsmt Type	0
Lot 306 Bloc		Sub Map# Parcei	3314 0	Fixtures Fireplaces	3	i0 i	Gar Conv Sq Foot	0
	wey imap waship 17	Map# <u>SPC</u>	5	Heat Type Sec Heat Typ		IV HEAT ONLY	' Total Gar Area Gar Type	1056 GARB
Range 19 Tax <u>Dist</u>	6000 <u>Add'l Tax</u>	Prior APN	046-060-	Ext Walls	5	STONE /ENEER	Det Garage	0
Tax Cap	<u>Info</u> 3 PCT Qualified	Primary Res	sidence	Sec Ext Wall Roof Cover	5		Bsmt Gar Door Sub Floor	0 WOOD
<u>Status</u>				%Incomplete	э (D	Frame	STUD FRAMED
				Obso/Bidg A Construction		0	Units/Bldg	1
				Mod	I	0	Units/Parcel	1
	<u></u>			Last Activity		10/20/2009	Last Permit	
Land Informa Land Use 02 Size 2.4				e Year 2011 R R	easo eapp	n Reappra Years 2010	isal Factor Dist Neighborhoo	171R d JCCG
Valuation Inf Taxable Lan Txble Improv Taxable Tota Assessed La	d Value vement Value al	255,000 1,273,611 1,528,611	2010/11 F\ 210,000 1,228,264 1,438,264 73,500	V-Code LU	<u>ю</u> D	oc Date 🛛 Val	r <u>ded Document</u> ue Grantor 9,000	
	nprovement Value	445,764	429,892 503,392					

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4300000	685		6,332		,	2002	년 년	5,00	Subject 2155 Panorama Drive	Subject
		S520	7.240	\$3,755,000,7.240	Listing	2000	HV-2	241	70 Senniagion Court	R-3
		2692	5,495	Listing (\$3,800,000	Listing	1954	Good	4.26	650 Juniper Hill Road	ار دم
		\$74.4	5,357	\$3,956,000	Listing	2007	HV-5	0,75	20282 Bordezux Drivo	11-1
					stings	me Li	Comparable Luxury Home Listings	arable	Comp	
		9895	4,367	2005 Apr-09 \$2,994,000 4,367	Арт-09	2005	HV-2	2.00	11180 Boulder Glen Way	2
		\$449	5.957	2005 Jun-09 \$2,675,000 5.957	90-nuL	2005	HV-2	3.24	4245 Woodchuck Circle	Ŧ
		\$439	7,631	2001 Sep-09 \$3,350.000	Sop-D9	2007	HV-4	2.80	'9 Willow Bend Land	2
		\$386	6,473	2005 Mar-to \$2,500,000	Mar-10	2005	HV-4	2.46	8000 Lakeside Drive	1-2
		\$486	6,456	2002: Jul-10 \$3,150,000	JUI-10	2002	HV-2	3.13	425 Juniper Hill Road	Ξ
		\$ Paid. Sq.Ft	Sq.Ft	Sale Price	aleC aleC	Year Built	Quality	салd (Acres)	Adoress	Sale No
			_		ales	ome S	Comparable Luxury Home Sales	parable	Com	1

\$433 \$386 స్ \$439 لت \$449 4 BE3S ቬ \$744 Ē \$692 L-2 5 \$520

\$100 S200 \$300 \$400 -\$500 \$600

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\$800 \$700

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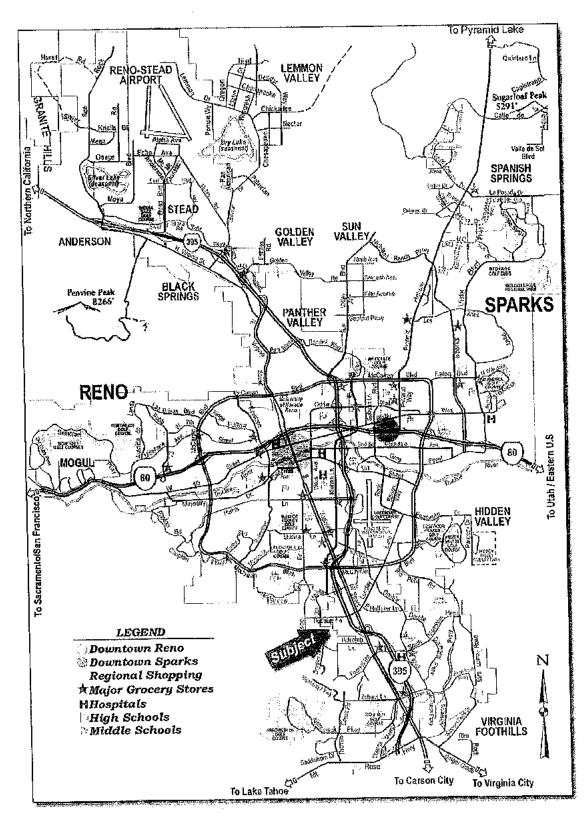
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ves Appraisal Associates 0 Wonder Street		Invoic
eno, NV 99502 hone: (775) 329-8487	DATE	INVOICE #
	9/21/20	10 100911
BILL TO		
Paul Morabito 8355 Panorama Drive Reno, NV 89511		
		TERMS
		Due on receipt AMOUNT
Location: 8355 Panorama Drive, Reno, NV		

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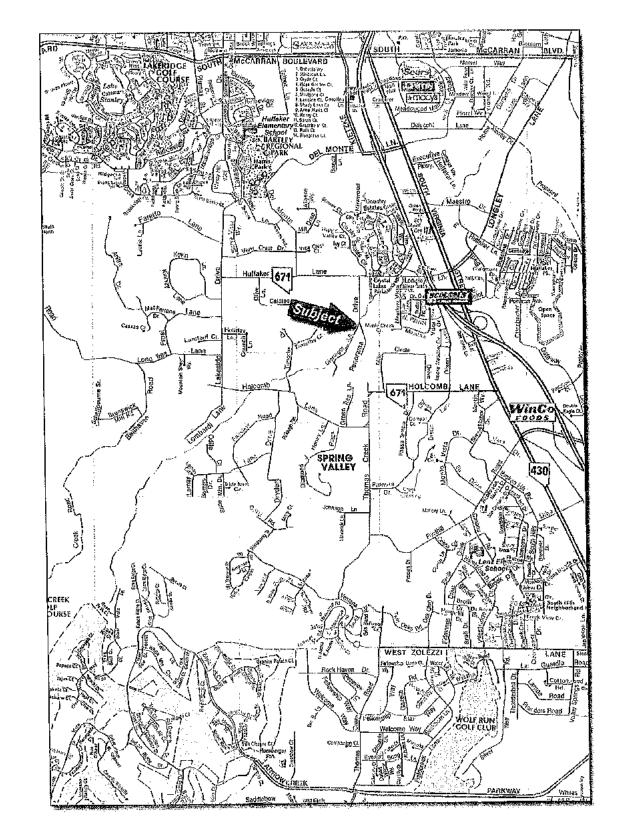


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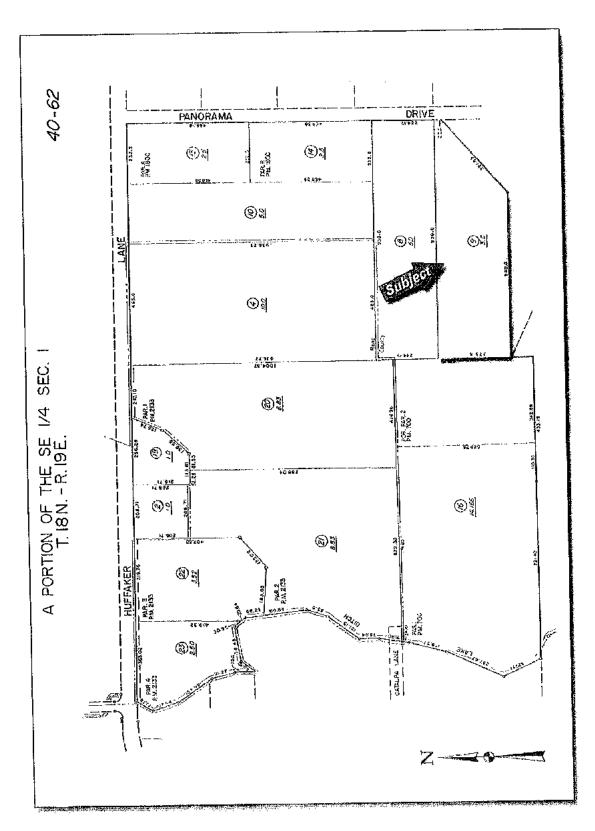
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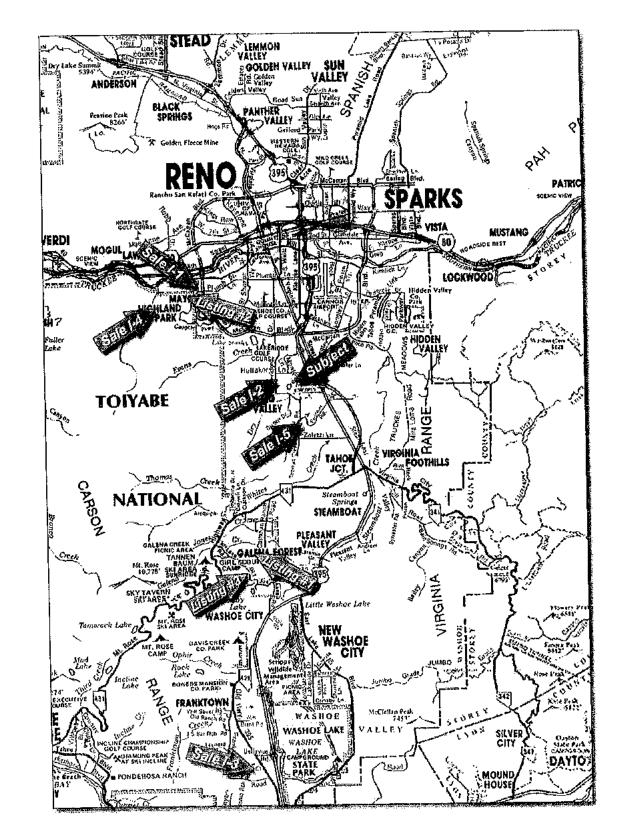


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Short Report

General Information Estimate ID Property Owner Address City State/Province ZIP/Postal Code Surveyed By Survey Date Appraisal For	N 8355 Panorama Drive Morabito 8355 Panorama Drive Reno NV 89511
Cost As Of	09/2010

Single-family Residence

Cost Data Description Base Cost Basic Structure Total Cost Attached Garage Detached Garage Subtotal Garage Subtotal Extras Replacement Cost New Total Depredated Cost Land	Units 6,331 6,331 1,300 2,400 6,331	Unit Cost \$168.82 \$329.06 \$8.54 \$12.85 \$344.40	Total \$1,068,799 \$2,083,275 \$15,372 \$30,840 \$46,212 \$50,914 \$2,180,401 \$2,180,401 \$980,000 \$294,519
Land Subtotal Yard Improvements Non Building			\$294,519 \$1,274,519 \$1,274,519
Non Building Depreciated Cost Total			\$3,454,920

Cost data by Marshall & Swift, L.P.

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*** This SwiftEstimator report has been produced utilizing current cost data and is in compliance with the Marshall & Swift Licensed User Certificate. This report authenticates the user as a current Marshall & Swift user. ***

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MARSHALL	& SWIFT

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	LISTING COUNT
LIST PRICE:	\$4,750,000	\$3,400,000	\$3,711,936	\$3,500,000	\$40,831,300	
SOLD PRICE:	\$0	\$0	\$0	\$0	\$0	11
DOM:	949	16	281	178		

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Stat	dsheet MLS #	A5K \$	AR	ADÐ	BR	втн	SF	ACR	#GAR	Year Built	Price per SQFT	Sold Price	Closing Date	Sold Price	Days On Market
ACT	100004027	\$3,400,000	163	2595 Spinnaker	3	3	5600	0.44	3	2008	607,14				178
ACT	1	\$3,449,000		7000 Franktown Road	7	5	8117	149.00	0	1923	424,91				324
ACT	1	\$3,478,000		4705 Alpes Way	5	4	6200	0.73	4	2007	560,97				23
REDC				17300 MAJESTIC VIEW DRIVE	4	4	9000	16.96	4	2006	387.70				287
ACT		\$3,499,000			3	2	1665	19.72	D	2005	2101.50				678
ACT	1	\$3,500,000	ł	7351 Granite Ridge	4	5	7908	12.75	4	1995	442.59				134
ACT		\$3,745,000			4	4	9203	1.66	4	2007	406.93				949
ACT		\$3,765,000	1	j 70 Bennington	4	6	7240	2.41	3	2000	520.03				51
ACT		\$3,800,000	Τ	680 Juniper Hill	3	4	5495	4,26	6ŀ	1955	691.54]	18
ACT		\$3,956,000		20282 Bordeaux	5	5	8600	0.75	5	2007	460.00				16
PD	-	<u> </u>		1200 Holcomb Ranch Lane	9+	9+	13.316	5.86	5	1998	356,71				433

Disclaimer

This information is from the NNRMLS system and may not necessarily be listed by the office and agent named on this brochure. Information is deemed reliable, but not guaranteed.

MLS All Fields									
		MLS#	100004027	Address	2595 Spin	naker			
		Status	ACTIVE	Unit #					
				City	Reno				
Were an inter		Asking Price	\$3,400,000	State	NV			}	$\odot_{\mathfrak{K}^{Catarran^{pol}}}$
		Class	RESIDENTIA	L Zip	89509				
		Туре	Site/Stick Bu	llt Area	163 Reno-	Southwest			600 yds
		() () () ()	n #24 (* * *					¢	© 2010 NAVTEO O AND
		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~							
Property Informatio	n			· · · · · · · · · · · · · · · · · · ·					
Bedrooms #	3	County		Washoe		on Interest (	,	No	
Baths #Full or 3/4	3	Parcel #		04213001		ed Common	wan	No No	
# Half Baths	2	Taxes \$		16615.00		Rights		Yes	
# Garage	3	Assessn	-	0,00	HOA			To follow	
# Carport	Û	-	Category	Single Family	HOA/I	fgt Co		TO TOROW	
		Zoning		SF15		Ena é		250.00	Monthly
Stories	2 Story		of Zoning	Assessor	Assoc			200.00	( to no of
Unit Level		Horses	-	No Saustilia Basada		Trans Fee \$		Yes	
Total Living Space			tary School	Caughlin Ranch	CC/R	Restrictions			
Source of SqFt	Owner	Middle		Swope		Unco	nverted Ma	nuf. Hous	sing Only
Price per SQFT	607.14	High Sc	hool	Reno	Serial	#		Widt	th
Year Built	2008	IPES			HUD #	¢		Skirl	ting
Acreage	0.44	Coveraç	je		L	Personal Pro	perty Taxes		
Construction	Flock								
Xstreet/Directions	McCarra	n to Greensbord	}						
Agent / Showing Ir	formatio	DA					Showing Ins	trations	Call Listing Agent
Agent		onica R Munoz -					fo Show Co		con county Ayent
Agent E-mail		ozInvestmentG				I	IO 200W CO		
Listing Office 1	Cha	se International	-Damonte - (J	75) 850-5900			Recursied for		Owner
Listing Agent 2							Occupied By Contact Nati		Vee
Listing Agent 2 E-r	nail								
Listing Office 2									•
—							Contact Pho		775-221-3181
Listing Information							Contact Pho	ne	775-221-3181
Listing Information Comm to BB 3.00		B\$or%%		Original Price		400,000	Listing D	ate	775-221-3181 3/23/2010
Listing Information Comm to BB 3.00 Variable Rate		No		Days on Mark	et 17	400,000 3	Listing Da	ate te	775-221-3181
Listing Information Comm to BB 3.00		No No		Days on Mark Days On MLS	et: 170 170	400,000 3 3	Listing Da Input Da Expiratio	ate te n Date	775-221-3181 3/23/2010 3/23/2010 1:01:00 PM
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eatures	Attached	FOUNDATION	Concrete/Crawl Space, Full Perimeter
TYPES	Attoched	EXTERIOR	Stucco
HDA	Boat Lounch, Dock, Exterior Maint, Marina, Security, Security	ROOF	Pitched, Tile
	Gates	HEATING/COOLING	Natural Gas, Forced Alr, Hot Water System
DIOINS	Golf Course, Greenbelt, Lake, Creek/Stream, Street,		Evap Cooling
	Common Area	WATER HEATER	Natural Gas, Circulating Pump
/IEW	Yes, Mountain, Lake, Golf Course, Greenbelt, Trees, Creek,	WINDOWS	Double Pane
	Wooded	FIREPLACE	Two or More
INT FTRS	Drapes/Curtains, Blinds/Shades, Rods, Garage Door	UTILITIES	Electricity, Natural Gas, City/County Water
/PRSNL	Opener(s), Smoke Detectors, Intercom, Security System		City Sewer, Cable, DSL Available, T1
PROP INCLD	/Owned, Central Vacuum, Washer, Dryer		Available, Telephone
LIVING	Great Room, Firepice/Woodstove/Pellet, High Ceiling, Ceiling	LANDSCAPED	Yes, Fully Landscaped
ROOM	Fan	SPRINKLERS	Full Sprinklers, Automatic
DINING	Separate/Formal, Firepice/Woodstove/Peilet, High Ceiling	FENCED	Front
ROOM		PATIO/DECK	Yes, Uncovered, Patio
FAMILY	Separate, High Celling	EXTERIOR FEATURES	Heated Driveway
ROOM		WATER TEST	No
KITCHEN	Gas Range, Electric Range, Single Oven, Double Oven,	ACCESS	Public Centle
	Refrigerator, Built-In Dishwasher, Garbage Disposal,	TOPOGRAPHY	
	Microwave Built-In, Island, Pantry, Breakfast Bar, Breakfast	OWNER(S) MAY SELL	Conventional, FHA, VA, Cash
	Nook	GREEN FEATURES	None
MASTER	Walk-In Closet, Firepice/Woodstove/Peilet, High Ceiling,		
BEDROOM	Double Sinks, Shower Stall, Jetted Tub, On Main Floor, 2nd		
	Master Bdrm (Or more)		
LAUNDRY	Yes, Laundry Room, Laundry Sink, Cabinets, Shelves		
AREA	and the state to the base of the state of th		
OTHER	Office/Den(not Incl bdrm), Entry/Foyer, Workshop,		
ROOMS	Basement - Finished		
FLOOR	Carpet, Wood, Stone, Travertine		
COVERING			

#### MLS Remarks

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LAKEFRONT WITH ITS OWN PRIVATE BEACH. Your own private resort located in the Southwest part of town has beautiful lake and golf course views to the rear which can be viewed from the massive bay windows that bring the panorama of the lake and mountains indoors. Its hard to decide whether to take an evening boat ride or view your favorite film in the state of the art theater. You can do both! Invite friends over and you have your choice of dining areas

#### Extended Remarks

maybe a deck where you can dine by the the lake, the creek and the waterfails or your own private beach. An aura of peace and welcome pervade as you enter this timeless legacy home with detailing by master craftsmen. Your keyless entry releases the massive door and as you enter and you will see a skylit entry with infayed floor detailing in an aged wood floor. Italian plaster walls , Alabaster and brass lighting , wrought iron, and leaded glass doors, complete the authentic old world detailing. Where others provide faits flutshes you will only find the real finishes here. If you visit Italy you will probably see the same time honored work on ancient villas. http://www.us.onen2view.com/Property/2515 for more pictures and details,

## Private Remarks

This home is truly a blend of the best of the old and the new on arguably one of the most gorgeous home sites in Reno. We invite all offers. Owner is a licensed real estate agent in the State of Nevada. Chase agent is realted to owner. Listing agent must be present at all showings.

Real Estate Directory Real Estate Directory Do Not Publish

Publish Until

Sold Information	Sold Price	
Selling Agent	Sold Price per SqFt	
Selling Office 1	How Sold	
Selling Agent 2		
Selling Office 2	Contract Date	
	Closing Date	
This information is deemed reliable, but not guaranteed.		
100004027	09/17/2010	Page 2 of 2

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LS All Fields		MLS #	90016144		Address	7000	Franktown R	bso	0		
		Status	ACTIVE		Unit #				100	10.10 × 2	260 210
					City	Wash	oe Vailey				a la
		Asking Price	\$3,449,000		State	NV			a zter streke		. 1
ALL STATES	4.4.5	Class	RESIDENTIA	L	Zíp	8970:				overlas Arcal de la	(a=a 
		Туре	Site/Stick Bu	llt	Атеа	175 V	Vest Washoe	Valley	ũ	·	11
	·. ······	0000	) G (J				Virt	ual Tour	$\psi_{i}^{(\alpha)} \psi_{i}^{(\beta)}$	с 5 м 	
							······				
roperty Informatio		County		Washoe	<b></b>	Čo	mmon Inte	rest Ownership	Yes		!
	7	Parcel #		05520079	9		tached Com		No		
Baths #Full or 3/4 # Haif Baths	5	Taxes \$		1.00	•	Wa	ater Rights		Yes		
≄ nan Baus # Garage	0	Assessn		0.00		но	-		Yes		
# Garage # Carport	3		Category	Single Fa	vlim	но	)A/Mgt Co		SAR Bob	Behling 888-0	990
* Carpon Yotal Parking Cap.	-	Zoning		GR & MD	•						
Stories	1 Story	-	of Zoning	Assessor		As	soc Fee \$		70.00	Monthly	
Unit Level	1	Horses	+	Yes		As	soc Trans F	ee \$	200.00		
Total Living Space	8117		tary School	Pleasant	Valley	CC	)/R Restrict	tions	Yes		
Source of SqFt	Assessor		•	Depoali		<b></b>		Unconverted Mi	muf. Hor	sina Only	·7
Price per SQFT	424.91	High Sc		Damonte	2	0-	arial #	OULOUVELLEU MI	wie Wie		1
Year Built	1923	IPES					unar 4* LID#			rting	
Acreage	149.00	Covera	ge					al Property Taxe			
Construction	Frame					L.,	reloonic				
Xstreet/Directions	Hwy. 39	5 South R. on F	ranktown 3 π	ni L San An	tonio						
Agent / Showing In	formatio	on					·····				
Agent	Colle	een M Barrett -	(775) 848-55	87				-		s Call Listing	Agent
Agent E-mail		rrett@dicksonre						To Show Co	ontact		
Listing Office 1	Dic	son Realty - Da	imonte Ranch	- Office: (	(775) 850 <b>-70</b>	00				0	
Listing Agent 2	Jeff	ory D Giesler - I	(775) 850-700	90				Occupied B	-	Owner	uote
Listing Agent 2 E-r	n <b>ail j</b> dgi	ester@dicksonn	ealty.com					Contact Na Contact Ph		Listing Age 775 848-5	
Listing Office 2	Dici	kson Realty - Di	amonte Ranch	i - Office: (	(775) 850-70	00		Concact Ph	<u></u>		
Listing Information							AT 440 000	Listing 1	)ate	10/28/2009	<u> </u>
Comm to BB 3.00	CBI	B\$or%%			ginal Price		\$3,449,000 324	Input D		10/28/2009 (	i:40:00 PM
Variable Rate		No .			ys on Marke ys On MLS	54	324	•	on Date		
Sliding Scale		No			ys on MES mulative D(	hM	324	Update		6/7/2010	
Sale/Lease		For Sale			mulative Do mulative Do			Status I		6/7/2010	
Listing Type		Exclusive Righ	L		ent Hit Cou		· • ·	Price Da		10/28/2009	
Possession		COE		-	ent Hit Cou			HotShe		6/7/2010	
Limited Service Li		Na						Off Mar	ket Date		
Special Condition: Fannie Mae First	5 OF 5816	None		<b></b>			Ĭr	ternet Display (	Detions		•
Forme Mae I sist				In	ternet Disp	íay	Yes				
				Au	tomated Va	aluati	on	Comme	ntary/Re	views	<u> </u>
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90016144							:	09/17	72010		Page 1 of

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eatures			Constant of Constant
GARAGE TYPES	Detached, Carport	FOUNDATION	Concrete/Crawl Space
HOA AMENITIES	No Amenities	EXTERIOR	Wood Siding
ADJOINS	Golf Course, Creek/Stream	ROOF	Pitched, Composition/Shingle
VIEW	Mountain, Lake, Valley, Trees, Creek, Wooded	HEATING/COOLING	Natural Gas, Radiator
INT FTRS/PRSNL	Drapes/Curtains, Refrigerator	WATER HEATER	Natural Gas
PROP INCLD		WINDOWS	Single Pane, Double Pane
LIVING ROOM	Separate/Formal, Great Room, Firepice/Woodstove	FIREPLACE	Yes, Two or More, Insert
	/Pellet, High Ceiling	UTILITIES	Electricity, Natural Gas, Well-Private, Sept
DINING ROOM	Separate/Formal		Telephone
FAMILY ROOM	Great Room	LANDSCAPED	Partially Landscaped
KITCHEN	Gas Range, Electric Range, Single Oven, Garbage	SPRINKLERS	Front
Jurenen	Disposal, Island, Pantry, Breakfast Nook	FENCED	Partial
MASTER BEDROOM		PATIO/DECK	Yes, Enclosed-Glass, Deck
LAUNDRY AREA	Yes, Laundry Room, Cabinets	EXTERIOR FEATURES	RV Access/Parking, Storage Shed, Barn
OTHER ROOMS	Office/Den(not incl bdrm), Study/Library, SUn Room		-Outbuildings, Corrais/Stails
	, Basement - Phished	WATER TEST	No
FLOOR COVERING	Carpet, Vinyi Tile	ACCESS	Private
FLOOK COAEKTIKG	сагред үнтүстис	TOPOGRAPHY	Level, Rolling, Gentle
		OWNER(S) MAY SELL	Conventional, Cash
		GREEN FEATURES	None

## MLS Ramarks

This unique property is located on the historic San Antonio Ranch in the exclusive Franktown area. The property consists of 3 separate parcels, Parcel 1, 30+ acres with personal residence. Parcel 2, 113+ acres of pasture land and Parcel 3, S acre parcel vacant and zoned for residential use. The personal residence is approx 8117 sq. ft. with a large great room perfect for entertaining and all the privacy one could wish for. Breathtaking views of the Sierra Mts. and Washoe Valley. Truly a must see property!

## Extended Remarks

Parcel 1, APN 05520070 30.64 acres wooded with house, Parcel 2, APN 05520086 113.4 acres pasture can be sold separately. Parcel 3 APN 05520078. 24 hour notice for all showings; one of the listing agents must be present Colleen 848-5587 or Jeff 750-0750. Please call for additional details and information regarding this unique property.

Private Remarks

**Real Estate Directory** Real Estate Directory Do Not Publish

Publish Until

Sold Information Sold Price Selling Agent Sold Price per SqFt Selling Office 1 Now Sold Selling Agent 2 **Contract Date** Selling Office 2 **Closing Date** This information is deemed reliable, but not guaranteed. 09/17/2010 Page 2 of 2 90016144

MLS All Fields 4705 Alpes Way Address 100012452 MLS# ACTIVE Unít # Status a Circle City Reno Asking Price \$3,478,000 State NV RESIDENTIAL. Zip 89511 Class 171 Reno-Southwest Suburban Site/Stick Built Area Туре ର୍ତ୍ତ 2010 Microsoft පිලිලංකාව ଚ 2010 Microsoft පිලිලංකාව ଚ 2010 Microsoft පිලිලංකාව () () () () () Virtual Tour Û Property Information Common Interest Ownership Yes Washoe Bedrooms # County Attached Common Wall Parcel # 14822202 No Baths #Full or 3/4 4 Water Rights No 19318.40 # Haff Baths Taxes \$ Yes Assessment \$ 250.00 HOA # Garage HOA/Mgt Co Eugene Burger Managment Co Zoning Category Single Family # Carport n Total Parking Cap. Zoning Actual LDS 4 Monthly Assoc Fee \$ 250.00 Source of Zoning Owner Stories 2 Story 150.00 Assoc Trans Fee \$ Unit Level **Horses Okay** No Hunsberger **CC/R** Restrictions Yes Elementary School Total Living Space 6200 Middle School Pine Source of SqFt Owner Unconverted Manuf, Housing Only 560.97 **High School** Galena Price per SQFT Width Serial # Year Built 2007 IPES Skinting HUD # 0.73 Coverage Acreage Personal Property Taxes Construction Insulated Concrete Forms Xstreet/Directions Bordeaux Dr Agent / Showing Information Showing Instructions Call Listing Agent M. Trevor Smith Agent Trevor@SmithTeamCB.com To Show Contact Agent E-mail C/B Select Real Estate - Office: (775) 831-1515 Listing Office 1 Occupied By Owner Listing Agent 2 Contact Name Trevor Smith Listing Agent 2 E-mail TRobinson@SmithTeamCB.com Contact Phone 775-831-4834 **Listing Office 2** Listing Information **Listing Date** 8/25/2010 **Original Price** \$3,478,000 Comm to BB 3.00 СВВ \$ ог % % 8/25/2010 6:23:00 PM Days on Market 23 Input Date Variable Rate No Days On MLS **Expiration Date** 23 Sliding Scale No Update Date 8/31/2010 **Cumulative DOM** 23 For Sale Sale/Lease Cumplative DOMLS 23 Status Date 8/31/2010 Exclusive Right Listing Type 8/25/2010 Price Date Agent Hit Count COE Possession **Client Hit Count** HotSheet Date 8/31/2010 **Limited Service Listing** No **Off Market Date** Special Conditions of Sale None **Internet Display Options** Fannie Mae First No Internet Display Yes Automated Valuation Commentary/Reviews

100012452

09/17/2010

Page 1 of 2

eatures			
SARAGE TYPES	Attached	FOUNDATION	Concrete/Crawl Space
IOA	Common Area Maint, Garage, Security, Security Gates	EXTERIOR	Stucco, Rock
MENITIES		ROOF	Pitched, Tile
DIOINS	Golf Course	HEATING/COOLING	Natural Gas, Electric, Forced Air, Central
/IEW	Golf Course, Wooded		Refrig A/C
	Drapes/Curtains, Blinds/Shades, Rods, Garage Door	WATER HEATER	Natural Gas
PRSNL PROP	Opener(s), Smoke Detectors, Security System/Owned,	WINDOWS	Double Pane, Metal Frame, Wood Frame
	Central Vacuum, Humidifier, Refrigerator	FIREPLACE	Yes, Two or More, Gas Log
IVING ROOM	Separate/Formal, High Ceiling, Ceiling Fan	UTILITIES	<ul> <li>Electricity, Natural Gas, City/County Wate</li> </ul>
DINING ROOM	Separate/Formal		City Sewer, DSL Available
FAMILY ROOM	Separate	LANDSCAPED	Fully Landscaped
KITCHEN	Electric Range, Double Oven, Refrigerator, Built-In	SPRINKLERS	Full Sprinklers, Drip-Full, Automatic
MICHEN	Dishwasher, Garbage Disposal, Microwave Bullt-In,	FENCED	Front
	Island, Pantry, Breakfast Bar, Breakfast Nook, Cook Top	PATIO/DECK	Uncovered, Pallo
MASTER	Walk-in Closet, Firepice/Woodstove/Pellet, High Ceiling,	EXTERIOR FEATURES	BBQ Built-In
	Double Sinks, Shower Stall, Garden Tub, On Main Floor	WATER TEST	No
BEDROOM	Laundry Room, Laundry Sink, Cabinets	ACCESS	Private
LAUNUNY AREA	Office (Description industry)	TOPOGRAPHY	Downslope, Cul-de-Sac
	Office/Den(not Incl bdim)	OWNER(S) MAY SELL	Conventional, Cash
FLOOR COVERING	Carpet, Wood, Stone, Marble, Porcelain, Travertine	GREEN FEATURES	1+ Energy Star Appliance

## MLS Remarks

Luxury greenside on 4th hole of montruex. ARXX (insulated blk wall system) construction for maximum energy efficiency. Cul-de-sac locations with gated access to front yard. Spectacular back yard setting by Artistic Gardens w/ water feature, fire pit, built-ins and great views of golf course. Large gournet kitchen with breakfast nook, wine cellar, formal dining and high open ceilings in living area. 3 bd/3 ba + master on main floor + additional office overlooking golf. Two separate 2 car garages, dog

## Extended Remarks

shower, lutron lighting control, Kaleldascape media servers, Crestron controls. Home includes lot in Incline Village (at asking price) for full IVGID access to private beaches etc. CLA for details. Please see attachment for detailed additional remarks.

## Privatø Remarks

Listing now includes aph 126-294-26, 400 Fairview lot #121, Incline Village, NV 89451. This lot is only included at the asking price. Please give 24to 48 hour notice to show home. We will accompany and set up everything to show.

Real Estate Directory Real Estate Directory Publish

Publish Until

Sold Information Sold Price Selling Agent Sold Price per SqFt Selling Office 1 How Sold Selling Agent 2 Contract Date Selling Office 2 **Closing Date** This information is deemed reliable, but not guaranteed. 09/17/2010 Page 2 of 2

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edrooms #	4	County		Washoe 05052048		Attached Comn		Yes		
aths #Full or 3/4		Parcel #		05052048 10646.00		Water Rights	iðti sagir	No		
Half Baths	1	Taxes \$		0.00		HOA		Yes		
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Carport	0	Zoning . Zoning .		LDR.						
otal Parking Cap.		-	of Zoning	Owner		Assoc Fee \$		85.00	Monthly	
itories	2 Story	Horses	+	Yes		Assoc Trans Fe	e\$	200.00		
init Level Intel Living Seaso	0000		tary School	Brown		CC/R Restrictio	-	Yes		
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eatures		COLINICATION	Concrete/Crawl Space
SARAGE TYPES	Attached	FOUNDATION	Stucco
HOA AMENITIES	Security Gates	EXTERIOR	
ADJOINS	Street, Undeveloped Acr	RÓÖF	Pitched, Tile
VIEW	Yes, Mountain, City, Valley, Desert, Greenbelt, Trees,	HEATING/CODLING	Propane, Central Refrig A/C
	Ski Resort	WATER HEATER	Propane
INT FTRS/PRSNL	Drapes/Curtains, Blinds/Shades, Garage Door	WINDOW5	Double Pane
PROP INCLD	Opener(s), Smoke Detectors, Refrigerator	FIREPLACE	Two or More
LIVING ROOM	Separate/Formal	UTILITIES	Electricity, Propane, Well-Private, Septi
DINING ROOM	Separate/Formal		Cable, DSL Available
FAMILY ROOM	Separate	LANDSCAPED	Partially Landscaped
KITCHEN	Double Oven, Refrigerator, Built-In Dishwasher,	SPRINKLER5	Automatic
RITCHEW	Garbage Disposal, Microwave Bullt-In, Trash	FENCED	None
	Compactor, Island, Pantry, None of the Above	PATIO/DECK	Yes, Deck, Patio
	Walk-In Closet, Firepice/Woodstove/Peliet, Double	EXTERIOR FEATURES	RV Access/Parking, In Ground Pool
MASTER	Sinks, Jetted Tub, On Main Floor	WATER TEST	No
BEDROOM		ACCESS	Private
LAUNDRY AREA	Yes, Laundry Room	TOPOGRAPHY	Combo/Varles
OTHER ROOMS	Office/Den(not incl bdrm), Game Room, Basement -		Conventional, Owner Carry 1st, Owner
	Unfinished	OWNER(S) MAY SELL	Carry 2nd, Cash
FLOOR COVERING	S Carpet, Ceramic Tile, Wood		
		GREEN FEATURES	None

MLS Remarks

TRULY STUNNING., ONE OF A KIND PROPERTY, TOP END COMMERCIAL APPLIANCES. INDOOR SALT POOL. LARGE 4 CAR GARAGE, 16.99 ACRES OF SERENITY, VIEWS WHICH ARE OUT OF THIS WORLD..CITY, MOUNTAIN, VALLEY, SKI SLOPE, WILD HORSES. CUSTOM PEATURES YOU CAN ONLY DREAM OF... SHOW BY APPOINTMENT ONLY, LISTING AGENT MUST BE PRESENT..SEE EXTENDED REMARKS..

## Extended Remarks

THERMADOR APPLIANCES. LARGE WATER FEATURES. CENTRAL VAC. OWNER PLANNING ON ADDING MEDIA ROOM AND WINE CELLAR. APPROXIMATELY 9000 SQ FEET...

Private Remarks

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Real Estate Directory Real Estate Directory Publish

Publish Until

Sold Information		
Selling Agent	Sold Price	
Selling Office 1	5old Price per SqFt	
Selling Agent 2	How Sold	
Selling Office 2	Contract Date	
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This information is doemed reliable, but not guaranteed.		
	09/17/2010	Page 2 of 2
90017441	09/1.7/2010	1 296 2 01 %

MLS All Fields Address 2955/3005 Rhodes Road MLS # 80011012 Unit # Status ACTIVE City Reno State N۷ Asking Price \$3,499,000 89521 Class RESIDENTIAL Zip Site/Stick Built Area 174 Pleasant Valley Туре Virtual Tour 000000 **Property Information** Common Interest Ownership No County Washoe Bedrooms # з Attached Common Wall No 01738020 Baths #Full or 3/4 2 Parcel # Yes Water Rights 10694.00 Taxes \$ # Half Baths Û No HOA 0.00 Q Assessment \$ # Garage HOA/Mgt Co Zoning Category Single Family # Carport n GR Zoning Actual Total Parking Cap. 0 Assoc Fee \$ Source of Zoning Assessor 1 Story **Stories** Assoc Trans Fee \$ Horses Okay Yes Unit Level **CC/R Restrictions** No Pleasant Valley **Elementary School** Total Living Space 1665 Middle School Damonte Unconverted Manuf. Housing Only Source of SqFt Plans Price per SQFT 2101.50 High School Damonte Width Seriai # IPES Year Built 2005 Skirting HUD # Coverage 19.72 Personal Property Taxes Acreage Manufactured/Converted Construction Xstreet/Directions S. Virginia/Andrew Lane Agent / Showing Information Showing Instructions Call Listing Office Cindy R Browning - (775) 284-3124 Agent To Show Contact cbrowning@dicksonrealty.com Agent E-mall Dickson Realty - Caughlin - Office: (775) 745-7000 Listing Office 1 Owner Occupied By Listing Agent 2 Dickson Contact Name Listing Agent 2 E-mail tbrowning@dicksonrealty.com 775-746-7009 **Contact Phone** Listing Office 2 Listing Information Listing Date 7/8/2008 \$3,699,000 CBB \$ or % % **Original Price** Commito BB 3.00 7/9/2008 2:36:00 PM Days on Market 678 Input Date Variable Rate No Expiration Date 677 Days On MLS No Sliding Scale 1/17/2010 Update Date **Cumulative DOM** 678 For Sale Sale/Lease Status Date 1/17/2010 Cumulative DOMLS 677 Listing Type Exclusive Right 8/13/2009 Price Date Agent Hit Count COE Possession i/17/2010 HotSheet Date **Client Hit Count** Limited Service Listing No Off Market Date Special Conditions of Sale None Internet Display Options Fannie Mae First Internet Display Yes **Commentary/Reviews** Automated Valuation Page 1 of 2 09/17/2010 80011012

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atores			
ARAGE TYPES	None	FOUNDATION	Concrete/Crawl Space Wood Siding
DA AMENITIES	No Amenities	EXTERIOR	Pitched
JOINS	Street, Undeveloped Acr	ROOF HEATING/COOLING	Propane, Forced Air, Evap Cooling
EW .	Yes, Mountain, Ski Resolt	WATER HEATER	Propane
IT FTRS/PRSNI. PROP	Drapes/Curtains, Blinds/Shades,	WINDOWS	Double Pane
	Refrigerator Great Room, Firepice/Woodstove/Pellet	FIREPLACE	Yes
VING ROOM	Great Room	UTILITIES	Electricity, Propane, Well-Private,
INING ROOM AMILY ROOM	None	•	Septic, Telephone
ITCHEN	Gas Range, Single Oven, Refrigerator,	LANDSCAPED	Yes
r i Chich	Built-In Dishwasher	SPRINKLERS	Drip-Back, Automatic
ASTER BEDROOM	Walk-In Closet, Double Sinks	FENCED	Full, Back
AUNDRY AREA	Yes, Cabinets	PATIO/DECK	Covered, Deck
THER ROOMS	None	EXTERIOR FEATURES	RV Access/Parking, Barn-Outbuilding Corrais/Stalls
LOOR COVERING	Carpet		· No
		WATER TEST	Public
		ACCESS TOPOGRAPHY	Level
		OWNER(S) MAY SELL	Conventional, Cash
		GREEN FEATURES	None
Sale included 2955 & 3055 R	Nodes Rd. adjoining parcel 01738019. Both p		
Sale included 2955 & 3055 R Academy, Professionally Bull Summing arena "130 X 245.	thodes Rd, adjoining parcel 01738019. Both p it 15 stall Barn, Tack room, feed room. Large 11 new jumps, dressage arena 60 X 196. Crai all for brochure. Buyer to verify all Info		
Sale Included 2955 & 3055 R Academy, Professionally Bull Jumping arena "130 X 245, 5 Septic, fabulous Mt. Views, c	it 15 stall Barn, Tack room, feed room, Large 11 new iumos, dressage arena 60 X 196. Crai		
Sale Included 2955 & 3055 R Academy, Professionally Bulk Rumping arena "130 X 245, " Septic, fabulous Mt. Views, c	it 15 stall Barn, Tack room, feed room, Large 11 new iumos, dressage arena 60 X 196. Crai		
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Sale Included 2955 & 3055 R Academy, Professionally Buil Bumping arena "130 X 245, i septic, fabulous Mt. Views, c Extended Remarks	it 15 stall Barn, Tack room, leed room, large 11 new jumps, dressage arena 60 X 196. Craf all for brochure. Buyer to venify all Info	shed for equipiter, manuerance fisman home with 1665 sq ft, viny	
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ale Included 2955 & 3055 R trademy, Professionally Buil unping arena "130 X 245, " ieptic, fabulous Mt. Views, c <u>xtended Remarks</u> <u>Private Remarks</u>	it 15 stall Barn, Tack room, leed room, large 11 new jumps, dressage arena 60 X 196. Craf all for brochure. Buyer to venify all Info	shed for equipiter, manuerance fisman home with 1665 sq ft, viny	
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Sale Included 2955 & 3055 R Academy, Professionally Buil Jumping arena "130 X 245, 1 Septic, fabulous Mt. Views, c Extended Remarks Private Remarks Real Estate Directory Real Estate Directory D Sold Information Selfing Agent	it 15 stall Barn, Tack room, leed room, large 11 new jumps, dressage arena 60 X 196. Craf all for brochure. Buyer to venify all Info	shed for equipiter, manuerance fisman home with 1665 sq ft, viny	Sold Price
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Academy, Professionally Buil Jumping arena "130 X 245, 1 Septic, fabulous Mt. Views, c Extended Remarks Private Remarks Private Remarks Real Estate Directory Real Estate Directory D Sold Information Selling Agent Selling Agent 2 Selling Office 2	it 15 stall Barn, Tack room, leed room, large 11 new jumps, dressage arena 60 X 196. Craf all for brochure. Buyer to venify all Info	shed for equipiter, manuerance fisman home with 1665 sq ft, viny	Sold Price Sold Price Sold Price Sold Price per SqFt How Sold Contract Date Closing Date
Sale Included 2955 & 3055 R Academy, Professionally Buil Jumping arena "130 X 245, 1 Septic, fabulous Mt. Views, c Extended Remarks Private Remarks Private Remarks Real Estate Directory Real Estate Directory D Sold Information Selling Agent Selling Agent 2 Selling Office 2	ti 15 stall Barn, Tack room, leed room, Laige 11 new jumps, dressage arena 60 X 196. Crat I all for brochure. Buyer to verify at Info Verify at Info Not Publish Publish Unt	shed for equipiter, manuerance fisman home with 1665 sq ft, viny	Sold Price Sold Price Sold Price Sold Price

Superpumper 001694

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MLS All Fields 7351 Granite Ridge Court Address MLS # 100006379 Unit # ACTIVE. Status Reno City Asking Price \$3,500,000 State NV 89704 RESIDENTIAL Zip Class 171 Reno-Southwest Suburban Site/Stick Built Area Туре 2010 Microsofでの得いなけど - の 2010 NAVTED -- の ANE Virtual Tour 00000 **Property Information** Common Interest Ownership No Washoe Bedrooms # County Attached Common Wall Parcel # 04617017 No Baths #Full or 3/4 5 No Water Rights 16033.70 # Half Baths 3 Taxes \$ Yes HOA Assessment \$ 0.00# Garage 4 HOA/Mgt Co Self Managed Call Listing agent Zoning Category Single Family # Carport n for details Total Parking Cap. **Zoning Actual** General Rural 4 Appraiser Assoc Fee \$ 50.00 Quarterly Source of Zoning Split Level Stories 100.00 Assoc Trans Fee \$ Horses Okay Yes Unit Level Elementary School Hunsberger CC/R Restrictions Yes Total Living Space 7908 Middle School Piné Source of SqFt Appraiser Unconverted Manuf, Housing Only High School Galena 442.59 Price per SQFT Width Serial # IPES Year Built 1998 Skitting HUD # Coverage Acreage 12.75 Personal Property Taxes Masonry Construction Xstreet/Directions Hwy 395 to Joy Lake Road Agent / Showing Information Showing Instructions Call Listing Agent Jonathan H Dyer - (775) 846-4107 Agent jdyer@chaseinternational.com To Show Contact Agent E-mail Chase International-Damonte - (775) 850-5900 **Listing Office 1** Occupied By Owner Listing Agent 2 **Contact Name** Jonathan Dyer Listing Agent 2 E-mail 775-846-4107 **Contact Phone** Listing Office 2 Listing Information Listing Date 5/6/2010 Original Price \$3,500,000 Comm to BB 3.00 CBB \$ or % % 5/6/2010 2:36:00 PM Input Date Days on Market 134 Variable Rate No Expiration Date Days On MLS 134 No Sliding Scale Update Date 5/12/2010 **Cumulative DOM** 134 For Sale Sale/Lease 5/12/2010 Status Date Cumulative DOMLS 134 Exclusive Right Listing Type Price Date 5/6/2010 Agent Hit Count COE Possession **Client Hit Count HotSheet Date** 5/12/2010 Limited Service Listing No **Off Market Date** Special Conditions of Sale None Internet Display Options Fannie Mae First Enternet Display Yes Commentary/Reviews Automated Valuation . Page 1 of 2 09/17/2010 100006379

eatures GARAGE	Attached	FOUNDATION	Concrete/Crawl Space
TYPES		EXTERIOR	Stucco
HOA	Security Gates	ROOF	Pitched, Tile Recent Air, Eiroplace, Radiant Heat
AMENITIES		HEATING/COOLING	Propane, Forced Air, Fireplace, Radiant Heat Floor, Central Refrig A/C
ADIOINS	Greenbelt, Creek/Stream, Forest, Undeveloped Acr		Propane
VIEW	Yes, Mountain, Valley, Trous	WATER HEATER WINDOWS	Double Pane, Wood Frame, Low E
INT FIRS	Drapes/Curtains, Blinds/Shades, Garage Door Opener(s),	FIREPLACE	Yes, Two or More, Wood-Burning Slove, Gas
/PRSNL	Smoke Detectors, Intercom, Security System/Owned,	LIKELCASE	Log
PROP INCLD	Central Vacuum, Fliter System, Washer, Dryer, Water	UTILINIES	Electricity, Propane, Weil-Community, Septic
	Softener/Owned, Refrigerator, Microwave (portable) Separate/Formal, Firepice/Woodstove/Petlet, High Celling	Diverties	Telephone
LIVING	Separate/Pormai, Firepice/woodstove/Penet, right centing	LANDSCAPED	Yes, Fully Landscaped
ROOM	Separate/Formal, High Ceiling	SPRINKLERS	Full Sprinklers, Front, Drip-Full, Automatic
DINING	Separate Formas, right ceaning	FENCED	None
ROOM FAMILY	Separate, Firplice/Woodstove/Pellet	PATIO/DECK	Yes, Covered, Deck
ROOM	Schelate's Linbert (1998) served aller	EXTERIOR FEATURES	RV Access/Parking, Satellite Dish/Owned
KITCHEN	Gas Range, Double Oven, Refrigerator, Built-In Dishwasher,	WATER TEST	No
	Garbage Disposal, Island, Pantry, Breakfast Nook	ACCESS	Private
MASTER	Walk-In Closet, Firepice/Woodstove/Pellet, High Celling,	TOPOGRAPHY	Upslope
BEDROOM	Double Sinks, Shower Stall, Jetted Tub	OWNER(S) MAY SELL	Conventional, Cash
LAUNDRY	Yes, Laundry Room, Laundry Sink, Cabinets, Sheives	GREEN FEATURES	None
AREA			
OTHER ROOM	MOffice/Den(not Incl bdrm), Entry/Foyer, Workshop,		
S	Basement-Walkout/Daylight		
FLOOR	Carpet, Ceramic Tile, Wood, Stone, Concrete, Marble,		
COVERING	Travertine		

#### MLS Remarks

Designed by Gail Richie, Architect, the home was built with steel superstructure covered in concrete for an Old World, European feel. The roof is concrete tile with copper drains. The interior finishes are tops, with floors of distressed black walnut 5" planks, marble in the battis, wonderful tiles, concrete and all wool carpeting. Light fixtures and custom iron work, radius walls, detailed doors, and wood work through out this home. Wine cellar and tasting room when the battis walls of the state of the sta cut into granite 800 bottle capacity.

## Extended Remarka

The warm, neutral interior with plenty of windows and glass doors for natural light. Rustic steps lead from the parking area to the front door and spectacular entry that features a high domed celling and stairs up to the master suite level and the lower living level. The main floor includes a large living room with wood-burning fireplace, built in media center, dining room, spacious kitchen breakfast room pantry. The lower level features a theater and 3 separate bedrooms with private bathrooms. Garage features shop and large storage area, dog shower. (Call for more information)

#### Private Remarks

This home is shown by appointment only. 24 hour notice is required. There are many details available upon request such as plans, well reports, and a detailed personal property list of which some items are included or available for purchase per separate agreement. All information is deemed reliable but not guaranteed. It is up to all interested parties to complete their own vatification of all facts and reports.

Real Estate Directory

Real Estate Directory Do Not Publish

Publish Until

Sold Information Selling Agent Selling Office 1 Selling Agent 2 Selling Office 2	Sold Price Sold Price per SqFi: How Sold Contract Date Closing Date	
This information is deemed reliable, but not guaranteed.		
100006370	09/17/2010	Page 2 of 2

100006379

MLS All Fields		MLS #	80002375		Address	5775 Lausanne		67.0	
					Unit #	2.,		ľ	
		Status	ACTIVE			Reno			
		· · · ·	AD 747 000		City	NV			
	ale in state it	Asking Price			State	R9511			15 1
		Class	RESIDENTIA		Zip	171 Reno-Southwest	t Cuburban	1	
		Туре	Site/Stick Bui	ilt	Area	TVI Keno-Sonthmes	L PRODUCION		හ 2010 Microsofසහල ලංකුසුන
		0006	080			Virtua	al Tour		
Property Information Bedrooms #	n	County		Washoe		Common Intere	st Ownership	Yes	······
Baths #Full or 3/4		Parcel #	ŧ	14809202		Attached Comm	ion Wall	No	
# Half Baths	2	Taxes \$		21461.00		Water Rights		No	
	4	Assessn		0.00		HOA		Yes	
# Garage	0		Category	Single Fan	ntiv	HOA/Mgt Co			x Home Owner's
# Carport	4	Zoning		LDS	,			Associat	lon
Total Parking Cap.		-	of Zoning	Assessor		Assoc Fee \$		250,00	Monthly
Stories	1 Story	Horses	-	No		Assoc Trans Fe	e \$	400.00	
Unit Level	5050		tary School	Hunsberg	er	CC/R Restrictio		Yes	
Total Living Space		Middle -	-	Pine		•			ing Only
Source of SqFt	Owner 406.93	Middle Bigh Sc		Galena			nconverted Ma		
Price per SQFT		IPES		Concilio		Serial #		Wie	
Year Built	2007		aa			HUD #			rting
Acreage	1.66	Covera	94			Perso <u>nal</u>	Property Taxe	<u>s</u>	
Construction Xstreet/Directions	Frame	U CALE 9 50 44	Doco Linx W	Randesuv					
	formatio	n							
Agent / Showing In Agent	<u>nformatic</u> Boni	nie G Lowder -	(775) 722-161	86			Showing In To Show Co		s Call Usting Office
Agent Agent E-mail	Boni	nie G Lowder -			5-7000		-		is Can being Onice
Agent Agent E-mail Listing Office 1	Boni	nie G Lowder - son Realty - Ca			5-7000		-	ontact	Vacant
Agent Agent E-mail Listing Office 1 Listing Agent 2	Boni Dick	nie G Lowder -			5-7000		To Show Co	ontact Y	Vacant Dickson Appointn
Agent Agent E-mail Listing Office 1 Listing Agent 2 Listing Agent 2 E-r	Boni Dick	nie G Lowder -			5-7000		To Show Co Occupied B	mtact Y me	Vacant
Agent Agent E-mail Listing Office 1 Listing Agent 2 Listing Agent 2 E-r Listing Office 2	Boni Dick nail	nie G Lowder -		e: (775) 74			To Show Co Occupied B Contact Na Contact Pk	ontact Y me ofie	Vacant Dickson Appointn 775-746-7009
Agent Agent E-mail Listing Office 1 Listing Agent 2 Listing Agent 2 E-r	Boni Dick nail	nie G Lowder -		e: (775) 74 Orlg	inal Price		To Show Co Occupied B Contact Na Contact Pk	ontact y me one  Date	Vacant Dickson Appointm 775-746-7009 2/11/2008
Agent Agent E-mail Listing Office 1 Listing Agent 2 Listing Agent 2 E-r Listing Office 2	Boni Dick nail	nie G Lowder - ison Really - Ca		e: (775) 74 Orlg		(et: 949	To Show Co Occupied B Contact Na Contact Pk Listing I Input D	ontact y me one Date ate	Vacant Dickson Appointn 775-746-7009
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eatures GARAGE		FOUNDATION	Concrete/Crawl Space
TYPES	Agacies	EXTERIOR	Stucco, Rock
HOA	Common Area Maint, Gates/Fences, Security, Security	ROOF	Pitched, Tile
MENITIES	Gates, Snow Removal	HEATING/COOLING	Natural Gas, Forced Air, Radiant Heat-Ceiling
ADJOINS	Creek/Stream	· · · · · · · · · · · · · · · · · · ·	Central Refrig A/C
VTEW	Yes, Mountain, Trees, Creek	WATER HEATER	Natural Gas
INT FTRS	Garage Door Opener(s), Smoke Detectors, Central	WINDOWS	Double Pane
PRSNL PROP	Vacuum, Refrigerator	FIREPLACE	Yes, Two or More, Firoplace Electricity, Natural Gas, City/County Water,
INCLD		UTILITIES	City Sewer, Telephone, Water Meter Installe
INTIG BOOM	Separate/Formal		Yes, Partially Landscaped
DINING ROOM	Separate/Formal, Living Rm Combo, Family Rm Combo,	LANDSCAPED	Front, Back, Drip-Front, Drip-Back, Automat
	High Ceiling	SPRINKLERS	None
FAMILY ROOM	Separate, Great Room, High Celling	FENCED	Yes, Uncovered, Covered, Deck, Patio
KITCHEN	Gas Range, Double Oven, Refrigerator, Dunt-In	PATIO/DECK	BBQ Bullt-In
	Dishwasher, Garbage Disposal, Microwave Built-In, Island	EXTERIOR FEATURES	No
	, Pantry, Breakfast Nook	WATER TEST	Private
MASTER	Walk-In Closet, Firepice/Woodstove/Pellet, High Celling,	ACCESS	Downstope
BEDROOM	Double Sinks, Shower Stall, Jetted Tub, On Main Floor	TOPOGRAPHY	Conventional, Cash
LAUNDRY	Yes, Laundry Room, Laundry Sink, Cabinets	OWNER(S) MAY SELL	None
AREA		GREEN FEATURES	(vonc
OTHER ROOM	SYes, Office/Den(not incl bdrm), Study/Library, Game Room		
	, Bonus Room, Entry/Foyer, Workshop, Basement-Walkout		
	/Daylight, Rec Room		
FLOOR	Carpet, Stone		
COVERING			

## MLS Remarks

New Construction now complete. Fabulous Gall Richie design on large private lot with creek running through the back and spectacular mountain views from almost every norm. Best finishes available include premium granites, extensive custom cabinetry throughout entire residence, hardwood and stone floors, beamed ceilings, custom doors and ironwork. Separate home theater, wine cellar and tasting room, 2 family rooms and abundant storage and excercise areas.

## Extended Remarks

Separate golf cart garage or shop / crafts / excercise. Huge butlers pantry includes secondary refrigeration, dishwasher and large storage area adjacent to main kitchen. One bedroom on main level has separate entrance. Sheltered outdoor kitchen/living area and several decks/patios for entertaining. Floxible space allows for many option, i.e. offices, gamerooms, excercise areas, in-law quarters. Some selections still available for Buyers. Memberships available but not required. A premium design on a premium private lot in fabulous Montreux Golf and Country Club.

Private Remarks

Real Estate Directory Real Estate Directory Do Not Publish

Publish Until

Sold information Selling Agent Selling Office 1 Selling Ayent 2 Selling Office 2	Sold Price Sold Price per SqFt How Sold Contract Date Closing Date	
This information is deemed reliable, but not guaranteed.		n n 10
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Half Baths       1       Taxes \$       21575.38       Water Rights       Yes         If Garage       3       Assessment 4       0.00       HOA       No         If Garage       3       Assessment 4       0.00       HOA       No         Total Parking Cap. 3       Zoning Actual       HOR       Assoc Fee \$       Assoc Fee \$         Stories       25tory       Bource of Soft       Horses Diasy       Yes       Assoc Fee \$         Source of Soft       Horses Diasy       Yes       Assoc Trans Fee \$       C/R Restrictions       Yes         Source of Soft       High School       Reno       Dress Yes       Assoc Trans Fee \$       C/R Restrictions       Yes         Construction Frome       Storing Information       Agent       Release AD Dckson - (775) 281-3044       Showing Instructions       Call Listing Office         Agent F-mail       rick-son@kicksonreally.com       Dickson Really - Caughin - Office: (775) 746-7000       Contact Name       Contact Name       Contact Phone       775-324-3211         Listing Agent 2       E-mail       rick-son@kicksonreally.com       Days on Market       7       Days on Market       7       Days on Market       7       Storing Date       716/2010         Listing Office 2       No       Day		-		¥	00913237	Attached Comm		
Monade     Assessment \$     0.00     HOA     No       # Carpot     0     Zoning Category     Single Family     HOA/Mgt Co       # Carpot     0     Zoning Attal     HOR     Assoc Fee \$       # Stories     2 Story     Source of Zoning     Assoc Fee \$     Assoc Fee \$       Multit Level     Horses Olawy     Yes     Assoc Fee \$     Assoc Fee \$       Total Living Space     697     Elementary School     Comm     C/R Restrictions     Yes       Price per SQFT     High School     Reno     Inconvertigut Minut, Houdins Only       Year Built     2002     IPES     Stories     Stories       Acreage     3.13     Coverage     Stories     Stories       Construction     France     Stories     Stories     Cate I Isting Office       Agent     Relexco A Dickson- (775) 281-3014     Showing Instructions     Cate I Isting Office       Agent f and     ricking Agent 2     Dickson Reaky - Caughin - Office (775) 746-7080     Occupied By     Contract Name       Listing Office 1     Dickson Reaky - Caughin - Office (775) 746-7080     Occupied By     Contract Name       Commot DB 3.00     CBB \$     Original Price     \$3,150,000     Listing Date     \$/11/2010       Starting Start     No     Days on Marks     7 <td></td> <td></td> <td></td> <td></td> <td>21575.38</td> <td>Water Rights</td> <td></td> <td></td>					21575.38	Water Rights		
Carport       0       Zoning Actuant       HOA/Mgt Co         Total Parking Cap. 3       Zoning Actuant       HOR       Assoc Trans Fee \$         Stories       2 Story       Horses Diay       Yes       Assoc Trans Fee \$         Orbal Living Space 697       High School       Reno       Yes       Assoc Trans Fee \$         Source of SqFt       Assecsor       High School       Reno       Yes         Acreage       3.13       Coverage       Source of SqFt       Skirting         Acreage       3.13       Coverage       Source of Trans Fee \$       Skirting         Acceage       3.13       Coverage       Showlog Instructions       Call Listing Office         Agent       Rebecca A Dickson (775) 281-3044       Showlog Instructions       Call Listing Office         Agent and te-mail       rd:kson@dicksonreality.com       To Show Contact       Contact Bio         Listing Office 1       Dickson Reality - Caughilin - Office (775) 746-7000       Occupied By       Cornact Bio         Listing Agent 2       Listing Office 7       Showlog Instructions       Call Listing Office 7         Listing Office 1       Dickson Reality - Caughilin - Office (775) 746-7000       Occupied By       Cornact Bio         Sale/Lase       No       Days on Market 7		-	Assess	nent \$	0.00	HOA	No	
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Stories 2 Story Source of Zonhag Assessor Horse Dial Living Space 697 File Stat Living Space 697 Price per SQFT Arceage 3.13 Construction Frante Sater 2 Story Source of Suff. Assessor High School Reno Construction Frante Sater 2 Lip School Reno States ( ) Inconverted Manuf. Housing Only Witht HUD # Skirting Personal Property Taxes Source of Suff. Assessor Middle School Reno Construction Frante Sater 2 Lip Office 2 Lip Office 2 Lip Office 2 Lip Office 2 Lip Office 2 Lip Office 2 Lip Office 7 States Construction School Reno Contract Phone States 0 CBB \$ or % % Contract Phone States 1 Dickson Renity - Caughin - Office (775) 746-7000 Occupied By Contract Phone States 0 CBB \$ or % % Days on MLS 0 Lip Office 2 Lip Office 2 Lip Office 2 Lip Office 7 States 0 Date Market 7 Lip Office 2 Lip Office 2 Lip Office 2 Lip Office 2 Lip Office 2 Lip Office 1 Lip Office 2 Lip Office 2 Li	-	-	-	-	-			
Dirt Leviel     Horses Dilay     Yes     Assoc Trans Fee §       Total Living Space 6997     Elementary School     Gomm       Source of Seff     Assoc Trans Fee §       CC/R Restrictions     Yes       Source of Seff     Assoc Trans Fee §       CC/R Restrictions     Yes       Construction     Frame       Arcrage     3.13       Conversige     Strinting       Construction     Frame       Agent     Rebecca A Dickson - (775) 280-3044       Agent C     Rebecca A Dickson - (775) 280-3044       Agent T     Rebecca A Dickson Person       Agent T     Rebecca A Dickson - (775) 280-3044       Agent T     Rebecca A Dickson Realty - Cauphin - Office: (775) 746-7000       Listing Agent 2     Dickson Realty - Cauphin - Office: (775) 746-7000       Listing Agent 2     Dickson Realty - Cauphin - Office: (775) 746-7000       Listing Agent 2     Contract Name       Comm to BB 3.00     CBB \$ or % %       Original Price     \$3,150,000       Listing Office 2     Contract Name       Listing Agent 2     Commutative DOM       Listing Type     Commutative DOM       Sale/Lease     For Sale       Sale/Lease     For Sale       Commutative DOM     Status Date       Special Conditions of Sale     No<			F		Assessor	Assoc Fee \$		
Chick Luing Space 6997     Elementary School Comm     CC/R Restrictions     Yes       Source of SqF1     Assessor     Middth School     Swope     Middth School     Swope       Price per SQF1     High School     Reno     Wichth     Middth School     Serial #     Wichth       Yers     Jins     Daverage     Jins     Skirtling     Personal Property Taxes       Construction     Frame     Frame     Science (Cripted By Comparison)     Showing Instructions     Call Listing Office       Agent     Rebeca A Dickson - (775) 281-3044     Showing Instructions     Call Listing Office     Showing Instructions     Call Listing Office       Agent C -mail     Rebeca A Dickson - (775) 281-3044     Showing Instructions     Call Listing Office     Contact Name     Call Listing Office       Listing Office 2     Dickson Really - Caughiln - Office: (775) 746-7000     Occupied By     Owner     Contact Name     Cantral Anne       Listing Office 2     Dickson Really - Caughiln - Office: (775) 746-7000     Occupied By     Owner     Contact Name     Call Listing Office       Listing Office 2     Dickson Really - Caughiln - Office: (775) 746-7000     Contact Name     Cantralt Name     Cantralt Name     Cantralt Name       Listing Office 2     Contact Name     Cantralt Name     Cantralt Name     Cantralt Name     Nie Nie Nie Nie Nie	-			-	Yes			
Source of Sipt Assessor Middle School Swope Price per SQFT High School Reno Price per SQFT UPES Acreage 3.1.3 Coverage Construction Frame Statest / Directions Maylerry DY Agent Agent Rebecca A Dickson - (775) 201-3044 Agent Rebecca A Dickson - (775) 201-3044 Agent Agent Camaba Agent Camaba Agent Agent Agent Agent Agent Agent Agent Contact Dickson Price (775) 746-7000 Listing Agent 2 Listing Agent 2 Listing Office 1 Dickson Reaity - Caughin - Office: (775) 746-7000 Comm to BB 3.00 CBB \$ or % % No Status D agent Agent Mo Days on Market 7 Situing Scalo No Status Brave Exclusive Bight Listing Agent 2 Listing Tryee Exclusive Bight Commutative DOM 5 Status Date 8/13/2010 Off Market Date 7/12/2010 Off Market Date 7/12/2010 Automated Valuation Off Market Date 7/1		6997		-	Gomm	CC/R Restrictio	ns Yes	
Price per SQFT High School Reno Year Built 2002 IPES Acreage 3.13 Coverage Construction Frame Xstreet/Directions Mayberry Dr Agent Rebecca A Dickson - (775) 284-3044 Agent Rebecca A Dickson Really - Caughin - Office: (775) 746-7000 Listing Agent 2 Listing Agent 4 Contact Name Contact Name Co	+ -				Swope		converted Manuf, Hor	isino Only
Files per out:       2002       IPES         Acreage       3.13       Coverage         Construction       Frame         Xstreet/Directions       Mayberry Dr         Agent &       Rebcod A Dickson - (775) 281-3044         Agent &       Rebcod A Dickson - (775) 281-3044         Agent &       Rebcod A Dickson - (775) 281-3044         Agent &       Dickson Realty - Caughlin - Office: (775) 746-7000         Listing Agent 2       Dickson Realty - Caughlin - Office: (775) 746-7000         Listing Agent 2       Contact Name         Listing Scalo       No         Days on Market 7       Input Date         Sild/Lase       For Sale         Comm to B 3       Cole         Listing Type       Exclusive Right         Occel       Office         Possession       COE         Coe       Coe         Listing Scalo       No         Special Conditions of Sale       No         Special Conditions of Sale       No         Market Date       No         Ramit RC Ount       Off Market Date <td>•</td> <td></td> <td></td> <td></td> <td>•</td> <td></td> <td></td> <td></td>	•				•			
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Agent Construction       Frame         Agent Construction       Reference A Dickson - (775) 281-3044       Showing Instructions       Call Listing Office         Agent E-mail       rdtckson@dicksoneally.com       Showing Instructions       Call Listing Office         Listing Agent 2       Dickson Realty - Caughin - Office: (775) 746-7000       Occupied By       Owner         Listing Agent 2       Dickson Realty - Caughin - Office: (775) 746-7000       Occupied By       Owner         Listing Agent 2       Contact Name       Contact Name       Contact Name       Contact Name         Comm to BB 3.00       CBB \$ or %o       Original Price       \$3,150,000       Listing Date       7/16/2010         Variable Rate       No       Days on Market       7       Update Date       8/13/2010 4:01:00 /         Side/Lase       For Sale       Cumulative DOMLS 0       Status Date       8/13/2010         Listing Type       Exclusive Right       Cumulative DOMLS 0       Status Date       8/13/2010         Listing Social Conditions of Sale       No       Contact Name       Contact Name       7/16/2010         Special Conditions of Sale       No       Commutative DOMLS 0       Status Date       8/13/2010         Special Conditions of Sale       No       Contact Name       Commentary/Reviews				ae				
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Agent       Rebecca A Dickson - (775) 281-3044       Showing Instructions       Call Listing Office         Agent       rdickson@dicksonrealty.com       To Show Contact       To Show Contact         Listing office 1       Dickson Realty - Caughlin - Office: (775) 746-7080       Occupied By       Owner         Listing office 2       Contact Name       Contact Name       Contact Show         Listing office 2       Dickson Realty - Caughlin - Office: (775) 746-7080       Occupied By       Owner         Listing Agent 2 E-mail       Listing Office 2       Contact Name       Contact Phone       775-3241-3241         Listing office 2       Dickson Realty - Caughlin - Office: (775) 746-7080       Dickson Realty - Caughlin - Office: (775) 746-7080       Contact Phone       Contact Show         Listing Agent 2 E-mail       Listing Office 2       Original Price       \$3,150,000       Listing Date       7/15/2010         Listing Scalo       No       Days on Market       7       Juput Date       8/13/2010 4:01:00 1         Sale/Lase       For Sale       Cumulative DOM       7       Update Date       8/13/2010         Listing Type       Exclusive Right       Cumulative DOMLS       0       Status Date       8/13/2010         Listing Type E       Conditions of Sale       No       Client Hit Count <t< td=""><td></td><td></td><td>y Dr</td><td></td><td></td><td></td><td></td><td></td></t<>			y Dr					
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Listing Agent 2 E-mail Listing Office 2 Contact Phone 775-324-3241 Listing Office 2 Contact Phone 775-324-3241 Listing Office 2 Contact Phone 775-324-3241 Listing Date 7/16/2010 Agent Market 7 Days on Market 7 Days on Market 7 Days On MLS 0 Expiration Date 8/13/2010 4:01:00 I Expiration Date 8/13/2010 Status Date 8/13/2010 Price Date 8/13/2010 Price Date 8/13/2010 Off Market Doths 7 Listing Type Exclusive Right Listing Type Exclusive Right Cumulative DOMLS 0 Agent Hit Count Limited Service Listing No Special Conditions of Sale None Famile Mae First No Commentary/Reviews Display Options Internet Display Yes Automated Valuation Commentary/Reviews Off Market Display Options Internet Display Yes Automated Valuation Off Market Display Options Internet Display Yes Automated Valuation Off Market Display Options Internet Display Yes Automated Valuation Off Market Display Options Internet Display Agent Original Price Display Options Display Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Options Optio	Listing Agent 2							Centralized Showing
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eatures GARAGE TYPES	Altached	FOUNDATION	Concrete/Crawl Space
	No Amenities	EXTERIOR	Wood Siding
DJOINS	Undeveloped Acr	RUOF	Pltched, Composition/Shingle, Metal
/IEW	Yes, Mountain	HEATING/COOLING	Natural Gas, Forced Air, Radlant Heat-Floor,
	Drapes/Curtains, Blinds/Shades, Rods, Garage Door		Central Refrig A/C
ROP INCLD	Opener(s), Smoke Detectors, Security System/Owned,	WATER HEATER	Natural Gas, Circulating Pump
	Central Vacuum, Refrigerator	WINDOWS	Double Pane
IVING ROOM	Great Room, Firepice/Woodstove/Pellet, High Ceiling,	FIREPLACE	Yes, One, Firepiace
	Ceiling Fan	UTILITIES	Electricity, Natural Gas, City/County Water,
INING ROOM	Separate/Formal, High Celling		Septic, Cable, DSL Available, Telephone
AMILY ROOM	Separate	LANDSCAPED	Yes, Partially Landscaped
ITCHEN	Gas Range, Double Oven, Refrigerator, Built-In	SPRINKLERS	Front, Back, Drip-Front, Drip-Back, Automatic
	Dishwasher, Garbage Disposal, Microwave Bulit-In,	FENCED	Partial
	Island, Pantry, Breakfast Bar	PATIO/DECK	Yes, Uncovered, Covered, Pallo
ASTER	Walk-In Closet, Double Sinks, Shower Stail, Jetted Tub	EXTERIOR FEATURES	RV Access/Parking, In Ground Pool, Spa/Hot Ti
BEDROOM		WATER TEST	No
AUNDRY AREA	Yes, Laundry Room, Laundry Sink, Cabinets	ACCESS	Private
THER ROOMS	Yes, Office/Den(not ind bdrm), Mud Room, In-Law	TOPOGRAPHY	Level, Downslope, Combo/Varies
	Quarters	OWNER(S) MAY SELL	
LOOR	Carpet, Wood, Slate	GREEN FEATURES	None
OVERING			

MLS Remarke

Beautiful custom home on 3.13 acres. Oversized wood burning fireplace is the focal point in the great room. Kitchen features high end appliances, granite slab counters and breakfast bar. In-ground saline pool with automatic cover. Soothing views from the covered porch.

Extended Remarks

Purchase price included the adjacent 2.07 acre lot.

Private Remarks

Real Estate Directory Real Estate Directory Do Not Publish

Publish Until

Sold Information			
Selling Agent Selling Office 1 Selling Agent 2 Selling Office 2	Rebecca A Dickson - (775) 284-3044 Dickson Realty - Caughlin - Office: (775) 746-7000	Sold Price Sold Price per SqFt How Sold Contract Date Closing Date	\$3,150,000 450.19 Cash 7/16/2010 7/23/2010
This information	i is deemed reliable, but not guaranteed.		
100011782		09/17/2010	Page 2 of 2

MLS All Fields 90009297 Address 1200 Holcomb Ranch Lane MLS # Unit # Status PENDING-No Show Сйу Reno NV Asking Price \$4,750,000 State 89511 RESIDENTIAL Zip Class à 164 Reno-Old South Suburban Area Site/Stick Bullt Type © 2010 Microsoft Aug Oran 18 000000 Property Information Common Interest Ownership No Washoe County Bedrooms # Q+ Attached Common Wall No 04427019 Baths #Full or 3/4 9+ Parcel # Yes 30075.00 Water Rights Taxes \$ # Half Baths 5+ HOA No 0.005 Assessment \$ # Garage Single Family HOA/Mgt Co Zoning Category # Carport n HDR Total Parking Cap. 5 Zoning Actual Source of Zoning Owner Assoc Fee \$ 2 Story Storles Assoc Trans Fee \$ Horses Okay Yes Unit Level CC/R Restrictions Yes Total Living Space 13,316 Elementary School Lenz Pine Middle School Unconverted Manuf. Housing Only Appraiser Source of SqFt 356.71 **High School** Galena Width Price per SQFT Serial # IPES Year Built 1998 Skirting HUD # Coverage 5,86 Acreage Personal Property Taxes Construction Frame Xstreet/Directions South Virginia to Holcomb Agent / Showing Information Showing Instructions Call Listing Agent Jean Merkelbach - Offic: (775) 588-7710 Agent To Show Contact jean@dhsir.com Agent E-mail Distinctive Homes Sotheby's In - Office: (775) 588-7710 Listing Office 1 Occupied By Owner Listing Agent 2 Jean Merkelbach Contact Name Listing Agent 2 E-mail 775.588.7710 **Contact Phone** Listing Office 2 Listing Information 6/24/2009 \$5,900,000 **Listing Date** Original Price CBB \$ or % % Comm to BB 3.00 6/24/2009 3:36:00 PM Input Date 433 Days on Market Variable Rate No Expiration Date Days On MLS 433 Stiding Scale No 6/29/2010 **Update Date Cumulative DOM** 909 For Sale Sale/Lease 6/29/2010 Status Date Cumulative DOMLS 909 Listing Type Exclusive Right 1/5/2010 Price Date Agent Hit Count COE Passession 6/29/2010 HotSheet Date **Client Hit Count** Limited Service Listing No Off Market Date 6/28/2010 Special Conditions of Sale None Internet Display Options Fannie Mae First Enternet Display Yes Commentary/Reviews Automated Valuation 09/17/2010 Page 1 of 2 90009297

eatures GARAGE	Both Att & Det	FOUNDATION	Concrete/Crawl Space
TYPES	pour site er bee	EXTERIOR	Stucco
	No Amenities	ROOF	Pitched, I'lle
MENITIES	No Amenicies	HEATING/COOLING	Natural Gas, Electric, Forced Air, Central Refrig A/C
ADJOINS	Street	WATER HEATER	Natural Gas
/IEW	Yes, Mountain, City, Valley, Trees, Ski Resort	WINDOWS	Double Pane
INT FTRS	Drapes/Curtains, Blinds/Shades, Garage Door Opener(s),	FIREPLACE	Yes, Two or More, Air Circulating, Fireplace, Free
	Smoke Detectors, Intercom, Security System/Owned,		Standing, Gas Log
PRSNL	Central Vacuum, Washer, Dryer, Hot Tub, Refrigerator,	UTILITIES	Electricity, Natural Gas, City/County Water, Well
PROP INCLD	Portable Dishwasher, Microwave (portable)		-Private, City Sewer, Cable, DSL Available, T1
11000	Separate/Formal, Firepice/Woodstove/Pellet, High Ceiling		Available, Telephone
LIVING	Separately primary the place woodshe tothe and the second	LANDSCAPED	Yes, Fully Landscaped
ROOM	Separate/Formal, High Ceiling	SPRINKLERS	Full Sprinklers, Drip-Full, Drip-Front, Drip-Back,
DINING	Separate/Formaty right contrag		Automatic
ROÙM FAMILY	Separate, High Celling, Celling Fan	FENCED	Full
	Separately riigh caunity, centry ran	PATIO/DECK	Yes, Uncovered, Covered, Deck, Palio
ROOM	Gas Range, Double Oven, Refrigerator, Built-In Dishwasher,	EXTERIOR	RV Access/Parking, Satellite Dish/Owned, Barn
KITCHEN	Garbage Disposal, Microwave Built-In, Trash Compactor,	FEATURES	-Outbuildings, Corrals/Stalls, In Ground Pool, Spa
	Island, Pantry, Breakfast Bar	•	/Hot Tub, Tennis Courts, BBQ Built-In, Workshop
	Walk-In Closet, Firepice/Woodstove/Pellet, High Celling,	ACCESSIBILITY	Wide Width Hailways
MASTER	Double Sinks, Shower Stall, Bathtub	WATER TEST	No
BEDROOM	Yes, Garage, Laundry Room, Laundry Sink, Cabinets,	ACCESS	Public
LAUNDRY		TOPOGRAPHY	Level
AREA	Shelves Yes, Office/Den(not incl bdrm), Study/Library, Gama Room,	OWNER(S) MAY	Conventional, FHA, VA, Cash, Exchange 1031, Le
OTHER	Loft, Entry/Foyer, Mud Room, Workshop, Maid's Room,	SELL	/Option
ROOMS	Bdrm/Office (on Main Fir), Guest House, In-Law Quarters,	GREEN FEATURES	None
	Rec Room		
FLOOR	Carpet, Wood, Stone		
COVERING			

Exquisite Equestrian Ranch Estate located in the heart of Downtown Reno. 10,816 sq.ft. main house and separate office/guest house along with another guest cottage combine to make this estate the finest Reno has to offer. Granite Kitchen with high end stainless steel appliances overlooks stunning backyard complete with stocked ponds, waterfall, in ground salt water pool, spa, tennis, volleyball and bocce ball courts.

#### Extended Remarks

Master Bedroom wing has his and hers bathrooms, walk in closets, separate lounge area with fireplace and patio complete with misters and heaters overlooking the snow-capped mountains and beautiful backyard. One of the lew properties in Reno with a 4 stall barn with tack room and riding arena. Would make an excellent equestrian center. Private theatre room, gym and wonderful bar with 1200 bottle climate controlled wine room, two beer taps, hardwood floors and granite countertops make entertaining a must.

#### Private Ramarks

5.86 acres consisting of two parcels - possible subdivide 044-270-19 is 3.36 acres and 044-270-14 is 2.50 acres.

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Sold Information Selling Agent Selling Office 1 Selling Agent 2 Selling Office 2	Sold Price Sold Price per SqFt How Sold Contract Date Closing Date	6/28/2010
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Superpumper 001702

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APN 040-	620-09 CARD 1 of 1		
BUILDING	S SQUARE FOOTAGE: 4,954		
NOTE: Re	sidential Basements will display as Unfinist	ed in the Building Square Foo	plage. For information on finshed area see
the Speci	al Features/Yard Items table below.		
		Area	Included in Square Foot Total
1FLR	FIRST FLOOR	4,954	Yes
GARA	GARAGE ATTACHED	1,200	
POR1	PORCH CONCRETE SLAB	1,387	
PRF1	PORCH ROOF	581	

SPECIAL FEATURES AND YARD ITEMS			
Description	Quality Class (EBLD=Equal to Building)	Year Squ	are Foot OR # of Units
FGS1 FIREPLACE GAS SINGLE 1-STORY	EBLD	2002	2
FNW4 FENCE WOOD 4 FT	3.0	1963	2,342
FWCO FLATWORK CONCRETE	3.0	2002	2,000
HBR2 RAISED BREEZWAY BARN AVERAGE	3.0	1963	1,271
PLGN POOL GUNITE	3.0	2002	572
WPRS WELL, PRESSURE SYSEM & SEPTIC	3.0	1963	1
YIMP YARD IMPROVEMENTS	3.0	2002	10

Superpumper 001703

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Alves Appraisal Associates 320 Wonder Street	In	voice
Reno, NV 89502 Phone: (775) 329-8487	DATE	INVOICE #
	9/21/2010	100911
BILL TO		
Paul Morabito 8355 Panorama Drive Reno, NV 89511		
	<b></b>	
		TERMS
	Due	on receipt
DESCRIPTION	AMOUN	IT
Appraisal of a Luxury Single Family Residence Location: 8355 Panorama Drive, Reno, NV		2,500.00

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Total	\$2,500.00
	- - -

MLS All Fields Address 4045 S OLD US HWY 395 90008951 MLS # 501.D Unit 🕸 Status City Washoe Valley N٧ Asking Price \$3,400,000 State RESIDENTIAL Ζip 89704 Class 175 West Washoe Valley Site/Stick Built Area Туре 00000 Property Information Washoe Common Interest Ownership No Bedrooms # County Attached Common Wall No Parcei # 05504102 Baths #Full or 3/4 94 22938.00 Water Rights Yes Taxes \$ # Half Baths 3 No ноа Assessment \$ 0.00 # Garage 0 Multifamily HOA/Mgt Co Zoning Category # Carport 4 Zoning Actual MDR Total Parking Cap. 4 Source of Zoning Öwner Assoc Fee \$ Stories 2 Story Assoc Trans Fee \$ Unit Level Horses Okay Yes NO CC/R Restrictions Total Living Space 16,000 Elementary School Pleasant Valley Damonte Appraiser Middle School Source of SqFt Unconverted Manuf. Housing Only 212.50 **High School** Galena Price per SQFT Width Serial # 1964 TPES Year Built HUD # Skirting 25.02 Coverage Acreage Personal Property Taxes Frame Construction Xstreet/Directions 395 to Old 395 next to Bowers Mansion Agent / Showing Information Showing Instructions Call Listing Agent Tracy Saunders Agent To Show Contact tahoerealestate@charter.net Agent E-mail Chase International Incline - Main: (775) 831-7300 Listing Office 1 Vacant Occupied By Listing Agent 2 **Contact Name** Tracy Saunders Listing Agent 2 E-mail tahoerealostate@charter.net **Contact Phone** 775-772-1630 Listing Office 2 Listing Information 6/12/2009 \$4,250,000 **Listing Date Original Price** C6B \$ or % % Comm to BB 2.50 6/17/2009 11:12:00 PM Input Date Days on Market 312 Variable Rate No 307 Expiration Date Days On MLS Sliding Scale No Update Date 7/21/2010 **Cumulative DOM** 693 For Sale Sale/Lease 7/21/2010 Cumulative DOMLS 688 Status Date Exclusive Agency Listing Type Price Date 7/21/2010 Agent Hit Count COE Possession 7/21/2010 HotSheet Date **Client Hit Count** Limited Service Listing No Off Market Date 7/21/2010 Special Conditions of Sale Bank Owned Internet Display Options Fannle Mae First Internet Display Yes Commentary/Reviews Automated Valuation Page 1 of 2 09/17/2010 90008951

GARAGE TYPES	None		Concrete/Crawl Space
HOA	No Amenities		Wood Siding, Rock
AMENITIES			Pitched, Flat, Asphalt, Metal
ADJOINS	Creek/Stream, Undeveloped ACr	HEATING/COOLING	Propane, Oll, Electric, Geothermal, Forced Air,
VIEW	Yes, Mountain, Lake, Valley, Trees		Heat Pump, Central Refrig A/C
INT FTRS/PRSM	Drapes/Curtains, Smoke Detectors, Hot Tub, Refrigerator	WATER HEATER	Electric
L PROP INCLD		WINDOWS	Combo/Varles
LIVING ROOM	Separate/Formal, Great Room, Firepice/Woodstove/Pellet,	FIREPLACE	Yes, Two or More, Fireplace, Free Standing
	High Ceiling	UTILITIES	Electricity, Propane, Off, Well-Private, Septic,
DINING ROOM	Separate/Formal, High Ceiling		Telephone
FAMILY ROOM	Separate, Great Room, Firpice/Woodstove/Pellet, High	LANDSCAPED	Yes, Partially Landscaped
	Ceiling	SPRINKLERS	Front, Back, Automatic
KITCHEN	Gas Range, Double Oven, Refrigerator, Built-In	FENCED	Partial
	Dishwasher, Garbage Disposal, Island, Breakfast Bar	PATIO/DECK	Yes, Uncovered, Dock
MASTER	Walk-In Closet, High Celling, Double Sinks, Shower Stail,	EXTERIOR FEATURES	Barn-Outbuildings, Corrals/Stalls, In Ground Pool
BEDROOM	Jetted Tub, On Main Floor		Spa/Hot Tub, Sauna, BBQ Built-In, Workshop
LAUNDRY ARE/	Yes, Laundry Room, Laundry Sink, Cabinets, Shelves	WATER TEST	No
OTHER ROOMS	Yes, Office/Den(not incl bdrm), Game Room, Bonus	ACCESS	Private, Private w/Maint Agreement
	Room, Entry/Foyer, Atrium, Workshop, Mald's Room,	TOPOGRAPHY	Rolling, Gentle, Hilly, Combo/Varles
	Sun Room, Edrm/Office (on Main Fir), Guest House	OWNER(S) MAY SELL	
FLOOR	Carpet, Stone	GREEN FEATURES	None
COVERING			

Historical Steen Mansion now bank owned and back on market with all 25.2 acres. Spectacular prroperty with stunning vews of Washoe Lake. The Mansion was rennovated by previous owner and includes inddor pool with geothermal heat, central courtyard/solarium with sliding glass roof, backyard creek with waterfalls. 2 additional guest cottages are also included in purchase price the original John Twaddle residence with incredible hand have woodwork and another 1 bedroom guest cottage.

#### Extended Remarks

This house is in need of some TLC but is an excellent buy for someone looking for a large estate. Some photo's were taken prior to being bank owned and the property is no longer furnished.

Private Remarks

Bank Addendum A must be submitted with all offers. This is a show by appointment only and all prospects must be preapproved or show proof of funds.

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Sold Information		
Selling Agent Karen A Bruno Selling Office 1 Chase International - (775) 831-7300 Selling Agent 2 Selling Office 2	Sold Price Sold Price per SqFt How Sold Contract Date Closing Date	\$3,000,000 187,50 Conventional 5/12/2010 7/21/2010
This information is deemed reliable, but not guaranteed.		
90008951	09/17/2010	Page 2 of 2

MLS All Fields MLS # 90013547 Address 14 Lighthouse Share Unit # Status SOLD ha ite-City South Lake Tahce CA Asking Price \$3,995,000 State Class RESIDENTIAL Zíp 96150 Site/Stick Bullt 705 Lake Tahoe, CA Агеа Туре 8 2010 Microsoft Single Barrow Color Ca I 🛈 4.13 Property Information Common Interest Ownership Yes County Eldorado, CA Bedrooms # Attached Common Wall No 02643105100 Parcel # Baths #Full or 3/4 4 No Taxes \$ 0.00Water Rights # Half Baths 1 Yes 0.00 HOA Assessment \$ # Garage 2 Lighthouse Shores HOA HOA/Mgt Co **Zoning Category** Single Family # Carport 0 sf **Zoning Actual** Total Parking Cap. 2 3919.00 Agnually 2 Story Source of Zoning Assessor Assoc Fee \$ Stories Assoc Trans Fee \$ 250.00 Horses Okay No Unit Level CC/R Restrictions Yes Total Living Space 3793 Elementary School Out of Area Out Of Area Middle School Source of SqFt Assessor Unconverted Manuf. Housing Only Out Of Area Price per SQFT 1053.26 **High School** Serial # Width IPES 1982 Year Built Skirting HUD # D.48 Coverage Acreage Personal Property Taxes Construction Frame Xstreet/Directions Venice to Lighthouse Shores Gate Agent / Showing Information Showing Instructions ShowingAssist Susan Lowe - Direc: (775) 588-1444 Agent To Show Contact Agent E-mail siowe@chaseInternational.com Chase International - ZC - Office: (775) 588-6130 Listing Office 1 Occupied By Tenant Listing Agent 2 Eric Thaden - OFFIC: (775) 588-6130 Susan Lowe Contact Name ethaden@chaseInternationa.com Listing Agent 2 E-mail 775-588-6130 **Contact Phone** Chase International - ZC - Office: (775) 588-6130 Listing Office 2 Listing Information Comm to BB 3.00 9/9/2009 \$3,995,000 Listing Date Original Price CBB \$ or % % 9/9/2009 11:47:00 AM Input Date Days on Market 112 Variable Rate No Expiration Date Days On MLS 112 **Sliding Scale** No Update Date 12/30/2009 **Cumulative DOM** 112 Sale/Lease For Sale 12/30/2009 Status Date Cumulative DOMLS 112 Exclusive Right **Listing Type** 12/30/2009 Agent Hit Count Price Date Possession COE 12/30/2009 HotSheet Date Limited Service Listing No **Client Hit Count** Off Market Date 12/30/2009 Special Conditions of Sale None Internet Display Options Fannie Mae First No Internet Display Yes Commentary/Reviews Automated Valuation 09/17/2010 Page 1 of 2 90013547

eatures			
GARAGE TYPES	Attached	FOUNDATION	Concrete/Crawl Space
HOA AMENITIES	Beach, Boat Launch, Buoy, Club Hs/Rec Room, Common	EXTERIOR	Wood Siding, Rock
	Area Maint, Gates/Fences, Landsc Maint Part, Marina,	ROOF	Pitched, Composition/Shingle
	On-Site Mgt, Pool, Security Gates, Snow Removal,	HEATING/COOLING	Natural Gas, Forced Air, Central Refrig A/C
	Tennis	WATER HEATER	Natural Gas
ADJOINS	Lake	WINDOWS	Double Pane, Metal Frame
VIEW	lake	FIREPLACE	Two or Mote, Gas Log
INT FTRS	Drapes/Curtains, Blinds/Shades, Garage Door Opener(s),	UTILITIES	<ul> <li>Electricity, Natural Gas, Clty/County Water,</li> </ul>
PRSNL PROP	Security System/Owned, Washer, Dryer, Hot Tub,		City Sewer, Cable, DSI, Available, Telephon
INCLD	Refrigerator	LANDSCAPED	Yes, Fully Landscaped
LIVING ROOM	Separate/Formal, Fireplce/Woodstove/Pellet	SPRINKLER5	Full Sprinklers
DINING ROOM	Kitchen Combo	FENCED	Partial, Front, Back
FAMILY ROOM	Separate, Great Room, Firplce/Woodstove/Pellet, High	PATIO/DECK	Yes, Uncovered, Covered, Deck, Patlo
I MPLET KOOM	Celling	EXTERIOR FEATURES	Spa/Hot Tub
KITCHEN	Electric Range, Single Oven, Refrigerator, Built-In	WATER TEST	No
MITCHEN	Dishwasher, Garbage Disposal, Microwave Built-In,	ACCESS	Private, Private w/Maint Agreement
	Breakfast Bar	TOPOGRAPHY	Level
MACTER	Double Sinks, Shower Stall, On Main Floor	OWNER(S) MAY SELL	Conventional, Cash
MASTER	Double alliks, bliomet auto, on mani noor	GREEN FEATURES	None
BEDROOM	Garage, Laundry Room, Cabinets, Shelves		
LAUNDRY AREA			
OTHER ROOMS	Game Room, Entry/Foyer		
FLOOR	Carpet, Ceramic Tile, Wood		
COVERING			

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Best lakefront value in the prestigious Lighthouse Shores gated community. Views from every window. Expansive sandy beach and boat dock in protected lagoon, Four suites, large family room with wet bar, expansive entertainent decks and fully landscaped. A treasure.

Extended Remarks

Private Remarks

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Sold Information	······································	
Selling Agent       Susan Lowe - Direc: (775) 588-1444         Selling Office 1       Chase International - ZC - Office: (775) 588-6130         Selling Agent 2       Selling Office 2	Sold Price Sold Price per SqFt How Sold Contract Date Closing Date	\$3,200,000 843.65 Cash 12/23/2009 12/30/2009
This information is deemed reliable, but not guaranteed.		
90013547	09/17/2010	Page 2 of 2

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	6	County	_	Douglas	Attached Comr		No	
Baths #Full or 3/4		Parcel #		131919310036	Water Rights		No	
# Half Baths	1	Taxes \$		11791.67			No	
# Garage	3	Assessn		0.00 Sincle Facely	HOA HOA (Mat Ca		140	
# Carport	0	•	Category	Single Family	HOA/Mgt Co			
Total Parking Cap.		Zoning		SF	Banar Frank			
Stories	3 Story		of Zoning	Assessor	Assoc Fee \$			
Unit Level		Horses	•	No	Assoc Trans Fe	-	Yes	
Total Living Space	8457		tary School	Zephyr Cove	CC/R Restricti			
Source of SqFt	Appraise			Kingsbury	Γι	Inconverted Ma	nut. Hog	ising Only
Price per SQFT	413.86	High Sc	:hoal	Whiltell	Serial #		Wie	
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eatures GARAGE TYPES	Attached	FOUNDATION	Concrete/Crawl Space
	No Amenities	EXTERIOR	Wood Skiing, Rock
AMENITIES		ROOF	Pitched, Composition/Shingle
	Forest, BLM/BIA, Street	HEATING/COOLING	Natural Gas, Hot Water System, Baseboard
	Yes, Mountain, Lake, Trees, Ski Resort	WATER HEATER	Natural Gas
	Drapes/Curtains, Blinds/Shades, Rods, Garage Door	WINDOWS	Double Pane
	Opener(s), Smoke Detectors, Security System/Owned,	FIREPLACE	Yes, Two or More, Wood-Burning Stove,
	Washer, Dryer, Refrigerator		Fireplace
	Great Room, Fireplce/Woodstove/Pellet, High Ceiling	UTILITIES	Electricity, Natural Gas, City/County Water
	Great Room, High Ceiling		City Sewer, Cable, Telephone
FAMILY POOM	Separate, Firplce/Woodstove/Peilet, High Ceiling	LANDSCAPED	Yes
KITCHEN	Gas Range, Double Oven, Refrigerator, Bullt-In Dishwashe	SPRINKLERS	Full Sprinklers
NT CHEN	r, Garbage Disposal, Microwave Built-In, Trash Compactor	FENCED	Back
	, Breakfast Bar	PATIO/DECK	Yes, Uncovered, Covered, Deck
	Walk-In Closet, Firepice/Woodstove/Pellet, High Ceiling,	EXTERIOR FEATURES	None, N/A
	Double Sinks, Shower Stall, Balhtub, Jetted Tub	WATER TEST	No
LAUNDRY	Yes, Laundry Room, Laundry Sink, Cabinets, Shelves	ACCESS	Public
AREA	res, Edulary Room, Edulary only edulately offered	TOPOGRAPHY	Upslope, Cul-de-Sac
	Yes, Office/Den(not incl bdrm), Game Room, Entry/Foyer,	OWNER(S) MAY SELL	Conventional, Cash
UTHER ROOMS	In-Law Quarters	GREEN FEATURES	None
rt 000	Carpet, Ceramic Tile, Wood, Stone		
FLOOR COVERING	carper, ceremic me, wood, score		

MLS Remarks When only the best will do, take a look at this exquisite, custom, lake view home. Resting in secluded splendor with no neighbors to disturb you, you'll find the privacy you crave on this 1.7 acre parcel that borders forest service lands. Upon entering this estate, you'll be greeted with a magnificent 2-story high waterfail and granite boukders. Feel the warmth from the gleaming, hickory, handscraped flooring, and watch the beautiful sunsets through sparkling windows. Fabulous gournet kitchen.

Extended Remarks

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Private Romarks

Real Estate Directory Real Estate Directory Do Not Publish

Publish Until

Sold Information			
Selling Agent:	Tharesa Souers - Offic: (530) 577-0389 Pinnacle Real Estate Group LT - Office: (530) 543-6676	Sold Price Sold Price per SqFt How Sold Contract Date Closing Date	\$3,200,000 378.38 Cash 8/12/2009 10/16/2009
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# Malf Baths	•	Assess		0.00		HOA		No	
# Garage	1		Category	Single Fa	miliy	HOA/Mgt C	0		
# Carport	0	Zoning		Tes	,				
Total Parking Cap.		-	of Zoning	Assessor		Assoc Fee \$			
Stories	1 Story	Source Horses		No		Assoc Trans			
Unit Level	3105		tary School	Zephyr C	ove	CC/R Restr		No	
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GARAGE TYPES	Under	FOUNDATION	Wood Siding
ROA AMENITIES	Beach, Buoy, Golf	EXTERIOR	Pitched, Wood/Shake
ADJOINS	Golf Course, Undeveloped Acr	ROOF	Propane, Electric, Forced Air
VIEW	Yes, Mountain, Trees, Filtered Lake View, Meadow	HEATING/COOLING	
INT FTRS/PRSNL	Drapes/Curtains, Blinds/Shades, Rods, Smoke	WATER HEATER	Propane, Electric
PROP INCLD	Detectors, Security System/Owned, Washer, Dryer,	WINDOWS	Double Pane, Metal Frame
	Refrigerator, Microwave (portable)	FIREPLACE	Yes
LIVING ROOM	Great Room, Firepice/Woodstove/Pellet, High Calling,	UTILITIES	Electricity, Propane, City/County Water, City
	Ceillng Fan		Sewer, Cable, DSL Available, Telephone
DINING ROOM	Great Room, Firepice/Woodstove/Pettet, High Ceiling,	LANDSCAPED	Partially Landscaped
	Ceiling Fan	SPRINKLERS	Front, Back, Automatic, Manual
FAMILY ROOM	None	FENCED	None
KITCHEN	Gas Range, Single Oven, Refrigerator, Bullt-In	PATIO/DECK	Yes, Uncovered, Deck
	Dishwasher, Garbage Disposal	EXTERIOR FEATURES	RV Access/Parking, Satellite Dish/Owned, TV
MASTER	Shower Stall, On Main Floor		Antenna, Tennis Courts, Workshop
BEDROOM		WATER TEST	No
LAUNDRY AREA	Hall Closet	ACCESS	Private
OTHER ROOMS	Workshop, Bdrm/Office (on Main Fir), Basement -	TOPOGRAPHY	Level, Downslope, Gentle, Combo/Varies
OTTER ROOMS	Finished, In-Law Quarters	OWNER(5) MAY SELL	Conventional, Cash
FLOOR COVERING		GREEN FEATURES	None

<u>.</u>

Here it finally Is, a Glenbrook property that includes one of the famed BEACH CABANAS. This deeded right runs with the property and provides formal beach rights to one of Glenbrook's most unique properties. Nestled in a private 2-acre setting, this single level rancher style home offers southwest sun exposure and filtered views of Lake Tahoe. The location is just off of the golf course driving range area and outside the confines of the Glenbrook HOA.

#### Extended Remarks

The property does not have HOA dues and is not subject to Glenbrook architectural design/review regulations. The property is for sale with a Glenbrook private golf membership, with buyer to pay dub transfer fee. Tennis court privategolf membership, with buyer to pay dub transfer fee. Tennis court privategolf membership.

Private Remarks

Real Estate Directory Real Estate Directory Do Not Publish

Publish Until

Sold Information Selling Agent Cluf Selling Office 1 Ch Selling Agent 2 Selling Office 2	Iton Chase - Home: (775) 815-1987 ase International -Gienbrook - Office: (775) 749-5663	Sold Price Sold Price per SqFt How Sold Contract Date Closing Date	\$3,500,000 1127.21 Cash 8/1/2009 10/5/2009
This Information is d	teemed reliable, but not guaranteed.		
90004461		09/17/2010	Page 2 of 2

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aths #Full or 3/4	4	Parcel #	\$	123-132-01		Attached Comm		No		
+ Half Baths	1	Taxes \$		21250.00		Water Rights				
# Garago	2	Assessn	nent \$	0.00		HOA		No		
	Ð	Zoning	Category	Single Family		HOA/Mgt Co				
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	D Story	Horses		No		Assoc Trans Fe	e \$			
Unit Level	2400		tary School			CC/R Restricti		No		
Total Living Space		Elemen Middle	-	Incline Village		-		Kanada Di-	using Calu	
Source of SqFt	Owner	•		Incline Village			Inconverted I			
Price per SQFT	1662.50		CHOOL	COMPACIAL AND A DECIMAL AND A	·-	Serial #			idth	
Year Built	1 <del>9</del> 70	IPES				HUD #			drting	
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Superpumper 001713

GARAGE TYPES	Detached	FOUNDATTON	Concrete Siab
HOA AMENITIES	No Amenities	EXTERIOR	Wood Siding
ADJOINS	Lake	ROOF	Pitched, Composition/Shifigle
VIEW	Lake	HEATING/COOLING	Natural Gas, Forced Air, Fireplace,
INT FTRS/PRSNL PROP	Central Vacuum, Furnishings, Refrigerator,		Radiant Heat-Floor
INCLD	Microwave (portable)	WATER HEATER	Natural Gas
LIVING ROOM	Great Room, High Ceiling	WINDOW5	Couble Pane, Wood Frame
DINING ROOM	Great Room, High Ceiling	PIREPLACE	Gas Log Electricity, Natural Gas, City Sewe
FAMILY ROOM	None	UTILITIES	Cable
KITCHEN	Gas Range, Single Oven, Refrigerator, Bullt-In		None
	Dishwasher, Garbage Disposal, Microwave	LANDSCAPED	None
	Built-In	SPRINKLERS	None
MASTER BEDROOM	Walk-In Closet, Double Sinks, Tub/Shower	FENCED	Uncovered, Covered, Deck
	Combo, Jetted Tub	PATIO/DECK EXTERIOR FEATURES	Pier
LAUNDRY AREA	Laundry Room, Shelves	WATER TEST	No
OTHER ROOMS	None	ACCESS	Public
FLOOR COVERING	Carpet, Ceramic Tile, Wood, Stone	TOPOGRAPHY	Downslope
		GREEN FEATURES	None

<u>(</u>

Complete redo 2006. Steel pler, hoist, 2 buoys, swim platform, 106' on water, 40% acro. 4 suites with lakeviews, 1500 sq.ft. deck, travertine baths, flamed granite kitchen, stainless appliances, knotty aider cabinets & doors, hickory floors, designer furnishings. Granite extraordinaire fp. . Shows great in quiet Crystal Bay, Partial IVGID priviledges. Extra coverage, room to expand! 1.36 million dollar price reduction from orig list.

Extended Remarks

1/5 Shared ownership available! 10 weeks per year for only \$875,000. Call for details.

Private Remarks

Real Estate Directory Real Estate Directory Do Not Publish

Publish Until

Sold Information	Sold Price	\$3,650,000
Selling Agent Non MLS Agent	Sold Price per SqFt	1520.83
Selling Office 1 Non MLS Office - Office: 823-8838	How Sold	Cash
Selling Agent 2	Contract Date	8/3/2009
Selling Office 2	Closing Date	9/3/2009
This Information is deemed reliable, but not guaranteed. 60025206	09/17/2010	Page 2 of 2

Superpumper 001714

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30 ¹ 11		MLS #	90004185		454 Reno Avenue			0
an a		Status	SOLD	Unit #			GATAN	1
				•	Zephyr Cove			Ψ.
		Asking Price	\$4,950,000		NV			
		Class	RESIDENTIA		89448			
		Туре	Site/Stick Bu	ilt Area l	620 Lakefront Propt			는 1010 MicrosofterTamics2000
	2 <u>6</u>						'	\$ 2010 Microsol B[1919997893 —© -2010 Microsol B[1919997893
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Property Informatio	)lit							
Bedrooms #	4	County		Douglas	Common Interest		No	
Baths #Full or 3/4	4	Parcel #	ŧ	131816710002	Attached Common	i wau	No	
# Half Baths	0	Taxes \$	;	16502.00	Water Rights		No	
# Garage	2	Assessi	nent \$	0,00	HOA		Yes	
# Carport	Ō	Zoning	Category	Single Family	HOA/Mgt Co		Elk Point	HOA
Total Parking Cap.		Zoning		sf				
Stories	- 3 Story	-	of Zoning	Appraiser	Assoc Fee \$		2006.00	Annually
•	5 300 Y	Horses		NO	Assoc Trans Fee \$	i	12000.00	)
Unit Level			-	Zephyr Cove	CC/R Restrictions		Yes	
Total Living Space			tary School	, .	•			
Source of SqFt	Appraise		School	Kingsbury	Uno	onverted Ma		
Price per SQFT	1485.59	-	chool	Whittell	Serial #		Wid	ith
Year Built	1988	IPE5			HUD #		Skir	tìng
Acreage	0.33	Covera	ge		Personal Pr	operty Taxe	5	
Construction	Framé							
Xstreet/Directions	: Hwy 50	to Elks Ave to I	Lakeview to Re	eno				
Agent / Showing In	nformatio	on				Shaud *-	ring relian	s Call Listing Agent
Agent		an Lowe - Direc		444				a concorrig Agent
Agent E-mail		ell@chaseInterr				To Show Co	ntact	
Listing Office 1	Cha	ise Internationa	al - ZC - Office:	: (775) 588-6130				•
Listing Agent 2		r Brooks - Hom				Occupied B		Оwл <b>er</b>
Listing Agent 2 E-						Contact Na	me	Star Poell
		_	1 70 055-			Contact Phy	опе	530-318-5818
Listing Office 2	Cha	ise Internation	ar - 20 - Onice	: (775) 588-6130		CONTROL F IN		550-516-5415
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A truly unique lakefront opportunity! Situated on a cul-de-sac in the gated community of Elks Point Country Club, this well maintained home offers the best lake amenities available. The private cove shelters a massive "L" shaped breakwater with a pier nested in the interior and an overhead track with hydrolic lift pulls your boat into the basement of the home. Enjoy the lakeside barbecue patio. Lakeviews from nearly every room! 177 Ft of lake frontage.

Extended Remarks

Private Remarks

24 hour notice and showings can only be between 10:30 and 3:30.

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Listing Agent 2							Occupied By		
Listing Agent 2 E-I	mail						Contact Name		Shari Chase
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Features GARAGE TYPES Detached HOA AMENITIES No Amenities AD3OINS 1.ake Lake, Trees VIEW INT FTRS/PRSNL PROP INCLD Drapes/Curtains LIVING ROOM Great Room Living Rm Combo DINING ROOM FAMILY ROOM None Electric, Range KITCHEN MASTER BEDROOM None Kitchen OTHER ROOMS None Carpet, Vinyl Tile FLOOR COVERING

FOUNDATION EXTERIOR ROOF HEATING/COOLING WATER HEATER WINDOWS FIREPLACE UTILITIES LANDSCAPED SPRINKLERS FENCED PATIO/DECK EXTERIOR FEATURES WATER TEST ACCESS TOPOGRAPHY OWNER(S) MAY SELL GREEN FEATURES Concrete/Crawl Space Wood Siding Pitched Natural Gas Electric Double Pane Yes, One Electricity, Natural Gas, Cily /County Water, Cily Sewer Partially Landscaped Manual None Yes Barn-Outbuildings, Pier No Privale Gentie Conventional, Cash None

MLS Remarks Enjoy nostalgia of "the way it was." This extraordinary and secluded lakefront estate, on 280 it shoreline of Lake Tahoe, is situated among magnificent granite boulders on a 3.3 acre gently sloping lot. Desired lake amenities include: two buoys, sandy beach, breakwater and shared pier with boat tie-ups. grante bounders on a orspecte genty stopping for beared and amenates induced and outrys, soncy bearing reachables and since per war bounder of The main residence has 4 bedrooms; a Caretaker/Guest house has covered parking and a separate garage. A quaint guest cottage sits directly on the water's edge. Extended Remarks Private Remarks Real Estate Directory Publish Until Real Estate Directory Do Not Publish Sold Information Sold Price \$5,750,000 Clifton Chase - Home: (775) 815-1987 Selling Agent Sold Price per SqFL Seiling Office 1. Chase International -Glenbrook - Office: (775) 749 5663 How Sold Cash Selling Agent 2 10/28/2009 Contract Date Seiling Office 2 3/30/2010 **Closing Date** 

This information is deemed reliable, but not guaranteed.

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09/17/2010

Page 2 of 2

MLS All Fields								
EILING BURNER	110230	MLS #	80018229	Address	2115 The Back Road		r —	
and the second second		Status	SOLD	Unit #	Clashrock		ļ	
				City	Glenbrook			
	Sec. 25	Asking Price		State	NV 89413		1	
		Class	RESIDENTIA					
	·····	Туре	Site/Stick Bui	ilt Area	619 Glenbrk/Uppaway		6	2010 MICOSONGOUGAUS 
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Property Informatio								· · · · · · · · · · · · · · · · ·
Bedrooms #	6	County		Douglas	Common Interest	Ownership	Yeş	
Baths #Full or 3/4		Parcel #	<del>ự</del>	141811110007	Attached Commo	n Wall	No	
# Half Baths	2	Taxes \$	5	9688,13	Water Rights		No	
# Garage	4	Assess		0.00	HOA		Yes	
* Carport	0		Category	Single Family	HOA/Mgt Co		Glenbroo	ĸ
Total Parking Cap.		Zoning		Single Family				A
Stories	3 Story	-	of Zoning	Assessor	Assoc Fee \$		4056.00	Annualiy
Unit Level		Horses		No	Assoc Trans Fee 9		350.00	
Total Living Space	5311		tary School	Zephyr Cove	CC/R Restriction	5	Yes	
Source of SqFt	Assesso		School	Kingsbury	line	onverted Ma	nuf, Hou	sing Oply
Price per SQFT	1110.90		chool	Whittell	Serial #		Wid	
Year Built	2006	IPES			HUD #			ting
Acreage	2.53	Covera	ige			operty Taxes		
Construction	Frame				1			
Xstreet/Directions	s Pray Me	eadow					•••••	
Agent / Showing I	nf <u>orm</u> ati	<u>on</u>				Showing Ins	hadion	s Call Listing Agent
	1							
Agent	Jea	n Merkelbach -	Offic: (775) 56	\$8-7710				
Agent E-mail		n Merkelbach -				To Show Co		
		n Merkelbach -		98-7710 Office: (775) 588-77:	10	To Show Co	ntact	
Agent E-mail		n Merkelbach -			10	To Show Co Occupied By	ntact Y	Owner
Agent E-mail Listing Office 1	Dis	n Merkelbach -			10	To Show Co Occupied By Contact Nar	ntact Y ne	Owner Jean Merkeibach
Agent E-mail Listing Office 1 Listing Agent 2	Dis	n Merkelbach -			10	To Show Co Occupied By	ntact Y ne	Owner
Agent E-mail Listing Office 1 Listing Agent 2 Listing Agent 2 E- Listing Office 2	Dis' mail	n Merkelbach -		Office: (775) 588-77:		To Show Co Occupied By Contact Nar Contact Plue	ntact ne ona	Owner Jean Merkelbach 775-588-0609
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GARAGE TYPES HOA AMENITIES ADJOINS VIEW INT FTRS/PRSNL PROP INCLD LIVING ROOM DINING ROOM	Attached Golf, Pier, Security Gates Forest Mountain, Trees, Wooded Drapes/Curtains, Blinds/Shades, Rods, Garage Door Op ener(s), Smoke Detectors, Security System/Owned, Central Vacuum, Refrigerator Great Room, Fireplce/Woodstove/Pelict Separate/Formal, High Ceiling	FOUNDATION EXTERIOR ROOF HEATING/COOLING WATER HEATER WINDOWS FIREPLACE UTILITIES	Wood Siding, Rock Pitched, Composition/Shingle Propane, Forced Air, Hot Water System, Radiai Heat-Floor, Central Refrig A/C Propane Double Pane, Wood Frame, Vinyl Frame Yes, Two or Mare, Frieplace, Gas Log Electricity, Propane, Well-Community, City Sew , Cable, DSI, Available, Telephone
FAMILY ROOM KITCHEN	Separate Gas Range, Single Oven, Refrigerator, Built-In Dishwasher, Microwave Built-In, Pantry, Breakfast Bar, Breakfast Nook	LANDSCAPED SPRINKLERS FENCED PATIO/DECK	Yes, Fully Landscaped Full Sprinklers, Drip-Full, Automatic None Yes
MASTER BEDROOM LAUNDRY AREA OTHER ROOMS	Walk-In Closet, Firepice/Woodstove/Pellet, High Ceiling , Double Sinks, Shower Stall, Jetted Tub Yes, Laundry Room, Laundry Sink, Cabinets Study/Library, Game Room, Mud Room	EXTERIOR FEATURES	Satellite Dish/Owned, BBQ Built-in, Healed Driveway No
FLOOR COVERIN	GCarpet, Wood, Stone	ACCESS TOPOGRAPHY OWNER(S) MAY SELL GREEN FEATURES	Public Upslope Conventional, Cash, Exchange 1031 None

MLS Remarks

Underliably the most fabulous home ever offered in the exclusive lakeside community of Glenbrook. Spacious on a grand scale this exclusite retreat is elegantly appointed offering many warm and wonderful entertaining options. Completed in 2006, with every amenity for a luxurious and private lifestyle. Exceptional quality and architectural detail. Beautifully landscaped, meticulously maintained.

Extended Remarks

Glenbrook amenities included 24-hour gated security, private golf course, community beach and pler.

Private Remarks

Real Estate Directory Real Estate Directory Do Not Publish

Publish Until

Soin Information	Sold Price	\$5,900,000
Selling Agent: Jean Merkelbach - Offic: (775) 588-7710	Sold Price per SqFt	1110.90
Selling Office 1 Distinctive Homes Solheby's In - Office: (775) 588-7710	How Sold	Miscellaneous
Selling Agent: 2	Contract Date	3/11/2010
Selling Office 2	Closing Date	4/1/2010
This information is deemed reliable, but not guaranteed. 80018229	09/17/2010	Page 2 of 2

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Ba	aths #Full or 3/4	6	Parcel #		131816801002	Water Rights	No	
#	Half Baths	í	Taxes \$		20369.70	HOA	No	
#	Garage	3	Assessr		0.00 Churche Ferenzille	HOA/Mgt Co		
#	Carport	0	-	Category	Single Family	HOM/ Mgc CO		
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S	tories	2 Story		of Zoning	Appraiser	Assoc Trans Fee	e	
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T	otal Living Space	7600	Elemen	tary School		CC/R Restrictio		
	ource of SqFt	Appraise			Kingsbury	<u> </u>	converted Manuf, Hou	
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	Agent E-mail	ple	chan@aoi.com han@aoi.com	Jock DE - Offic			To Show Contact	
1	Listing Office 1	ple Col	chan@aoi.com dwell Banker Se	elect RE - Offic	e: (775) 588-3700		To Show Contact Occupied By	Owner
1 1	Listing Office 1 Listing Agent 2	Col	chan@aoi.com dwell Banker Se	elect RE - Offic				Owner penny echan
1   	Listing Office 1 Listing Agent 2 Listing Agent 2 E-I	Col	chan@aoi.com dwell Banker Se	elect RE - Offic			Occupied By	
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Features			Concrete/Crawl Space, Post & Pier
GARAGE	Attached	FOUNDATION	Wood Siding, Rock
TYPES		EXTERIOR	Pitched, Composition/Shingle
HOA	No Amenities	ROOF	Natural Gas, Hot Water System, Baseboard,
AMENITIES		MEATING/COOLING	Radiant Heat-Floor, Central Refrig A/C
ADJOINS	Lake	MATER MEATER	Natural Gas
ATEM	Yes, Mountain, Lake, Trees	WATER HEATER	Double Pane, Low E
INT FTRS	Drapes/Curtains, Blinds/Shades, Garage Door Opener(s),	WINDOWS	Yes, Two or More, Insert, Gas Log
/PR5NL PRO	Smoke Detectors, Security System/Owned, Central	FIREPLACE	Electricity, Natural Gas, Weil-Private, City Sewer,
INCLO	Vacuum, Washer, Dryer, Hot Tub, Remigerator	UTILITIES	DSL Available, T1 Available, Telephone
LIVING ROOI	Great Room, Firepice/Woodstove/Pellet, High Ceiling	LANDSCAPED	Fully Landscaped
DINING	Separate/Formal, Living Rm Combo, Firepice/Woodstove	SPRINKLERS	Full Sprinklers, Front, Drip-Full, Drip-Back,
ROOM	/Pellet, High Ceiling	SPRINKLENG	Automatic
	MSeparate, Firplce/Woodstove/Pellet, High Celling	FENCED	Full, Front
KITCHEN	Gas Range, Single Oven, Refrigerator, Bullt-In Dishwasher,	PATIO/DECK	Yes, Deck, Patio
	Garbage Disposal, Microwave Built-In, Trash Compactor,	EXTERIOR FEATURES	
	Island, Pantry, Breakfast Bar	EATERIORIEATORIO	-Pier
MASTER	Walk-In Closet, Firepice/Woodstove/Peilet, High Ceiling,	WATER TEST	No
BEDROOM	Double Sinks, Shower Stall, Jetted Tub, 2nd Master Bdrm	ACCESS	Private
	(Or more)	TOPOGRAPHY	Leve
LAUNDRY	Yes, Laundry Room, Laundry Sink, Cabinets, Shelves	GREEN FEATURES	None
AREA	to a state (Dec (net includer), Study/Library, Carto 2000		
OTHER	Yes, Office/Den(not incl bdrm), Study/Library, Game Room		
ROOMS	Council Councils Tile Mand State		
FLOOR	Carpet, Ceramic Tile, Wood, Stone		
COVERING			

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Exquisity high quality remodel with knotty alder throughout, granite everywhere, control 4 system for lighting, security, heating, shades, theatre; 135 ft of sandy beach, 1.46 acres, floating pier, gated private estate with close proximity to casinos, shopping, skiing, decorator fixtures throughout, exterior waterfells and ponds, walnut flooring with in floor radiant heating, security blinds and automatic awnings, custom art glass doors and windows, state of the art theatre, IPOD docking stations

# Extended Remarks

underlit onyx buffet, handforged floating stalrcase, art glass entry doors, new butlers pantry with full prep stations, new air conditioning on upstairs level, alder and burl bar cabinets with leaf back-lit lighting, 4 FPp, hot tub on deck, full security system, furnishings are negotiable, coffee station in kitchen, all closets have custom bulit-ins

Private Remarks

Real Estate Directory Real Estate Directory Do Not Publish

Publish Until

Sold Information Selling Agent Selling Office 1 Selling Agent 2 Selling Office 2	Jean Merkelbach - Offic: (775) 588-7710 Distinctive Homes Sotheby's In - Office: (775) 588-7710	Sold Price Sold Price per SqFt How Sold Contract Date Closing Date	\$7,800,000 1000.00 Miscellaneous 10/30/2009 11/17/2009
This information	is deemed reliable, but not guaranteed.		
70017439		09/17/2010	Page 2 of 2

MLS All Fields Address 1169 Lakeshore MLS # 90012615 tu Hi Unit # SOLD Status City Incline Village NV Asking Price \$12,500,000 State 89451 RESIDENTIAL Zip Class 501 Incline Village/N Tahoe Site/Stick Buill Area Type Virtual Your 3000000 **Property Information** Common Interest Ownership No Washoe County Bedrooms # Attached Common Wall No 13031214 Parcel # Baths #Full or 3/4 4 No 48798.00 Water Rights Taxes \$ # Half Baths 2 HOA No 0.00Assessment \$ # Garage з HOA/Mgt Co Single Family Zoning Category ٥ # Carport Zoning Actual Single Family 3 Total Parking Cap. Assoc Fee \$ Source of Zoning Assessor 3 Story Stories Assoc Trans Fee \$ Horses Okay No Unit Level No **CC/R Restrictions** Elementary School Incline Total Living Space 7130 Incline Village Unconverted Manuf. Housing Only Middle School Assessor Source of SqFt Incline Village High School Width Price per SQFT 1753.16 Serial # 1999 IPES Skirting Year Built HUD # Acreage 0.29 Coverage Personal Property Taxes Construction Frame Xstreet/Directions HWY 28 Agent / Showing Information Showing Instructions Cail Listing Agent Kerry P Donovan Agent To Show Contact kdonovan@chaseinternational.com Agent E-mail Chase International Incline - Main: (775) 831-7300 Listing Office 1 Occupied By Owner Listing Agent 2 Kerry Donovan Contact Name Listing Agent 2 E-mail mwarren@chaseinternational.com 775-750-2190 **Contact Phone Listing Office 2** Listing Information 8/21/2009 Listing Date \$12,500,000 Original Price CBB \$ or % % Comm to BB 2.50 8/21/2009 5:32:00 PM Input Date Days on Market 235 Variable Rate No Expiration Date Days On MLS 235 No Sliding Scale 4/17/2010 Update Date 235 Cumulative DOM For Sale Sale/Lease 4/13/2010 Cumulative DOMLS 235 Status Date Listing Type Exclusive Right 4/13/2010 Price Date Agent Hit Count COE Possession **HotSheet Date** 4/13/2010 **Client Hit Count** Limited Service Listing No Off Market Date 4/13/2010 Special Conditions of Sale None Internet Display Options Fannie Mae First Internet Display Yes Commentary/Reviews Automated Valuation 09/17/2010 Page 1 of 2 90012615

Teatures GARAGE TYPES	Attached	FOUNDATION	Concrete/Crawl Space, Concrete Slab, Post &
HOA AMENITIES		EXTERIOR	Pier Wood Siding, Rock
INT FTRS	Yes, Mountain, Lake Drapes/Curtains, Biinds/Shades, Rocis, Garage Door	ROOF HEATING/COOLING	Pitched, Composition/Shingle Natural Gas, Radiant Heat-Floor
	Opener(s), Smoke Detectors, Security System/Owned, Central Vacuum, Washer, Dryer, Furnishings,	WATER HEATER WINDOWS FIREPLACE	Natural Gas Double Pane, Wood Frame, Low E Yes, Two or More, Air Circulating, Fireplace,
LIVING ROOM DINING ROOM	Refrigerator Great Room, Fireplce/Woodstove/Peliet, High Celling Family Rm Combo, High Celling	UTILITIES	Gas Log Electricity, Natural Gas, City/County Waler, Cit Sewer, Cable, Telephone, Water Meter
FAMILY ROOM KITCHEN	Great Room Gas Range, Double Oven, Refrigerator, Built-In Dishwasher, Garbage Disposal, Microwave Built-In,	LANDSCAPED	Installed Yes, Fully Landscaped
MASTER BEDROOM	Island, Pantry, Breakfast Bar, Breakfast Nook Walk-In Closet, Firepice/Woodstove/Pellet, High Ceiling, Ceiling Fan, Shower Stall, Jetted Tub Vac Laundor, Boom, Calingte, Stalkas	SPRINKLERS FENCED PATIO/DECK EXTERIOR FEATURES	Full Sprinkiers, Drip-Full Nane Yes, Uncovered, Deck, Patio Heated Driveway
OTHER ROOMS	Yes, Laundry Room, Cabinets, Shelves Office/Den(not incl bdrm), Study/Library, Game Room, Entry/Foyer, Mud Room	WATER TEST ACCESS	No Private
FLOOR COVERING	Carpet, Wood	TOPOGRAPHY OWNER(S) MAY SELL GREEN FEATURES	Downslope Conventional, Cash None

Custom "Rodman" built lakefront with private, sandy cove on the East end of Lakeshore. Panoramic Lake and mountain views. Exquisite finishes with beautiful Taboe western decor and furnishings. State of the art home theatre, elevator from top to bottom. Gorgeous fandscaping and incredible granite boulders frame the private backyard. Waterfront amenities include two boat buoys. A lakefront beauty.

Extended Remarks

Private Remarks

Banker Pre-qual a MUST, All showings are accompanied. Advanced notice required. Offered furnished excluding all artwork.

Real Estate Directory Real Estate Directory Do Not Publish

Publish Until

Sold Information			······•
Selling Agent	Chris Plastiras - (775) 691-7000	Sold Price	\$11,300,000
	Lakeshore Realty - Office: (775) 831-7000	Sold Price per SqFt	1584.85
	Chris Plastiras - (775) 691-7000	Now Sold	Cash
	Office 2 Lakeshore Realty - Office: (775) 831-7000	Contract Date	4/13/2010
		Closing Date	4/13/2010
This information	is deemed reliable, but not guaranteed.		
90012615		D9/17/2010	Page 2 of 2
10012010			

Expert Witness Report of Litigation and Valuation Consultants, Inc.

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In the Matter of

William A. Leonard v. Superpumper, Inc., Snowshoe Petroleum, Inc., et al.

January 25, 2016



Litigation and Valuation Consultants, Inc. 5488 Reno Corporate Drive, Suite 200 Reno, Nevada 89511 (775) 825-7982

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Litigation and Valuation Consultants, Inc.

# INTRODUCTION

#### **Description of Assignment**

This Expert Witness Report (report) is in response to the engagement of Litigation and Valuation Consultants, Inc. (LVC) by Robison, Belaustegui, Sharp & Low in December 2015, concerning the litigation case of *William A. Leonard v. Superpumper, Inc., Snowshoe Petroleum, Inc. et al.*, Second Judicial District Court of the State of Nevada, Washoe County; case number CV13-02663. LVC was engaged to provide litigation support services on behalf of Defendant, Snowshoe Petroleum, Inc.

Fees for LVC's services are hilled at normal hourly rates: professionals at \$195 to \$225 and paraprofessionals at \$70. Court testimony and/or deposition testimony will be invoiced at the above rates plus an additional \$100 per hour.

#### **Limiting Conditions and Disclosures**

LVC and the expert preparing this report have no present or contemplated financial interest in or with the parties to the litigation. LVC's fees for work on this case are in no way contingent upon LVC's results or findings.

Information and documents, from which this report has been prepared, were provided to LVC through legal counsel from sources identified herein. The financial information was provided to LVC by third parties, also identified herein. This information has not been subjected to any audit or review procedures by LVC as defined by the American Institute of Certified Public Accountants (AICPA) during this engagement. The terms "audit," "examination" and "review" are described and defined in pronouncements promulgated by the AICPA. This report should not be construed or referred to, as an audit, examination or review of financial information by LVC. Accordingly, LVC takes no responsibility for the underlying financial data contained in the documents, schedules and worksheets presented, that were relied upon for this report, which are solely the representations of others.

LVC is not a law firm and the expert working on this report is not an attorney, therefore, comments and observations presented do not purport to represent legal representations or opinions.

LVC and the expert preparing this report reserve the right to amend the report in the event additional documents, pertinent information and/or other material is discovered subsequent to the submission of this report. Possession of this report or any copy thereof does not carry with it the right of publication, nor may the report be used for other than its intended purpose. Use of this report is restricted to the parties in the matter named above and to their legal counsel; therefore, this report should not be used for any other purpose or by anyone not informed on such matters.

#### Litigation and Valuation Consultants, Inc.

# Qualifications

The expert working on this matter is Michelle L. Salazar, CPA/ABV, CVA, CFE.

Michelle L. Salazar, CPA/ABV, CVA, CFE

Michelle Salazar is a licensed Certified Public Accountant (CPA) in Nevada with over sixteen years' experience in the public accounting, litigation support and business valuation arena. Ms. Salazar holds a Certified Fraud Examiner (CFE) credential which is administered by the Association of Certified Fraud Examiners and is currently certified in business valuation by the American Institute of CPAs (ABV) and the National Association of Certified Valuation Analysts (CVA). Ms. Salazar has worked extensively on forensic litigation cases and business valuation matters and has been qualified as an expert. She is the President of LVC. Her Curriculum Vitac and summary of testimony are enclosed.

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#### MICHELLE L. SALAZAR, CPA/ABV, CVA, CFE PRESIDENT LITIGATION AND VALUATION CONSULTANTS, INC.

#### **EDUCATION & CERTIFICATIONS**

BS, Bachelor of Science in Business Administration, University of Nevada, Reno
CPA, Certified Public Accountant, Nevada
ABV, Accredited in Business Valuation, AICPA
CVA, Certified Valuation Analyst, National Association of Certified Valuation Analysts
CFE, Certified Fraud Examiner, Association of Certified Fraud Examiners

#### EXPERIENCE

Ms. Salazar's experience includes over sixteen years in the accounting profession, including business valuation, forensic (investigative) accounting and litigation related experience. Ms. Salazar works exclusively on business valuation, forensic accounting and litigation support assignments. Her experience includes valuations for the purpose of divorce, financial reporting, estate and gift planning and business disputes. Ms. Salazar's forensic accounting experience includes work on fraud, embezzlement and divorce cases. For several years she worked as a CPA in a large Reno, Nevada based Certified Public Accounting firm. Her familiarity with many different accounting systems provides a unique ability to understand and work through forensic and business valuation issues. Ms. Salazar has testified and has been qualified as an expert. She is a Certified Public Accountant (CPA), a Certified Fraud Examiner (CFE), and is currently certified in business valuation by the American Institute of CPAs (ABV) and the National Association of Certified Valuation Analysts (CVA), which is a national certification in the field of business valuation.

#### PROFESSIONAL/COMMUNITY AFFILIATIONS

Member, The Prospectors' Club Member, Planned Giving Roundtable of Northern Nevada Member, Estate Planning Council of Northern Nevada Member, Reno Tahoe Young Professionals Network (YPN) Member, American Institute of Certified Public Accountants (AICPA) Member, Nevada Society of Certified Public Accountants (NSCPA) Member, National Association of Certified Valuation Analysts (NACVA) Member, Association of Certified Fraud Examiners (ACFE) Member, Reno Chapter of ACFE Member, Nevada Society of Certified Public Accountants Business Valuation Committee Member, Institute of Business Appraisers (IBA) Member, 2007-2012, 2014 Go Red for Women Committee Alumni Member of 2005 Leadership Reno Sparks program Honorce, 2007 Nevada Women's Fund Salute to Women of Achievement Commissioner, 2009-2011 and 2013-2014 Washoe County Debt Management Commission Vice-Chairperson, 2011-2012 Washoe County Debt Management Commission Chairperson, 2012-2013 Washoe County Debt Management Commission Advisor, Nevada Youth Empowerment Project 2015 Winner, Top Twenty Under Forty, YPN

Litigation and Valuation Consultants, Inc.

introduction



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# William A. Leonard v. Superpumper, Inc., Snowshoe Petroleum, Inc., et al. January 25, 2016

# PUBLICATIONS

"Small Business Self Defense," Northern Nevada Business Weekly, March 12, 2007.

"Small Businesses are the Prime Target for Internal Theft and Fraud," The Writ, Official Publication of the Washoe County Bar Association, June 2008.

"Five Estate-Planning Steps for Business Owners," Northern Nevada Business Weekly, July 14, 2014.

#### SELECTED SPEAKING ENGAGEMENTS AND PRESENTATIONS

Washoe County Bar Association, Reno, Nevada "Working With Expert Witnesses"

Western Nevada Society of Certified Public Accountants, "Business Valuation"

Western Nevada Society of Certified Public Accountants, "Forensic Accounting"

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Litigation and Valuation Consultants, Inc.

### MICHELLE L. SALAZAR, CPA/ABV, CVA, CFE SUMMARY OF TESTIMONY

January 2008 Schweigert v. Schweigert Re: Divorce/Business Valuation Humboldt County District Court, Humboldt County Judge Richard Wagner

April 2009 Albert and Vicki Potter v. AFAY, Inc. Re: Business Dispute Second Judicial District Court of Nevada, Washoe County Judge Brent Adams

May 2009 Rottman v. Rottman Deposition-re: divorce litigation, marital balance sheet

May 2009 Rottman v. Rottman Re: Divorce Second Judicial District Court of Nevada, Washoe County Judge Bridget Peck

May 2010 Kressler v. Kressler Re: Divorce/Business Valuation Second Judicial District Court of Nevada, Washoe County Judge Chuck Weller

March 2011 Consolidated Nevada Corporation and Paul Morabito et al. v. JH, Inc. and Jerry Herbst et al. Deposition-re: punitive damages phase of trial

August 2011 Retiremen, LLC v. D&D Tire, Inc. Deposition-damage calculation

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Litigation and Valuation Consultants, Inc.

May 2012 Pittman v. Pittman Re: Divorce/Business Valuation Second Judicial District Court of Nevada, Washoe County Judge Chuck Weller

August 2012

Riverwood Douglas RDA, LLC, Riverwood Douglas, LLC v. MadDog Development, Inc. in the matter of Riverwood Redevelopment, LLC and Riverwood Partners, LLC Deposition-business dispute

September 2012 Riverwood Douglas RDA, LLC, Riverwood Douglas, LLC v. MadDog Development, Inc. in the matter of Riverwood Redevelopment, LLC and Riverwood Partners, LLC Arbitration Arbitrator Robert Eisenberg

January 2013 580 Parkson Road, LLC v. Richard Steven Louie and Stephanie Yinman Chan United States Bankruptcy Court, San Jose Division Judge Stephen Johnson

February 2013 Jackson v. Jackson Re: Divorce/Interest Calculation Second Judicial District Court of Nevada, Washoe County Judge Bridget Peck

March 2013 Flood v. Flood Re: Divorce Second Judicial District Court of Nevada, Washoe County Judge Egan Walker

April 2013 Chernick v. Emmerich Re: Business Dispute Second Judicial District Court of Nevada, Washoe County Judge Patrick Flanagan

Litigation and Valuation Consultants, Inc.

May 2013 Loberg v. Loberg Re: Divorce/Valuation Fourth Judicial District Court of Nevada, Elko County Judge Nancy Porter

November 2013 395 Lampe, LLC, Prim 1988 Revocable Tst et al. v. Kawish, LLC, Timothy Blixseth et al. Deposition-business dispute

November 2013 VFS Financing, Inc. v. Stacey Gonfiantini, et al. Deposition-business dispute December 2013 Spirit Master Funding II, LLC v. Jerry Herbst Deposition-business dispute

January 2014 395 Lampe, LLC, Prim 1988 Revocable Tst et al. v. Kawish, LLC, Timothy Blixseth et al. United States District Court Western District of Washington at Seattle Judge Richard Jones

March 2014 Kubel v. Kubel Re: Divorce/Valuation First Judicial District Court of Nevada, Carson City Judge James Russell

April 2014 Ghiglia v. Ghiglia Re: Divorce Second Judicial District Court of Nevada, Washoe County Judge Bridget Peck

April 2014 Inouye v. Inouye Re: Divorce Second Judicial District Court of Nevada, Washoe County Judge Bridget Peck

June 2014 Medeiros v. Medeiros Re: Divorce Second Judicial District Court of Nevada, Washoe County Judge Bridget Robb

July 2014 Kubel v. Kubel Re: Divorce/Valuation First Judicial District Court of Nevada, Carson City Judge James Russell

July 2014 Fernhoff v. Fernhoff Re: Divorce/Valuation Deposition

July 2014 Farahi v. Farahi Re: Divorce/Valuation Deposition

August 2014 Monaghan v. Koch Re: Divorce Second Judicial District Court of Nevada, Washoe County Judge Egan Walker

August 2014 Luciano v. Saint Mary's Preferred Health Insurance Company Re: Damage Rebuttal Deposition

August 2014 King v. King Re: Divorce/Valuation Second Judicial District Court of Nevada, Washoe County Judge Egan Walker

August 2014 Farahi v. Farahi Rc: Divorce/Valuation Deposition

Litigation and Valuation Consultants, Inc.

October 2014 King v. King Re: Divorce/Valuation Second Judicial District Court of Nevada, Washoe County Judge Egan Walker

December 2014 Ygoa v. Ygoa Re: Divorce/Valuation Humboldt County District Court, Humboldt County Senior Judge John Iroz

July 2015 Anderson v. Tri-State Surveying, Ltd. Re: Business Valuation/Economic Damages Deposition

August 2015 The State of Nevada v. Mary Colleen Ortega Re: Criminal Preliminary Hearing Pershing County Justice Court Justice Karen Stephens

November 2015 Grand Sierra Resort v. Peppermill Casinos, Inc. Re: Business Dispute/Intangible Asset Valuation Deposition

January 2016 Grand Sierra Resort v. Peppermill Casinos, Inc. Re: Business Dispute/Intangible Asset Valuation Second Judicial District Court of Nevada, Washoe County Judge Patrick Flanagan

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Litigation and Valuation Consultants, Inc.

#### DOCUMENTS RELIED UPON

The following sources of information were considered in preparation of this report:

- 1. First Amended Complaint, dated May 15, 2015;
- 2. Plan of Merger of Consolidated Western Corporation with and into Superpumper, Inc. (Bates #Superpumper 000046-000049);
- 3. Articles of Merger of Consolidated Western Corporation into Superpumper (Bates #Superpumper 000050-000051);
- 4. Unanimous Written Consent of the Directors and Shareholders of Consolidated Western Corporation (Bates #Superpumper 000052-000063);
- Articles of Amendment and Merger of Consolidated Western Corporation with and into Superpumper, Inc. (Bates #Superpumper 000012-000013);
- 6. Shareholder Interest Purchase Agreement, dated September 30, 2010 (Bates #Superpumper 000033-000037);
- 7. Stock Power agreement 2010 (Bates #Superpumper 000019-000020);
- Audited Financial Statements of Superpumper, Inc. as of December 31, 2007 (Bates #Superpumper 000292-000305);
- Audited Financial Statements of Superpumper, Inc. as of December 31, 2008 (Bates #Superpumper 000306-000318);
- 10. Audited Financial Statements of Superpumper, Inc. as of December 31, 2009 (Bates #Superpumper 000319-000331);
- 11. Audited Financial Statements of Superpumper, Inc. as of December 31, 2010 (Bates #Superpumper 000332-000346);
- 12. Audited Financial Statements of Superpumper, Inc. as of December 31, 2011 (Bates #Superpumper 000347-000362);
- Reviewed Financial Statements of Superpumper, Inc. as of December 31, 2012 (Bates #Superpumper 000363-000379);

Litigation and Valuation Consultants, Inc.

- 14. Reviewed Financial Statements of Superpumper, Inc. as of December 31, 2013 (Bates #Superpumper 000380-000396);
- 15. Reviewed Financial Statements of Superpumper, Inc. as of December 31, 2014 (Bates #Superpumper 000397-000415);
- 16. Analysis of Superpumper Acquisition (Bates #Superpumper 000097-000098);
- Superpumper, Inc. Valuation as of August 31, 2010, prepared by Cavalier (Bates #Superpumper 000064-000096);
- Internally prepared unaudited Superpumper March 2010, June 2010, August 2010, September 2010 and December 2010 balance sheets and August 2010 year to date income statement;
- 19. Federal Reserve website, www.federalreserve.gov, January 13, 2016;
- 20. Grabowski, Roger, and David King, Duff & Phelps, LLC Risk Premium Report 2011, Business Valuation Resources, Illinois, 2012;
- 21. Grabowski, Roger, and David King, *Duff & Phelps, LLC Risk Premium Report* 2014, Business Valuation Resources, Illinois, 2015;
- 22. Promissory Note dated November 1, 2010 (Bates #Superpumper 000001-000002);
- 23. Promissory Note dated September 1, 2010 (Bates #Superpumper 000010);
- 24. Promissory Note dated April 1, 2011;
- 25. Assignment Agreement dated February 1, 2011 (Bates #Superpumper 000007-000010);
- 26. Successor Promissory Note dated February 1, 2011 (Bates #Superpumper 000005-000006);
- 27. Successor Promissory Note dated February 1, 2011 (Bates #Superpumper 000003-000004);
- 28, BMO Account Tracker (Bates #Morabito (341).005360);
- 29. Superpumper, Inc. schedule of cash paid by Edward Bayuk and Salvatore Morabito (Bates # Superpumper #000604-000610);

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- 30. Line of credit ledger August 25, 2010 through October 8, 2010;
- 31. \$3 million term loan ledgers;
- 32. BBVA Compass Bank letter dated September 30, 2010 (Bates #Superpumper 000440)
- 33. Term Note dated September 1, 2010 for \$939,000;
- 34. Term Note dated December 31, 2010 for \$689,107;
- 35. Term Note dated December 31, 2010 for \$397,175;
- 36. Term Note dated December 31, 2010 for \$2,563,542;
- 37. Term Note dated December 31, 2010 for \$2,580,500;
- 38. Lovelace, Christian deposition transcript, October 21, 2015;
- 39. Cavalier, Spencer deposition transcript, June 19, 2015;
- 40. Morabito, Salvatore deposition transcript, October 21, 2015;
- 41. 2010 Schedule K-1's of Snowshoe Petroleum, Inc.

# BACKGROUND

Beginning in 2007, lawsuits have arisen between J11, Inc., Jerry Herbst, and Berry Hinckley (herein referred to as Herbst Entities) and Defendants in this matter. The current lawsuit filed by William A. Leonard, Trustee for the Bankruptcy Estate of Paul Anthony Morabito (Morabito) alleges that fraudulent transfers have taken place. One allegation is that the fraudulent transfers were made in an effort to prevent the Herbst Entities from collecting on a State Court judgement and/or the confessed judgment and to protect Morabito from having any of his assets seized.

Until September 28, 2010, Morabito was an 80% sharcholder of Consolidated Western Corporation (CWC). Morabito's brother, Salvatore Morabito, and Paul Morabito's colleague, Edward Bayuk were each 10% shareholders of CWC. At this time, CWC held a 100% equity interest in an entity known as Superpumper, Inc. (Superpumper).

According to the Plan of Merger of CWC and Superpumper, Inc. (Bates #Superpumper 000046-00049), CWC was merged into Superpumper on September 28, 2010. According to the Articles of Merger (Bates #Superpumper 000050-000051), the effective date of the merger was September 29, 2010.

A promissory note (Superpumper 000010) exists between Morabito as obligor and CWC as beneficiary, dated September 1, 2010 in the amount of \$939,000. Since CWC and Superpumper merged on September 29, 2010, the note receivable was reported on the audited financial statements of Superpumper as of December 31, 2010 (Bates #Superpumper 000345).

On September 30, 2010 a Sharcholder Interest Purchase Agreement (Bates #Superpumper 000033-000037) was entered into between Morabito as seller and Snowshoe Petroleum, Inc. (Snowshoe), as purchaser, for the sale of Morabito's 80% equity interest in Superpumper to Snowshoe. The final sales price was \$2,497,307 which included \$1,035,094 in cash paid to Morabito (Bates #Morabito (341).005360) from Edward Bayuk and Salvatore Morabito and a promissory note of \$1,462,213. The promissory note (Bates #Superpumper 000001-000002), dated November 1, 2010, was entered into between Snowshoe as payor and Morabito as beneficiary. At the time of this transaction, the shareholders of Snowshoe included Edward Bayuk (50%) and Salvatore Morabito (50%).

After the sale of Morabito's 80% equity interest, he was owed \$1,462,213 by Snowshoc and he owed to Superpumper \$939,000 as a result of drawing down of the BBVA Compass revolving \$3 million loan. Salvatore Morabito and Edward Bayuk refused to accept this liability of \$939,000 from Morabito and it was an excluded liability in the sale transaction. Therefore, the net balance due to Morabito, after payments made, from Snowshoe was \$492,937. Two "successor" promissory notes were created, after the fact, to reconcile the excluded liability and the carryback note created on November 1, 2010 (Bates #Superpumper

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**000001-000002)**. The two successor notes included a note dated February 1, 2011 where Snowshoe agreed to pay \$939,000 to Superpumper (Bates #Superpumper 00005-00006). The second note, dated February 1, 2011 states that Snowshoe agrees to pay Morabito \$472,937 (Bates #Superpumper 000003-000004).

On January 1, 2011, agreements (Bates #Superpumper 000019-000020) were entered into whereby Edward Bayuk and Salvatore Morabito each sold, assigned or transferred ten (10) shares of common stock in Superpumper to Snowshoe. Therefore, as of that date, Snowshoe was the sole shareholder of Superpumper.

A business valuation of Superpumper as of August 31, 2010, was prepared by Spencer P. Cavalier (Cavalier) of Matrix Capital Markets Group, Inc., on October 13, 2010. The estimated fair market value of a 100% common equity interest in Superpumper on a controlling, marketable basis, as of August 31, 2010, was \$6,484,514. According to **Bates #Superpumper 000097-000098**, adjustments were made by Christian Lovelace, a partner in the law firm Lippes Mathias Wexler Friedman, LLP (representing Superpumper and Snowshoe) as follows:

Appraised Value Per Cavalier	\$ 6,484,515
Less: Compass Term Loan	(1,682,000)
Net value	4,802,515
Less: Risk Discount (35%)	(1,680,880)
Discounted Net Value	3,121,635
80% Acquisition Value	\$ 2,497,308

The appraised value per Cavalier was reduced by \$1,682,000 to reflect the BBVA Compass term loan that was not included in the valuation. In August 2010, Superpumper obtained a \$3 million term loan from Compass Bank which was drawn down on in September 2010. From the \$3 million, funds in the amount of \$933,000 each were distributed to Salvatore Morabito and Edward Bayuk. Subsequently, on September 30, 2010, a payment of \$659,000 was made to Superpumper by Salvatore Morabito (**Bates #Superpumper 000604 and 000607**) which was used to pay down the term loan. Additionally, on September 30, 2010 a payment was made by Edward Bayuk to Superpumper (**Bates #Superpumper 000604**) in the amount of \$659,000. Therefore, the \$1,682,000 (\$3,000,000 - \$659,000 - \$659,000) stemmed from the original term loan obtained in September 2010 for \$3 million less the \$659,000 repaid by each.

Lovelace explained in his deposition testimony on October 21, 2015 that the 35% discount rate was based upon standard discount rates in the industry ranging from 10% to 40% and discussions with other professionals.

The First Amended Complaint states, "despite the Debtor's (referring to Morabito) 2009 \$5,588,661 stock basis, the Debtor sold his interest in Superpumper to Snowshoe for approximately \$2,500,000." It should be noted that a valuation is conducted independent of

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the stock basis included on a parties' personal income tax return. Therefore, to provide a direct comparison between the stock basis and Cavalier's value conclusions is incorrect and is misleading.

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# SCOPE OF WORK

LVC was asked to:

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- 1. Evaluate and determine whether the valuation prepared by Cavalier as of August 31, 2010, is reasonable and standard and customary in the business valuation industry.
- 2. Determine whether the actual financial results of Superpumper subsequent to the date of valuation, support or contradict the value conclusion of Cavalier as of August 31, 2010.
- 3. Evaluate the impact on valuation, if any, of the \$8.9 million due from affiliate included on Superpumper's August 31, 2010 balance sheet.

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### ANALYSIS

#### 1. Cavalier Valuation Report as of August 31, 2010

Cavalier prepared a valuation report for Superpumper, as of August 31, 2010, arriving at a value of \$6,484,514 for a 100% equity interest. The valuation conclusion was based upon a weighting of four methods encompassing two income approaches, market approach and the cost approach. See **Exhibit 1** below for a replication of Cavalier's opinion.

Valuation Methods Utilized by Cavalier	Operating <u>Value</u>	<u>Weight</u>	Indicate <u>Value</u>
Cost Approach: Adjusted Balance Sheet Mothod	\$6,956,737	30%	\$ 2,087
Market Approach: Guideline Public Company Method	6,713,197	10%	671
Income Approach: Capitalization of Adjusted Historical Cash Flow Method	8,331,845	10%	833.
Income Approach: Capitalization of Normalized Single Period Cash Flow Method	5,785,976	50%	2,892
Value of 100% Equity Interest on a Control Marketable Basis-PER CAVALIER			\$ 6,484,

LVC contacted Cavalier on January 11, 2016 to obtain additional information regarding the business valuation prepared by him. No response has been provided to date. Had LVC been provided access to the requested information, LVC's opinions may be different. LVC concurs that the methodology utilized by Cavalier is reasonable and acceptable in the business valuation industry. However, LVC believes that Superpumper was *overvalued* due to the capitalization rate utilized by Cavalier. This capitalization rate impacts Cavalier's final conclusion under the two income approaches reflected in **Exhibit 1** in which Cavalier applied a total 60% weight in arriving at his final conclusion of value.

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If all other figures remain the same, an adjustment of the capitalization rate of 13.257429% as utilized by Cavalier to a capitalization rate determined by LVC to be appropriate of 22.90%, the valuation using the "income approach: capitalization of adjusted historical cash flow method" is overstated by \$4,752,750 as reflected in **Exhibit 2**.

Exhibit 2 Income Approach: Capitalization of Adjusted H Comparison of Cavalier Capitalization Raie yersu			
		<u>Using</u> <u>Adjusted</u> Capitalization	
	<u>Per Cavalier</u>	Rate	<u>Difference</u>
Economic Net Free Cash Flow to Capitalize	\$ 1,496,397	\$ 1,496,397	\$
Divided by Capitalization Rate	13.257429%	22.90%	-9.64
Implied Value of Invested Capital, Control, Marketable Basis	11,287,234	6,534,485	4,752,74
Less: Interest Bearing Debt (Per Matrix)	(2,955,390)	(2,955,390)	-
Implied Value of Stockholder's Equity, Control, Marketable Basis	\$ 8,331,845	\$ 3,579,095	\$4,752,75

Under the "income approach: capitalization of normalized single period cash flow method", if all other figures remain the same, an adjustment of the capitalization rate of 13.399999% as utilized by Cavalier to a capitalization rate determined by LVC to be appropriate of 22.90%, the valuation using the "income approach: capitalization of normalized single period cash flow method" is overstated by \$3,626,331 as reflected in **Exhibit 3**.

Exhibit 3 Income Approach: Capitalization of Normalized Sin Comparison of Cavaller Capitalization Rate versu	•		
		<u>Using</u> <u>Adjusted</u> Capitalization	
	<u>Per Cavalier</u>	Rate	Difference
Economic Net Free Cash Flow to Capitalize	\$ 1,171,343	\$ 1,171,343	\$ -
Divided by Capitalization Rate	13,399999%	22.90%	-9.50%
Implied Value of Invested Capital, Control, Marketable Basis	8,741,366	5,115,035	3,626,33
Less: Interest Bearing Debt (Per Matrix)	(2,955,390)	(2,955,390)	-
Implied Value of Stockholder's Equity, Control, Marketable Basis	\$ 5,785,976	\$ 2,159,645	\$3,626,33

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Therefore, assuming that Cavalier's determination of value using the other methodologies is correct and after applying the same weight factors, after adjusting the capitalization rate <u>only</u>, the value is \$4,196,074 as shown in **Exhibit 4**.

Valuation Method	Ope rating <u>Value</u>	<u>Weight</u>	I	ndicated <u>Value</u>
Cost Approach: Adjusted Balance Sheet Method - Per Cavalier (See Exhibit 1)	\$6,956,737	30%	\$	2,087,021
Market Approach: Guideline Public Company Method - Per Cavaller (See Exhibit 1)	6,713,197	10%		671,320
Income Approach: Capitalization of Adjusted Historical Cash Flow Method (Exhibit 2)	3,579,095	10%		357,910
Income Approach: Capitalization of Normalized Single Period Cash Flow Method (Exhibit 3)	2,159,645	50%		1.079.823

The valuation approaches utilized by Cavalier in the August 31, 2010 valuation report are reasonable and standard and customary in the business valuation industry. However, as explained above, LVC does not agree with the capitalization rate utilized by Cavalier. By adjusting the capitalization rate <u>only</u>, the value opinion of Cavalier is overstated by \$2,288,441. See Exhibit 5.

on of Values	 	
Exhibit 1	\$	6,484,515
Exhibit 4		4,196,074
	\$	2,288,441
	Exhibit 1	Exhibit 1 \$ Exhibit 4

# 2. Superpumper Financial Position Subsequent to August 31, 2010

LVC was asked to consider whether the actual financial results of Superpumper subsequent to the date of valuation, support or contradict the value conclusion of Cavalier as of August 31, 2010. Utilizing the reviewed and audited financial statements of Superpumper for December 31, 2010 through December 31, 2014, and applying Cavalier's methodology, and LVCs capitalization rate, the estimated value of Superpumper decreased from the August 31, 2010 valuation per Cavalier. See Exhibit 6. The amount due from affiliates has been included as an asset in arriving at the value of \$3,988,000 set forth in Exhibit 6. For comparison to the August 31, 2010 valuation, Exhibit 7 reflects the updated value of \$2,457,000, excluding the amount due from affiliates should be included or not is discussed herein in Section 3 below.

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It should be noted that LVC did not prepare an independent valuation of Superpumper. Instead, LVC applied Cavalier's methodology, using Cavalier's value under the guideline public company method, updated as of December 31, 2014. This was prepared for comparison purposes only to determine whether looking back, the valuation of Cavalier was reasonable, given the benefit of subsequent financial information from August 2010 through December 2014.

Superpumper, Inc. Reconciliation of Indicated Values as of December 31, 2014 - Includes Due from Affiliates				
Operating <u>Value</u>	Weight	Indicated <u>Value</u>		
\$5,102,937	30%	\$ 1,530,881		
6,713,197	10%	671,320		
2,976,744	60%	1,786,047		
		\$ 3,988,000		
	Operating <u>Value</u> \$5,102,937 6,713,197	Operating <u>Value</u> <u>Weight</u> \$5,102,937 30% 6,713,197 10%		

	Operating		Indicated
Valuation Method	Value	Weight	Value
Cost Approach: Adjusted Balance Sheet Method	s -	30%	\$
Market Approach: Guideline Public Company Method - Per Cavalier	6,713,197	10%	671,32
income Approach: Capitalization of Adjusted Historical Cash Flow Method	2,976,744	60%	1,786,04

Regardless of the treatment of the due from affiliates, the value using Cavalier's methodology would have decreased from the August 31, 2010 valuation.

### 3. Impact on the Valuation of Superpumper of the \$8.9 million Due from Affiliate

The valuation of Superpumper as of August 31, 2010, as prepared by Cavalier, includes the removal of an amount due from affiliates of \$8,925,708. There is no explanation or reasoning for the removal of this asset and no explanation was provided by Cavalier when contacted on January 11, 2016. However, the audited and reviewed financial statements of Superpumper from 2010 through 2014 reflect the due from affiliate on the balance sheet. The auditors wrote:

"In accordance with your instructions, the scope of our examination did not include an analysis of the valuation of notes receivable from related parties (Note 9) and we have not been able to otherwise satisfy ourselves as to their valuation at that date" (Bates #Superpumper 000334).

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analysis

It is common for a business valuation expert to make adjustments to a balance sheet provided by a client. Assets are generally adjusted to fair market value and uncollectible amounts are removed. When Cavalier prepared the August 31, 2010 valuation, he removed the amount due from affiliates. In order to determine whether Cavalier appropriately removed the amount due from affiliate, LVC requested of Superpumper, and was provided, written promissory notes. Each of the notes was dated subsequent to the August 31, 2010 valuation date. Therefore, as of the date of Cavalier's valuation, the amounts due to Superpumper were not documented, there were no written repayment terms and there was no interest being charged. LVC contacted Stan Bernstein, Superpumper's accountant, who confirmed that there were no written promissory notes in existence, to support the amount due from affiliates, as of the valuation date. Therefore, since it is likely that Superpumper would never receive the benefit of repayment, it is not uncommon to remove the balance for valuation purposes.

LVC does not have sufficient information to suggest that it is appropriate for the due from affiliates to remain on the balance sheet. However, even if Cavalier's valuation had included the amount due from affiliates, using the revised capitalization rate of 22.90% as discussed above, the final conclusion of value, is \$6,873,787. See Exhibit 8.

Vuluation Method	Operating <u>Value</u>	<u>Weight</u>	J	ndicated <u>Value</u>
Cost Approach: Adjusted Balance Sheet Method - Per Cavalier	\$15,882,445	30%	\$	4,764,734
Market Approach: Guideline Public Company Method - Per Cavalier	6,713,197	10%		671,320
Income Approach: Capitalization of Adjusted Historical Cash Flow Method (Exhibit 2)	3,579,095	10%		357,910
Income Approach: Capitalization of Normalized Single Period Cash Flow Method (Exhibit 3)	2,159,645	50%		1,079,823

Therefore, if the amounts due from affiliates are deemed to be collectible, which they do not appear to be, the Superpumper valuation, using the adjusted capitalization rate, would have increased from \$6,484,515 (Exhibit 1) to \$6,873,787 (Exhibit 8), a modest increase of \$389,272.

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# William A. Leonard v. Superpumper, Inc., Snowshoe Petroleum, Iuc., et al. January 25, 2016

# CONCLUSION

LVC's conclusions are based on the information made available. If subsequent information is provided, LVC's opinions and conclusions may change. LVC reserves the right to revise and/or supplement this report if necessary. If you have any questions, please do not hesitate to contact us.

Sincerely,

# LITIGATION AND VALUATION CONSULTANTS, INC.

Michelle Salazar, CPA/ABV, CVA, CFE President

Litigation and Valuation Consultants, Inc.

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2	BARRY L. BRESLOW, ESQ. – NSB #3023 bbreslow@rbsllaw.com
3	FRANK Č. GILMORE, ESQ NSB #10052 fgilmore@rbsllaw.com
4	Robison, Belaustegui, Sharp & Low A Professional Corporation
5	71 Washington Street Reno, Nevada 89503
6	Telephone: (775) 329-3151 Facsimile: (775) 329-7169
7	Attorneys for Defendants
8	IN THE EPOCKID DIRICLAS DEPOSITOR FOR THE OF AND ADDRESS ADD.
9	IN THE SECOND JUDICIAL DISTRICT FOR THE STATE OF NEVADA
10	IN AND FOR THE COUNTY OF WASHOE
11	
12	WILLIAM A. LEONARD, Trustee for the CASE NO.: CV13-02663 Bankruptcy Estate of Paul Anthony Morabito
13	DEPT. NO.: B1 Plaintiffs,
14	vs.
15	SUPERPUMPER, INC., an Arizona corporation;
16	EDWARD BAYUK, individually and as Trustee of the EDWARD WILLIAM BAYUK LIVING
17	TRUST; SALVATORE MORABITO, an individual; and SNOWSHOE PETROLEUM, INC., a New York corporation,
18	Defendants.
19	
20	
21	DEFENDANTS' REBUTTAL EXPERT WITNESS DISCLOSURE
22	Defendants above named, by and through their attorneys of record, and pursuant to NRCP
23	16.1(a)(2), by and through their respective counsel of record, hereby disclose the identity of their
24	rebuttal experts who may provide testimony at the trial in this matter. Defendants reserve the right
25	to use expert Michelle Salazar in rebuttal to the report of James L. McGovern, and Jan Frederich
26	as a non-retained expert rebuttal witness to the report of James L. McGovern. As set forth herein
	and in the attached report, this disclosure will be supplemented as additional necessary discovery
28 Robison, Belaustegui, Sharp & Low 71 Washington SJ. Rene, NV 89503 (775) 329-3151	is received. EXHIBIT EXHIBIT EXHIBIT EXHIBIT EXHIBIT EXHIBIT EXHIBIT EXHIBIT

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Ç	l	1. MICHELLE SALAZAR, Litigation and Valuation Consultants, Inc., 5488 Reno
	2	Corporate Drive, Suite 200, Reno, Nevada 89511, (775) 825-7982
	3	a. Ms. Salazar's qualifications, including her publications, are set forth in her
	4	curriculum vitae which was attached to her January 25, 2016 Report as part of Exhibit 1.
	5	b. Prior cases in which Ms. Salazar has testified as an expert at trial or by
	6	deposition within the preceding four years was attached to her January 25, 2016 Report as part of
	7	Exhibit 1.
	8	c. Ms. Salazar's fee schedule was attached to her January 25, 2016 Report as
	9	part of Exhibit 1.
	10	d. Ms. Saluzar's rebuttal report is attached hereto as Exhibit 1.
	11	2. JAN FRIEDERICH, 9705 Pebble Beach Dr, NE, Albuquerque, NM 87111; Phone
	12	505-269-6190. Mr. Friederich is Defendants' non-retained expert rebuttal witness. He was a
	13	consultant hired by Superpumper to assist with the Matrix evaluation. Mr. Friederich liaised with
	14	Dennis Vacco and Spencer Cavalier to accomplish the valuation and provide insight as to the
ζ.	15	Superpumper financials.
	16	a. Mr. Friederich's Resume and education experience is attached as Exhibit 2.
	17	b. Mr. Friederich is not being compensated for his testimony, but will have his
	18	travel expenses reimbursed to him.
	19	c. Mr. Friederich's opinions are summarized as follows:
	20	i. James McGovern's Market Value analysis is faulty:
	21	a) Fuct Sales should be measured in Gallons and not in dollars, and a
	22	reasonable Margin in cents/gation should be applied to determine an Income
	23	stream;
	24	b) A multiple of 5.9 for future expected EBITDA is almost twice as high as
	25	the industry standard. Industry standard for leased stores with above
	26	Market lease rates are closer to a multiple of 3 times EBITDA;
2	27	c) Receivables should not be assumed as collectible and will not be acquired
×	28	by any buyer without certainty and should not be part of a company's
Robison, Ael Sharp & Low 71 Washingto Reivo, NV 89 (775) 329-34	na SI. 503	2

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	Market value solely based on an assumption; and
2	d) The company's value in 2010 was negatively impacted by the fact that the
3	money Superpumper received upfront from Shell would have to be repaid or
4	amortized over the term of the contract. The unamortized portion is still
5	today \$2.5 million.
6	For the reasons set forth above, Mr. Friederich believes the Matrix Valuation is much
7	closer to a realistic Market price than is McGovern's opinion of value.
8	AFFIRMATION Pursuant to NRS 239B.030
9	Pursuant to NRS 239B.030
10	The undersigned does hereby affirm that this document does not contain the social security
11	number of any person.
12	DATED this 29th day of February, 2016.
13	ROBISON, BELAUSTEGUI, SHARP & LOW A Professional Corporation
14	71 Washington Street Reno, Nevada 89503
15	
16	
17	BARRY L. BRESLOW, ESQ. FRANK C. GHMORE, ESQ.
18	Altorneys for Defendants
19	JaWPDatgill 1914/359.001 Snowshae adv. Herba@P-Reinstal Expert Witness Disclosure 2-19-16 doc
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Sharp & Low 51 Mushington St Remo, NV \$9503 (775) 329-3151	3

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<u> </u>	1	CERTIFICATE OF SERVICE
	2	Pursuant to NRCP 5(b), I certify that I am an employee of Robison, Belaustegui, Sharp &
	3	Low, and that on this date I caused to be served a true copy of the <b>DEFENDANTS</b> ' <b>REBUTTAL EXPERT WITNESS DISCLOSURE</b> all parties to this action by the method(s)
	4	indicated below:
	5	by placing an original or true copy thereof in a sealed envelope,
	6	with sufficient postage affixed thereto, in the United States mail at Reno, Nevada, addressed to:
	7	Gerald Gordon, Esq.
	8	Mark M. Weisenmiller, Esq. Teresa M. Pilatowicz, Esq.
	9	GARMAN TURNER GORDON 650 White Drive, Suite 100
	10	Las Vegas, Nevada 89119 Attorneys for Plaintiff
	11	by using the Court's CM/ECF Electronic Notification System addressed to:
	12	Gerald Gordon, Esq.
	13	Email: <u>ggordon@Gtg.legal</u> Mark M. Weisenmiller, Esq.
	14	Email: <u>mweisenmiller@Gtg.lcgal</u> Teresa M. Pilatowicz, Esq.
•.	15	Email: tpilatowicz@Gtg.legal
	16	by personal delivery/hand delivery addressed to:
	17	by email addressed to:
	18	Gerald Gordon, Esq. Email: <u>ggordon@Gtg.legal</u>
	19	Mark M. Weisenmiller, Esq.
	20	Email: <u>mweisenmiller@Gtg.legal</u> Teresa M. Pilatowicz, Esq. Email: <u>tpilatowicz@Gtg.legal</u>
	21	by facsimile (fax) addressed to:
	22	by federal Express/UPS or other overnight delivery addressed to:
	23	DATED: This $22^{\text{cm}}$ day of February, 2016.
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	25	Mary Carroll Carra
	26	Angene
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2	EXHIBIT NO.	DESCRIPTION	NO. OF PAGES
3	1	Michelle Salazar's rebuttal report	•
4	2	Jan Frederich Resume	
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# EXHIBIT 1

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EXHIBIT 1



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Michelle L. Salazar CPA/ABV, CVA, CFE michelle@lycreno.com

February 29, 2016

Frank C. Gilmore, Esq. Robison, Belaustegui, Sharp & Low 71 Washington Street Reno, Nevada 89503

#### Re: William A. Leonard v. Superpumper, Inc., et al.

Dear Mr. Gilmore:

Litigation and Valuation Consultants, Inc. (LVC) has been retained as an expert rebuttal witness to comment on the report prepared by James L. McGovern CPA/CFF. CVA (McGovern), McGovern & Greene LLP, in the litigation case of *William A. Leonard v. Superpumper, Inc., Snawshoe Petroleum, Inc., et al.*, Second Judicial District Court of the State of Nevada, Washoe County; case number CV13-02663.¹ McGovern has been retained by Garman, Turner, Gordon, LLP, on behalf of the Plaintiff. Enclosed herein are a number of comments and issues LVC has with McGovern's conclusions.

#### Issue #1:

The following table is the summary set forth by McGovern to support his final conclusion of value of \$13,050,000 (Bates #McGOVERN000025).

					Non-		
Valuation_		Ĩ	nd <del>k sted</del>	<u>c</u>	hpe rating	To	tal Value of
Approach	Method		Value		Assets		Equity
Income	Discounted Cash Flow	\$	6,550,000	\$	6,500,000	\$	13,050,000
Income	Single Period Capitalization	\$	9,100,000	\$	6,500,000	\$	15,600,000
Market	Guideline Public Companies	\$	9,900,000	\$	6,500,000	\$	16,400,000
Market	<b>Outdeline Transactions</b>	S	4,950,000	\$	6,500,000	\$	11,450,000

The indicated value, under each approach, is increased by \$6.5 million for non-operating assets. The non-operating asset is identified by McGovern as excess working capital. McGovern prepared a chart to support his determination of excess working capital (Bates #McGOVERN000012). McGovern begins with current assets as adjusted of \$11,533,438 and subtracts the current fiabilities of \$4,431,765 to arrive at the working capital figure of \$7,101,673 (Bates #McGOVERN000031). He then compares this working capital figure to an industry working capital figure of \$505,822. The difference between the \$7,101,673 and the \$505,822 is \$6.5 million, McGovern's non-operating asset figure. Included in McGovern's current asset figure of \$11,533,438 are amounts due from affiliates of \$9,037,504.

¹ McGovern incorrectly cites the incorrect caption as JH, Inc. et al. v. Paul Morabito et al.

5488 Reno Corporate Drive, Suite 200 Reno, Nevada 89511 775-825-7982

http://www.lvereno.com

Frank C. Gilmore, Esq. February 29, 2016 Page 2 of 6

#### Rebuttal #1:

McGovern fails to take into consideration the likelihood of collection of the due from affiliate amount totaling \$9,037,504 included in the current asset figure of \$11,533,438. If the due from affiliate is removed, the current liabilities exceed the current assets, and therefore, there is no excess working capital.

The question in evaluating McGovern's conclusion becomes whether it is appropriate to remove the amount due from affiliate. It is common for a business valuation expert to make adjustments to a balance sheet provided by a client. Assets are generally adjusted to fair market value and uncollectible amounts are removed. However, it does not appear that McGovern addressed this \$9 million asset whatsoever. Instead, he writes, "I have assumed that the advances to affiliates are bona fide loans and are collectible" (Bates #McGOVERN000009). This one asset impacts his final value conclusion by \$6.5 million and yet, he assumes that they are "bona fide" without doing any real investigation into the status of any of the balance sheet assets.

In order to determine whether the amounts due from affiliate should be removed, LVC requested of Superpumper, and was provided, written promissory notes. All but one of the promissory notes were dated subsequent to McGovern's valuation date of September 30, 2010. Therefore, as of the date of McGovern's valuation, the amounts due from affiliates were not documented, there were no written repayment terms and there was no interest being charged. LVC contacted Stan Bernstein, Superpumper's accountant, who confirmed that there was only one written promissory note in existence, to support the amount due from affiliates, as of the valuation date. The one note that did exist was for \$939,000 with Paul Morabito as obligor and Consolidated Western Corporation as beneficiary.

If the due from affiliate's amount is removed, there would be no non-operating asset. Therefore, McGovern's final value conclusion would have been \$6,550,000 which is McGovern's indicated value (excluding the non-operating asset) as set forth at Bates #McGOVERN000025.

#### Issue #2:

The audited financial statements of Superpumper, Inc. included the amount due from affiliates as an "other asset". McGovern chose to reclassify the amounts due from affiliates from "other assets" to a "current asset". He supports this adjustment by stating "because the amounts represent advances to related parties and are due on demand" they should be reclassified.

#### Rebuttal #2:

McGovern's adjustment of the due from affiliates amount from "other assets" to a "current asset" is based upon language he claims is set forth in-Note 6 to the Audited Financial Statements, which contains a "due on demand clause". He claims that because of this clause, there is a requirement to reclassify the asset as current. However, it should be noted

Frank C. Gilmore, Esq. February 29, 2016 Page 3 of 6

that there was no audit performed in September 30, 2010. It appears that the audited financial statements are only prepared as of year-end. Therefore, LVC questions which audited financial statements McGovern is referring to.

The audited financial statements for the subsequent year-end (December 31, 2010) addresses the due from affiliates. Of the total amount due of \$8,224,860, there is only one note identified as "due on demand" of \$285,580. More importantly, the auditors wrote, "All amounts due from affiliates have been classified as non current in the accompanying balance sheet because repayment is not anticipated during the next year".

On the December 31, 2010 audited financial statements, the auditors wrote:

"In accordance with your instructions, the scope of our examination did not include an analysis of the valuation of notes receivable from related parties (Note 9) and we have not been able to otherwise satisfy ourselves as to their valuation at that date" (Bates #Superpumper000334).

The promissory notes that were provided to LVC are not demand notes. The amounts due from affiliates as of September 30, 2010, the valuation date utilized by McGovern, consist of four notes for which no formal promissory notes existed as of the valuation date. Subsequent to the valuation date, two of the amounts due from affiliates were documented. One promissory note was dated in April 2011. This note does not indicate that it is "due on demand" and identifies a maturity date of March 1, 2017, which would be considered a non-current asset as of the valuation date. The second note was dated on December 31, 2010 with a maturity date of December 1, 2016, which would be considered a non-current asset as of the valuation date. This note does not indicate that it is "due on demand".

Therefore, McGovern failed to take into consideration the comments of the auditors, and misquotes them as identifying the amounts as "due on demand." Also, it does not appear that McGovern took the actual terms of the written notes that did exist into consideration. McGovern's value conclusion would be \$6.5 lower if this adjustment had <u>not</u> been made.

#### Issue #3:

On Page 17 of McGovern's report, the components of the discount rate of 14.20% utilized by McGovern are summarized (Bates #McGOVERN000018) and are set forth in the schedule below as follows:

Risk-Free Rate	3.40%
Equity Risk Premium Adjustment	5,00%
Industry Risk Adjustment	-0,60%
Small Size Risk Premium	6.40%
Discount Rate Per McGovern	14.20%

McGovern has utilized the cost of equity capital estimate as calculated by Duff & Phelps using the regression equation method "Buildup 2 COE Estimates". However, this 14.20%

Frank C. Gilmore, Esq. February 29, 2016 Page 4 of 6

figure does not take into consideration the company specific risk factors associated with Superpumper, which is an important factor to consider when developing an appropriate discount rate.

#### Rebuttal #3:

Linda Trugman (Trugman), CPA/ABV, MCBA, ASA, MBA, Trugman Valuation Associates. Inc. is a well-respected practitioner and author in the business valuation field. Trugman addressed the general range for company specific risk premiums. She specifically addressed the company specific risk premium if Duff & Phelps' data is utilized. She wrote, "I think for a smaller stable company, 3 to 10 percent is a reasonable range". Therefore, for illustrative purposes, if McGovern had included a company specific risk factor of 5%, in the range described by Trugman, his discount rate would have been 19.2% and his capitalization rate would have been 18.2%, resulting in a value of \$5,333,000. This assumes all factors remain the same, as illustrated below in Exhibit 1.

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Leonard (	r. Si	iperpumper, i	nc,	, et al.		
Comparison of Valu	e U	sing Adjusted	$\underline{C}_{i}$	pitalization Ra	le	
· · · · · ·	թ	cr McGovern				
	-	(Bates				
	<i>h</i> T	ICOVERN				
		000033)		As Adjusted		Difference
Residual Cash Flow	s	1,047,823	S	1,047,823	S	-
Discount Rate		14,2%		19.2%		-5%
Less: Ferminal Growth Rate	_	1.0%		1.0%		0.0%
Capitalization Rate		13,2%		18.2%		-5.0%
Residual Cash Flow Value	s	7,938,053	\$	5,757,269	s	2,180,784
Present Value Factor		0.5687		0.5687		
Present Value of Residual Cash Flow		4,514,370.76		3,274,159,01		1,240,211.75
Add: Present Value of Cash Flow		2,058.640.00		2.058.640.00	•	
100% Interest Value	\$	6,573,010.76	\$	5,332,799.01	5	1,240,211.75
Rounded	\$	6,550,000	\$	5,333,000	S	1,217,000

(Remainder of Page Intentionally Left Blank)

#### Frank C. Gilmore, Esq. February 29, 2016 Page 5 of 6

#### Issue #4:

On page 22 of McGovern's report, he includes a section regarding discounts and premiums. McGovern writes, "The values developed above reflect a control (100% ownership) and non-marketable (private-transactions) position of a 100% interest." He also notes, "when valuing a controlling interest, a discount for lack of marketability *may* be appropriate in limited circumstances, according to Shannon Pratt". However, he ultimately does not apply such a discount.

#### Rebuttal #4:

McGovern references Shannon Pratt's book entitled "The Market Approach to Valuing Businesses" to support his opinion that a discount for lack of marketability should not be applied. McGovern's conclusion is flawed because the Shannon Pratt book relates to the market approach to valuation. On page 23 of McGovern's report he disregards the use of the market approaches and writes the following, "In my opinion, this method appears to have not captured the Company's relative strengths as compared to the industry averages. Therefore, I have not selected this method as the best representation of the Company's fair market value." McGovern also writes, "because the Guideline Public Companies are so much larger and more diversified than the Company, I have not selected this method as the best representation of the Company's fair market value". Therefore, his explanation supporting no discount for lack of marketability is nonsensical. Shannon Pratt's quote was taken out of context and relates to a valuation approach different from the approach selected by McGovern.

The concept of marketability deals with the liquidity of an asset, in other words, how quickly and with what certainty the asset can be converted into cash at the owner's discretion. Investors prefer liquidity. An investment is worth more if it is readily marketable. A privately held company, such as Superpumper, is less liquid than a publicly traded investment. As a result, a discount for lack of marketability is appropriate. Based upon restricted stock studies, IPO studies and tax court cases, a baseline discount for lack of marketability would range between 20% and 40%. If the lower end discount of 20% is applied, McGovern's value would be \$5,240,000 and the value, as adjusted would be \$4,266,400. See Exhibit 2 below.

EXIIIBIT 2				
Leonard v. Superpumper, Inc.,	, et al			
Comparison of Value with Marketabi				
	<b>1</b> 7	r McGovern		
	Τe	(Bates		
	#М	COVERN_		
		000033)	۸	s Adjusted
Rounded Value Before Discounts (EXHIBIT I)	s	6,550,000	\$	5,333,000
Less: Discount for Lock of Marketobility at 20%		(1,310,000)		(1,066,600
ess: Discount for Lucit of Markenbary at 2078 (also Including Discount for Luck of Marketability		5,240,000	\$	4,266,400

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#### Issue #5:

In the assumptions and limiting conditions section of McGovern's report, he notes that "Company management asserts that in September of 2010, the Company took on additional debt in the form of a term loan of \$3,000,000 that was not reflected on the Company's September 30, 2010 balance sheet. To date, we have not been able to confirm the existence of this alleged loan nor investigated the circumstances. Moreover, the potential impact of this alleged loan is not reflected in the conclusion of value stated in this report."

#### Rebuttal #5:

As evidenced by a letter from BBVA Compass Bank dated September 30, 2010 (Bates **#Superpamper000440**), the \$3 million term loan did in fact exist as of McGovern's valuation date. The term loan was between Superpumper and BBVA Compass Bank and the loan ledgers from BBVA Compass Bank reflect the drawn down on the loan in September 2010. Therefore, if this liability would have been taken into consideration by McGovern, the book value of \$8.6 million as reflected on Bates # McGOVERN000016 would have been reduced by \$3 million to \$5.6 million. Additionally, if the amounts due from affiliates were removed, the book value would be negative.

LVC is available to discuss the above issues with you in more detail as needed.

Sincerely,

LITIGATION AND VALUATION CONSULTANTS, INC.

Michelle L. Salazar, CPA/ABV, CVA, CFE President

# **EXHIBIT 2**

# **EXHIBIT 2**

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9705 Peoble Beach Dr, NE, Albuquerque, NM 87111 505,269,6190

# Jan Friederich

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# Title Grocery and Convenience Store Consultant

1968	Master Degree Economics, (Certified Economist) University of Hamburg, Hamburg, Germany
1968-72	Retail Consultant to supermarket companies in Germany
1972-79	Regional president of largest German supermarket chain in Munich
1980-99	Chairman-CEO of Furr's Supermarkets in Lubbock, TX (Acquired by the owners of the German company)
1991-99	Part owner of Furr's
1994	Acquired General Distributors, Incwholesale grocery distributor with emphasis on the supply of small grocery and convenience stores
2000-01	Retired/Owner of General Distributors, Inc.
2001-03	Consultant to GMAC (bondholder) for disposition/management of 250 convenience stores in bankruptcy (Convenience USA), During that time I was heavily involved in the valuation of convenience stores on behalf of the bondholders and in negotiations with a diversity of potential buyers. (From single store operators to convenience store chains)
2003	Acquired 200 of Convenience USA's convenience store from the bankruptcy estate Operated, the acquired stores - returned them to are fitchilling and
2007	Operated the acquired stores , returned them to profitability and Sold the majority of the stores in Florida , Georgia and Alabama.
2009-13	Consultant to Superpumper, Inc. in Scottsdale, AZ



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	October	05, 2010			-
	Billed through	09/30/2010	-		
	PAUL MORABITO 8581 SANTA MONICA BLVD SUITE 708 WEST HOLLYWOOD, CA 90069	•	Invoice Client-Matter	39113 DCV 3540-00001	•
	P		. <i>-</i>	• •	-
	Balance forward as of bill dated 09/19/10		-	\$2,798.78	
	Payments received since last bill			\$2,798.78	
•	Net balance forward			50.00	
	BILLING SUMMARY	· -	-		
	CHRISTOPHER J BERARDI	4.20 hrs	100.00 /hr	<b>\$450.00</b>	
	KEVIN J. CROSS	17.70 hrs	265.00 /hr	\$420.00 \$4,690.50	
- *	CHERYL A GREEN	6.70 hrs	350.00 /hr	\$2,345.00	•••
Ň	GREGORY T IVANCIC	4.80 hrs	· 275.00 /hr	\$1,320.00	•
	BRENDAN HLITTLE	1.80 hrs	180.00 /hr	\$324.00	•
	CHRISTIAN M LOVELACE	18.90 hrs	175.00 /hr	\$3,307.50	•
	PAUL A. MITCHELL	0.70 hrs	300.00 /hr	\$210.00	
	RICHARD M SCHERER DENNIS C VACCO	5.80 hrs	100.00 /hr	\$580.00	
		21.50 hrs	400.00 /hr	\$8,600.00	
	TOTAL FEES	82.10 hrs		\$21,797.00	
	TOTAL DISBURSEMENTS			\$35,551,62	
	TOTAL CHARGES FOR THIS BILL			\$57,348.62	- 
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	GENERAL		•		
	FOR PROFESSIONAL SERVICES RENDERED		• •	,	
	09/10/10 RMS Reviewed Non Discoluste Agree and recommend certain changes.		0.40 hrs	\$40.00	
	09/12/10 DCV Call from Eric Schindler re: viab malpractice case v. Mission Hos cinail to Edward Bayuk.	pital;	0.75 hrs	\$300.00	•
( .	09/13/10 KJC Reviewed emails on Mission Ho.	•	0.30 hrs	\$79.50	
	09/13/10 RMS Amended non disclosure agreem	.ent.	0.40 hrs	\$40.00	

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955 Main Street, Suite 300 • Buffalo, New York 14203-1425 • ph 716.853.5140 • fx 716.853.5199 • www.lippes.com

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$(\Delta \Delta)$	3540	MORABITO, PAUL	Bil #	39113 Page	2
<b>WB</b>	0 BHL	Conference with Attorney Vacco re: Herbst verdict	0.20 hrs	\$36.00	
99/15/10	) CML	Analyzed assignment to document transaction for note and option. Reviewed option language of DCV; Drafted trigger language for default in the note.	1.50 brs	\$262.50	
09/15/10	) CAG	Mission Hospital - review of medical records forwarded by Eric Schindler.	0.90 hrs	\$315.00	
09/16/10	) KJC	Reviewed Subpoena in POMA matter. Pollow-up.on same.	0.40 hrs	\$106.00	
09/16/10	) KJC	Emails on handling of retainer from Paul Morabito. Attention to transfer and judgment issues. Follow-up with Attenney Vacco re: same.	0.80 hrs	\$212.00	•
<b>09/16/10</b>	BHI.	Review subpoena served on P. Morabito in POMA Distributing Case. Research and review court records in said case. Draft email to D. Vacco re: status. Draft email to D. Lemieuz re: service of subpoena.	0.40 hrs	\$72.00	
09/16/10	CML	Drafted non-payment language for note.	0.60 hrs	\$105.00	
09/16/10	RMS	Conducted research regarding	1:40 hrs	\$140.00	
09/16/10	CAG	Mission Hospital: continue review of medical records related to potential med-mal claim; lengthy telephone conversation Eric Schindler related to same; inner-office communication with Dennis Vacco re: same.	. 5.30 hrs .	\$1,855.00	
- 09/17/10	CML	- Analyzed form stock option agreements	0.80_brs		
		for PAM transaction		•	
09/17/10		Meeting with client and Mark Lehman.	1.50 hrs	\$600.00	
09/17/10	RMS .	Conference with BHL regarding transfers.	0.30 hrs	\$30.00	-
09/19/10	BHL	Perform legal research re: judgment enforcement in NV.	0.50 hrs	\$90.00	
09/20/10	BHL	Draft email to Attomey Vacco re:	0.20 hrs	\$36.00	
09/20/10	CML.	Reviewed Compass documents for specific provisions regarding default; Correspondence re: same.	0.40 hrs	\$70.00	`.
( 09/20/10	DCV	Calls to Dave Hopkins re: appraisals; conference S. Yalamanchili; conference with client.	1.75 hrs	\$700.00	

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A		3540	MORABITO, PAUL	Bill #	39113 Page	3
<b>W</b>		DCV	Conference with Graber, S. Yalamanchili and KJC.	1.00 hrs	\$400.00	
097.	21/10	KJC	Reviewed information from Paul Morabito on <b>Constitution</b> other transactions. Reviewed breakdown of Morabito Reviewed research on <b>Constitution</b>	<b>4.70 brs</b>	\$1,245.50	
			Manyaitan Conferences with Dennis Vacco re: same. Multiple emails and calls re: same. Conferences with Attorney Schulz and Ivancie on Morabito issues.		•	
09/2	21/10	PÁM '	Meeting regarding corporate ownership restructuring.	0.70 <del>hựs</del>	\$210.00	
09/2	2 <b>1/10</b>	CML	Conference with DCV and KJC re: corporate structure and miscellaneous corporate; Follow up briefing of matters with PJS.	4,00 hrs	., <b>\$700.00</b>	-
	21/10	DCV	Conference with Stan Bernstein; several calls to client. Received and reviewed cuails.	1,50 hrs	\$600.00	
<b>09/2</b>	2/10	KJC .	Lengthy conference call with Dennis Vacco, Gary Graber and Sujata Yalamanchili to discuss <b>Garger</b> <b>Conference</b> <b>Reviewed emails re:</b> same. Call with Leif Reid on status of Nevada judgment and appeal issues.	3.00 hrs	\$795.00	•
. 09/2	2/10	CML	Conference with Greg re: compass bank defaults and mechanisms. Phone conference with DCV and KJC with	1:80 hrs	\$315.00	
		. •	Lief and confirmer following re: planning.	· · · · · · ·		-
09/2:	2/10	DCV	Conference with Yalamanchili, Graber	2.50 bra	\$1,000.00	•
09/2:		RMS	Conducted research regarding with	. 1.30 fars	\$130.00	
. 09/2:		CIB	Fact Gathering for Morabito entity structure	2.50 hrs	\$250 <b>.0</b> 0	·.
09/2:		СЛВ	Meeting with Kevin Cross RE: Findings from Morabito entities fact gathering	<b>0,70 hrs</b>	\$70.00	 
. 09/2:	2/10	СЛВ	Organize and compile Morabito emails, statements, personal state tax return 2007 /2007 Baruk, LLC tax return. Fact gathering on tax returns.	1,00 hrs	\$100.00	· ·

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	3540	MORABITO, PAUL	Bill #	<b>39</b> 113 Page 4
ST S	DCV.	Conference with Craig Hoskins and Shawn Hollenback; follow up email; several calls to client.	3.00 hrs	\$1,200.00
<b>09/24</b> /10	КJС	Attention to strategy on Morabito	2.50 hrs	\$662.50
09/24/10	DCV	Several conference calls re: valuation and strategy. Begin drafting documents.	3.00 hrs	\$1,200.00
09/24/10	CAG	Mission Hospital - Review draft summons and complaint against Mission Hospital prepared by Eric Schindler.	0.50 hrs	\$175.00
09/26/10	DCV .	Conference calls with client to discuss strategy.	1.50 his	\$600.00
09/27/10	GTI ·	Review of latest draft of contract; discuss changes with CL; attend meeting with G. Graber, DCV and CL, to discuss current strategy; follow up meeting with DCV and CL; review options and conference with accountant on <b>conference</b> with accountant on <b>conference</b> with accountant	4.80 hrs	\$1,320.00
09/27/10	KJC	Strategy meeting with Dennis Vacco, Christian Lovelace, Greg Ivancic, Gary Grader and Sujata Yalamanchili to discuss Monabito	5.00 iirs	\$1,325.00
	·	Fact and Conclusion of Law from MV		
09/27/10	BHIL	Conference with Attorney Cross: Perform legal research re: same.	0.50 hrs	\$90.00'
09/27/10	CMI.	General review of all correspondence from past week to catch up on situation and documents we have or do not have. Phone conference client. Afternoon conference with DCV, G. Graber, Sujata, Greg Ivancic and K. Cross.	8.80 hrs	\$1,540.00
09/27/10	DCV	Review and implement strategy.	5.00 hrs	\$2,000.00
<b>09/27/1</b> 0	RMS	Investigation of law regarding automatic stays and judgments; Investigation of law regarding s	2.00 hrs	\$260.00

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W	0 KJC .	Conferences with Dennis Vacco and others on Morabito asset issues.	1.00 hrs	\$265,00	
09729/1	0 CML	Conference with DCV restructure of entities moving forward	1.00 hrs	\$ <b>175.00</b>	
,		· w	<b>8</b> 2.10	\$21,797.00	
DISBUI	RSEMENTS				
09/22/10 09/27/10 09/27/10 09/30/10 09/30/10	) Mark B. ) JUSTMA ) JUSTMA ) United P	l - Alves Appraisal Assoc. Lehman Retainer ANN & ASSOCIATES INVOICE ANN & ASSOCIATES arcel Service arcel Service ar Charges		\$2,500,00 \$25,000.00 \$4,000.00 \$4,000.00 \$23,82 \$27,80	
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			bill dated 03/20/12 ce last bill	· ·		\$12,029.67
		forward				\$8,7\$3.40
IVEL Ü	anance	DIWARD			_	\$3,246.27
BILL	ING S	UMMAR	Ŷ			•
	•		RD M SCHERER	5.00 hrs	175.00 /hr	\$875.00
			IS C VACOD	1.40 hrs	400.00 /br	\$560.00
		TOTAI		6.40 hrs		\$1,435.00
			DISBURSEMENTS		•	\$109.70
			CHARGES FOR THIS BILL			\$1,544.70
			ALANCE FOR WARD			\$3,246.27
		TOTAL	L BALANCE NOW DUE			\$4,790.97
HERI	HERBST NY LITIGATION					-
FOR	PROFI	SSIONA	L SERVICES RENDERED			
03/02	/12	RMS	Attention to sale of Panoran property and finalizing control Rebecca Dickson.	na Drive ract with	0.40 hrs	\$70.00
03/05	/12	RMS	Attention to Panorama Drive and disclosures.	t contracts	0.50 <u>hr</u> s	\$87.50
03 <b>/08</b>		RMS	Attention to Panorama listin	g	. 0.20 hts	\$35.00
03/09		RMS	Continued attention to Panor	-	0.10 hrs	\$17.50 ·
03/11	•	RMS	Attention to Penorama listin	-	0.20 hrs	\$35,00
03/12		RMS	Attention to Panorama listin		0.60 hrs	\$105.00
03/14		RMS	Attention to real estate confr disclosure for Panorama Dri	act and ve property.	0.60 hrs	\$105.00
. 03/21	/12	RMS	Review and respond to John canail re: water bills for 425 property.	Desmond's Maestro	0.20 hrs	\$35.00 .

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	3540	MORABITO, PAUL	Bill #	45028 Page	2
W	DCV	Respond to emails from Desmond re: Panaorama; email exchange with client; review listing agreement.	0.40 hrs	\$160.00	·
03/27/12	RMS	Attention to Panorama Drive sale.	0.50 hes	. \$87.50	
03/28/12	DCV	Conference with J. Desmond, Barry Breslow re: Herbst settlement payments and Panorama listing.	0.50 hrs	\$200.00	·
03 <b>/28/12</b>	DCV	Email to Desmond re: claim for reimbursement from Chartis re: Truckee clean up.	0.50 hrs	\$200.00	•
03/28/12	RMS ,	Attention to different ways in which the Panorama house can be marketed without pictures; phone call with John Desmond re: same and other open issues re: Herbst settlement.	1.70 brs	\$297.50	
-	•.		6.40	\$1,435.00	
DISBURS	SEMENTS .	· ·			
03/30/12 03/31/12 03/31/12 03/31/12	Telepho	ng Wine Transfer Charge - Midland Wire Acot me Charges Parcel Service		\$16.00 \$2.02 \$74.43 \$17.25	• •
-				\$109.70	

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			· · ·	igh 09/30/2010			
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	8581 :		U NICA BLVD SUITE 708 OOD, CA 90069		Invoice Cliept-Matter.	39332 DCV 3540-00012	
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			· · · ·	•		•	
	Net balan	ce forward	• •	• • • • •		\$0.00	
				•	· . <del>·</del>		•
	BILLING	SUMMARY		÷ .		- · · ·	
	•	GREGO CHRIS DENNI PAUL F	ER M. DONOGHUE DRY T IVANCIC IIAN M LOVELACE S C VACCO WELLS	1.00 brs 48.70 brs 20.25 hrs 4.65 brs 7.80 brs	75.00 /hr 275.00 /hr 175.00 /hr 400.00 /hr 265.00 /hr	\$75.00 \$13,392.50 \$3,543.75 \$1,860.00 \$2,067.00	· .
		TOTAL		82.40 hrs		\$20,938.25	
			DISBURSEMENTS			\$548.29	
			CHARGES FOR THIS BILL			\$21,486.54	
		TUTAL	BALANCE NOW DUE	-		\$21,486.54	•
	SUPERPL	IMPER TEX	AS		<u>`,</u> ,		·····
	FOR PRO	FESSIONAL	SERVICES RENDERED			•	
	09/01/10	<b>G11</b>	Attention to file; discussion diligence; review of request additional information on sta attention to structure issues; amendment to contract; com PFW on real estate issues.	for ores; discuss	5.30 hrs	\$1,457.50	
(	09/01/10	CML	Conference with DCV, GTI, Jones re: to do items related agreement, amendment, fina properties. Began drafting pr schedules for each property.	to the noing and roperty	2.30 hrs	\$402.50	
× ·	09/01/10	DCV	Conference call with M. Jon email exchange with client;	es ie: APA;	1.75 hrs	\$700.00	

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(	AD	3540	MORABITO, PAUL	Bill#	39332 Page	2
			amendment to APA.			
	00240	GTI	Attention to drafting management agreement for Dealer Stores.	3.50 hrs	\$962.50	
	09/02/10	CML.	Drafted organizational chart and due diligence schedules for all properties.	2.20 hrs	\$385.00	
	09/03/10	оп	Further attention to drafting Management Agreement and diligence issues; conference with CL.	3.25 hrs	\$893.75	
	<b>09/03/10</b>	CML	Review of Motiva agreement and outstanding issues for Matt Jones. Reviewed property schedule off distribution agreement to determine missing properties.	1.30 brs	\$227.50	••••
	09/03/10	DCV	Review emails and documents for Matt Jones.	0.50 hrs	\$200.00	
	<b>09/07/10</b>	ĞП	Continue work/revision of management Agreement; attention to review of Motiva Agreement for wholesale gasoline; attention to assignment provisions; review of car wash lease amangement for various locations.	5.20 hrs	\$1,430.00	
	09/07/10	PFW	Review correspondence from Greg Ivancic regarding Motivo agreement; office conference with Greg Ivancic regarding the same.	0.30 hrs	\$79.50	· · ·
	09/07/10 _.	MD	Conference with C. Loyelace re: Formation of 4 new TX LLCs: Preparing draft Certificate of Formation re: same	1.00 hrs	\$75.00	· · ·
	09/07/10	CML	Reviewed dealer store locations and updated schedules. Update conference with GTI; Correspondence with E.	2.10 hrs	. , <b>\$</b> 367.50	
	•		Vaughan re: same.			
	09/08/10	GTI	Conference with DCV on financing issues; review of open consents, discuss required changes to PA; review of Petroleum Marketing Practices Act and application to Motiva Agreement; discuss issue of buy back in the event of termination and review of Arizona agreement for similar language; update Master Schedule and review of Subway Franchise Agreement.	5.60 hrs	\$1,540.00	
	09/08/10	CML	Conference with GII reviewing all open issues on properties: Conference with	4.10 hrs	\$717.50 ·	•

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issues on properties; Conference with GTI and DCV re; status and open issues.

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ć		3540	MORABITO, PAUL	· Bill#	39332 .Page	3
-	卿		Updated schedules and verified dealer store inconsistencies. Edited master schedule			
	0 <b>9/08</b> /10	DCV	Received and reviewed emails concerning status of negotiations.	0.40 hrs	\$160.00	
	09/09/10	GTI	Attention to consents for stores included in Master Schedules; conference with CL on other diligence items and review of schedules; conference call with DCV, CL, PFW and client to discuss status and strategy.	4.60 hrs	\$1,265.00	
	<b>09/09/10</b>	PFW	Meeting with Dennis Vacco, Greg Ivancic, and Christian Lovelace regarding deal status; teleconference with Paul Morabito; review schedules and draft lease agreement	2.10 hrs	\$556.50	· • -
	09/09/10	CML	Reviewed all consents and licenses sent by seller counsel and added to our schedules. Phone conference to review status of diligence and any issues.	3 <b>.25 hrs</b>	\$568.75	
	<b>09/09/10</b>	DCV	Conference with GTI and CML re: APA. Email exchange with M. Jones.	1.50 hrs	\$600.00	
`	09/10/10	GII	Attention to structure issues and review of additional diligence material relating to consents and permits.	1.65 hrs	<b>\$</b> 453.75	
	<b>09/10/10</b>	PFW	Follow-up on lease agreement; review correspondence from Paul Morabito to leader; review Management Agreement	• 0.80 hrs •	<b>\$212.00</b>	
	09/10/10	CML	Drafted NDA for the new 25 properties. Reviewed bank correspondence for new terms. Reviewed Arguindegni	1.30 hrs	\$227,50	
			Companies in TX for NDA. Revelewed schedules from Gene.			<u> </u>
	09/10/10	DCV	Received and reviewed and replied to emails from Matt Jones.	0.50 hrs	\$290.00	
	09/13/10	GTI	Configurate with CL; review financing · alternatives and research on lease treatment in bankniptcy.	0.80 hts	\$220.00	
	09/14/10	GII	Attention to outstanding issues; conference with CL and research on	5,20 hrs	\$1,430.00	
, L	· ·		Jones re: Compass refusal to negotiate refinancing of KFLP; discuss alternatives.			
	09/15/10	GTI 👌	Follow-up with CL on recent diligence	1.25 hrs	\$343.75	

			•	LANA <b>F0005</b> 5	U.
AA	3 <b>5</b> 40	MORABITO, PAUL	Bill #	39332 Page	4
		material sent from Seller, further discussion on bankruptcy alternatives.			
~~ <b>99716/10</b>	GTI	Conference call with M. Jones to discuss Campass Bank position and impact on transaction; discuss	1.35 hrs	\$371.25	•
09/16/10	CML.	Phone conference/Conferece with GTI and Matt Jones to review status of Compass. Correspondence to PAM and DCV re; same	1.00 hrs	\$175.00	
09/20/10	GTI	Conference with DVC; revise draft and review and modify same; forward to client.	6.30 hrs	\$1,732.50	· ·
09/20/10	GTI	Attention to file; conference with CL on recent developments; follow up with DCV on communications with M. Jones re: bankruptcy and contacts with Compass Bank.	1.60 hrs	\$440,00	
<b>09/22/10</b>	GTI	Conference with KJC and WEM on strategy for going forward; conference with CL on	3.10 hrs	\$852.50	•
09/23/10	PFW	Review and comment on convenience store lease agreement	2.20 hrs	\$583.00	•
09/23/10	CML	Conference with DCV and GTI 1500 Matter than the phone call with Matt Jones and DCV re: status of deal and open issues. Follow up correspondence re: same.	2.50 hrs	\$437_50	
09/28/10	PFW	Work on convenience store lease agreement; office conference with Greg	1.90 hrs	\$503.50	
09/30/10	PFW	Ivancic regarding matter status Follow-up with Dennis Vacco on deal	0.50 hrs	\$132.50	
00/20/20	~~~	status; review documents			•
09/30/10	CML .	Analyzed Snowshoe transaction updates,	0.20 <u>hrs</u>	\$35.00	•
			82.40	\$20,938.25	-
DISBURSE	MENTS	· .			٠.
09/30/10 09/30/10 09/30/10	Photocop	xpenses NYC (DCV) 8/25-8/26 viez we Charges	-	\$509.10 \$6.20 \$32.99	
			-	\$548.29	

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N. Marinda		lippes M	<b>lathias We</b> xler Friedman Ll Octob	P er 05, 2010		Fact LO. 16-1221218 Disburschents McKred or Pau by IS Fur Nor Accumt interations in August Show here hel begeled at a loten cate	
		•	-	<b>由 09/30/2010</b>			
	8581 S	MORABI ANTA MO HOLLYW	· · · ·		Invoice Client-Matter	39120 DCV 3540-00013	-
	BILLING		· · · ·	· · ·		· · · ·	
	SUPERPU	CHRIS JENNI GREG CHRIS RICH PAUL DENN TOTA TOTA TOTA TOTA	STOPHER J BERARDI FER M. DONOGHUE ORY T IVANCIC STIAN M LOVELACE ARD M SCHERER J. SCHULZ IS C VACCO L FEES L CHARGES FOR THIS BILL L BALANCE NOW DUE C.	7.90 hrs 2.90 hrs 12.70 hrs 10.30 hrs 0.30 hrs 2.00 hrs 14.50 hrs 50.60 hrs	100.00 /hr 75.00 /hr 275.00 /hr 175.00 /hr 100.00 /hr 300.00 /hr 400.00 /hr	\$790.00 \$217.50 \$3,492.50 \$1,802.50 \$30.00 \$600.00 \$5,800.00 \$12,732.50 \$12,732.50 \$12,732.50	•
•	FOR PROF 09/21/10	ESSIONA GTI	L SERVICES RENDERED Conference with PAM on iss		2.15 his	\$591.25	
	09/21/10 09/21/10	PJS CJB	with CL on status; review organization/structure. Meet with KJC re; possible to Strategy Meeting RE;	rensection.	1.30 hrs 2.00 hrs	\$390.00 \$200.00	- 
	09/21/10	СІВ	Fact Gathering, Morabito ent	ities RE:	5.90 hrs	\$590.00	
•	09/23/10	<b>GП</b>	potential Superpumper sale Review of Superpumper Inc. document for possible breach conference with KJC on strat for the strategy of the strategy of the CL and DCV; discuss contact Compass Bank.	; egy ice with	3.30 brs	\$907.50	
	09/28/10	PJS	Meet with CML, reason	· ·	0.40 hrs	\$120.00	

					LMWF0005	52
Ċ	MA	3540	MORABITO, PAUL	B11 #	39120 Page	2
		JMD	Preparing and arranging for filing Certificates of Incorporation of Snowshoe Petroleum, Inc. (NYS) and Snowshoe Petroleum Texes, Inc. (TX); Conference with C. Lovelace re; same.	1.50,hns	\$112.50	
	09/28/10	CML	Drafted merger documents for CWC and SPI; Analyzed minute books, and Arizona and Nevada state law.	2.90 hrs	\$507.50	
		DCV	Conference with Spencer Cavalier, Don Whitehead and Jim Berbrooke; review transaction document.	2,50 hrs	<b>.</b> \$1,000.00	
	<b>09/29/10</b>	PJS	Meet with CML to review plan of merger and certificates of merger.	.0.30 brs	. \$90,00	•
	09/29/10	JMD	Researching AZ and NV State filing rules and service options; Conferences with C. Lovelace re: Same; Forwarding Merger documents re: Consolidated Western Corporation into Superpumper Inc. to AZ and NV for filing.	1,10 hrs	\$82,50	• • • •
2 ×	09/29/10	CML	Finalized merger documents for filing in NV, AZ, and CA. Drafted consents for merger. Put together corresponence package with direction for execution. Confirmed dates and scheduling for state filings. Drafted Bills of Sale for personal property on properties.	4,70 has	\$822.50	· · · ·
	<b>09/29/10</b>	DCV .	Various conferences with client, Hollenback, Sirower, Mark Lehman, and Matrix. Review proposed documents.	6.50 hrs	\$2,600.00	
	09/29/10	RMS	Reviewed Superpringer lease agreements regarding assignment clause.	0.30 hts	\$30.00	—, <u>—</u> ,
	09/30/10	GTI	Attention to restructuring; Revisions to Stock Purchase Agreement; Prepare transfer documents for Superpumper properties LLC; Review resignations, consents, resolutions etc.; Conference with CA Counsel on transfer of Baruk property; Review of transaction worksheets; Conference with clients; Attention to merger and formation documentation; Follow-up on closing and signatures.	7.25 hrs	\$1,993.75	· · ·
•	09/30/10	MD	Follow-up Re: status of NV Merger filing; Conferences with C. Lovelace	0.30 Ins	<b>\$22.50</b>	

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C	<b>MA</b>	3540		ITO, PAUL		BU #	39120 Page	3
		CML	Conference v properties rec form of purel financing doc Corresponder parties. Phon	with DCV re: timi with GTI re: super- organization. And hase documents a suments for trans- net re: same with e conference.	rpumper sylzed nd fer. all-	2.70 hrs	\$472.50	
	09/30/10	DCV	Finalize docu client; Mark ]	ments; conferenc Lebman; CML ar	es with ad GTL	5.50 hrs	\$2,200.00	
				:			\$12,732.50	
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	2010 TAX RETURN
	CLIENT COPY
Client:	MORABI-P
Prepared for	PAUL MORABITO 8581 SANTA MONICA BLVD. #708 WEST HOLLYWOOD, CA 90069-4120
Prepared by:	STANTON R. BERNSTEIN, CPA STANTON BERNSTEIN, AN ACCOUNTANCY CORP. 6320 CANOGA AVE., 15TH FLOOR WOODLAND HILLS, CA 91367 (818) 596-2139
Date:	OCTOBER 16, 2011
Comments:	0C10BER 10, 2011
Route to:	
1	EXHIBIT EXHIBIT REPORTER
L	DEPONENT BEANTING OF

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ST.	ANTÒN BERNSTEIN, AN ACCOUNTANCY C 6320 CANOGA AVE., 15TH FLOOR WOODLAND HILLS, CA 91367 (818) 596-2139	ORP.
PAUL MORABITO 8581 SANTA MONIC WEST HOLLYWOOI		October 16, 2011
Dear Paul,		
Enclosed for your revi	cw:	
Form 1040	2010 U.S. Individual Income Tax Return	
Form 140NR Form 140ES	2010 Arizona Nonresident Income Tax Retu Arizona Estimated Tax Payment Vouchers	ת
Form 540NR	2010 California Part-Year/Nonresident Retu	ſ'n
Each tax return or form instructions.	a listed above should be filed in accordance with th	e enclosed filing
Please be sure to call is	you have any questions.	
Sincerely,		
STANTON R. BERNS	TEIN, CPA	

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# STANTON BERNSTEIN, AN ACCOUNTANCY CORP. 6320 CANOGA AVE., 15TH FLOOR WOODLAND HILLS, CA 91367

Client MORABI-P October 16, 2011

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# PAUL MORABITO 8581 SANTA MONICA BLVD. #708 WEST HOLLYWOOD, CA 90069-4120

(818) 596-2139

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	FEDERAL FORMS	
Form 1040	2010 U.S. Individual Income Tax Return	
Schedule A	Nemized Deductions	
Schedule B	Interest and Dividend Income	
Schedule D	Capital Gains and Losses	
Schedule E p2	Supplemental income and Loss	
Schedule M	Making Work Pay Credit	
Schedule SE	Self-Employment Tax	
Form 4797	Sale of Business Property	
Form 4868	Application for Automatic Extension	
Form 4952	Investment Interest Expense Deduction	
Form 8582	Passive Activity Loss Limitations	
Form 8801	Credit for Prior Year Minimum Tax	
Form 8879	IRS e-file Signature Authorization	

#### ARIZONA FORMS

Form 140NR Form 140ES Form AZ 8453

2010 Arizona Nonresident Income Tax Return Arizona Estimated Tax Payment Vouchers Declaration for Electronic Filing

#### **CALIFORMA FORMS**

Form <b>540NR</b> Schedule CA-NR	2010 California Part-Year/Nonresident Return
	Celifornia Adjustments
Schedule D (540NR)	Capital Gain or Loss Adjustment
Schedule D-1	Sales of Business Property
Form 3510	Credit for Prior Year Alternative Minimum Tax
Form 3526	Investment Interest Expense Deduction
Form 3801	Passive Activity Loss Limitations
Form 3805V	NOL Carryover and Disaster Loss Deduction
Form 8879	California e-file Signature Authorization

FEE SUMMARY

**Preparation Fee** 

2010	ARIZONA FILING INSTRUCTIONS	
	PAUL MORABITO	603-52-604
	FORM TO FILE:	
	FORM 140ES - 2011 ARIZONA ESTIMATED TAX	
	SIGNATURE:	
	NO SIGNATURE IS REQUIRED.	
	PAYMENT:	
	PAYMENTS SHOULD BE MADE IN ACCORDANCE WITH THE SCHEDULE BELOW. MAKE EACH CHECK PAYABLE TO THE "ARIZONA DEPARTMENT OF REVENUE." WRITE Y SOCIAL SECURITY NUMBER AND "2011 ESTIMATED TAX PAYMENT" ON EACH CHE	0110
	WHEN TO FILE:	
	ON OR BEFORE THE DUE DATE FOR EACH PERIOD LISTED BELOW.	
	WHERE TO FILE:	
	ARIZONA DEPARTMENT OF REVENUE P.O. BOX 29085 PHOENIX, AZ 85038-9085	
	ESTIMATED TAX SCHEDULE:	
	DUE DATE PAYMENT	
	4/18/11 \$ 3.439	
	6/15/11 3,439 9/15/11 3,439	
	12/31/11 3,439	
	\$ 13,756	

ARIZONA FORM	
140FS	

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#### Individual Estimated Income Tax Payment

FOR CALENDAR YEAR

Tour first Noise and Incal		MORABITO	You must	Your Social Security No. 603-52-6049
## jornfredunt Your Spouse's First Name and Indual		Leyi Xame	sitter your SSN(c).	Source's Social Security No
Current Manie Address - number and shere, numbersate 2 8581 SANTA MONICA BLVD. #70	Apt. No. 08	Cayline Photo (with area code) 310-339-0475	Home Phone (w	h area coor)
City, Tows as Paul Dillor 3 WEST HOLLYWOOD	Sur CA	²	REVENUE USE CHLY. DO NOT	MARK IN THIS AREA.

1. Check box 1 if you are a first time Arizona income tax return tries 1 🗍

3,439.

#### IMPORTANT

- To ensure proper application of this payment, be sure that you:
  - $\boldsymbol{Z}$  . Complete this form entirely,
- Make your check payable to Arizona Department of Revenue.
- V Write your SSN on your payment.
- $\boldsymbol{\mathcal{L}}$  . Attach your payment to the upper left corner of this page.
- Mail to Arizona Department of Revenue, PO Box 29085, Phoenix, AZ 85038-9085.

Be sure to review your estimated income and adjust your payments as necessary during the year. Payments for calendar year tilers are due April 18, 2011; June 15, 2011; September (5, 2011; and January 17, 2012.

ADCR 10575 (10) Previous ADOR \$1-5382

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A200308. 09/28/10

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MAIL PAYMENT TO:

ARIZONA DEPARTMENT OF REVENUE P.O. BOX 29085 PHOENIX, AZ 85038-9085

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MORABITO (341).000116

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ARIZONA FORM 140ES

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## Individual Estimated Income Tax Payment

CALENDAR YEAR

This estimated payment is for tax y	ear ending Deci	ember 31, 2011, or for 1	ax year ending;	
Tour First Name and Initial		Last Name	[.	Your Social Security No.
PAOL	MORABITO	You must	603-52-6049	
# & joint return, Your Spisse's First Harne and Iminal	Laci Narre	SSN(5).	Spoule's Social Security No.	
Current Home Address - member and street, ninal route	ADL No.	Daytone Phone (with area of	nde) Hame Phone (s	eth area (odb)
[2]8581 SANTA MONICA BLVD.	708	310-339-047	5 941	
City, Terro to Pass Office	Sinte	Zip Code	REVENUE USE ONLY. OO NOT	BARA IN THIS AREA.
JIWEST HOLLYWOOD	CA	90069-4120		
DO NOT USE THIS FORM TO MAKE DELINO USE ONLY FOR ESTIMATE Check box 7 if you are a first time Avizona and				-
2. The enclosed amount is payment for quarter n	umber	., , , 2		

3 Payment: You must round your estimated payment to a whole dollar (no cents). Enter the amount of payment enclosed. 3,439. 

#### IMPORTANT

- To ensure proper application of this payment, be sure that you:
- Complete this form entirely.
- Make your check payable to Arizona Department of Revenue.
- 2 Write your SSN on your payment.
- Attach your payment to the upper left comer of this page.
- Mail to Arizona Department of Revenue, PO Box 29085, Phoenix, A2 85038-9085.

Be sure to review your estimated income and adjust your payments as necessary during the year. Payments to calendar year filers are due April 18, 2011; June 15, 2011; September 15, 2011; and January 17, 2012.

ADOR 10575 (10) Previous ADOR \$1-5382

A2120 902 09/28/10

MAIL PAYMENT TO:

ARIZONA DEPARTMENT OF REVENUE P.O. BOX 29085 PHOENIX, AZ 65038-9085

MORABITO (341).000117

ARIZONA FORM 140ES

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# Individual Estimated Income Tax Payment

calendar year 2011

This estimated payment is for tax year	ending Dece		ax year ending:	
Your First Name and Indual		Last Nome	2	Your Social Security No.
1 PAUL		MORABITO	You must	603-52-6049
Af & joint result. Your Spruse's First Name and Instal		Lasi Aame	SSN(c).	Spouse's Secal Security No.
Current many Address - number and street, runal route	Apl. No.	Dayline Prone (web area co	(e) Home Phone (m	dia area (tode)
2 8581 SANTA MONICA BLVD. #70	8	310-339-047		
City, Town or Post Office	Sinte	Zup Code	REVENUE LISE OWLY. OO HOT	MARK IN THIS AREA.
3 WEST HOLLYWOOD	CA	90069-4120		
DO NOT USE THIS FORM TO MAKE DELINQUER USE ONLY FOR ESTIMATED P 1 Check box 7 if you are a first time Arizona income 2 The enclosed amount is payment for quarter numb	lax return f	tler 1		

	IMPORTANT
	To ensure proper application of this payment, be sure that you:
	<ul> <li>Complete this form entirely.</li> </ul>
	<ul> <li>Make your check payable to Arizona Department of Revenue.</li> </ul>
	<ul> <li>Write your SSN on your payment.</li> </ul>
	<ul> <li>Altach your payment to the upper left corner of this page.</li> </ul>
•	<ul> <li>Mail to Arzona Department of Revenue, PO Box 29035, Phoenix, AZ 85038-9085.</li> </ul>
Une vear. P	review your estimated income and adjust your payments as necessary during symetris for calendar year filets are due April 18, 2011; June 15, 2011; 15, 2011; and January 17, 2012;

ADOR 10575 (10: Previous ADOR 91-5382

A21203036 09/28/10

MAIL PAYMENT TO:

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ARIZONA DEPARTMENT OF REVENUE P.O. BOX 29085 PHOENIX, AZ 85038-9085

ARIZONA FORM	
140ES	

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# Individual Estimated Income Tax Payment

CALENDAR YEAR

The second se				
This estimated payment is for tax year Your First Name and innal PAUL It a joint return. Your Spouse's First Name and Initial	ending Dec	Anger 31, 2011, or for tax Last Narrow MORABITO Last Narrow	You must anter your SSN(c).	Your Social Security No. 603-52-6049 Searce's Social Security No.
Content Forme Address - reamber and street, real rocks		Deysere Plane (meth area code) 310-339-0475	Home Phone (m	en avez cede)
City. Iourn of Post Office 3 WEST HOLLYWOOD	CA	90069-4120	REVENUE USE ONLY. DO NOT	MARK W THIS AREA.
DO NOT USE THIS FORM TO MAKE DELINDUEN USE ONLY FOR ESTIMATED P	IT INCOME ATMENTS.	TAX PAYMENTS.		
1 Check box 1 if you are a first time Arizona income	lax return f	(iler 1 []	<b></b>	
2. The enclosed amount is payment for quarter numb	ber			
3 Payment: You must round your estimated payment	ot to a whole	e dollar (no cents). Enter		

	IMPORTANT
To en	sure proper application of this payment, be sure that you:
1	Complete this form entirely.
1	Make your check payable to Arizona Department of Revenue.
· · · · ·	Write your SSN on your payment.
1	Attach your payment to the upper left corner of this page.
	Mail to Arizona Department of Revenue, PO Box 29085, Phoenix, AZ 85038-9085,
to sure to review y the year. Payments reptember 15, 2011	our estimated income and adjust your payments as necessary during for catendar year files are due April 18, 2011; June 15, 2011; ; and January 17, 2012.

ADOR 10575 (10) Prevent ADOR \$1-5382

A2020304 09/20/10

MAIL PAYMENT TO:

ARIZONA DEPARTMENT OF REVENUE P.O. BOX 29085 PHOENIX, AZ 85038-9085

00-951053-19085           PAUL MORABITO           Security system           Security system           Security system           Security system	2010
Taisoper's name         00-951053-19085           PAUL MORABITO         Second and the se	
PAUL MORABITO 603-5 Senser's rame Special and Special	
PAUL MORABITO 603-5 Senser's rama Senser's rama	<u>- 1</u>
Special's rame	
Part I Tax Return Information - Tax Year Ending December 31, 2010 (Whole Dollars Only)	acial security manies
Part   Tax Return Information - Tax Year Engine December 31, 2010 (Whole Dollars, Only)	
The second secon	
1 Adjusted gross income (Form 1040, line 38; Form 1040A, line 22; Form 1040EZ, line 4)	1 -2,519,27
2 Total tax (Form 1040, Inc 50; Form 1040A, Inc 37; Form 1040E2, Inc 11).	2
3 Federal income tax withheld (Form 1040, line 51; Form 1040A, line 38; Form 1040EZ, line 7).	3 109,22
4 Reland (Form 1040, June 74a; Form 1040), June 46a; Form 1040EZ, June 12a; Form 1040-SS, Part J, June 12a)	4 109, 62
5 Amount you owe (Form 1040, line 76; Form 1040A, kne 48; Form 1040EZ, line 13)	5
Part II Taxpayer Declaration and Signature Authorization (Be sure you get and keep a copy prospenation of perjury I declare that have examined a copy of my electronic monodual encarge tai return and accompanying schedules and state presents II. 2001. and I the set of an electronic monodual encarge tai return and accompanying schedules and state	of your return)
ectronic moome boil return and, it applicable, my Electronic Funds Withdramal Consect. Expanyer's PIN: check one box only I authorize <u>STANTON BERNSTEIN, AN ACCOUNTANCY CORP.</u> to enter or generate my PIN EDG from name as my signature on my tax year 2010 electronically filed income tax return.	35812 Entire meandars, by the real under all cores
own PIN and yout return is filed using the Practitioner PIN method. The ERO must complete Part III between	
I will enter my PIN as my signature on my tax year 2010 electronically tiled income tax return. Check lins box on own PIN and your return is filed using the Practitioner PIN method. The ERO must complete Part III below.	
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Gen tenser * Den * Spouss's PIN: check one box only I authonize to enter or generate my PIN	Enter See russikers, but
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AOCO Application for Autor	ach Here 1	1030 FDMA601L 06/16/10
Constraint of the Transcript Internet Remote Service (99) For calendar year 2010, or other tax year beginning Paint I (1) Identification	ual Income Tax Return	2010
PAUL MORABITO STANTON BERNSTEIN, AN ACCOUNTANCY ( 532D CANOGA AVE., 15TH FLOOR WOODLAND HILLS, CA 91357 2 3 6D3-52-5D49	Part      Individual Income Tax     Estimate of total tax liability for 2010     S Total 2010 payments     Balance due. Subtract line 5 from line     4 (see instructions).     Amount you are paying     (see instructions).     S Check here if you are 'out of the country     U.S. citizen or resident (see instructions)     Check here if you file Form 10400R or 10     did not receive wages as an employee so     income fax withholding	\$ <u>107+622.</u> <u>107+622.</u> <u>0.</u> and a
6 D DE ANOM DE PEDESELLE	03032 670	

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MORABITO (341).000121

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Name,	U.S. Individual Income Tax Return 2010 (99) (55 (56 Cm)) For the year last 1 - Dec 31, 2010, or other tax year beganing , 2010, ending , 20	y — Do not wide or slaple in this spe OldB No. 1\$45-0076
Address.	Your Sist name Mill Last name	Your secial security number
and SSN	PAUL MORABITO	603-52-6049
	It a point return, sprace's first carry IV2 Last name	Spouge's social security rand
ee sepavale		1
Astructions.	Home address (number and street). It you have a P.C. Ioo, see instructions. Apartment no	Make sure the SSN(
	8581 SANTA MONICA BLVD. #708	, above and on line 6
	City, lown or post office. If you have a love on address, see methodons. State 20° code	- A are correct.
residential	WEST HOLLYWOOD, CA 90069-4120	Checking a box before will not change your las or refused.
Clection I Compaign	Check here if you, or your spouse if filing jointly, want \$3 to go to this fund?	
		<u> </u>
iling Status	X Single     Karnet filing pontly (even if only one had income)     Marnet filing pontly (even if only one had income)	qualitying person). (See
	3 Married fring separately. Enter spouse's SSN above & full name here P	enter this child's
heck only ne box.		
		dependent child
xemptions	6a X Yoursell, il someone can claim you as a dependent, do not check box 6a	Blocks checked
	b Spouse	No. of children
	c Dependents: (2) Dependent's (3) Dependent's social security relationship of	(d) v d on Se when: Not unger - Bland
	number to you a	and 17 with you
	(1) First name Last name	Mer (all cr • diel not (44 million) Ber with you
		den mit bal
more than tour		(and a state a
spendents, see		Copondants an Sk nel
eck here +		endernet aberra
-	d Total number of exemptions claimed	an lines at the second
	7 Wages, salaries, tips, etc. Atlach Form(s) W-2	7 364.07
lcome	8 a Taxable interest. Altach Schedule 8 (I required	8a 25,87
	b Tax-exempt interest. Do not include on line 8a	
lach Form(s)	Sa Ordinary dividends. Atlach Schedule B il required	94 45
I here. Also	b Qualified dividends	
ach Forms 2G and 1099-It	10 Taxable refunds, credits, or offsets of state and local income taxes	. 10
las was withheld.	11 Akmony received	11
you cád not	12 Business income or (loss). Attach Schedule C or C-EZ.	
1 a W-2,	13 Capital gavit or (loss). Atl Sch D d mod. Il net read, ck here	13 -3,00
e instructions.	14 Other gams or (losses). Atlach Form 4797.	14 -208,89
	15a IRA distributions	
	16a Pensions and annulaes	
alaan laad da	the second s	
close, but do I allach, any	18 Farm income or (loss). Altach Schedule F	
yment. Also	20a Social security benefits	19
m 1940-V.	27 Other income	206
	22 Cominine the accounts in the far right column for lines 7 through 71. This is your bolal income.	-2,519,27
	23 Educator expenses	
djusted	24 Certary business expenses of reservisits, performent artists, and for-havin	
1055	government officials. Atlach Form 2105 or 2105-62,	
come	25 Health savings account deduction. Attach Form 8889 25	
	26 Moving expenses. Allach Form 3903.	
	27 One-half of self-employment lax. Attach Schedule SE 27	
	28 Self-employed SEP, SIMPLE, and qualified plans	
	29 Self-employed health insurance deduction	
	30 Penalty on early withdrawal of savings	調視
	31 & Alerteny paid & Recipient's SSN	
	32 IRA deduction	- <b>8</b> -81
	33 Student loan interest deduction	_ <b></b>
	34 Tution and fees. Allach Form 8917	
	34     Turinon and fees. Allach Form 8917	36

MORABITO (341).000122

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orm 1040 (2010			<u>60</u> .	<u>3-52-6049 Pag</u>
Tax and	38 Amount from line 37 (adjusted pross income)			<b>2</b> -2,519,27
Credits	39a Check   You were born before January 2, 1946,	Slind. Total box	<b>u</b> s	
	Spouse was born before January 2, 1946,			1
	b If your spoure itervizes on a separate return, or you were a dual-status a			C 4
	40 Nemized deductions (from Schedule A) or your standard deduction (se	et instructions)		<u>0 144,24</u>
	41 Subtract line 40 from line 38	••••		1 -2,663,52
	42 Exemptions. Multiply \$3,650 by the number on line 6d 43 Table income Subject line 42 from line 41		🖬	2 3,65
	43 Tatable income. Subleast line 42 from line 41. If line 42 is more lines line 42, entry -0-			3
	44 Tax (see instrs). Check if any tar is from; a  Form(s	19014	···· ··· · · · · · · · · · · · · · · ·	<u>a</u>
		972		
	45 Alternative minimum tax (see instructions). Atlach Form			4
	46 Add lines 44 and 45	<b>464</b> • • • • • • • • • • • • • • • • • • •		<u>5</u>
	47 Foreign laz credit, Atlach Form 1116 if required	101		
	48 Credit for child and dependent care expenses. Altach Form 2043		E.	
	49 Education credits from Form 8863, fine 23	· · · · · · · · · · · · · · · · · · ·	fi	
	50 Retirement savings contributions credit. Attach Form 888			
			ł`	ļ
	52 Residential energy credits, Atlach Form 5695	···  -*=	·	l ·
	53 Other crs livers Form. # 3800 b [] 8801 c	153	i. i	·
	54 Add lines 47 twough 53. These are your total credits		5	4
	55 Subtract line 54 from line 46. If line 54 is more than line 4			s
ther	56 Sett-employment Lan, Attach Schedule SE.		5	
Axes	57 Unreported social security and Medicare tax from Form; a 4137 b			
	58 Additional tax on IKAs, other qualified relicement plans, etc. Attach Form:			
	59a Form(s) W-2, box 9 b Schedule H	c    Form 5405, br		
	60 Acd lines 35-54. This is your total tar	- []		the second s
ayments	61 Federal income tax withheld from Forms W-2 and 1099		19,222.	<del>64~</del> ^
	62 2010 estimatest tax payments and amount applied from 2009 retorm.			194
you have a	63 Making work pay credit. Atlach Schedule M		400.	
uakitying	64a Earned income credit (EIC)	64.	- 400. St	<i>ц</i> .
nild, altach 🛛	b Nonimable combat pay election * 64b		£	-
chedule EIC.	Additional child tax credit. Attach Form 8812			f 1
	65 American opportunity credit from Form 8863, line 14			, ·
			<u> </u>	
	67 First-time homebuyer credit from Form 5405, line 10		P*	
	68 Amount paid with request for extension to file			
	69 Excess social security and fier 1 RRTA tax withheid		<i>ii</i>	
	70 Credit tor lederal lax on fuels. Attach Form 4136			
		ຮ. [71 ]		
	72 Add ins 61-63, 644, \$ 65-71. These are your total posts	<u></u>	• 72	2 109,622
efund	73 If line 72 is more than line 60, subtract line 60 from line 72. This is the are	RCunt you overpaid		109,622
	74a Amount of line 73 you want refunded to you. If Form \$888	is allached, check he	rie 🕨 🗖 74	109,622
	b Routing number	🔣 Checking 🗌	Savings	S.
ect deposit? e mstructions,	d Account number			1
E 101541 (JE 100115).	75 Amount of line 73 you want applied to your 2011 estimated tax	175		8
nount	76 Amount you owe. Subtract line 72 from line 60, for defails on how to pay			
u Owe	77 Estimated tax penalty (see instructions).			31 - 37
				يتكرب المتحد فيتحد المتحد المتعالية
und Party	Do you want to allow another person to discuss this return with the IRS (see instr	utions)? [X	Yes. Comple	te below. 🛄 N
signee	Designer's company of the second second second	101	~	
-	NAME * STANTON R. BERNSTEIN, CPA	₩ <b>₽ 818-</b> 090-2		anal identification + 2155
gn	Linder penalters of perpary, I declarer Paul I tave examined this testian and eccompanys balant. Baty are it.g., consist, and complete. Declaration of pressure former than terms	to schedules and statements	and in the best of	me boostering and
re		erit is annee on an example.	. OF MERCE PROPERTY	r has any knowledge.
nt return?	· · · · · · · · · · · · · · · · · · ·	Your occupations		Wytime phone number
e instructions.		BUSINESSMAN		110-339-0475
ep a copy	Spoule's senature. It a part return, both must spr. Date	Spouse's occupation	4	STAR STAR
your records.				5 - SEL (0 - SEL SEL
	Prist/Type preparer's name Preparer's signature	Delc	Check i	
id	STANTON R. BERNSTEIN, CPA STANTON R. BERNSTEIN, C	PA	tell-employed	P00185129
cparer's	Family - STANTON BERNSTEIN, AN ACCOUNTANT		1	
e Only	Family address + 6320 CANOGA AVE., 15TH FLOOR			20-2231319
	WOODLAND HILLS, CA 91367			818) 596-2139
			Phone ec.	

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# MORABITO (341).000123

SCHEDULE (Form 1040)	-		n n	emized Deductio	พร		ŀ	049 No. 1545-0074
Department of the 1 Maximum Program 3.		" (99)	<ul> <li>Attach to Form 1949.</li> </ul>	<ul> <li>See instructions (</li> </ul>	ine Cohesiuda	A (Energy 104	.	2010
iama(i) shown on	_	_						Securence Inc. 07
PAUL MORA	BIT	0						2-6049
iledical		Cautie	on. Do not include expenses rei	mbursed or paid by other	5.			· · · · · · · · · · · · · · · · · · ·
and Dental			and dental expenses (see instructions)			34,2	45.	1
Expenses	2		mount Iran Form 1040, Inne 38					. 1
	3		ly line 2 by 7.5% (.075)					·
		-	ect line 3 from line 1. If line 3 is and local (check only one box)		<u></u>		<u></u>	34,245
			come taxes, or	•	. 5		.88.	
ares You			eneral sales tares			······ •	<u></u>	
Paid	6		stale laxes (see instructions)		. 6	28,6	55.	. [
	7	Hear ma	for vehicle lases from one 11 of the wor purchased to 2008). Ship this line if you	isheel on page 2 (for partian				· ·
	5		laxes. List type and amount *				·····	
		PERS	OKAL PROPERTY TAXES	3,760	i.i a	3.7	60.	
	9	Add In	nes 5 brough 6			· • • • • • • • • • • • • •		32,703
nterest You Paid	10		to interest and points reported to you ar			49,0	05.	
	••	Some and	whighlige interest not reported to you on 8 ion you bought the home, see instruction	orm succes in pairs in the person to and show that person's name				
		dentriya	ng number, and address 🕨				1.1	
Note.					. 1			*
foar mortgage nierest								
boluciton may								ç.
ve innulaci (sae restus),					11			4
			ot reported to you on Form 1090. See in 108: Insurance premiums (see in	•	12			, ,
			ment interest. Attach Form 4952		·· <b>  ·· ·</b>   ·· ·			Ē
			<b>t</b> a.)		. 14			
	15		ves 10 through 14				18	49,005
ilits to	16		y cash or check. If you made a		2	· ·		1
Sharity		mote,	see instra	SEE. STATEMENT	4 16	60, 5	42.	
f you made	17	Other	than by cash or check. If any gi see instructions. You must atta	11 of \$250 or	55			
oft and of a benefit					<b>1</b> 2.		4	
or il, see Istructions.			500		17		- C	
BBUCKING.			ver from prior year		18 0111085	35,4		_
		100 8	es 10 010001 10		VA1988	<del></del> 96,0	22_ 19	0
asually and hell Losses	20	Casual	ty or theit loss(es). Altach Forn	n 4684. (See instructions	<b>、</b>		20	0
lob Expenses	21		toursed employee expenses -					· · · · · · · · · · · · · · · · · · ·
nd Certain Receilenceus		lop cor	ucation, etc. Atlach Form 2106 (	or 2105-EZ if	2 M 1		2.5	
Address of the second s		1000110	ed. (See instructions.) 🔹 – –		<b>1</b>		22	
	-				21			1
			eparation lees		. 22			2
	23		expenses invesiment, sale di nd amount - *	ipusa Dox, etc. List			<i>i</i> .,	
			STATEMENT S		- 23	28.2	92.	
	24		ves 21 through 23		. 24	28,2		
			went from Form 1040, time 38				2.45	
	×	Multiply	y line 25 by 2% (.02)		. 26			<u>1</u>
			ct line 25 from line 24. If line 25				27	28,292
ther			- from fist in instructions. List h			**	Sec.	2
Iscellaneous eductions		···	********					1
				·			28	0
otal	29		e amounts in the far right colurr mer this amount on Form 1040.				-	144 345
eductions	30	Il you e	elect lo rigmize deductions even		n your stand;		29	144,245

SCHEDULE (Form 1940A o	- ,	Interest and Ordina	ry Dividends		2010
Department of the T Internal Pervenue Se	mentery (99)	Attach to Ferm 1940A or 1948.	<ul> <li>See instructions.</li> </ul>	ł	Attachment Sequence No. 08
Norme(1) shown on e	etern		<u>-</u>	Yest and	ini manity number
PAUL MORA	BITO				52-6049
Part I	1 List nam	e of payer. If any interest is from a seller-finar	nced morigage and the buyer use	<u> </u>	Amount
interest	une prop	erty as a personal residence, see the instruction of buyer's social security number and address.	ons and list this interest first. Also		
See		OF AMERICA		. •	
Instructions for		OF MONTREAL			8,92
orm 1040A x Form 1045	COMER			1	4, 96
oc 8a.)	ROSEN	ONT SOLEBURY CO-INVESTMENT FU	ND LP	·-!	5,85
	U.S.				1,78
lein. If you				-1	
Coched a form COSHENT Form COSHENT Form				-11	
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alle as the payse nd enter the tatal terms shown on					······································
val Sprint.			****		
	<b>_</b> _			]	
			***********	_i	
				- 4	
		amounts on line 1		. 2	25,87
	3 Excludeb Atlach Fe	le interest on series EE and LU.S. savings boi xm 6815	nds issued after 1989.	. 3	
		e 3 from line 2. Ealer the result here and on Form 1040A, o	r Form 1040, bne 8a.	<u>+</u> 4	25,87
		s over \$1,500, you must complete Part III.			Amount
		s of payer P			
art II	RUSER	ONT SOLEBORY CO-INVESTMENT FU		-1	455
)rdinary Hvidends				-1	
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orm 1040A, or orm 1040,					<u> </u>
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	6 Add the and	austs on lans 5. Enter the total here and on Form 1040A, or	Form 1040, line 9a	<u>• 6</u>	455
		s over \$1,500, you must complete Part III.			
art III oreign	account; or (c)	lete this part if you (a) had over \$1,500 of taxa received a distribution from, or were a grantor	able interest or ordinary dividends of, or a transferor to, a foreign fr	: (b) had usi	a foreign Yes N
ccounts nd	7a At any tin	e during 2010, did you have an interest in or a	simalize or other automore	-	
rusts	in a kireiç	n tounity, such as a bank account, securities .	account, or other financial accourt	⊎ anano t? See i	nstructions
	tor except	ions and tiling requirements for Form TD F 90-	22.1		X
ee Structions.)		nter the name of the foreign country. ► CANI 10, did you receive a distribution from, or were			and last fragment
	H Var 1m	au may have to his Form 3520. See instruction	YOU DE GRANCE OF, OF DANSIETOF	w, a 1016	NOR KLESTY PROVIDENCE

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MORABITO (341).000125

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orps 1049) performent of the Treastury person Reviews Service (99)		1040 or Ferm 10		Losses structions for Sched ansactions for lines	1 and 8.		2010 575450074 575450076 12
meth them an etern							hi techilymeter
AUL MORABITO	- Centiel Gaine	and Losses -	Accestr Hak	d One Year or Li		03-3	52-6049
		(b) tan anned	(C)000 1000	(d) Sales pice	(f) Coal or after to		(1) daain er girtes)
(8) Suncraph property (Cus (93 starrs X	nan er Frank: FZ Ceb	(No, day, 71)	(L/C, Cary. y1)	(res expected) (ne expected)	gey could and a	•	Subtract (a) Intera (d)
1							
				·····			······································
2 Enter your short-terr	m lotals, it any. Ito	m Schedule D-1.	tne 2 <b>2</b>				
3 Total short-term sal							
Column (d) 4 Short-term gain from			····· <u>13</u>	at 4504 (78) and 1	9924	4	
5 Net short-term gain		-	• •	• •			
	or (1022) Hour been	mangs, a corpo			evueta/ n. t	~	· · · · · · · · · · · · · · · · · · ·
_							
6 Short-term capital k	ss carryover. Enter	r the amount, if a	ey, from line 10	of your Capital Loss	s Carryover	_	
Worksheet in the in	structions				s Carryover	6	
6 Short-term capital lo Worksheet in the in 7 Net short-term capita	structions				s Carryover	<u>5</u> 7	
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Worksheet in the inc 7 Net short-ferm capits met II	al gain or (toss), Ca al gain or (toss), Ca a Capital Gains a or 2 Co	and Losses - (b) Data acquired (d), day, ye)	Cough 6 in column Assets Held (c) Columnation (c) Columnation	vn (()			() Bain or Bentis Sociati (n) ban (d
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7 Are you reporting any loss not allowed in a loss from a passive activity (if that loss was activity).	is not reported on Form B	682), or unreimbursed	, a prior year i parimenship ex	penses?	. Yes XHo
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Total partnership and 5 corporation incom include in the total on line 41 below	te or (loss). Combine line:	s 30 and 31. Enter the	result here an	d I	
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nt I Income or Loss From Estate					· · · · · · ·
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ection A — Short Si 1 a Net farm prohl or (lo box 14, code A b II you received social Program payments i code Y 2 Net prahl or (loss) le code A (other than fi of religious orders, s to report 3 Combine times ta, 11 time 29, and enter the 4 Multiply line 3 by 92, schedule unless you	checkule SE. Caution. iss) from Schedule F, lar is security retirement or included on Schedule F, isson Schedule C, line 31 arming); and Schedule I isrming); and Schedule I isrming); and Schedule I isrming); and Schedule I is result (see instruction 35% (.9235). If iess that is then an amount on find is then \$400 due to Cons	Read above to re 36, and farm disability benefit line 60, or inste- Schedule C-E2 K-1 (Form 1065- come to report of that total the an s)	partner ts, ente d an So be 3 B), bos m this 1 hount or not own	r the am chedule K i; Schedule	se Shari Sch hedule K-1 (F ount of Conse -1 (Form 105 le K-1 (Form J1. Ministers instrs for othe 240. Inne 29, 4 Dioymeni tax;	edule SE. form 1065), mailion Reserve 5), box 20, 1065), box 14, and members or form 1040NR do not file this	<u>1</u> ∎ 		13,46
ection A — Short Si 1 a Net farm prohl or (lo box 14, code A b II you received social Program payments i code Y 2 Net profit or (loss) is code A (other than of religious orders, s to report	checkule SE. Ceution. iss) from Schedule F, lar is security retirement or included on Schedule F, isom Schedule C, line 31 arming); and Schedule I arming); and Schedule I ise instris for types of an b, and 2. Subtract from le result (see instruction ass% (.9235), it less that have an amount on find is then \$400 due to Cons is. If the amount on line multiply line 4 by 15.3%	Read above to be 35, and larm disability benefit isne 60, or taster Schadule C-62 K-1 (Form 106 report ( come to report ( that total the an s)	partnes ts, ente d on So b bne 3 B), bos n this 1 nount o not own e Progr	r the am ships. So shedule K stedule K stedule K stedule K schedul stedule K schedule Schedule K schedule Schedule K schedule Schedule Sc	se Shori Sch hedule K-1 (F ount of Conse 1) (Form 106 le K-1 (Form 1) Ministers 1) Ministers 14 (Form 10 1) Ministers 10 10 10 10 10 10 10 10 10 10 10 10 10	edule SE. form 1065), form 1065), box 20, box 20, and members r income or Form 1040NR do not file this b, see instruction	<u>1</u> ∎ 		13,46
ection A — Short Si 1 a Net farm prohl or (lo box 14, code A b II you received socia Program payments i code Y 2 Net prohl or (loss) & code A (other than f of relignous orders, s to report 3 Combine times 1a, 11 line 29, and enter th 4 Multiply line 3 by 92. schedule unless you Note, 11 line 4 is less 5 Self-employment tao • \$106,800 or less, r or Form 1940NR, 8	checkule SE. Ceution. iss) from Schedule F, lar is security retirement or included on Schedule F, isom Schedule C, line 31 arming); and Schedule I arming); and Schedule I ise instris for types of an b, and 2. Subtract from le result (see instruction ass% (.9235), it less that have an amount on find is then \$400 due to Cons is. If the amount on line multiply line 4 by 15.3%	Read above to the 35, and farm disability benefit line 60, or lister is Schedule C-E2 K-1 (Form 1065 come to report of that total the an s) in \$400, you do to 10 envalion Reserv 4 is. (.153). Enlier th	partnes ts, ente d an Sc 2, bne 3 8), boas m fais 1 not not e Progr e Progr	rships, Sc rships, Sc checkile K Scheckile	se Shari Schi hedule K-1 (F sunt of Conse -1 (Form 106 Is K-1 (Form 106 Is K-1 (Form 106 Is K-1 (Form 106 D40. Hine 29, 4 D40. Hine 20, 4 D40.	edule SE. form 1065), hyalian Reserve 5), box 20, 1065), box 14, and members or Form 1040NR do not file this b, see instruction b, see instruction b, line 56,	<u>1</u> ∎ 		13,46 13,46

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	4797		(Also Involunta		ss Property and Recepture /		ŀ		2010
Octain1/ Indextail	Revenue Service (99)	•	Atlach to your		See separate in	structions.		Adat Seq.	ence his. 27
Nameta	i) shown an return	<u> </u>		· · ·			Identifying a		
PAU	L MORABITO						603-52	-6049	
1	Enter the gross proce	eeds from sales o	r exchanges ré	perted to you fo	2010 on Form(s	a) 1099-8 or 109	9-S	.	
Parl		changes of Pl alty or Theft -	roperty Used	f in a Trade o	or Business a	nd involunta:		rsions	From Other
2	(a) Descr ci prop	nghion-	(b) Caste accounts (month, day, year)	(C) Jake sola	(d) Genss Gens piller	(2) Det-receipon allowed or allowable since acquisition	D Cosi basis, mproversi espense	phs mits and	(g) Gain er (less) Subract (f) Irow Re Sum of (d) and (d)
FRO	M K-1	·				†			-208,893.
	······································					1			
				l		1			
	Gain, if any, Nom Fo							. 3	
	Section 1231 gain fro					· ·· ·		1	
	Section 1231 gain or	- ,	•			·····		. 5	
	Gain, if any, from the Combine lines 2 thro		•					··· 6	-208,893.
	individuals, parimens line 7 on line 17 belo losses, or liney were Schedule D filed with	w and skip lines i recaptured in an (	8 and 9, 11 line 1 earlier year, end	7 is a gain and ; ter the gain from	you ded not have n line 7 as a long	any prior year s	ection 1231		
8	Nonrecaptured net se	ection 1231 losses	s from price yea	rs (see instructi	<b>9</b> 15)	····· · · · · · · · · · · · · · · · ·		. 8	
9	Subiraci line 8 from i line 9 is more than a long-term capital gai	line 7. If zero or k ero, enlier the am n on the Schedule	ess, enter -0-, f ount from line t e D filed with yo	l line 9 is zero, I on line 12 bek ur return (sec ii	enter the gain fro w and enter the hstructions)	am line 7 on ine gain from tine 9	12 below. as a	1# 9	
2.1		ains and Loss							
10	Ordinary gains and k	osses not include	d on lines 11 th	rough 16 (includ	le property held ]	year or less):			
						1	<u> </u>		
<u> </u>			ļ <b>.</b>	<u> </u>		ŧ	<u> </u>		L
			L	I	L,,,	L	_l		
	Loss, if any, from lux	-		····	· ·· ··· ···	•••••	··· <b>··</b> ···	. 11	-208,892.
	Gain, it any, from lin		m line 8, if app		··· ···	·· · · ·		. 12	
	Gain, if any, from his					·• • • •		13	
	Net gain or (loss) fro							· <u>14</u>	
	Ordinary gain from in							. 15	
	Ordinary gain or (los	•	-	orm 8524.		•• •••		16	-200 003
	Combine lines 10 thr							17	-208,893.
	For all except individ a and b below. For it	idviduat returns,	complete (mes.	a and b below:					
•	It the loss on line 11 the part of the loss fi from properly used a See instructions	includes a loss fr iom income-produ is an employee of	om Form 4684, Icing property o In Schedule A (F	nne 38, column n Schedule A (l arm 1040), kne	(o)(ii), enter tha Form 10403, line 23. Identity as fr	it part of the loss 28, and the part ons 'Form 4797,	of the loss line 18a."	er () 180	
	Redetermine the gain							185	-208,8 <u>9</u> 3.
	For Paperwork Redu								Form <b>479</b> 7 (2010

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Form <b>495</b> 2	m4952 Investment Interest Expense Deduction					
			2010			
Appletiment of the Treasury Marcial Revenue Service (199)	Attach to your tax return.		Allactement Sequence Ho. 51			
PAUL MORABITO		603-52				
Part I Total Invest	nent Interest Expense	1003-32	- 004 5			
F Investment interest exp	ense paid or accrued in 2010 (see instructions).	. 1	70,263			
2 Disallowed investment i	nterest expense from 2009 Form 4952, line 7	2	102, 32			
3 Total Investment Intere	st expense. Add lines 1 and 2	. 3	172, 590			
Part II Net Investme	int income					
4# Gross income from prop the disposition of prope	ty held for investment (excluding any nel gain from 4a 26, 33	2.				
b Qualified dividends inclu	uded on kne 4a		·			
c Subtract line 4b from lin	ye 4a,	<u>4c</u>	26, 332			
d Net gain from the dispos	srlion of property held for investment					
e Enter the smaller of line property held for investr	4d of your net capital gain from the disposition of					
f Subtract line 4e from la	e 4a	. 41				
gEnter the amount from t	mes 4b and 4e that you elect to include in investment income (see instructions) .	. 49				
h Investment income. Add	lines 4c, 4f, and 4g,	. 45	26, 332			
5 Investment expenses (se	ee instructions)	. 5	37, 326			
6 Net investment income.	Subtract line 5 from line 4h. If zero or less, enter -0-	. 6				
	iterest Expense Deduction					
7 Disallowed investment in or less, enter -D	nterest expense to be carried forward to 2011. Subfract line 6 from line 3. if zero	7	172,590			
8 Investment interest exp	ense deduction. Enter the smaller of the 3 of 6. See instructions.		C			
	on Act Notice, see separate instructions.		Form 4952 (20)			

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	0001	Credit for Prior Year Minimum Tax	ł	CMB No. 1545-1073
	n 8807	Individuals, Estates, and Trusts		2010
1042.02	al Perena Service (99)	See Separate Instructions.  Altach to Form 1040, 1840NR, or 1043.		Aspendence No. 74
	S(S) S ¹ 0wh dis return		Identi	Nyleng namber
	UL MORABITO		603	3-52-6049
	rt i jalet alimmun	Tax on Exclusion Items		
1	Combine lines 1, 6, 3	7, and 11 of your 2009 Form 6251. Estates and trusts, see instructions	<u> -</u>	-1, 436, 698.
Z	Enter adjustments ar	nd preferences treated as exclusion items (see inskuctions)	2	64,462.
3	Minimum tax credit n	el operating loss deduction (see instructions)	3	
4	Combine tines 1, 2, a \$216,900 and you we	ind 3. If zero or less, enter -0- here and on line 15 and go to Part B. If more than ite married hting separately for 2009, see instructions	4	0.
5	Enter: \$70,950 d mar household for 2009; t	ried (king jointly or qualifying widow(er) for 2009; \$46,700 if single or head of ir \$35,475 if matried filing separately for 2009. Estates and trusts, enter \$22,500	5	
6	Enter: \$150,000 if ma household for 2009; (	arried filing jointly or qualifying widow(er) for 2009; \$112.500 if single or head of x \$75,000 if married filing separatoly for 2009. Estates and frusts, enter \$75,000	<u>.</u>	
7	Subhact line 6 from I	ine 4. It zero or less, enter 40-here and on line 8 and go to line 9	7	<u> </u>
8	Multiply line 7 by 257	s (25).	8	<u>.</u>
9	Subleact line 8 from I	ine 5. If zero or less, enter -0-, if under age 24 of the end of 2009, see instructions	,	Ο.
10	Subtract line 9 from I Part II. Form 1040NR	ine 4. If zero or less, enter -0- here and on line 15 and go to filers, see instructions	10	0.
33	• If for 2009 you filed	Form 2555 or 2555-EZ, see the instructions for the amount to enter,		
	<ul> <li>If for 2009 you reps qualified dradends on 15 and 16 of Schedul complete Part III of Fi see instructions.</li> </ul>	orted capital gain distributions directly on Form 1040, kine 13; you reported Form 1040, kine 9b (Form 1041, kine 2b(2)); or you had a gain on both kines e D (Form 1040) (kines 14a and 15, columni (2), of Schedule D (Form 1041)), of 8801 and enter the amount from kine 47 kere, Form 1040NR hiers,		
	• All others: If line 10	0 is \$175,000 or less (\$87,500 or less if manied filing separately for 2009). % (26). Otherwise, multiply line 10 by 28% (26) and subtract \$3,500 (\$1,750 ately for 2009) from the result, Form 1040NR filers, see instructions.		•
12	Minimum tax foreign l	lax credit on exclusion Heins (see instructions)	<u>12</u>	r 
13	Tentative memory ta	x on exclusion items. Subtract line 12 from line 11,	13	
14	Enter the amount from	n your 2009 Form 6251, line 35, or 2009 Form 1041, Schedule I, line 55	14	
		exclusion items. Subtract line 14 from line 13. If zero or less, enter -0.	15	0. Form <b>8801</b> (2010)

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	6001 (2010) PAUL HORABITO 60	3-52-60	19 Page 2
Pa	t E Current Year Nonrelundable and Relundable Credits and Carrylorward to 2011		
16	Enter the amount from your 2009 Form 6251, http://doi.or/2009 Form 1041, Schedule I, the 56	. 16	
1 <b>7</b>	Enter the amount from line 15	17	
18	Subtract line 17 from line 16. If less than zero, enter as a negative amount	10	
19	2009 credit carrytorward. Enter the amount from your 2009 Form 8801, kine 30.	19	
20	Enter your 2009 unallowed qualified electric vehicle credit (see instructions).	. 26	
21	Combine lines 18 through 20, If zero or less, stop here and see the instructions	. 21	340.
<b>22</b>	Enter your 2010 regular income tax liability minus allowable credits (sec instructions)	. 22	<u></u>
23	Enter the amount from your 2010 Form 6251, tine 33, or 2010 Form 1041, Schedule 1, line 54	. 23	
24	Subtract line 23 from line 22. If zero or less, enter -0	. 24	0.
25	Current year nonrefundable credit. Enter the smaller of line 21 or line 24. Also enter this amount on your 2010 Form 1040, line 53 (check box b); Form 1040NR, kne 50 (check box b); or Form 1041. Schedule G. Irre 2c	. 25	
26	Estates and busis: Leave lines 26 and 27 blank and go to line 28.		
	<ul> <li>Individuals: Did you have a minimum tax credit carryloniard to 2005 (on your 2007 Form 6803, line 28).</li> </ul>	2	
	X No. Leave lines 26 and 27 blank and go to line 28.		
	Yes. Complete Part IV of Form \$801 to figure the emount to enter	26	
27	is line 25 more than line 25?		
	Mo. Leave and 27 blank and go to kne 28.		
	Yes. Subtract line 25 from line 26. This is your current year refundable credit. Enter the result here an on your 2010 Form 1040, line 71 (check box c), or Form 1040NR, line 66 (check box c).	d 127	
28	Gredit carrylonward to 2011. Subtract the larger of line 25 or line 26 from line 21. Keep a record of this amount because your may use it in future years.	22.54	340,
			Form \$801 (2010)

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I	Passive Activity Los:	- Fundantis		CMB No. 1545-1026
Separtment of the Treasury Mental Revenue Survey (99)	<ul> <li>See separate instr</li> <li>Attach to Form 2040 or</li> </ul>		2010	
Remoth) shown on return:			ميد وطرانزديشا (	Attactivent Sequence No. 88
PAUL MORABITO			603-52-	
Part 2010 Passive Activit			1002 01	
Caution: Complete Works	sheets 1, 2, and 3 on page 2 before comp	leting Part I.		
whowance for keinak keal Estine Act	· · · · · · · · · · · · · · · · · · ·		Special	
Ta Activities with net income (enter	er the amount from Worksheet 1, column (a	a)) <b>1.a</b>	!	
b Activities with net loss (enter th	re amount from Worksheel 1, column (5)).	16		
c Prior years unallowed losses (er	mier the amount from Worksheet 1, column	n (c)). 1c		
d Combine times 1a, 1b, and 1c			14	<b>)</b> · · · ·
	ns From Rental Real Estate Activities			1
	ctions from Worksheet 2, column (a).	2.		
b Prior year unallowed commercia	at revitalization deductions from Workshee	12,	······································	ļ ·
COMPARI(D)		26		1 A
c Add knes 2a and 2h	<u> </u>		<u></u>	
U Other Passive Activities	dha an an the start and the			
S & Activities with het income (onler	the amount from Worksheet 3, column (a	)) <mark>3∎</mark>	36, 789.	
b Activities with net loss (enter the	e amount from Worksheet 3, column (b)),	<u>3b</u>		
C Prior years unaflowed losses (er	nter the amount from Worksheet 3, column	(c)). 3c -	281, 305.	
	· · · · · · · · · · · · · · · · · · ·		30	-244,516
Line : evition: If your filing status is married	2c is a loss (and line 1d is zero or more), 3d is a loss (and lines 1d and 2c are zero id filmo secondities and war lived with your	or more), skip Parts I	and III and go to k	ine 15.
		spouse at any une of	ward the least of th	ol complete
art II Special Allowance fo	or Rental Real Estate Activities W	ith Active Particip	etion	iol complete
art II : Special Allowance fo Note: Enter all combers it	rs. or Rental Real Estate Activities Wi in Part II as positive amounts. See the inst	ith Active Particip	etion	ot complete
Ant II : Special Allowance fo Note: Enter all numbers it S Enter the smaller of the loss on	or Rental Real Estate Activities Wi in Part II as positive amounts. See the inst line 1d or the loss on line 4	ith Active Particip nuclions for an examp	etion	
A of Part II. Instead, joint hite 1     Ant II Special Allowance for     Note: Enter all numbers it     Enter the smaller of the loss on     Enter \$150,000, it married filing	or Rental Real Estate Activities Wi in Part II as positive amounts. See the inst line 1d or the loss on line 4	ith Active Particip suctions for an examp	etion	
Initial Special Allowance for Note: Enter all numbers if           5 Enter the smaller of the loss on           6 Enter \$150,000. If married filing           7 Enter modilied adjusted gross in	or Rental Real Estate Activities Wi in Part II as positive amounts. See the inst line 1d or the loss on line 4	ith Active Particip suctions for an examp lons). 6 7	etion	
<ul> <li>Ant Note at the Instead, go to here in the instead of /li></ul>	or Rental Real Estate Activities Wi in Part II as positive amounts. See the inst line 1d or the loss on line 4	ith Active Particip suctions for an examp lons). 6 7	etion	of complete
<ul> <li>In the smaller of the line is the smaller of the loss of the smaller of the dusted filing is the modified adjusted gross in Note; If line 7 is greater than or on line 10. Otherwise, go to line is Subtract line 7 from time 6</li> </ul>	or Rental Real Estate Activities Wi in Part II as positive amounts. See the inst line 1d or the loss on line 4	th Active Particip ructions for an examp ones). 7 0. 5 8	etion 4.	
<ul> <li>Special Allowance to Note: Enter all numbers in</li> <li>Enter the smaller of the loss on</li> <li>Enter the smaller of the loss on</li> <li>Enter modified adjusted gross in Note: If line 7 is greater than or on line 10. Otherwise, go to line</li> <li>Subtract line 7 from time 6</li> <li>Multiply lane 8 by 50% (.5). Do m</li> </ul>	or Rental Real Estate Activities Wi in Part II as positive amounts. See the inst line 1d or the loss on line 4 separately, see the instructions. norme, but not less than zero (see instruct equal to line 6, skip lines 6 and 9, enter 8 int enter more than \$25,000. If married file	th Active Particip ructions for an examp ons). 7 0. 5 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	etion 4.	
<ul> <li>In the smaller of line 5 or line</li> <li>Special Allowance to Note: Enter all numbers in 5 Enter the smaller of the loss on 6 Enter \$150,000, it martied thing 7 Enter modified adjusted gross in Note: If line 7 is greater than or on line 10. Otherwise, go to line</li> <li>Subtract line 7 from time 6</li> <li>Multiply line 8 by 50% (.5), Do in 0 Enter the smaller of line 5 or line</li> </ul>	or Rental Real Estate Activities Wi in Part II as positive amounts. See the inst line 1d or the loss on line 4	th Active Particip ructions for an examp ons). 7 0. 5 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	etion 4.	
<ul> <li>In the state of the line of the l</li></ul>	or Rental Real Estate Activities Wi in Part II as positive amounts. See the inst line 1d or the loss on line 4 separately, see the instructions. norme, but not less than zero (see instruct equal to line 6, skip lines 8 and 9, enter 8 not enter more than \$25,000. If marned fill is 9	ith Active Particip ructions for an examp one of the second second second one of the second s	etion /e. 5 fructors 10	0
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Caution: The worksheets must be filed with your I	lax return. Keep a co	oy for ye	our records.					
Worksheet 1 - For Form 8582, Lines	1a, 1b, and 1c (	See msi	uctions.)					
a. a at te	Curre	nt year		Prior y	tars -	Overa	t gain or loss	
Name of activity	(#) Het income (lime 1#)	6	Nel loss Ine 1b)	(c) Unal loss (lir	lowed He Tc)	(1) (1)	(e) Loss	
				<u> </u>				
Total. Enter on Form 8582, Anes 1a, 1b.				<u> </u>	<u></u>			
Morksheet 2 - For Form 8582, Lines :	and the Game			<u>i</u>				
Name of activity			(a) Curr	rent year 15 (line 2a)	1 1	Prior year natiowed tions (line 2b)	(c) Overall loss	
	·							
Total. Enter on Form 8582, lines 2a and 2b		>			<u> </u>			
Worksheet 3 - For Form 8582, Lines	<b>3a, 3b, and</b> 3c (S	ee inst	ructions.)		-		······································	
<b>4</b>		x year		Prilor y	ears	Overa	gain or loss	
Hame of activity	(a) Net income (line 3a)	(b) (6	Net loss ne 3b)	(c) Unati ioss (fin	e 3c)	(d) Gəln	(e) Loss	
UPERPUNPER PROPERTIES LLC	36,789.			275	636.		236,847	
OSEMONT SOLEBURY CO-INVESTMEN					449.		2,449	
NONSHOE CAPITAL LLC					, 220.		3,220	
iotal. Enter on Form 8582, lines 3a, 3b, and 3c	36,789.			281,	305.			
Portenant d. Has this workshout if a						<u> </u>		
Norksheet 4 Use this worksheet if a Name of activity	Form or schedule and line aumber to be reported on (see instructions)		(a) Loss			<u>4 (See mstructin</u> (c) Special allowance	(d) Subtract column (c) from column (a)	
	·						· · ·	
ľotni				1.0				
Norksheet 5 - Allocation of Unatione	d Losses (See in	strucho	ns.)	<b></b>			r	
Name of activity	Form or sche and line num to be reporte (see instruct)	rdule nber d on lons)	(a Lo	I) 55		(b) Ratio	(c) Unatiowed loss	
UPERPUMPER PROPERTIES LLC	SCH E I		2	38,647.		0.976815	238,847	
OSEMONT SOLEBURY CO-INVESTMENT				2,449.		0.010016	2,449	
NOWSHOE CAPITAL LLC	SCH E 1	<u>N 28</u>		3,220.		0.013169	3,220	
ntal								
		•		44,516.		1.00	244,516	

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Form 8582 (2010)

Worksheet 6 - Allowed Losses (See instr	Lictions )					
Name of activity	Form or and line to be rep	schedule number ported on inuctions)	Ľ	(a) 065	(a) Unallowed less	(C) Allowed loss
SUPERPUMPER PROPERTIES LLC	SCH	E LN 28		275.636.	238.847.	36.78
SOSEMONT SOLEBURY CO-INVESTMENT	SCH	E LN 28		2,449.	2, 449.	
SNOWSHOE CAPITAL LLC	SCH	E LN 28		3.220.	3,220.	
Total.		•		81,305.	244, 516.	36,78
Worksheet 7 - Activities With Losses R	eported of	n Two or	More For	This or Sch	edules (See instruct	<u>00,10,</u>
	(4)		(%)	Rado	(6)	(1)
Harps of activity				X390	Unafferred to	ss Allowed less
Farm or schedule and time number to be reported on			11.220		####	
1 a Not loss plus prior year unallowed loss from form or schedule				N. S. S.		
b Net income from form or schedule *		<b></b> \$	ير أحد		Circuit and the second	
c Subtract line 15 from line 1a, If zero or less, o	enler -0					
form or schedule and line number to be reported on			Ľ.			
1 s Net loss plus prior ytar unallowed loss from form or schedule			義義			
b Net income from form or schedule P		<u></u>		en al la s	Mar	all All Barrishing La
C Subtract line 1b from line 1a. If zero or less. I form of schedule and line number to be reported on	enter -0					
see instructions)		16 6 2		4		
T in Net loss plus prior year unallowed loss tram form or schedule			10	1.1		
b Net mcome from form or schedule P				1.1.1		SE SIN A
c.Subtract line 1b from line 1a, If zero or less, o erro or extendule and line sumber to be reported on	<u>:nier -0</u>	<b>•</b>	ANN 64- 3 7-74	Z . Marcal Table Law		
tee instructions)			4.5	$f \times f$		
I a Net loss plus price year unaflowed loss from form or schedule	•					
b Net income from form or schedule *	· · ·	- <b>1</b> 0	1.			1
c Subtract line 1b from line 1a. If zero or less, e	enter -0			_		
<b>[etel</b>	<u></u>		0.	1.00		0. O
tense of activity						
orm or schedule and line number to be reported on the instructions)				$\mathbf{x} \in \mathbf{x} \in \mathbf{y}$		
The Net loss plus prior year unallowed loss						
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ree instructions)	an a	: <b>1</b>				
Ta Net loss plus prior year unailowed loss from form or schedule				100		
b Net income from form or schedule						
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orm or schedule and line number to be reported as		的复数	- <b>1</b>		AN AREAST	THE MERINE
are instructions)		- <b>H</b> (1997)		10	S.C. ARCES	
from form or schedule		-			法 新管 飛	1.155 31 64
b Net income from form or schedule *			1.1		PLATERS	
c Subtract line 1b from line 1a. If zero or less, e Im at schedule and line number to be reported on 1875	nter -Q-		ate 5.	-2		
er instructions)	÷		115.00	-		
1 a Net loss plus prior year unallowed loss from form or schedule			<u> </u>			
b Net income from form or schedule *		- 5-		-		
					and the second	
c Subtract line 1b from line 1a. If zero or less, e	nter -0	P1				

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SCHEDULE   (Form 1040A or		Making Work I	Pav Credit		ONE No. 1545-0074
Department of Fig. 7a Internal Revenue Sec		* Allach to Form 1840A or 1840.	* See separate is	at the perting of	2010
Mannal Revenue Ser Manne(1) shoan oo re					Scolence No. 166
PAUL MORAL				Your sociel a	•
				603-52	
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• • •		box on fine 1a and see the instructions if			
		North a business			
		ible scholarship or fellowship grant not reported	on a Form W-2		
		pay for work performed while an inmate in a pe			
(d) You rece section 4	ivied a pen 157 plan, or	sion or annualy from a nonqualified deterred com	pensation plan or a r	iongovernmental	
(e) You are	tring Form	2555 or 2555-EZ.			
		tiling to sky) have 2010 wages of more than \$6,451 (\$12,903 d			
		through 3. Enter \$400 (\$800 / married filing join		· · · · · · · · · · · · · · · · ·	
IN NO. EN	ter your co	med meane (see instructions)	· · · <b>1</b>	350,609.	•:
b Nonlaxable (see instru	r combet pa clions)	sy included on line 1a			
		× (.¢6Z)		21,738.	\$.
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4 Enter the s	mailer of h	ne 2 ar line 3 (unless you checked 'Yes' on fine	ła)		4 40
5 Enter the p	mount from	n Form 1040, line 38°, or Form 1040A, line 22.	<b>s</b>	-2, 519, 276.	
6 Enles 175 (	200 K 160 A	00 if manned filing jointly)			÷.
	WW (\$130,0		• • • • • • • • • • • • • • • • • • • •	75,000	N.
7 is the amo	unt on line	5 more than the amount on line 6?	<b>[</b> = ↓ ]		
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🔲 Yes. Si	uterisci kne	6 kom line 5		k	
6 Motuply in	e 7 by 2% (		•• •••		8
9 Subtract in	e 8 from la	ne 4, il zelo or less, enter 40			9 400
<ol> <li>Did you (or received th social secu compensat</li> </ol>	your spour is payment inly benelits ion or pens	iii tiling jointly) receive an economic recovery in 2010 if you did not receive an economic recovery supplemental security income, railroad retinem ion benefits in November 2008, December 2008.	payment in 2010? Ye why payment in 2009 ent benefits, or veter of January 2009 (see	Su may have S but you received ans disability ans unstability	
🚺 Ha. En:	ter -0- on Hi	ne 10 and go to line 11.		P.,	
Tes. Er De not	tic: the tala entermore	al of the payments you (and your spouse, if filing than \$250 (\$500 if married filing jointly)	panity) received in Z	ona.	<b>10</b>
1) Making wo	rk pay cred	N, Subtract line 10 from line 9. If 2010 or less, et Form 1040A, line 40	Ner d. Enter the rec	ult been seel on	1 400
		2555, 2555-EZ, or 4563 or you are excluding inc			

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· · _	FEDERAL STATEMENTS	PAGE
<u> </u>	PAUL MORABITO	603-52-604
STATEMENT 1 FORM 1040 WAGE SCHEDULE TAXPAYER CONSOLIDATED WES	MPLOYER WAGES W/H FICA CARE N/	ATE LOCAL /H W/R
STATEMENT 2 SCHEDULE A, LINE ' MEDICAL AND DENT DOCTORS, DENTIST INSURANCE PREMID	AL EXPENSES 5. AND NURSES	13,575. 20,670. 34,245.
	0 NTEREST REPORTED ON FORM 1098 TOTAL \$	<u>49,005.</u> <u>49,005.</u>
GLAAD RIDLEY COLLEGE FL	6 CASH OR CHECK ON FOUNDATION. BUTIONS FROM K-1 ND USA, INC. T. TOTAL <u>S</u>	27,000. 8,240. 5,850. 14,452. 5,000. 60,542.
STATEMENT 5 SCHEDULE A, LINE 2 OTHER EXPENSES	3 ROM K-1	26, 796. 1, 496. 28, 292.

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# FEDERAL STATEMENTS

### PAUL MORABITO

STATEMENT 6 SCHEDULE E, PAGE 2 PART II - INCOME OR LOSS FROM PARTNERSHIPS AND S CORPORATIONS

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MAME	<u></u>	X # Forelise	EMPLOYER I.D. NO	ANY INVST, NOT 	PTP	L	PASSIVE OSS FROM ORM 8382		PASSIVE NC. From Sch. K-1	ι	DINPASSIVE OSS FROM SCH. K-1
BARUK PROPERTIES LLC	P		68-042355K			\$	82,639.	_			
PYA: PASSINE CARRYOVER	P		FI-0423598				644,884				
BIG WHEEL GAMING LLC	₽		20-5283157							1	1,674,
BIG WHEEL LODGING LLC	₽		20-5283054							•	5,543.
SUPERPUNPER PROPERTIES LLC	P		26-0216957					5	35,789.		
PTA: PASSIVE CARRYOVER	P		26-5216957				36,789.	•			
ROSEMONT SOLEBURY CO-INVESTMENT FUND LP	P		30-0416025								
WATCHMYBLOCK LLC	P		90-04000E7								\$277.
WASHEE CONSTRUCTION MENT SERVICES LLC	P		26-2404735								
SNOWSHOE CAPITAL LLC	P		26-4824150								
CONSOLIDATED NEVADA, CORPORATION	2		23-3507689								1,174,067.
CONSOLIDATED WESTERN CORPORATION	\$		20-4680776								632,734
					TOTAL	\$	761,312	\$	36,789.	5	1,970,265. 5

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2010	0 FEDERAL STATEMENTS				PAGE 3	
	PAUL MORABITO				603-52-604	
STATEMENT 7 SCHEDULE E, LINI BASIS LIMITATION ACTIVITY NAME: 1 ADJUSTED BASIS ADDITIONAL AMOU CURRENT YEAR DI CURRENT YEAR DI CHANGE IN PARTN ADDITIONAL LOSS CURRENT YEAR IN ADJUSTED BASIS LOSS ALLOWED BY ADJUSTED BASIS	BARUK PROPERTI AT BEGINNING OF NTS INVESTED IN STRIBUTIONS OF STRIBUTION OF F ER'S SHARE OF 1 COME FROM PARTN USED FOR BASIS BASIS LIMITATI	YEAR CURRENT YEAR MONEY ROPERTY JABILITIES ERSHIP JUNITATION			666, \$49. -40, 586. -156, 224. 0 469, 739. 469, 739. 0.	
INCOME OR LOSS RRE INCOME (LOS LONG-TERM CAP LA REGULAR TAX DEDUCTIONS		82,639. 387,100. 469,739.	UNALLOWED BASIS LOSS	(C) LOSS ALLOWABLE BY BASIS LIMITATION 82,639. 387,100. 469,739.	(D) BASIS CARRYOVER	
REGULAR TAX		<u>0.</u>	0.	<u>0.</u>	0.	
ALTERNATIVE MINIMUM TAX ALT MIN TAX BEGINNING BASIS ALT MIN TAX INCOME CURRENT YEAR ADJUSTMENTS TO BASIS ALT MIN TAX BASIS USED FOR LIMITATION LOSS ALLOWED BY ALT MIN TAX BASIS ALT MIN TAX FINAL BASIS ALT MIN TAX ADJUSTMENT (FORM 8582)				665,961. -196,810. 469,151. 469,151. 0. -847.		
ALT MIN TAX ORDI ALT MIN TAX LONG	NARY INCOME (LA -TERM CAP LOSS	DSS)		ALT MIN TAX LOSS <u>ALLOWED</u> 83,486. 385,665.	ALT BIN TAX BASIS CARRYOVER 311. 1,435.	

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2010	FEDERAL STATEMENTS PAUL MORABITO				PAGE 4
STATEMENT 7 SCHEDULE E, LINE 3 BASIS LIMITATION ACTIVITY NAME: BK		\$ LLC			
ADDITIONAL AMOUNT CURRENT YEAR DIST CURRENT YEAR DIST CHANGE IN PARTNER CURRENT YEAR INCO ADJUSTED BASIS US LOSS ALLOWED BY B.	STED BASIS AT BEGINNING OF YEAR TIONAL AMOUNTS INVESTED IN CURRENT YEAR ENT YEAR DISTRIBUTIONS OF MONEY ENT YEAR DISTRIBUTION OF PROPERTY GE IN PARTNRE'S SHARE OF LIABILITIES ENT YEAR INCOME FROM PARTMERSHIP STED BASIS USED FOR BASIS LIMITATION ALLOWED BY HASIS LIMITATION STED BASIS AT END OF YEAR			5,430. 1,700.	
INCOME OR LOSS		(A) CURRENT YEAR LOSS OR DEDUCTION	UNALLOWED	(C) LOSS ALLOWABLE BY EASIS LIMITATION	(D) BASIS CARRYOVER
ORDINARY INCOME (I REGULAR TAX	LOSS)	<u> </u>	<u>0.</u>	<u>1,674.</u> <u>1,674.</u>	<u>.                                    </u>
DEDUCTIONS					
REGULAR TAX		<u> </u>	<u>0.</u>	0.	0.
ALTERNATIVE MINIM	m tax				
ALT MIN TAX BEGINNING BASIS ALT MIN TAX INCOME CURRENT YEAR ADJUSTMENTS TO BASIS ALT MIN TAX BASIS USED FOR LIMITATION LOSS ALLOWED BY ALT MIN TAX BASIS ALT MIN TAX FINAL BASIS				7,138. 1,683. 8,821. 1,674. 7,147.	
ALT MIN TAX ORDINA	NRY INCOME (LO:	SS)		1,674.	0.

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2010	FEDERAL STATEMENTS				
<u> </u>	PAUL MORABITO	603-52-604			
ADJUSTED BASIS AT ADDITIONAL AMOUNT CURRENT YEAR DIST CURRENT YEAR DIST CHANGE IN PARTNER CURRENT YEAR INCO	WHEEL LODGING LLC BEGINNING OF YEAR S INVESTED IN CURRENT YEAR RIBUTIONS OF MONEY RIBUTION OF PROPERTY 'S SHARE OF LIABILITIES ME FROM PARTMERSHIP ED FOR BASIS LIMITATION ASIS LIMITATION	0. 8,357. 0. 8,357. 6,513. 1,844.			
INCOME OR LOSS	(A) (B) (C) (A) (B) LOSS CURRENT YEAR PRIOR YEAR ALLOWAD LOSS OR UNALLOWED BY BAS: DEDUCTION BASIS LOSS LIMITATE	IS BASIS			
ORDINARY INCOME () REGULAR TAX	LOSSI <u>6,513.</u> 6,5 6,5 <u>13.</u> 0. 6,5				
DEDUCTIONS		<u></u>			
REGULAR TAX	<u> </u>	<u>0.</u>			
ALTERNATIVE MINING ALT MIN TAX BEGINI ALT MIN TAX INCOM CURRENT YEAR ADJU ALT MIN TAX BASIS LOSS ALLOWED BY AI ALT MIN TAX FINAL	INC BASIS THENTS TO BASIS USED FOR LIMITATION 8,3 J.T MIN TAX BASIS 5,5	57, 13.			
ALT MIN TAX ORDIN	ARY INCOME (LOSS) 6,	513. 0.			

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2010	FEDERAL STATEMENTS	PAGE
	PAUL MORABITO	603-52-604
STATEMENT 7 SCHEDULE E, LINE 3 BASIS LIMITATION ACTIVITY NAME: SU	) PERPUMPER PROPERTIES LLC	
ADJUSTED BASIS AT ADDITIONAL AMOUNT CURRENT YEAR DIST CURRENT YEAR DIST CHANGE IN PARTNER CURRENT YEAR INCO ADJUSTED BASIS US LOSS ALLOWED BY B ADJUSTED BASIS AT	804,069. -47,645. 461,228. 36,789. 1,254,441. 0. 1,254,441.	
INCOME OR LOSS	(A) (B) CURRENT YEAR PRIOR YEAR LOSS OR UNALLONED DEDUCTION BASIS LOSS	(C) LOSS ALLOWABLE (D) BY BASIS BASIS LIMITATION CARRYOVER
REGULAR TAX	0000.	<u> </u>
DEDUCTIONS		<u> </u>
REGULAR TAX	<u> </u>	<u>0.</u> <u>0.</u>
ALTERNATIVE MINIM ALT MIN TAX BEGIN ALT MIN TAX INCOM CURRENT YEAR ADJU: ALT MIN TAX BASIS LOSS ALLONED BY AN ALT MIN TAX FINAL	NING BASIS STMENTS TO BASIS USED FOR LIMITATION T MIN TAX BASIS	901,684. 36,789. 413,583. 1,352,056. 1,352,056.

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	FEDERAL STATEMENTS			PAGE	
		PAUL MORABITO			
STATEMENT 7 SCHEDULE E, LIN BASIS LIMITATION ACTIVITY NAME:	Ň	EBURY CO-INVESTI	NENT FUND LP		
CURRENT YEAR DI CURRENT YEAR DI	UNTS INVESTED ISTRIBUTIONS OF	IN CURRENT YEAR F MONEY PROPERTY			<b>158,63</b> 1,
CURRENT YEAR IN ADJUSTED BASIS LOSS ALLOWED BY	E IN PARTNER'S SHARE OF LIABILITIES NT YEAR INCOME FROM PARTNERSHIP TED BASIS USED FOR BASIS LIMITATION ALLOWED BY BASIS LIMITATION TED BASIS AT END OF YEAR			6,737 165,368 26,796 138,572,	
		(A) CURRENT YEAR LOSS OR DEDUCTION	UNALLOWED	(C) LOSS ALLOWABLE BY BASIS LIMITATION	(D) BASIS CARRYOVER
INCOME OR LOSS REGULAR TAX					
DEDUCTIONS		0,	<u>0.</u>	0.	0.
PORTFOLIO DEDUC REGULAR TAX	TIONS - 2%	<u>26,796.</u> 26,796.	<u> </u>	<u> </u>	0.
ALTERNATIVE MIN	INUM TAX				
ALT MIN TAX INC	ALT MIN TAX BEGINNING BASIS			158,631. 6,737.	
CURRENT YEAR ADJUSTMENTS TO BASIS ALT MIN TAX BASIS USED FOR LIMITATION LOSS ALLOWED BY ALT MIN TAX BASIS ALT MIN TAX FINAL BASIS				165,368, 26,796. 138,572.	
		LOSS)		26,796,	0.

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	TEMENTS		PAGE	
<u> </u>	PAUL MOR	ABITO		603-52-604
STATEMENT 7 SCHEDULE E, LINE 31 BASIS LIMITATION ACTIVITY NAME: WATCHMY ADJUSTED BASIS AT BEGIN ADDITIONAL AMOUNTS INVE CURRENT YEAR DISTRIBUTI CURRENT YEAR DISTRIBUTI CHANGE IN PARTNER'S SHA CAPITAL GAIN CURRENT YEAR INCOME FRO ADJUSTED BASIS USED FOR LOSS ALLOWED BY BASIS L ADJUSTED BASIS AT END O	NING OF YEAR STED IN CURRENT YEAR ONS OF MONEY ON OF PROPERTY RE OF LIABILITIES M PARTNERSHIP BASIS LIMITATION INITATION		•	51,128, -1,000, 1,478, 0, 51,606, 51,606, 0,
INCOME OR LOSS	(A) CURRENT YEAR LOSS OR DEDUCTION	UNALLOWED	(C) LOSS ALLOMABLE BY BASIS LIMITATION	(D) BASIS CARRYOVER
ORDINARY INCOME (LOSS) LONG-TERN CAP LOSS REGULAR TAX	5,277. <u>46,329.</u> <u>51,606.</u>	<u> </u>	5,277. <u>46,329.</u> <u>51,606.</u>	· · · · · · · · · · · · · · · · · · ·
DEDUCTIONS				
REGULAR TAX	<u> </u>	<u>.</u>	<u>0.</u>	0.
ALTERNATIVE MINIMUM TAX ALT MIN TAX BEGINNING BA ALT MIN TAX INCOME CURRENT YEAR ADJUSTMENTS ALT MIN TAX BASIS USED I LOSS ALLOWED BY ALT MIN ALT MIN TAX FINAL BASIS	5 TO BASIS FOR LIMITATION		51,128. 478. 51,606. 51,606. 0.	
			ALT MIN TAX LOSS ALLOWED	ALT MIN TAX BASIS CARRYOVER
ALT MIN TAX ORDINARY INC	COME (LOSS)		5,277. 46,329.	0. 0.

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2010	FEDERAL STATE	MENTS	PAGE
	PAUL MORABI	0	603-52-604
STATEMENT 7 SCHEDULE E, LINE 31 BASIS LIMITATION ACTIVITY NAME: COI	SOLIDATED NEVADA CORPORATIO		
STOCK BASIS AT BEA			0.
CURRENT YEAR DIST CURRENT YEAR INCOM LESS INCOME USED 1	LIBUTIONS TE FROM S CORPORATION TO RESTORE DERT BASIS		٥.
STOCK BASIS USED F LOSS ALLOWED BY BA STOCK BASIS AT END	OR BASIS LIMITATION SIS LIMITATION		0. 0.
PRINCIPAL AMOUNT (	F DEBT S CORP OWES TO SHAREHOI	DER AT BEGINNING OF YEAR	0. 2,342,373.
DEBT BASIS INCOME USED TO RES LOANS MADE TO S CO	TORE DEBT BASIS RP DURING THE YEAR		1,315,905.
LOAN REPAYMENTS	R BASIS LINITATION		1,402,764. 2,798,669.
DEBT BASIS AT END	OF YEAR F DEBT S CORP OWES TO SHAREHOI		1,124,067. 1,674,602.
	. Mar 3 Cold WHES TO SHAREHOT	DER AL END OF IEAR	3,825,137.
	LOSS OR DI	(C) (B) LOSS IOR YEAR ALLOWABLE IALLOWED BY BASIS SIS LOSS LIMITATION	(D) BASIS CARRYOVER
ORDINARY INCOME (1	OS\$) 1,124,067.		
REGULAR TAX	1,124,067.	<u>0.</u> <u>1,124,067.</u>	0.
REGULAR TAX	0.	<u>.</u>	0.
ALTERNATIVE MINIMU	M TAX		
ALT MIN TAX BEGINN ALT MIN TAX INCOME	ING BASIS	37,426.	
CURRENT YEAR ADJUS ALT MIN TAX BASIS LOSS ALLOWED BY AL ALT MIN TAX FINAL	USED FOR LIMITATION	1,482,764. 1,520,190. 1,124,067. 396,123.	
ALT MIN TAX ORDINA	RY INCOME (LOSS)	1,124,067.	0.
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2010	FEDERAL STATEMENTS	PAGE 1
	PAUL NORABITO	603-52-604
STATEMENT 7 Schedule E, Line 31 Basis Limitation Activity Name: Con	I NSOLIDATED WESTERN CORPORATION	-
STOCK BASIS AT BEG		5,588,661.
CURRENT YEAR DISTR CAPITAL LOSS CURRENT YEAR INCOM	RIBUTIONS ME FROM S CORPORATION	-1,396,619. -2,852,250. 0.
LESS INCOME USED T	TO RESTORE DEBT BASIS FOR BASIS LIMITATION ASIS LIMITATION	1,339,792 847,724. 492.068.
PRINCIPAL AMOUNT O	OF DEBT 5 CORP OWES TO SHAREHOLDER AT BEGINNING OF Y	
DEBT BASIS INCOME USED TO RES LOANS MADE TO S CO	STORE DEBT BASIS DRP DURING THE YEAR	492,068.
LOAN REPAYMENTS ADJUSTMENTS TO DEB DEBT BASIS USED FO LOSS ALLOWED BY BA DEBT BASIS AT END	OR BASIS LIMITATION ASIS LIMITATION	~492,068. D. D.
PRINCIPAL AMOUNT O	OF DEBT S CORP OWES TO SHAREHOLDER AT END OF YEAR	0. 492,068.
INCOME OR LOSS ORDINARY INCOME (LA	(A) (B) (C) (A) (B) LOSS CURRENT YEAR PRIOR YEAR ALLOWABLE LOSS OR UNALLOWED BY BASIS 	
INCOME OR LOSS ORDINARY INCOME (LO REGULAR TAX DEDUCTIONS	(A) (B) LOSS CURRENT YEAR PRIOR YEAR ALLOWABLE LOSS OR UNALLOWED BY BASIS DEDUCTION BASIS LOSS LIMITATION	BASIS CARRYOVER
ORDINARY INCOME (LA REGULAR TAX	(A)         (B)         LOSS           CURRENT YEAR         PRIOR YEAR         ALLOMABLE           LOSS OR         UNALLOWED         BY BASIS           DEDUCTION         BASIS LOSS         LINITATION           .0SS)	BASIS CARRYOVER
ORDINARY INCOME (LA REGULAR TAX DEDUCTIONS CHARITABLE CONTRIBUTIONS	(A)         (B)         LOSS           CURRENT YEAR         PRIOR YEAR         ALLOMABLE           LOSS OR         UNALLOWED         BY BASIS           DEDUCTION         BASIS LOSS         LIMITATION           .0SS)	BASIS BARRYOVER
ORDINARY INCOME (LA REGULAR TAX DEDUCTIONS CHARITABLE CONTRIBUTIONS	(A)         (B)         LOSS           CURRENT YEAR         PRIOR YEAR         ALLOMABLE           LOSS OR         UNALLOWED         BY BASIS           DEDUCTION         BASIS LOSS         LIMITATION           .0SS)	BASIS BARRYOVER
ORDINARY INCOME (LA REGULAR TAX DEDUCTIONS CHARITABLE CONTRIBUTIONS	(A)         (B)         LOSS           CURRENT YEAR         PRIOR YEAR         ALLOMABLE           LOSS OR         UNALLOWED         BY BASIS           DEDUCTION         BASIS LOSS         LIMITATION           .0SS)	BASIS BARYOVER

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2010	FEDERAL STATE	EMENTS	PAGE 1
	PAUL NORABI	ro	603-52-60
STATEMENT 7 (CONTI SCHEDULE E, LINE 31 BASIS LIMITATION ACTIVITY NAME: CON	NUED) ISOLIDATED WESTERN CORPORATIO	CN	
ALTERNATIVE MINIMU			
ALT MIN TAX BEGINN ALT MIN TAX INCOME CURRENT YEAR ADJUS ALT MIN TAX BASIS		5, 377, 756, -4, 740, 937.	
LOSS ALLOWED BY AL ALT MIN TAX FINAL ALT MIN TAX ADJUST	T MIN TAX BASIS BASIS	536,819. 636,819. 0, 210,905.	
		ALT MIN TAX LOSS ALLOWED	ALT MIN TAX BASIS CARRYOVER
ALT MIN TAX ORDINA	RY INCOME (LOSS)	636, 819.	283, 205
		:	
		- - -	

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	2010 TAX RETURN
	ARIZONA INDIVIDUAL
Client:	MORABI-P
Prepared for:	PAUL MORABITO 8581 SANTA MONICA BLVD. #708 WEST HOLLYWOOD, CA 90069-4120
Prepared by:	STANTON R. BERNSTEIN, CPA STANTON BERNSTEIN, AN ACCOUNTANCY CORP. 6320 CANOGA AVE 15TH FLOOR WOODLAND HILLS, CA 91367 (818) 596-2139
Date:	OCTOBER 16, 2011
Comments:	
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Route to:	

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581 SANTA MONICA BLVD, #708	·	ST HOLLYNOOD, C	1 00066-		
ART I - TAX RETURN INFORMATION	1442	PART II - FINAN			INCODAL TION
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Gress Income 1 -21,449.		Foreign Account	DeposiVDeb	it: See insi	nuclions.
3 Arizona income		TYPE OF ACCOUNT	_	R	Dutting Number
Ta: Withheld			Savings		
REFUND. Enter the amount of raturd 4					
5 AMOUNT YOU OWE Enter the		DIRECT DEBIT REQUEST	DATE	OPEC	OEDIT PAYMENT AMOUNT
amount owed				\$	
ART III - DECLARATION OF TAXPAYER - Si 5a II I consent that my retund be directly deposited as If I have filed a joint return, this is an intervocable	eluc constant in	the electronic entries of			
	ne mai and talany Ný stake kao rekura		ioni 18, 2011, 1 e In enor se my k	nii remain ka Meral celura,	ble for the tas kabildy and the electronic portion of my
in provides of perjury, I declare that the information I trave piece my Eld bits amounts on the contasponding lines of the electronic portion of my plate. Loosant to uty ERD ar OLSP scending my roturn and accompany uph 6 transmitter. Longer to DOR scending my ERD, OLSP and/or trave my return is accepted, and, if the return is rejected, the reason(s) for the Contrastructure the respondent for the network in the scenario my trave	e van and televit of state kan return O 2010 Argens ince 19 schutteles and Smither an atimis resuction. If the j	payment of my tax batality by A s, 1 understand theil if there is a ngination (EMD) or Do-Line Serv mit tax returns, To the best of m scattermets to DOA's and 1 conse independent of included in trackin macrosciego of my returns or return macrosciego of my returns or return	yoni 18, 2011, 1 y an amor sa my k	nii remain ka Meral celura,	ble for the tas kability and the electronic portion of my
in provides of perjury, I declare that the information I trave piece my Eld bits amounts on the contasponding lines of the electronic portion of my plate. Loosawit to uty ERD ar OLSP scending my roturn and accompany uph to Statement Test, I conserve it DOR scending my ERD, OLSP and/or trave my return is accepted, and, if the return is rejected, the reason(s) for the Contrastructure the oregoing Statement and accepted for the	e van and televit of state kan return O 2010 Argens ince 19 schutteles and Smither an atimis resuction. If the j	payment of my tax batality by A s, 1 understand theil if there is a ngination (EMD) or Do-Line Serv mit tax returns, To the best of m scattermets to DOA's and 1 conse independent of included in trackin macrosciego of my returns or return macrosciego of my returns or return	yoni 18, 2011, 1 y an amor sa my k	nii remain ka Meral celura,	ble for the tas kability and the electronic portion of my
for providios of perperty, I declare that the information I take given my Eld to the amounts on the corresponding lates of the electronic portion of my point. I constant to ony ERO or OLSS sending my mount and accompony up to transmitter. I consent to DOR sending my ERO, (OLSP end/or any my return is accepted, and, if the return is rejected, the reason(s) for the Vice transmitter the reason(s) for the dalay, or when the refused was sen- stand form AZ-8453, I authorize my ERO to relates copies of the request	et van and tetano state tas return 2010 Arcens inco 9 schutules and schutu ta atcho reactan. If the 1 f DOR contects to documents te	Payment of my tax automy by A s, 1 understand that if there is a rejuster (ERC) or Do-Line Serv- me tax return. To the best of m scatternants to DOR, and I consu- hetgewowt of netsely of insersion researching the return of DRO for a copy of my return DOR.	cond 18, 2000, 1 a on error an easy le w haomintage seat on to ray Elito er mit to ray Elito er mit to ray Elito er nission sada en ins of as delayed, if a n, any attachment	off remain ha deral return, SP) and the a 1 beliet, my re OLSP sendin dealion of wh whomse bolk is or schedulit	Ne for the tan sublidy and the electronic perition of my mounts in Part I above agree than is thrue, correct, and is such information to DOM effort or not the leadermission of checklose is not the leadermission to checklose is not my EBD, 01,55 is to my return, and/or this
for parallels of perperty, I declare that the information I take prior my Eld h the amounts on the corresponding lates of the electronic potion of my polyte. I consent to my ERO or OLSP sending my mount and accomony to my return is accepted, and, if the return is needed, the reasonal of the return is accepted, and, if the return is needed, the reasonal for the function of accepted, and, if the return is needed, the reasonal of the solution from AZ-BISI, I authorize my ERO to relative copies of the request to the solution set of the returned return set of the solution of the respect to the solution of the request to the solution of the solution of the request to the solution of the solution of the request to the solution of the request to the solution of the solution of the solution of the solution of the total solution of the solution of the solution of the solution of the total solution of the solution of the solution of the solution of the total solution of the solution of the solution of the solution of the total solution of the solution of the solution of the solution of the total solution of the solution of the solution of the solution of the solution of the total solution of the solution of the solution of the solution of the solution of the total solution of the solution of the solution of the solution of the solution of the total solution of the solution of the solution of the solution of the solution of the total solution of the solution of the solution of the solution of the solution of the total solution of the solution of	et wai wich trimpie ectronie Return D 2010 Arcena inter gischetistes and Switter an astinde switter an astinde switter an astinde gischetistes and discussed discussed of discussed by CATE	Payment of my tax babinty by A s, 1 wederstand link if there is a maintain (CRO) or De-Line Serv ingitation (CRO) or De-Line Serv ingitation (CRO) or De-Line Serv satematics to DOR, and I comes ing DRO for a copy of my return pole.	yoni 13, 2011, 1 y an error se ray k vos Proveter (OL: y racentrige age its inn and an an at the my ERO or its inn and an an at delayed, i y a sery attachment ATURE (III paint are ATURE (III paint are	off remain ha lateral return, SP) and the a l belief, my re OLSP zandia decision of un uthorize DOR ts or schedule form, both met DECD A DEC	Ne for the ten sublidy and the electronic perition of my industrial in Part I above agre than is true, correct, and p such information to DOR officer or not the inaction that or not the inaction that or not the inaction that or not the inaction that is a sublid to the boot decision is the filling. Is to my return, and/or this is to my return, and/or this is to my return, and/or this
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PART A: Dependents - do not fist guarsell or spouse         A1       List children and other dependents. If more space is needed, attach a saturate sheet.       PREINTICKESH#         PREINTICKESH#       Sock stocker with a saturate sheet.       PREINTICKESH#         A2       Enter lots? number of persons letted in A1 hate and on oper 1 of lins term, box 10.       TOTAL [A2]         A3       Enter lots? number of persons letted in A1 hate and on oper 1 of lins term, box 10.       TOTAL [A2]         A4       Enter lots? number of opersons letted in A1 hate and on oper 1 of lins term, box 10.       TOTAL [A2]         A5       Enter inder number of opersons letted in A1 hate and on oper 1 of lins term, box 10.       TOTAL [A2]         A5       Enter inder number of opersons letted in the spouse of an active dependent on your federal return.       Enter inder number of opersons letted inder the Million B4]       Anount it forn federal Return Source Anoun B5.         PART B: Arizons anounce for thesh stocked Schedule C.       B5       B10       -3.000.       -3.000.         B7       B7       B10       -3.000.       -3.000.       -3.000.       -3.000.         B7       B10       -3.000.       -3.000.       -3.000.       -3.000.       -3.000.       -3.000.       -3.000.       -3.000.       -3.000.       -3.000.       -3.000.       -3.000.       -3.000.       -3.000.	AUL MORABITO					#1 Security No. 52-6049
PRST AND LAST RAME       Social security No.       RELATIONSHIP       Social security No.         2       Enter total number of persons initied in A1 have and on oper 1 of this korm, box 10.       TOTAL [A2]         3       a Enter total number of persons initied in A1 have and on oper 1 of this korm, box 10.       TOTAL [A2]         3       a Enter total number of persons initied in A1 have and on oper 1 of this korm, box 10.       TOTAL [A2]         3       a Enter total number of persons initied in A1 have and on oper 1 of this korm, box 10.       TOTAL [A2]         3       a Enter total number of persons initied and you are the apoute of an active: Spokes field active of Total Income and the Million of the Source Annea Spokes field active of the Million of the Million of the Source Annea Spokes field in Cate of the Million of the Million of the Source Annea Spokes field active of the Annea Schedule C.       Bit 30 - 3.0000         50       Wapes, salence, tots, incm federal Schedule C.       Bit 31 - 2.600, 23.000       -3.0000         11       Recis, total active or work schedule C.       Bit 31 - 2.500, 27.6       -3.0000         12       Other active hough B12       Bit 32 - 2.500, 27.6       -3.0000         13       Total income Spoke active B14 fina hall B10 has B10 B10 hall B10 has B10 - 2.510, 27.6       -3.0000       -3.0000         13       Total active of a work field active or work schedule C.       Bit 3 - 2.510,	ART A: Dependents do not list yourse	l or spouse				
2       Enter tatel number of persons instead in Al have and an page 1 of this term, box 10	List children and other dependents. If more sp	ice is needed, attach a sepa	ate sheel	L		NO. OF MO
2       Enter total number of persons listed in Al have and on page 1 of this term, box 10	FIRST AND LAST NAME				NSHIP	ND. OF MO LIMED IN Y HOME IN
3 & Enfer the names of the dependents listed above who were not claimed on your dedetail return due to education credits:         b Enter dependents listed above who were not claimed on your tedetail return due to education credits:         ART 6:: Arizonna Phareant of Total Income         4 Check box 2011 matted and your the detail of the Métiary Spouse Response who qualifies for relief under the Métiary Spouse Response who qualifies for relief under the Métiary Spouse Response who qualifies for relief under the Métiary Spouse Response who qualifies for relief under the Métiary Spouse Response who qualifies for relief under the Métiary Spouse Response who qualifies for relief under the Métiary Spouse Response who gualifies for relief under the Métiary Spouse Response who gualifies for relief under the Métiary Spouse Response who were not class returned.       2010 FEDERAL Anount Tom Federal Return 25.0000         15 Wages, salences, trips of the detail Schedule C.       89						
3 2 Enter the names of the dependents listed above who were not claimed on your dedetail return due to education credits:         b Enter dependents listed above who were not claimed on your tedetail return due to education credits:         ART 6: Arizonna Pharcent of Total Income         4 Check box 2011 matted and youse the mode of an active dynamic methods:         9 Statistics, provide the qualifies for retief under the Methory Spokes Excelency Relief Act.         9 Statistics, provide the qualifies for retief under the Methory Spokes Excelency Relief Act.         9 Business income tax returds.         9 Business intermediated Schedule C.         10 Other reternal adjustiments. Attack your own schedule:         11 Other leaves adjust cost through B12.         12 Other reternal adjustiments. Attack your own schedule:         13 Total incomentage: Adjust as B10 the ARDM taxem. Eak for adjust for the form on fire 15.         14 Arons percentage: Adjust as B11 the ARDM taxem. Eak for adjust in the ARDM taxem.         15 Total dependents. Adjust in the ARDM taxem. Eak for adjust in the ARDM taxem.         16 Arons						
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PART B: Arizena Percent of Total Income       2010 FEDERAL       2010 FEDERAL         Part Check box 64 if mained and you are the spouse of an active dwy midiary premise who qualifies for relief under the Midiary BART B: Anouni from Foderal Return BS. Total Income 10: 10: 10: 10: 10: 10: 10: 10: 10: 10:	> a criter the names of the dependents listed ab	we who do not qualify as yo	ur depend	ient on your federa	i return:	
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Spoules Residency, Relief Act.       B4       Amount from Foderal Return B5 Mojes, salence, tops, etc.       Source Amount B5 Mojes, Balances, tops, etc.       Source Amount B5 Mojes, B5 Mo	why manage memori and qualifies for relies on	der the Military	2	110 FEDERAL		2020 48/7014
55       Veges, salarises, index, etc.       BS       364,073         70       Dividends       BS       364,073         71       Dividends       BS       455,173         71       Dividends       BS       455,173         71       Dividends       BS       455,173         72       Dividends       BS       455,173         73       Dividends       Dividends       BS         74       Dividends       Dividends       BS         74       Dividends       Dividends       BS       36,000         75       Dividends       Adjust       BS       36,000       33,000         75       Dividends       Adjust       BS       36,000       33,000       33,000         76       Dividends       Adjust       BS       130,000       131,000       21,000,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000       33,000 <td< td=""><td>Spouses Residency Relief Act</td><td></td><td></td><td></td><td>n  </td><td>Source Amount Or</td></td<>	Spouses Residency Relief Act				n	Source Amount Or
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D/ DVORDS       B7       455         B Juzona moone lax returds       B7       455         B Busness moone (or loss) from federal Schedule C       B9       -3.000         DTR Cans (to losse) from federal Schedule C       B10       -3.000         DTR Perits royallies, pathershoe, estates, trusts, small business corporations from federal Schedule C       B11       -2.637.788         DTR Perits royallies, pathershoe, estates, trusts, small business corporations       B11       -2.637.788       -3.0         DTR Perits royallies, pathershoe, estates, trusts, small business corporations       B11       -2.637.788       -3.0         DTA tool the redeval Schedule C       B13       -2.519.276       -3.0         B15 detai adjustements. Attacht port own schedule       B16       -2.519.276       -3.0         B16 detai adjustements. Attacht port own schedule       B16       -2.519.276       -3.0         B17 Attoon percentage: Chride life B16 by line B15, and enter the result (not over 100%)       B17       0         ART C: Additions to Incourse       C19       00       00         B2 Dotte atdoes tervents. Serventhons and state oppel of this form on line 15.       C29       02         D17 Attoon percentage: Chride in Attoona gross incorne.       C19       00       C29         D18 total deprecision included in Attoona gross incor	inforest		86		<u>,</u> 1	
Al 2004 income lass refunds.     Bunness memore (or losses) from federal Schedule C.     Bit Bunness memore (or losses) from federal Schedule D.     Schedule D.     Schedule E.     Sche	Dividends.		87		1 🖬	
10 Games (or losses) from fielders/Schedule D       10 Games (or losses) from fielders/schedule C         11 Penis, roycelles, partnerships, estales, itusts, small business corporations       110 Games (or losses) from fielders/schedule C         12 Other income reported on your (edges) return       111 - 2, 697, 788         13 Total income: Add holes So through B12       113 - 2, 519, 276         14 Other federal adjustments. Allach your own schedule       114 - 2, 519, 276         15 Faderal adjustments. Allach your own schedule       116 - 2, 519, 276         16 Annos meme: Subtractive B15 for line B15, and enter the result (not over 100%)       117 - 2, 519, 276         17 Arrons percentage: Divide line B15 by line B15, and enter the result (not over 100%)       117 - 0         18 Total depreciation included in Alzona gross income.       119 - 0         19 Total recome       119 - 20, 519, 276         10 Diversitions to marketion and attrach yier own schedule.       119 - 0         19 Total recome       110 - 0, 500         19 Total recome       110 - 0, 500         10 Total files of through C20. Enter here and on page 1 of this form on file 16.       119 - 0         21 Total: Add fines C18 through C20. Enter here and on page 1 of this form on file 16.       121 - 0         22 Exemption: Dependents. Multiply the number in box 9, page 1, by \$2,100 D22       122 - 0         23 Exemption: Dependents. Multiply the number in box 9,					ונ	
111 Feels, royalies, patriceships, estales, trusts, small business corporations       111 Teels, royalies, patriceships, estales, trusts, small business corporations         12 Other income reported on your federal return.       111 Teels, royalies, patriceships, estales, trusts, small business corporations         13 Total income: Add three 65 through B12       111 Tels, royalies, patriceships, estales, trusts, small business corporations         14 Other federal adjustments. Allach your own schedule       111 Tels, royalies, patriceships, estales, trusts, small business corporations         15 federal adjustments. Statistic B16 to bin the ADDMA teleme, fast trans and on patrice 100 %J.       115 Tels, royalies, patriceships, estales, trusts, small business corporations         17 Arcons percentage: Owide fine B16 by line B15, and enter the result (not over 100 %J.       117 O         18 Total deprecision included in Arzona gross income.       118 Total deprecision included in Arzona gross income.       119 Total, add three C18 formula corport C20. Enter here and on patrice 16 form on time 16.       119 Total, add three C18 formula C20. Enter here and on page 1 of this form on time 16.       129 Zince Z	Count (a) Internet (or loss) from federal Schedu	le C	87		] [	
Intermotine reported on your tederal return.       B11       -2.697.788.1         13 Total income: reported on your tederal return.       B12       -2.08.893.1         14 Other recome: Add hnes 65 through B12.       B13       -2.519.276         15 Ford algustments. Allach your own schedule       B13       -2.519.276         16 Attowa name: Subtractine B14 ions has B13 on the FDDERL calarin.       B15       -2.519.276         16 Attowa name: Subtractine B14 ions has B13 on the FDDERL calarin.       B15       -2.519.276         17 Atream percentalize: Duble fine B15. and enter the result (not over 100%).       B17       0.         NRT C: Addittions to Incomme       B17       0.         18 Total depreciation included in Auzona gross incomme.       C19       0.         20 Diter additise to uname.       Sex schedule.       C20       C21         21 Total Actives to uname.       C18 Incomme       C22       C23         22 Exemption: Red, Add lines 022 through C24. Enter here and on gape 1 of this form on time 16.       C23       C23         23 Exemption: Red, Add lines 022 through C24. Enter here suit.       D22       C23       D24         25 Total exemption: Band, Add lines 020 through C24. Enter here suit.       D23       D24       D25       D24         25 Total exemption: Subgross such as U3. senge band and state the result.       <			910	-3.000	J (	~3,000
12 Other income reported on your federal return.       BYZ       208,853,         13 Total income: Add hines 65 through B12.       B13       -2,519,276,         14 Other federal adjustments. Alloch your own schedule.       B13       -2,519,276,         15 fordal income: Subtractions in charactine B14 fram has B13 m the FLDERL column.       B15       -2,519,276,         17 Attrones percentage: Divide fine B16 by line B15, and enter the result (not over 100%).       B17       0         18 Total incoms to income       C18       -3,0         19 Attrone specentage: Divide fine B16 by line B15, and enter the result (not over 100%).       B17       0         19 Total depreciation included in Automa gross income.       C19       C20       C20         10 Other address to users. See mathetions and attach yer en scheduk.       C20       C20       C21         10 Other address to users. See mathetions and attach yer en scheduk.       C20       C20       C21       C21         10 Other address to users. See mathetions and attach yer en scheduk.       C20       C22       C21       C22         10 Other address to users. See mathetions and attach yer en scheduk.       C20       C22       C21       C22         10 Other address to users. See mathetions and attach yer en scheduk.       C22       C22       C23       C23       C24       C24       C24 <td>I ments, royallies, partnerships, estates, trusts, s from fatheral Schedule 5</td> <td>mail business corporations</td> <td>1000</td> <td></td> <td></td> <td></td>	I ments, royallies, partnerships, estates, trusts, s from fatheral Schedule 5	mail business corporations	1000			
13 Total Income: Add knes 65 through 812.       13 - 2.519.276         14 Other lectral adjustments. Allach your own schedule.       13 - 2.519.276         15 Focal adjustments. Allach your own schedule.       15 - 2.519.276         16 Attool mam: Subtractive 814 from kne 813 m the RDDRML column.       15 - 2.519.276         17 Attools premating: During fine 816 by kine 815, and enter the nexust (not over 100%).       16 0         18 Total depreciation included on Auzona gross income.       179         19 Total depreciation included on Auzona gross income.       19         20 Diter additions to vome. Sematricing and stich you on schedule.       19         20 Diter additions to vome. Sematricing and stich you on schedule.       19         20 Diter additions to vome. Sematricing and stich you on schedule.       19         20 Diter additions to vome.       10 by \$1.500.         21 Total cenergions: Add lines 022 through 020.       10 by \$2,100         22 Exemption: Band, Adulticity the number in box 10, page 1, by \$2,100       1022         23 Exemption: Band, Adulticity the number in box 10, page 1, by \$2,100       1022         24 Exemption: Band, Adulticity the number in box 10, page 1, by \$2,200       1022         25 Total exemption: Band, add intes 022 through 024.       028         26 Auzona stale lottery winnings included on line 817, and enter the result.       028         27 Interest out, schi	2 Other income reported on your laderal ration	••••			4 1	
All Other Ledenal edjustments. Allach your own schedule	3 Total Income: Add knes 65 through 812				시 년	
B5 Federal adjusted grass acome. Subtract line B14 from kine B13 in the FDDERAL column				-2,319,276	-4 i	
16       Anzona mane: Subtractive B14 low hat B13 in the ARI20N4 column. Eakly laws and on page 1 of this form on line 13       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       <	5 Federal admitted most shorme. Subtraction B14 inter loss	IT on the SCHEPAL column	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	A		
17 Arzona percentage: Divide line B15 by line B15, and enser the result (not over 100%).       B17       0         ART C: Additions to Income       0         18 Total depreciation included in Arizona gross income.       C19         20 Other addinas to incare. See matricions and stack year on scheduk.       C20         21 Total: Add lines C18 through C20. Enter here and on page 1 of this form on line 16.       C21         21 Total: Add lines C18 through C20. Enter here and on page 1 of this form on line 16.       C21         22 Exemption: Bland. Multiply the number in box 9, page 1, by \$2,100       D22         23 Exemption: Bayed mints. Multiply the number in box 10, page 1, by \$2,300.       D22         24 Exemption: Dependentis. Multiply the number in box 10, page 1, by \$2,300.       D22         25 Total exemptions: Add lines C22 through D24.       D25         26 Multiply the percentage on line B12 in the ARI2ONA column.       D22         27 Merestion U3, ubigotors sub as U3, senge bonks and trasmy bids included in the ARI2ONA column.       D22         29 Merestion U3, ubigotors sub as U3, senge bonks and trasmy bids included in the ARI2ONA column.       D22         29 Merestion U3, ubigotors sub as U3, senge bonks and trasmy bids included in the ARIZONA column.       D22         20 Merestion U3, ubigotors sub as U3, senge bonks and trasmy bids included in the ARIZONA column.       D22         20 Augustaal crops conintrouted to Arizona chastable organizatio	6 Anzona means: Subtractilize B14 from lize B13 in the ARIA	Will relation Faller Jaco and an anna	Lot the firm	-2,519,275	┥ _{╼╼} ┍┡	
NRT C: Additions to incourse       C18         18 I.R.C. Section 179 expense in excess of allowable amount.       C18         19 Total depreciation included in Arzona gross income.       C19         20 Other additions to included in Arzona gross income.       C19         20 Other additions to included in Arzona gross income.       C20         21 Total: Add fines C18 through C20. Enter have and on page 1 of this form on line 16.       C21         22 Exemption: Age 65 or over. Multiply the number in box 6, page 1, by \$1,500.       D22         23 Exemption: Blind. Multiply the number in box 10, page 1, by \$2,100       D22         24 Exemption: Dependents. Multiply the number in box 10, page 1, by \$2,300.       D24         25 Total exemption: Blind. Multiply the number in box 10, page 1, by \$2,300.       D24         26 Exemption: Dependents. Multiply the number in box 10, page 1. by \$2,300.       D24         27 Interest on US, obligators such as US, samp binds and trasity bals included in the ARI/ONA column.       D25         27 Interest on US, obligators such as US, samp binds and trasity bals included in a statuse of the approximations.       D30e       D22         28 Agricultural crops contributed to Arizons charizable organizations.       D30e       D30e       D30e       D30e         10 Other subtackes from income Se instructures and and page 1 of this form, time 18.       D31       18, 4         RT E: Last Name(s) Used I	7 Altrona percentane: Aivide line 814 by line 815	word and as fine see, if four a		** <b>0</b> *1 8 <b>0%*</b> ***		-3.000
IB: I.R.C. Section 179 expense in excess of allowable amount.       C18         IB: Total depreciation included in Arizonia gross income.       C19         ID: Other addinase to reame. See materions and attach your see schedulet.       C29         II: Total: Add inters C18 through C20. Enter here and on page 1 of this form on time 16.       C21         II: Total: Add inters C18 through C20. Enter here and on page 1 of this form on time 16.       C23         II: Total: Add inters C18 through C20. Enter here and on page 1 of this form on time 16.       C23         II: Total: Add inters C18 through C20. Enter here and on page 1 of this form on time 16.       C23         II: Total: Add inters C18 through C20. Enter here and on page 1 of this form on time 16.       C23         II: Total: Exemption: Addition: Total income       D22         II: Exemption: Dependents. Multiply the number in box 10, page 1, by \$2,100       D22         II: Total: exemption: Additions D2 through D24.       D25         II: Total: exemption: add tines D21 through D24.       D25         II: Total: exemption: add tines D21 through D24.       D25         II: Add times of unreaded on line B12 in the ARIZONA column.       D27         II: Other subtactions from income. See instructions and attack your can schedule.       STMT 1.       D31       18, 4         II: Other subtactions from income. See instructions and attack your can schedule.       STMT 1.       D31 <th>BT C: Additions to income</th> <th>, and anner and reserves (rate of</th> <th></th> <th></th> <th>. [1017]</th> <th>0.00</th>	BT C: Additions to income	, and anner and reserves (rate of			. [1017]	0.00
19 Total depreciation included in Arizona gross income.       C19         20 Other additions to income. Ser instructions and addith yier een schedule.       C29         21 Total: Add Sines C18 through C20. Enter here and on page 1 of this form on time 16.       C21         22 Exemption: Bland. Adulticity the number in box 9, page 1, by \$2,100       D22         23 Exemption: Bland. Adulticity the number in box 9, page 1, by \$2,100       D22         24 Exemption: Dependents. Multiply the number in box 10, page 1, by \$2,000       D23         25 Total exemptions: Adulticity the number in box 10, page 1, by \$2,000       D24         25 Total exemptions: Adulticity the number in box 10, page 1, by \$2,000       D25         26 Autrional according to a start from Income       D25         27 Meets on US, difugiborits such as US, senge bruck and massary bids included in the AB20MA column.       D26         27 Meets on US, difugiborits such as US, senge bruck and massary bids included in the AB20MA column.       D28         28 Arizona state fortiresidence. Ser instructions and attach year can achier there amount.       D30e       D28         29 Construction of an energy effectit residence. Ser instructions and attach year can page 1 of this form, time 18.       D31       18, 4         21 Total. Add three D25 Brough D31. Enter here and on page 1 of this form, time 18.       D31       18, 4         21 Total. Add three D26 Brough D31. Enter here and on page 1 of this form, time 18.						
20 Other additions to unsame. See mathematical pair and silicit pair and single 1 of this form on time 16	s I.H.C. Section 179 expense in excess of allowal	se amount	• • • • • • • • • •		. C18	
21 Total: Add lines C18 through C20. Enter here and on page 1 of this form on line 16.       C21         ART D: Subtractions from Income       C22         22 Exemption: Age 65 or over. Multiply the number in box 8, page 1, by \$2,100       D22         24 Exemption: Bland. Multiply the number in box 9, page 1, by \$1,500.       D23         24 Exemption: Dependents. Multiply the number in box 10, page 1, by \$2,200.       D24         25 Total exemption: Dependents: Add lines O22 through D24.       D25         26 Amtibuly line O25 by the percentage on line B17, and enter the result.       D26         27 Interst on US, obligatodi such as US, senge brock and trassity bids included on the ABLONA colemn.       D27         28 Anzona state lottery winnings included on line B12 in the ARLONA colemn.       D22         29 Anzona state lottery winnings included on line B12 in the ARLONA colemn.       D22         20 Contruction of as energy efficient residence. See instructors and stated part can stated an the ABLONA colemn.       D22         20 Contruction of as energy efficient residence. See and our page 1 of this form, time 18.       D30         21 Total. Add lines D26 through D31. Enter here and on page 1 of this form, time 18.       D31       16, 4         21 Total. Add lines C26 through D31. Enter here and on page 1 of this form, time 18.       D31       16, 4         22 Total. Add lines C26 through D31. Enter here and on page 1 of this form, time table.       D32       18,	Total depreciation included in Arizona gross inc	ome			. C19	
21 Total: Add lines C18 through C20. Enter here and on page 1 of this form on line 16.       C21         ART D: Subtractions from Income       C22         22 Exemption: Age 65 or over. Multiply the number in box 8, page 1, by \$2,100       D22         24 Exemption: Bland. Multiply the number in box 9, page 1, by \$1,500.       D23         24 Exemption: Dependents. Multiply the number in box 10, page 1, by \$2,200.       D24         25 Total exemption: Dependents: Add lines O22 through D24.       D25         26 Amtibuly line O25 by the percentage on line B17, and enter the result.       D26         27 Interst on US, obligatodi such as US, senge brock and trassity bids included on the ABLONA colemn.       D27         28 Anzona state lottery winnings included on line B12 in the ARLONA colemn.       D22         29 Anzona state lottery winnings included on line B12 in the ARLONA colemn.       D22         20 Contruction of as energy efficient residence. See instructors and stated part can stated an the ABLONA colemn.       D22         20 Contruction of as energy efficient residence. See and our page 1 of this form, time 18.       D30         21 Total. Add lines D26 through D31. Enter here and on page 1 of this form, time 18.       D31       16, 4         21 Total. Add lines C26 through D31. Enter here and on page 1 of this form, time 18.       D31       16, 4         22 Total. Add lines C26 through D31. Enter here and on page 1 of this form, time table.       D32       18,	O Other additions to income. See instructions and attach joint o	in schedule.			. C20	
ART D: Subbractions from Income         22 Exemption: Age 65 or over. Multiply the number in box 8, page 1, by \$2,100       D22         23 Exemption: Bland. Multiply the number in box 9, page 1, by \$1,500       D22         24 Exemption: Dependents. Multiply the number in box 9, page 1, by \$2,100       D22         25 Total exemption: Dependents. Multiply the number in box 10, page 1, by \$2,200       D24         25 Total exemption: Dependents. Multiply the number in box 10, page 1, by \$2,200       D24         25 Multiply time 025 by the percentage on kine B17, and enter the result.       D25         26 Multiply time 025 by the percentage on kine B17, and enter the result.       D25         27 Interest on US, ddigbors such as US. sempt bonk and feasury add included in the All20MA column.       D22         28 Arizona state lottery winnings included on line B12 in the ARIZONA column (up to \$5,000 only).       D22         30 Constructor of a energy efficient residence. See misrediens. Chier annexel.       D30         31 Other sublactors from incline. See instructors and altach per coart stockade.       STHT 1       D31       16, 4         32 Inter sublactors from incline.       D32.       D32       18, 4         32 Inter sublactors from incline.       D31.       D31       16, 4         33 Inter sublactors from incline.       D33.       Enter here and on page 1 of this form, here 18       D32       18, 4	<ol> <li>Total: Add lines C18 through C20. Enter here a</li> </ol>	nd on page 1 of this form on	line 16		C21	
22 Exemplion: Blind. Multiply the number in box 9, page 1, by \$1,500	RT D: Subtractions from Income					
22 Exemplion: Blind. Multiply the number in box 9, page 1, by \$1,500	2 Exemption: Age 65 or over. Multiply the number	in box 8, page 1, by \$2,100	022		ר	
24 Exemption: Dependents. Multiply the number in box 10, page 1, by \$2,300.       D24         25 Total exemptions: Add lines 022 through D24	3 Exemption: Blind, Mulliply the number in box 9.	page 1, by \$1,500	028		-	
	4 Exemption: Dependents. Multiply the number in	box 10, page 1, by \$2,300	0.74		-	
St Multiply time D25 by the percentage on kine B17, and enter the result.       D26         27 Interst on US, obligators sub as US, senage brock and trassery bits included in the AB20MA column.       D27         BB Arizona state lottery winnings included on line B12 in the AB20MA column.       D28         B Agricultural crops contributed to Arizone chasitable organizations.       D30         B Construction of an energy efficient residence. See instructions and attach you can schedule.       D30         C1 Differ subtractions from income. See instructions and attach you can schedule.       D30         C2 Differ subtractions from income. See instructions and attach you can schedule.       D30         C1 Differ subtractions from income. See instructions and attach you can schedule.       D30         C2 Differ subtractions from income. See instructions and attach you can schedule.       D30         C1 Differ subtractions from income. See instructions and attach you can schedule.       STMIT 1.       D31       1.8., 4         C2 Differ subtractions from income.       D31       1.8., 4       D32       1.8., 4         RT E: Least Name(s) Used in Prior Years – if different from name(s) used in current year       D32       1.8., 4         I have read this return and any allochnown on a schedule.       Data       D32       1.8., 4         I have read this return and any allochnown on a schedule.       Data       D32       2.8., 6	5 Total exemptions: Add lines 022 through 024		05		-	
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00 Construction of an energy efficient residence. See instructions. Enter number then annual.       D 300       D 300         11 Other subfractions from income. See instructions and alloch your own schedule.       STINT 1.       D 31       18, 4         12 Total. Add lines D26 through D31. Enter here and on page 1 of this form, time 18.       D 32       18, 4         24 Total. Add lines D26 through D31. Enter here and on page 1 of this form, time 18.       D 32       18, 4         24 Total. Add lines D26 through D31. Enter here and on page 1 of this form, time 18.       D 32       18, 4         27 Total. Add lines D26 through D31. Enter here and on page 1 of this form, time 18.       D 32       18, 4         27 Total. Add lines D26 through D31. Enter here and on page 1 of this form transe(s) used in current year       D 32       18, 4         30       1       18, 4       D 32       18, 4         31       18, 4       D 32       18, 4         32       18, 4       D 32       18, 4         31       18, 4       D 32       18, 4         32       18, 4       D 32       18, 4         32       18, 4       D 34       D 34       D 32         32       1       0       D 34       D 35       D 34         33       D 34       D 34       D 34       D 34	Principles of the street waterings included on the E	12 In the ANIZUNA column	(up to \$5,	000 only)	028	
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3         I have read on, return and any allochronics with it. Under paraticle of paraty. I declare that to be based on not include and balance on all andomation of which parateces has any browkinge.         VCLR SIGNALINE         VCLR SIGNALINE         SHOUSE'S SIGNALINE         SHOUSE'S SIGNALINE         STANTON R. BERNSTEIN, CPA         GATE         STANTON R. BERNSTEIN, CPA         GATE         STANTON R. BERNSTEIN, CPA         GATE         STANTO	RT E: Last Name(s) Used in Prior Years	- if different from come (c)	an ad in a			
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BUSINESSNAN       VOLE SECURITIE     DATE       BUSINESSNAN       STANTON R. BERNSTEIN, CPA       STANTON R. BERNSTEIN, CPA       STANTON R. BERNSTEIN, CPA       STANTON BERNSTEIN, AN ACCOUNTAILET CORP. 20-2231       FAD FREPARERS SHOWTORE       6320 CANOGA AVE., 15TH FLOOR       POD185129       WOODLAND HILLS, CA 91367       FAD FREPARERS TN       PAD FREPARERS TN						
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STANTON R. BERNSTEIN, CPA PAD PREPARENTS SUGARTINE 6320 CANOGA AVE., 15TH FLOOR PO0185129 PAD PREPARENT IN PAD PREP	YOUR SIGNATURE	DATE	- 26	UPATION		
STANTON R. BERNSTEIN, CPA PAD PREPARENTS SUGARTINE 6320 CANOGA AVE., 15TH FLOOR PO0185129 PAD PREPARENT IN PAD PREP	•					
STANTON R. BERNSTEIN, CPA         STARTON BERNSTEIN, AN ACCOUNTABLY CORP. 20-2231           PROPREDAMERS SHOWING         DATE         THUS NAME PREPARERS & SEF ENDINGS           6320 CANOGA AVE., 15TH FLOOR         6320 CANOGA AVE., 15TH FLOOR         (818) 596-7           PAD PREPARERS TH         PAD PREPARERS ADDRESS         PAD PREPARERS TH	SPOUSE'S SIGNATURE	CATE		USE'S OCCUPATION		
PAD PREPARENTS NOME         DATE         THUS NAME (PREPARENTS & SELF EMPLOYED)           6320         CANOGA AVE., 15TH FLOOR         6320 CANOGA AVE., 15TH FLOOR           P00185129         WOODLAND HILLS, CA 91367         (818) 596-7           PAD PREPARENT TH         PAD PREPARENT ADDRESS         PAD PREPARENT TH	STANTON R. BERNSTEIN. CPA					
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A DESCRIPTION OF A	a tre plan sending a payment, mad to Angone Department of Pave	nes, PO Bor 52016, Phatmas, AZ (50	2-2016 (PO )	Des 29204, Phoena, AZ 6	5038-9204	If your return ties a barcode
	and the second is belowing the provide the provided of the second s			or 2020, Presso, A2 8	039-9205	your seture has a bartode)
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MORABITO (341).000152

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2010	ARIZONA STATEMENTS	PAGE
	PAUL MORABITO	603-52-604
STATEMENT 1 FORM 140NR, LINE D OTHER SUBTRACTIO	D30 DNS FROM INCOME	
ADJUSTMENT FOR II	RC SEC. 179 EXPENSE NOT ALLOWED IN 2007.	OTAL 5 18,449.

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	2010 TAX RETURN	
	CALIFORNIA INDIVIDUAL	
Client:	MORABJ-P	
Prepared for:	PAUL MORABITO 8581 SANTA MONICA BLVD. #708 WEST HOLLYWOOD, CA 90069-4120	
Prepared by:	STANTON R. BERNSTEIN, CPA STANTON BERNSTEIN, AN ACCOUNTANCY CORP. 6320 CANOGA AVE., 15TH FLOOR WOODLAND HILLS, CA 91367 (818) 596-2139	
Date:	OCTOBER 16, 2011	
Comments:		
Route to:		
	7D5.2001. 05405/10	

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MORABITO (341).000154

658 DO NOT MAIL THIS FORM TO THE FTB TAXABLE YEAR FORM 2010 California e-file Signature Authorization for Individuals 8879 Your came fee 35M or 110 PAUL MORABITO <u>603-52-6049</u> Spouse setting in OP's SSN or JTH Part I Tax Return Information (whole dollars only) 1 California Adjusted Gross Income (Form 540, line 17; Form 540 2EZ, line 16; Long Form 540NR, line 32; or Short Form 540NR, line 32). -598, 393. Amount You Owe (Form 540, Inc. 111; Form 540 2EZ, line 27; Long Form 540NR, line 121; or Short Form 540NR, line 121). 2 Refund or No Amount Due (Form 540, line 115; Form 540 2E2, line 28; Long Form 540NR, line 125; or Short Form 540NR, line 125)...... з 3 Part II Taxpayer Declaration and Signature Authorization (Be sure you get and keep a copy of your return.) Part II Jaxpayer Declaration and Signature Authorization (Se sure you get and keep a copy of your return.) Under penalties of perusy, i declare that I have examined a copy of my individual income tax return and accompanying schedules and statements for the tax year ending December 31, 2010, and to the best of my knowledge and bebef, it is frue, concert, and complete. I further declare that the information I provided to my Electronic Return Originator (ERO), Transmitter, or intermediate Service Provider (including my name, address, and social security number or individual tax dealineation number), and the amounts shown in Part I above agree with the information and amounts shown on the corresponding lines of my electronic income tax return and on form FTB 3455. California e-file Payment information and amounts shown on the corresponding lines of my electronic income tax return and on form FTB 3455. California e-file Payment Record, or a comparable form. If applicable, I declare that direct deposit returd amount on the 3 agrees with the direct deposit authorize an electronic funds withdrawal or direct deposit. I authorize my EMO Cransmitter, or intermediate Service Provider to transmit my complete return to the Franches fax board (FTB). If the processing of my return or returns and on form FTB 3455, California e-file Payment before indow withdrawal or direct deposit. I authorize my ERO. Transmitter, or intermediate Service Provider to transmit my complete return to the Franches fax board (FTB). If the processing of my return or return develore the file deposit for the delay or the delay of the ather the return with the my complete return. I before the penalties of the return in the declared beaved, tauthorize the FTB to disclose to my ERO, intermediate service Provider, and for Transmitter the reason(s) for the delay or the delay when the reform was sent. If a mining a balance due return, I understand that if the FTB does not recorve full and imply payment of my tax, hability, Fremain liable for the tax lebility Taxpayer's PIN: check one box only X Jauthonize STANTON BERNSTEIN, AN ACCOUNTANCY CORP. to enler my PIN 35812 as my signature on my 2010 e-tiled California individual income tax return. I will enter my PIN as my signature on my 2010 e-filed California individual income tax return. Check this box only if you are entering your own PIN and your return is filed using the Practitioner PIN method, The ERO must complete Part III below. Your signature F Date 🕨 Spouse's/RDP's PIR: check one box only I authorize to enter my PIN CHO 1----as my signature on my 2010 e-filed California individual income (as return. I will enter my PIN as my signature on my 2010 e-filed California individual income law return. Check this box only if you are entering your own PIN and your return is filed using the Practitioner PIN method. The ERO must complete Part III below. U Spouse's/RDP's signature + Oate ► Practitioner PIN Method Returns Only - continue below Part III Certification and Authentication - Practitioner PIN Method Only ERO's EFIN/PIN. Enter your six-digit EFIN followed by your live-digit self-selected PIN. 95105321550 I certify that the above numeric entry is my PIN, which is my signature for the 2010 Cakfornia individual income tax return for the taxpayer(s) indicated above. I confirm that I am submitting this return in accordance with the requirements of the Practitioner PIN method and FTB Pub. 1345, 2010 e-file Handbook for Authorized e-file Providers. ERO's signature . STANTON R. BERNSTEIN, CPA Date # For Privacy Notice, get form FTB 1131. CAMARSON 12/16/10 FTB 8879 C2 2010

MORABITO (341).000155

		nresident or Part-Year		FORM
Resident	Inc	ome Tax Return 2010	Long Form	540NR CI Side 1
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PAUL		MORABITO		A
				R
8581 S West H		A MONICA BLVD APT YWOOD CA 90069-4120	708 01-12-1964	rg-
iling Status	1	X Single	- <u></u>	<u></u>
	2	Marned/RDF filing jointly (see instructions)		
	3	Marmed/RDP Mang separately. Enter spouse's/RDP's SSM		
	4	Head of household (with qualifying person) (see instruction		
	5	Coshifying widow(ex) with dependent child. Enter year space of your California hing status is different from you		• •
		ti your Canonia ning status is onerent non you	a sector of the statute, check the tox right	
	6	If someone can claim you (or your spouse/RDP) a	is a dependent, check the box here (see	instructions)
Exemptions		for live 7, live 8, live 9, and live 10: Multiply the amount you crit	er in the box by the pre-printed dollar amount for th	at line. Whole deflars a
	7	Personal: If you checked 1, 1, or 4 above, enter 1 in the box, H H you checked the box on line 6, see instructions,	you checked 2 or 5, enler 2. 7	x\$99 ⊧ \$99
	8	Blind: Il you (ur you: spouse/ROP) are insually impaired, enter enter 2.		X\$99≖\$
		Senier 2. Senier: If you (or your spoces/RDP) are 65 or older, enter 1; d		^*???≉ -7 X \$999 ⊭ S
		Dependents: Enter name and relationship. Do no		
			Total deservent	_
	11	Exemption amount: Add line 7 through line 10	evenplions + 10	X \$99 = \$ \$99
	12	Total California wages from all your Form(s) W-2.	. box 16 • 12	
etal azable	13	Enter federal AGI from Form 1040, line 37; 10404 line 36; or 1040NR-E2, line 10	1, line 21; 1040E2, line 4; 1040NR,	. 13 -2,519,276
ncome	- 14	California adjustments - subtractions. Enter the amount from 3	Schedule CA (S40HR), line 37, zolumn 8. ,	14 <u>2,176,588</u>
	15	Subtract line 14 from line 13. If less than zero, order the result	in parentheses (see instructions)	. 15 <u>( 4695864</u>
		California adjustments - additions, Enter the amount from Sch		
		Adjusted gross income from all sources. Combine		17
	18,	Enter the larger of: Your California Itemized dedu time 43; OH Your California standard deduction (		18 143,957
	19	Subtract line 18 from line 17. This is your total to Il less than zero, enler -0-	nable income.	. 190
allionia	m	Tax. Check the bas of from: Tax Table Tax Rate So	crestule: [] FTB 3800 [] FTB 3803	) m nC
axable	32	CA adjusted gross mome from Schedule CA (54048), Part IV,	line 45 • 32 <u>-598, 393.</u>	
	35	CA Tazable Income from Schedule CA (SADNR), Part IV, Inte 49	L	• 35 <u> </u>
		CA Tax Rate. Divide line 3) by line 19		-
	57	CA Tax Before Exemption Credits. Multiply line 3	5 by line 35	. 37
	38	CA Exemption Credit Percentage. Double line 35 t If more than 1, enter 1.0000		_
	39	CA Proteted Exemption Credits. Multiply line 11 t than \$162,186 (see instructions)		
	- 40	CA Regular Tax Before Credits, Subtract line 39 i		
			Schedule G-1	
		Add line 40 and line 41	Form FTB 5870A	y 41
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or joint custody head of household (see instructions) • 51		
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ar dependent parent (see instructions)	<u> </u>	
ex senior head of household (see instructions) • 53		
ercentage. Divide line 35 by line 19. than 1, enter 1.0000 (see instructions)		
mount (see instructions)	• 55	
s credit. amount generated (see instructions) + 56		· .
is credit, amount claimed (see instructions)	• 57	
edit name code no and amount	<b>₽</b> 58	·
edit name code no and amount	► 58	F
n more than two credits (see instructions).		
ndable renter's credit (see instructions)		
55 and line 57 through line 63. These are your total credits		
une 52 known line 50. H less than zero, ender -0.		· · · · · · · · · · · · · · · · · · ·
		· · · •
we minimum tax. Attach Schedule P (\$40NR)	• 71	
Health Services Tax (see instructions)		
ixes and credit recepture (see instructions)		
e 63, line 71, line 72, and line 73. This is your lotal tax	• 74	l
		••
va income tax willhold (see instructions)	A 81	•
A estimated lax and other payments (see instructions).		
tale or other withholding (see instructions),		
SDI (or VPDI). To see it you quality (see instructions).		
		·····
pendent Care Expenses Credit (see instructions). Attach form FTB 3506.		
ng person's social security number		-
no person's social security number		
he amount from form FTB 3506, Part III, line 8		-
nd Dependent Care Expenses Credit from form FTB 3506, Parl III, knc 12	• 8	۱
e 81, line 82, line 83, line 84, and tine 88, are your total payments	. 8	•
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of lax, If line 89 is more than line 24, subtract line 74 from line 89	. 101	ـــــــــــــــــــــــــــــــــــــ
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ioti scila	ine 181 you want applied to your 2011 estimated fax	ix, if kne 89 is more than line 74, subtract kne 74 from line 89

Side 2: Long Form S40NR C1 2010

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FAUL MORABITO				603-	57-6040	
Part I Residency Information.	Com	plete all lines th	at apply to you	and your spo	use/RDP.	
During 2010:			,	Yourself		USE/RDP
1 a I was domiciled in (enter state or co	uniny).			EVADA		
bil was in the military and stationed in	i (ente	r state or country) .	···· <u> </u>	N/A		
<ol> <li>I became a California resident (ente and date of move)</li></ol>	t the si	late of prior resider	xe			
				<u>N/A</u>		
3 1 became a nonresident (enter new of move)				N/A		
4 If was a nonresident of CA the entire year (entire)	er state o	a country of residence).		N/A		
5 The number of days I spent in Califor	ymia (h	or any purpose) is:	····	N/A		
6 I owned a home/property in Californ Sefore 2010:	Ha (enti	er Tes or No.)		YES		
7 I was a California resident for the pr	and of	(enter dates)		N/A		
8 Lentered California on (enter date).				N/A	<u> </u>	
9 I left California on (enter date)		• • • • • • • • • • • • • • • • • • •		N/A	<b>-</b> • • • • • • • • • • • • • • • • • • •	
Part II Income Adjustment Sch	edule	A	8	C	D	E E
<ol> <li>Fection A — Income</li> <li>Wages, salaries, tips, etc. See instructions before making as easy in colume 8</li> </ol>	-	Foderal Announts (taxable ancounts from your fectoral return)	Subtractions See instructions (difference between CA & federal taw)	Additiona Sea instructions (difference between CA & federal law)	Tabal Amounts Using CA ture As If You Were a CA Necident (suitract colorms B from solumn A; add colorm C to the result)	CA Amounts (income carried o meaived as a CA resident and incom from CA sources ( a nonresident)
	7	364,073.			364,073.	·
8 Taxable interest b	84	25, 977.			25,877.	
9 Ontimety dividends, See instructions.						
	94.	455.			455.	
10 Taxable relates, credits, or offsets of state and local income taxes. Enter the same				5		1
amouth in column A and column B.						
11 Alimony received, See instructions						
13 Capital gain or (loss). See anstructions,	-	-3,000.			-3,000.	-3,00
14 Other gains or (losses)	-14	-208,893.	648.		-209,541.	
15 tRA distributions, See instructions.						
a 16 Pensions & annumbes, See instructions,	15 b_				I	
B	16 Đ			Ì	i .	
17 Rental real estate, royaltues, partnerships,	-				1 1	
Scorporations, trusts, etc SEE . ST 1	-	-2697788.	2,175,940.		-4873728.	-595, 393
16 Farm income or (lass)						andreas di santa dan ba
20 Social security benefits			· · · · · · · · · · · · · · · · · · ·			
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21 Other incode.				in the second second		
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b Disaster loss camyover from		Ľ			-	
FTD 3805V c. Federal NOL (Form: 1040, kme 2%)	21	. l.		Constant of	- <u> </u>	
d HOL carryover from FTB 3385V	- ' -	7	1		~ ²¹	21
e HOL from FTB 38050, FTB 38052, FTB 3805,		ľ-			-	
FTB 3867, or FTB 3809 f Other (describe);			· · ·		_	
2.º Tetal: Cambing lane 7 Wrough Ime 21 in each calcum, Continue to Side 2	22 3	-2519276.	2,176,508.	<u></u>	-4695864.	-598, 393
						CAM913, 12/24/
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	ome Adjustment Schedule				T c	52-6049 D	E
<del>7</del> 7	lion B — Adjustments to Income 5 Enter Istals from Schedule CA (SUMR),		Federal Armounts (taxable arcounts fram your tedaral return)	Subtractions See restructions	Additions See instructions (difference between CA & indersi law)	Total Amounts Using CA Low As It Yous Were a CA Rusident (subiract column B from column A; add raiumn C to the result)	CA Articults (moothe earned o resident and incom transid or recover from CA startes a a nonresiden()
	Side 1, line 22a, column A through column E		-2519276.	2,176,588.		-4695064.	-598, 393
23 24	Educator Expanses. Contain business expansies of reservasis, performing artists, and fee-basis government officials.	23					
25	Health savings account deduction.		, <u></u>	<u> </u>	M CARL CONTRACTS		
	Moving expenses.						
27	One-half of sett-employment (ax	27		4			
28	Self-employed SEP, SIMPLE, and qualified plans.	28			P., 19		
29	Self-employed health maurance deduction						
	Penalty on early withdrawal of savings						
	Alimony paid. b Enter recipient's: SSN				<u> </u>		
	Last name		·			1	
32	IRA deduction	31.0					
33	Student loan interest deduction		<u> </u>		2.22		
34	Turtion and feet	33 54			STATISTICS AND	<u> </u>	
35	Domestic production activities deduction	35					
36	Add line 23 through line 31s and line 32 through line 35 in each column, A through E	*					
7	Total. Subtract line 35 from line 22b in each	-		<u></u>			
	colorum, A through E. See instructions.	- <b>a</b> /	-2519276	2.176.588.		-4606064	. 200 000
art	column, A through E. See instructions III — Adjustments to Federa	37 I iten	nized Deduction	<u>2, 176, 588.</u> 15		-4695864.	~598,393
	III - Adjustments to Federal	l iter	nized Deduction		10), lines 4, 9, 15, U		~598,393
58	III — Adjustments to Federa Federal Nemized Deductions, Add () and 28 (or Schedule A (Form 1000)	<b>i iter</b> Na am	nized Deduction	15 hedule A (Form 10 6)		9. 2027,	144,245
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38 39 40	III — Adjustments to Federa Federal lienized Deductions, Add II and 28 (or Schedule A (Form 1040N Entire total of lederal Schedule A (For General Sales Tax), Ime 7 (new in Subtract line 39 from line 38	<b>N iten</b> No. am R), in R), in	nized Deduction ounts on lederal Sci es 3, 7, 8, 15, and 1 40), and 5 (State D: rehicle tax), and time	15 hedule A (Form 10/ 6) isability Insurance, 8 (foreign (axes o	and state and local who See websetia	9, 2027, 36	144,245
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58 59 40 41 42 43 44 44 44 5 6 7 7 8 9	III - Acjustments to Federal Federal lienized Deductions, Add II and 28 (or Schedule A (Form 1040M) Enter total of lederal Schedule A (For or General Sales Tax), Ene 7 (new in Subtract line 39 from line 38	A Ren a am ren 100 nolor v as lotts separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separ	nized Deduction ounts on lederal Sci es 3, 7, 8, 15, and 1 409, ime 5 (State D rehicle tax), and time ery losses. See insti- ery work standard de- stely. Institute of the set of the store institute of the set of the store institute of the set of the store institute of the set of the set of the store institute of the set	15 nedule A (Form 104 6)	and state and local miy). See instruction low for your filing ; 2,185 3,223 4,376 de CA (540NR), line w 70 40 	9. 20. 27. 38	143,957 -598,393 18,340
58 59 40 41 42 43 44 44 44 5 6 7 7 8 9	III — Acjustments to Federal           Federal lienized Deductions, Add II           and 28 (or Schedule A (Form 1040m)           Enter total of lederal Schedule A (For           cord General Sales Tax), line 7 (new m           Subtract line 39 from line 38           Other adjustments including Californ           Combine line 40 and line 41	A Ren a am ren 100 nolor v as lotts separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separa separ	nized Deduction ounts on lederal Sci es 3, 7, 8, 15, and 1 409, ime 5 (State D rehicle tax), and time ery losses. See insti- ery work standard de- stely. Institute of the set of the store institute of the set of the store institute of the set of the store institute of the set of the set of the store institute of the set	15 nedule A (Form 104 6) (5) (5) (6) (5) (6) (6) (7) (7) (7) (7) (7) (7) (7) (7	and state and local miy). See instruction low for your filing ; 2,185 3,223 4,376 de CA (540NR), line w 70 40 	9. 20. 27. 38	144,245 288 143,957 143,957 143,957 143,957 143,957 -598,393

MORABITO (341).000160

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2010 California Capital	Gain or Los	s Adjustment		D (540NR)
me(s) as shown on return			SSN OF ITTY	·····
AUL MORABITO			603-52-	-6049
1 a (a) Description of property Identify 5 corporation stock Example 100 shares of 2" (5 stock)	(b) Sales price	(c) Cost or other basis	(d) Loss. II (c) is more than (b),	(e) Gain. If (b) is more than (c).
71 EL CAMINO DEL MAR, LAGUNA BE	ACH		subtract (b) from (c)	subtract (c) from (
	1,462,500.	1,572,406.	109,906.	
70 LOS OLIVOS LAGUNA BEACH	950,000.	1,257,799.	307,799.	
UPERPUMPER INC	2,497,307.	2,852,250.	354,943.	· · · · · · · · · · · · · · · · · · ·
ERMINATION OF BARUK PROPERTIES	LLC	156,224.	156,224.	
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lb l				
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Net gain or (loss) shown on California Schedule	(s) K-1 (100S, 541, 56	5, and 568) 2	426, 326.	426
Capital gain distributions (federal Form 1099-D)	IV, box 25 minus box 2	(c)		
Total 2010 gain from all sources. Add column () and line 3.	e) amounts of line 1a,	kne 10, kne 2.		
2010 loss. Add column (d) amounts of fine 1a, i		···· · · · · · · · · · · · · · · · · ·	••••••	426
and line 2.			-1,355,198.	
<ul> <li>California capital loss carryover from 2009, if an See instituctions.</li> </ul>	гу.	-		
See instructions Total 2010 loss. Add line 5 and line 6			~47,424	
Combine line 4 and line 7. If a loss, go to line 9			-1,402,622.	
It line 8 is a loss, enter the smaller of: (a) the			***************************************	-1,402,196
		)# filing 4 separate return). S	et usinzbars	3 000
Enter the gain or (loss) from federal Form 1040	), line 13,		ec vising bans	3,000
Enter the California gain from line 8 or (loss) fre	om line 9.		11	-3,000
a If line 10 is more than line 11, enter the different	nce here and on Scher	INE CA (540NR)	-	
a Dancing is mare used use of evict the others			10 -	
line 13, column B.				
line 13, column B. line 13, column B. line 13, column C.	ce here and on Schedu	de CA (540NE)	-	

MORABITO (341).000161

	2010	(Abo, material and	DUSIII633	Property	·			CALIFO	RNIA SCHEDUL
	2010	Californe REVC Ser	Sens 17267.2. 17257.4	6. 17268. 24356.3, 74	Sections 179 and 200F 256.6, 24356.7, and 243	and 564.)			D-1
LOC	mplete and attac	th this schedule	to your tax return	n only If your Ca	diomis gains or l	osses are different	rem your	federal g	ains or losses.
N)-M	(1) 24 shown on ects	/n			· · · · · ·		ISSN, rim	. 505 Me r	no., Caldonne Corp. r
	UL MORABIT						603-5	2~604	
Pa	rt I Sales or E Property I Use interal F	schanges of Pro lefe Nore Than 1 cm 45k Countries	perty Used in a 1 Vear set There is send	Trade or Busine	ss and involvator; es iron cavaly and t	y Conversions From	Other Th	an Carpy	alty and Theft –
1	Faint the most on	ormedic linears status or	ملا أبعادهم معصيا مت		and Freedow 1999 A	normade Franc Rual Estate on Inte 23	·1		
2	(8) Description of	property	(b) Date acquired (month, day, year)	ا است محدة (عا	(C) Gross sales price	(2) Coprecation allowed or allowable second schurther	(1) Cost or o phot sequences sequences	1 Par bass, ments and of sale	(g) Gam or (Loss) Subtract (1) from th Suth of (d) and (k)
FR	OM K-1			<b>}−−−</b>	· · · ·	<u></u>			-209541
							· · · · · ·	·	-203341
	A.1. 14								<u> </u>
3	Gern, al any, from t	lederal Form 4684, Se	stion B. Past B, Ane 4	J				3	
5	IRC Section (23) g	gen mon mszajment ha o Koszt term ki	sales train. form FTB .	JRUSE, line 26 or bin			•••••		
-	Francis and francis	per ur (kasy num en Part itt Ene 15. fmm	e-waa excanges man allar has excushe as	re nedeljale soku 1985. u Predstale soku 1985. u	(compreted using Calific		••• ••••	5	
7	Combine time 2 the	ouch luse 6. Enter ca	n ar fless) here aeri o	n the Administration land		• • • • • • • • • • • • • • • • •		6	-209541
	NC Section 179 A year, see instructed	asiels: For reporting t ins.	he sale or disposition	of assets for which.	an MC Section 179 exp	ense deduction was claim	ed in a prior		
	ines 8, 9, 11, and a gain, continue to and you did not ha and Long Ferm Si filers entry the re	12 below, S corporat line B. All others: & we any prior year IRC COME Stars, only the	ions: It line 7 is zero line 7 is zero or a los Section 1731 losses, o gain on Schedule D. (	in a loss, enter the a 5, enter the around ( or they were recaptor (540 or 54(CMP) line )	mount on fire 11 below on line 11 below and si red in an carlier year, e I, and ship times \$,9, a	Schedule H. (565 or 568), v and ship lue B and line op line B and line 9, H hu mbr the gain as follows: I nd 12 balow; Form 100 a	5. If lune 7 is 7 is a coin form 540		
		en en Schwerzie D, Sie	na of Land Information and	er mehn weete ef 2' eus	12 below.				1. (1), (ij
8	NUM SCIPICICO NEL	BIC SECTION 1231 105	ies from prior years, t	EMer as a positive in	l 12 below. When. See instruction	· · · · · · · · · · · · · · · · · · ·			4 (全)。(祖 [
8 9	Subbact line 2 from	net: Section 1237 noe: 11 liste 7. 10 sets or les	ies from prior yights, 1 11. entier -A	EMer as a positive in	wher. See instructions			8	
8 9	Subtract line 3 from Subtract line 3 from S corporations: M any, from line 8 on the amount from la gain on Schadule 0 entier the amount for	and Section 1237 for $n \ln n 7$ , 61 years or less line 9 is more that a line 12 below. 61 line to 8 on from 12 below $p_{1}$ (540 er 540140) line tom fine 7 on fine 12	ies from prior years, 1 a, enter -0 ero, enter this anount 9 is zero, enter the anount 1, form 100 and For helow, Sae instruction	Effor as a positive in I on Schoolde D (10) Wound fram line 7 on A from line 9 as 400 Class action	wher. See instructions	tart II, fine 5 and enter th wes if here 3 is more itan of form Software Status, even D, Sole S, Part II, fine 6, 1		8	
	Subtract line 3 from Subtract line 3 from S corporational: H any, from line 8 on the amount from the gain on Schedule 0 enter the amount for the section A.	nc, section 1237 tos n line 7, 6 zero or les hine 9 is notes than z hine 12 betow, 6 line ne 8 on 1000 12 betow b, (540 er 54024b) line ton line 7 ab line 12 — Orolfmany Galax	es from prior years, t a, enter -0	Enter as a positive in Fon Schedule D (100 mount fram line 7 ex I from line 9 as Actor in 100W fillers, online st.	whiter. See instruction 5). Side 2, Section B, F line 12 below, All with writ: Form 540 and Lee the gain on Schudule I	Part II, have 5 and emize the second block of the second second g Forum Solution filters, end D, Side S, Part II, line 6, 1	: amount, rf zero, exter er as a capria i lime 9 is zer	8	
	Subtract line 3 from Subtract line 3 from S corporational: H any, from line 8 on the amount from the gain on Schedule 0 enter the amount for the section A.	nc, section 1237 tos n line 7, 6 zero or les hine 9 is notes than z hine 12 betow, 6 line ne 8 on 1000 12 betow b, (540 er 54024b) line ton line 7 ab line 12 — Orolfmany Galax	es from prior years, t a, enter -0	Enter as a positive in Fon Schedule D (100 mount fram line 7 ex I from line 9 as Actor in 100W fillers, online st.	whiter. See instruction 5). Side 2, Section B, F line 12 below, All with writ: Form 540 and Lee the gain on Schudule I		: amount, rf zero, exter er as a capria i lime 9 is zer	8	
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<u>10</u> 	Subtract line 2 from Subtract line 2 from Scorperalises: H any, from line 8 on the anount from Ling on on Schoole C enter the anount for the section A. Ordinary gains	Inc. Section 1231 role in line 7, if zero ar lice hine 12 before, if line it 2 before, if line it 2 before, if line tom line 7 on line 12 confirmery Galar and losses not it com line 7,	ves item prior years, 1 4, enter -0- ern, enter this angual 9 is zern, initia the angual and enter the angual shadow. Sae instruction is and Lossers. Included on time 1	Effer as a positive in ten Schedule 0 (100 mount from line 3 de i frem line 3 de color m 100% filers, enter d. 1 through: filere 1	wher, Size instruction St. Side 2, Section R. F. Inte 12 below, All off- arts: Form SHE and Lan the gain on Schedule 7 (insclude property	art II, fine 5 and entry III we: If her 3 is work flow g Form Selflik Files, en D, Solo 5, Part II, line 6, I r held 1 year or less	: amount, rf zero, coller er as a capria lime 9 rs zer		
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10 11 12 13 14	Subtract line 2 from Subtract line 2 from Scorparalises: H any, from line 8 on year on Schedule C enter the amount in t II Section A. Ordinary gains Loss, if any, for Gain, if any, for Octin any, for Gain, if any, for Net gain or (loss) I	Inc Section 1231 role Ince 7, if zero ar los Ince 12 before, if lane the 9 is note than a Ince 12 before, if lane to fine 7 an line 12 Ordfinery Galan and losses not in Ince 7, or army orn line 7, or army orn line 7, or army orn Part III, line 3 rom federal Form 462	vis tram prior years, 1 s, enter -0- ren, exter this anapuel 9 is zero, enter the anapuel 9 is zero, enter the anapuel 1, Foron the anapuel to foron the anapuel s and Lossers ncluded on time T 	Effer as a positive in ten Schedule 0 (100 mount from line 3 or color in 1000 films, online 1. Through line 1 1. Through line 1 in applicable, Se line 15 and line 42a (	wher, See instruction 5), Side 2, Section B, F line 12 below, All with the 12 below, All with arts: Form Sills and Lea the pain on Schedule 1 7 (inschade property 2 (inschade property e instructions.	art II, fanc 5 and enter II ret: If her 3 is more iten g Form South Filers, en D, Sole 5, Part II, line 6, I 	2 2000 cm, r 2000, com, r 2000 cm, com, r 2000 cm, com, r 2000 cm,		
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10 11 12 13 14 15 16 17	Subtract line 2 from Subtract line 2 from Scorpermisers: II any, from line 2 on the amount from la prin on Schedele 0 enter the amount from la prin on Schedele 0 enter the amount from line ( <b>III Section A.</b> Ordinary gains ( Asin, if any, fro ( Bain, if any, fro ( Bain, if any, from ( Het gain or (loss) I Ordinary gains to Ordinary gains to Combine lane 1	Inte 7, 61 zero ar les Inte 7, 61 zero ar les Inte 9 is nore Unio a Inte 12 below, 41 lese tom line 7 en line 12, <b>Ordfinery Galen</b> and losses not in om line 7, or ann om line 7, or ann from letteral form 468 rom letteral form 468 rom letteral form 188 (loss) from line 16	ks from protyses, 1 a, enter -0- ers, enter bis anount 9 is zers, inthe the a and other the amoon 1; Fern 100 and Fer- below, See instructions <u>a and Lossers</u> netweed on face 1 	Effer as a positive in en Schedule D (100 mount fram ine 7 va them ime 9 as color m 100W filers, entant 1. through filers, e	wher, See instruction S), Side 2, Section 8, F line 12 beion, All offs urb Form 548 and Loa the gain on Schudule 7 (include property 7 (include property e instructions, formpletet using Cablic 25 or line 36. See rm 8824 (complete	rat II, fine 5 and entry in res II has 5 is more than g Form Source files, end (, See 5, Part II, fine 6, 1 Pheld 1 year or less rheld 1 year or less res amounts) instructions ed using California a	tanouni, if ann, coint er as a capita lime 5 a can t	8           9           11           12           13           14           15           16           17	-209,541
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Schedule D-1 2010 Side 1

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PAUL MORABITO Part N Section 8 – Adjusting California Ordinary Gain or Loss For individual returns (Form 540 and Long Form	503-52	-6049
The second s	540NR)	only.
19 Enter ordinary federal gains and losses from federal Form 1040, line 14.	19	-208,893.
20 Enter ordinary California gains and losses from Side 1, line 182	29	-209,541.
21 Ordinary gain or loss adjustment: Dempare line 19 and line 29. See instructions.		
a If line 19 is more than line 20, enter the difference here and an Schedule CA (SK) or SiGNIP, line 14, column 8	27.0	648.
b # line 20 is more wan live 19, entry the difference have and on Schedule CA (SdD or SdDHD), live 14, column (	216	
Part III Gain from Disposition of Property Under IRC Sections 1245, 1258, 1252, 1254, and 1255		

Date acquired (mo, day, yr) 22 Description of IRC Sections, 1245, 1250, 1252, 1254, and 1255 property; Date sold (mo, day, yr) A B Ð Relate limes 22A through 22D to these columns. 🕨 🕨 💌 Property A Property B Property C Property 0 23 Gross sales price 23 24 Cost or other basis plus expense of sale..... 24 25 Depreziation (or depletion) allowed or allowable . 25 25 Adjusted basis. Subtract line 25 from line 24 ..... 26 27 Total gain. Subtract line 26 from line 23. 27 28 H IRC Section 1245 property: n Depreciation sillowed or allowable, ...... 28 : b Enter the smaller of line 27 or line 28a. ..... 286 29 If IRC Section 1250 property: If straight-line depresation was used, enter -0- on line 28s. 14-1-1-1 ni 290, ***ikon 291; except for a corporation subject to IRC Sec a Additional depressation after 12/31/75. See estimations. 29: b Applicable percentage multiplied by the smaller of time 27 or line 25a. See instructions. 221 c. Subtract line 29a from line 27. If laze 27 is not more than line 29a, skip line 29d and line 29e.... 290 d Additional depreciation after 12/31/70 and before 1/1/77. See instructions 290 a Enter the smaller of live 29c or line 29d...... 23 f iRC Section 291 amount (for corporations only). See instructions. 28 í g Add line 29b, line 29e, and line 29t. . . . . . . 239 30 W IRC Section 1252 property: Skip this section d you did not dispose of farm land as if this form as being completed for a partnership. a Soil, water, and land cleaning expenses. . . . . 30.4 b Applicable percentage molephed by line 30s. See instructions. 302 c Enter the smaller of time 27 or line 30b. 39 c 31 HINC Section 1254 property: Intangate dolling and development msts deducted after 12/31/76. 3D a is Enter the smaller of line 27 or line 31a. . 316 32 II IRC Section 7255 property: Applicable percentage of payments excluded from income under IBC Section 126 1324 b Enter the smaller of line 27 or line 32a. . 325 Summary of Part III Gains. Complete property column A through column D for line 23 through line 32b before going to line 33. 33 Total gams for all properties, Add column & Brough column D of line 27. 33 34 Add column A Grouph column D of lines 28b, 29g, 30c, 31b, and 32b. Enter here and in Part II, line 13, ..... 34 Subtract line 34 from line 33. Evilor the parties from other than cases/ly and likeft here and on Part I, time 6. Enlier the parties from cases/ly and likeft an federal Form 4584, Section 8, kee 32 35 35 ٥. Part IV Recepture Amounts Under IRC Sections 179 and 200F When Business Use Drops to 50% or Less, or Under California R&7C Sections 17257.2, 17257.6, 17268, 24356.5, 24356.5, 24356.7, and 24356.8 for Property Which Ceases to be Qualified Property California R&7C (A) Expense detections (b) Recovery detections (b) Reco 35 Expense deductions or recovery deductions. See instructions. 36 37 Depreciation or recovery deductions. See instructions 37 Г

Side 2 Schedule D-1 2010

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#### CA1206021 10/25/10

MORABITO (341).000163

2010 Credit for Prior Year Alternative Minimum Tax --Individuals or Fiduciaries

CALIFORMA FORM

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MORABITO         Internative Infinimum Tex (ANT) on Exclusions           A - Farm 540, Long Form 5400/R (complete socilons A and B), and Form 541 Filters           Arrhoine the amounts from your 2009 Schedule P (540 or 540NF), Part I, time 15 through time ther any edjustments and tax preference items treated as exclusions. See instructions.           After any edjustments and tax preference items treated as exclusions. See instructions.           After credit net operating loss deduction. See instructions.           After only edjustments and tax preference items treated as exclusions. See instructions.           After credit net operating loss deduction. See instructions.           Arr credit net operating loss deduction. See instructions.           Arr the amount from your 2009 Schedule P (540 or 540NF), time 22. Exemption Worksheet, the amount from your 2009 Schedule P (540 or 540NF), time 22. Exemption Worksheet.           Aredue P (541) filers: enter \$147.781.           Inter the amount from your 2009 Schedule P (540 or 540NF), time 22. Exemption Worksheet.           Articular G from line 4. If zero or less, enter -0- here and on line 8, then go to line 9. Other to line 8.           Attract line 8 from line 4. If zero or less, enter -0- here. If completing for a child under age 1 e instructions	If you were fine t. line 3. crwse, 14, NR Mess.	1 2 3 4 5 6 7 8 8 9 10	<u>-2,986,439</u> <u>118,824</u> 0.
Net Alternative Illinimum Tex (AIIT) on Exclusions A — Farm 540, Long Form 540NR (camplete sections A and B), and Farm 541 Filers ambine the amounts from your 2009 Schedule P (540 or 540NR). Part I, time 15 through time ter the result here. Schedule P (541) filers. See instructions. At redit net operating loss deduction. See instructions. Af  redit net operating loss deduction. See instructions. Inter the amount from your 2009 schedule P (540 or 540NR), line 22, Exemption Worksheet, hedule P (541) filers: enter \$147,781. Inter the amount from your 2009 Schedule P (540 or 540NR), line 22, Exemption Worksheet, hedule P (541) filers: enter \$147,781. Inter the amount from line 4. If zero or less, enter -0- here and on line 8, then go to line 9. Other to line 8. ditiply line 7 by 25% (25). obtract line 6 from line 4. If zero or less, enter -0- here. If completing for a christ under age 1 e instructions. ditiply line 7 from line 4. If zero or less, enter -0- here and on line 13. See instructions. Inter the result here and go to Section 8. obtract line 9 from line 4. If zero or less, enter -0- here and on line 13. See instructions. Intarive minimum fax on exclusions. Multiply line 10 by 7.25% (.0725). 2009 Long Form 5401 ter the result here and go to Section 8. Schedule P (541). Part III, line 9. AMT or exclusions. Subtract line 12 from line 13. If zero or less, enter -0- here and on exclusion 9. Subtract line 9. Forter the amount from your 2009 Schedule P (540), Part II, line 25 Schedule P (541). Part III, line 9. AMT or exclusion 5. Subtract line 12 from line 11. If zero arises, enter -0- Enter the result here and go to Section 8.	18, and 18, and 18 you were 15 fine 1. line 3. crivise, 14, NR Mess. 5:	1 2 3 4 5 6 7 8 9 10	118,824.
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blired line 6 from line 4. If zero or less, enter -0- here and on line 8, then go to line 9. Other to line 8	Crwrse, 14, 14, NR Iders.	7 8 9 10	······································
Ibitact line 8 from line 5. If zero or tess, enter -0- here. If completing for a christ under age 1 e instructions	14, NR Mers.	8	· · · · · · · · · · · · · · · · · · ·
e instructions. ibitact line 9 from line 4. If zero or less, enter -0- here and on line 13, See instructions fative minimum tax on exclusions. Multiply line 10 by 7,25% (.0725), 2009 Long Form 5401 ter the result here and go to Section 8. gular tax before credits, Enter the amount from your 2009 Schedule P (540), Part II, line 25 Schedule P (541), Part III, line 9. t AMT on exclusions. Subtract line 12 from line 11, if zero or less, enter -0 Enter the result AMT on exclusions.	NR Mers.	10	
nlative minimum fax on exclusions. Multiply line 10 by 7.25% (.0725), 2009 Long Form 540 for the result here and go to Section 8. gular tax before credits. Enter the amount from your 2009 Schedule P (540), Part II, line 25 Schedule P (541), Part III, line 9. A AMT on exclusions. Subtract line 12 from line 11, if zero or less, enter -0. Enter the result	NR Mess.	-	
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t AMT on exclusions. Subtract line 12 from line 11, If zero or less, enter -0 Enter the result			
AMT on exclusions. Subtract line 12 from line 11, If zero or less, online -0 Enter the result		_	
	it here and on	1 <u>7</u>	
8 - Long Form Silling Fliers	<u>.</u>	13	0,
	·····		
		_	
ter any eductments and preferences treated as an exclusion. See estructions			
Moreia AMVI adjusted gross income on exclusions. Combine law 17 and noe 12. Earlier the result here, it you did not a to the result here and on fine 23. Ship ime 21 through 25 and go be line 24.	iemize deductions,		
		_	
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		_	
			· · · · · ·
AMT on exclusions, Subtract line 26 from line 25. If less than zero, enter 40.			0.
Credit Computation		×	· · · · · · · · · · · · · · · · · · ·
let the AMT from your 2009 Schedule P (540), Part II, Ime 25, Schedule P (540MP), Part II	line 45; or		
hedule P (541), Parl III, line 10. See instructions			
			0.
		n	120,710.
mbine line 30 and line 31. See instructions		2	120,710.
ter your 2010 regular lax from: Form 540, tine 31; Long Form 540NR, ± 37; or Form 541, line 21a			
		<b>6</b>	
		<b>K</b>	
		7	0.
or year AMT credit. Enter the smaller of line 32 or line 37 here and in column (b) of Schedu rt III, line 11; Schedule P (SACNR), Part III, line 11; or Schedule P (541), Part IV, line 10	Ae P (540),	8	
otract line 38 from line 32. This is the amount of your AMT credit carryover to 2011			120,710.
	B Long Form 540481 Filers         ter the amount from hee 4	B Long Form 54000 Filers         der the amount from your 2009 Schedule P (540NR), Part II, line 35	B Long Form 54448 Filers         ter the amount from your 2009 Schedule P (540AR), Part II, time 35

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MORABITO (341).000164

2010 Investment Interest Expense Deduction		3526
tach to Form 540, Long Form S40NR, or Form 541.		
	SSH, (TIN, M FE	H
AUL MORABITO	603-52-6	049
1 Investment interest expense paid or accrued in 2010. See instructions	1	70,263
2 Disallowed investment interest expense from 2009 form FTB 3526, line 7, if zero or less, enter	-0- 2	0
3 Total investment interest expense. Add line 1 and line 2		70,263
4a Gross income from property held for investment (excluding any nel gain from the disposition of held for investment). See instructions		26.332
Ac Net capital gain from the disposition of property held for investment.		
4d Subtract line 4c from line 4b. If zero or less, enler -0-,	4d	o
4e Enter all or part of the amount on line 4c that you elect to include in investment income. Do in more than the amount on line 4b, See instructions.		
4f investment income. Add line 4a, line 4d, and hire 4c.	41	26, 332.
5 Investment expenses. See instructions.	· · · · · · · · · · · · · · · · · · ·	37, 326.
6 Net investment income. Subtract line 5 from line 4t		
7 Disallowed investment interest emense to be carried forward to 2011. Subtract line 5 from two	. –	
Il zero or less, enter -D-		70,263
8 Investment interest expense deduction. Enter the smaller of time 3 or line 6. Form 541 tilers, st and see instructions, All other filers, go to line 9	oo here	
Enter the amount from federal Form 4952, the 8		
California investment interest expense deduction adjustment. Enter the difference between line See instructions	Pand Los 0	

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For Privacy Notice, get form FTB 1131.

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CA120401L 10/16/10

10/16/10 F18 3526 2010

MORABITO (341).000165

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- 20		RCES			CALIFORNIA FOR
	10 Passive Activity Loss Limitations				3801
Altach to	Form 540, Long Form 540kiR, Form 541, or Form 1005 (S Corporations).				·····
			1		A. 00-poration op.
Part I	PRABITO		603-52	-604	9
	2010 Passive Activity Loss See the instructions for Worksheet 1 and Worksheet 3 for lederat Form 85 California amounts.	82 belore co	mpleting Part I.	Be sur	e lo use
Rental Re	en Estate Activilies with Active Participation	,			· · · · · · · · · · · · · · · · · · ·
1a Actr	vities with net income from Worksheel 1, column (a)	1.			
16 Acli	whies with net loss from Worksheet 1, column (b)	16	<u> </u>		
1 c Prið	r year unalfowed losses from Worksheet 1, column (c)	70			<u>````````````````````````````````</u>
	nbme line 1s, ime 1b, and fine 1c		· · · · · · · · · · · · · · · · · · ·	14	
all Other	Passive Activities				
2a Acir	villes with net income from Worksheet 2, column (a)	2.	36,789		
2 b Acin	vilies with net loss from Worksheet 2, column (b)	26		2	
2c Pro	r year unallowed losses from Worksheet 2, column (c).	20			ا بې چې وغنې
			-281,305		<u>, i strati strati</u>
24 Corr		·			-044 514
3 Corr	nome line 2s, line 2b, and line 2c.		3 N tes 2	20	-244,510
3 Coπ			3 N tes 2		
3 Corr and	nome line 2s, line 2b, and line 2c.	ons for line 10. See ins	3 N tes 2	20	
3 Com and Part H	nome line 28, line 2b, and line 2c. Nome line 1d and line 2d. If the result is net income or zero, see the instruction line 1d are losses, go to line 4. Otherwise, enter -0- on line 9 and go to line Special Allowance for Rental Real Estate with Active Partic	ons for line 10. See ins	3 N tes 2	20	
3 Corr and Part II 4 Ente	tome line 2a, line 2b, and line 2c. to bline line 1d and line 2d. If the result is net income or zero, see the instruction line 1d are losses, go to line 4. Otherwise, enter -0- on line 9 and go to line Special Allowance for Rental Real Estate with Active Partic Enter all numbers in Part II as positive amounts. See instructions. It is mailer of the losses from line 1d or line 3.	ons for line 10. See ins ipation	3 N tes 2	20	
3 Corr and Part II 4 Ente	nome line 2a, Jine 2b, and line 2c. Nome line 1d and line 2d. If the result is net meane or zero, see the instruction line 1d and losses, go to line 4. Otherwise, enter -0- on line 9 and go to line Special Allowance (or Rental Real Estate with Active Partic Enter all numbers in Part II as positive amounts. See instructions.	ons for line 10. See ins	3 N tes 2	20	
3 Corr and Part H 4 Enie 5 Enie 6 Enie	the line 2a, line 2b, and line 2c. the line 1d and line 2d. If the result is net income or zero, see the instruction line 1d are losses, go to line 4. Otherwise, enter -0- on line 9 and go to line <b>Special Allowance for Rental Real Estate with Active Partic</b> Enter all numbers in Part II as positive amounts. See instructions. If the smaller of the losses from line 1d or line 3 er \$150,000. If married/RDP filing a separate return, see instructions refederal modified adjusted gross income, but not less than zero. See	ons for line 10. See ins ipation	3 N tes 2	20	-244, 510 -244, 510
3 Corr and Part II 4 Ente 5 Ente 6 Ente	tome line 2e, line 2b, and line 2c. None line 2d and line 2d. If the result is net meane or zero, see the instruction line 1d are losses, go to line 4. Otherwise, enter -0- on line 9 and go to line Special Allowance for Rental Real Estate with Active Partic Enter all numbers in Part II as positive amounts. See instructions. er the smaller of the losses from line 1d or line 3 er \$150,000. If married/RDP filing a separate return, see instructions	ons for line 10. See ins ipation	3 N tes 2	20	
3 Corr and Part N 4 Ente 5 Ente instr line	tome line 2a, Jine 2b, and line 2c. tome line 2d and line 2d. If the result is net meane or zero, see the instruction line 1d and line 2d. If the result is net meane or zero, see the instruction <b>Special Allowance for Rental Real Estate with Active Partic</b> Enter all numbers in Part II as positive amounts. See instructions. The smaller of the losses from time 1d or line 3. In \$150,000. If married/RDP filing a separate return, see instructions. In the filine 6 is equal to or more than line 5, skip line 7 and 8, enter -0- on line 9, and then go to line 10. Otherwise, go to bine 7	ons for line 10. See ins ipation	3 N tes 2	20	
3 Corr and Part N 4 Ente 5 Ente instr line	tome line 2a, line 2b, and line 2c. tome line 1d and line 2d. If the result is net income or zero, see the instruction line 1d are losses, go to line 4. Otherwise, enter -0- on line 9 and go to line <b>Special Allowance for Rental Real Estate with Active Partic</b> Enter all numbers in Part II as positive amounts. See instructions. If the smaller of the losses from line 1d or line 3 or \$150,000. If married/RDP filing a separate return, see instructions or federal modified adjusted gross income, but not less than zero. See uctions. If line 6 is equal to or more than line 5, she line 7 and	ons for line 10. See ins ipation	3 N tes 2	20	
3 Corr and Part H 4 Ente 5 Ente 6 Ente inte 7 Subt	tome line 2a, Jine 2b, and line 2c. tome line 2d and line 2d. If the result is net meane or zero, see the instruction line 1d and line 2d. If the result is net meane or zero, see the instruction <b>Special Allowance for Rental Real Estate with Active Partic</b> Enter all numbers in Part II as positive amounts. See instructions. The smaller of the losses from time 1d or line 3. In \$150,000. If married/RDP filing a separate return, see instructions. In the filine 6 is equal to or more than line 5, skip line 7 and 8, enter -0- on line 9, and then go to line 10. Otherwise, go to bine 7	ons for line 10. See ins ipation 5	3 N tes 2	20	
3 Corr and Part N 4 Ente 5 Ente 0 Ente unstr line 7 Subt 8 Mult	the line 2a, Jine 2b, and line 2c. the line 1d and line 2d. If the result is net meane or zero, see the instruction line 1d are losses, go to line 4. Otherwise, enter -0- on line 9 and go to line <b>Special Allowance for Rental Real Estate with Active Partic</b> Enter all numbers in Part II as positive amounts. See instructions. er the smaller of the losses from line 1d or line 3 er \$150,000. If married/RDP filing a separate return, see instructions er tederal modified adjusted gross income, but not liess than zero. See tederal modified adjusted gross income, but not liess than zero. See tederal modified adjusted gross income, but not liess than zero. See tederal modified adjusted gross income, but not liess than zero. See tederal modified adjusted gross income, but not liess than zero. See tederal modified adjusted gross income, but not liess than zero. See tederal modified adjusted gross income, but not liess than zero. See tederal modified adjusted gross income, but not liess than zero. See tederal modified adjusted gross income, but not liess than zero. See tederal modified adjusted gross income, but not liess than zero. See tederal modified adjusted gross income, but not liess than zero. See tederal modified adjusted gross income, but not liess than zero. See tederal modified adjusted gross income, but not liess than zero. See tederal modified adjusted gross income in the first filter for and 8. enter -0- on line 9, and than go to line 10. Otherwise, go to line 7	ons for line 10. See ins ipation 5	3 N tes 2	20	
3 Corr and Part N 4 Ente 5 Ente 100 7 Subt 8 Mult 9 Ente	tome line 2a, line 2b, and line 2c. there line 1d and line 2d. If the result is net income or zero, see the instruction line 1d are losses, go to line 4. Otherwise, enter -0- on line 9 and go to line <b>Special Allowance for Rental Real Estate with Active Partic</b> Enter all numbers in Part II as positive amounts. See instructions. If the smaller of the losses from line 1d or line 3 er \$150,000. If married/RDP filing a separate return, see instructions reter all modified adjusted gross income, but not lass than zero. See uctions. If line 6 is equal to or more than line 5, skip line 7 and 8, enter -0- on line 9, and then go to line 10. Otherwise, go to bre 7	ons for line 10. See ins ipation 5	3 N tes 2		
3 Corr and Part II 4 Ente 5 Ente 6 Ente 10 Ente 8 Mult 9 Ente Part III	the line 2a, line 2b, and line 2c. the line 1d and line 2d. If the result is net meane or zero, see the instruction line 1d are losses, go to line 4. Otherwise, enter -0- on line 9 and go to line <b>Special Allowance for Rental Real Estate with Active Partic</b> Enter all numbers in Part II as positive amounts. See instructions. If the smaller of the losses from line 1d or line 3 er the smaller of the losses from line 1d or line 3 er \$150,000. If married/RDP filing a separate return, see instructions er (ederal modified adjusted gross income, but not lists than zero. See tuctions. If line 6 is equal to or more than line 5, skap line 7 and 8, enter -0- on line 9, and then go to line 10. Otherwise, go to bine 7. tract line 6 from line 5 inply line 7 by 50% (.50). Do not enter more than \$25,000.	ons for kne 10. See ins ipation 5 5 7	3 N tes 2		-244, 510
3 Corr and Part N 4 Ente 5 Ente 10 Subt 8 Mult 9 Ente Part N 10 Add 11 Tota	the line 2a, line 2b, and line 2c. bline line 2d are losses, go to line 4. Otherwise, enter -0- on line 9 and go to line <b>Special Allowance for Rental Real Estate with Active Partic</b> Enter all numbers in Part II as positive amounts. See instructions. If the smaller of the losses from line 1d or line 3. If the smaller of the losses from line 1d or line 3. If the smaller of the losses from line 1d or line 3. If the smaller of the losses from line 1d or line 3. If the smaller of the losses from line 1d or line 3. If the smaller of the losses from line 1d or line 3. If the smaller of the losses from line 1d or line 3. If the smaller of the losses from line 1d or line 3. If the first second to a separate return, see instructions. If the first second to or more than line 5, skip line 7 and 8, enter -0- on line 9, and then go to line 10. Otherwise, go to bline 7. If the first first 5. If the smaller of line 4 or line 8. Total Losses Allowed	ons for line 10. See ins ipation 5 5 7	3. It time 3 Butbors	2 d 3	

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2010 Passive Activity Loss Limitatio	
Attach to Form 540, Long Form 540MR, Form 541, or Form 1405 (5 Carpon	ations).
Nama(k) at shown on refum	\$34, ITIN, FEIN, or CA. corpolation no.
PAUL MORABITO	603-52-6049
Part I 2010 Passive Activity Loss See the instructions for Worksheet 1 and Worksheet 3 for ledera California amounts.	al Form 8582 before completing Part I. Be sure to use
Rental Real Estate Activities with Active Participation	
1 a Activities with net income from Worksheel 1, column (a)	
18 Activities with net loss from Worksheet 1, column (b)	16
1 c Prior year unallowed losses from Worksheet 1, column (c)	
Tel Combine fine ta, line to, and line 1c.	
All Other Passive Activities	<b></b>
2a Activities with net income from Worksheet 2, column (a)	23
2.b Activities with net loss from Worksheet 2, column (b)	26
2¢ Prior year unallowed losses from Worksheet 2, column (c)	
2d Combine line 2s, line 2b, and line 2c	2d
3 Combine line 1d and line 2d. If the result is not income or zero, see the and line 1d are losses, go to line 4. Otherwise, enter 40 on line 9 and Part II Special Allowance for Rental Real Estate with Activ	go to line 10. See instructions
Enter all numbers in Part II as positive amounts. See instruction	ы сандарияны. 5. — — — — — — — — — — — — — — — — — — —
4 Enter the smaller of the losses from line 1d or line 3	······
<ol> <li>Enter the smaller of the losses from line 1d or line 3</li> <li>Enter \$150,000, 11 married/RDP filing a separate return, sea instruction</li> </ol>	
5 Enter \$150,000. It manied/RDP filing a separate return, sea instruction	ns
	ns
<ul> <li>5 Enter \$150,000. If married/RDP bling a separate return, see instruction</li> <li>6 Enter lederal modified adjusted gross income, but not less than zero. S instructions. If sine 6 is equal to or more than line 5, skip line 7 and line 8, enter -0- on line 9, and then go to line 10. Otherwise, go to line</li> </ul>	5 5 5 7 7
<ul> <li>5 Enter \$150,000, 11 married/RDP filing a separate return, see instruction</li> <li>6 Enter lederal modified adjusted gross income, but not less than zero. 3 instructions, if line 6 is equal to or more than line 5, skip line 7 and line 8, enter -0- on line 9, and then go to line 10. Otherwise, go to line</li> <li>7 Subtract line 6 from line 5.</li> </ul>	ns
<ul> <li>5 Enter \$150,000. If married/RDP filing a separate return, see instruction</li> <li>6 Enter lederal modified adjusted gross income, but not less than zero. S instructions, if lime 6 is equal to or more than line 5, skip line 7 and line 8, enter -0- on line 9, and then go to line 10. Otherwise, go to line</li> <li>7 Subtract line 6 from line 5.</li> <li>8 Multiply line 7 by 50% (-50). Do not enter more than \$25,000.</li> <li>9 Enter the smaller of line 4 or line 8.</li> </ul>	ns
<ul> <li>5 Enter \$150,000. If married/RDP filing a separate return, see instruction</li> <li>6 Enter lederal modified adjusted gross income, but not less than zero. S instructions, if lime 6 is equal to or more than line 5, skip line 7 and line 8, enter -0- on line 9, and then go to line 10. Otherwise, go to line</li> <li>7 Subtract line 6 from line 5.</li> <li>8 Multiply line 7 by 50% (-50). Do not enter more than \$25,000.</li> <li>9 Enter the smaller of line 4 or line 8.</li> </ul>	5 5 7 7 7

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	ch to your California tax return.	
	(3) es shawn on return	554 e 11M
		603-52-6049
AD	L MORABITO	
art	Computation of Current Year HOL for Individuals, Estates, and Trusts. If you do not have a current	vear NOL on In Pert If
нđ	Ion A - California Residents Only (Norvesidents go to Section B.)	feer moe, go to rate it.
	Adjusted gross income from 2010 Form 540, line 17. If negative, use brackets. Estates and Trusts, begins 3	ín on
2		1
38	Combine line 1 and line 2. (Estates and Trusts, enter taxable income, see instructions.) If negative, use brackets. If positive, enter -D-here and on line 27. Do not complete the rest of Section A. You do not have a current year NOL. Complete Part II and Part III if you have a carryover from prior years	
	2010 designated orsaster loss included in line 3a. Enter as a positive number.	3b
C	Combine line 3a and line 30. If negative, use brackets and continue to line 4. If zero or more, do not complete the rest of Part I. Enter the amount from line 3b. if any, in Part III, line 3, column (d) and con Part II and Part III as instructed.	
	amounts on line 4 through line 26 as if they were all positive numbers. See instructions.	
	Nonbusmess capital losses	
	Noribusiness capital gains. See instructions	
6	It line 4 is more than line 5, enter the difference: otherwise, enter -0-	
7	If line 4 is less than line 5, enter the difference; otherwise, unler -0	
8	Nonbusiness deductions	<u> </u>
9	Nonbusiness income other than capital gains. 9	
0	Add line 7 and line 9	,
٦	it kne 8 is more than line 10, enter the difference; otherwise, enter -0	'11
	If line 8 is less than line 10, enter the ofference: otherwise, enter -0	
э.	Business capital losses	
4	Susiness capital gains	
5	Add line 32 and line 14	
6	If line 13 is more than line 15, enter the difference; otherwise, anter -0	-
17	Add line 6 and line 16 17	
8	Enler the loss, if any, from line 8 of Schedule D (540). Estates and Trusts, enler the loss, if any, from line 9, column (c), of Schedule D (541). If you do not have a loss on that time (and do not have an R&TC Section 18152.5 exclusion), skip line 18 brough line 23 and enler on line 24 the amount from line 17	
9	R&TC Section 18152.5 exclusion. Enter as a positive number	19
	Subtract line 19 hom line 18. Il zero or less, enter -0	
	Enter the loss, if any, from line 9 of Schedule D (540). Estatos and Trusts, enter the loss, if any, from line 10 of Schedule D (541). Enter as a positive number	
2	If line 20 is more than line 21, enter the difference; otherwise, enter -0	
	If line 21 is more than line 20, only the difference; otherwise enter -0,	
	Subtract line 22 from line 17. If zero or less, enter -0-	
5	NOL and disaster loss carryovers from prior years. See instructions.	
	Add lines 11, 19, 23, 24, and 25	
7	2010 NOL carryover. Combine free 3c and line 26. If more than zero, enter -0 You do not have a curre	ni
	year NOL to carryover.	27
		<u>.</u>
2801	12. 12/15/10 059 7531104	FTB 3805V 2010Side

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Section 8 - Nonresidents and Part-Year Residents Only - Computation of Gurrent Year California HOL									
		A Enter Istal areauris as if you ages a CA problem for artifice year,	B Enter announts searned re internet train CA sources a your wore a manurablent for the antire year.	C Crime provides connect on received starms the postion of the post you was a C& assident	D Enter amounts carned ar received from CA Bouces thering the portion of the year you were a newtreatant.	E Tolai Combine columns C and D			
Adjustitet gress income, See instauctions. 1º negative, use brachets	1	( 4695864.)	( 598, 393.)						
Nervices deductions of standard deduction. See Wilkingtons.	. 2	( 143,957.)	( 18,340.)	·····					
Combine line 1 and line 2. II regaring, sur brackets, If positive, enter -0-sure and on time 27. Consider Part II and Part III if you have a campover from pror years.	. 34	( 4839821.)	( 616,733.)						
b 2010 designated disastan loss included in the 36. Effet as a positive number	31	)							
C Combine line 3a and line 3b. r negative, use brackets and continue to line 4	. 30					·			
			· · · · · · · · · · · · · · · · · · ·		r				
Nonbusiness capital tosics	4 5	<u>1,402,622.</u> 426.	<u>157, 330.</u>						
ll lice & a more thin line 5, entre lice defining; bitterway, unter 40-	6	1,402,196.	157,330.						
II Sny & is less than true 5, enter the orienence; otherwise, enter -0-	7	0.	0.		<b> </b>				
Nonbutiness deductions	8	143,957.	18,340,		ļ ļ				
Nonduciness income omet man capital gains ,	9	<u>26,332</u> .							
Add fine 7 and Mile 9.	20	26, 332.							
If She B is more than line LD, ender the difference, otherwais, articl -O- H line & is less than line 10, enter	11	117,625,	18,340.						
Ter deference; ofference; origi o	12	0,	0.						
Business capen losses	13 14				······································				
And Ine 12 and line 14	15	·	·		<u> </u>				
II Ine 13 is more than here 15, other the deference; otherwise, order 40,	16	 0,				······			
			0.	·		<del></del>			
Add line 6 and line 16. Enter the loss, if any, from line 6 of Schedule D (AddSt) anothered for namescleads and partyrear revisionts. If you do not have a loss on that line (and do not have on R&TC Section 1812.5 exclusion; yitip line 18 microsph line 23 and regis on him 28 mic amount from line 17	37 18	<u>1,402,196.</u>	<u>1\$7,330.</u> 157,330.						
RATC Sector 18152.5 exclusion. Enter as a positive number	19	<u></u>							
Subleact line 19 from line 18, to zero of less, caper -0-,	20	1,402,196.	157,330.						
line 5 of Schedule O (540NR) norkal-get for norwel-dents, and part-year residents. Sinter as a possive number	21	3,000.	3,000.						
If line 20 is more than line 21, enter the difference, otherwise, enter -0,	22	1, 399, 196.	154,330.						
If the 21 is note than line 20, thier the ofference; otherway, where its,	23	0.	0						
Bubbact line 22 Note line 17, 18 Zero or less, ender -0	24	3,000.	3,000.						
NCE and disaster that carryoners from provides	25								
Add times 11, 19, 23, 24, and 25, .	26	120,625.	21,340.						
2016 HOL canyones, Conibere Inte 3c and Inte 26. If more than sero, enter -5c	27	( 4719196.)	( 595, 393.)						

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	616,733.)
3	-3,000.
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(g) Available balance

3

1	MTI from Part II, line 5. If the taxpayers modified adjusted gross income is \$300,000 or more, see instructions

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Prior Year NC	<u>X.s.</u>						
(a) Year of loss	(b) Code	(c) Type of NOL See below	(d) Initial £oss	(e) Carryover from 2009	Amouni used in 2010	1	(h) Carryover (b 2011 subtract column (f) from column (e)
2					<u> </u>	 	
					ļ	·	
				,			

Current Year NOLs

<u>3 2010</u>	DIS			
4_2010	GEN	595, 393.		595, 393.
2010				
2010				
2010				

Type of NOL: General (GEN), New Business (NB), Eligible Small Business (ESB), or Disaster (DIS),

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2010	CALIFORN	IA STATEMENTS	PAGE
·	PAI	UL MORABITO	603-52-69
STATEMENT 2	NERSHIPS, ESTATES,	MENT	STAL <u>\$ -2,175,940.</u> NOTAL <u>\$ -2,175,940.</u>
FORM 3801 WORKSHEETS CALIFORNIA PASSIVE ACTI	WITY WORKSHEET		
NAME OF ACTIVITY	FEDERAL SCHEDOLE	CALIFORNIA FEDERAL <u>SCREDULE INCOME</u>	DJUSTMT STATE
BARUK PROPERTIES LLC SUPERPUMPER PROPERTIES	SCHEDULE E	SCHED CA -87 639	-117 -02 276

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MORABITO (341).000171

#### SUPERPUMPER INC. Note to Financial Statements December 31, 2010

#### NOTE 8 - PINANCIAL INSTRUMENTS

The Company used interest rate events to manage its exposure to changes in interest rates by strectively converting its floating rate long term debt to fixed rate debt. The interest differential to be paid or received is accrued as interest expense and settled monthly. The Company's derivative financial instruments are recognized on the balance sheet at fair value. The Company does not use financial instruments or derivatives for any trading or other speculative purposes.

The Company heid an interast rate swap agreement with a notional amount of \$3.0 million to effectively swap the one-month LIBOR rate plus 2.75% with a flood rate at 4.04%. The swap matures August 13, 2013. The interest rate swap agreement was terminated on December 23, 2010 as a result of defaults under the Company's loan agreements with its fender.

The statement of income reflects a net loss of \$26,144 from cash flow hedges for the flecal year ended December 31, 2010.

### NOTE 8 --- RELATED PARTY TRANSACTIONS

Notes Receivable – Due from Affiliates / Related Parties — Amounts represent unsecured advances plus accrued interest made to the shareholders and affiliates. The following is a summary of the balances as of December 31, 2010:

Borrowar	interest Bate	Due	Principal	Account Interest	Tetal
P. Morabilo	4.00%	9/1/2016	\$ 939,000	\$ 5,865	\$ 944,005
Big Wheel Hospitality Operating Co, LLC.	5.00%	12/1/2016	689,107	28,305	717,412
Snowshoe Petroleum, Inc.	5.00%	12/1/2016	397,175	4,965	402,140
P. Morabito	5.00%	3/1/2017	672,189	14,742	686,881
.E. Bayuk	4.00%	12/31/2020	2,580,500	22,165	2,602,655
S. Morabito	4.00%	12/91/2020	2,563,542	21,985	2,585,527
P. Morabito	0.00%	On demand	285,580		285,580 🗸
:			\$ 8,127,043	\$ 97,817	\$ 8,224,860

All amounts due from affiliates have been classified as non current in the accompanying balance sheet because repayment is not-anticipated during the next year.

Per Audit Amount Per Scoustine @

2/= 1917 126 413,649

EXHIBIT REPORTER DEPONENT DATE

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# GL Ledger Print - Notes Receivable For Period: 01/2011 thru 09/2011, Superpumper, Inc.

#### Superpumper, Inc. Page: 1 of 3

### Report Settings

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#### Include Accounts 0000-1210-00 To 0000-1210-00

Include All Locations Yes

in with a Zero Balance Yes la Apcor

een Extilies to include Superpumper, inc. Duola

Include Correct Year Earnings Account. No

#### Group by Sile / Page break on Sile Yes / No Include Accounts with No Activity Yes

Date Src Deect	Journei		Rel Number	ference	Amount	YTD Balance	
0000 - No Sile						11000000	
e1-0008-1210-08	A/R - Internet on X/R			-	ing Balance		
07/27/2011 API 3100	Shell Oil		.kma2011EE	07/15/2011	820,82		
				07/2011 Total	£20.62-	<u>620.63</u>	
				Account Total	220.82	820.62	
		-		Account Total	270.82-	829.62	
1-8000-1218-01	A/R - Eig Wheel				ina Balance		
		•		Account Total		28.0	
			-	Account Total		0.00	
1-8000-1216-03	A/R - Spirit Finance		000			0.00	
	And a shear a manager				ing Balance	0.00	
		-		Account Total Account Total		0.00	
71-0000-1218-04	A/R - FAM		- 486		·	0.00	-
	R-PAM to Equily per SRB		448000	-	ing Releace	1,817,128.00	
	R-PAM to Equity per SRB		110925	09/30/2011	1,917,125.09-		
NATION OF THE A	NATION IN COUNTY DEL SING		110926	09/30/2011	1,917,128.09		
		•		99(2011 Total	04,0	1,917,128.00	
		-	-	Account Total	0.00	1,917,126.09	٠
1-0000-1218-86		-	51b /	Locourd Total	0.00	1,917,128.80	**
1-9409-1218-00	Due fr BWH			-	ng Balance	717,412.25	
		•	-	Icocent Total		717,412.25	•
		-	Sub/	Account Total		717,412.26	-
1-8000-1218-06	Due & CWC/Snowshoe				ng Balance	402,140.33	
01/11/2011 API 5270-			6783	01/01/2011	5,092.50		
01/13/2011 API OTVO			Jan132011	01/13/2011	9,000.00		
	0000119-Snell & Wilmer		121410	01/26/2011	4,816.50		
	Metille Smell Business Co		Feb2011	01/17/2011	108.80		
02/02/2011 API 7580-			feb2011	01/19/2011	15.64		
02/09/2011 CMIDJen10			Jan 10 Snows	01/05/2011	250,000.00-		
02/09/2011 GL Kutuk			110106	01/27/2011	19,321.21		
	BlueCross BlueShield of A		Jan for Feb	01/18/2011	807.21		
07/12/2011 Gil. n/c Ju	n17 SRM wire IN		11018RM	01/06/2011	250,000.00		
				91/2911 Total	38,163.16	441,303.48	
02/11/2011 APL OTV0			relocation exp		1,964.36		
· · · · · · · · · · · · · · · · · · ·	0000129-Sam Monibilio		Dec Expense		1,297.58		
02/16/2011 API 8011-			Feb for Janua		2,157.76		
	BlueCross BlueShield of A		FEB2011	02/14/2011	807.21		
02/25/2011 API 7580-			March2011	02/18/2011	15.84		
	Medifie Small Business Co		Mar2011	02/16/2011	109.90		
03/10/2011 GL Fab11			110201	02/15/2011	9,000.00		
03/10/2011 GL Feb11	Snowshoe PR		110202	02/17/2011	67,500.00		
				2/2011 Total	72,862.63	\$14,158.12	
	0000142-Sem Monabito		Feb2011 Exp		1,441,14		
03/18/2011 API 4135-	• • • • • • • • • • • • • • • • • • •		1111-31511	03/16/2011	440.85		
03/21/2011 API 9011-4			March for Fet		2,118.68		
	BlueCross BlueShield of A		April2011	03/17/2011	807.21		
03/25/2011 API 7580-			April2011	03/16/2011	15.84		
	Vietille Smell Bueiness Ce		April2011	03/15/2011	109.90		
04/04/2011 API 6270-1			6817	03/01/2011	1,487.50		
04/06/2011 GL Mar11			110301	03/15/2011	9,000.00		
04/05/2011 GL Mar11			110302	03/31/2011	172,500.00		
04/05/2011 GL \$ Mon			110303	03/30/2011	100.000.00		

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# GL Ledger Print - Notes Receivable For Period: 01/2011 thru 09/2011, Superpumper, Inc.

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Superpanper, Inc. Page: 2 of 3

Dele Src De	icription	Number	Ditle	Amount	YTD Balance
7/12/2011 GL (	C Mar11 SRM whe OLF	1103SRM	03/30/2011	100,000.00-	
		Period	43/2011 Total	167,821.22	702,077.34
04/07/2011 API 4	270-Startion R. Bernatain	6863	04/01/2011	960.00	·
04/07/2011 API	270-Stanton R. Bernatain	6860	04/01/2011	7,682.60	
04/07/2011 APE 4	270-Stanton R. Bernatain	03/03 credit	04/01/2011	2,327.50-	
04/07/2011 APL 5	270-Stanton R. Bernstein	0303 belence	04/01/2011	192.50	
04/14/2011 APL (	TV00000150-Sem Morabilo	March Exper	04/13/2011	970.26	
04/15/2011 APL 9	010-Card Member Service	042211	04/01/2011	1,861.10	
	580-Vision Service Plan	May2011	04/20/2011	15.64	
	023-BlueCross BlueShield of A	Mey2011	04/18/2011	807.21	
· · · ·	310-Metilie Small Business Ce	May2011	04/15/2011	109.90	
05/03/2011 CMD5		SRM in	04/16/2011	200,000.00-	
05/03/2011 CMDE		EWB in	04/29/2011	100,000.00-	
	priti Snowshoe PR wires	110401	04/30/2011	115,000.00	
	pri1 Trevor Lloyd	110402	04/15/2011	00.000,6	
05/03/2011 GL 8		110404	04/20/2011	200,000.00	
09/06/2011 GL n		AprEWB	04/29/2011	200,000.00	
09/06/2011 GL 🜼	OTT ADT EWB IN	AprEWBx	04/29/2011	100,000.00-	
			04/2911 Total	134,291.81	\$36,368.15
	011-Chees Card Services	April 2011	04/27/2011	1,063.57	
	135-Randy Locken	3111-43011		9.50	
	TV00000162-Sem Morabito	April2011	05/25/2011	506.20	
	560-Vision Service Plan	June2011	05/20/2011	15.84	
	kay11 Trevar Lloyd	110506	05/18/2011	9,000.00	
06/02/2011 GL W	my11 Snowshoe PR whe	110507	05/24/2911	57,500.00	
		Period (	6/2011 Total	<b>68,115,11</b>	984,484.26
	023-BlueCross BlueShield of A	June2011	06/01/2011	807.21	
	310-Medile Smell Business Ce	June2011	06/01/2011	. 109.90	`
	010-Card Member Service	June for May	06/15/2011	463.19	
	270-Stanton R. Bernstein	6964	06/01/2011	175.00	
	123-BiteCross BlueShield of A	July 2011	06/16/2011	807.21	
-	510-Medile Small Business Co	July 2011	06/16/2011	109.90	
	TV00000173-Sem Morabito	May 2011 Eq	06/23/2011	399.38	
	32-Chase Auto Finance	nov2010	10/16/2010	3,739.81-	
	190-Vision Service Plan	July2011	06/21/2011	15.64	
	211-BBVA Compess	061711	06/17/2011	38,623.36	
	m11 Trevor Lloyd	110806	06/16/2011	9,000.00	
GA11/2011 GL #	: BBVA etty isos per D'Arsta	110000	06/30/2011	36,623.35-	
			4/2019 Totel	a,148.82	912,631,08
	11-Chese Card Services	June 2011	06/24/2011	1,934.04	
	TV90000179-Sam Morabito	June 20411		168.91	
	TV00000179-Sam Morabito	June 11 expe		237.76	
	TV00000179-Sam Morabito	June 11 expe		237.75-	
	TV00000179-Sam Morabilo	June 20411		168.91-	
	TV00000179-Sam Morabilo	June Expense		237.78	
	10-Metilie Small Business Ce	August 2011		109.90	
	180-Vielon Service Plan	August 2011		15.84	
	70-Stanton R. Bernstein	6978	07/26/2011	1,137.50	
6/02/2011 GL J		110705	07/15/2011	9,000.00	
	: Juli 1 term loan Quartes & Brady	110731	07/31/2011	6,976.00	
waven1GL M	: Quartes & Brady term loan (legal feet)	110750	07/31/2011	6,978.00-	
			7/2011 Total	12,436.04	826,896,12
	23-BlueCross BlueShield of A	August 2011	08/01/2011	807.21	
	HO-Card Member Service	052211	08/02/2011	3,242.97	
	10-Metille Small Business Ce	Sept2011	06/15/2011	109.90	
	80-Vielos Service Plan	September20		15.84	
9/06/20/1GL A	• • • • • • • • • • • • • • • • • • • •	110803	06/16/2011	9,000.00	
9/05/2011 GL A		110904	05/17/2011	6,000.00	
env//2011GL Ci	nd Mbr Svc - Jult 1 FedEx (Sam)	110615	08/02/2011	109.11	

Thu 11/10/2011 3:45 pm

GLP 6.8.02.06

### SBCPA008349

# GL. Ledger Print - Notes Receivable For Period: 01/2011 Env 09/2011, Superpumper, Inc.

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Date Sic D	Neription	Number	ierence	Amount	
					YID Belence
09/12/2011 API	2060-Guraey, Schneider & Co, L	204380	08/2013 Total 08/31/2011	15,236.83	843,361,16
09/16/2011 API	OTV00000191-Sem Morabile		09/16/2011	6,050.00	
09/16/2011 API	9011-Chase Card Services		L 08/28/2011	227.95	
09/21/2011 API	5270-Stanion R. Bernstein	7047		433.96	
10/04/2011 GL	Sop11 Travor Llayd	110903	09/01/2011	4,752.50	
	Sep11 Snowhoe	110904	08/14/2011	35,000.00	
			09/15/2011 09/2011 Total	5,000.00	
				\$1,464.43	964,916.68
			Account Total	687,875.25	004,816.5E *
1-0600-1218-07	Due it Edward Bayuk		Account Total	\$12,575.25	994,816.58 **
09/06/2011 GL		1-00		ng Balance	2,002,665.00
09/06/2011 GL		AprEWB	04/29/2011	200,000.00-	
	WAY CHA LIND IN	AprEWBx	04/29/2011	100,000.00	
07/06/2011 CMD	hanti SMD uda		04/2011 Total	100,000.00-	2,502,655.00
			06/29/2011	100,000.00-	
08/02/2011 CMD			06/2011 Total	100,000.00-	2,402,856.00
COULT I CHILL		EWB in	07/29/2011	100,000.00-	
100040044 0140	Sep11 EWB wire IN		07/2011 Total	190,000.00-	2,302,665.00
10/04/2011 CMILA	Sep 11 EWB wine OUT		09/29/2011	50,000.00-	
INVERTICE :		110906	08/23/2011	50,000.00	
			09/2011 Total	0.00	2,302,855.00
			count Total	300,000.00-	2,302,885.00
-0000-1218-06			lecount Total	300,000.00-	2,302,666,00
	Due fr Selvatore Morebito			g Belence	2,5\$\$,827.00
07/12/2011 GE	/c Jan 31 SRM wire IN	1101SRM	01/06/2011	250,000.00-	
			01/2011 Total	260,000.00-	2,336,627.00
0//12/20/11 GL /	6 Mar11 SRM wire OUT	1103SRM	03/30/2011	100,000.00	
			12/2911 Total	100,000.00	2,438,627.00
0//06/2011 CMDJ	un11 SRM wire (net)	Jun11 SRM	06/30/2010	100,000.00-	
			K/2011 Total	100,000.00-	2,236,627.00
06/02/2011 CMDJ	ulti SRM in	Julii SRM	07/28/2011	100,000.00-	
400040000000000000000000000000000000000			17/2014 Total	100,008.00-	2,238,527.00
10/04/2011 CMDS	P Dep Sep 28th	ap0928	09/28/2011	50,000.00-	· • · · •
10/04/2011 GL \$	ep11 SRM whe OUT	110905	09/22/2011	50,000.00	
			W2011 Total	0.00	2,238,527.00
			ccount Total	360,009.00-	2,236,827.00
		** Sub A	ccount Total	340,000.00-	2,236,627.00 **
		*** Major A	ocount Total	\$8,145.87-	4,168,716.10 ***
			Sile Total	68,146.57-	8,186,716.10 ****
			s of 99/2011	<b>65.145.5</b> 7-	8,166,716.10

Thu 11/10/2011 3:45 pm

GLP 8.8.02.06

## SBCPA008350

#### Superpumper, Inc. Consultations 12/31/2010

On 3/29/2011, Naz Afshar and Gary Krausz consulted with Len Weitz, CPA regarding the application of a scope limitation opinion in the current instance of Superpumper's inability to provide us personal financial records of the shareholders as satisfaction of the valuation assertion for the notes receivable.

We discussed potential users of the financial statements being banks and other creditors. As shareholders are current guarantors of most lending arrangements, the financial institutions perform their own due diligence on the guarantors (who include the current and former shareholders). Additionally, since Superpumper is operating under a forbearance agreement already, the line of credit and term loan with BBVA Compass is classified as a current liability. We discussed client acceptance of scope limitation is ok with client.

Client's attorney agreed to provide us notes receivable documenting each borrowing and the relevant terms. We will include representations in management letter about these notes and the valuation of notes receivable from shareholders and related parties. We will also receive legal letter opinion from company's legal counsel about contingent liabilities.

Len agreed with audit team's conclusion that scope limitation opinion would be appropriate under circumstances. We will consider this limitation on our client acceptance decision for 2011 audit risk evaluation.

EXHIBIT	
REPORTER	Manberry.
DEPONENT_	Karksz JCPA
DATE	3/16/16

5744

Messag	e				
	-	•••		-	
From					

From:	Yalamanchili, Sujata [SYalaman@hodgsonruss.com]
Sent:	9/20/2010 9:50:32 PM
To;	Graber, Garry [GGraber@hodgsonruss.com]
Subject:	FW: Attorney Client Privileged Communication

FY}

From: Paul Morabito [mailto:pmorabito@cowestco.com] Sent: Monday, September 20, 2010 9:49 PM To: Yalamanchili, Sujata Subject: RE: Attorney Client Privileged Communication

Exactly. It allows sale. IF you look at what we are doing, we end up in the exact same position with stand alone assets.

From: Yalamanchili, Sujata [mailto:SYalaman@hodgsonruss.com] Sent: Monday, September 20, 2010 6:48 PM To: Paul Morabito Subject: RE: Attorney Client Privileged Communication

you need to be very clear on what the law says, Paul. I don't think it simply says you can transfer assets for value. I think Garry was trying to say that Fraud. Conveyance laws are complicated and they look at a lot of factors, including whether you have an intent to frustrate your creditors. I am not an expert in this area, but I want you to be very clear on what the law is.

Sujata

From: Paul Morabito [mailto:pmorabito@cowestco.com]
Sent: Monday, September 20, 2010 9:42 PM
To: Yalamanchili, Sujata
Subject: RE: Attorney Client Privileged Communication



CONFIDENTIAL

HR0000378

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So even with appraisals, and the law explicitly saying that I can sell for value, and the exact same amount of value being left in divisible assets ...

From: Yalamanchili, Sujata [mailto:SYalaman@hodgsonruss.com] Sent: Monday, September 20, 2010 6:39 PM To: Paul Morabito Subject: RE: Attorney Client Privileged Communication

The problem is that there is no set formula for how to do these things. Getting fair value helps, but anything you do from the moment Judge Adams read his decision in court onward is going to be scrutinized heavily.

I don't think Garry was implying you are doing anything wrong, but he wants you to know what kind of questions and scrutiny you can expect. I think the presumption will be against you in any proceeding on these conveyances, since you are a defendant against a judgment creditor.

We are just trying to protect you.

Sujata

-- ---

From: Paul Morabito [mailto:pmorabito@cowestco.com] Sent: Monday, September 20, 2010 9:31 PM To: Yalamanchili, Sujata Subject: RE: Attorney Client Privileged Communication

He called but I didn't take it. I thought all I was doing was what you advised – follow the law and sell for value. He said the same thing to me this morning. I end up with clearly defined assets that are just mine that they can attach and take worth the same amount had they tried to take assets jointly owned now by Edward and myself. I wasn't trying to avoid anything – just separate the assets so that they are easily identified. He made it sounds as if I was trying to defraud someone.

We didn't add any value for Femiley, by the way.

CONFIDENTIAL

HR0000379

From: Yalamanchili, Sujata [mailto:SYalaman@hodgsonruss.com] Sent: Monday, September 20, 2010 6:27 PM To: Paul Morabito Subject: RE: Attorney Client Privileged Communication

Thanks. Sorry the call earlier got testy. Hopefully, Garry has called you to clear the air.

Sujata Yalamanchili Partner Hodgson Russ LLP tel: 716.848,1657 | fax: 716.819,4620 syalaman@hodgsonruss.com

vCard | Biography | hedgsonruss.com

The Guaranty Building, 140 Pearl Street, Suite 100, Buffalo, New York

From: Paul Morabito [mailto:pmorabito@cowestco.com] Sent: Monday, September 20, 2010 9:26 PM To: Yalamanchili, Sujata; dvacco@lippes.com; Mlehmanesq@aol.com; Graber, Garry Subject: Attorney Client Privileged Communication

I'm sorry for eating into everyone's evening.

Please find attached what the estimate of the four escrows would look like, and the final 5th reconciliation amount.

Thanks,

In accordance with internal Revenue Service Circular 230, we advise you that unless otherwise expressly stated, any discussion of a federal tax issue in this communication or in ony attachment is not intended to be used, and cannot be used, for the purpose of avoiding federal tax penalties.

CONFIDENTIAL

HR0000380

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CONFIDENTIAL

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HR0000381

From: Dennis Vacco Sent: Wednesday, September 15, 2010 5:11 PM To: Paul Morabito Subje t: Tomorrow

I arrive on Southwest Airlines tomorrow at noon, LAX.

I need a room for tomorrow night.

.. ..

I have a scheduled departure for Friday at 2:45 PM.

Sujata and I had a good discussion. You should delay mailing the 2009 tax return until we meet tomorrow.

Her strong recommendation is that you sell CWC. We will discuss tomorrow.

Please note that effective December 1, 2009 my new email address is DVacco@Lippes.com.

DENNIS C. VACCO, Esq. Lippes Mathias Wexter Friedman LLP 665 Main Street, Suite 300 Buffaio, New York 14203 716-853-5100 (office) 716-853-5199 (fax) 716-713-1679 (cell) DVacco@Lippes.com

Circular 230 Disclosure. Any federal tax advice included in this communication (including any attachments) was not infended or written to be used, and cannot be used, for the purpose of (i) avoiding US federal tax-related penalties or (ii) promoting, marketing or recommending to another party any tax-related matter addressed herein.

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LMWF SUPP 102793

From: Dennis Vacco Sent: Wednesday, September 15, 2010 5:11 PM To: Paul Morabito Subje t: Tomorrow

I arrive on Southwest Airlines tomorrow at noon, LAX.

I need a room for tomorrow night.

-.

I have a scheduled departure for Friday at 2:45 PM.

Sujata and I had a good discussion. You should delay mailing the 2009 tax return until we meet tomorrow.

Her strong recommendation is that you sell CWC. We will discuss tomorrow.

Please note that effective December 1, 2009 my new email address is DVacco@Lippes.com.

DENNIS C. VACCO, Esq. Lippes Mathias Wexler Friedman LLP 665 Main Street, Suite 300 Buffalo, New York 14203 716-853-5100 (office) 716-853-5199 (fax) 718-713-1679 (ceil) DVacco@Lippes.com

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LMWF SUPP 102793

5750

March 30, 2012

Bank of America, N.A. ATTN: Standby LC Dept. CA9-705-07-05 1000 W. Temple Street, 7th Floor Los Angeles, CA. 90012

Re: Letter of Credit Number 3077485

To Whom It May Concern:

Please be advised that on behalf of Consolidated Western Corporation and its parent company, Snowshoe Petroleum, Inc., I am writing to request that Bank of America ("BOA") send a formal request to Royal Bank of Canada ("Royal") requesting a reduction in the cash security collateral which is on deposit with BOA as security for Letter of Credit, number 3077485, issued in favor of Royal. Presently there is \$1,204,479 in the security collateral account held by BOA.

Attached hereto is a letter from Raffles Insurance Limited ("Raffles") dated March 28, 2012 which states that the security collateral required to support the asset can be reduced. I draw your attention to the second to the last paragraph of the Raffles letter wherein it indicates that if a decrease in security collateral is authorized, we should "instruct your L/C provider to process the appropriate adjustment." Presently the Letter of Credit which forms the basis for this security collateral is in the amount of \$1,134,685. Therefore we are instructing BOA to request that Royal release all funds in the security collateral account *except* for \$81,010 which is still required by Raffles to secure the asset.

Thank you for your anticipated prompt attention to this request. If you have any questions regarding these instructions, please contact Mr. Dennis C. Vacco, Esq., at 716-853-5100.

Sincerely,

Edward W. Bayuk Consolidated Western Corporation, LLC Snowshoe Petroleum, Inc.

CC: Mr. David Maiorella, Bank of America Mr. Steven Peek Mr. Paul A. Morabito

Encl.

LMWF SUPP 071832

From: Dennis Vacco Sent: Friday, March 30, 2012 2:47 PM To: 'Edward Bayuk' CC: 'Paul Morabito'; Stephanie Canastraro; Richard Scherer; 'Frank Gilmore' Subject: LETTER TO BOA Attachment(s): "BAYUK LTR TO BOA 3-30-12.doc", "Snowshoe Petroleum.pdf"

Edward,

Please review the attached letter. We need this letter to BOA so it can initiate a request to Royal requesting a diminution of the security collateral/ Letter of Credit. Please put this letter on CWC letterhead (Snowshoe will do but CWC is better) and mail directly, with enclosure to the address indicated. Please send to me a signed PDF copy so I can send to Peak and Maiorella.

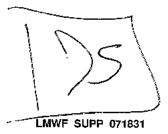
Don't forget to include the letter from Raffles.

Thanks.

DENNIS C. VACCO, Esq. Lippes Mathias Wexler Friedman LLP 665 Main Street, Suite 300 Buffalo, New York 14203 716-853-5100 (office) 716-853-5199 (fax) 716-713-1679 (cell) DVacco@Lippes.com

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11/2/2018	
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LIVE ECF	# KOK
District of Nevada	1 U D
<b>Claims Register</b>	

Entered by: JOMAX RECOVERY SERVICES

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# 13-51237-gwz PAUL A. MORABITO

## Judge: GREGG W ZIVE

Office: Reno

Last Date to file claims:

Chapter: 7

Trustee: WILLIAM A. LEONARD

Claim No: 1

Original Filed

Date: 01/15/2015

Original Entered

Date: 01/15/2015

Last Date to file (Govt):

Filed by: CR

Status:

(js) Modified:

Creditor: (9307176)THE HARTFORD FIRE INSURANCE COMPANY C/O JOMAX RECOVERY SERVICES 14100 N 83RD AVE, STE 235 PEORIA, AZ 85381

Amount claimed: \$326200.00 History: 01/15/2015 Claim #1 filed by THE HARTFORD FIRE INSURANCE COMPANY, Amount claimed: Details <u>1-1</u> \$326200.00 (JOMAX RECOVERY SERVICES (js)) Description: (1-1) Confession of Judgment pursuant to indemnity obligations

Remarks:

0 (7) (00 (00 m))			
Creditor: (9313673)	Claim No: 2	Status:	
JH, Inc., Jerry Herbst,and Berry-Hinckley	Original Filed	Filed by: CR	
Industri	Date: 01/22/2015	Entered by: CANDACE C. CLARK	
c/o Candace C. Clark, Esq.	Original Entered	Modified:	
Gordon Silver	Date: 01/22/2015		
3960 Howard Hughes Pkwy, 9th Floor	Last Amendment		
Las Vegas, NV 89169	Filed: 02/03/2015		
	Last Amendment		
	Entered: 02/03/2015		
Amount claimed: \$77000000.00			
History:			
Details 2-1 01/22/2015 Claim #2 filed	by JH. Inc., Jerry Herbst and F	Serry-Hinckley Industri, Amount claimed:	
	letails         2-1         01/22/2015         Claim #2 filed by JH, Inc., Jerry Herbst, and Berry-Hinckley Industri, Amount claimed: \$77000000.00 (CLARK, CANDACE)		
Details 2-2 02/03/2015 Amended Claim #2 filed by JH, Inc., Jerry Herbst, and Berry-Hinckley Industri, Amount			
claimed: \$77000000.00 (CLARK, CANDACE)			
Description: (2-1) See Attached			
(2-2) See Attached Exhibits			
Remarks:			

CAPITAL RECOVERY V, LLC C/O RECOVERY MANAGEMENT SYSTEMS CORPORAT 25 SE 2ND AVENUE SUITE 1120 MIAMI FL 33131-1605	<b>Claim No: 3</b> Original Filed Date: 03/29/2015 Original Entered Date: 03/29/2015	Status: Filed by: CR Entered by: RAMESHWAR SINGH Modified:	
History: Details 3-1 03/29/2015 Claim #3 filed by CAPITAL RECOVERY V, LLC, Amount claimed: \$170,02 (SINGH, RAMESHWAR)			
Description: Remarks: (3-1) BANANA REPUBLIC VISA CARD			

https://ecf.nvb.uscourts.gov/cgi-bin/SearchClaims.pl?555243405008091-L_1_0-1

1/3

Amount claimed: \$170.02	
History:	
Details <u>3-1</u> 03/29/2015	Claim #3 filed by CAPITAL RECOVERY V, LLC, Amount claimed: \$170.02 (SINGH, RAMESHWAR)
Description:	
Remarks: (3-1) BANANA REPUB	LIC VISA CARD

Franchise Tax Board Bankruptcy Section MS A340	Claim No: 4 Original Filed Date: 02/24/2016 Original Entered Date: 02/24/2016	Status: Filed by: CR Entered by: FRANCHISE TAX BOARD (cc) Modified:	
Amount claimed: \$4232980.52			
History: Details 4-1 02/24/2016 Claim #4 filed by Franchise Tax Board, Amount claimed: \$4232980.52 (FRANCHISE TAX BOARD (cc))			
Description: (4-1) 6049			
Remarks:			

Creditor: (10351103) Oppio Ranches, LLC Robertson, Johnson, Miller & Williamson 50 W. Liberty Street, Suite 600 Reno, NV 89501	Claim No: 5 Original Filed Date: 02/20/2018 Original Entered Date: 02/20/2018	Status: Filed by: CR Entered by: RICHARD D WILLIAMSON Modified:	
Amount claimed: \$7500.00			
History:			
Details 5-1 02/20/2018 Claim #5 filed by Oppio Ranches, LLC, Amount claimed: \$7500.00 (WILLIAMSON, RICHARD)			
Description:			
Remarks:			

# **Claims Register Summary**

Case Name: PAUL A. MORABITO Case Number: 13-51237-gwz Chapter: 7 Date Filed: 06/20/2013 Total Number Of Claims: 5

Total Amount Cla	imed*	\$81566850.54
Total Amount All	owed*	
Total Amount All	owed*	

*Includes general unsecured claims

The values are reflective of the data entered. Always refer to claim documents for actual amounts.

https://ecf.nvb.uscourts.gov/cgi-bin/SearchClaims.pl?555243405008091-L_1_0-1

2/3

LIVE ECF

	Claimed	Allowed
Secured		
Priority	\$4232980.52	
Administrative		

PACER Service Center			
	Transaction Rece	eipt	·····
	11/02/2018 15:26:3	3	
PACER Login:	garmantumergordon:4597437:0	Client Code:	278
Description:	Claims Register		13-51237-gwz Filed or Entered From: 11/1/2013 Filed or Eutered To: 11/2/2018
Billable Pages:	1	Cost:	0.10

https://ecf.nvb.uscourts.gov/cgi-bin/SearchClaims.pl?555243405008091-L_1_0-1

Ricky Ayala

"Fróm: Sent: To: Subject: Attachments: Gary Krausz, CPA/CFF Thursday, April 14, 2011 8:07 AM Naz Afshar, CPA; Darren Takemoto, CPA Fwd: Superpumper image001.jpg

Sent from my iPhone

Begin forwarded message:

From: Cathy Allen <<u>callen@guthoff.com</u>> Date: April 14, 2011 7:54:05 AM PDT To: "Gary Krausz, CPA'" <<u>gkrausz@gursey.com</u>> Subject: Superpumper

Gary:

I haven't had time to look at this too much, but here are some initial thoughts.

I know that Len looked at the issue of qualifying the report and I saw the email that Davida sent. Her page 2 says "If restrictions that significantly limit the scope are imposed by the client, auditors generally should disclaim an opinion on the financial statements." (does this seems to be the case?)

In addition, the notes are so large that if not repaid, the company would probably have to default on the bank loans? The bank seems to be the only ones that would suffer if the notes went bad. Did you consider disclaiming an opinion? As it is now, it seems like the risk is on your firm and would the bank come after you if the company didn't repay the loans?

If you keep the scope limitation as written, should you state that the issue is "valuation" and also "collectability"?

1

I still have some tax "stuff" left to finish, but will try to get back to this as soon as I can.

Cathy Allen, CPA

Guthoff Mehall Allen & Company, P.C.

EXHIBIT	20
REPORTER _	Manufa
DEPONENT_	Kalisz CIA
DATE	5/16/16

Fax 309-663-7166

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# UNITED STATES BANKRUPTCY COURT

# FOR THE DISTRICT OF NEVADA

In re:	Case No.: BK-N-13-51237-GWZ Chapter 7	
PAUL A. MORABITO,		
Debtor.		
JH, INC., JERRY HERBST, and BERRY- HINCKLEY INDUSTRIES,	Adv. Pro. No. 15-05019-GWZ	
Plaintiffs,		
v.		
PAUL A. MORABITO,		
Defendant.		

# SUBPOENA IN A CASE UNDER THE BANKRUPTCY CODE

TO: ROBISON SHARP SULLIVAN BRUST c/o FRANK C. GILMORE, ESQ. 71 WASHINGTON STREET RENO, NEVADA 89503 LAS VEGAS, NEVADA 89147

YOU ARE COMMANDED to appear at the place, date, and time specified below to testify at the taking of a deposition in the above-captioned case.

PLACE	DATE AND TIME

YOU ARE COMMANDED to produce and permit inspection and copying of the documents requested on **Exhibit A** hereto.

PLACE	DATE AND TIME
Woodburn & Wedge ¹	
Attn: John F. Murtha, Esq.	September 03, 2018
6100 Neil Road, Ste. 500	3;00 p.m.
Reno, Nevada 89511-1149	

¹ Responsive documents may be produced *via* email to ggordon@gtg.legal and mweisenmiller@gtg.legal. 4811-9432-4847, v. 2

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Any subpoenaed organization not a party to this proceeding shall designate one or more officers, directors, or managing agents, or other persons who consent to testify on its behalf, and may set forth, for each person designated, the matters on which the person will testify, Fed. R. Civ. P. 30(b)(6) made applicable to this proceeding by Rules 7030 and 7069, Fed. R. Bankr. P. See Rules 1018 and 9014, FED. R. BANKR. P.

ISSUING OFFICER SIGNAT	URE AND TITLE	DATE	
<u>/s/ Gerald M. Gordon</u> Counsel for JH Inc., Jerry Herbst, and Berry-Hinckley Industries		August 27, 2018	
ISSUING OFFICER'S NAME, ADDRESS AND PHONE NUMBER			
GERALD M. GORDON, ESQ. GARMAN TURNER GORDON LLP 650 White Drive, Suite 100 Las Vegas, Nevada 89119 Telephone: (725) 777-3000 Email: ggordon@gtg.legal			
PROOF OF SERVICE			
SERVED	DATE	PLACE	
SERVED ON (PRINT NAME	)	MANNER OF SERVICE	
SERVED BY (PRINT NAME)	)	TITLE	
DECLARATION OF SERVER			

I declare under penalty of perjury under the laws of the United States of America that the foregoing information contained in the Proof of Service is true and correct.

Executed on

(Date)

SIGNATURE OF SERVER

ADDRESS OF SERVER

#### Rule 45, Federal Rules of Civil Procedure, Parts C & D:

#### (c) Protecting a Person Subject to a Subpoena.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The issuing court must enforce this duty and impose an appropriate sanction--which may include lost earnings and reasonable attorney's fees--on a party or attorney who fails to comply.

#### (2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises—or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the issuing court for an order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

#### (3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the issuing court must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

(ii) requires a person who is neither a party nor a party's officer to travel more than 100 miles from where that person resides, is employed, or regularly transacts business in person-except that, subject to Rule 45(c)(3)(B)(iii), the person may be commanded to attend a trial by traveling from any such place within the state where the trial is held;

(iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

(B) When Permitted. To protect a person subject to or affected by a subpoena, the issuing court may, on motion, quash or modify the subpoena if it requires:

(i) disclosing a trade secret or other confidential research, development, or commercial information;

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party; or

(iii) a person who is neither a party nor a party's officer to incur substantial expense to travel more than 100 miles to attend trial.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(c)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

(i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (d) Duties in Responding to a Subpoena.

(1) *Producing Documents or Electronically Stored Information.* These procedures apply to producing documents or electronically stored information:

(A) *Documents*. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.

(B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

#### (2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information to the court under seal for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

Federal Rules of Civil Procedure Rule 45.

#### EXHIBIT A

## **DEFINITIONS**

1. "Affiliate" shall have the meaning set forth in 11 U.S.C. § 101(2).

2. "<u>Asset</u>" includes, but is not limited to, any:

a. Cash or cash equivalent;

b. Personal property, including but not limited to art, furniture, video, music and literary copyrighted work, clothing valued at over \$100.00 per item, internet domain name, jewelry, and/ or car, boat, plane or other vehicle;

c. Intellectual property (including but not limited to all patents, registered or unregistered copyrights, trademarks, trade secrets, licenses or any rights thereto);

- d. Real property;
- e. Fixtures;
- f. Mineral, gas and oil leases or related rights;

g. Purchase options, leases, any other right relating to land or other real property,

h. Right to payment or distribution (primary or contingent) including but not limited to royaltics, beneficiary rights, liens, mortgages, promissory notes and other chattel paper,

- i. Account;
- j. Insurance policy;
- k. Stock, bond, and/or derivative;
- 1. Note, check, order to pay or any other negotiable instrument;
- m. Receivable;
- n. Pre-paid expenses; or
- o. Any other current or prospective tangible or intangible property.

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3. "<u>Communication</u>" means any oral or written statement transmitted from one Person to another by any means, including, but not limited to, any contract, agreement, document, or understanding in proposed, draft, or final form related to any such oral or written statement, and including without limitation all methods of communication, including electronic mail.

4. "<u>Date</u>" means the exact day, month, and year, if known, or if not known, your best approximation thereof. Exact dates shall be given in all answers except where it is explicitly indicated that an approximate date may be given.

5. "<u>Document</u>" is intended to be as broad as it is used in Federal Rules of Civil Procedure ("<u>FRCP</u>") 26 and 34, and includes, without limitation:

a. the original (or an identical duplicate if the original is not available) and any non-identical copies (whether non-identical because of notes made on copies or attached comments, annotations, marks, transmission notations, or highlighting of any kind) of writings of every kind and description that are fixed in any kind of physical media;²

b. any printed, typewritten, handwritten, electronic, or otherwise recorded matter of whatever character of communications, letters, correspondence, electronic mail, memoranda, notes, Post-Its, media releases or articles, photographs, tape or sound recordings, contracts, agreements, telephone records, diaries, desk calendars, appointment calendar, group scheduler calendars, statements, reports, journal, minutes, working paper, financial report, accounting report, work papers, facsimile, facsimile transmission, drafts, logs, chart, graph, index, directory, scheduling data, databases, spreadsheets, presentations, word processed documents, bulletins, design schedules, supplemental instructions, time cards, drawings, shop drawings, progress payments, progress

² Physical media includes, but is not limited to, paper media, photographic media (including pictures, films, slides and microfilm), phonographic media, magnetic media (including, but not limited to hard drives, floppy disks, compact disks, and magnetic tapes of any kind), computer memory, optical media, magneto-optical media, and other physical media on which notations or marking of any kind can be affixed.

schedules, estimates, equipment time cards, design calculations, design meeting minutes, coordination meeting minutes, and material similar to any of the foregoing, however denominated and to whomever addressed, computer directory, computer disk, computer tape, or any written, printed, typed, punched, taped, filmed, or graphic matter however produced or reproduced. Documents also include the file, folder tabs, and labels appended to or containing any documents.

c. For the avoidance of doubt, electronically-stored information with all metadata intact shall be produced whenever available in the format described below.

6. "Insider" shall have the meaning set forth in 11 U.S.C. § 101(31).

7. "Judgment Debtor" or "Morabito" means Paul A. Morabito as the Judgment Debtor in Adv. Pro. No. 15-13-51237-GWZ together with any aliases or other names by which he is known or has used including, but not limited to, Paul Anthony, Paul Anthony Morabito, Paul Morabito, Paul Anthony Georges, and Paul-Anthony Georges Morabito

8. "<u>Morabito Associate</u>" means any Person, corporation, limited liability company, general or limited partnership, joint-venture, or other entity, Affiliate, Insider, insurance policy, or irrevocable or revocable trust or similar device in which Morabito is a grantor, trustee, cotrustee, trust protector, or beneficiary (primary or contingent), that has: (a) received any Assets from Morabito or any third party Person, entity, or trust on Morabito's behalf or for Morabito's pecuniary benefit; (b) distributed, remitted, transferred, assigned, gifted, quitclaimed, sold, or otherwise disposed of any Asset to Morabito or to any third party Person, entity, or trust on Morabito's behalf or for Morabito's pecuniary benefit; or (c) holds (outright or in trust), possesses, controls, maintains a right or obligation to distribute, any Assets in which Morabito has any primary or contingent pecuniary interest from January 1, 2013 to present.

9. "<u>Person</u>" means the plural as well as the singular and includes without limitation any natural person, as well as any firm, corporation, unincorporated association, partnership, or other form of legal entity.  "<u>Relate</u>" or "<u>relating to</u>" means constituting, comprising, containing, setting forth, showing, disclosing, describing, explaining, summarizing, concerning, or referring to directly or indirectly.

11. "You" or "Your," means Robison, Sharp, Sullivan & Brust (formerly Robison, Belaustegui, Sharp & Low), and each of its owners, managers, agents, servants, employees, attorneys, and representatives, or any other person which any of the foregoing control or have the right to compel to do an act or produce an item.

### **INSTRUCTIONS**

1. Pursuant to FRCP 34, 45, and 69, as adopted in Federal Rule of Bankruptcy Procedure ("<u>FRBP</u>") 7034, 7069, 9014 and 9016, any documents, electronically stored information ("<u>ESI</u>") or other tangible information shall be copied and produced to the undersigned counsel by web-based email, share file, or drop box. Responsive information should be organized and labeled to correspond to the categories in the Request. ESI should be produced in native format with all metadata attached, or if any native files cannot be rendered in readable format, native format linked to a single-page tagged image file format ("<u>TIFF</u>"). ESI in TIFF format should be identified by an Opticon cross-reference file, and all metadata that describes the electronic files associated with ESI (e.g., "date last modified") should be produced in text format linked to the associated files.

2. Whenever appropriate, the singular form of a word shall be interpreted as plural and the masculine gender shall be deemed to include feminine.

3. As used in these Requests, the term "and" as well as "or" shall be construed either disjunctively or conjunctively, as necessary, to bring within the scope of these Requests any information which might otherwise be construed to be outside their scope.

4. The term "identify", when used in reference to a document, means to:

a) State the date of preparation, author, title (if any), subject matter, number of pages, and type of documents (e.g., contract, letter, report, etc.) or some other means of distinguishing the document or writing;

b) Identify each and every person who prepared or participated in the preparation of the document or writing;

c) Identify each and every person who received a copy of the document;

d) State the present location of the document or writing;

e) Identify each and every person having custody or control of the document or writing;

f) State whether any copy of the document or writing is not identical to the original by reason of shorthand or other written notes, initials, or other modifications;

g) State, if the document or writing has been destroyed, the circumstances surrounding and the reasons for the destruction; and

h) Identify, if the document or writing has been destroyed, each and every person who destroyed or participated in, or ordered or suggested the destruction of it.

5. If any document is held under claim of privilege, please identify the document for which there is a claim of privilege by providing a full description thereof, including without limitation:

a) The date it bears;

b) The name of each person who prepared it or who participated in any way in its preparation;

c) The name of each person who signed it;

- The name of each person to whom it, or a copy of it was addressed;
- e) The name of each person who presently has custody of it or a copy of it;
- f) The subject matter and its substance; and
- g) What factual basis there is for the claim of privilege.

6. You are Requested to provide all documents within your possession, custody or control. In the event that you provide only a portion of the documents called for by any particular Request, please state the reason(s) for your inability to provide the remainder of the documents requested and the identity of the document(s).

7. If any document requested to be produced was but is no longer in your possession or control, or is no longer in existence, state whether it is (1) missing or lost, (2) destroyed, (3)

transferred voluntarily or involuntarily to others and if so to whom, or (4) otherwise disposed of; and in each instance explain the circumstances surrounding an authorization of such disposition thereof and state the approximate date thereof.

8. In answering these Requests, you are requested to furnish all information available at the time the responses are made, including information in the possession of its attorneys or investigators for your attorneys, not merely information known to your officers, directors, agents and employees.

9. Unless otherwise stated, each Request shall be deemed to request documents generated, created, or obtained from January 1, 2013 through the present.

10. These Requests shall be deemed continuing and as additional information concerning the answers is secured, such additional information should be promptly supplemented.

### **DOCUMENTS TO BE PRODUCED**

1. All documents and communications Relating to any Person's, including the Judgment Debtor or any Morabito Associate, payments or transfers of an Asset to You (including the form and source of any payments) in payment of Your fees and costs incurred in representing Morabito since January 1, 2013 to the present.

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