IN THE SUPREME COURT OF THE STATE OF NEVADA

* * * * *

CLA PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,

Appellant,

VS.

SHAWN BIDSAL, AN INDIVIDUAL,

Respondent.

CLA PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,

Appellant,

VS.

SHAWN BIDSAL, AN INDIVIDUAL,

Respondent.

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APPELLANT'S APPENDIX VOLUME 5

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CHRONOLOGICAL INDEX TO APPELLANT'S APPENDIX

<u>NO.</u>	DOCUMENT	DATE	VOL.	PAGE NO.
1.	Motion to Vacate Arbitration Award (NRS 38.241) and for Entry of Judgment	6/17/22	1	1-24
	Exhibit 117: JAMS Final Award dated March 12, 2022		1	25-56
	Exhibit 122: Operating Agreement of Green Valley Commerce, LLC		1	57-85
2.	Appendix to Movant CLA Properties, LLC's Motion to Vacate Arbitration Award (NRS 38.241) and for Entry of Judgment (Volume 1 of 18)	6/22/22	1	86
	Note Regarding Incorrect Index		1	87
	Index [Incorrect]		1	88-98
	Exhibit 101: JAMS Arbitration Demand Form dated February 7, 2020		1	99-133
	Exhibit 102: Commencement of Arbitration dated March 2, 2020		1	134-149
	Exhibit 103: Respondent's Answer and Counter-Claim dated March 3, 2020		1	150-178
	Exhibit 104: Report of Preliminary Arbitration Conference and Scheduling Order dated April 30, 2020		1	179-184
	Exhibit 105: Claimant Shawn Bidsal's Answer to Respondent CLA Properties, LLC's Counterclaim dated May 19, 2020		1	185-190
	Exhibit 106: Notice of Hearing for February 17 through August 3, 2020		1	191-195

<u>NO.</u>	<u>DOCUMENT</u>	DATE	VOL.	PAGE NO.
(Cont. 2)	Exhibit 107: Notice of Hearing for February 17 through February 19, 2021 dated October 20, 2020		1	196-199
	Exhibit 108: Claimant Shawn Bidsal's First Amended Demand for Arbitration dated November 2, 2020		1	200-203
	Exhibit 109: Respondent's Fourth Amended Answer and Counter-Claim to Bidsal's First Amended Demand dated January 19, 2021		1	204-214
	Exhibit 110: Claimant Shawn Bidsal's Answer to Respondent CLA Properties, LLC's Fourth Amended Counterclaim dated March 5, 2021		1	215-220
	Exhibit 111: Notice of Additional Hearing for June 25, 2021 dated April 29, 2021		1	221-226
	Exhibit 112: Notice of Additional Hearing for September 29 through September 30, 2021 dated August 9, 2021		1	227-232
]	Appendix to Movant CLA Properties, LLC's Motion to Vacate Arbitration Award (NRS 38.241) and for Entry of Judgment (Volume 2 of 18)	6/22/22	1	233
	Note Regarding Incorrect Index		1	234
	Index [Incorrect]		1	235-245
	Exhibit 113: Final Award - Stephen E. Haberfeld, Arbitrator dated April 5, 2019		2	246-267

<u>NO.</u>]	DOCUMENT	DATE	<u>VOL.</u>	PAGE NO.
(Cont. 3)	Exhibit 114: Order Granting Petition for Confirmation of Arbitration Award and Entry of Judgment and Denying Respondent's Opposition and Counterpetition to Vacate the Arbitrator's Award dated December 5, 2019		2	268-278
	Exhibit 115: Notice of Entry of Order Granting Petition for Confirmation of Arbitration Award and Entry of Judgment and Denying Respondent's Opposition and Counterpetition to Vacate the Arbitration's Award dated December 16, 2019		2	279-293
	Exhibit 116: Interim Award dated October 20, 2021		2	294-321
	Exhibit 117: Final Award dated March 12, 2022		2	322-353
]	Appendix to Movant CLA Properties, LLC's Motion to Vacate Arbitration Award (NRS 38.241) and for Entry of Judgment (Volume 3 of 18)	6/22/22	2	354
	Note Regarding Incorrect Index		2	355
	Index [Incorrect]		2	356-366
	Exhibit 118: Agreement for Sale and Purchase of Loan dated May 19, 2011		2	367-434
	Exhibit 119: Assignment and Assumption of Agreements dated May 31, 2011		2	435-438
	Exhibit 120: Final Settlement Statement – Note Purchase dated June 3, 2011		2	439-440
	Exhibit 121: GVC Articles of Organization dated May 26, 2011		2	441-442

<u>NO.</u> <u>D</u>	<u>OCUMENT</u>	DATE	VOL.	PAGE NO.
(Cont. 4)	Exhibit 122: GVC Operating Agreement		2	443-471
	Exhibit 123: Emails regarding Execution of GVC OPAG dated November 29, 2011 to December 12, 2011		2	472-476
	Exhibit 124: Declaration of CC&Rs for GVC dated March 16, 2011		3	477-557
	Exhibit 125: Deed in Lieu Agreement dated September 22, 2011		3	558-576
	Exhibit 126: Estimated Settlement Statement – Deed in Lieu Agreement dated September 22, 2011		3	577-578
	Exhibit 127: Grant, Bargain, Sale Deed dated September 22, 2011		3	579-583
V (1	ppendix to Movant CLA roperties, LLC's Motion to acate Arbitration Award NRS 38.241) and for Entry Judgment (Volume 4 of 18)	6/22/22	3	584
	Note Regarding Incorrect Index		3	585
	Index [Incorrect]		3	586-596
	Exhibit 128: 2011 Federal Tax Return dated December 31, 2011		3	597-614
	Exhibit 129: Escrow Closing Statement on Sale of Building C dated September 10, 2012		3	615-617
	Exhibit 130: Distribution Breakdown from Sale of Building C dated April 22, 2013		3	618-621
	Exhibit 131: 2012 Federal Tax Return dated September 10, 2013		3	622-638

<u>NO.</u>	DOCUMENT	DATE	VOL.	PAGE NO.
(Cont. 5	Exhibit 132: Letter to CLA Properties with 2012 K-1 dated August 8, 2013		3	639-646
	Exhibit 133: Escrow Settlement Statement for Purchase of Greenway Property dated March 8, 2013		3	647-649
6.	Appendix to Movant CLA Properties, LLC's Motion to Vacate Arbitration Award (NRS 38.241) and for Entry of Judgment (Volume 5 of 18)	6/22/22	3	650
	Note Regarding Incorrect Index		3	651
	Index [Incorrect]		3	652-662
	Exhibit 134: Cost Segregation Study dated March 15, 2013		4	663-791
7.	Appendix to Movant CLA Properties, LLC's Motion to Vacate Arbitration Award (NRS 38.241) and for Entry of Judgment (Volume 6 of 18)	6/22/22	4	792
	Note Regarding Incorrect Index		4	793
	Index [Incorrect]		4	794-804
	Exhibit 135: 2013 Federal Tax Return dated September 9, 2014		4	805-826
	Exhibit 136: Tax Asset Detail 2013 dated September 8, 2014		4	827-829
	Exhibit 137: Letter to CLA Properties with 2014 K-1 dated September 9, 2014		4	830-836
	Exhibit 138: Escrow Closing Statement on Sale of Building E dated November 13, 2014		4	837-838
	Exhibit 139: Distribution Breakdown from Sale of Building E dated November 13, 20	014	4	839-842

<u>NO.</u>	DOCUMENT	DATE	VOL.	PAGE NO.
(Cont. 7	Exhibit 140: 2014 Federal Tax Return dated February 27, 2015		4	843-862
	Exhibit 141: Escrow Closing Statement on Sale of Building B dated August 25, 2015		4	863-864
	Exhibit 142: Distribution Breakdown from Sale of Building B dated August 25, 2015		4	865-870
	Exhibit 143: 2015 Federal Tax Return dated April 6, 2016		4	871-892
	Exhibit 144: 2016 Federal Tax Return dated March 14, 2017		5	893-914
	Exhibit 145: Letter to CLA Properties with 2016 K-1 dated March 14, 2017		5	915-926
	Exhibit 146: 2017 Federal Tax Return dated April 15, 2017		5	927-966
	Exhibit 147: Letter to CLA Properties with 2017 K-1 dated April 15, 2017		5	967-972
	Exhibit 148: 2018 Federal Tax Return dated August 2, 2019		5	973-992
	Exhibit 149: Letter to CLA Properties with 2018 K-1 dated April 10, 2018		5	993-1003
8.	Appendix to Movant CLA Properties, LLC's Motion to Vacate Arbitration Award (NRS 38.241) and for Entry of Judgment (Volume 7 of 18)	6/22/22	5	1004
	Note Regarding Incorrect Index		5	1005
	Index [Incorrect]		5	1006-1016
	Exhibit 150: 2019 Federal Tax Return (Draft) dated March 20, 2020		5	1017-1053

<u>NO.</u>	DOCUMENT	DATE	VOL.	PAGE NO.
(Cont. 8	Exhibit 151: Letter to CLA Properties with 2019 K-1 dated March 20, 2020		5	1054-1063
	Exhibit 152: Emails Regarding CLA's Challenges to Distributions dated January 26 to April 22, 2016	8	5	1064-1082
	Exhibit 153: Buy-Out Correspondence – Bidsal Offer dated July 7, 2017		5	1083-1084
	Exhibit 154: Buy-Out Correspondence – CLA Counter dated August 3, 2017		5	1085-1086
	Exhibit 155: Buy-Out Correspondence – Bidsal Invocation dated August 5, 2017		5	1087-1088
	Exhibit 156: Buy-Out Correspondence – CLA Escrow dated August 28, 2017		5	1089-1093
	Exhibit 157: CLA Responses to First Set of Interrogatories dated June 22, 2020		5	1094-1102
	Exhibit 158: GVC Lease and Sales Advertising dated April 25, 2018		6	1103-1174
	Exhibit 159: Property Information dated August 10, 2020		6	1175-1177
9.	Appendix to Movant CLA Properties, LLC's Motion to Vacate Arbitration Award (NRS 38.241) and for Entry of Judgment (Volume 8 of 18)	6/22/22	6	1178
	Note Regarding Incorrect Index		6	1179
	Index [Incorrect]		6	1180-1190
	Exhibit 160: Deposition Transcript of David LeGrand dated March 20, 2018 (with Exhibits 1-39)		6 7 8 9	1191-1351 1352-1580 1581-1806 1807-1864

<u>NO.</u>	DOCUMENT	DATE	VOL.	PAGE NO.
10.	Appendix to Movant CLA Properties, LLC's Motion to Vacate Arbitration Award (NRS 38.241) and for Entry of Judgment (Volume 9 of 18)	6/22/22	9	1865
	Note Regarding Incorrect Index		9	1866
	Index [Incorrect]		9	1867-1877
	Exhibit 161: Deed – Building C dated September 10, 2012		9	1878-1884
	Exhibit 162: Deed Building E dated November 13, 2014		9	1885-1893
	Exhibit 163: Email from Ben Golshani to Shawn Bidsal dated September 22, 2011		9	1894-1897
	Exhibit 164: Deed of Trust Notes (annotated) dated July 17, 2007		9	1898-1908
	Exhibit 165: Assignment of Lease and Rents dated July 17, 2007		9	1909-1939
	Exhibit 166: CLA Payment of \$404,250.00 dated May 29, 2011		9	1940-1941
	Exhibit 167: Operating Agreemen For Country Club, LLC dated June 15, 2011	t	9	1942-1970
	Exhibit 168: Email from David LeGrand to Shawn to Bidsal and Bedn Gloshani dated September 16, 2011		9	1971-2001
	Exhibit 169: GVC General Ledger 2011 dated December 31, 2011		9	2002-2004
	Exhibit 170: Green Valley Trial Balance Worksheet, Transaction Listing dated June 7, 2012		9	2005-2010

<u>NO.</u> <u>D</u> O	<u>OCUMENT</u>	DATE	VOL.	PAGE NO.
(Cont. 10)	Exhibit 171: Correspondence from Lita to Angelo re Country Blub 2012 Accounting dated January 21, 2016		9	2011-2013
	Exhibit 172: Email from Shawn Bidsal re Letter to WCICO dated January 21, 2016		9	2014-2017
	Exhibit 173: GVC Equity Balance Computation dated June 30, 2017		9	2018-2019
	Exhibit 174: Email from Ben Golshani to Jim Main dated July 21, 2017		9	2020-2021
	Exhibit 175: Email Communication between Ben Golshani and Jim Main dated July 25, 2017		9	2022-2025
	Exhibit 176: Email Communication from James Shapiro dated August 16, 2017		9	2026-2031
	Exhibit 177: Email Communication between Ben Golshani and Shawn Bidsal dated August 16, 2017		9	2032-2033
	Exhibit 178: Email Communication between Rodney T. Lewin and James Shapiro dated November 14, 2017		9	2034-2035
	Exhibit 179: Letter from Ben Golshani to Shawn Bidsal dated December 26, 2017		9	2036-2037
	Exhibit 180: Letter from Shawn Bidsal to Ben Golshani dated December 28, 2017		9	2038-2039
	Exhibit 181: Arbitration Final Award dated April 5, 2019		10	2040-2061
	Exhibit 182: Email from Ben Golshani to Shawn Bidsal dated June 30, 2019		10	2062-2063

NO. DO	OCUMENT	DATE	VOL.	PAGE NO.
(Cont. 10)	Exhibit 183: Email from Ben Golshani to Shawn Bidsal dated August 20, 2019		10	2064-2065
	Exhibit 184: Email Communication between CLA and Shawn Bidsal dated June 14, 2020		10	2066-2067
	Exhibit 185: Claimant Shawn Bidsal's First Supplemental Responses to Respondent CLA Properties, LLC's First Set of Interrogatories to Shawn Bidsal dated October 2, 2020		10	2068-2076
	Exhibit 186: Claimant Shawn Bidsal's Responses to Respondent CLA Properties, LLC's Fifth Set of Requests for Production of Documents Upon Shawn Bidsal dated February 19, 2021		10	2077-2081
Pro Va (N	opendix to Movant CLA operties, LLC's Motion to acate Arbitration Award RS 38.241) and for Entry Judgment (Volume 10 of 18)	6/22/22	10	2082
	Note Regarding Incorrect Index		10	2083
	Index [Incorrect]		10	2084-2094
	Exhibit 187: Claimant Shawn Bidsal's Responses to Respondent CLA Properties, LLC's Sixth Set of Requests for Production of Documents Upon Shane Bidsal dated February 22, 2021		10	2095-2097
	Exhibit 188: 2019 Notes re Distributable Cash Building C dated July 11, 2005		10	2098-2099

<u>NO.</u>	DOCUMENT	DATE	VOL.	PAGE NO.
(Cont. 1	Petition for Confirmation of Arbitration Award and Entry of Judgment and Denying Respondent's Opposition and Counterpetition to Vacate the Arbitrator's Award dated December 6, 2019		10	2100-2110
	Exhibit 190: Plaintiff Shawn Bidsal's Motion to Vacate Arbitration Award dated April 9, 2019		10	2111-2152
	Exhibit 191: Notice of Appeal dated January 9, 2020		10	2153-2155
	Exhibit 192: Case Appeal Statement dated January 9, 2020		10	2156-2160
	Exhibit 193: Respondent's Motion for Stay Pending Appeal dated January 17, 2020		10 11	2161-2286 2287-2325
12.	Appendix to Movant CLA Properties, LLC's Motion to Vacate Arbitration Award (NRS 38.241) and for Entry of Judgment (Volume 11 of 18)	6/22/22	11	2326
	Note Regarding Incorrect Index		11	2327
	Index [Incorrect]		11	2328-2338
	Exhibit 194: Notice of Entry of Order Granting Respondent's Motion for Stay Pending Appeal dated March 10, 2020		11	2339-2344
	Exhibit 195: Notice of Posting Case in Lieu of Bond dated March 20, 2020		11	2345-2349
	Exhibit 196: (LIMITED) Arbitration #1 Exhibits 23-42 (Portions of 198 admitted: Exs. 26 and 40 within 198)		11	2350-2412

<u>NO.</u> <u>D</u>	<u>OCUMENT</u>	DATE	VOL.	PAGE NO.
(Cont. 12)	Exhibit 197: Rebuttal Report Exhibit 1 Annotated (Gerety Schedule) dated July 11, 2005		11	2413-2416
	Exhibit 198: Chris Wilcox Schedules dated August 13, 2020		11	2417-2429
	Exhibit 199: Rebuttal Report Exhibit 3 dated December 31, 201	17	11	2430-2431
	Exhibit 200: Distribution Breakdown dated November 13, 2014 and August 28, 2015		11	2432-2434
	Exhibit 201: Respondent's Motion to Resolve Member Dispute Re Which Manager Should be Day to Day Manager and Memorandum of Points and Authorities and Declarations of Benjamin Golshani and Rodey T. Lewin in Support Thereof dated May 20, 2020		11 12	2435-2530 2531-2547
Pr V (N	ppendix to Movant CLA roperties, LLC's Motion to acate Arbitration Award JRS 38.241) and for Entry Judgment (Volume 12 of 18)	6/22/22	12	2548
	Note Regarding Incorrect Index		12	2549
	Index [Incorrect]		12	2550-2560
	Exhibit 202: Claimant Shawn Bidsal's Opposition Respondent CLA Properties, LLC's Motion to Resolve Member Dispute Re Which Manager Should be Day to Day Manager dated June 10, 2020 (with Exhibits 1-62	2)	12 13 14	2561-2775 2776-3016 3017-3155
	Exhibit 203: Request for Oral Arguments: Respondent CLA Properties, LLC's Motion to Resolve Member Dispute Re Which Manager Should be Day to Day Manager dated June 17, 2020		14	3156-3158

NO. Do	<u>OCUMENT</u>	DATE	VOL.	PAGE NO.
(Cont. 13)	Exhibit 204: Respondent's Reply Memorandum of Point and Authorities and Declarations Benjamin Golshani and Rodney T. Lewin in Support of Motion to Resolve member Dispute Re Which Manager Should be Day to Day Manager dated June 24, 2020		14	3159-3179
	Exhibit 205: Claimant Shawn Bidsal's Supplement to Opposition to Respondent CLA Properties, LLC's Motion to Resolve Member Dispute Re Which Manager Should be Day to Day Manager dated July 7, 202	0	14	3180-3193
	Exhibit 206: CLA's Supplement to Brief re Motion to Resolve Member Dispute Re Which Manager Should be Day to Day Manager – Tender Issue and Declaration of Benjamin Golshani in Support of Motion dated July 13, 2020		14	3194-3213
	Exhibit 207: Order on Pending Motions dated July 20, 2020		14	3214-3221
Pr Va (N	opendix to Movant CLA operties, LLC's Motion to acate Arbitration Award IRS 38.241) and for Entry Judgment (Volume 13 of 18)	6/22/22	14	3222
	Note Regarding Incorrect Index		14	3223
	Index [Incorrect]		14	3224-3234
	Exhibit 208: CLA Properties, LLC's Motion to Compel Answers to First Set of Interrogatories to Shawn Bidsal dated July 16, 2020		14 15	3235-3262 3263-3292

<u>NO.</u> <u>D</u>	<u>OCUMENT</u>	DATE	VOL.	PAGE NO.
(Cont. 14)	Exhibit 209: Exhibits to CLA Properties, LLC's Motion to Compel Answers to First Set of Interrogatories to Shawn Bidsal dated July 16, 2020		15	3293-3332
	Exhibit 210: Claimant's Opposition to Respondent's Motion to Compel Answers to First Set of Interrogatories to Shawn Bidsal and Countermot to Stay Proceedings dated July 24, 2020		15	3333-3456
	Exhibit 211: Respondent CLA Properties, LLC Reply to Opposition by Claimant (Bidsa CLA's Motion to Compel Furt Answers to Interrogatories dated July 27, 2020	al) to	15	3457-3464
	Exhibit 212: CLA Properties, I Reply in Support of Motion to Compel Answers to First Set o Interrogatories and Opposition to Countermotion to Stay Proceedings dated July 28, 202	\mathbf{f}	15	3465-3489
	Exhibit 213: Order on Respondent's Motion to Compel and Amended Scheduling Order dated August 3, 2020		15	3490-3494
	Exhibit 214: Claimant's Emergency Motion to Quash Subpoenas and for Protective Order dated June 25, 2020		16	3495-3524
	Exhibit 215: CLA Properties, LLC's Opposition to Emergen Motion to Quash Subpoenas and for Protective Order dated June 29, 2020	cy	16	3525-3536
	Exhibit 216: Claimant's Reply to Opposition to Motion to Qu Subpoenas and for Protecive Order dated June 30, 2020		16	3537-3539

<u>NO.</u> <u>D</u>	<u>OCUMENT</u>	DATE	VOL.	PAGE NO.
(Cont. 14)	Exhibit 217: Order on Pending Motions dated July 20, 2020		16	3540-3547
P V (1	Appendix to Movant CLA roperties, LLC's Motion to Vacate Arbitration Award NRS 38.241) and for Entry f Judgment (Volume 14 of 18)	6/22/22	16	3548
	Note Regarding Incorrect Index		16	3549
	Index [Incorrect]		16	3550-3560
	Exhibit 218: CLA Properties, LLC's Motion to Compel Further Responses to First Set of Interrogatories to Shawn Bidsal and for Production of Documents dated October 7, 2020		16	3561-3616
	Exhibit 219: Rodney Lewin and James Shapiro Email Chain dated October 19, 2020		16	3617-3619
	Exhibit 220: Claimant's Opposition to Respondent's Motion to Compel Further Responses to First Set of Interrogatories to Shawn Bidsal And for Production of Documents dated October 19, 2020		16	3620-3629
	Exhibit 221: CLA Properties, LLC's Reply to Opposition to Motion to Compel Further Responses to First Set of Interrogatories to Shawn Bidsal and for Production of Documents dated October 22, 2020		16	3630-3650
	Exhibit 222: Order on Respondent's Motion to Compel Further Responses to First Set of Interrogatories to Shawn Bidsal and for Production of Documents dated November 9, 2020		16	3651-3657

NO. DO	<u>OCUMENT</u>	DATE	VOL.	PAGE NO.
(Cont. 15)	Exhibit 223: CLA Properties, LLC's Motion to Continue Proceedings dated November 5, 2020		16	3658-3663
	Exhibit 224: Order on Respondent's Motion to Continue Proceedings and Second Amended Scheduling Order dated November 17, 2020		16	3664-3669
	Exhibit 225: Letter to Honorable David Wall (Ret.) Requesting Leave to Amend dated January 19, 2021		16	3670-3676
	Exhibit 226: Respondent's Fourth Amended Answer and Counterclaim to Bidsal's First Amended Demand dated January 19, 2021		16	3677-3687
	Exhibit 227: Claimant's Opposition to Respondent / Counterclaimant's Motion for Leave to file Fourth Amended Answer and Counterclaim dated January 29, 2021		16	3688-3732
	Exhibit 228: Respondent / Counterclaimant's Reply in Support of Motion for Leave to File Fourth Amended Answer and Counterclaim dated February 2, 2021		16	3733-3736
	Exhibit 229: Order on Respondent's Pending Motions dated February 4, 2021		16	3737-3743
	Exhibit 230: CLA Properties, LLC's Emergency Motion for Order Compelling the Completion of the Deposition of Jim Main, CPA dated January 26, 2021		17	3744-3793

<u>NO.</u>	DOCUMENT	DATE	VOL.	PAGE NO.
(Cont. 1	Exhibit 231: Claimant's Opposition to Respondent / Counterclaimant's Emergency Motion for Order Compelling the Completion of the Deposition of Jim Main, CPA dated January 29, 2021		17 18	3794-3993 3994-4029
	Exhibit 232: Jim Main's Opposition and Joinder to Claimant's Opposition to Respondent / Counterclaimant's Emergency Motion for Order Compelling the Completion of the Deposition of Jim Main, CPA dated February 1, 2021		18	4030-4032
	Exhibit 233: CLA Properties, LLC's Reply in Support of Emergency Motion for Order Compelling the Completion of the Deposition of Jim Main, CPA dated February 3, 2021		18	4033-4038
	Exhibit 234: Order on Respondent's Pending Motions dated February 4, 2021		18	4039-4045
16.	Appendix to Movant CLA Properties, LLC's Motion to Vacate Arbitration Award (NRS 38.241) and for Entry of Judgment (Volume 15 of 18)	6/22/22	18	4046
	Note Regarding Incorrect Index		18	4047
	Index [Incorrect]		18	4048-4058
	Exhibit 235: CLA Properties, LLC Motion for Orders (1) Compelling Claimant to Restore/Add CLA to all Green Valley Bank Accounts; (2) Provide CLA with Keys to all of Green Valley Properties; and (3) Prohibiting Distributions to the Members until the Sales of the Membership Interest in Issue in this Arbitration is Consumated and the Membership Interest is Conveyed dated February 5, 2021		18	4059-4101

<u>NO.</u> <u>DO</u>	<u>DCUMENT</u>	DATE	VOL.	PAGE NO.
(Cont. 16)	Exhibit 236: Claimant's Opposition to Respondent / Counterclaimant's Motion for Orders (1) Compelling Claimant To Restore / Add CLA to All Green Valley Bank Accounts; (2) Provide CLA with Keys to All Green Valley Properties; and (3) Prohibiting Distributions to The Members until the Sale of The Membership Interest in Issue in this Arbitration is Consummated and the Membership Interest is Conveyed dated February 19, 2021		18	4102-4208
	Exhibit 237: Order on Respondent's Motion for Various Orders dated February 22, 2021		18	4209-4215
	Exhibit 238: CLA Motion in Limine re Bidsal's Evidence re Taxes dated March 5, 2021		18	4216-4222
	Exhibit 239: Claimant's Opposition to CLA's Motion in Limine Regarding Bidsal's Evidence re Taxes dated March 11, 2021		18	4223-4229
	Exhibit 240: Ruling – Arbitration Day 1 p. 11 dated March 17, 2021		18	4230-4231
	Exhibit 241: CLA Properties, LLC's Motion in Limine Re Failure to Tender dated March 5, 2021		19	4232-4329
	Exhibit 242: Claimant Shawn Bidsal's Opposition to Respondent CLA Properties, LLC's Motion in Limine Re Failure to Tender dated March 11, 2021		19	4330-4354
	Exhibit 243: CLA Properties, LLC's Reply to Shawn Bidsal's Opposition Re Failure to Tender dated March 12, 2021		19	4355-4430

<u>NO.</u> <u>D</u>	<u>OCUMENT</u>	DATE	VOL.	PAGE NO.
(Cont. 16)	Exhibit 244: Ruling – Arbitration Day 1 pp 15-17 dated March 17, 2021		19	4431-4434
	Exhibit 245: CLA's Motion to Withdrawal Exhibit 188 dated March 26, 2021		19	4435-4437
	Exhibit 246: Claimant's Opposition to CLA's Motion to Withdraw Exhibit 188 dated March 31, 2021		19	4438-4439
	Exhibit 247: CLA's Reply to Bidsal's Opposition to the Motion to Withdraw Exhibit 188 dated March 31, 2021	:	19	4440-4442
	Exhibit 248: Order on Respondent's Motion to Withdraw Exhibit 188 dated April 5, 2021		19	4443-4445
Pi V (N	ppendix to Movant CLA roperties, LLC's Motion to acate Arbitration Award IRS 38.241) and for Entry Judgment (Volume 16 of 18)	6/22/22	19	4446
	Note Regarding Incorrect Index		19	4447
	Index [Incorrect]		19	4448-4458
	Exhibit 249: CLA Properties, LLC's Brief Re: (1) Waiver of the Attorney-Client Privilege; and (2) Compelling the Testimony of David LeGrand, Esq. dated May 21, 2021	;	19	4459-4474
	Exhibit 250: Claimant Shawn Bidsal's Brief Regarding the Testimony of David LeGrand dated June 11, 2021		20	4475-4569
	Exhibit 251: CLA's Properties, LLC Supplemental Brief Re: (1) Waiver of the Attorney-Client Privilege; and (2) Compelling the Testimony of David LeGrand, Esc dated July 9, 2021		20	4570-4577

<u>NO.</u> <u>D</u>	<u>OCUMENT</u>	DATE	VOL.	PAGE NO.
(Cont. 17)	Exhibit 252: Claimant Shawn Bidsal's Supplemental Brief Regarding the Testimony of David LeGrand dated July 23, 2021		20	4578-4595
	Exhibit 253: Order Regarding Testimony of David LeGrand dated September 10, 2021		20	4596-4604
	Exhibit 254: Claimant Shawn Bidsal's Application for Award of Attorney's Fees and Costs dated November 12, 2021		20	4605-4687
	Exhibit 255: Respondent / Counterclaimant CLA Properties, LLC's Opposition to Claimant Bidsal's Application for Attorney's Fees and Costs dated December 3, 2021		21	4688-4757
	Exhibit 256: Claimant's Reply in Support of Claimant Shawn Bidsal's Application for Attorney's Fees and Costs dated December 17, 2021		21	4758-4806
	Exhibit 257: Respondent / Counterclaimant CLA Properties, LCC's Supplemental Opposition to Claimant's Application for Attorney's Fees and Costs dated December 23, 2021		21	4807-4838
	Exhibit 258: Response to CLA Properties' Rogue Supplemental Opposition dated December 29, 2021		21	4839-4946
	Exhibit 259: Claimant Shawn Bidsal's Supplemental Application for Award of Attorney's Fees and Costs dated January 12, 2022		21 22	4847-4930 4931-4964

<u>NO.</u> <u>DO</u>	<u>OCUMENT</u>	DATE	VOL.	PAGE NO.
(Cont. 17)	Exhibit 260: Respondent's Second Supplemental Opposition to Application for Attorney's Fees and Costs dated January 26, 2022		22	4965-4998
	Exhibit 261: Claimant's Second Supplemental Reply in Support of Claimant Shawn Bidsal's Application for Award of Attorney Fees and Costs dated February 15, 2022		22	4999-5052
Pro Va (N.	opendix to Movant CLA operties, LLC's Motion to cate Arbitration Award RS 38.241) and for Entry Judgment (Volume 17 of 18)	6/22/22	22	5053
	Note Regarding Incorrect Index		22	5054
	Index [Incorrect]		22	5055-5065
	Exhibit 262: Transcript of Proceedings – Honorable Stephen E. Haberfeld Volume 1 dated May 8, 2018		23	5066-5287
	Exhibit 263: Transcript of Proceedings – Honorable Stephen E. Haberfeld Volume 2 dated May 9, 2018		23 24	5288-5313 5314-5549
	Exhibit 264: Arbitration Hearing Transcript Day 1 dated March 17, 2021		25 26	5550-5797 5798-5953
	Exhibit 265: Arbitration Hearing Transcript Day 2 dated March 18, 2021		26 27 28	5954-6046 6047-6260 6261-6341
	Exhibit 266: Arbitration Hearing Transcript Day 3 dated March 19, 2021		28 29 30	6342-6505 6506-6705 6706-6798
	Exhibit 267: Arbitration Hearing Transcript Day 4 dated April 26, 2021		30 31	6799-6954 6955-7117

<u>NO.</u>	DOCUMENT	DATE	VOL.	PAGE NO.
19.	Appendix to Movant CLA Properties, LLC's Motion to Vacate Arbitration Award (NRS 38.241) and for Entry of Judgment (Volume 18 of 18)	6/22/22	31	7118
	Note Regarding Incorrect Index		31	7119
	Index [Incorrect]		31	7120-7130
	Exhibit 268: Arbitration Hearing Transcript Day 5 dated April 27, 2021		31 32	7131-7202 7203-7358
	Exhibit 269: Reporter's Transcript dated June 25, 2021		32	7359-7410
	Exhibit 270: Remote Transcript of Proceedings dated August 5, 2021		33	7411-7531
	Exhibit 271: Transcript of Proceedings Arbitration dated September 29, 2021		33 34	7532-7657 7658-7783
	Exhibit 272: Transcript of Hearing Proceedings dated January 5, 2022		34	7784-7814
	Exhibit 273: Transcript of Telephonic Hearing Proceedings dated February 28, 2022		34	7815-7859
	Exhibit 274: Appellant Shawn Bidsal's Opening Brief (Supreme Court of Nevada, Appear from Case No. A-19-795188-P, District Court, Clark County, NV) dated November 24, 2020		35	7860-7934
	Exhibit 275: Respondent's Opposition to CLA's Petition for Confirmation of Arbitration Award and Entry of Judgment and Counterpetition to Vacate Arbitration Award (<i>Case No. A-19-795188-P, District Court, Clark County, NV</i>) dated July 15, 2019		35	7935-7975

<u>NO.</u> <u>DO</u>	<u>DCUMENT</u>	DATE	VOL.	PAGE NO.
(Cont. 19)	Exhibit 276: Order of Affirmance (In Re: Petition of CLA Properties, LLC C/W 80831 Nos. 80427; 80831, <i>Order of Affirmance</i> , unpublished Deposition) dated March 17, 2022		35	7976-7981
	Exhibit 277: 2011-2019 Green Valley Commerce Distribution		35	7982-7984
Pro Va (N of Co	dsal's Opposition to CLA operties, LLC's Motion to leate Arbitration Award RS 38.241) and for Entry Judgment and Bidsal's ountermotion to Confirm bitration Award	9/1/22	35	7985-8016
	Exhibit 1: Declaration of Shawn Bidsal in Support of Claimant Shawn Bidsal's Opposition to Respondent CLA Properties, LLC Motion to Resolve Member Dispute Re Which Manage Should be Day to Day Manager dated June 10, 2020		35	8017-8027
	Exhibit 2: Affidavit of Benjamin Golshani in Opposition to Respondent's Motion for Stay Pending Appeal dated January 31, 2020		35	8028-8041
	Exhibit 3: Articles of Organization for Green Valley Commerce, LLC dated May 26, 2011		35	8042-8043
	Exhibit 4: Final Settlement Statement for Green Valley Commerce, LLC dated September 3, 2011		35	8044-8045
	Exhibit 5: Grant, Bargain and Sale Deed dated September 22, 2011		35	8046-8050
	Exhibit 6: Estimated Settlement Statement dated September 22, 2011		35	8051-8052

<u>NO.</u> <u>D</u>	<u>OCUMENT</u>	DATE	VOL.	PAGE NO.
(Cont. 20)	Exhibit 7: Declaration of Covenants, Conditions and Restrictions and Reservation of Comments for Green Valley Commerce Center dated March 16, 2012		35 36	8053-8097 8098-8133
	Exhibit 8: Seller's Closing Statement – Final dated September 10, 2012		36	8134-8136
	Exhibit 9: Operating Agreement for Green Valley Commerce, LLC		36	8137-8165
	Exhibit 10: Schedule with Check of Distributions sent from Shawn Bidsal to Benjamin Golshani		36	8166-8169
	Exhibit 11: Seller's Closing Statement – Final dated November 14, 2014		36	8170-8171
	Exhibit 12: Schedule of Distributions		36	8172-8175
	Exhibit 13: Seller's Settlement Statement dated August 31, 2015		36	8176-8177
	Exhibit 14: CLA Properties, LLC's Election to Purchase Membership Interest dated August 3, 2017		36	8178-8179
	Exhibit 15: Correspondence from Rodney T. Lewin to James E. Shapiro Re Proof of Funds to Purchase Membership Interest		36	8180-8184
	Exhibit 16: Demand for Arbitration Form dated September 26, 2017		36	8185-8190
	Exhibit 17: JAMS Arbitration Final Award dated April 4, 2019		36	8191-8212

<u>NO.</u>	DOCUMENT	DATE	VOL.	PAGE NO.
(Cont. 2	20) Exhibit 18: Demand for Arbitration Form dated February 7, 2020		36	8213-8247
	Exhibit 19: Respondent's Answer and Counter-Claim dated March 4, 2020		36	8248-8276
	Exhibit 20: JAMS Final Award dated March 12, 2022		36	8277-8308
	Exhibit 21: Order of Affirmance dated March 17, 2022		36	8309-8314
	Exhibit 22: Remittitur from Supreme Court of the State of Nevada dated June 10, 2022		36	8315-8319
	Exhibit 23: Correspondence from James E. Shapiro to Benjamin Golshani Re Offer to Purchase Membership Interest dated July 7, 2017		36	8320-8321
	Exhibit 24: Cashier's Check		36	8322-8323
21.	CLA's Reply in Support of Motion to Vacate (Partially) Arbitration Award	10/7/22	37	8324-8356
22.	CLA's Opposition to Shawn Bidsal's Countermotion to Confirm Arbitration Award	10/7/22	37	8357-8359
	Exhibit 1: Motion to Vacate Arbitration Award (NRS 38.241) and for Entry of Judgment dated June 17, 2022		37	8360-8445
	Exhibit 2: CLA's Reply in Support of Motion to Vacate [Partially] Arbitration Award dated October 7, 2022		37	8446-8479
23.	Bidsal's Reply in Support of Bidsal's Countermotion to Confirm Arbitration Award	10/31/22	37	8480-8505

<u>NO.</u>	DOCUMENT	DATE	VOL.	PAGE NO.
(Cont. 2	Exhibit 25: Arbitration Hearing Partial Transcript Day 3 dated March 19, 2021		37	8506-8511
24.	Order Granting Bidsal's Countermotion to Confirm Arbitration Award and Denying CLA Properties, LLC's Motion to Vacate Arbitration Award	3/20/23	37	8512-8521
25.	Notice of Entry of Order {Order Granting Bidsal's Countermotion to Confirm Arbitration Award and Denying CLA Properties, LLC's Motion to Vacate Arbitration Award dated March 20, 2023}	3/21/23	37	8522-8533
26.	Transcript of Hearing Re: Motion to Vacate Arbitration Award (NRS 38.241) and for Entry of Judgment dated February 7, 2023	4/11/23	38	8534-8660
27.	CLA Properties, LLC's Notice of Appeal	4/17/23	38	8661-8672
28.	CLA Properties, LLC's Motion to Approve Payment of Fees Award in Full and for Order Preserving Appeal Rights as to the Fees and Right to Return if Appeal is Successful and Request for Order Shortening Time	5/4/23	38	8673-8680
	Exhibit A: Declaration of Todd Kennedy, Esq. dated April 27, 2023		38	8681-8684
29.	Bidsal's Opposition to CLA Properties, LLC's Motion to Approve Payment of Fees Award in Full and for Order Preserving Appeal Right as to the Fees and Right to Return if Appeal is Successful on Order Shortening Time	5/8/23	38	8685-8692

<u>NO.</u>	DOCUMENT	DATE	VOL.	PAGE NO.
(Cont. 2	29) Exhibit 1: Transcript of Proceedings Re Motion to Vacate Arbitration Award (NRS 38.241) and for Entry of Judgment dated April 11, 2023		38 39	8693-8782 8783-8802
	Exhibit 2: JAMS Final Award dated March 12, 2022		39	8803-8834
30.	Recorder's Transcript of Pending Motions dated May 9, 2023	5/12/23	39	8835-8878
31.	Recorder's Transcript of Pending Motion dated May 11, 2023	5/15/23	39	8879-8888
32.	Order Regarding Bidsal's Motion to Reduce Award to Judgment and for an Award for Attorney Fees and Costs and Judgment	5/24/23	39	8889-8893
33.	Order Denying CLA Properties, LLC's Motion to Approve Payment of Fees Award in Full and for Order Preserving Appeal Rights as to the Fees and Right to Return if Appeal is Successful	5/24/23	39	8894-8898
34.	Notice of Entry of Order Denying CLA Properties, LLC's Motion to Approve Payment of Fees Award in Full and for Order Preserving Appeal Rights as to the Fees and Right to Return if Appeal is Successful	5/24/23	39	8899-8905
35.	Notice of Entry of Order Regarding Bidsal's Motion to Reduce Award to Judgment and for an Award for Attorney Fees and Costs and Judgment	5/25/23	39	8906-8915
36.	CLA Properties, LLC's Supplemental Notice of Appeal	6/20/23	39	8916-8917
37.	CLA Properties, LLC's Errata to Supplemental Notice of Appeal	6/23/23	39	8918-8931

EXHIBIT 144

For	n 1	065			Return of Pa		-				OMB No. 1	545-0123
Depa	rtment c	of the Treasury	Fo	r calendar year 2016, or tax	year beginning		, et	nding			20	16
		nue Service	▶ Ir	formation about For	m 1065 and its sepa	arate instru	ctions is	s at www.irs.go		**************		H 49
А	Principa	al business activity		Name of partnership					DE	mployer i	identification number	er
70	1	. Estate	·	Groon Vall	ey Commerc	70 TT(~		,	22_0	345346	
	·		Type or									
		l product or service stment	Print	Number, street, and room of	or suite no. If a P.O. box, se Las Vegas			te 200			ess started 6/2011	
		s code number		City or town, state or provin				Le 200	FT	otal asset	s (see the	
•	Dusilies	- rode tigitibet		Las Vegas	ice, country, and zir or ion	NV 89			in \$	structions		9,843
	531	120		Hab regas		111 03					2,00	<i>y</i> ,040
				A CONTRACTOR OF THE PROPERTY O								
		capplicable boxes:	(6)	Initial return (2)		(2)		(4) Addres				
				one for each person w	· · · · · · · · · · · · · · · · · · ·							
				attached								•••••
Cau	tion.	include only trade	or busine:	ss income and expens	es on lines 1a throug	gh 22 below.	See the	instructions for	more in	ıformati	ion.	
	1a	Gross receipts or	sales		****		1a					
	l	Returns and allow					1b					
	1	Balance, Subtract		mallona da						1c		
G)	1			orm 1125-A)						2		
Ē	3	Gross profit. Subti	ract line 2							3	_	
Income				r partnerships, estates, ar	nd trusts (attach stateme	ent)				4		
<u> </u>	5	Net farm profit (los	ss) (attach	Schedule F (Form 10	40))	/				5		
	6	Net gain (loss) fro	m Form 4	797, Part II, line 17 (att	ach Form 4797)					6		
	7	Other income (los	s) (attach							7		
				ne lines 3 through 7						8		
(SF	9	Salaries and wage	es (other th	nan to partners) (less e	employment credits)	<u> </u>				9	_	
ation	10	Guaranteed paym	ents to pa	rtners	, , ,					10		
Ē	11	Repairs and maint	tenance							11		
ğ	12	Bad debts	• •							12		
instructions for limitations)	13	Rent								13		
roct	14	Taxes and license	s							14		sersement and an extended and an extended
inst	15	Interest	*******							15		
÷.	16a	Depreciation (if re	quired, att	ach Form 4562)	****************		16a	72	,279)		
ees)	ь	Less depreciation	reported o	on Form 1125-A and el	sewhere on return		16b	72	,279	16c		0
2	17			il and gas depletion.)						17		
ō	18	Retirement plans,	etc.							18		
7	19	Employee benefit	programs							19		The second second second second
Deductions	20	Other deductions	(attach sta	tament)						20		
Ŏ	21	Total deductions	. Add the	amounts shown in the						21		0
	22	Ordinary busines	s income	(loss). Subtract line 2	11 from line 8					22		
				e that I have examined this re								
Sig	าก			rect, and complete. Declaration on of which preparer has any t	, , ,	eneral partner o	r limited lial	bility company membe	er i	May the	IRS discuss this retu	ırn
He		Intaliager) is pased or	i an inicinan	at or wiscii proparet nas any s	www.euge.						preparer shown belo	w (see
110	10						•			instructi	ons)? X Yes	No
,		Signature of ger	neral partner o	or limited liability company me	mber manager		y	Date				
		Print/Type preparer's	name		Preparer's signature			Date		Check	if PTIN	
Pai	4	James D. Main						03/1	4/17		nployed P001	72333
Pre	parer	Firm's name		tonLarsonAl					Firm's	EIN 🕨	41-0746	749
Use	Only	Firm's address	1019	1 Park Run	Dr Ste 200							
			Las	Vegas, NV		89145	-886	2	Phone	no.	702-259-	6222
For	Pape	rwork Reduction	Act Notic	e, see separate instru	ictions.						Form 1	065 (2016)

DAA

Form	1065 (2016) Green Valley Com	erce, Ll	LC	3	2-0345346		Page 2				
Sc	hedule B Other Information										
1	What type of entity is filing this return? Check the	applicable box:					Yes No				
а	Domestic general partnership b		limited partners!								
C	X Domestic limited liability company d		limited liability p	artnership							
e_	- Land -										
2											
	an entity treated as a partnership), a trust, an S						-				
	or a nominee or similar person?										
3	At the end of the tax year:	hin /including o	nu antitu traatad	an a nada	earable) truct or toy						
а	Did any foreign or domestic corporation, partners exempt organization, or any foreign government	_									
	loss, or capital of the partnership? For rules of capital of the partnership?		* '		• •						
	B-1, Information on Partners Owning 50% or Mo						$ \mathbf{x} $				
ь	Did any individual or estate own, directly or indire										
	the partnership? For rules of constructive owners										
	on Partners Owning 50% or More of the Partners						$ \mathbf{x} $				
4	At the end of the tax year, did the partnership:	3111p		.,							
a	Own directly 20% or more, or own, directly or inc	lirectly, 50% or n	nore of the total	votina pov	ver of all classes of						
-	stock entitled to vote of any foreign or domestic	- ·									
	instructions. If "Yes," complete (i) through (iv) be	•		_,			Х				
			yer Identification		(III) Country of		Percentage				
	(i) Name of Corporation		ber (if any)		Incorporation		ed in Voting Stock				
<u> </u>											
				The second secon							
b	Own directly an interest of 20% or more, or own,	directly or indire	ectly, an interest	of 50% or	more in the profit, loss,						
	or capital in any foreign or domestic partnership		•								
	interest of a trust? For rules of constructive owner		ictions. If "Yes,"	complete	(i) through (v) below		X				
	(i) Name of Entity	(ii) Employer Identification	(iii) Type	of	(iv) Country of		Maximum tage Owned in				
		Number (if any)	Entity		Organization	Profit, L	oss, or Capital				
						-					
p			<u> </u>		1		Yes No				
5	Did the partnership file Form 8893, Election of P	artaerchia Level	Tay Treatment	or an elec	tion statement under		Yes No				
9	section 6231(a)(1)(B)(ii) for partnership-level tax	•									
							x				
6	Does the partnership satisfy all four of the follow					<u></u>					
a	The partnership's total receipts for the tax year v		250 000								
b	The partnership's total assets at the end of the t										
c	Schedules K-1 are filed with the return and furnit	-			late (including						
	extensions) for the partnership return.	snoa to the part	1010 011 01 001010	110 440 4	(II) (II) (III)						
d	The partnership is not filing and is not required t	o file Schedule N	1 -3				X				
•	If "Yes," the partnership is not required to compl				page 1 of Form 1065						
	or Item L on Schedule K-1.	010 001100E	, ,		rage 7 of 1 only 1000,						
7	Is this partnership a publicly traded partnership	s defined in sec	tion 469(k)(2)?				Х				
8	During the tax year, did the partnership have any				had the terms	مستق فعلم طرحات رقوت تعرف	 				
-	modified so as to reduce the principal amount of						x				
9	Has this partnership filed, or is it required to file,						 				
-	information on any reportable transaction?						x				
10	At any time during calendar year 2016, did the p										
	account in a foreign country (such as a bank acc	· ·			·						
	exceptions and filing requirements for FinCEN F				•						
	enter the name of the foreign country.						Х				
			, e			Form	1065 (2016)				

	1065 (2016) Green Valley Commerce, LLC 32-0345346	F	age 3
SC	hedule B Other Information (continued)		Γ
		Yes	No
11	At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or		
	transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report		
	Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions		X
12a	Is the partnership making, or had it previously made (and not revoked), a section 754 election?	*********	X
	See instructions for details regarding a section 754 election.		
b	Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes,"		
	attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
C	Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a		
	substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section		
	734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions	********	X
13	Check this box if, during the current or prior tax year, the partnership distributed any property received in a		
	like-kind exchange or contributed such property to another entity (other than disregarded entities wholly		
	owned by the partnership throughout the tax year)		
14	At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other		
,	undivided interest in partnership property?		X
15	If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign		
	Disregarded Entities, enter the number of Forms 8858 attached. See instructions ▶		
16	Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's		
	Information Statement of Section 1446 Withholding Tax, filed for this partnership. ▶		X
17	Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached		
*********	to this return. >		
18a	Did you make any payments in 2016 that would require you to file Form(s) 1099? See instructions	X	
b	If "Yes," did you or will you file required Form(s) 1099?	X	
19	Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign		
	Corporations, attached to this return. ▶ 0		
20	Enter the number of partners that are foreign governments under section 892. ▶ 0		
21	During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042		
	and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		X
22	Was the partnership a specified domestic entity required to file Form 8938 for the tax year (See the Instructions for		
	Form 8938)?		X
Desi	gnation of Tax Matters Partner (see instructions)		
	r below the general partner or member-manager designated as the tax matters partner (TMP) for the tax year of this return:		
	ne of Identifying		
des TM	Windley W Chahanam Didami	3	
If th	e TMP is an		
	ty, name Phone number of TMP 818-901-88	00	
- 0/ 1	ни торгосозданто		
Add	ress of 👠 14039 Sherman Way Blvd., Suite 201		
des TM	ignated TV		
1 171	·		

Form 1065 (2016)

TOTAL TO	mount		345346	Page 4
Sche	dule	K Partners' Distributive Share Items		Total amount
	111111111111111111111111111111111111111	Ordinary business income (less) (nees 1 line 22)	1	
		Net rental real estate income (loss) (attach Form 8825)		391,907
				331,301
	b	Expenses from other rental activities (attach statement) 3b		
	С	Other net rental income (loss). Subtract line 3b from line 3a	3c	
S	4	Guaranteed payments	4	
Income (Loss)	5	Interest income		
크	6	Dividends: a Ordinary dividends		The state of the s
ခု		b Qualified dividends 6b		
5	7	D. III		
ပ္			1 - 1	
_	8	Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	
		Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a	
	1	Collectibles (28%) gain (loss) 9b		
		Unrecaptured section 1250 gain (attach statement) 9c		
	10	Net section 1231 gain (foss) (attach Form 4797)	10	
	11	Other income (loss) (see instructions) Type ▶	11	
		Section 179 deduction (attach Form 4562)		
Deductions	132			**************************************
,⊡		In the second se	403.	
걸	ł	Investment interest expense	13b	
ಕ	С	Section 59(e)(2) expenditures:	_	
ဝိ		(1) Type >	(2) Amount > 13c(2)	~
		Other deductions (see instructions) Type	130	
Self- Employ- ment	14a	Net earnings (loss) from self-employment	14a	
Υ≅¥	h	Gross farming or fishing income	14b	
Sel	c	Gross nonfarm income	14c	
	150	Low-income housing credit (section 42(j)(5))	15a	
S		Low-income housing credit (other)	15b	***************************************
Credits		Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)		<u> </u>
5	1	Other rental real estate credits (see instructions) Type ▶	15d	
_	e	Other rental credits (see instructions) Type ▶	15e	
		Other credits (see instructions)	15f	
	16a	Name of country or U.S. possession ▶		
	b	Gross income from all sources		
sactions		Gross income sourced at partner level		
.0	ľ	Foreign gross income sourced at partnership level		<u> </u>
ក្ត	_	Profession enteres :	5 04 > 465	
	a	Passive category ▶ e General category ▶	f Other ▶ 16f	
E E		Deductions allocated and apportioned at partner level		
=	g	Interest expense h Other	▶ 16h	
5		Deductions allocated and apportioned at partnership level to foreign source income		
· <u>ē</u>	i	Passive category ▶ j General category ▶	k Other ▶ 16k	
Foreign	1	Total foreign taxes (check one): ▶ Paid Accrued	161	
111		Reduction in taxes available for credit (attach statement)	16m	
	n	Other foreign tax information (attach statement)		
	170	In a CARROO de company of the compan	4.7	
ွ တိ	1			
35 2		Adjusted gain or loss		
# 5 #	į.	Depletion (other than oil and gas)		,
EEF		Oil, gas, and geothermal properties – gross income	17d	
ZE Z	e	Oil, gas, and geothermal properties – deductions	17e	
Alternative Minimum Tax (AMT) Items	f	Other AMT items (attach statement)	17f	
	18a	Tax-exempt interest income	18a	V-V-V-V-V-V-V-V-V-V-V-V-V-V-V-V-V-V-V-
Other Information	b	Other tax-exempt income	18b	
ĬĘ.		Other tax-exempt income Nondeductible expenses	/ 40-	***************************************
Ē	ı	Distributions of each and madratally applied	40-	420 000
ဋ		Distributions of cash and marketable securities	19a	420,000
드	b	Distributions of other property	19b	
<u>ē</u>	20a	Investment income	20a	The state of the s
#	b	Investment expenses	20b	
	С	Other items and amounts (attach statement)		

Page 5

	lysis of Net Inc								201 22=
1		ombine Schedule K, lines 1		7	_	chedule K, lines	12 through		391,907
2	Analysis by	(i) Corporate	(ii) Individual	, , ,	idividual	(iv) Partner	rship	(v) Exempt	(vi)
	partner type:	(1) 0-1-1-1-1	(active)	(pa	ssive)	(10)		Organization	Nominee/Other
а	General partners								
********	Limited partners				195,953	195	5,954		
್ರ		alance Sheets per Boo		Beginning	of tax year	(I.)		End of ta	
_	·	ssets	(a)			(b)		(c)	(d)
1	Cash					27,215			80,137
2a		ccounts receivable					rradic \$ 1 (*)		
b		r bad debts							
3	Inventories							_	
4		obligations						F	
5 6	Other current assets	ities See Stmt 1				107		H	658
-	(attach statement)		;			107		F	800
7a b		persons related to partners estate loans						F	
8	Other investments							-	
0-				7,489			7	,597,489	
9a b		er depreciable assets depreciation		.8,596		178,893		490,874	2,106,615
10a	Depletable assets			.0,000	1	170,033		450,014	2,100,013
	•	depletion							
11		mortization)				622,433			622,433
12a		(amortizable only)				333 / 333			0=1,100
b		amortization							
13	Other accets								
14	(attach statement) Total assets	***********************	***		2.	828,648			2,809,843
	Liabilitie	s and Capital	***						
15					******************				
16		nds payable in less than 1							
17	Other current liabilities	See Stmt 2				64,660			73,948
18	All nonrecourse loans	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	***						
19a	Loans from partners	(or persons related to partn	ers)						
b	Mortgages, notes, bond	s payable in 1 year or more							
20	Other liabilities	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							
21	Partners' capital accounts	· · · · · · · · · · · · · · · · · · ·			2,	763,988			2,735,895
22	Total liabilities and	d capital				828,648			2,809,843
Sc	hedule M-1	Reconciliation of	of Income (Loss) per Bo	oks With	Income (Lo	oss) pe	r Return	
		Note. The partnership			ule M-3 (see	instructions).			
1	Net income (loss)		391,	907 6			-	ar not included	
2		Schedule K, lines 1, 2, 3c,		en manual di Andréa		ule K, lines 1 th			
	5, 6a, 7, 8, 9a, 10, ar books this year	id 11, not recorded on		a	Tax-exem	pt interest \$ _			
	(itemize):	****************							
				 _					
3 4	Evpoposo recorded of	her than health insurance) on books this year not		7		cluded on Schedule F	•	· ·	
*	included on Scheduk 13d, and 16l (itemize	K, lines 1 through				narged against book i			
_				a				• • • • • • • • • • • • • • • • • • • •	
a b	Depreciation \$ Travel and		Į					***********	

		****************		8	Income (I	oss) (Analysis (of Net Inc	ome	
5		h 4	391,					n line 5	391,907
-		Analysis of Part			(LUSS), IIII	e ij. Oubtract i	ille o noi	11 line 3	331,307
1		ing of year	2,763		Distributio	ns: a Cash			420,000
2	Capital contributes	d; a Cash			Distributio	b Propert	v		220,000
-	- sprice outlinedia	b Property				= i iopoit	y		
3	Net income (loss)	per books	391,	907 7	Other dec	creases			
4	Other increases							1	
				8	Add lines	6 and 7			420,000
5		h 4	3,155,		Balance a	t end of year. S	Subtract I	ine 8 from line 5	2,735,895
DAA		The second secon							Form 1065 (2016)

Form 8825 (Rev. December 2010) Department of the Treasury Internal Revenue Service

Rental Real Estate Income and Expenses of a Partnership or an S Corporation ▶ See instructions on back. ▶ Attach to Form 1065, Form 1065-B, or Form 1120S.

OMB No. 1545-1186

ame G:	reen Valley Commerce	. L	LĆ			er identificati 03453		
1	Show the type and address of each prop	erty. F	or each rental real estate p					
THE REAL PROPERTY.	rental value and days with personal use. Physical address of each property—stre state, ZIP code			ilst additional properties. Type—Enter code see page 2 for li		ental Days	Personal Use Days	
寸	Commercial Property							
.	3 Sunset Way							
A	Henderson NV	89	014	4				
				Commercial	3	366		
	Commercial Property	-						
в	3342 East Greenway Road			·				
Р	Phoenix AZ	85	032	4				
4				Commercial	3	366		
c	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							
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_								
ь								
		······································			4-			
				Prope				
_	Rental Real Estate Income		A 437 CCE	B 160 157	С		D	
2	Gross rents	2	437,665	160,157			***************************************	
_	Rental Real Estate Expenses							
3	Advertising	3						
4	Auto and travel	4	10 062	4 E0E				
5	Cleaning and maintenance	5	10,863	4,505				
6	Commissions	6	1,051 9,969	2 700				
7	Insurance	7 8						
8	Legal and other professional fees	9	1,698	-1,275				
9 0	Interest	10	1,525	2,057				
1	Repairs	11	34,648	19,891			we see have a	
2	Taxes	12	24,309					
3	Utilities Wages and salaries	13	24,505	5,030				
4	Depreciation (see instructions)	14	65,624	6,655				
5	Other (list)			:				
-	See Statement 3,4	15	7,621	3,102	***************************************			
6	Total expenses for each property.							
	Add lines 3 through 15	16	157,308	48,607		_	and the	
7	Income or (Loss) from each		200 257	111 EEA				
0-	property. Subtract line 16 from line 2	17 line 2	280,357	111,550		190	597,822	
8a 	Total gross rents. Add gross rents from		· · · · · · · · · · · · · · · · · · ·			18a	205,915	
ь	Total expenses, Add total expenses from				nto activitias	18b (203,913	
9	Net gain (loss) from Form 4797, Part II,			•	ate activities	19		
20a	Net income (loss) from rental real estate this partnership or S corporation is a par					20a		
b								
	Attach a schedule if more space is need			•				
	(1) Name			(2) Er	nployer identification number			
			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
			*******************		,			

!1	Net rental estate income (loss). Combin			e result here and on:		21	391,907	
	 Form 1065 or 1120S: Schedule K, lir Form 1065-B: Part I, line 4 	16 ∠, 0	I					

SCHEDULE B-1 (Form 1065)

(Rev. December 2011) Department of the Treasury Internal Revenue Service

Information on Partners Owning 50% or More of the Partnership

> Attach to Form 1065. See instructions on back.

OMB No. 1545-0099

Name of partnership

Green Valley Commerce, LLC

Employer identification number (EIN)

32-0345346

Part I Entities Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 3a)

Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, tax-exempt organization, or any foreign government that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Enlity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital
CLA Prope:	ties, LLC 800-14-7540	Partnership	United States	73.311476
and the second s				
and the second s				
36.0 F to 10.0 F to 10.0 M				110,000,000,000,000

Part II Individuals or Estates Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 3b)

Complete columns (i) through (iv) below for any individual or estate that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

⟨i⟩ Name of Individual or Estate	(II) Identifying Number (if any)	(iii) Country of Citizenship (see instructions)	(iv) Maximum Percentage Ownad in Profit, Loss, or Capital
Shahram Bidsal	549-55-3193	United States	50.000000
·			

For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

Schedule B-1 (Form 1065) (Rev. 12-2011)

5A.App.901

Schedule K-1	2046	de la constantina	Final K-1	Amended K-1		OMB No. 1545-0123
(Form 1065)	2016	Pi				ent Year Income,
Department of the Treasury Internal Revenue Service	For calendar year 2016, or tax	1	Ordinary business incor		5, ai	od Other Items Credits
Partner's Share of Income Credits, etc.	ending e, Deductions, See back of form and separate instructions.	2	Net rental real estate în	954		
Part I Information Abo	out the Partnership	3	Other net rental income	(loss)	16	Foreign transactions
A Partnership's employer identification number		4	Guaranteed payments			
32-0345346						
B Partnership's name, address, city, state, an Green Valley Comme		5	Interest income			
9155 South Las Veg	ras Blvd Ste 200	6a	Ordinary dividends			
Las Vegas	NV 89123	6b	Qualified dividends			
C IRS Center where partnership filed return		7	Royalties			
D Check if this is a publicly traded part	nership (PTP)	8	Net short-term capital g	ain (loss)		
Part II Information Abo E Partner's identifying number	out the Partner	9a	Net long-term capital ga	iin (loss)	17	Alternative minimum tax (AMT) items
800-14-7540 F Partner's name, address, city, state, and ZI	P code	9b	Collectibles (28%) gain	(loss)		
CLA Properties, LI	CC	9c	Unrecaptured section 1:	250 gain		
2801 South Main St Los Angeles	creet CA 90007	10	Net section 1231 gain (loss)	18	Tax-exempt income and nondeductible expenses
G General partner or LLC	X Limited partner or other LLC	11	Other income (loss)			
member-manager H	member Foreign pariner					
	artnership					
12 If this partner is a retirement plan (IRA/SEP	, , , , , , , , , , , , , , , , , , , ,	12	Section 179 deduction		19 A	Distributions 210 ,000
J Partner's share of profit, loss, and capital (s	see instructions): Ending	13	Other deductions			
Profit 50.0000					20	Other information
Loss 50.00000 Capital 73.07452					Z*	STMT
	36,974	14	Self-employment earnin	ngs (loss)		
Qualified nonrecourse financing Recourse						
L Partner's capital account analysis;		*S	ee attached stater	nent for addit	ional	information.
Beginning capital account Capital contributed during the year	s 2,019,771					
Current year increase (decrease)	\$ \$ 195,954					
Withdrawals & distributions	s (210,000)	슬				
Ending capital account	2 005 725	For IRS Use Only				
X Tax basis . GAAP	Section 704(b) book	IRS				
Other (explain)		For				
M Did the partner contribute property with a b	uilt-in gain or loss?					
IF "You " offeet elelement (see leading	relican)					

For Paperwork Reduction Act Notice, see Instructions for Form 1065.

IRS.gov/form1055

Schedule K-1 (Form 1065) 2016

5A.App.902

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Particular Newson Particular Particula	
Partner's Share of Income, Deductions, Credits, etc. Part! Information About the Partnership A Partnership's employer identification number 32-0345346 B Partnership's employer identification number 32-0345346 B Partnership's employer identification number 32-0345346 B Partnership's name, address, city, stale, and ZIP code Green Valley Commerce, LLC 9155 South Las Vegas Blvd., Ste 200 Las Vegas NV 89123 C IRS Center where partnership filed refurn a—file D C heck if this is a publicly traded pertnership (PIP) B Net short-term capital gain (loss) Part II information About the Partner Part II information About the Partner F Partner's name, address, city, stale, and ZIP code Green Valley Commerce in the result of the filed refurn a—file D C heck if this is a publicly traded pertnership (PIP) B Net short-term capital gain (loss) F Partner's identifying number 549-55-3193 F Partner's name, address, city, stale, and ZIP code Shahram Bidsal 10 Net section 1250 gain 11 Other income (loss) II Other income (loss) III Other income (loss)	
Part I information About the Partner C IRS Center where partnership filled return ———————————————————————————————————	,
Part Information About the Partnership 4 Guaranteed payments 32 - 0345346 5 Interest income 4 Guaranteed payments 32 - 0345346 5 Interest income 5 I	
A Partnership's employer identification number 32 - 0345346 B Partnership's name, address, city, state, and ZIP code Green Valley Commerce, LLC 9155 South Las Vegas Blvd., Ste 200 Las Vegas NV 89123 C IRS Center where partnership filed return e-file D Check if this is a publicly traded partnership (PTP) B Net short-term capital gain (loss) Part II information About the Partner	
Green Valley Commerce, LLC 9155 South Las Vegas Blvd., Ste 200 Las Vegas NV 89123 6b Qualified dividends C IRS Center where partnership filled return e-file D Check if this is a publicly traded partnership (PTP) 8 Net short-term capital gain (loss) Part II Information About the Partner E Partner's identifying number 549-55-3193 F Partner's name, addiess, city, state, and ZIP code Shahram Bidsal 14039 Sherman Way Blvd., Suite 201 Van Nuys CA 91405 G General partner or LLC member - name green and nondeductible expenses It individual	
Part II Information About the Partner Foreign partner General partner or LLC member - manager H What type of entity is this partner? Individual Foreign partner General partner Individual Foreign par	
Las Vegas NV 89123 6b Qualified dividends C IRS Center where partnership filled return e-file D Check if this is a publicly traded partnership (PTP) 8 Net short-term capital gain (loss) Part II Information About the Partner 549-55-3193 9b Collectibles (26%) gain (loss) F Partner's name, address, city, state, and ZIP code Shahram Bidsal 14039 Sherman Way Blvd., Suite 201 Van Nuys CA 91405 10 Net section 1231 gain (loss) 11 Tax-exempt income and nondeductible expenses 12 Tax-exempt income and nondeductible expenses 13 Other income (loss) 14 Domestic partner 15 Domestic partner 16 Domestic partner 17 Proreign partner 18 Domestic partner 19 Distributions	
e-file D Check if this is a publicly traded partnership (PTP) B Net short-term capital gain (loss) Part II Information About the Partner E Partner's identifying number 549-55-3193 F Partner's name, address, city, state, and ZIP code Shahram Bidsal 14039 Sherman Way Blvd., Suite 201 Van Nuys CA 91405 G General partner or LLC member-manager H X Domestic partner I What type of entity is this partner? Individual S Net short-term capital gain (loss) 17 Alternative minimum tax (AMT) it Alternative minim	
Part II Information About the Partner E Partner's identifying number 549-55-3193 F Partner's name, address, city, state, and ZIP code Shahram Bidsal 14039 Sherman Way Blvd., Suite 201 Van Nuys CA 91405 G General partner or LLC member-manager H X Domestic partner If What type of entity is this partner? Individual Part III Information About the Partner 9a Net long-term capital gain (loss) 17 Alternative minimum tax (AMT) if 2a Collectibles (28%) gain (loss) 17 Alternative minimum tax (AMT) if 18 Tax-exempt income and nondeductible expenses 19 Other income (loss) 10 Other income (loss) 11 Other income (loss) 12 Distributions	
E Partner's identifying number 549-55-3193 F Partner's name, address, city, state, and ZIP code Shahram Bidsal 14039 Sherman Way Blvd., Suite 201 Van Nuys CA 91405 G General partner or LLC member manager H X Domestic partner Individual Po Collectibles (28%) gain (loss) Unrecaptured section 1250 gain Net section 1231 gain (loss) 10 Net section 1231 gain (loss) 11 Other income (loss) 12 Other income (loss) 13 Distributions	
F Partner's name, address, city, state, and ZIP code Shahram Bidsal. 14039 Sherman Way Blvd., Suite 201 Van Nuys CA 91405 G General partner or LLC member-manager H X Domestic partner Individual Chapter of entity is this partner? Individual Limited partner or other LLC member for entity is this partner? Individual Limited partner or other LLC member for entity is this partner? Individual Limited partner or other LLC member for entity is this partner? Limited partner or other LLC member for entity is this partner? Limited partner or other LLC member for entity is this partner? Limited partner or other LLC member for entity is this partner? Limited partner or other LLC member for entity is this partner? Limited partner or other LLC member for entity is this partner? Limited partner or other LLC member for entity is this partner? Limited partner or other LLC member for entity is this partner? Limited partner or other LLC member for entity is this partner? Limited partner or other LLC member for entity is this partner? Limited partner or other LLC member for entity is this partner? Limited partner or other LLC member for entity is this partner? Limited partner or other LLC member for entity is this partner? Limited partner or other LLC member for entity is this partner? Limited partner or other LLC member for entity is this partner? Limited partner or other LLC member for entity is this partner? Limited partner or other LLC member for entity is this partner for entity is this partner.	ems
Shahram Bidsal 14039 Sherman Way Blvd., Suite 201 Van Nuys G General partner or LLC member-manager H X Domestic partner In What type of entity is this partner? Shahram Bidsal 9c Unrecaptured section 1250 gain	
Van Nuys CA 91405 In Other income (loss) In Other income (loss) In Other in	
G General partner or LLC member-manager member H X Domestic partner Foreign partner Foreign partner Individual 19 Distributions	
member-manager member H X Domestic partner Foreign partner Mat type of entity is this partner? Individual 19 Distributions	
11 What type of entity is this partner? Individual 19 Distributions	
19 Disciputions	
12 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here 12 Section 179 deduction A 210,000	
J Partner's share of profit, loss, and capital (see instructions): 13 Other deductions	
Profit 50.00000 % Ending 20 Other information	
Loss 50.000000 50.000000	arm m
Capital 26.925479 % 26.688524 % Z*	STMT
K Partner's share of liabilities at year end:	
Nonrecourse \$ 36,974 14 Self-employment earnings (loss) Qualified nonrecourse financing \$	
Recourse \$	
L Partner's capital account analysis: *See attached statement for additional information.	
Beginning capital account \$ 744,217	
Capital contributed during the year \$ Current year increase (decrease) \$ 195,953	
0.4.5.00.0	
Ending capital account \$ \(\frac{730,170}{9} \)	
Tax basis GAAP Section 704(b) book	
Withdrawals & distributions \$ (210,000) Ending capital account \$ 730,170 X Tax basis GAAP Section 704(b) book Other (explain)	
M Did the partner contribute property with a built-in gain or loss?	
Yes X No	
If "Yes," attach statement (see instructions)	20

For Paperwork Reduction Act Notice, see Instructions for Form 1065, DAA

IRS.gov/form1065

Schedule K-1 (Form 1065) 2016

	Rent and Royalty Scho	edule	
Form 1065			2016
	For calendar year 2016, or tax year beginning	, and ending	
Partnership Name			Employer Identification Number
G	G T.T.G.		20 0045046
Green Valle	y Commerce, LLC		32-0345346
	Property Description	-	Type of Activity
Commercial	Property	Rental Re	al Estate X
3 Sunset V			ntal Property
Henderson	NV 89014	Royalty P	· ′ 🛏
		Noyally 1	operty
Type of property		Commerci	al
	ted at fair rental value		366
Number of personal			
Is the net income (lo	ess) from this property included in the computation of self employment	income? Ye	
Is the net income (lo	oss) from this property included in the computation of section 179 bush	ness income? Ye	es No X
	Income and Expens	ses	
Income			
		437,665	
		437,003	-
Other income			+
Income from sa	le of property reported on Form 4797, Line 17		
111001110 110111 00	is at property reported on Ferritary, Elife 17		
Total gross inco	me		437,665
, g,	***************************************		
Expense			
Advertising			
Cleaning and m	aintenance	10,863	
Commissions		1,051	
Insurance		9,969	
	ssional	1,698	
Interest			
		1,525	
Tauca		34,648	
Littlition		24,309	
Wages and sala			
Depreciation		65,624	
Other expenses		7,621	
		157 000	
Total expenses		157,308	_
Loos	P/ parsonal use		
Less	% personal use		
		 monocensorssensensensensenskabbbbbbbbbbbbbbbbbbbbbbbbbbbbbbbbbbbb	

Net deductible expenses

Net income or loss from this property

157,308

280,357

	Rent and Royalty Scho	edule	1,000.000 11.000 11.000 11.000 11.000 11.000 11.000 11.000 11.000 11.000 11.000 11.000 11.000 11.000 11.000 11	
Form 1065		caaro		2016
Form 1003	For calendar year 2016, or tax year beginning	, and ending		2010
artnership Name			Employe	r Identification Number
<u> Green Vall</u>	ey Commerce, LLC		32-0	345346
	Property Description		Туре о	f Activity
Commercia	l Property		Rental Real Estat	e X
	Greenway Road		Other Rental Prop	—
Phoenix	AZ 85032		Royalty Property	
Type of property		C	ommercial	
	nted at fair rental value			366
Number of persona				
•	loss) from this property included in the computation of self employment	income?	Yes 🗌	No X
Is the net income (loss) from this property included in the computation of section 179 busin	ness income?	Yes 🗌	No X
	Income and Expens	ses		
Income				
Gross rents		16	50,157	
Gross royalties	i			
Income from sa	ale of property reported on Form 4797, Line 17			
Total gross inc	ome			160,157
_				
Expense				
Auto and trave	1		4,505	
Commissions	naintenance		4,303	
			3,782	
Insurance Legal and profe	essional	-	-1,275	
Interest	***************************************			
Danaira			2,057	
T			19,891	
Utilities			9,890	
	laries			
Depreciation			6,655	
Other expense	s		3,102	
•				
Total expenses	3	4	18,607	
•				
Less	% personal use			
Net deductible	expenses			48,607

Net income or loss from this property

111,550

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	Sched	ule K Activity V	Vorksheet			
Schedule	For calendar year 2016, or tax year	r heainnina	, and ending		2016	
Partnership N Green			, and onling	Employer Ident 32-0345	ification Number	
		Activity	Sche	dule K-1 Passthrough		
A Comme	Activity Description	Disposed	EIN	Entity Type	PTP	
B Comme	ercial Property Amounts					
Schedule K Line K	(Description Nonrecourse liabilities - not	at risk	A	В	C 73,948	
2	Net rental real estate income		280,357	111,550	,2,310	
				ducative of		
		A STATE OF THE STA				
	The Control of Market M					

For calendar year 2016, or tax year beginning and ending Partnership Name Green Valley Commerce, LLC Partner's Name CLA Properties, LLC Activity Activity Description Activity Description ACTIVITY B Commercial Property B Commercial Property C Misc Amounts Employer Identificate 32-034534 Taxpayer Identificate 800-14-75 Activity Schedule K-1 Passthrough EIN Entity Type A Commercial Property C Misc Amounts	l 6 ion Number
Green Valley Commerce, LLC Partner's Name CLA Properties, LLC Activity Activity Description A Commercial Property B Commercial Property C Misc Amounts Schedule K-1 Box Code Nonrecourse liabilities - not at risk Taxpayer identificati 800-14-75 800-14-75	l 6 ion Number 540
CLA Properties, LLC Activity Schedule K-1 Passthrough Activity Description Activity Description Disposed EIN Entity Type A Commercial Property B Commercial Property C Misc Amounts Schedule K-1 Box Code Description K Nonrecourse liabilities - not at risk	540
Activity Description Disposed EIN Entity Type A Commercial Property B Commercial Property C Misc Amounts Schedule K-1 Box Code Description A B K Nonrecourse liabilities - not at risk	PTP
A Commercial Property B Commercial Property C Misc Amounts Schedule K-1 Box Code Description A B K Nonrecourse liabilities - not at risk	FJF
C Misc Amounts Schedule K-1 Box Code Description A B K Nonrecourse liabilities - not at risk	
Box Code Description A B K Nonrecourse liabilities - not at risk	
	C 36,974
	and the state of t

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Page 1 of 1

Partne	L# Z		Partnor's Sal	nedule K-1 Act	ivity Workshop	<u> </u>	
Schedule	K-1		rainiers ou	icuais IV-1 ACL	TAILY ANDINOTIES		2016
		For cale	ndar year 2016, or tax yea	ar beginning	, and ending		
Partnership Na Green		ey Commer	ce, LLC			Employer ide 32-034	ntification Number
Partner's Name Shahrai		isal				Taxpayer Idei 549-55	ntification Number 5-3193
				Activity	Sche	edule K-1 Passthrough	
A Comme	rcial	Activity Des L Propert		Disposed	EIN	Entity Type	PTP
B Comme	rcial	Propert	У	- Land			
c Misc	Amoui	nts					
Schedule K-1 Box Code			Description		A	В	С
K	Nonr	ecourse lia	bilities - not	at risk			36,974
2	Net	rental real	estate income	(loss)	140,178	55,775	
							Accessed to the second
1							
				and the second s		A CONTRACTOR OF THE CONTRACTOR	
						.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
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Lightness				- JAMM			······································
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		AAA	AAA #				

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Incomment of the 1/21/2017							

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71115 Green Valley Commerce, LLC

32-0345346

Federal Statements

FYE: 12/31/2016

Statement 1 - Form 1065, Schedule L, Line 6 - Other Current Assets

Description	Be of	ginning f Year	End of Year		
Sales Tax Receivable	\$	107	\$	658	
Total	\$	107	\$	658	

Statement 2 - Form 1065, Schedule L, Line 17 - Other Current Liabilities

Description	deginning of Year	 end of Year
Tenant Security Deposits Held Tenant Security Deposits Held	\$ 53,517 11,143	\$ 62,805 11,143
Total .	\$ 64,660	\$ 73,948

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71115 Green Valley Commerce, LLC

32-0345346

Federal Statements

FYE: 12/31/2016

Statement 3 - Commercial Property - Form 8825, Line 15 - Other

Description	 Amount
Recycling	\$ 2,050
Business Licenses & Permits	400
Credit Report	163
Miscellaneous Expense	40
Office Supplies & Expense	160
Postage and Delivery	73
Transportation Expense	410
Contractual Labor	2,784
Supplies and Maintenance	 1,541
Total	\$ 7,621

Statement 4 - Commercial Property - Form 8825, Line 15 - Other

Description	 \mount
Alarm and Security Credit Report	\$ 3,005 64
Office Supplies & Expense	33
Total	\$ 3,102

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71115 Green Valley Commerce, LLC

32-0345346

FYE: 12/31/2016

Federal Statements CLA Properties, LLC 800-14-7540

Schedule K-1, Line 2 - Net Rental Real Estate Income (Loss)

	Description	Туре	 Amount	Disposed
Commercial Pr	at at	Commercial	\$ 140,179	
Commercial Pr	roperty	Commercial	55 , 775	

Schedule K-1, Line 20Z - Additional Supplemental Information

Description					
Analysis of At Risk	Versus Not At Risk At Risk	Liabilities Not At Risk			
Nonrecourse	0	36,974			
Qualified Nonrecourse	0	0			
Recourse	0	0			
Additional Alternative Minimum Tax Information: AMT Total Depreciation 36,140 ACE Post-1993 Property Depreciation 36,140					

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71115 Green Valley Commerce, LLC

32-0345346

FYE: 12/31/2016

Federal Statements Shahram Bidsal

549-55-3193

Schedule K-1, Line 2 - Net Rental Real Estate Income (Loss)

Description	Туре	 Amount	Disposed
Commercial Property Commercial Property	Commercial Commercial	\$ 140,178 55,775	

Schedule K-1, Line 20Z - Additional Supplemental Information

Description

Analysis of At Risk	Versus Not At Risk	Liabilities
	At Risk	Not At Risk
Nonrecourse	0	36,974
Qualified Nonrecourse	0	0
Recourse	0	0

Year Ending: December 31, 2016

32-0345346

Green Valley Commerce, LLC 9155 South Las Vegas Blvd., Ste 200 Las Vegas, NV 89123

Section 1.263(a)-1(f) De Minimis Safe Harbor Election

Under Regulation 1.263(a)-1(f), the taxpayer hereby elects to apply the de minimis safe harbor election to all qualifying property placed in service during the tax year.

Filing Instructions

Green Valley Commerce, LLC

Form 8879-PE - IRS e-file Signature Authorization for Form 1065

Taxable Year Ended December 31, 2016

Date Due:

September 15, 2017

Remittance:

None is required. No amount is due or overpaid.

Signature:

You are using the Personal Identification Number (PIN) for signing your return electronically. A limited liability company member should sign and date Form 8879-PE, IRS *e-file* Signature Authorization for Form 1065 and mail it to:

CliftonLarsonAllen

10191 Park Run Dr Ste 200 Las Vegas, NV 89145-8862

The form must be signed and returned before the electronic file can be

transmitted to the IRS.

Other:

Your return is being filed electronically with the IRS and is not required to be

mailed. If a paper copy of Form 1065 is mailed to the IRS it will delay

processing of the return.

Form **8879-PE**

IRS e-file Signature Authorization for Form 1065

Don't send to the IRS. Keep for your records.

Information about Form 8879-PE and its instructions is at www.irs.gov/form8879pe.

OMB No. 1545-0123

Department of the Treasury internal Revenue Service

For calendar year 2016, or tax year beginning and ending Name of partnership Employer identification number Green Valley Commerce, LLC 32-0345346 Tax Return Information (Whole dollars only) Gross receipts or sales less returns and allowances (Form 1065, line 1c) Gross profit (Form 1065, line 3) 2 Ordinary business income (loss) (Form 1065, line 22) 3 Net rental real estate income (loss) (Form 1065, Schedule K, line 2) 391,907 4 Other net rental income (loss) (Form 1065, Schedule K, line 3c) 5 Declaration and Signature Authorization of General Partner or Limited Liability Company Member Manager (Be sure to get a copy of the partnership's return)

Under penalties of perjury, I declare that I am a general partner or limited liability company member manager of the above partnership and that I have examined a copy of the partnership's 2016 electronic return of partnership income and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the partnership's electronic return of partnership income. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the partnership's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income.

General Partner or Limited Liability Company Member Manager's PIN: check one box only

X Lauthorize CliftonLar:	sonAllen	to enter r	ny PIN 71115	as my signature
on the partnership's 2016 electror		don't enter all ze	ros	
-	bility company member manager of the partners	ship, I will enter my PIN as	s my signature on	
General partner or limited liability company mo	ember manager's signature ▶ Shahram Bidsal		Date ▶	03/11/17
Part III Certification and Author	entication		110	
ERO's EFIN/PIN. Enter your six-digit EFIN fol		3544610001 don't enter all zeros		
the partnership indicated above. I confirm that	N, which is my signature on the 2016 electronical I am submitting this return in accordance with to Modernized e-Fila (MeF) Information for Author	the requirements of Pub.	3112, IRS <i>e-file</i>	
ERO's signature ▶		Date ▶	03/11/17	
Don't \$	ERO Must Retain This Form — Se Submit This Form to the IRS Unless		So	

For Paperwork Reduction Act Notice, see instructions.

Form 8879-PE (2016)

71115

EXHIBIT 145

Green Valley Commerce, LLC 9155 South Las Vegas Blvd., Ste 200 Las Vegas, NV 89123

CLA Properties, LLC 2801 South Main Street Los Angeles, CA 90007

Green Valley Commerce, LLC 9155 South Las Vegas Blvd., Ste 200 Las Vegas, NV 89123

March 14, 2017

CONFIDENTIAL

CLA Properties, LLC 2801 South Main Street Los Angeles, CA 90007

Dear Limited Liability Company Member:

Enclosed is your copy of Schedule K-1, which was prepared for us by the accounting firm of CliftonLarsonAllen. It contains your share of income/loss, deductions, credits, and other information for the tax year ended December 31, 2016. These items are to be reported on your federal income tax return; therefore, this schedule should be retained with your tax records and documentation.

Also enclosed is state K-1 information, if applicable. This information should also be retained with your tax records and documentation.

In addition, the basis information was prepared by CliftonLarsonAllen. This information consists of your basis and, if applicable, your share of any suspended or disallowed losses. Retain this information with your tax records; it may be needed to complete your federal income tax return.

If you have any questions, or need assistance in any way, please call.

Sincerely,

Green Valley Commerce, LLC

	1		
- 1	Amended	K-1	

Partner# 1

E	archer# r		П	Final K-1	Amended K-1	OMB No. 1545-0123
	edule K-1 m 1065)	2016	L. /	rt III Partner's	Share of Cu	rrent Year Income, and Other Items
	al Revenue Service	For calendar year 2016, or tax year beginning	1	Ordinary business income		
	tner's Share of Income, D dits, etc. ▶ s	ending Peductions, se back of form and separate instructions.	2 *	Net rental real estate inco 195, 9	54	
	Part I Information About I	he Partnershin	3	Other net rental income (lo	oss) 16	Foreign transactions
A F	Partnership's employer identification number 32-0345346		4	Guaranteed payments		
	Partnership's name, address, city, state, and ZIP o een Valley Commerc		5	Interest income		
	55 South Las Vegas s Vegas	Blvd., Ste 200 NV 89123	6a	Ordinary dividends		
Lid	s vegas	NV 69123	6b	Qualified dividends		
	RS Center where partnership filled return e-file		7	Royalties		
ם [Check if this is a publicly traded partnership	(PTP)	8	Net short-term capital gair	n (loss)	
E F	Part II Information About Partner's identifying number	the Partner	9a	Net long-term capital gain	(loss) 17	Alternative minimum tax (AMT) items
	800-14-7540 Parlner's name, address, city, state, and ZIP code	1	9b	Collectibles (28%) gain (lo	oss)	
	A Properties, LLC		9c	Unrecaptured section 125	0 gaīn	
	01 South Main Stre s Angeles	et CA 90007	10	Net section 1231 gain (los	ss) 18	Tax-exempt income and nondeductible expenses
G	General partner or LLC	X Limited partner or other LLC	11	Other income (loss)		
	member-manager	member				
н		Foreign partner				
	What type of entity is this partner? Par f this partner is a retirement plan (IRA/SEP/Keogi	tnership			19	
			12	Section 179 deduction	A	210,000
J. I	Partner's share of profit, loss, and capital (see ins Beginning	Ending	13	Other deductions		Otherita
-	Profit 50.00000 % Loss 50.000000 %	50.000000 % 50.000000 %			20	Other information
-	Capital 73.074521 %	73.311476%			Z	STMT
ĸ	Partner's share of liabilities at year end:					
	Nonrecourse Qualified nonrecourse financing		14	Self-employment earnings	s (loss)	
	Recourse					
L	Partner's capital account analysis:		*S	l ee attached statem	ent for addition	al information.
	Beginning capital account Capital contributed during the year					
	Capital contributed during the year Current year increase (decrease)	s 195,954				
	Withdrawais & distributions Ending capital account	\$ (210,000) \$ 2,005,725	e Only			
	X Tax basis GAAP . Other (explain)	Section 704(b) book	For IRS Use Only			
M	Did the partner contribute property with a built-in Yes X No	gain or loss?	LL.			:
	If "Yes," attach statement (see instructions)					

For Paperwork Reduction Act Notice, see Instructions for Form 1065,

IRS.gov/form1065

Schedule K-1 (Form 1065) 2016

This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

Code L Empowerment zone Ordinary business income (loss), Determine whether the income (loss) is passive or nonpassive and enter on your return as follows. employment credit Report on Credit for increasing research Passive loss See the Partner's Instructions activities See the Partner's Instructions Passive income Schedule E, line 28, column (g) Credit for employer social security and Medicare taxes Nonpassive loss Schedule E. line 28, column (h) o Nonpassive income Schedule E, line 28, column (j) Backup withholding Other credits Net rental real estate income (loss) See the Partner's Instructions 16. Foreign transactions Other net rental income (loss) Name of country or U.S. Schedule E, line 28, column (g) Net income possession Net loss See the Partner's Instructions Form 1116, Part I Gross income from all sources 4. Guaranteed payments Schedule E. line 28, column (i) Gross income sourced at 5. Form 1040, line 8a partner level Foreign gross income sourced at partnership level Form 1040, line 9a 6a. Ordinary dividends Passive category D 6b. Qualified dividends Form 1040, line 9b Form 1116, Part I E General category Schedule F. line 4 7. Royalties Other 8. Net short-term capital gain (loss) Schedule D, line 5 Deductions allocated and apportioned at partner level 9a. Net long-term capital gain (loss) Schedule D. line 12 G Interest expense Form 1116, Part I Collectibles (28%) gain (loss) 28% Rate Gain Worksheet, line 4 Н Other Form 1116, Part I (Schedule D instructions) Deductions allocated and apportioned at partnership level to foreign source 9c. Unrecaptured section 1250 gain See the Pertner's instructions 10. Net section 1231 gain (loss) See the Partner's instructions Passive category 11. Other income (loss) General category Form 1116, Part I Code Other A Other portfolio income (loss) See the Partner's Instructions Other information See the Partner's Instructions В Involuntary conversions Form 1116, Part II L Total foreign taxes paid c Sec, 1256 contracts & straddles Form 6781, line 1 Total foreign taxes accrued Form 1116, Part II Ð Mining exploration costs recapture See Pub. 535 Reduction in taxes available for credit Form 1116, line 12 F Cancellation of debt Form 1040, line 21 or Form 982 Foreign trading gross receipts Form 8873 Other income (loss) See the Partner's Instructions Extraterritorial income exclusion Form 8873 Section 179 deduction See the Partner's Instructions Other foreign transactions See the Partner's Instructions Other deductions 17. Alternative minimum tax (AMT) items Cash contributions (50%) Post-1986 depreciation adjustment В Cash contributions (30%) В Adjusted gain or loss See the Partner's Depletion (other than oil & gas) C Nencash contributions (50%) Instructions and See the Partner's Noncash contributions (30%) Oil, gas, & geothermal-gross income the Instructions for Form 6251 D Instructions Oil, gas, & geothermal-deductions Е Capital gain property to a 50% organization (30%) Other AMT items F Capital gain property (20%) Tax-exempt income and nondeductible expenses Tax-exempt interest income Form 1040, line 8b G Contributions (100%) Other tax-exempt income See the Partner's Instructions н Investment interest expense Form 4952, line 1 Nondeductible expenses See the Partner's Instructions Schedule E, line 19 Deductions-royalty income Distributions See the Partner's Instructions Section 59(e)(2) expenditures Cash and marketable securities Deductions-portfolio (2% floor) Κ Schedule A, line 23 В Distribution subject to section 737 See the Partner's Instructions Schedule A, line 28 Deductions-portfolio (other) Other property Amounts paid for medical insurance Schedule A. line 1 or Form 1040, line 29 М 20 Other information N Educational assistance benefits See the Partner's Instructions Investment income Form 4952, line 4a Form 2441, line 12 0 Dependent care benefits investment expenses Form 4952, line 5 Preproductive period expenses See the Partner's Instructions Fuel tax credit information Form 4136 Commercial revitalization deduction Q Qualified rehabilitation expenditures from rental real estate activities See Form 8582 instructions (other than rental real estate) See the Partner's Instructions Pensions and IRAs See the Partner's Instructions Basis of energy property See the Partner's Instructions See the Partner's Instructions S Reforestation expense deduction Recapture of low-income housing T Domestic production activities Form 8611, line 8 credit (section 42(j)(5)) See Form 8903 instructions information Recapture of low-income housing Qualified production activities income Form 8903, line 7b credit (other) Form 8611, line 8 Employer's Form W-2 wages Form 8903, line 17 Recapture of investment credit See Form 4255 Other deductions See the Partner's Instructions Recapture of other credits See the Partner's Instructions Self-employment earnings (loss) Look-back interest—completed **Note:** If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE. long-term contracts See Form 8697 Look-back interest-income forecast Net earnings (loss) from See Form 8866 Schedule SE, Section A or B. self-employment Dispositions of property with В Gross farming or fishing income See the Partner's Instructions section 179 deductions Gross non-farm income See the Partner's Instructions Recapture of section 179 deduction 15. Credits Low-income housing credit Ν Interest expense for corporate (section 42(j)(5)) from pre-2008 partners buildings Section 453(I)(3) information В Low-income housing credit Section 453A(c) information (other) from pre-2008 buildings Section 1260(b) information C Low-income housing credit Interest allocable to production (section) 42(i)(5)) from expenditures See the Partner's post-2007 buildings See the Partner's Instructions Instructions CCF nonqualified withdrawals Low-income housing credit Depletion information-oil and gas (other) from post-2007 buildings Reserved Qualified rehabilitation Unrelated business taxable income expenditures (rental real estate) w Precontribution gain (loss) Other rental real estate credits Section 108(i) information Other rental credits Net investment income Undistributed capital gains credit Form 1040, line 73; check box a Other information Biofuel producer credit See the Partner's Instructions Work opportunity credit

DAA

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71115 Green Valley Commerce, LLC

32-0345346

FYE: 12/31/2016

Federal Statements CLA Properties, LLC

800-14-7540

Schedule K-1, Line 2 - Net Rental Real Estate Income (Loss)

Description	Туре	Amount	Disposed
Commercial Property Commercial Property	Commercial Commercial	\$ 140,179 55,775	

Schedule K-1, Line 20Z - Additional Supplemental Information

Description					
Analysis of At Risk	Versus Not At Risk Lia At Risk	bilities Not At Risk			
Nonrecourse Qualified Nonrecourse Recourse	0 0 0	36,974 0 0			
Additional Alternative M AMT Total Depreciation ACE Post-1993 Property D		3:	6,140 6,140		

Partner# 3		
Schedule K-1	Analysis of Partner's K-1, Current Year Increase (Decr	ease) Worksheet 2016
	For calendar year 2016, or tax year beginning , and ending	
Partnership Name Green Valle	ey Commerce, LLC	Employer Identification Number 32-0345346
Partner's Name CLA Proper	ties, LLC	Taxpayer Identification Number 800~14-7540
Schedule K	nt Year Increase (Decrease): Additions: al Real Estate Income/Loss	195,954
	Subtotal	195,954
Total per	Schedule K-1, Current Year Increase (Decreas	se) 195,954

Partner# 1

Schedule K -	Partner's Basis Worksheet, Page 1 For calendar year 2016, or tax year beginning , and ending ,		2016
Partnership Name Green Va		Employe	r Identification Number 345346
Partner's Name			r Identification Number
CLA Prop	erties, LLC		14-7540
Deels day street			0.050.101
Beginning of year Increases:		*********	2,052,101
	ions: Cash Property (adjusted basis)		
"Excess" depletion			
Income items:	Ordinary income	***************	
	Net income from rental real estate activities	195,954	
	Net income from other rental activities	,	
	Interest		
	Dividends		
	Royalties		
	Net short-term capital gain		
	Net long-term capital gain		
	Other portfolio income		
	Net gain under section 1231		
	Other income		
	Tax-exempt interest and other income		195,954
Other increases:	Transfer of capital		
	Gain on disposition of section 179 assets		
	Other increases Cash 210,000 Property (adjusted basis) se) in share of partnership liabilities P/Y 32,330 C/Y	***************************************	
Distributions:	Cash 210,000 Property (adjusted basis)	*************	210,000
Increase (decrea	ise) in share of partnership liabilities P/Y 32,330 C/Y	36.974	4,644
(
Subtotal			2,042,699
Distribution in ex	cess of partner basis	*******************	-,-,,
	•	******************	
Decreases:			
Noncap items:	Nondeductible expenses		
	Charitable contributions		
	Foreign taxes		
Loss items:	Ordinary loss		
	Net loss from rental real estate activities		
	Net loss from other rental activities		
	Royalties		
	Net short-term capital loss		
	Net long-term capital loss		
	Other portfolio loss		
	Net loss under section 1231		
	Other losses		
	Section 179 expense		
	Deductions related to portfolio income		
	Other deductions		
•	Interest expense on investment debts		
	Section 59(e)(2) expenditures		
	Loss on disposition of section 179 assets		
Depletion	2000 011 dioposition of obstacl. 110 docoto		
Other decreases			

End of year			2.042.699

Note to partner: This worksheet was prepared based on partnership records. Please consult with your tax advisor for adjustments.

Partner# 1	Dowlnowlo Colo	dulo I/ 4 Asti	with Markabaat		
10.4	Partner's Sche	edule K-1 Acti	vity Worksheet	1	0040
Schedule K-1	For calendar year 2016, or tax year b	peginning	, and ending		2016
Partnership Name Green Valle	y Commerce, LLC		-	Employer Identi	fication Number
Partner's Name CLA Propert			· · · · · · · · · · · · · · · · · · ·		fication Number
		Activity	Schedu	le K-1 Passthrough	
	Activity Description	Disposed	EIN	Entity Type	PTP
A Commercial					
B Commercial					
c Misc Amoun	its				
Schedule K-1 Box Code	Description		Α	В	С
	ecourse liabilities - not a	t risk		ь	36,974
	ental real estate income (·	140,179	55,775	
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Partner# 1

Arizona Monrocident and Out of State Partner's

Share of Income and Deductions 2016
rporate partners must use this schedule.
beginning and ending
Partnership's Employer Identification Number (EIN)
32-0345346
Partnership's Name
Green Valley Commerce, LLC
Partnership's Address – number and street or rural route
9155 South Las Vegas Blvd., Ste 200
de Partnership's City, Town or Post Office State ZIP Code
Las Vegas NV 89123

Partner's Percentage of:	Beginning of Year	End of Year
Profit sharing	50.000000%	50.000000%
Loss sharing	50.000000%	50.000000%
Ownership of capital	73.074521%	73.311476%
Type of partner (individual, trust, etc.)	Partnership	

Part 1: Distributive Share Items From Federal Form 1065, Schedule K-1	(a) Distributive Share Amount	(b) Arizona Apportionment Ratio	(c) Arizona Source Income	Form 140NR Filers: Enter the amount in column (c) on:
Ordinary income (loss) from trade or				
business activities			and the second s	
2 Net income (loss) from rental real estate activities	195,954	0.213505	41,837	
3 Net income (loss) from other rental activities				
4 Total: Add lines 1, 2, and 3	195,954		41,837	Line 21
5 Interest				Line 16
6 Dividends				Line 17
7 Royalties				Line 21
8 Net short-term capital gain (loss)				Line 20
Net long-term capital gain (loss)				Line 20
0 Guaranteed payments to partner				
1 Net IRC Section 1231 gain (loss)				Line 20
2 Deferred amount of discharge of indebtedness				
income included in federal income in the current				
year under IRC Section 108(i)				Line 21
3 Other income (loss): include schedule				Line 22
4 IRC Section 179 expense				Line 21
5 Deferred amount of original issue discount				
deduction included in federal income in the current				
year under IRC Section 108(i)				Line 21
6 Other deductions: include schedule				
Part 2: Partner's Distributive Share of the Adjustment of Partnership Income	(a) Distributive	(b) Arizona Apportionment Patio	(c) Arizona	Form 140NR Filers Enter the amount in

Apportionment Ratio From Federal to Arizona Basis Share Amount Source Income column (c) on: 17 Adjustment of partnership income from federal to Arizona basis from Form 165, page 1, line 6 Stmt 1 0.213505 63 Line 29 or 40

NOTE: Corporate partners see Form 120 or Form 120A instructions for information on reporting the amount from line 17.

There are no amounts for page 2

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Argupa Nonresident Parmer's Share of Income and Deductions

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71115 Green Valley Commerce, LLC

32-0345346

FYE: 12/31/2016

Arizona Statements
CLA Properties, LLC

CLA Properties, LLC 800-14-7540

Statement 1 - Schedule K-1 (NR), Line 17 - Adjustment to Arizona Basis

Description	 Amount
Total Federal Depreciation Recalculated Arizona Depr	\$ 7,716 -7,703
Total	\$ 13

EXHIBIT 146

2017 TAX RETURN FILING INSTRUCTIONS

U.S. RETURN OF PARTNERSHIP INCOME

FOR THE YEAR ENDING

December 31, 2017

Green Valley Commerce, LLC 9155 South Las Vegas Blvd., Ste 200 Las Vegas, NV 89123
CliftonLarsonAllen LLP 10191 Park Run Drive, Suite 200 Las Vegas, NV 89145 702-933-8200
A member manager of the LLC
Not applicable
This return has qualified for electronic filing. After you have reviewed your return for completeness and accuracy, please sign, date and return Form 8879-PE to our office. We will then submit your electronic return to the IRS.
Enclosed are copies of Schedule K-1 to be distributed to the members.
Return federal Form 8879-PE to us by September 17, 2018.
Do not mail the paper copy of the return to the IRS. You should provide a paper copy of these Schedules K-1 to each of the members immediately. If you choose to distribute these schedules electronically, you must distribute them in accordance with the specific requirements contained in IRS Revenue Procedure 2012-17. Please contact us if you need assistance regarding these requirements.

710145 04-01-17

SUMMARY OF SCHEDULE K-1

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ARIZONA Property Apportionment Detail Worksheet 2017
GREEN VALLEY COMMERCE, LLC 32-0345346

	Within		Everywh	ere
	Beginning of Year	End of Year	Beginning of Year	End of Year
Inventories				
Land	81,817.	81,817.	622,433.	622,433.
Buildings	255,350.	255,350.	2,597,488.	2,597,488.
Buildings - accumulated depreciation				
Machinery				
Equipment				
Machinery and equipment - accumulated depreciation				
Furniture and fixtures				
Furniture and fixtures - accumulated depreciation				
Transportation/delivery equipment				
Transportation/delivery equipment - accumulated depreciation				
Other depreciable assets				
Other depreciable assets - accumulated				
depreciation				
Depletable assets				
Depletable assets - accumulated depletion				
Leasehold improvements				
Leasehold improvements - accumulated				
amortization				
Supplies				
Other tangible property				
Buildings - construction in progress				
Machinery - construction in progress				
Equipment - construction in progress				
Transportation/delivery - construction in progress				
Other - construction in progress				
Less; Total construction in progress				
Miscellaneous other	337,167.	337,167.	3,219,921.	2 210 021
Subtotals	337,107.	337,167.	3,413,341.	3,219,921. 3,219,921.
Average property		337,107*		3,419,941.
Real property rented - rental expense (multiplied by applicable factor)				
Tangible property rented - rental expense (multiplied by applicable factor)				
Miscellaneous rental expense (multiplied by applicable factor)				
Total property		337,167.		3,219,921.

^{* -} Not Applicable

			D	2047
NEVAD	A		Property Apportionment Detail Worksheet	2017
GREEN	VALLEY	COMMERCE,	LLC	32-0345346

	Withir	1.	Everywh	ere
	Beginning of Year	End of Year	Beginning of Year	End of Year
Inventories				
Land	540,616.	540,616.	622,433.	622,433
Buildings	2,342,138.	2,342,138.	2,597,488.	2,597,488
Buildings - accumulated depreciation				
Machinery			1	
Equipment				
Machinery and equipment - accumulated				
depreciation				
urniture and fixtures				
Furniture and fixtures - accumulated depreciation				
Transportation/delivery equipment				
Transportation/delivery equipment - accumulated depreciation				
Other depreciable assets				
Other depreciable assets - accumulated depreciation				
Depletable assets				
Depletable assets - accumulated depletion				
Leasehold improvements				
Leasehold improvements - accumulated amortization				
Supplies				
Other tangible property				
Buildings - construction in progress				
Machinery - construction in progress				
Equipment - construction in progress				
Transportation/delivery - construction in progress				
Other - construction in progress				
Less; Total construction in progress				
Miscellaneous other		0		
Subtotals	2,882,754.	2,882,754.	3,219,921.	3,219,921
Average property		2,882,754.		3,219,921
Real property rented - rental expense (multiplied by applicable factor)				
Tangible property rented - rental expense (multiplied by applicable factor)				
Miscellaneous rental expense (multiplied by applicable factor)				
Total property		2,882,754.		3,219,921

^{* -} Not Applicable

ARIZONA	Payroll and Sales Apportion	nment Detail Worksheet	2017
GREEN VALLEY CO	MMERCE, LLC	- 1	32-0345346
Payroll Apportionment		Within	Everywhere
		Viam.	Evolywholo
Cost of operations			
Compensation of officers		***************************************	
Salesmen's salaries			
Salesmen's commissions			
General and administrative wag	jes and salaries	onononononon	
][62][63][63][63][63][63][63][63][63][63][63		
Total payroll			
Sales Apportionment		Within	Everywhere
Sales of tangible personal prop	erty		
- Returns and allowances			
Sales from outside the state to	within the state		
	vithin the state		
	J.S. government		
	ontaxable jurisdictions		
-		170 055 1	597,452
			1500 (7103 5500)
Gain from sales of real and tand	gible personal property		
	9		
Total pales		170 055	597 /52

^{* -} Not Applicable

NEVADA	Payroll and Sales Apportionment Detail Worksheet	2017
GREEN VALLEY COM	MMERCE, LLC	32-0345346
Payroll Apportionment	Within	Everywhere
Cost of goods sold		
Compensation of officers		
Salesmen's commissions		
General and administrative wage	es and salaries	
Will be with a care of the section than		
Total payroll		
Sales Apportionment		Mar common
	Within	Everywhere
Sales of tangible personal prope	orty	
- Returns and allowances		
Sales from outside the state to v	vithin the state	
	thin the state	
Sales from within the state to U.	S. government	
Sales from within the state to no	ontaxable jurisdictions	
Interest		
Dividends		
Rents	427,397	597,452
Royalties		
Gain from sales of real and tang	ible personal property	4
Gain from sales of intangibles		
Miscellaneous other		21
Total sales	427,397	597,452

^{* -} Not Applicable

PROPERTY FACTOR	Apportionment S	ummary Worksheet		2017
GREEN VALLEY COMMERCE,	LLC			32-0345346
	WITHIN	EVERYWHERE	UNWEIGHTED	WEIGHTED
Alabama				
Alaska				
Arizona	337,167.	3,219,921.	.104713	.104713
Arkansas				
California				
Colorado				
Connecticut [
Delaware				
District of Columbia				
Florida)
Georgia				
-lawaii				
daho				
Illinois				
Indiana				
owa				
Kansas Kentucky				
Louisiana				
Maine				
Maryland				
Vassachusetts				
Michigan				
Vinnesota				
Mississippi				
Missouri				
Montana				
Nebraska				
Vevada				
New Hampshire				
New Jersey				
New Mexico				
New York				
North Carolina				
North Dakota				7_
Ohio				
Oklahoma				
Oregon				
Pennsylvania				
Rhode Island				
South Carolina				
South Carolina				
South Dakota				
Tennessee				
Texas				
Jtah				
/ermont				
/irginia				
Nashington				
Vest Virginia				
Visconsin				
Nyoming				
Foreign				
Other				
		50.75	1 X 1 4	6.6.4.704
Total	N/A	N/A	N/A	.104713
710731 04-01-17				

PROPERTY FACTOR	Apportionment Summary Worksheet (Continued)	2017
GREEN VALLEY COMME	RCE, LLC	32-0345346

	WITHIN	EVERYWHERE	UNWEIGHTED	WEIGHTED
* Battle Creek				
* Detroit				
* Flint				
* Grand Rapids				
* Highland Park				
* Lansing				
* Pontiac				
* Port Huron				
* Saginaw				
* New York City				
* New York - MCTD				
* Muskegon				
* Muskegon Heights				

^{*} Not included in everywhere totals

SALES FACTOR	Apportionment Summary Worksheet			
GREEN VALLEY COMMERCE,				32-0345346
	WITHIN	EVERYWHERE	UNWEIGHTED	WEIGHTED
Alabama				
Alaska	170,055.	597,452.	.284634	.569267
Arizona	1/0,055.	331,434.	. 204034	.309407
Arkansas California				
A 1 - 1				
Connecticut				
Delaware				
District of Columbia				
Florida				
Georgia				
Hawaii				
Idaho				
Illinois				
Indiana				
lowa				
Kansas				
Kentucky				
Louisiana				_
Maine				
Maryland				
Massachusetts				
Michigan				
Minnesota				
Mississippi				
Missouri				
Montana				
Nebraska				
Nevada				
New Hampshire				
New Jersey				
New Mexico				
New York				
North Carolina				
North Dakota				
Ohio				
Oklahoma				
Oregon				
Pennsylvania				
Rhode Island				
South Carolina South Dakota				
Tennessee				
Texas				
Utah Vermont				
Virginia				
Washington				
West Virginia				
Wisconsin				
Wyoming				
Foreign				
Other				
Total	N/A	N/A	N/A	.569267
710731 04-01-17				

				
SALES	FACTOR	Apportionmen	t Summary Worksheet (Continued)	2017
GREEN	VALLEY	COMMERCE, LLC		32-0345346

	WITHIN	EVERYWHERE	UNWEIGHTED	WEIGHTED
* Battle Creek				
* Detroit				
* Flint				
* Grand Rapids				
* Highland Park				
* Lansing				
* Pontiac				
* Port Huron				
* Saginaw				
* New York City				
* New York - MCTD				
* Muskegon				
* Muskegon Heights				

^{*} Not included in everywhere totals

SUMMARY	Apportionment Su	ımmary Workshee		2017
GREEN VALLEY COMMERCE	E, LLC			32-0345346
SUMMARY OF FACTORS	PROPERTY	PAYROLL	SALES	APPORTIONMENT
Alabama				
Alaska				
Arizona	104712		.569267	.224660
Arkansas				
California				
Colorado				
Connecticut				
District of Columbia				
Florida				
Georgia	1970			
Hawaii	1,111			
Idaho	*****			
Illinois				
Indiana	,,,,,, l			
lowa				
Kansas				
Kentucky				
Louisiana				7
Maine				
Maryland				
Massachusetts				
Michigan				
Minnesota				
Minejaniani				
N 4::				
Missouri				
Montana	races,			
Nebraska	0.00			
Nevada	and I			
New Hampshire				
New Jersey				
New Mexico	mar 2			
New York	99263			
North Carolina				
North Dakota				
Ohio				
Oklahoma	***************************************			
Oregon				
Pennsylvania				1
Rhode Island				
South Carolina	****			
South Dakota				
South Dakota				
Tennessee				
Texas				14
Utah	areas			
Vermont				
Virginia				
Washington				
West Virginia]
Wisconsin				
Wyoming) 4
Foreign	*****			
Other				
· · · · · · · · · · · · · · · · · · ·				h
Total	.104713		.569267	.224660
710731 04-01-17		1		

SUMMAI	RY	А	pportionment Summary Worksheet (Continued)	2017
GREEN	VALLEY	COMMERCE,	LLC	32-0345346

SUMMARY OF FACTORS	PROPERTY	PAYROLL	SALES	APPORTIONMENT
* Battle Creek				
* Detroit				
* Flint				
* Grand Rapids				
* Highland Park				
* Lansing				
* Pontiac				
* Port Huron				
* Saginaw				
* New York City				
* New York - MCTD				
* Muskegon				
* Muskegon Heights				

^{*} Not included in everywhere totals

Form 8879-PE

IRS e-file Signature Authorization for Form 1065

Return completed Form 8879-PE to your ERO. (Don't send to the IRS.)

For calendar year 2017, or tax year beginning , 2017, ending 2017

OMB No. 1545-0123

Department of the Treasury Internal Revenue Service

▶ Go to www.irs.gov/Form8879PE for the latest information.

Name of partnership	Employer ide	entification number
GREEN VALLEY COMMERCE, LLC	32-034	5346
Part I Tax Return Information (Whole dollars only)		
1 Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1	
2 Gross profit (Form 1065, line 3)	2	
3 Ordinary business income (loss) (Form 1065, line 22)	3	
4 Net rental real estate income (loss) (Form 1065, Schedule K, line 2)		359,013.
5 Other net rental income (loss) (Form 1065, Schedule K, line 3c)	5	
Part II Declaration and Signature Authorization of Partner or Member (Be sure to get a copy of the partnership's return)		
electronic return of partnership income and accompanying schedules and statements and to the best and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of partnership income. I consent to allow my electronic return originator (ERO), transmitter, or intermediate return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection delay in processing the return. I have selected a personal identification number (PIN) as my signature partnership income. Partner or Member's PIN: check one box only	of the partnership's electror ate service provider to send an of the transmission and (b	nic return of the partnership's I) the reason for any
	covered to the country	45246
X lauthorize CLIFTONLARSONALLEN LLP	to enter my PIN	45346 Don't enter all zeros
ERO firm name as my signature on the partnership's 2017 electronically filed return of partnership income.		Don't enter an Zeros
As a partner or member of the partnership, I will enter my PIN as my signature on the partner return of partnership income.	ership's 2017 electronically	filed
Partner or member's signature		
Title MANAGER	Date D	Vu
Part III Certification and Authentication		
	4689145 nter all zeros	
I certify that the above numeric entry is my PIN, which is my signature on the 2017 electronically filed indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub and Pub. 4163 , Modernized e-File (MeF) Information for Authorized IRS e- <i>file</i> Providers for Business F	b. 3112, IRS e-file Applicatio	
ERO's signature Da	ate 🕨	
ERO Must Retain This Form - See Instructi Don't Submit This Form to the IRS Unless Request		
For Paperwork Reduction Act Notice, see instructions. LHA	Fo	orm 8879-PE (2017)

Form **7004**(Rev. December 2017)
Department of the Treasury
Internal Revenue Service

Application for Automatic Extension of Time To File Certain Business Income Tax, Information, and Other Returns

File a separate application for each return.

OMB No. 1545-0233

Internal Revenu		➤ Go to www.irs.gov/Form70	004 for in	structions and the latest information.	. 1	
	Name				Identifying number	
Print		ALLEY COMMERCE, LLC			32-0345	346
or		d room or suite no. (If P.O. box, see instructions.)				
Туре		OUTH LAS VEGAS BLVD.			1.2 F.M	
	Gity, town, state, a	and ZIP code (if a foreign address, enter city, provinc	ce or state, a	and country (follow the country's practice for entering postal	code)).	
	T 3 G 1750	20 20 200				
Maker Files		AS, NV 89123	instructi	and before administration this form		
		sion by the due date of the return. See		e Tax, Information, and Other Ret	urne Soo instru	ctions
		the return listed below that this applica			arris. See Histiu	09
Application			Form	Application		Form
Application Is For:			Code	Is For:		Code
Form 706-G	is(D)		01	Form 1120-ND		19
Form 706-G			02	Form 1120-ND (section 4951 taxes)		20
	(bankruptcy esta	ate only)	03	Form 1120-PC		21
		in a bankruptcy estate)	04	Form 1120-POL		22
Form 1041			05	Form 1120-REIT		23
Form 1041-			06	Form 1120-RIC		24
Form 1041-			07	Form 1120S		25
Form 1042			08	Form 1120-SF		26
Form 1065			09	Form 3520-A		27
Form 1065-	В		10	Form 8612		28
Form 1066			11	Form 8613		29
Form 1120			12	Form 8725		30
Form 1120-	C		34	Form 8804		31
Form 1120-	F		15	Form 8831		32
Form 1120-	FSC		16	Form 8876		33
Form 1120-	H		17	Form 8924		35
Form 1120-			18	Form 8928		36
Part II	All Filers Mu	ust Complete This Part				
check h 3 If the or check h	nere rganization is a c nere	orporation and is the common parent c	of a group	that intends to file a consolidated return,	7	> □
	d by this applicat					
				egulations section 1.6081-5, check here	*******	>
		llendar year 2017 , or tax year beginnin	-	, and ending		
The second of	ax year. If this ta hange in accour	x year is less than 12 months, check that in the period Consolidated return		1. 10 mm -		
6 Tentativ	ve total tax			1	6	0.
7 Total pa	ayments and cre	edits (see instructions)			7	
8 Balanc	e due. Subtract	line 7 from line 6 (see instructions)			8	
LHA For P	rivacy Act and I	Paperwork Reduction Act Notice, see	e separa	te instructions.	Form 7004 (Re	ev. 12-2017)
						- 7
		DEPARTMENT O	F THE	E TREASURY		

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE CENTER
OGDEN, UT 84201-0045

orm Department of the Treasury	For calendar y	may 2017, or toy year beginning	urn of Partne	andina		OMB No. 1545-0123
ternal Revenue Service	EXTEN	SION GRANTE	D TO 09/17/	18	· · · · · · · · · · · · · · · · · · ·	2017
Principal business activity		Name of partnership				D Employer identification number
DAT DOMAND		ODDEN WALLE	V COMMEDCE	TT 0		22 0245246
REAL ESTATE Principal product or service	Туре	Number street and room or	Y COMMERCE, suite no. If a P.O. box, see the	LLC		32-0345346 E Date business started
in morphis product of control			LAS VEGAS B		0.0	05/26/2011
NVESTMENT			ce, country, and ZIP or foreign		0 0	F Total assets
Business code number						
31120		LAS VEGAS		N	V 89123	\$ 2,761,906
Check applicable boxes Check accounting meth Number of Schedules K Check if Schedules C ar	(6) od: (1) X -1. Attach or	Technical termination - Cash (2) For each person who w	also check (1) or (2)	Other (specify)		(5) Amended return
aution. Include only tra	de or busine	ess income and expens	ses on lines 1a through	22 below. See the ins	structions for more info	rmation.
1 a Gross receipts o	rsales			1a		
b Returns and allo						
					1c	
2 Cost of goods so	old (attach For	m 1125-A)			2	
4 Ordinary income			s, and trusts (attach stater			
5 Net farm profit (I	oss) (attach S	Schedule F (Form 1040))			5	
			Form 4797)			

The second second for			oyment credits)		***************************************	
the second secon			Jyment credits)			
					The second secon	
						1
[1] D. S. Steller, No. 30, April 1987,					- Indiana - Indi	1
Name of the last o					The state of the s	
16 a Depreciation (if r	equired, attac	h Form 4562)		16a		n i
b Less depreciatio	n reported on	Form 1125-A and elsewh	here on return	16b	16c	
17 Depletion (Do no	t deduct oil a	ind gas depletion.)			17	7
18 Retirement plans	, etc.	****************			18	
19 Employee benefi	t programs				19	
17 Depletion (Do no 18 Retirement plans 19 Employee benefi 20 Other deductions	s (attach state	ment)	**************************		20	
	s. Add the an	nounts shown in the far ri	ight column for lines 9 thr	ouah 20	21	
		oss). Subtract line 21 fror		ough 20	22	0
Under penalt	ies of perjury, I o	declare that I have examined t	his return, including accompar partner or limited liability comp	nying schedules and statemen		wledge and belief, it is true,
gn		and the second second second			May th	ne IRS discuss this return
ere					with th	ne preparer shown below
Signatur	e of partner or lu	nited liability company memb	er	Date	(See III	X Yes N
Print/Type prep	arer's name	Prep	parer's signature	Date	Check if	PTIN
aid Tarano					self-employed	D00170222
reparer Firm's name		N				P00172333
	Charles Land	ONALLEN LLP			1	1-0746749
			DRIVE, SUIT	E 200	Firm's EIN 🕪 😃	1-0/40/45
		NV 89145	DELVE, SULLI	L 200	Phone no. 70	2-933-8200
~~~~~		ice, see separate instruc			Fillotte no. 7 0 a	Form <b>1065</b> (20

٠.										4	r	-	á	ď	٠,	ä	ò		,					L				
П	П	1	d	ě,	ŕ	ź	٠	n	1	٦	r	и		ъ			•	в	į.	ч	n.	c	)	Г	1	2	1	7

X

X

X

X

or Item L on Schedule K-1.

principal amount of the debt?

reportable transaction?

Is this partnership a publicly traded partnership as defined in section 469(k)(2)?

During the tax year, did the partnership have any debt that was cancelled, was forgiven, or had the terms modified so as to reduce the

At any time during calendar year 2017, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See the instructions for exceptions and filling requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country.

Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any

		Yes	No
11	At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts.  See instructions		х
12a	Is the partnership making, or had it previously made (and not revoked), a section 754 election?		Х
	See instructions for details regarding a section 754 election.		
b	Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		х
Ċ	Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		x
13	Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year)		
14	At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		х
15	If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities, enter the number of Forms 8858 attached. See instructions		
16	Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership.		х
17	Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return.		
18a	Did you make any payments in 2017 that would require you to file Form(s) 1099? See instructions	X	
b	If "Yes," did you or will you file required Form(s) 1099?	X	
19	Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return.		
20	Enter the number of partners that are foreign governments under section 892.		
21	During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		х
22	Was the partnership a specified domestic entity required to file Form 8938 for the tax year (See the Instructions for Form 8938)?		X
	gnation of Tax Matters Partner (see instructions) below the general partner or member-manager designated as the tax matters partner (TMP) for the tax year of this return:	1	
	nated TMP ► SHAHRAM BIDSAL number of TMP ► 549-55-3	3193	
entity	TMP is an name of TMP entative  Phone number of TMP ▶ 818-901-	-880	0
Addre desig	ss of hated TMP NUYS, CA 91405		
	Form	1065	(2017

****************	065 (2017) GREEN VALLEY COMMERCE, LLC	32	-0345346 Page 4
Scr	dedule K Partners' Distributive Share Items	1	Total amount 0 •
	1 Ordinary business income (loss) (page 1, line 22) 2 Net rental real estate income (loss) (attach Form 8825) SEE STATEMENT 1	2	359,013.
	3 a Other gross rental income (loss)	-	333,0134
	b Expenses from other rental activities (attach statement)  3b	-	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	
	Guaranteed payments	4	
Income (Loss)	5 Interest income	5	
5	6 Dividends: a Ordinary dividends	6a	
me	b Qualified dividends 6b	- Gu	
100	7 Royalties	7	
****	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))		
	9 a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a	
	b Collectibles (28%) gain (loss)	- Gu	
	c Unrecaptured section 1250 gain (attach statement)		
	10 Net section 1231 gain (loss) (attach Form 4797)	10	
	11 Other income (loss) (see instructions) Type	11	
	12 Section 179 deduction (attach Form 4562)	12	
Suc	13 a Contributions	13a	
ctic	b Investment interest expense	13b	
Deductions	c Section 59(e)(2) expenditures; (1) Type ► (2) Amount ►		
۵	d Other deductions (see instructions) Type	13d	
-	14 a Net earnings (loss) from self-employment	14a	0.
Self- Employ- ment	b Gross farming or fishing income	14b	
Self	c Gross nonfarm income	14c	
-	15 a Low-income housing credit (section 42(j)(5))	15a	
	b Low-income housing credit (other)	15b	
Credits	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
rec	d Other rental real estate credits (see instructions) Type ▶	15d	
0	e Other rental credits (see instructions)  Type	15e	
	f Other credits (see instructions)  Type	15f	
	16 a Name of country or U.S. possession		
	<b>b</b> Gross income from all sources	16b	
**	c Gross income sourced at partner level	16c	
Foreign Transactions	Foreign gross income sourced at partnership level		
acti	d Passive e General category ► f Other►	16f	
us	Deductions allocated and apportioned at partner level		T ₁
Tre	g Interest expense ▶ h Other ▶	16h	
lgn	Deductions allocated and apportioned at partnership level to foreign source income		
ore	i Passive j General category k Other k Other	16k	
11.	I Total foreign taxes (check one); ▶ Paid	161	11
	mReduction in taxes available for credit (attach statement)	16m	
	n Other foreign tax information (attach statement)		
	17 a Post-1986 depreciation adjustment	17a	-3.
Lax	b Adjusted gain or loss	17b	
# I E	c Depletion (other than oil and gas)	17c	
Alternative Minimum Tax (AMT) Items	d Oil, gas, and geothermal properties - gross income	17d	
Ş≅#	e Oil, gas, and geothermal properties - deductions	17e	
-	f Other AMT items (attach statement)	17f	
	18 a Tax-exempt interest income	18a	
ion	b Other tax-exempt income	18b	II.
nat	c Nondeductible expenses	18c	100.000
Other Information	19 a Distributions of cash and marketable securities	19a	402,000.
E	<b>b</b> Distributions of other property	19b	
her	20 a Investment income	20a	
ō	b Investment expenses	20b	
	c Other items and amounts (attach statement)	]	Form <b>1065</b> (2017)

A	nalysis of Net	Income (Loss)						
1	Net income (loss). Combin	1	359,013.					
2	Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exe Organiz		(vi) Nominee/Other
	a General partners b Limited partners			179,506.	179,507.			1

Schedule L Balance Sheets pe	Beginning o	of tay year	End of ta	y yoar
Assets	(a)		(c)	
1 Cash	(u)	(b) 80,137.	(0)	(d) 96,373.
2a Trade notes and accounts receivable		00720111		307076
b Less allowance for bad debts				
3 Inventories				
4 U.S. government obligations				T
5 Tax-exempt securities				
6 Other current assets (attach statement)	STATEMENT 2	658.		
7a Loans to partners (or persons related to partners)				
<b>b</b> Mortgage and real estate loans				
8 Other investments (attach statement)				
9a Buildings and other depreciable assets	2,597,489.		2,597,489.	
<b>b</b> Less accumulated depreciation	2,597,489.	2,106,615.	2,597,489. 554,390.	2,043,099
10a Depletable assets				
<b>b</b> Less accumulated depletion				
11 Land (net of any amortization)		622,433.		622,434
12a Intangible assets (amortizable only)				
b Less accumulated amortization				
13 Other assets (attach statement)				
14 Total assets		2,809,843.		2,761,906
Liabilities and Capital				
15 Accounts payable				
16 Mortgages, notes, bonds payable in less than 1 year				
17 Other current liabilities (attach statement)	STATEMENT 3	73,948.		68,998.
18 All nonrecourse loans				
19a Loans from partners (or persons related to partners)				
b Mortgages, notes, bonds payable in 1 year or more				
20 Other liabilities (attach statement)				
21 Partners' capital accounts		2,735,895.		2,692,908.
22 Total liabilities and capital		2,809,843.		2,761,906.
Schedule M-1 Reconciliation of				
	may be required to file Sch			
1 Net income (loss) per books		3 . 6 Income recorded on		
2 Income included on Schedule K, lines 1, 2, 3c			1 through 11 (itemize):	
5, 6a, 7, 8, 9a, 10, and 11, not recorded on bo	ooks	a Tax-exempt interest	\$	
this year (itemize);		- 6		
3 Guaranteed payments (other than health			on Schedule K, lines 1	
insurance)	into	manager	I, not charged against	
4 Expenses recorded on books this year not included on		book income this year		
Schedule K, lines 1 through 13d, and 16l (itemize):		a Depreciation \$		
2 Deptosis lieu P		9 Add lines Cond 7		
a Depreciation \$ b Travel and entertainment \$			rsis of Net Income (Loss),	
(1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	359,01			359,013
5 Add lines 1 through 4 Schedule M-2 Analysis of Partr			8 from line 5	333,013
1 Balance at beginning of year			h	402,000.
Capital contributed: a Cash			perty	±02,000
b Property		7 Other decreases (iter		
3 Net income (loss) per books		3 -	THEOJ.	
Other increases (itemize):	335,01			402,000.
5 Add lines 1 through 4	3,094,90	B. 9 Balance at end of year.		2,692,908
	2,002,00	5		Form <b>1065</b> (2017

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

Attach to Form 1065, Form 1065-B, or Form 1120S.

Go to www.irs.gov/Form8825 for the latest information.

OMB No. 1545-0123

Form (Rev. September 2017) Department of the Treasury Internal Revenue Service

Employer identification number

GREEN VALLEY COM	MERCE	, LLC			32 0	345346	
1 Show the type and address of each pro	perty. For ea	ch rental real estate property l	isted, report the number of da	ys rented at fair			
rental value and days with personal use	. See instru	ctions. See page 2 to list additi	onal properties.				
Physical address of each property - stre	eet, city,			- Enter code 1-8;		Fair Rental	Personal Use
state, ZIP code			See	e page 2 for list		Days	Days
A3 SUNSET WAY			annes Valvarennes en en en en en en en				
HENDERSON, NV 89014			4				
B3342 EAST GREENWAY	ROAD				0.0.0.0.0.0		
PHOENIX, AZ 85032			4				
C							
D							
C CONTROL CONT							
			Propertie				
Rental Real Estate Income		Α	В	С	1 2 2	D	
2 Gross rents	2	427,397.	170,055.				
Rental Real Estate Expenses		70.05					
3 Advertising	3	308.					
4 Auto and travel	4				1		
5 Cleaning and maintenance	5	9,740.	4,810.				
6 Commissions	6				1		
7 Insurance	7	10,096.	3,936.		111-		
8 Legal and other professional fees	8	10,456.	125.		1		
9 Interest	9						
10 Repairs	10	11,171.			101		
11 Taxes	11	37,505.	10,955.				
12 Utilities	12	34,481.	12,538.				
13 Wages and salaries	13				11		
14 Depreciation (see instructions)	14	56,396.	7,120.				
15 Other (list) ►STMT 5	12-11-	23,913.			4		
SEE STATEMENT 6	15		4,889.		10 -		
	10						
16 Total expenses for each property.							
Add lines 3 through 15	16	194,066.	44,373.				
17 Income or (Loss) from each property.							
Subtract line 16 from line 2	17	233,331.	125,682.				
18a Total gross rents. Add gross rents from	line 2, colu			188		597,	452.
<b>b</b> Total expenses. Add total expenses from				186	(	238,	
19 Net gain (loss) from Form 4797, Part II					1		
estate activities				19			
20a Net income (loss) from rental real estat							
this partnership or S corporation is a pa				20a			
b Identify below the partnerships, estates							
Attach a schedule if more space is need							
(1) Name		(2) Employ	er identification number				
m CV 1.2111000		7-1/	A Proposition of the Control of the				
21 Net rental real estate income (loss). Con	mbine lines	18a through 20a. Enter the res	ult				
here and on:		And the second s		21	***	359,	013.
<ul> <li>Form 1065 or 11208: Schedule K, lii</li> </ul>	ne 2. or						
• Form 1065-B: Part I, line 4	3.500						
720141 09-28-17 JWA For Paperwork Reduction	Act Notice	see instructions			For	m <b>8825</b> (Rev	9-2017

## Subtract line 16 from line 2 Allowable Codes for Type of Property

16Total expenses for each property.

Add lines 3 through 15

17Income or (Loss) from each property.

- 1 Single Family Residence
- 2 Multi-Family Residence
- 3 Vacation or Short-Term Rental
- 4 Commercial
- 5 Land
- 6 Royalties
- 7 Self-Rental
- 8 Other (include description with the code on Form 8825 or on a separate statement)

16

17

JWA Form **8825** (Rev. 9-2017)

### SCHEDULE B-1 (Form 1065)

(Rev. September 2017) Department of the Treasury Internal Revenue Service

## Information on Partners Owning 50% or More of the Partnership

Attach to Form 1065.

Go to www.irs.gov/Form1065 for the latest information.

OMB No. 1545-0123

Name of partnership

Employer identification number

GREEN VALLEY COMMERCE, LLC	32-0345346
Part I Entities Owning 50% or More of the Partnership (Form 1065, Schedule B, Qu	estion 3a)

## Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, tax-exempt organization, or any foreign government that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions) (i) Name of Entity (ii) Employer (v) Maximum Percentage Owned Identification Type of Entity Country of Organization in Profit, Loss, or Number (if any) Capital 80-0147540 PARTNERSHIPUNITED STATES 73.68 CLA PROPERTIES, LLC

Part II Individuals or Estates Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 3b)

Complete columns (i) through (iv) below for any individual or estate that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizenship (see instructions)	(iv) Maximum Percentage Owned in Profit, Loss, or Capital
SHAHRAM BIDSAL	549-55-3193	UNITED STATES	50.00

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

Schedule B-1 (Form 1065) (Rev. 9-2017)

## 2017 DEPRECIATION AND AMORTIZATION REPORT

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### 2017 DEPRECIATION AND AMORTIZATION REPORT

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#### 2017 DEPRECIATION AND AMORTIZATION REPORT

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CLA_Bidsal 0000524

# Worksheet for Adjusted Current Earnings Adjustments for Corporate and Partnership Partners

Name of partnership		Employer identification number
GREEN VALLEY COMMERCE, LLC		32-0345346
1. Additions to AMTI;	28/20/20	
a. Depreciation recomputed for AMT purposes	63,519.	
b. Tax-exempt interest income		
c. Amortization of IRC 173		
d. Depletion for post-1989 properties		
e. Intangible drilling costs deducted from AMTI		
f. Total additions to AMTI		63,519.
2. Deductions:		
a. Depreciation recomputed for ACE purposes	63,519.	
b. Depletion recomputed for ACE purposes		
c. ACE intangible drilling costs		
d. Total deductions		63,519.
3. Other adjustments:		
a. Basis adjustments from sales or exchanges		
b. Other adjustments		
c. Total other adjustments		
4. Total adjustments to AMTI for ACE calculation. Combine lines 1f, 2d and 3c		0.

SCHEDULE	K NET 1	INCOME (LOSS) I	FROM RENTAL RI	EAL ESTATE	STATEMENT	1
DESCRIPTI	ON				AMOUNT	
	L - COMMERCIAI L - COMMERCIAI				233,3 125,6	
TOTAL TO	SCHEDULE K, LI	:NE 2			359,0	13.
SCHEDULE	L	OTHER CUI	RRENT ASSETS		STATEMENT	2
DESCRIPTI	ON			BEGINNING OF TAX YEAR	END OF TAX	X
SALES TAX	RECEIVABLE		\ <u>-</u>	658.		
TOTAL TO	SCHEDULE L, LI	INE 6	=	658.		
SCHEDULE	L	OTHER CURRI	ENT LIABILITII	ES	STATEMENT	3
DESCRIPTI	ON			BEGINNING OF TAX YEAR	END OF TAX	X
TENANT SE	 CURITY DEPOSIT	S HELD	-	73,948.	68,9	98.
TOTAL TO	SCHEDULE L, LI	INE 17		73,948.	68,9	98.
FORM 1065	j E	PARTNERS' CAPIT	TAL ACCOUNT SU	JMMARY	STATEMENT	4
	DECIMITAC	CAPITAL	SCHEDULE M-2		ENDING	
PARTNER NUMBER	BEGINNING CAPITAL	CONTRIBUTED	LNS 3, 4 & '	7 DRAWALS	CAPITAL	
		CONTRIBUTED	LNS 3, 4 & 7			
NUMBER	CAPITAL	CONTRIBUTED		201,000.	1,984,2	32.

OTHER RENTAL EXPENSES	STATEMENT 5
	No. of the last of
COMMERCIAL	
PROPERTY: COMMERCIAL PROPERTY	
LOCATION: 3 SUNSET WAY, HENDERSON, NV 89014	
DESCRIPTION	AMOUNT
ASSOCIATION DUES	3,021.
LICENSES & PERMITS	400.
CREDIT REPORT	33.
BANK CHARGES EQUIPMENT RENTAL	30. 931.
TRANSPORTATION	308.
CONTRACTUAL LABOR	19,190.
	- W307433
to a trace for the sale to be a trace and the sale at the form of the sale of	
TOTAL TO RENTAL SCHEDULE, LINE 15	23,913.
TOTAL TO RENTAL SCHEDULE, LINE 15 OTHER RENTAL EXPENSES	23,913. STATEMENT 6
OTHER RENTAL EXPENSES  COMMERCIAL	
OTHER RENTAL EXPENSES	
OTHER RENTAL EXPENSES  COMMERCIAL PROPERTY: COMMERCIAL PROPERTY LOCATION: 3342 EAST GREENWAY ROAD, PHOENIX, AZ 85032	
OTHER RENTAL EXPENSES  COMMERCIAL PROPERTY: COMMERCIAL PROPERTY LOCATION: 3342 EAST GREENWAY ROAD, PHOENIX, AZ 85032  DESCRIPTION	STATEMENT 6
OTHER RENTAL EXPENSES  COMMERCIAL PROPERTY: COMMERCIAL PROPERTY LOCATION: 3342 EAST GREENWAY ROAD, PHOENIX, AZ 85032  DESCRIPTION ALARM AND SECURITY BANK CHARGES	AMOUNT 745.
OTHER RENTAL EXPENSES  COMMERCIAL PROPERTY: COMMERCIAL PROPERTY LOCATION: 3342 EAST GREENWAY ROAD, PHOENIX, AZ 85032  DESCRIPTION ALARM AND SECURITY BANK CHARGES CONTRACTUAL LABOR	AMOUNT 745. 30. 350.
OTHER RENTAL EXPENSES  COMMERCIAL PROPERTY: COMMERCIAL PROPERTY	AMOUNT 745.

### ALTERNATIVE MINIMUM TAX DEPRECIATION REPORT

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CliftonLarsonAllen LLP 10191 Park Run Drive, Suite 200 Las Vegas, NV 89145 702-933-8200 | fax 702-933-8150 CLAconnect.com

CLA Properties, LLC 2801 South Main Street Los Angeles, CA 90007

Re: Green Valley Commerce, LLC

Dear Member:

Attached is your copy of the 2017 Partnership Form 1065 Schedule K-1. This schedule summarizes your information from the partnership. This information has been provided to the Internal Revenue Service with the U.S. Partnership Return of Income, Form 1065.

The information provided on this schedule should be entered on your tax return, in accordance with the instructions in Schedule K-1, page 2. If your return will be prepared by your accountant or attorney, you should provide a copy of this schedule to the preparer with your other tax information.

We thank you for the opportunity to serve you.

Sincerely,

James D. Main

Schedule K-1 <b>2017</b> Form 1065)		ded K-1 OMB No. 1545-012 e of Current Year Income,
Department of the Treasury roternal Revenue Service For calendar year 2017, or tax year		e of Current Year Income redits, and Other Items
Partner's Share of Income, Deductions,	1 Ordinary business income (loss) 0 •	15 Credits
Credits, etc.	2 Net rental real estate income (loss) 179,507.	16 Foreign transactions
Part I Information About the Partnership	3 Other net rental income (loss)	
A Partnership's employer identification number 32-0345346	4 Guaranteed payments	
B Partnership's name, address, city, state, and ZIP code	5 Interest income	
GREEN VALLEY COMMERCE, LLC 9155 SOUTH LAS VEGAS BLVD., STE 200 LAS VEGAS, NV 89123	6a Ordinary dividends	17 Alternative min tax (AMT) items
C IRS Center where partnership filed return	6b Qualified dividends	A -2.
E-FILE	7 Royalties	18 Tax-exempt income and
D Check if this is a publicly traded partnership (PTP)	8 Net short-term capital gain (loss)	nondeductible expenses
Part II Information About the Partner	9a Net long-term capital gain (loss)	
E Partner's identifying number 80-0147540	9b Collectibles (28%) gain (loss)	19 Distributions A 201,000.
F Partner's name, address, city, state, and ZIP code	9c Unrecaptured sec 1250 gain	
CLA PROPERTIES, LLC 2801 SOUTH MAIN STREET	10 Net section 1231 gain (loss)	20 Other information
LOS ANGELES, CA 90007  G General partner or LLC X Limited partner or other LLC	11 Other income (loss)	
member-manager member  H X Domestic partner Foreign partner		
I1 What type of entity is this partner? PARTNERSHIP  12 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here	12 Section 179 deduction	
J Partner's share of profit, loss, and capital:  Beginning Ending	13 Other deductions	
Profit 50.000000% 50.000000% Loss 50.000000% 50.000000%	H. 4. P	
Capital         73.3114760%         73.6836164%           K         Partner's share of liabilities at year end;	14 Self-employment earnings (loss)  A 0.	
Nonrecourse \$ 34,499	· ·	
Qualified nonrecourse financing \$	*See attached statement for addition	onal information.
Recourse \$ 0		
L Partner's capital account analysis:  Beginning capital account  Capital contributed during the year  Current year increase (decrease)  Withdrawals & distributions  Ending capital account  X Tax basis  GAAP  Other (explain)  \$ 2,005,725  2,005,725  \$ 201,000  1,79,507  1,984,232	For IRS Use Only	
M Did the partner contribute property with a built-in gain or loss?  Yes X No  If "Yes," attach statement (see instructions)		

711261 12-05-17 LHA For Paperwork Reduction Act Notice, see Instructions for Form 1065.

SCHEDULE K-1	CURRENT YEAR INCREASES	(DECREASES)	
DESCRIPTION		AMOUNT	TOTALS
RENTAL REAL ESTATE I	NCOME (LOSS)	179,507.	
SCHEDULE K-1 IN	COME SUBTOTAL	·	179,507.
NET INCOME (LOS	S) PER SCHEDULE K-1	<del>-</del>	179,507.
TOTAL TO SCHEDULE K-	1, ITEM L		179,507.

5A.App.960

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Schedule K-1 (Form 1065) 2017 Page 2

This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

Report on 1. Ordinary business income (loss). Determine whether the income (loss) is Empowerment zone passive or nonpassive and enter on your return as follows. employment credit Credit for increasing research M activities See the Partner's Instructions Report on Credit for employer social Passive loss See the Partner's Instructions security and Medicare taxes Passive income Schedule E. line 28. column (a) 0 Backup withholding See the Partner's Instructions Nonpassive loss Other credits Nonpassive income Schedule E, line 28, column (j) Net rental real estate income (loss) See the Partner's Instructions 16. Foreign transactions Other net rental income (loss) Name of country or U.S. Schedule E, line 28, column (g) See the Partner's Instructions Net income possession Form 1116, Part I Net loss Gross income from all sources Schedule E, line 28, column (j) Guaranteed payments Gross income sourced at partner 5. Interest income Form 1040, line 8a Ordinary dividends Form 1040, line 9a Foreign gross income sourced at partnership level 6b Qualified dividends Form 1040, line 9b Passive category Royalties Schedule E, line 4 General category Form 1116, Part I 8 Net short-term capital gain (loss) Schedule D, line 5 Other Schedule D, line 12 28% Rate Gain Worksheet, line 4 (Schedule D Instructions) Net long-term capital gain (loss) Collectibles (28%) gain (loss) 98 Deductions allocated and apportioned at partner level 9b. Form 1116, Part I Interest expense Unrecaptured section 1250 gain Net section 1231 gain (loss) 9c. See the Partner's Instructions Form 1116, Part I 10 See the Partner's Instructions Other income (loss) 11. Deductions allocated and apportioned at partnership level to foreign source income Passive category Other portfolio income (loss) See the Partner's Instructions Form 1116, Part I General category Involuntary conversions Sec. 1256 contracts & straddles See the Partner's Instructions Form 6781, line 1 K Other Mining exploration costs recapture See Pub. 535 Other information Cancellation of debt Form 1040, line 21 or Form 982 Total foreign taxes paid Form 1116, Part II See the Partner's Instructions Other income (loss) Total foreign taxes accrued Form 1116, Part II N Reduction in taxes available for credit Form 1116, line 12 Section 179 deduction See the Partner's Instructions 12. Foreign trading gross receipts Form 8873 Other deductions Extraterritorial income exclusion Form 8873 Cash contributions (50%) Cash contributions (30%) 0 Other foreign transactions See the Partner's Instructions Noncash contributions (50%) 17. Alternative minimum tax (AMT) items Noncash contributions (30%) See the Partner's Instructions Post-1986 depreciation adjustment Capital gain property to a 50% See the Partner's organization (30%) Adjusted gain or loss Depletion (other than oil & gas) Instructions and Capital gain property (20%) Contributions (100%) Oil, gas, & geothermal - gross income the Instructions for Oil, gas, & geothermal - deductions Other AMT items Form 6251 Investment interest expense Deductions - royalty income Form 4952 line 1 Schedule E, line 19 Section 59(e)(2) expenditures See the Partner's Instructions Tax-exempt income and nondeductible expenses Deductions - portfolio (2% floor) Deductions - portfolio (other) Schedule A, line 23 Schedule A, line 28 Tax-exempt interest income Form 1040, line 8b Other tax-exempt income See the Partner's Instructions Amounts paid for medical insurance Schedule A, line 1 or Form 1040, line 29 C Nondeductible expenses See the Partner's Instructions Educational assistance benefits See the Partner's Instructions Distributions Dependent care benefits Form 2441, line 12 Preproductive period expenses See the Partner's Instructions Cash and marketable securities Q Commercial revitalization deduction Distribution subject to section 737 See the Partner's Instructions from rental real estate activities See Form 8582 Instructions Other property Pensions and IRAs See the Partner's Instructions Other information Reforestation expense deduction See the Partner's Instructions Form 4952, line 4a Investment income Domestic production activities В Investment expenses Form 4952, line 5 information See Form 8903 Instructions Fuel tax credit information Qualified rehabilitation expenditures Form 4136 Qualified production activities income Form 8903, line 7b D Employer's Form W-2 wages Form 8903, line 17 (other than rental real estate) See the Partner's Instructions Other deductions See the Partner's Instructions Basis of energy property Recapture of low-income housing See the Partner's Instructions credit (section 42(j)(5)) Form 8611, line 8 14. Self-employment earnings (loss) Recapture of low-income housing credit (other) Note: If you have a section 179 deduction or any partner-level deductions, see Form 8611, line 8 the Partner's Instructions before completing Schedule SE. Recapture of investment credit See Form 4255 Net earnings (loss) from Recapture of other credits See the Partner's Instructions self-employment Schedule SE, Section A or B Look-back interest - completed Gross farming or fishing income See the Partner's Instructions long-term contracts See Form 8697 Gross non-farm income See the Partner's Instructions Look-back interest - income forecast See Form 8866 method 15. Credits Dispositions of property with Low-income housing credit section 179 deductions (section 42(j)(5)) from pre-2008 Recapture of section 179 deduction buildings Interest expense for corporate partners Low-income housing credit Section 453(I)(3) information Section 453A(c) information (other) from pre-2008 buildings Low-income housing credit (section 42(j)(5)) from post-2007 buildings Section 1260(b) information Interest allocable to production See the Partner's See the Partner's Instructions Low-income housing credit (other) expenditures from post-2007 buildings Qualified rehabilitation expenditures CCF nonqualified withdrawals Depletion information - oil and gas (rental real estate) Reserved Other rental real estate credits Unrelated business taxable income Other rental credits W Precontribution gain (loss) Undistributed capital gains credit Form 1040, line 73; check box a Section 108(i) information Biofuel producer credi Net investment income Work opportunity credit See the Partner's Instructions Other information Disabled access credit

711262 12-05-17

## **Schedule of Activities**

Vame: GRE				LLC					I.D. Number:	32-0345346 80-0147540
or: CLA	PROPER Activity Number		LLC Publicly Traded	Type	Description					00-014/540
Description	1	100% Disposed	Publicly Traded Partnership	Type Code*			COMME	POTAT	PROPERT	v
of	2			4					PROPERT	
Activity	4			4	COMME	INCIAL	- COMME	INCIAL	PROPERI	1
		l			1	Activity -	1	Activity -	2	Activity -
Ordinary busines	ss income (loss	Ŷ				Activity -		Activity -		Activity -
Net rental real es						1	16,666.		62,841.	
Other net rental									02/0120	
Interest income										
Dividends - Ord										
								<del>                                     </del>		
Vet short-term o								<b>-</b>		
Vet long-term ca										
- UUI	acaptured Seet	ion 1950 gain								
Vet section 123	ooapiui ou 3661 1 nain (loee)	ion izou yalli	***********	en en en	reareases.					
Other portfolio ir Section 1256 co	ntracte and etra	nddlae			***********					
Other income										
Section 179 ded										
Charitable contri Portfolio deducti										
Investment inter Section 59(e)(2)										
Other deduction										
Net earnings fro										
Gross farming o										
Gross nonfarm i										
_IH credit - Sect	tion 49(i)(5) par	tnorchine								
								<b>-</b>		
Qualified rehabili										
Other rental cred										
Credits related to										
Recapture of LIF										
194061919 91 201										
Other credits										
Post-1986 depre							-1.		-1.	
Adjusted gain or										
Portion of adjust										
Portion of adjust										
Portion of adjust										
Depletion (other										
Oil, gas and geo										
Dil, gas and geo										
Other AMT items										
Investment inco										

2 - Multi-Family Residence

6 - Royalties

3 - Vacation or Short-Term Rental

7 - Self-Rental

4 - Commercial

725001 04-01-17

8 - Other



CliftonLarsonAllen LLP 10191 Park Run Drive, Suite 200 Las Vegas, NV 89145 702-933-8200 | fax 702-933-8150 CLAconnect.com

Shahram Bidsal 14039 Sherman Way Blvd., Suite 201 Van Nuys, CA 91405

Re: Green Valley Commerce, LLC

Dear Member:

Attached is your copy of the 2017 Partnership Form 1065 Schedule K-1. This schedule summarizes your information from the partnership. This information has been provided to the Internal Revenue Service with the U.S. Partnership Return of Income, Form 1065.

The information provided on this schedule should be entered on your tax return, in accordance with the instructions in Schedule K-1, page 2. If your return will be prepared by your accountant or attorney, you should provide a copy of this schedule to the preparer with your other tax information.

We thank you for the opportunity to serve you.

Sincerely,

James D. Main

651117

Schedule K-1 (Form 1985) 2017	Final K-1 Amend	ded K-1 OMB No. 1545-012
Department of the Treasury		e of Current Year Income
Internal Revenue Service For calendar year 2017, or tax year	Deductions, Cr	edits, and Other Items
Partner's Share of Income, Deductions,	1 Ordinary business income (loss)	15 Credits
Credits, etc.	2 Net rental real estate income (loss) 179,506.	16 Foreign transactions
Part I Information About the Partnership	3 Other net rental income (loss)	10 Foreign transactions
A Partnership's employer identification number	4 Guaranteed payments	
32-0345346		
B Partnership's name, address, city, state, and ZIP code	5 Interest income	
GREEN VALLEY COMMERCE, LLC	6a Ordinary dividends	
9155 SOUTH LAS VEGAS BLVD., STE 200		17 Alternative min tax (AMT) items
LAS VEGAS, NV 89123	6b Qualified dividends	A -1.
C IRS Center where partnership filed return		
E-FILE	7 Royalties	40 Townshipson
D Check if this is a publicly traded partnership (PTP)	8 Net short-term capital gain (loss)	18 Tax-exempt income and nondeductible expenses
	0- Notice to a 201 - 20 (1)	
Part II Information About the Partner	9a Net long-term capital gain (loss)	
E Partner's identifying number	9b Collectibles (28%) gain (loss)	19 Distributions
549-55-3193  F Partner's name, address, city, state, and ZIP code	9c Unrecaptured sec 1250 gain	A 201,000.
		20 Other information
SHAHRAM BIDSAL	10 Net section 1231 gain (loss)	
14039 SHERMAN WAY BLVD., SUITE 201		
VAN NUYS, CA 91405	11 Other income (loss)	
G General partner or LLC X Limited partner or other LLC		
member member		
H X Domestic partner  In What type of entity is this partner? INDIVIDUAL	12 Section 179 deduction	
12 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here	12 Section 1/9 deduction	
J Partner's share of profit, loss, and capital:	13 Other deductions	
Beginning Ending		. 1
Profit 50.000000% 50.000000%		
Loss 50.000000% 50.000000%		
Capital 26.6885240% 26.3163836%	14 Self-employment earnings (loss)	
K Partner's share of liabilities at year end:	A 0.	
Nonrecourse \$ 34,499	*D	
Qualified nonrecourse financing \$	*See attached statement for addition	onal information.
Recourse \$		
L Partner's capital account analysis:		
Beginning capital account \$ 730,170.	>	
Capital contributed during the year \$	Only	
Current year increase (decrease) \$ 179,506.	es	
Withdrawals & distributions \$( 201,000	182	
Ending capital account \$ 708,676	For IRS	
X Tax basis GAAP Section 704(b) book Other (explain)		
M Did the partner contribute property with a built-in gain or loss?		
Yes X No		
If "Yes," attach statement (see instructions)		

SCHEDULE K-1	CURRENT YEAR INCREASES	G (DECREASES)	
DESCRIPTION		AMOUNT	TOTALS
RENTAL REAL ESTATE	INCOME (LOSS)	179,506.	
SCHEDULE K-1 IN	NCOME SUBTOTAL	·	179,506.
NET INCOME (LOS	SS) PER SCHEDULE K-1	<del>-</del>	179,506.
TOTAL TO SCHEDULE K-	-1, ITEM L	_	179,506.

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Schedule K-1 (Form 1065) 2017 Page 2

This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

Report on 1. Ordinary business income (loss). Determine whether the income (loss) is Empowerment zone passive or nonpassive and enter on your return as follows. employment credit Credit for increasing research M activities See the Partner's Instructions Report on Credit for employer social Passive loss See the Partner's Instructions security and Medicare taxes Passive income Schedule E. line 28. column (a) 0 Backup withholding See the Partner's Instructions Nonpassive loss Other credits Nonpassive income Schedule E, line 28, column (j) Net rental real estate income (loss) See the Partner's Instructions 16. Foreign transactions Other net rental income (loss) A Name of country or U.S. Schedule E, line 28, column (g) See the Partner's Instructions Net income possession Form 1116, Part I Net loss Gross income from all sources Schedule E, line 28, column (j) Guaranteed payments Gross income sourced at partner 5. Interest income Form 1040, line 8a Ordinary dividends Form 1040, line 9a Foreign gross income sourced at partnership level 6b Qualified dividends Form 1040, line 9b Passive category Royalties Schedule E, line 4 General category Form 1116, Part I 8 Net short-term capital gain (loss) Schedule D, line 5 Other Schedule D, line 12 28% Rate Gain Worksheet, line 4 (Schedule D Instructions) Net long-term capital gain (loss) Collectibles (28%) gain (loss) 98 Deductions allocated and apportioned at partner level 9b. Form 1116, Part I Interest expense Unrecaptured section 1250 gain Net section 1231 gain (loss) 9c. See the Partner's Instructions Form 1116, Part I 10 See the Partner's Instructions Other income (loss) 11. Deductions allocated and apportioned at partnership level to foreign source income Passive category Other portfolio income (loss) See the Partner's Instructions Form 1116, Part I General category Involuntary conversions Sec. 1256 contracts & straddles See the Partner's Instructions Form 6781, line 1 K Other Mining exploration costs recapture See Pub. 535 Other information Cancellation of debt Form 1040, line 21 or Form 982 Total foreign taxes paid Form 1116, Part II See the Partner's Instructions Other income (loss) Total foreign taxes accrued Form 1116, Part II N Reduction in taxes available for credit Form 1116, line 12 Section 179 deduction See the Partner's Instructions 12. Foreign trading gross receipts Form 8873 Other deductions Extraterritorial income exclusion Form 8873 Cash contributions (50%) Cash contributions (30%) 0 Other foreign transactions See the Partner's Instructions Noncash contributions (50%) 17. Alternative minimum tax (AMT) items Noncash contributions (30%) See the Partner's Instructions Post-1986 depreciation adjustment Capital gain property to a 50% See the Partner's organization (30%) Adjusted gain or loss Depletion (other than oil & gas) Instructions and Capital gain property (20%) Contributions (100%) Oil, gas, & geothermal - gross income the Instructions for Oil, gas, & geothermal - deductions Other AMT items Form 6251 Investment interest expense Deductions - royalty income Form 4952 line 1 Schedule E, line 19 Section 59(e)(2) expenditures See the Partner's Instructions Tax-exempt income and nondeductible expenses Deductions - portfolio (2% floor) Deductions - portfolio (other) Schedule A, line 23 Schedule A, line 28 Tax-exempt interest income Form 1040, line 8b Other tax-exempt income See the Partner's Instructions Amounts paid for medical insurance Schedule A, line 1 or Form 1040, line 29 C Nondeductible expenses See the Partner's Instructions Educational assistance benefits See the Partner's Instructions Distributions Dependent care benefits Form 2441, line 12 Preproductive period expenses See the Partner's Instructions Cash and marketable securities Q Commercial revitalization deduction Distribution subject to section 737 See the Partner's Instructions from rental real estate activities See Form 8582 Instructions Other property Pensions and IRAs See the Partner's Instructions Other information Reforestation expense deduction See the Partner's Instructions Form 4952, line 4a Investment income Domestic production activities В Investment expenses Form 4952, line 5 information See Form 8903 Instructions Fuel tax credit information Qualified rehabilitation expenditures Form 4136 Qualified production activities income Form 8903, line 7b D Form 8903, line 17 Employer's Form W-2 wages (other than rental real estate) See the Partner's Instructions Other deductions See the Partner's Instructions Basis of energy property Recapture of low-income housing See the Partner's Instructions credit (section 42(j)(5)) Form 8611, line 8 14. Self-employment earnings (loss) Recapture of low-income housing credit (other) Note: If you have a section 179 deduction or any partner-level deductions, see Form 8611, line 8 the Partner's Instructions before completing Schedule SE. Recapture of investment credit See Form 4255 Net earnings (loss) from Recapture of other credits See the Partner's Instructions self-employment Schedule SE, Section A or B Look-back interest - completed Gross farming or fishing income See the Partner's Instructions long-term contracts See Form 8697 Gross non-farm income See the Partner's Instructions Look-back interest - income forecast See Form 8866 method 15. Credits Dispositions of property with Low-income housing credit section 179 deductions (section 42(j)(5)) from pre-2008 Recapture of section 179 deduction buildings Interest expense for corporate partners Low-income housing credit Section 453(I)(3) information Section 453A(c) information (other) from pre-2008 buildings Low-income housing credit (section 42(j)(5)) from post-2007 buildings Section 1260(b) information Interest allocable to production See the Partner's See the Partner's Instructions Low-income housing credit (other) expenditures from post-2007 buildings Qualified rehabilitation expenditures CCF nonqualified withdrawals Depletion information - oil and gas (rental real estate) Reserved Other rental real estate credits Unrelated business taxable income Other rental credits W Precontribution gain (loss) Undistributed capital gains credit Form 1040, line 73; check box a Section 108(i) information Biofuel producer credi Net investment income Work opportunity credit See the Partner's Instructions Other information Disabled access credit

711262 12-05-17

## **Schedule of Activities**

	EN VALL HRAM BI		MERCE,	LLC					I.D. Number:	32-0345346 549-55-3193
CALIVATE	Activity Number		Publicly Traded Partnership	Type Code	Description	)(				
Description	1		Partnership	4	COMME	ERCIAL	- COMME	RCIAL	PROPERT	Y
of 2				4					PROPERT	
Activity		7								
			·····			Activity -	1	Activity -	2	Activity -
Ordinary busine	ss income (loss	)								
						1	16,665.		62,841.	
nterest income										
			*****************							
- Uni	acantured Sect	ion 1950 gain								
Unt caction 123	t gain (loce)	ion izoo gain		energy.	***********	1				
						-				
Parties 1956 as	ntracta and str	addlaa			*******					
Liste man new tenton						-				
Section 179 ded										
			*************			-				
Portfolio deduct										
Other deduction	3		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							
Net earnings fro	m self-employn	nent								
						J				
- Oth	er				****					
			rental real estat							
Other rental cred	lits									1:
Credits related to										
Recapture of LIF			tnerships							
										) -
						J	4			11
			.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				-1.			
Adjusted gain or	loss					1				
			t-term gain/loss							
			-term gain/loss							4.
			ion 1231 gain/lo							
Oil, gas and geo	thermal propert	ties - gross ind	ome		***********					
			ns			j =				21
			.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							

2 - Multi-Family Residence

6 - Royalties

3 - Vacation or Short-Term Rental 7 - Self-Rental

4 - Commercial

725001 04-01-17

8 - Other

14.2

# **EXHIBIT 147**



CliftonLarsonAllen LLP 10191 Park Run Drive, Suite 200 Las Vegas, NV 89145 702-933-8200 | fax 702-933-8150 CLAconnect.com

CLA Properties, LLC 2801 South Main Street Los Angeles, CA 90007

Re: Green Valley Commerce, LLC

Dear Member:

Attached is your copy of the 2017 Partnership Form 1065 Schedule K-1. This schedule summarizes your information from the partnership. This information has been provided to the Internal Revenue Service with the U.S. Partnership Return of Income, Form 1065.

The information provided on this schedule should be entered on your tax return, in accordance with the instructions in Schedule K-1, page 2. If your return will be prepared by your accountant or attorney, you should provide a copy of this schedule to the preparer with your other tax information.

We thank you for the opportunity to serve you.

Sincerely,

James D. Main

651117

Schedule K-1 <b>2017</b>		ded K-1 OMB No. 1545-012
epartment of the Treasury For calendar year 2017, or tax year		e of Current Year Income edits, and Other Items
Partner's Share of Income, Deductions,	1 Ordinary business income (loss) 0 •	15 Credits
Predits, etc.	2 Net rental real estate income (loss) 179,507.	16 Foreign transactions
Part I Information About the Partnership	3 Other net rental income (loss)	10 To or origin in an accitoria
A Partnership's employer identification number	4 Guaranteed payments	
32-0345346	F 1-1	
B Partnership's name, address, city, state, and ZIP code	5 Interest income	
GREEN VALLEY COMMERCE, LLC 9155 SOUTH LAS VEGAS BLVD., STE 200 LAS VEGAS, NV 89123	6a Ordinary dividends	17 Alternative min tax (AMT) items
C IRS Center where partnership filed return	6b Qualified dividends	A -2.
E-FILE	7 Royalties	
D Check if this is a publicly traded partnership (PTP)	8 Net short-term capital gain (loss)	18 Tax-exempt income and nondeductible expenses
Part II Information About the Partner	9a Net long-term capital gain (loss)	
E Partner's identifying number 80-0147540	9b Collectibles (28%) gain (loss)	19 Distributions A 201,000.
F Partner's name, address, city, state, and ZIP code	9c Unrecaptured sec 1250 gain	
CLA PROPERTIES, LLC	10 Net section 1231 gain (loss)	20 Other information
2801 SOUTH MAIN STREET LOS ANGELES, CA 90007	11 Other income (loss)	
G General partner or LLC X Limited partner or other LLC		
member-manager member  H X Domestic partner Foreign partner		
11 What type of entity is this partner? PARTNERSHIP	12 Section 179 deduction	
12 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here		
J Partner's share of profit, loss, and capital:	13 Other deductions	*
Beginning   Ending   Profit   50.000000%   50.0000000%	Y .	
Loss 50.000000% 50.000000%		
Capital 73.3114760% 73.6836164%	14 Self-employment earnings (loss)	
K Partner's share of liabilities at year end:  Nonrecourse \$ 34,499.	A 0.	
Nonrecourse Qualified nonrecourse financing \$ 34,499.	*See attached statement for addition	I. I
Recourse \$ 0.	OUT ALL ON THE CONTROL OF A STATE OF	THE INTERNATION
	1	
L Partner's capital account analysis:		
Beginning capital account \$ 2,005,725.  Capital contributed during the year \$	Only	
Current year increase (decrease) \$ 179,507.	se	
Withdrawals & distributions \$( 201,000.	∩ <u>0</u>	
Ending capital account \$ 1,984,232.	For IRS	
X Tax basis GAAP Section 704(b) book		
Other (explain)  M Did the partner contribute property with a built-in gain or loss?	1	
Yes No  If "Yes," attach statement (see instructions)		
11 765, Attach Statement (See instructions) 1261 12-05-17 LHA For Paperwork Reduction Act Notice see Instructions for Form 1065	www.irs.gov/Form1065	Schedule K-1 (Form 1065) 20

11

32-0345346

SCHEDULE K-1	CURRENT	YEAR	INCREASES	(DECREA	SES)	11
DESCRIPTION					AMOUNT	TOTALS
RENTAL REAL ESTATE	NCOME (LOSS	3)			179,507.	74
SCHEDULE K-1 IN	COME SUBTO	TAL		-		179,507.
NET INCOME (LOS	SS) PER SCHI	EDULE	K-1		_	179,507.
TOTAL TO SCHEDULE K-	-1, ITEM L				_	179,507.

Page 2

This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

Report on Ordinary business income (loss), Determine whether the income (loss) is Empowerment zone passive or nonpassive and enter on your return as follows. employment credit Credit for increasing research activities See the Partner's Instructions Credit for employer social See the Partner's Instructions Passive loss security and Medicare taxes Passive income Schedule E, line 28, column (a) Backup wilhholding See the Partner's Instructions Nonpassive loss Schedule E, line 28, column (j) Nonpassive income Net rental real estate income (loss) Other net rental income (loss) See the Partner's Instructions Foreign transactions Name of country or U.S. Net income Schedule E, line 28, column (g) possession Form 1116, Part I Net loss See the Partner's Instructions Schedule E, line 28, column (j) Gross income from all sources Guaranteed payments C Gross income sourced at partner Interest income Form 1040, line 8a Form 1040, line 9a Ordinary dividends Foreign gross income sourced at partnership level 6b. Qualified dividends Form 1040, line 9b D Passive category Royalties Schedule E, line 4 General category Form 1116, Part I 8 Net short-term capital gain (loss) Schedule D. line 5 Net long-term capital gain (loss) Schedule D, line 12 28% Rate Gain Worksheet, line 4 (Schedule D Instructions) See the Partner's Instructions Collectibles (28%) gain (loss) Deductions allocated and apportioned at partner level G Interest expense Form 1116, Parl I Form 1116, Parl I 10. Net section 1231 gain (loss) See the Partner's Instructions Other income (loss) Deductions allocated and apportioned at partnership level to foreign source income Code Passive calegory Other portfolio income (loss) See the Partner's Instructions Form 1116, Part I General category See the Partner's Instructions Involuntary conversions Other Sec. 1256 contracts & straddles Mining exploration costs recapture Form 6781, line 1 See Pub. 535 Other information Cancellation of debt Form 1040, line 21 or Form 982 Form 1116, Part II Total foreign taxes paid Other income (loss) See the Parlner's Instructions Form 1116, Parl II Total foreign taxes accrued Reduction in taxes available for credit Form 1116, line 12 Section 179 deduction See the Partner's Instructions Foreign trading gross receipts Other deductions Extraterritorial income exclusion Form 8873 Cash contributions (50%) Other foreign transactions See the Partner's Instructions В Cash contributions (30%) Noncash contributions (50%) 17. Alternative minimum tax (AMT) items Noncash contributions (30%) See the Partner's Instructions Post-1986 depreciation adjustment Capital gain properly to a 50% organization (30%) See the Partner's Adjusted gain or loss Depletion (other than oil & gas) Instructions and Capital gain properly (20%) Contributions (100%) the Instructions for Oil, gas, & geothermal - gross income Oil, gas, & geothermal - deductions Form 6251 Investment interest expense Form 4952, line 1 Deductions - royalty income Schedule E, line 19 Section 59(e)(2) expenditures See the Partner's Instructions Tax-exempt income and nondeductible expenses Deductions - portfolio (2% floor) Schedule A, line 23 Tax-exempt interest income Form 1040, line 8b Deductions - portfolio (other)
Amounts paid for medical insurance Schedule A, line 28 Schedule A, line 1 or Form 1040, line 29 See the Partner's Instructions Other lax-exempt income Nondeductible expenses Educational assistance benefits See the Partner's Instructions Distributions Dependent care benefits Form 2441, line 12 Preproductive period expenses See the Partner's Instructions Cash and marketable securities Commercial revitalization deduction Distribution subject to section 737 See the Partner's Instructions from rental real estate activities See Form 8582 Instructions Other property Pensions and IRAs See the Partner's Instructions Reforestation expense deduction See the Partner's Instructions Investment income Form 4952, line 4a Domestic production activities Form 4952, line 5 Investment expenses See Form 8903 Instructions information Fuel tax credit information Qualified production activities income Form 8903, line 7b Qualified rehabilitation expenditures Employer's Form W-2 wages Form 8903, line 17 See the Partner's Instructions (other than rental real estate) Other deductions See the Partner's Instructions Basis of energy property Recapture of low-income housing See the Partner's Instructions credit (section 42(j)(5))
Recapture of low-income housing Form 8611, line 8 14. Self-employment earnings (loss) Note: If you have a section 179 deduction or any partner-level deductions, see credit (other) Form 8611, line 8 the Parlner's Instructions before completing Schedule SE. Recapture of investment credit See Form 4255 A Net earnings (loss) from See the Partner's Instructions Recapture of other credits self-employment Schedule SE, Section A or B Look-back interest - completed Gross farming or fishing income See the Partner's Instructions See Form 8697 long-term contracts Gross non-farm income See the Partner's Instructions Look-back interest - income forecast See Form 8866 15. Credits Dispositions of property with section 179 deductions Low-income housing credit (section 42(j)(5)) from pre-2008 Recapture of section 179 deduction buildings Interest expense for corporate partners Low-income housing credit Section 453(I)(3) information (other) from pre-2008 buildings Section 453A(c) information Low-income housing credit (section 42(j)(5)) from post-2007 buildings Section 1260(b) information Interest allocable to production See the Partner's Instructions Low-income housing credit (other) expenditures Instructions from post-2007 buildings CCF nonqualified withdrawals Qualified rehabilitation expenditures Depletion information - oil and gas (rental real estate) Other rental real estate credits Unrelated business taxable income Precontribution gain (loss) Other rental credits Undistributed capital gains credit Form 1040, line 73; check box a Section 108(i) information Biofuel producer credit Net investment income See the Partner's Instructions Work opportunity credit Disabled access credit

711262 12-05-17

12.1

## **Schedule of Activities**

	EN VALI PROPER		MERCE, LLC	ГГС					I.D. Number:	32-0345346 80-0147540
Description	Activity Number	100% Disposed	Publicly Traded Partnership	Type Code	Description					
of	1			4					PROPERT	
Activity	2		1	4	COMME	ERCIAL .	- COMME	RCIAL	PROPERT	Y
							- T			Parsa de
						Activity -	1	Activity -	2	Activity -
Ordinary busine					1)-1-1-11-1-1-1-1	1.	10 000	-	(2 041	
Net rental real e							16,666.		62,841.	
	income (loss)	Summunio	121111111111111111111111111111111111111		GGHING					
Interest income							_			
Dividends - Ord	inary dividends									
						_				
			montain monta							
Net short-term o	capital gain (loss	S)	))  ))  )	aniana						
Net long-term ca	apital gain (loss	)	0.0942.03111119990544			4				
- Col	llectibles (28%)	gain (loss)		протгра	***************************************					
- Uni	recaptured Sect	ion 1250 gain	Ten French III I I I I I	Herrite						
Net section 123	1 gain (loss)		memmeters.	i cresi desc	111111111111111111111111111111111111111					
Other portfolio ii	ncome	Marie Level Country	militari mana	1111111111	emonomi					
	ontracts and stra	addles				<u> </u>				
Section 179 ded	luction									
Charitable contr	ibutions				0.000					
Portfolio deduct	>				-0.0					
Investment inter	est expense									
Section 59(e)(2)										
Other deduction										
Net earnings fro						21				
Gross farming o										
Gross nonfarm i	income				*******					
LIH credit - Sec	tion 42(j)(5) pai	rtnerships								
- Oth									71	
Qualified rehabil	itation expendit	ures related to	rental real estat	θ		P				
Other rental cred			rice construction promote	Herritzen						
Credits related t										
Recapture of LII			tnerships		10000111611111					
	- Other									
Other credits					nario minus					
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Adjusted gain or										
			rt-term gain/loss		one and the					
Portion of adjus	_		_	. (	(c)(c)(c)(c)					
,	•		ion 1231 gain/lo		- Commission	1				
						11.2	- 1			
Oil, gas and geo										
Oil, gas and geo		ties - deductio	ns							
Other AMT item		uumaxuuxuu	(())))))		continue					
Investment inco	42410041114111							12		
Investment expe	IIISBS		لروف باللب الافتانات		- I - House	4.1				

4 - Commercial

8 - Other

725001 04-01-17

12.2

203-8KS1 2017.03050 GREEN VALLEY COMMERCE, LLC

## **EXHIBIT 148**

1065	U.S. Return of P	artnership Income	OMB No. 1545-0123
Porm Poper timent of the Treasury Internal Revenue Service	or calendar year 2018, or tax year beginning  EXTENSION GRANTED TO 05	) / 1.6 / 1.0 ending	<b></b>
A Principal business activity	Name of partnership	7/10/19	D Employer identification number
			number
REAL ESTATE	Type GREEN VALLEY COMME		32-0345346
B Principal product or service	of Number, street, and room of stille no. If a P.O.		E Date business started
INVESTMENT	Print 9155 SOUTH LAS VEO	SAS BLVD., STE 200	05/26/2011
C Brisiness code unumper	ony or own, state or province, couring, and z	in or foreign postar abas	🗲 Total assets
531120	LAS VEGAS	NV 8	9123 \$ 2,834,811
	(1) Initial return (2) Final return		Address change (5) Amended return
H Check accounting method	: (1) X Cash (2) Accrual	(3) Other (specify)	_ radiate change (5)
<ol> <li>Number of Schedules K-1.</li> </ol>	. Attach one for each person who was a partner at	any time during the tax year	2
J Check if Schedules C a	and M-3 are attached	***************************************	<b>&gt;</b>
Caution: Include only trad	le or business income and expenses on lines	1a through 22 below. See instruction	ns for more information.
	sales	1a	
<b>b</b> Returns and allov		1Ъ	
c Balance, Subtrac	t line 1b from line 1a		1c
2 Cost of goods so	ld (attach Form 1125-A)		2
3 Gross profit. Sub	tract line 2 from line 1c		3
	(loss) from other partnerships, estates, and to	rusts (attach statement)	4
6 Net gain (loss) fro	oss) (attach Schedule F (Form 1040)) om Form 4797, Part II, line 17 (attach Form 47	7071	5
7 Other income (los	ss) (attach statement)	91)	6
8 Total income (los	ss). Combine lines 3 through 7		8
	es (other than to partners) (less employment	credits)	9
Guaranteed paym	nents to partners		10
11 Repairs and main	tenance		11
a la Bad debts		••••••••••	12
7 13 Rent			13
14 Taxes and license	es		14
15 Interest (see instri	uctions)	:	
2   16 a Depreciation (if re	quired, attach Form 4562)	16a	200182 T
17 Depletion (Do not	reported on Form 1125-A and elsewhere on	return 16b	16c
18 Retirement plans.	deduct oil and gas depletion.)		
19 Employee benefit	etc. programs		<u>18</u>
20 Other deductions	(attach statement)		20
21 Total deductions	Add the amounts shown in the far right colu	umn for lines 9 through 20	21
	ss income (loss). Subtract line 21 from line 8		
23 Interest due unde	r the look-back method-completed long-term	contracts (attach Form 8697)	23
24 Interest due unde	r the look-back method-income forecast method-	nod (attach Form 8866)	24
25 BBA AAR imputed	d underpayment (see instructions)		25
C 26 Other taxes (see in	nstructions)		26
27 Total balance due	e. Add lines 23 through 27		27
28 Payment (see inst	ructions)		28
-   29 Amount owed. II	line 28 is smaller than line 27, enter amount o		
Under penalties of p	ine 28 is larger than line 27, enter overpayme erjury. I declare that I have examined this return, including a of, if is true, correct, and complete. Declaration of preparer (of	ent companying schedules and statements, and to t	
information of which	at, it is true, correct, and complete. Declaration of preparer (or preparer to prepare to preparer to preparer to preparer to preparer to preparer to prepare to prep	ther than partner or limited Hability company mem	ber) is based on all
lere 🗼 TAX	PAYER COPY		May the IRS discuss this return with t
Signature of p	partner or limited liability company member	Date	preparer shown below (see instr.)?  X Yes No.
Primt/Type preparer's	s name Preparer's signature	Date	Check if PTIN
JAMES D.		Date 8/2/2019	self-employed P00172333
aid Firm's name			
- 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	LARSONALLEN LLP		Firm's EIN > 41-0746749
	10845 GRIFFITH PEAK DR	IVE, #550	
To the Artist Control of the Control	AS, NV 89135		Phone no. 702-933-8200
na For Paperwork Heduc	ction Act Notice, see separate instructions	8. 811001 12-21-18	Enry 1065 /001

editorika	edule B Other Information			32-0	
	What type of entity is filing this return? Che	ock the applicable box			Yes
а	Domestic general partnership	<b>b</b> Do	mestic limited partners	ship	
C	X Domestic limited liability company	d Do	mestic limited liability	partnership	
e	Foreign partnership		ner 📂		
	At the end of the tax year:				
а	Did any foreign or domestic corporation, pa	rtnership (including ar	y entity treated as a p	artnership), trust, or tax-	
	exempt organization, or any foreign governi	ment own, directly or it	ndirectly, an interest o	f 50% or more in the profit,	
40,000	loss, or capital of the partnership? For rules	of constructive owner	rship, see instructions	. If "Yes," attach Schedule	
	B-1, Information on Partners Owning 50% of	or More of the Partners	hip		X
b.	Did any individual or estate own, directly or	indirectly, an interest	of 50% or more in the	profit, loss, or capital of	
0.0	the partnership? For rules of constructive of	wnership, see instruct	ions. If "Yes," attach S	Schedule B-1, Information	
	on Partners Owning 50% or More of the Pa	rtnership	******		Х
	At the end of the tax year, did the partnersh	•			
3	Own directly 20% or more, or own, directly	or indirectly, 50% or n	nore of the total voting	power of all classes of	
	stock entitled to vote of any foreign or dome	estic corporation? For	rules of constructive of	ownership, see instructions.	
	(i) Name of Corporation	-	(ii) Employer Identification	(iiii) Country of	(iv) Perce Owned
			Number (if any)	Incorporation	Voting S
	***************************************				
	Own dispaths as interest of COR				9445-0870
	Own directly an interest of 20% or more, or	own, directly or indired	otly, an interest of 50%	o or more in the profit, loss,	
	or capital in any foreign or domestic partner	snip (including an enti	ty treated as a partner	ship) or in the beneficial	
	interest of a trust? For rules of constructive  (i) Name of Entity	(ii) Employer			
	ty Name or Entry	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maxis Percentage O
7.67	and the second s	1 31.577	1	l Albanicanou	Profit, Loss, at
ŭ.					
		ollowing conditions?			
	Does the partnership satisfy all four of the f		50,000.		Yes
	Does the partnership satisfy <b>all four</b> of the fa	ear were less than \$25			
	Does the partnership satisfy <b>all four</b> of the f The partnership's total receipts for the tax you The partnership's total assets at the end of	ear were less than \$25 the tax year were less	than \$ 1 million.	e date fincluding	
	Does the partnership satisfy <b>all four</b> of the fa	ear were less than \$25 the tax year were less	than \$ 1 million.	e date (including	Yes
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	Does the partnership satisfy all four of the four the partnership's total receipts for the tax you have partnership's total assets at the end of Schedules K-1 are filed with the return and fextensions) for the partnership return.  The partnership is not filing and is not required to be	ear were less than \$25 the tax year were less urnished to the partne ed to file Schedule M-	than \$ 1 million. irs on or before the du		Yes
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	Does the partnership satisfy all four of the four the partnership's total receipts for the tax you have partnership's total assets at the end of Schedules K-1 are filed with the return and fextensions) for the partnership return.  The partnership is not filing and is not required to be or item L on Schedule K-1.	ear were less than \$25 the tax year were less urnished to the partne ed to file Schedule Mo omplete Schedules L,	than \$ 1 million.  Its on or before the dual  M-1, and M-2; item F o	n page 1 of Form 1065;	Yes
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	Does the partnership satisfy all four of the factor of the partnership's total receipts for the tax you have partnership's total assets at the end of the Schedules K-1 are filed with the return and fextensions) for the partnership return. The partnership is not filing and is not required if "yes," the partnership is not required to corritem L on Schedule K-1.  Is this partnership a publicly traded partners During the tax year, did the partnership have so as to reduce the principal amount of the delay this partnership filed, or is it required to information on any reportable transaction? At any time during calendar year 2018, did the afinancial account in a foreign country (such See instructions for exceptions and filing required to information on any the tax year, did the partnership filed, or is it required to information on any reportable transaction? At any time during calendar year 2018, did the financial accounts (FBAR). If "Yes," enter the At any time during the tax year, did the partnership making, or had it previously is the partnership making, or had it previously	ear were less than \$25 the tax year were less urnished to the partne ed to file Schedule M- complete Schedules L, whip, as defined in sect e any debt that was ca debt? file, Form 8918, Mater n as a bank account, s juirements for FinCEN e name of the foreign tership receive a distril rtnership may have to out of Certain Foreign G y made (and not revok	than \$ 1 million.  If so on or before the dual of the	or had the terms modified  Statement, to provide  ure or other authority over other financial account)?  oreign Bank and  he grantor of, or	Yes
	Does the partnership satisfy all four of the factor of the partnership's total receipts for the tax you have partnership's total assets at the end of the Schedules K-1 are filed with the return and fextensions) for the partnership return. The partnership is not filing and is not required for item L on Schedule K-1.  Is this partnership a publicly traded partners or item L on Schedule K-1.  Is this partnership a publicly traded partners buring the tax year, did the partnership have so as to reduce the principal amount of the other than the partnership filed; or is it required to information on any reportable transaction?  At any time during calendar year 2018, did the afinancial account in a foreign country (such See instructions for exceptions and filing required to information on any time during the tax year, did the partnership filed; or is it required to information on any reportable transaction?  At any time during the tax year, did the partnership filed; or is it required to instructions for exceptions and filing required to instructions for exceptions and filing required to instructions for exceptions and filing required to instructions with Foreign Trusts and Receipts the partnership making, or had it previously see instructions for details regarding a section.	ear were less than \$25 the tax year were less urnished to the partne ed to file Schedule M- complete Schedules L, whip, as defined in sect e any debt that was ca debt? file, Form 8918, Mater n as a bank account, s juirements for FinCEN e name of the foreign vership receive a distril rtnership may have to out of Certain Foreign G y made (and not revok on 754 election.	than \$ 1 million.  Its on or before the dual  M-1, and M-2; item F or  Item A69(k)(2)?  Inceled, was forgiven,  Ital Advisor Disclosure  In interest in or a signate ecurities account, or or  Form 114, Report of Focuntry.  Inceled if the form 3520, Annual  Italier Form 3520, Annual  Italier See instructions  Italier Seed), a section 754 elections	or page 1 of Form 1065;  or had the terms modified  Statement, to provide  ure or other authority over oreign Bank and  he grantor of, or Il Return To Report	Yes
	Does the partnership satisfy all four of the factor of the partnership's total receipts for the tax you have partnership's total assets at the end of the Schedules K-1 are filed with the return and fextensions) for the partnership return. The partnership is not filing and is not required if "yes," the partnership is not required to corritem L on Schedule K-1.  Is this partnership a publicly traded partners During the tax year, did the partnership have so as to reduce the principal amount of the delay this partnership filed, or is it required to information on any reportable transaction? At any time during calendar year 2018, did the afinancial account in a foreign country (such See instructions for exceptions and filing required to information on any the tax year, did the partnership filed, or is it required to information on any reportable transaction? At any time during calendar year 2018, did the financial accounts (FBAR). If "Yes," enter the At any time during the tax year, did the partnership making, or had it previously is the partnership making, or had it previously	ear were less than \$25 the tax year were less urnished to the partne ed to file Schedule M- complete Schedules L, whip, as defined in sect e any debt that was ca debt? file, Form 8918, Mater ne partnership have an n as a bank account, s juirements for FinCEN te name of the foreign tership receive a distril rtnership may have to out of Certain Foreign G y made (and not revok on 754 election. optional basis adjustn	than \$ 1 million.  Its on or before the dual  M-1, and M-2; item F or  Item A69(k)(2)?  Inceled, was forgiven,  Ital Advisor Disclosure  Interest in or a signate ecurities account, or or  Form 114, Report of Focuntry.  Italian Section 754 elections  Italian Section 754 election 744	or page 1 of Form 1065;  or had the terms modified  Statement, to provide  ure or other authority over oreign Bank and  he grantor of, or al Return To Report  ction?	Yes

14350802 796592 203-871115

2 2018.04010 GREEN VALLEY COMMERCE, LLC 203-8KS1

	n 1065 (2018) GREEN VALLEY COMMERCE, LLC Shedule B Other Information (continued)	32-034534	<u> </u>	Page 3
200			Yes	No
Ś	ls the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a	•		
in the fact.	substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section			
- 13	734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instru	ctions		X
11	the state of the s			1111111
1.00	like kind exchange or contributed such property to another entity (other than disregarded entities wholly			
	owned by the partnership throughout the tax year)	<b>&gt;</b>		
12	At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?			х
13	If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign			
1 1000	Disregarded Entities (FDEs) and Foreign Branches (FBs), enter the number of Forms 8858 attached. See			
- 9	instructions			
14	Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's			
	Information Statement of Section 1446 Withholding Tax, filed for this partnership		DATA RESIDENCE	Х
15	Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return.			
16 a	Did you make any payments in 2018 that would require you to file Form(s) 1099? See instructions		Х	250500
b		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	X	
17	Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign	***************************************		
	Corporations, attached to this return.			ı
18	Enter the number of partners that are foreign governments under section 892.			
19	During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042			
	and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		************	Х
20	Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions for Form 8938			Х
21	Is the partnership a section 721(c) partnership, as defined in Treasury Regulations section 1.721(c)-1T(b)(14)?			X
22	During the tax year, did the partnership pay or accrue any interest or royalty for which the deduction is not allower			
. 13	section 267A? See instructions. If "Yes," enter the total amount of the disallowed deductions. > \$		eranepulliona n	X
23	Did the partnership have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions			Х
24	Does the partnership satisfy one of the following conditions and the partnership does not own a pass-through			
	entity with current year, or prior year, carryover excess business interest expense? See instructions		Х	MANAGE
а				
	preceding the current tax year do not exceed \$25 million, and the partnership is not a tax shelter, or			
b				
1	electing farming business, or (3) certain utility businesses under section 163(j)(7).			
1.74	If "No," complete and attach Form 8990.	10 10 10		
25	Is the partnership electing out of the centralized partnership audit regime under section 6221(b)? See instructions			X
1.4	If "Yes," the partnership must complete Schedule B-2 (Form 1065). Enter the total from Schedule B-2, Part III,			
0.00	line 3: 📂			
71	If "No," complete Designation of Partnership Representative below.			
Desig	gnation of Partnership Representative (see instructions)			
Enter	below the information for the partnership representative (PR) for the tax year covered by this return. U.S. taxpayer			
10000	identification	•		
PR	SHAHRAM BLDSAL number of PR ***-**-	-3193		
J.S. ac	ddress of PR 14039 SHERMAN WAY BLVD., SUITE 20 U.S. phone number of PR 818-901	-8800		***************************************
f the PF	lisan U.S. taxpayer			
intity in	jaine of Identification			
ne cesi nalvidu	gnated number of the clesignated			
ho PR	Individual			
	U.S. phone			
J.S. ac Jesign	number of			
ndividi	dosignated me			
26	Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund?			X
	If "Yes," enter the amount from Form 8996, line 13. ▶ \$		(F) (S) (F)	
200		Form 10	)65 (2	2018)
44004	32-21-18	#: *: * T	\ <u></u>	/

14350802 796592 203-871115

3 2018.04010 GREEN VALLEY COMMERCE, LLC 203-8KS1

	1065 (2018) GREEN VALLEY COMMERCE, LLC hedule K Partners' Distributive Share Items	32-	0345346 Page 4
	1. Ordinary hypinace income (loca) (nago 1 line 22)		Total amount 0 .
	1 Ordinary business income (loss) (page 1, line 22) 2 Net rental real estate income (loss) (attach Form 8825) SEE STATEMENT 1		
8	3 a Other gross rental income (loss) (attach Form 6625) DBB DTATEMENT T	2	350,628.
. 230	3a Other gross rental income (loss)		
200	b Expenses from other rental activities (attach statement)  3b		
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	
- 1	4 Guaranteed payments	4	
ncome (Loss)	5 Interest income	5	
2	6 Dividends and dividend equivalents: a Ordinary dividends	6a	
Ĕ	b Qualified dividends 6b		•
ဋ	c Dividend equivalents 6c		
	7 Royalties	7	
7177	Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	
	9 a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a	
1	b Collectibles (28%) gain (loss) 9b		
o de la companya de l	c Unrecaptured section 1250 gain (attach statement) 9c		
	10 Net section 1231 gain (loss) (attach Form 4797)	10	
- 40	11 Other income (loss) (see instructions) Type 📂	11	
2	12 Section 179 deduction (attach Form 4562)	12	
Ę.	13 a Contributions	13a	
Deductions	b Investment interest expense	13b	
ă	c Section 59(e)(2) expenditures: (1) Type (2) Amount	13c(2)	
44	d Other deductions (see instructions) Type	134	
Self- Employ- ment	14 a Net earnings (loss) from self-employment	14a	0.
# Et	b Gross farming or fishing income	14b	
லம் E	c Gross nonfarm income	14c	
9	15 a Low-income housing credit (section 42(j)(5))	15a	
y,	b Low-income housing credit (other)	15b	
Credits	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
ဝိ	d Other rental real estate credits (see instructions)Type ▶	15d	
Special Control	e Other rental credits (see instructions)  Type	15e	
	f Other credits (see instructions) Type	15f	
	16 a Name of country or U.S. possession ▶		
1.5	b Gross income from all sources	16b	
13	c Gross income sourced at partner level	16c	
22	Foreign gross income sourced at partnership level		
iş:	d Section 951A category	16e	
ક્લ	f Passive g General category h 0ther	▶ 16h	·
oreign Transactions	Deductions allocated and apportioned at partner level		
	i Interest expense j Other	▶ 16j	
eig	Deductions allocated and apportioned at partnership level to foreign source income		
Ď.	k Section 951A catégory	16	
200	n General category ▶ o Other	<b>№</b> 160	
	p Total foreign taxes (check one): ▶ Paid Accrued	16p	
	q Reduction in taxes available for credit (attach statement)	16q	
	r Other foreign tax information (attach statement)		
Alternative Minimum Tax (AMT) Items	17 a Post-1986 depreciation adjustment	17a	-3.
e Tie	<b>b</b> Adjusted gain or loss	17b	
調査	c Depletion (other than oil and gas)	17c	
Marie I	d Oil, gas, and geothermal properties - gross income	17d	
<b>422</b>	e Oil gas, and geothermal properties - deductions	17e	
	f Other AMT items (attach statement)	17f	
	18 a Tax-exempt interest income	18a	
lion	b Other tax-exempt income	18b	
nai	c Nondeductible expenses	18c	
Į.	19 a Distributions of cash and marketable securities	19a	350,000.
- 5	b Distributions of other property	19b	***************************************
the	20 a Investment income	20a	,
ō	b Investment expenses	20b	
	c Other items and amounts (attach statement) STMT 2		

14350802 796592 203-871115

4 Form 1065 (2018) 2018.04010 GREEN VALLEY COMMERCE, LLC 203-8KS1

1 Net income (loss). Comb	ine Schedule K, lines 1 thro	ough 11. From the result, a	subtract the sum	r of Schedule K. ti	ines 19 through 19d and	15- 4	350
partner type:	(i) Corporate	(ii) Individual (active)	(iii) li	ndividual assive)	(iv) Partnership	(u) Evampt	(vi) Nominee
a General partners							
<b>b</b> Limited partners	AR LUK		17	5,314.	175,31	4.	
Schedule L	3alance Sheets	per Books	***************************************				
А	ssets		Beginning	of tax year		End of t	ax year
1 Cash		(a	)		b)	(c)	(d)
35 A. **********				95-was 1.50 mm	96,373.		160,
b conditions	accounts receivabl	e				72,277.	
3 Inventories							72,
446	t obligations				(1)		
	unities					Contraction Contraction	
6 Other current as	sets (attach statement	) STATEME	MM 2				•
7a Loans to partners (or p			IX L				
b Mortgage and re		···					
8 Other investmen		)					
9a Buildings and ot			7,489.			2,597,488.	
<b>b</b> Less accumulate	d depreciation	55	4,390.	2.04	3,099.	617,906.	1,979,
10a Depletable asset	s'				-,	0 1 7 , 5 0 0 .	1,319,
<b>b</b> Less accumulate	d depletion						
11 Land (net of any	amortization)	,		62	22,434.		622,
12a Intangible assets	(amortizable only)						
b Less accumulate							AND THE PROPERTY OF THE PROPER
13 Other assets (att	ach statement)						
14 Total assets	and Capital			2,76	1,906.		2,834,
	and Capital						
16 Mortgages, notes, bon	ds payable in less than 1 y				2112		
17 Other current liabilit	ies (attach statement)	STATEMEN		6	8,998.		
18 All nonrecourse lo					0,330.		68,
19a Loans from partners (or		s)					
<b>b</b> Mortgages, notes, bond		θ		:			
20 Other liabilities (a	tach statement)						
21 Partners' capital a		:		2,69	2,908.		2,765,8
22 Total liabilities and	d capital	-41		2,76	1,906.		2,834,8
Schedule M=1	Note: The partners	or income (Los	ss) per Bo I to file Sche	ooks With dule M-3. Se	Income (Loss e instructions	) per Return	
1 Net income (loss)	per books	4	22,905	• 6 Income	recorded on books	this year not included	
2 Income included on	Schedule K, lines 1, 2,	3C,		on Sch	edule K, lines 1 throu	igh 11 (itemize)	
	nd 11, not recorded on	books	•	a Tax-exe	empt interest \$		
this year (itemize);			-	STM		72,277.	72,2
3 Guaranteed payme					ions included on Sch		· · · · · · · · · · · · · · · · · · ·
4 Expenses recorded on ho					i 13d, and 16p, not o		
4 Expenses recorded on bo Schedule K, lines 1 through		on		book in	come this year (item	ze);	
Contraction ( ) integrating (	an rad, said top (itemiza):	<del></del>		a Depreci	ation \$		
a Depreciation \$				A-1-10.			
<b>b</b> Travel and entertainm	ent \$			O Add in	es 6 and 7 (loss) (Analysis of N	at language (Language)	72,2
5 Add lines 1 through	4	4	22,905	Ine 1) 5	Subtract line 8 from 1		350 0
Schedule M-2	Analysis of Par	ners' Capital /	Accounts	- 1 1110 1). 0	Subtract lifts O HOIII-1	ine o	350,6
1 Balance at beginnin	g of year	2,6	92,908	·	utions: a Cash		350,0
2 Capital contributed:				- 500000			220,0
	<b>b</b> Property			7 Other de	creases (itemize);		
Net income (loss) pe	er books		22,905	-T	· · · · · · · · · · · · · · · · · · ·		
Other increases (itemized)				8 Add line	es 6 and 7		350,0
- ACTOR BY COLUMN TO SEC.	4	1 2 7 7	15,813	1	t end of year. Subtract I		2,765,8

(Rev. November 2018)

Department of the Treasury Internal Revenue Service

# Rental Real Estate Income and Expenses of a Partnership or an S Corporation Attach to Form 1065 or Form 11208. Go to www.irs.gov/Form8825 for the latest information.

OMB No. 1545-0123

GREEN VALLEY CO	יי כוים התתל	ים דרס		4 .	identification numb	
1 Show the type and address of each property value and done with	FODERTY. For	each rental real ectate property	lipted report	32	0345346	5
Torridi value and days with personal t	ise. See insti	uctions. See page 2 to list addi-	listed, report the number of co	lays rented at fair		
Physical address of each property - s	street, city,	:		e - Enter code 1-8;	Fair	Perso
state, ZIP code A3 SUNSET WAY			s	ee page 2 for list	Rental Days	. Use
HENDERSON, NV 8901	A					+
3342 EAST GREENWAY	.4 DOXD		4		***************************************	1
PHOENIX, AZ 85032	RUAD					1
	***************************************		4			1
						Ī
	***************************************					
	,					ļ
			Properti	es		<u> </u>
Rental Real Estate Income		A	В	С	D	
2 Gross rents	2	430,860.	159,907.		<u> </u>	~
Rental Real Estate Expenses						
3 Advertising 4 Auto and travel	3					
Auto and travel     Cleaning and maintenance	5	7 016				
6 Commissions	6	7,916.	4,026.			***************************************
7 Insurance	7	8,252.	2 026			
8 Legal and other professional fees	8	11,784.	3,936. 125.			
9 Interest	9		140.			
10 Repairs	10	551.				
11 Taxes	11	39,079.	31,907.			
12 Utilities	12	27,131.	12,703.			-
13 Wages and salaries	13					
14 Depreciation (see Instructions)	14	56,396.	7,120.			
15 Other (list) ► STMT 7 SEE STATEMENT 8		25,933.				
DIB DIATEMENT 6	15		3,280.			
16 Total expenses for each property.						
Add lines 3 through 15	16	177,042.	63,097.			
7 Income or (Loss) from each property.			03,097.			
Subtract line 16 from line 2	17	253,818.	96,810.			
<b>3a</b> Total gross rents. Add gross rents from	line 2, colur	nns A through H	/	18a	590,7	67
b Total expenses. Add total expenses from	r line 16, cal	umns A through H		18b (	240,1	
9 Net gain (loss) from Form 4797, Part II,	line 17, from	the disposition of property fro	m rental real		410,1	9 0.0
estate activities	contribution for			19		
<b>)a</b> Net income (loss) from rental real estate this partnership or S corporation is a pa	ausvilles fro rtner or boss	our partnerships, estates, and tr	usts in which			
b Identify below the partnerships, estates,	or trusts fro	m which not income (loca) is al		20a		
Attach a schedule if more space is neede	id:	Which het income (1055) is si	iown on line 20a.			-
(1) Name		(2) Employer	identification number			
		(-) -mprayor	IOOLENORIDA HITHIDEI			
N ASSESSMENT						
Net rental real estate income (loss). Com	bine lines 18	a through 20a. Enter the result			•	
here and on	_		•	21	350,62	28.
<ul> <li>Form 1065 or 11208: Schedule K, line</li> </ul>						

14350802 796592 203-871115

2018.04010 GREEN VALLEY COMMERCE, LLC 203-8KS1

1 Show the type and address of each pro- rental value and days with personal use	e. See instruc	ch rental real estate pro tions.		rt the number of	days rented at fair	32-034	7740	Page
Physical address of each property - str state, ZIP code	eet, city,				Type - Enter code 1-8; see below for list		Fair Flental Days	Persons Use Deys
								13093
								1
							1	1
<b>G</b>								ļ
	····		······································		·		ļ	ļ
						,		
10 mg/mm				Prope	ties			<u></u>
Rental Real Estate Income		E	F		G		Н	
2 Gross rents	2							
Rental Real Estate Expenses								
3 Advertising	3							•
4 Auto and travel 5 Cleaning and maintenance	5							***************************************
6 Commissions	6							
7 Insurance	7							
8 Legal and other professional fees	8		<del></del>		·			
9 Interest	9	<u> </u>						
10 Repairs	10							· · · · · ·
11 Taxes	11			<del> </del>		•		
12 Utilities	12			· · · · · · · · · · · · · · · · · · ·				
13 Wages and salaries	13							
14 Depreciation (see instructions)	14							~~~
15 Other (list) >								
	15			<u> </u>				
16 Total expenses for each property.	<del>                                     </del>							
Add lines 3 through 15	16							
17 Income or (Loss) from each property.								
Subtract line 16 from line 2	17							
lowable Godes for Type of Property	<del></del>		I		· · · · · · · · · · · · · · · · · · ·			
Single Family Residence								
Multi-Family Residence								
Vacation or Short-Term Rental								
Commercial								
Land Royalties								
Self-Rental								
Other (include description with the code or	Form 2905	Nr. On a congress ofst	~=#\					
A STORY OF THE PROPERTY OF THE COURT OF	ONIT OUZO	и он a separate statem	entj					

820142 11-15-18

14350802 796592 203-871115

7 2018.04010 GREEN VALLEY COMMERCE, LLC 203-8KS1

#### SCHEDULE B-1 (Form 1065)

(Rev. September 2017) Department of the Treasury Internal Revenue Service Name of partnership

## Information on Partners Owning 50% or More of the Partnership Attach to Form 1065.

Go to www.irs.gov/Form1065 for the latest information.

OMB No. 1545-0123

GREEN VALLEY COMMERCE, LLC

Employer identification number

2.000 mm	LLC	· · · · · · · · · · · · · · · · · · ·		32	2-0345346
Part   Entities Owning 50% or Mor	e of the Partnership (Fo	rm 1065, Schedul	e B, Question 3	3a)	
Complete columns (i) through (v) below for any fore tax-exempt organization, or any foreign government partnership (see instructions).	eign or domestic corporation in	nartnership (including o	av optitu trootaal		nership), trust, or capital of the
(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organ	lization	(v) Maximum Percentage Owned in Profit, Loss, or Capital
CLA PROPERTIES, LLC	80-0147540	PARTNERSHIP	UNITED ST	ATES	73.06
					75.00
Part II Individuals or Estates Owning	g 50% or More of the P	artnership <i>(</i> Form 1	065 Schedule	B O	estion 2b)
Complete columns (i) through (iv) below for any indi- capital of the partnership (see instructions).	vidual or estate that owns, dire	ctly or indirectly, an inte	erest of 50% or mo	re in th	e profit, loss, or
(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizer	nship (see instructi	ons)	(iv) Maximum Percentage Owned in Profit, Loss, or Capital
SHAHRAM BIDSAL	***-**-3193	UNITED STAT	res		50.00

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

Schedule B-1 (Form 1065) (Rev. 9-2017)

824551 04-01-18

14350802 796592 203-871115

2018.04010 GREEN VALLEY COMMERCE, LLC 203-8KS1

50.00

Ending Accumulated Depreciation * ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone 1,272. 1,606, 55,987. 63,745. 25,115. 29,270, 79,133. 74,867 30,888 Current Year Deduction 6 Θ 170. 7,678. 8,742. 10,852. 135. 100 ŝ 10,267, Current Sec 179 Expense Beginning Accumulated Depreciation 842. 29,270. 1,436. 55,003, 1,137. 48,309 64,600, 68,281. 817 165,079; Basis For Depreciation 74,970. 85,380. 2,284. 2,882. 69,611, 2,692. 659 66 299,459. 105,928 1, 690 400,438, 340,949, 423,251. Reduction In Basis Section 179 Expense Bus % Excl (D) - Asset disposed Unadjusted Cost Or Basis 99,649. 105,979, 1,690, 74,970. 85,380. 2,284. 1.05,928, 2,882 69,611, 299,459 400,438 340,949 423,251, Line No. HXI 7 HY17 HY17 MM17 MM17 MM17 39.00 MM17 ä H Ĥ 000> Ä 15,00 39.00 15,00 15,00 39,00 39,00 5.00 3,00 Life Method 150DB 200DE SL SISL 09/22/14 09/22/11 09/22/11 09/22/11 09/22/11 09/22/11 09/22/11 09/22/11 09/22/11 09/22/11 09/22/11 Date Acquired 2018 DEPRECIATION AND AMORTIZATION REPORT 15YR 15YR 39YR 15%R 39YR 39YR 39YR 52RDescription 053 080 054 - 053 020 052 054 054 PROPERTY 020 053 055 SMICTIME BUILDING BUILDING BUILDING BUILDING LAND LAKD LAND LAND 91 17 ∞ ; ⊢ Asset No.

8,1

51,880, 22,072, 80,064 31,632, 572,291. * ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone 6 101 56,396, Current Sec 179 Expense Beginning Accumulated Depreciation 22,072. 44,765. . 180,63 31,632. 515,895. 22,073. 20,452, 1,713, 277,482. 428,230. 31,632, 2,882,755. Section 179 Expense Bus % Excl (D) - Asset dísposed Unadjusted Cost Or Basis 20.452. 277, 482. 428,230 31,632, 22,073, 882,755. MMI 7 MM17 HY117 11/11 39.00 39.00 15.00 3,60 5,00 09/22/11 200DB 5.00 122 200DE Method 200DB 8.2 SI SI 09/22/11 09/22/11 Date Acquired 1722/60 2018 DEPRECIATION AND AMORTIZATION REPORT * TOTAL RENTAL DEPRECIATION - 39YR - 5YR 24 BUILDING 050 57R BUILDING - 055 SUILDING 055 BUILDING - 048  ${\tt BUILDING} \, \sim \, 048$ BUILDING - 948 COMMERCIAL PROPERTY 828111 04-01-18 21

4,615. * ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone 403. 1.00 Current Year Deduction 6,188. 429 Current Sec 179 Expense Beginning Accumulated Depreciation 3,731. 4,186. Basis For Depreciation 5,050, 1,500. 241,361. 81,817. 6,440. 337,168 Reduction In Basis Section 179 Expense Bus Excl (D) - Asset disposed Unadjusted Cost Or Basis 6,050. 1,500, 81,817 6,440, 337, 168. E S HX117 15.00 HY17 HYL7 000> 15,00 39,00 15.00 Life Method SI 12/20/15 SL Ĭ. 04/10/14 SL 06/15/15 03/13/13 Date Acquired 03/13/13 25 ARCBILT DEVELOPMENT INC COMMERCIAL PROPERTY - GREENWAY ZO ARCBILL DEVELORMENT INC 29 HENNESSY"S RENOVATIONS 27 LAND - GREENWAY 828111 04-01-18

2018 DEPRECIATION AND AMORTIZATION REPORT

GREEN VALLEY COMMERCE, LLC	Qualified	Business In	Qualified Business Income (Section 199A)	n 199A)			30-0345346	
Description	Qualified Business income	Specified Service Income	W-2 Wages	Unadjusted Basis of Assets	Qualified PTP Income	Gain on Disposition of PTP	ū	
COMMERCIAL - COMMERCIAL PROPERTY	253,818.			2,342,138				
COMMERCIAL - COMMERCIAL PROPERTY - GREEN	96,810.			255 351				
TOTAL	350,628.			2,597,489.				
				-				
	-							
				-			-	
					-		-	
THE PROPERTY OF THE PROPERTY O				THE PROPOSITION OF THE PERSON				
							THE PARTY OF THE P	
The state of the s							The second secon	
· · · · · · · · · · · · · · · · · · ·								
			7,744					
					-			
				-				
The control of the co								
			77	-	7,000			
	-							
Qualified REIT dividends			The state of the s			- Annual Control of the Control of t		
Unused prior year losses								
Cooperative qualified business income	Translation of companies.	80					814821 02-14-19	

Name of partnership		Employer Identification number
GREEN VALLEY COMMERCE, LLC		32-0345346
1. Additions to AMTI:		. 24-0242340
a. Depreciation recomputed for AMT purposes	63,519.	
b. Tax-exempt interest income		
6: Amortization of IRC 173		
unit Depletion for post-1989 properties		
e. Intangible drilling costs deducted from AMTI		
그 어떻게 하는 사람들은 이번에 가장 하는 것이 되었다.		
f. Total additions to AMTI		63,519.
		00,013.
2. Deductions:		
a. Depreciation recomputed for ACE purposes	63,519.	•
Depletion recomputed for ACE purposes		
C. ACE intangible drilling costs		
d Total deductions	•	63,519.
		03,313.
Other adjustments:	1	
a. Basis adjustments from sales or exchanges		
b. Other adjustments		
c. Total other adjustments		

° 812181 11-07-18

14350802 796592 203-871115

8.5 2018.04010 GREEN VALLEY COMMERCE, LLC 203-8KS1 Section 1.263(a)-1(f) De Minimis Safe Harbor Election

Green Valley Commerce, LLC 9155 South Las Vegas Blvd., Ste 200 Las Vegas, NV 89123

Employer Identification Number: 32-0345346

For the Year Ending December 31, 2018

Green Valley Commerce, LLC is making the de minimis safe harbor election under Reg. Sec. 1.263(a)-1(f).

GREEN	VALLEY	COMMERCE,	LLC
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		32-0345346
SCHEDULE K NET INCOME (LOSS) FROM RENTAL	REAL ESTATE	STATEMENT
DESCRIPTION		AMOUNT
COMMERCIAL - COMMERCIAL PROPERTY COMMERCIAL - COMMERCIAL PROPERTY - GREENWAY		253,818. 96,810.
TOTAL TO SCHEDULE K, LINE 2		350,628.
SCHEDULE K OTHER ITEMS		STATEMENT 2
DESCRIPTION		AMOUNT
SECTION 199A QUALIFIED BUSINESS INCOME SECTION 199A W-2 WAGES SECTION 199A UNADJUSTED BASIS SECTION 199A REIT DIVIDENDS SECTION 199A PTP INCOME		350,628. 0. 2,597,489. 0.
CHEDULE L OTHER CURRENT ASSETS		STATEMENT 3
ESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
ALES TAX RECEIVABLE		414.
OTAL TO SCHEDULE L, LINE 6		414.
CHEDULE L OTHER CURRENT LIABILITI	ES	STATEMENT 4
ESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
ENANT SECURITY DEPOSITS HELD	68,998.	68,998.
OTAL TO SCHEDULE L, LINE 17	68,998.	68,998.
· · · · · · · · · · · · · · · · · · ·		

14350802 796592 203-871115

10 STATEMENT(S) 1, 2, 3, 4 2018.04010 GREEN VALLEY COMMERCE, LLC 203-8KS1

#### GREEN VALLEY COMMERCE, LLC

32-0345346

FORM 1065	'ORM 1065 PARTNERS' CAPITAL ACCOUNT SUMMARY							
PARTNER NUMBER	BEGINNING CAPITAL	CAPITAL CONTRIBUTED	SCHEDULE M-2 LNS 3, 4 & 7	WITH- DRAWALS	ENDING CAPITAL			
The state of the s	1,984,232.		211,453.	175,000.	2,020,685.			
2 2 2 2 2 2 2 2 2 2 3 3 3 3 4 3 4 3 4 3	708,676.		211,452.	175,000.	745,128.			
TOTAL	2,692,908.		422,905.	350,000.	2,765,813.			

GREEN VALLEY COMMERCE, LLC				32-0345	346
SCHEDULE M-1 INCOME RECORDED ON BOO	OKS NOT	INCLUDED	ON RETURN	STATEMENT	6
DESCRIPTION			The second secon	AMOUNT	
CY ACCRUAL TO CASH				72,2	77
TOTAL TO SCHEDULE M-1, LINE 6				72,25	
OTHER REN	TAL EXP	ENSES		STATEMENT	7
PROPERTY: COMMERCIAL PROPERTY LOCATION: 3 SUNSET WAY, HENDERSON, NV	MMERCIAI	ul			
DESCRIPTION				AMOUNT	
ASSOCIATION DUES LICENSES & PERMITS BANK CHARGES FRANSPORTATION CONTRACTUAL LABOR				16	0. 2. 0.
OTAL TO RENTAL SCHEDULE, LINE 15				22,32	· · ·
				25,93	<u>.</u>
OTHER RENT	FAL EXPE	nses		STATEMENT	8
COM ROPERTY: COMMERCIAL PROPERTY - GREENW OCATION: 3342 EAST GREENWAY ROAD, PHO	MERCIAL VAY DENIX, A	Z 85032			
	•			AMOUNT	
ESCRIPTION  LARM AND SECURITY  QUIPMENT RENTAL			-	AMOUNT 1,860 1,420	

14350802 796592 203-871115 2018.04010 GREEN VALLEY COMMERCE, LLC 203-8KS1

651118

(Form 1065) Department of the Treasury Internal Revenue Service  To calendar year 2016, or tax year	,   N	Part III Partner's Sha	re of	(-1 OMB No. f Current Year I
		Deductions, C	redi	ts, and Other It
Partner's Share of Income, Deductions,	]   1	Ordinary business Income (loss	15	Credits
Credits, etc.	-	<u> </u>		
be one sobulate instructions.	2	Net rental real estate income (loss)	_	
		175,314. Other net rental income (loss)	16	Foreign transactions
Part I Information About the Partnership	l.°	Uner necrentar moome (loss)	$\vdash$	
A Partnership's employer identification number	14	Guaranteed payments		
32-0345346	1	l paymonto	-	
B Partnership's name, address, city, state, and ZIP code	5	Interest income		
CPEEN WALLEY CONNEDCE				
GREEN VALLEY COMMERCE, LLC 9155 SOUTH LAS VEGAS BLVD., STE 200	6a	Ordinary dividends		
LAS VEGAS, NV 89123	ــــــــــــــــــــــــــــــــــــــ		17 /	Alternative min tax (AM)
C IRS Center where partnership filed return	6b	Qualified dividends	A	
E FILE	-		ļ	
	pc !	Dividend equivalents		
D Check if this is a publicly traded partnership (PTP)	7 !	 Rovalties		ax-exempt income and
	1 '	Toyanes	l n	rondeductible expenses l
Part II Information About the Partner	8 1	l Vet short-term capital gain (loss)	+	
		dapitati gaiti (1000)		
E Partner's identifying number 80 – 0147540	9a 1	et long-term capital gain (loss)	19 D	Distributions
F Rartner's name, address, city, state, and ZIP code	ļ		A	175,0
and the smalle, address, city, state, and zill code	9b (	Collectibles (28%) gain (loss)		
CLA PROPERTIES, LLC			d ,	ther information
2801 SOUTH MAIN STREET	90 U	Inrecaptured sec 1250 gain	$\mathbf{z}$	* 175,
LOS ANGELES, CA 90007	10 0	l let section 1231 gain (loss)	AA AB	
G General partner or LLC X Limited partner or other LLC	-l'``i	let addition 1231 galli (1088)	AC	* 1,298, *
member-manager member	11 0	ther Income (loss)	AD	*
H X Domestic partner Foreign partner				
11 What type of entity is this partner? PARTNERSHIP				
12 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here  J Partner's share of profit, loss, and capital:		~~~		
· 10 - 1   韓朝   1-1   1   1   1   1   1   1   1   1	12 S	ection 179 deduction		
Reginning Ending 50.000000% 50.000000%	10.0			
Loss 50.000000% 50.000000%	13 0	ther deductions		
Capital 73.6836164% 73.0593500%	<b>-</b>			
K Partner's share of liabilities:				
Beginning Ending	14 Se	elf-employment earnings (loss)		
34,422.	A	0.		
Qualified nonrecourse				
financing \$ \$ Recourse \$ 0.\$	*Se	e attached statement for addition	al info	rmation.
recourse \$ 0.\$ 0.				
Beginning capital account \$ 1,984,232.				
Capital contributed during the year \$	_			
Current year increase (decrease) \$ 211.453	Q Q			
Withdrawals & distributions \$( 175,000 a				
Ending capital account \$ 2,020,685.	For IRS Use			
X Tax basis GAAP Section 704(b) book	五			
Other (explain)	ii.			
M Did the partner contribute property with a built-in gain or loss?    Yes   X   No				
If "Yes," attach statement (see instructions) 261 12-11-16 LHA For Paperwork Reduction Act Notice, see Instructions for Form 1065.				
		vw.irs.gov/Form1065	Sch	redule K-1 (Form 1065)

L 5 7, 7, 7, B

1 2 3 4 5	Part III Partner's Sha	red	K-1 OMB No. 1545-01 of Current Year Income lits, and Other Items Gredits  Foreign transactions
1 2 3 4 5	Ordinary business income (loss)  0.  Net rental real estate income (loss)  175,314.  Other net rental income (loss)  Guarantéed payments  Interest income	red	of Current Year Income lits, and Other Items
3 4 5	Ordinary business income (loss)  O.  Not rental real estate income (loss)  175,314.  Other net rental income (loss)  Guarantéed payments  Interest income	15	5 Gredits
3 4 5	Not rental real estate income (loss)  175,314.  Other net rental income (loss)  Guarantéed payments  Interest income		
3 4 5 6a	175 , 314 . Other net rental income (loss) Guaranteed payments Interest income	16	Foreign transactions
3 4 5 6a	175 , 314 . Other net rental income (loss) Guaranteed payments Interest income	16	Foreign transactions
4 5 6a	Guarantéed payments Linterest income		
5 6a	Interest income		· · · · · · · · · · · · · · · · · · ·
6a			
6a			
	Ordinano dividando	-	
	OLDBIALV HIMBERTS	-	
	l and a division as	17	Alternative min tax (AMT) items
6b (	Qualified dividends	A	-1.
6c	Dividend equivalents		
7 6	Royaltine		Tax-exempt income and
′ '	Oyanies	1	nondeductible expenses 
8	let short-term capital gain (loss)		
a N			Distributions
h C	follantibles (2007) goin (less)	A	175,000.
	(1055) (20%) (1811 (1055)	20.0	L
c U	nrecaptured sec 1250 gain		* 175,314.
	·		* 0.
0 N			* 1,298,744.
1.0	thar income (less)		* 0.
Ĭ	arei mearrie (1088)	WD.	* 0.
_			
: Se	ection 179 deduction		
L Ot	her deductions		
Ï	ner deddedons	-	
+			
$\perp$			
Se		T	
+	0.		
Sei	attached statement for additional	al info	rmation
			THATACON,
WW	w.irs.gov/Form1065	Sel	hedule K-1 (Form 1065) 2018
	7 F F See See See	Royalties Royalties Net short-term capital gain (loss) Royalties Net long-term capital gain (loss) Collectibles (28%) gain (	7 Royalties 8 Net short-term capital gain (loss) a Net long-term capital gain (loss) Collectibles (28%) gain (loss) Collecti

## **EXHIBIT 149**



CLA (CliftonLarsonAllen LLP) 10845 Griffith Peak Drive, Suite 550 Las Vegas, NV 89135 702-933-8200 | fax 702-933-8150 CLAconnect.com

CLA Properties, LLC 2801 South Main Street Los Angeles, CA 90007

Re: Green Valley Commerce, LLC

#### Dear Member:

Attached is your copy of the 2018 Partnership Form 1065 Schedule K-1. This schedule summarizes your information from the partnership. This information has been provided to the Internal Revenue Service with the U.S. Partnership Return of Income, Form 1065.

The information provided on this schedule should be entered on your tax return, in accordance with the instructions in Schedule K-1, page 2. If your return will be prepared by your accountant or attorney, you should provide a copy of this schedule to the preparer with your other tax information.

We thank you for the opportunity to serve you.

Sincerely,

James D. Main

Schedule K-1 (Form 1065) <b>201</b>	P Final K-1 Amended K-1 OMB No. 1545-0123
(Form 1065)  Department of the Treasury Internal Revenue Service  For calendar year 2018, or	Part III Partner's Share of Current Year Income,
Partner's Share of Income, Deductions,	1 Ordinary business income (loss) 15 Credits 0 .
Credits, etc. ► See separate instruc	, , , , , , , , , , , , , , , , , , , ,
Part I Information About the Partnership	175,314. 16 Foreign transactions 3 Other net rental income (loss)
·	A Currenteed normante
A Partnership's employer identification number 32-0345346	4 Guaranteed payments
B Partnership's name, address, city, state, and ZIP code	5 Interest income
GREEN VALLEY COMMERCE, LLC	6a Ordinary dividends
9155 SOUTH LAS VEGAS BLVD., STE 200	17 Alternative min tax (AMT) items
LAS VEGAS, NV 89123	<b>6b</b> Qualified dividends $A - 2$ .
C IRS Center where partnership filed return	
E-FILE	6c Dividend equivalents
	18 Tax-exempt income and
D Check if this is a publicly traded partnership (PTP)	7 Royalties nondeductible expenses
Part II Information About the Partner	8 Net short-term capital gain (loss)
	O. Makhara tawa assitul asia (lasa)
E Partner's identifying number 80-0147540	9a Net long-term capital gain (loss)   19 Distributions   A   175,000.
F Partner's name, address, city, state, and ZIP code	9b Collectibles (28%) gain (loss)
	20 Other information
CLA PROPERTIES, LLC 2801 SOUTH MAIN STREET	9c Unrecaptured sec 1250 gain Z * 175,314. AA * 0.
LOS ANGELES, CA 90007	10 Net section 1231 gain (loss) AB * 1,298,745.
G General partner or LLC X Limited partner or other	
member-manager member	11 Other income (loss) AD * 0.
H X Domestic partner Foreign partner	11 - Curior mosimo (1888)
I1 What type of entity is this partner? PARTNERSHIP	
12 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here	
J Partner's share of profit, loss, and capital:	12 Section 179 deduction
Beginning Ending	
Profit 50.000000% 50.00000	
Loss 50.000000% 50.00000	
Capital 73.6836164% 73.05935	00%
K Partner's share of liabilities:  Beginning Ending	14 Self-employment earnings (loss)
	499.A   0.
Qualified nonrecourse	252.1.
financing \$	*See attached statement for additional information.
Recourse \$ 0.\$	0.
L Partner's capital account analysis:	
Beginning capital account \$ 1,984,	232.
Capital contributed during the year \$	453. jo
Current year increase (decrease) \$ 211,	455.0
Withdrawals & distributions $(175, 175)$ Ending capital account $(20, 175)$	
	hook 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
GAAP Section 704(b)  Other (explain)	DOUK D
M Did the partner contribute property with a built-in gain or loss?	
Yes X No	
If "Yes," attach statement (see instructions)	
811261 12-11-18 LHA For Paperwork Reduction Act Notice, see Instructions for Fo	orm 1065. www.irs.gov/Form1065 Schedule K-1 (Form 1065) 2018

SCHED	OULE K-1 SECTION 199A ITEMS, BOX 20 CODES Z THROUGH AD	
CODE	DESCRIPTION	AMOUNT
	RENT - COMMERCIAL PROPERTY	
Z AA AB AC AD	SECTION 199A QUALIFIED BUSINESS INCOME SECTION 199A W-2 WAGES SECTION 199A UNADJUSTED BASIS SECTION 199A REIT DIVIDENDS SECTION 199A PTP INCOME	126,909. 0. 1,171,069. 0.
	RENT - COMMERCIAL PROPERTY - GREENWAY	
Z AA AB AC AD	SECTION 199A QUALIFIED BUSINESS INCOME SECTION 199A W-2 WAGES SECTION 199A UNADJUSTED BASIS SECTION 199A REIT DIVIDENDS SECTION 199A PTP INCOME	48,405. 0. 127,676. 0.

#### SCHEDULE K-1 SECTION 199A ADDITIONAL INFORMATION

THE SECTION 199A AMOUNTS TO BE USED IN THE CALCULATION OF QUALIFIED BUSINESS INCOME DEDUCTION ON YOUR 1040/1041 RETURN ARE REPORTED ON LINE 20, UNDER CODES Z, AA, AB, AC AND AD. THE CHARITABLE CONTRIBUTIONS, INVESTMENT INTEREST EXPENSE, DEDUCTIONS - ROYALTY INCOME, SECTION 59(E)(2) EXPENDITURES AND DEDUCTIONS - OTHER PORTFOLIO AMOUNTS ARE NOT INCLUDED IN THE CALCULATION OF THE QUALIFIED BUSINESS INCOME AMOUNT UNDER CODE Z. PLEASE CONSULT YOUR TAX ADVISOR REGARDING THE CALCULATION OF THE QUALIFIED BUSINESS INCOME DEDUCTION, INCLUDING THE POSSIBLE AGGREGATIONS AND LIMITATIONS THAT MAY APPLY AND THE FILING OF THE 1.199A-4(C)(2)(I) ANNUAL DISCLOSURE STATEMENT.

SCHEDULE K-1	CURRENT YEAR INCREASES	G (DECREASES)	
DESCRIPTION		AMOUNT	TOTALS
RENTAL REAL ESTATE INC	COME (LOSS)	175,314.	
SCHEDULE K-1 INCO	OME SUBTOTAL		175,314.
NET INCOME (LOSS)	) PER SCHEDULE K-1	-	175,314.
CY ACCRUAL TO CASH		36,139.	
OTHER INCREASES (	OR DECREASES SUBTOTAL		36,139.
TOTAL TO SCHEDULE K-1	, ITEM L	_	211,453.
		-	
SCHEDULE K-1	FOOTNOTES		

#### SECTION 163(J) - ADDITIONAL INFORMATION

THE PARTNERSHIP IS NOT SUBJECT TO SECTION 163(J) BY REASON OF THE SMALL BUSINESS EXEMPTION. THE PARTNERSHIP IS PROVIDING THE FOLLOWING INFORMATION TO YOU SO THAT YOU CAN PROPERLY TAKE YOUR SHARE OF THE PARTNERSHIP'S ITEMS UNDER PROP. REG. 1.163(J)-6(M) IN COMPUTING YOUR BUSINESS INTEREST LIMITATION. PLEASE CONSULT YOUR TAX ADVISOR.

FOLLOWING IS YOUR SHARE OF THE ITEMS THAT MAY BE REQUIRED IN ORDER TO COMPUTE THE 163(J) LIMITATION:

DEPRECIATION EXPENSE	31,758.
AMORTIZATION EXPENSE	0.
BUSINESS INTEREST INCOME	0.
BUSINESS INTEREST EXPENSE	0.
FLOOR PLAN FINANCING INTEREST EXPENSE	0.
ITEMS OF GAIN NOT PROPERLY ALLOCABLE TO A TRADE OR BUSINESS	0.
ITEMS OF LOSS NOT PROPERLY ALLOCABLE TO A TRADE OR BUSINESS	0.
GROSS RECEIPTS	295,384.

Page 2

Schedule K-1 (Form 1065) 2018 This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return. Ordinary business income (loss). Determine whether the income (loss) is Work opportunity credit passive or nonpassive and enter on your return as follows. Disabled access credit Empowerment zone Report on Passive loss See the Partner's Instructions employment credit Schedule E, line 28, column (h) Credit for increasing research See the Partner's Instructions Nonpassive loss See the Partner's Instructions activities Nonpassive income Schedule E, line 28, column (k) Credit for employer social Net rental real estate income (loss) See the Partner's Instructions security and Medicare taxes Other net rental income (loss) Backup withholding Schedule E. line 28, column (h) Net income Other credits See the Partner's Instructions Schedule E, line 28, column (k) Foreign transactions Guaranteed payments A Name of country or U.S. Interest income Ordinary dividends Form 1040, line 2b Form 1040, line 3b possession 6a. Gross income from all sources Qualified dividends Form 1040, line 3a Form 1116, Part I Gross income sourced at partner 6c. Dividend equivalents See the Partner's Instructions level 8. Net short-term capital gain (loss) Schedule D. line 5 Foreign gross income sourced at partnership level Net long-term capital gain (loss) Schedule D, line 12 Section 951A category 9h Collectibles (28%) gain (loss) 28% Rate Gain Worksheet, line 4 Foreign branch category (Schedule D Instructions) Form 1116, Part I Passive category 9c. Unrecaptured section 1250 gain See the Partner's Instructions General category Net section 1231 gain (loss) See the Partner's Instructions Other 11 Other income (loss) Deductions allocated and apportioned at partner level Code Interest expense Form 1116, Part I Other portfolio income (loss) See the Partner's Instructions Other Form 1116, Part I Involuntary conversions Sec. 1256 contracts & straddles В See the Partner's Instructions С Form 6781, line 1 Deductions allocated and apportioned at partnership level to foreign source D Mining exploration costs recapture See Pub. 535 income Schedule 1 (Form 1040), line 21 or Cancellation of debt K Section 951A category Form 982 Foreign branch category Section 951A income Passive category М Form 1116, Part I G Section 965(a) inclusion General category Subpart F income other than See the Partner's Instructions  $\circ$ Other sections 951A and 965 inclusion Other income (loss) Other information Total foreign taxes paid Form 1116, Part II 12. Section 179 deduction See the Partner's Instructions Form 1116, Part II Total foreign taxes accrued Reduction in taxes available for credit Form 1116, line 12 Other deductions Foreign trading gross receipts Form 8873 Cash contributions (60%) Extraterritorial income exclusion Form 8873 Cash contributions (30%) Section 951A(c)(1)(A) tested income Noncash contributions (50%) Tested foreign income tax Noncash contributions (30%) See the Partner's Instructions See the Partner's Instructions Section 965 information Capital gain property to a 50% Other foreign transactions organization (30%) Capital gain property (20%) Alternative minimum tax (AMT) items G Contributions (100%) Post-1986 depreciation adjustment Form 4952, line 1 Investment interest expense See the Partner's В Adjusted gain or loss Schedule E, line 19 Depletion (other than oil & gas) Deductions - royalty income C Instructions and Section 59(e)(2) expenditures See the Partner's Instructions the Instructions for Oil, gas, & geothermal - gross income Κ Excess business interest expense See the Partner's Instructions Oil, gas, & geothermal - deductions Form 6251 Deductions - portfolio (other) Schedule A, line 16 Other AMT items М Amounts paid for medical insurance Schedule A, line 1 or Schedule 1 Tax-exempt income and nondeductible expenses (Form 1040), line 29 Tax-exempt interest income Form 1040, line 2a Ν Educational assistance benefits See the Partner's Instructions В Form 2441, line 12 Other tax-exempt income See the Partner's Instructions Dependent care benefits C Nondeductible expenses See the Partner's Instructions Preproductive period expenses See the Partner's Instructions Commercial revitalization deduction Q Distributions from rental real estate activities See Form 8582 Instructions Cash and marketable securities A B Pensions and IRAs See the Partner's Instructions Distribution subject to section 737 See the Partner's Instructions See the Partner's Instructions Reforestation expense deduction C Other property through V Reserved for future use See the Partner's Instructions W Other deductions Other information Section 965(c) deduction See the Partner's Instructions Form 4952. line 4a Investment income В Investment expenses Form 4952, line 5 14. Self-employment earnings (loss) Fuel tax credit information Form 4136 Note: If you have a section 179 deduction or any partner-level deductions, see Qualified rehabilitation expenditures the Partner's Instructions before completing Schedule SE. (other than rental real estate) Basis of energy property See the Partner's Instructions See the Partner's Instructions Net earnings (loss) from Recapture of low-income housing credit (section 42(j)(5)) Schedule SE, Section A or B self-employment Form 8611, line 8 Gross farming or fishing income See the Partner's Instructions G Recapture of low-income housing C Gross non-farm income See the Partner's Instructions credit (other) Form 8611, line 8 Recapture of investment credit See Form 4255 Credits Recapture of other credits See the Partner's Instructions A Low-income housing credit Look-back interest - completed (section 42(j)(5)) from pre-2008 long-term contracts See Form 8697 buildings Look-back interest - income forecast Low-income housing credit See Form 8866 method (other) from pre-2008 buildings Dispositions of property with Low-income housing credit (section 42(j)(5)) from post-2007 buildings section 179 deductions See the Partner's Instructions Recapture of section 179 deduction Low-income housing credit (other) from post-2007 buildings Interest expense for corporate partners through Y Qualified rehabilitation expenditures

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G

(rental real estate)

Other rental credits

Biofuel producer credit

Other rental real estate credits

Undistributed capital gains credit

Section 199A income

AR

AC

AΠ

ΑF

AG

Schedule 5 (Form 1040), line 74, box a

See the Partner's Instructions

Section 199A W-2 wages

Section 199A PTP income

Excess taxable income

Section 199A unadjusted basis Section 199A REIT dividends

Excess business interest income

Gross receipts for section 59A(e)

See the Partner's

#### **Schedule of Activities**

For calendar year 2018, or tax year beginning , 2018, and ending

<del></del>			MERCE,	ГГС						32-0345346
For: CLA	PROPER Activity Number	<del></del>	LLC	Туре	Description					80-0147540
Description	1	100% Disposed	Publicly Traded Partnership	Code *			PROPERT	13.7		
of	2		+	4			PROPERT		DEENWAY	
Activity				=	COMME	ICIAL	INOIBNI	1 0	KELIWAI	
				<u> </u>		Activity -	1	Activity -	2	Activity -
Ordinary busine	ss income (loss	;)								
						:	126,909.		48,405.	
Interest income										
Dividends - Ord	dinary dividends									
- Qua	alified dividends									
- Div	idend equivalen	ts (1065 only	′)							
Royalties										
Net short-term o	capital gain (loss	3)								
- Col	lectibles (28%)	gain (loss)								
			١							
						<u> </u>		ļ		
Other portfolio ii										
Section 1/9 ded	luction									
Portfolio deduct										
Section 59(e)(2)	) expenditures									
l IH credit - Sec	tion 42(i)(5) nai	tnershins								
Qualified rehabil	itation expendit	ures related to	o rental real esta	:e						
Credits related to										
Recapture of LII	- dection - Section		rtnerships							
	- Other									
Other credits										
Post-1986 depre	eciation adjustn	nent					-1.		-1.	
Portion of adjus	ted gain/loss all	ocable to sho	ort-term gain/loss							
•	•		g-term gain/loss							
			tion 1231 gain/lo							
			come							
			ons							
						ļ				
						<u> </u>	100 000		40 405	
							126,909.		48,405.	
						<u> </u>	171 060		107 (76	
						<u> </u>	171,069.	-	127,676.	
- [									Land 6 - Royalties	<u> </u>

#### **Arizona Nonresident and Out-of-State Partner's** Arizona Form 2018 165 Schedule K-1(NR) **Share of Income and Deductions** All corporate partners must use this schedule. For the X calendar year 2018 or [ fiscal year beginning and ending CHECK ONE: X Original Amended Partner's Identifying Number Partnership's Employer Identification Number (EIN) 80-0147540 32-0345346 Partner's Name Partnership's Name GREEN VALLEY COMMERCE, LLC CLA PROPERTIES, LLC Partner's Address - number and street or rural route Partnership's Address - number and street or rural route 2801 SOUTH MAIN STREET 9155 SOUTH LAS VEGAS BLVD., STE 200 Partner's City, Town or Post Office ZIP Code Partnership's City, Town or Post Office State ZIP Code LAS VEGAS, NV 89123 LOS ANGELES, CA 90007

Partner's Percentage of:	Beginning of Year	End of Year
Profit sharing	50.0000000%	50.0000000 %
Loss sharing	50.0000000%	50.0000000 %
Ownership of capital	73.6836164 %	73.0593500 %
Type of partner (individual, trust, etc.)	PARTNERSHIP	

	rt 1: Distributive Share Items From deral Form 1065, Schedule K-1	(a) Distributive Share Amount	(b) Arizona Apportionment Ratio	(c) Arizona Source Income	Form 140NR Filers: Enter the amount in column (c) on:
1	Ordinary income (loss) from trade or business activities				
2	Net income (loss) from rental real estate activities	175,314	.104713	18,358	
3	Net income (loss) from other rental activities				
4	Total: Add lines 1, 2, and 3	175,314		18,358	Line 21
5	Interest				Line 16
	Dividends				Line 17
_	Royalties				Line 21
8	Net short-term capital gain (loss)				Line 20
9	Net long-term capital gain (loss)				Line 20
10	Guaranteed payments to partner				
11	Net IRC Section 1231 gain (loss)				Line 20
12	Deferred amount of discharge of indebtedness income included				
	in federal income in the current year under IRC Section 108(i)				Line 22
13	Other income (loss): include schedule				Line 22
14	IRC Section 179 expense				Line 21
15	Deferred amount of original issue discount deduction included in				
	federal income in the current year under IRC Section 108(i)				Line 21
16	Other deductions: include schedule				

Part 2: Partner's Distributive Share of	(a)	(b)	Arizona	Form 140NR Filers:
the Adjustment of Partnership Income	Distributive	Arizona		Enter the amount in
From Federal to Arizona Basis	Share Amount	Apportionment Ratio		column (c) on:
17 Adjustment of partnership income from federal to Arizona basis from Form 165, page 1, line 6				Line 29 or 41

NOTE: Corporate partners see Form 120 or Form 120A instructions for information on reporting the amount from line 17.

SEE STATEMENT

ADOR 10345 (18) 837161 10-22-18

GREEN VALLEY COMMERCE, LLC

32-0345346

AZ SCH K-1(NR) FOOTNOTES

SECTION 163(J) - ADDITIONAL INFORMATION

THE PARTNERSHIP IS NOT SUBJECT TO SECTION 163(J) BY REASON OF THE SMALL BUSINESS EXEMPTION. THE PARTNERSHIP IS PROVIDING THE FOLLOWING INFORMATION TO YOU SO THAT YOU CAN PROPERLY TAKE YOUR SHARE OF THE PARTNERSHIP'S ITEMS UNDER PROP. REG. 1.163(J)-6(M) IN COMPUTING YOUR BUSINESS INTEREST LIMITATION. PLEASE CONSULT YOUR TAX ADVISOR.

FOLLOWING IS YOUR SHARE OF THE ITEMS THAT MAY BE REQUIRED IN ORDER TO COMPUTE THE 163(J) LIMITATION:

DEPRECIATION EXPENSE	31,758.
AMORTIZATION EXPENSE	0.
BUSINESS INTEREST INCOME	0.
BUSINESS INTEREST EXPENSE	0.
FLOOR PLAN FINANCING INTEREST EXPENSE	0.
ITEMS OF GAIN NOT PROPERLY ALLOCABLE TO A TRADE OR BUSINESS	0.
ITEMS OF LOSS NOT PROPERLY ALLOCABLE TO A TRADE OR BUSINESS	0.
GROSS RECEIPTS	295,384.

5A.App.1004 Electronically Filed 6/22/2022 2:59 PM

		Steven D. Grierson CLERK OF THE COURT							
1		Alumb. Lum							
2	Louis Garfinkel, Esq. Nevada Bar No. 3416								
3	REISMAN SOROKAC								
4	8965 South Eastern Ave, Suite 382 Las Vegas, Nevada 89123								
	Tel: (702) 727-6258/Fax: (702) 446-6756								
5	Attorneys for Moyant CLA Properties LLC								
6		DICT COURT							
7	DIST	FRICT COURT							
8	CLARK COUNTY, NEVADA								
9	CENTINOT EXTIES, EEC, a Camorna	Case No. A-22-854413-J							
10	limited liability company,	Dept. No. 23							
11	Movant (Respondent in								
88 95 12	arbitration)	APPENDIX TO MOVANT CLA PROPERTIES, LLC'S MOTION TO VACATE							
(AC SUITE 3 1123 (9) 446677	vs.	ARBITRATION AWARD (NRS 38.241) AND							
AOK, SENUE, SENU	SHAWN BIDSAL an individual	FOR ENTRY OF JUDGMENT (VOLUME 7 Of 18)							
REISMAN·SOROKAC 8965 SOUTH EASTERN AVENUE, SUITE 382 LASVEGAS, NEVADA 89123 PHONE: (702) 727-6258 FAX: (702) 4466756									
MAN EASTE EGAS, I 727-62	Respondent (Claimant in arbitration).								
REIS 3965 SOUTH LASV 11 12 14 14									
968 NOH 17									
18	Movant CLA Properties, LLC ("CLA"), hereby submits its Appendix in Support of it								
19	·								
20	Motion to Vacate Arbitration Award pursual	nt to NRS 38.241 and for Entry of Judgment.							
21	///								
22									
23									
24									
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27									
28									

#### **NOTE REGARDING INCORRECT INDEX**

Appellant CLA's motion to vacate the arbitration award (1A.App. 1), was accompanied by an 18-volume appendix. Each volume contained an index. Unfortunately, the index to the motion appendix contained errors regarding some volume and page numbers.

Under NRAP 30(g)(1), an appeal appendix for the Nevada appellate court must contain correct copies of papers in the district court file. CLA is complying with that rule, providing this court with exact duplicate copies of all 18 appendix volumes that were filed in the district court with the motion to vacate the arbitration award. These district court volumes all contained the incorrect index that was filed with each volume of the motion appendix.

To assist this court on appeal, CLA has now prepared a corrected index showing correct volume and page numbers for the appendix that was filed in the district court with the motion to vacate. The corrected index is attached as an addendum to CLA's opening brief. And the present note is being placed in the appeal appendix immediately before the incorrect index that was contained in each volume of the motion appendix filed in the district court.

03/05/21

04/29/21

08/09/21

LAS VEGAS, NEVADA 89123 

8965 SOUTH EASTERN AVENUE, SUITE 382

REISMAN-SOROKAC

PHONE: (702) 727-6258 FAX: (702) 446-6756 

#### **OPERATIVE PLEADINGS**

EX. **DESCRIPTION DATE PART** App. No. JAMS Arbitration Demand Form 02/07/20 03/02/20 Commencement of Arbitration 03/04/20 Respondent's Answer and Counter-Claim 04/30/20 Scheduling Order Bidsal's Answer to Counter-Claim 05/19/20 08/03/20 Notice of Hearing for Feb. 17 thru 19, 2021 10/20/20 Notice of Hearing for Feb. 17 thru 19, 2021 Bidsal's 1st Amended Demand for Arbitration 11/02/20 Respondent's 4th Amended Answer and Counter-01/19/21 Claim to Bidsal's 1st Amended Demand

### FINAL AWARD Jams Arbitration No.: 1260044569

Bidsal's Answer to 4th Amended Counter-Claim

Notice of Hearing for Sept. 29 thru 30, 2021

Notice of Hearing for June 25, 2021

App.	PART	EX. No.	DATE	DESCRIPTION
000147	2	113	04/05/19	Final Award - Stephen E. Haberfeld, Arbitrator

#### **ORDERS District Court Clark County, Nevada** Case No.: A-19-795188-P

App.	PART	EX. No.	DATE	DESCRIPTION
000169	2	114	12/05/19	Order Granting Petition for Confirmation of Arbitration Award and Entry of Judgment and Denying Respondent's Opposition and Counter-petition to Vacate the Arbitrator's Award - Joanna S. Kishner, Nevada District Court Judge
000180	2	115	12/16/19	Notice of Entry of Order Granting Petition for Confirmation of Arbitration Award

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8965 SOUTH EASTERN AVENUE, SUITE 382

REISMAN-SOROKAC

### FINAL AWARD JAMS Arbitration No.: 1260005736

App.	PART	EX. No.	DATE	DESCRIPTION
000195	2	116	10/20/21	Interim Award – Hon. David T. Wall (Ret.), Arbitrator
000223	2	117	03/12/22	Final Award – Hon. David T. Wall (Ret.), Arbitrator

#### **EXHIBITS**

App.	PART	EX. No.	DATE	DESCRIPTION [Parenthetical number (_) is exhibit identification at arbitration hearing]	DATE ADMIT'D	OFF'D/ NOT ADMIT'D
000255	3	118	05/19/11	Agreement for Sale and Purchase of Loan [BIDSAL004004-4070] (1)	03/17/21	
000323	3	119	05/31/11	Assignment and Assumption of Agreements [BIDSAL003993-3995] (2)	03/17/21	
000327	3	120	06/03/11	Final Settlement Statement – Note Purchase [CLAARB2 000013] (3)	03/17/21	
000329	3	121	05/26/11	GVC Articles of Organization [DL00 361] (4)	03/17/21	
000331	3	122	12/2011	GVC Operating Agreement [BIDSAL000001-28] (5)	03/17/21	
000360	3	123	11/29/11 - 12/12/11	Emails Regarding Execution of GVC OPAG [DL00 323, 351, 353, and CLAARB2 000044] (6)	03/17/21	
000365	3	124	03/16/11	Declaration of CC&Rs for GVC [BIDSAL001349-1428] (7)	03/17/21	
000446	3	125	09/22/11	Deed in Lieu Agreement [BIDSAL001429-1446] (8)	03/17/21	
000465	3	126	09/22/11	Estimated Settlement Statement – Deed in Lieu Agreement [BIDSAL001451] (9)	03/17/21	
000467	3	127	09/22/11	Grant, Bargain, Sale Deed [BIDSAL001447-1450] (10)	03/17/21	
000472	3	128	12/31/11	2011 Federal Tax Return [CLA Bidsal 0002333-2349] ( <b>12</b> )	03/17/21	
000490	3	129	09/10/12	Escrow Closing Statement on Sale of Building C [CLA Bidsal 0003169-3170] (13)	03/17/21	
000493	3	130	04/22/13	Distribution Breakdown from Sale of Building C [BIDSAL001452-1454] (14)	03/17/21	
000497	3	131	09/10/13	2012 Federal Tax Return [CLA Bidsal 0002542-2557] ( <b>15</b> )	03/17/21	

	1	000514	3	132	08/08/13	Letter to CLA Properties with 2012 K-1 [CLA Bidsal 002558-2564] (16)	03/17/21
	2 3 4	000522	3	133	03/08/13	Escrow Settlement Statement for Purchase of Greenway Property [CLA Bidsal 0003168, BIDSAL001463] (17)	03/17/21
	5	000525	3	134	03/15/13	Cost Segregation Study [CLA Bidsal 0002414-2541] (18)	03/17/21
	6	000654	3	135	09/09/14	2013 Federal Tax Return [CLA Bidsal 0001637-1657] ( <b>19</b> )	03/17/21
	7	000676	3	136	09/08/14	Tax Asset Detail 2013 [CLA Bidsal 0001656-1657] (20)	03/17/21
	8	000679	3	137	09/09/14	Letter to CLA Properties with 2014 K-1 [CLAARB2 001654-1659] (21)	03/17/21
	9 10	000686	3	138	11/13/14	Escrow Closing Statement on Sale of Building E [BIDSAL001475] (22)	03/17/21
	11	000688	3	139	11/13/14	Distribution Breakdown from Sale of Building E [BIDSAL001464-1466] (23)	03/17/21
56756	12	000692	3	140	02/27/15	2014 Federal Tax Return [CLA Bidsal 0001812-1830] ( <b>24</b> )	03/17/21
(702) 44	13	000712	3	141	08/25/15	Escrow Closing Statement on Sale of Building B [BIDSAL001485] (25)	03/17/21
LAS VEGAS, NEVADA 89123 PHONE: (702) 727-6258 FAX: (702) 4466756	14 15	000714	3	142	08/25/15	Distribution Breakdown from Sale of Building B [BIDSAL001476 and CLA Bidsal 0002082-2085] (26)	03/17/21
LASVEG: (702)72	16	000720	3	143	04/06/16	2015 Federal Tax Return [CLA Bidsal 0002305-2325] (27)	03/17/21
PHONE		000742	3	144	03/14/17	2016 Federal Tax Return [CLA Bidsal 0001544-1564] (28)	03/17/21
	18 19	000764	3	145	03/14/17	Letter to CLA Properties with 2016 K-1 [CLA Bidsal0000217-227] (29)	03/17/21
	20	000776	3	146	04/15/17	2017 Federal Tax Return [CLA Bidsal 0000500-538] ( <b>30</b> )	03/17/21
	21	000816	3	147	04/15/17	Letter to CLA Properties with 2017 K-1 [CLAARB2 001797-1801] (31)	03/17/21
	22	000822	3	148	08/02/19	2018 Federal Tax Return [BIDSAL001500-1518] (32)	03/17/21
	23	000842	3	149	04/10/18	Letter to CLA Properties with 2018 K-1 [BIDSAL001519-1528] ( <b>33</b> )	03/17/21
2 2	24 25	000853	3	150	03/20/20	2019 Federal Tax Return (Draft) CLA Bidsal 0000852-887] ( <b>34</b> )	03/17/21
	26	000890	3	151	03/20/20	Letter to CLA Properties with 2019 K-1 [CLA Bidsal 0000888-896] (35)	03/17/21
	27 28	000900	3	152	01/26/16 – 04/22/16	Emails regarding CLA's Challenges to Distributions [CLAARB2 001277-1280, 001310-1313, 001329-1334, 001552-1555] (36)	03/17/21

		1						
	1	000919	3	153	07/07/17	Buy-Out Correspondence – Bidsal Offer [BIDSAL000029] (37)	03/17/21	
	2 3	000921	3	154	08/03/17	Buy-Out Correspondence – CLA Counter [BIDSAL000030] (38)	03/17/21	
	4	000923	3	155	08/05/17	Buy-Out Correspondence – Bidsal Invocation [BIDSAL000031] ( <b>39</b> )	04/26/21	
	5	000925	3	156	08/28/17	Buy-Out Correspondence – CLA Escrow [BIDSAL000032] (40)	04/26/21	
	6	000930	3	157	06/22/20	CLA Responses to Interrogatories (43)	03/17/21	
	7 8	000939	3	158	04/25/18	GVC Lease and Sales Advertising [BIDSAL620-633, 1292-1348] (50)	03/19/21	
	9	001011	3	159	08/10/20	Property Information [CLAARB2 1479, 1477] (52)	03/19/21	
	10	001014	3	160	03/20/18	Deposition Transcript of David LeGrand [DL 616-1288] (56)	03/19/21	
ı.	11	001688	3	161	09/10/12	Deed – Building C [BIDSAL 1455-1460] (57)	03/19/21	
23 446-6756	12	001695	3	162	11/13/14	Deed Building E [BIDSAL 1464-1475] (58)	03/19/21	
(DA 8912 AX: (702)	13 14	001704	3	163	09/22/11	Email from Golshani to Bidsal dated Sep 22, 2011 (67)	04/26/21	
DSOJ JOJIH LASHENN AVENUC, JOHE JOS LAS VEGAS, NEVADA 89123 PHONE: (702) 727-6258 FAX: (702) 4466756	15	001708	3	164	07/17/07	Deed of Trust Notice [Bidsal 001476 – 001485] (annotated) (84)	03/19/21	
LASV (702)	16	001719	3	165	07/17/07	Assignment of Leases and Rents [Bidsal 004461 – 004481 & 4548-4556] (85)	03/19/21	
PHONE	17 18	001750	3	166	05/29/11	CLA Payment of \$404,250.00 [CLAARB2 000820] (87)	03/19/21	
	19	001752	3	167	06/15/11	Operating Agreement for County Club, LLC [CLAARRB2 000352 – 000379] (88)		03/17/21
	20 21	001781	3	168	09/16/11	Email from LeGrand to Bidsal and Golshani [CLAARB2 001054 – 001083] (91)	03/17/21	
	22	001812	3	169	12/31/11	GVC General Ledger 2011 [CLA Bidsal 003641 – 003642] ( <b>95</b> )	03/19/21	
	23	001815	3	170	06/07/12	Green Valley Trial Balance Worksheet, Transaction Listing	04/26/21	
	24					[CLA Bidsal 002372 - 002376] (97) Correspondence from Lita to Angelo re		
	25	001820	3	171	01/21/16	Country Blub 2012 accounting [CLAARB2 001554]		
	26	001823	3	172	01/25/16	Email from Bidsal re Letter to WCICO dated 1/21/16		
	27	001828	3	173	06/30/17	[CLAARB2 002086] GVC Equity Balances Computation	03/19/21	
	28	001020	<u> </u>	1/3	00/30/17	[CLAARB2 001543] (111)	03/17/41	

REISMAN-SOROKAC	8965 SOUTH EASTERN AVENUE, SUITE 382	LASVEGAS, NEVADA 89123
REISMAN.9	8965 SOUTH EASTERN	LASVEGAS, NE

1	001830	3	174	07/21/17	Email from Golshani to Main [CLAARB2 002017] (112)	04/26/21
2 3	001832	3	175	07/25/17	Email Comm. Between Golshani and Main	04/26/21
4	001836	3	176	08/16/17	[BIDSAL 002033 – 002035] (114) Email Comm. From Shapiro [CLAARB2 001221 – 001225] (117)	04/26/21
5	001842	3	177	08/16/17	Email Comm. Between Golshani and Bidsal	03/19/21
6	001844	3	178	11/14/17	[CLAARB2 001244 – 001245] (118) Email Comm. Between RTL and Shapiro [CLAARB2 001249] (123)	04/26/21
7 8	001846	3	179	12/26/17	Letter from Golshani to Bidsal [CLAARB2 000112] (125)	04/26/21
9	001848	3	180	12/28/17	Letter from Bidsal to Golshani [CLAARB2 002028] (126)	
10	001850	3	181	04/05/19	Arbitration Award [CLAARB2 002041 - 002061] ( <b>136</b> )	03/19/21
11	001872	3	182	06/30/19	Email from Golshani to Bidsal [CLAARB2 000247] (137)	03/19/21
95 12	001874	3	183	08/20/19	Email from Golshani to Bidsal [CLAARB2 000249] (139)	03/19/21
13	001876	3	184	06/14/20	Email Communication between CLA and [CLAARB2 001426] (153)	03/19/21
12 13 14 14 15 15 16 16 17 17 17 17 17 17 17 17 17 17 17 17 17	001878	3	185	10/02/20	Claimant's First Supplemental Responses to Respondent's First Set of Interrogatories to Shawn Bidsal [N/A] (164)	03/19/21
16 (205) 72	001887	3	186	02/19/21	Claimant's Responses to Respondent's Fifth Set of RFPD's Upon Shawn Bidsal [N/A] (165)	03/19/21
ੁੱ 17 18	001892	3	187	02/22/21	Claimant's Responses to Respondent's Sixth Set of RFPD's Upon Shawn Bidsal [N/A] (166)	03/19/21
19	001895	3	188	07/11/05	2019 Notes re Distributable Cash Building C [CLAARB2 002109] (180)	04/26/21
<ul><li>20</li><li>21</li><li>22</li></ul>	001897	3	189	12/06/19	Order Granting Petition for Confirmation of Arbitration Award and Entry of Judgment and Denying Respondent's Opposition and Counterpetition to Vacate the Arbitrator's Award [N/A] (184)	03/19/21
23	001908	3	190	04/09/19	Plaintiff Shawn Bidsal's Motion to Vacate Arbitration Award [N/A] (188)	03/19/21
24	001950	3	191	01/09/20	Notice of Appeal [N/A] (189)	03/19/21
25	001953	3	192	01/09/20	Case Appeal Statement [N/A] (190)	03/19/21
26	001958	3	193	01/17/20	Respondent's Motion for Stay Pending Appeal [N/A] (191)	03/19/21
27	002123	3	194	03/10/20	Notice of Entry of Order Granting Respondent's Motion for Stay Pending Appeal [N/A] (192)	03/19/21
28						<u> </u>

REISMAN-SOROKAC	8965 SOUTH EASTERN AVENUE, SUITE 382	LAS VEGAS, NEVADA 89123
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$\begin{bmatrix} 1 \\ 2 \end{bmatrix}$	002129	3	195	03/20/20	Notice of Posting Cash in Lieu of Bond [N/A] (193)	03/19/21		
3 4	002134	3	196	Undated	(LIMITED) Arbitration #1 Exhibits 23 – 42 [DL 322, 323 – 350, 352 – 353] (Portions of 198 admitted: Exs. 26 and 40 within 198) (198)	44/26/21		
5	002197	3	197	07/11/05	Rebuttal Report Exhibit 1 Annotated (Gerety Schedule) (200)	03/19/21		
6	002201	3	198	08/13/20	Chris Wilcox Schedules (201)	03/18/21		
7	002214	3	199	12/31/17	Rebuttal Report Exhibit 3 (Gerety Formula) (202)	03/19/21		
8	002216	3	200	11/13/14 & 08/28/15	Distribution Breakdown (206)	04/27/21		
10								

#### Motion to Replace Bidsal as Manager

11					
	App.	PART	EX. No.	DATE	DESCRIPTION
95 12 13 14 13 14 15 15 15 15 16 16 16 17 17 16 17 17 17 17 17 17 17 17 17 17 17 17 17	002219	4	201	05/20/20	Respondent's Motion to Resolve Member Dispute
13	002219	4	201	03/20/20	(Replace Manager)
\$ 14	002332 4	202	06/10/20	Claimant's Opposition Respondent's Motion to Resolve	
258 F		7	202	00/10/20	Member Dispute
79 15	002927	4	203	06/17/20	Claimant's Request For Oral Arguments re.
§ 16	002927	4	203	00/17/20	Respondent's Motion to Resolve Member Dispute
	002930	4	204	06/24/20	Respondent's Reply MPA's ISO Motion to Resolve
ਹੁੰ 17	002930	4			Member Dispute
18	002951	4	205	07/07/20	Claimant's Supplement to Opposition to Respondent's
10	002931	4	205		Motion to Resolve Member Dispute
19	002965	4	206	07/12/20	Respondent's Supplement to Motion to Resolve Member
20	002903	4		07/13/20	Dispute
0.1	002985	4	207	07/20/20	Order On MTC and Amended Scheduling Order
21		•		•	

#### "First Motion to Compel"

23	App.	PART	EX. No.	DATE	DESCRIPTION
24	002993	_	200	07/16/20	Respondent's Motion To Compel Answers to First set of
25	002993	5	208	07/16/20	ROGS
26	003051	5	209	07/16/20	Exhibits to Respondent's Motion to Compel Answers to
20	003031	7	209	07/10/20	First set of ROGS
27	003001	5	210	07/24/20	Claimant's Opp. to MTC ANS to 1st Set of ROGS and
28	003091	3	210	07/24/20	Countermotion to Stay Proceedings
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REISMAN. SOROKAC 8965 SOUTH EASTERN AVENUE, SUITE 382

- 1					
	003215	5	211	07/27/20	Respondent's Reply Re MTC
3	003223	5	212	07/28/20	Respondent's Reply ISO MTC and Opp. to Countermotion to Stay Proceedings
Ļ	003248	5	213	08/03/20	Order on Respondents Motion To Compel and Amended Scheduling Order

#### Motion No. 3

	App.	PART	EX. No.	DATE	DESCRIPTION
3	003253	5	214	06/25/20	Claimant's Emergency Motion To Quash Subpoenas and
)	003233	3	214	00/23/20	for Protective Order
	003283	5	215	06/29/20	Respondent's Opposition to Emergency Motion to Quash
)	003283	5	213	00/29/20	Subpoenas and for Protective Order
ι					Claimant's Reply to Respondent's Opposition to
	003295	5	216	06/30/20	Emergency Motion to Quash Subpoenas and for
ا '					Protective Order
3	003298	5	217	07/20/20	Order on Pending Motions

#### "Second Motion to Compel"

5	App.	PART	EX. No.	DATE	DESCRIPTION
,	003306	6	218	10/07/20	Respondent's MTC Further Responses to First Set of
	003300	U	210	10/07/20	ROGS to Claimant and for POD
3	003362	6	219	10/19/20	Lewin-Shapiro Email Chain
)					Claimant's Opposition to Respondent's MTC Further
1	003365	6	220	10/19/20	Responses to First Set of ROGS to Claimant and for
)					POD
ا،					Respondent's Reply to Opposition to MTC Further
L	003375	6	221	10/22/20	Responses to First Set of ROGS to Claimant and for
2					POD
2	003396	6	222	11/09/20	Order on Respondent's MTC Further Responses To First
(	003390	U	<i>LLL</i>	11/09/20	Set of ROGS to Claimant and for POD

#### "Motion to Continue"

App.	PART	EX. No.	DATE	DESCRIPTION
003403	7	223	11/05/20	Respondent's MTC Proceedings
003409	7	224	11/17/20	Order on Respondent's Motion to Continue Proceedings

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REISMAN. SOROKAC 8965 SOUTH EASTERN AVENUE, SUITE 382

LAS VEGAS, NEVADA 89123

		and 2nd Amended SO

#### "Motion for Leave to Amend"

.	A	PART	EX.	DATE	DESCRIPTION	
H	App.	PARI	No.	DATE	DESCRIPTION	
5	003415	8	225	01/19/21	Letter to Wall requesting Leave to Amend	
	003422	8	226	01/19/21	Respondent's Motion for Leave to File Fourth Amended	
5	003422	0	220	01/19/21	Answer and Counterclaim	
,					Claimant's Opposition to Respondent's Motion for	
	003433	8	227	01/29/21	Leave to file Fourth Amended Answer and	
3						Counterclaim
)	003478	8	228	02/02/21	Respondent's Reply ISO Motion for Leave to File	
	003478	0	220	02/02/21	Fourth Amended Answer and Counterclaim	
)	003482	8	229	02/04/21	Order on Respondent's Pending Motions	

#### "Main Motion to Compel"

App.	PART	EX. No.	DATE	DESCRIPTION
003489	Q	230	01/26/21	Respondent's Emergency Motion for Order Compelling
005-07	,	250	01/20/21	the Completion of the Deposition of Jim Main, CPA
003539	9	231	01/29/21	Claimant's Opposition to Main deposition
				Jim Main's Opposition and Joinder to Claimant's
002775	0	222	02/01/21	Opposition to Respondent/Counterclaimant's
003773	9	232	02/01/21	Emergency Motion for Order Compelling the
				Completion of the Deposition of Jim Main, CPA
				Respondent's Reply In Support of Emergency Motion
003778	9	233	02/03/21	For Order Compelling The Completion of The
				Deposition of Jim Main, CPA
003784	9	234	02/04/21	Order on Respondent's Pending Motions
	003489 003539 003775	003489 9 003539 9 003775 9 003778 9	App.         PART No.           003489         9         230           003539         9         231           003775         9         232           003778         9         233	App.         PART No.         DATE           003489         9         230         01/26/21           003539         9         231         01/29/21           003775         9         232         02/01/21           003778         9         233         02/03/21

#### "Motion for Orders"

	App.	PART	EX. No.	DATE	DESCRIPTION
•	003791	10	235	02/05/21	CLA Motion For Orders Regarding Bank Accounts,
5	003791	10	233		Keys And Distribution
اا ِ					Claimant's Opposition To
)	003834	10	236	02/19/21	Respondent/Counterclaimant's Motion For Orders (1)
7	003634	10	230	02/19/21	Compelling Claimant to Restore/Add CLA to All
					Green Valley Bank Accounts; (2) Provide CLA With
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REISMAN·SOROKAC 8965 SOUTH EASTERN AVENUE, SUITE 382

				Keys to All of Green Valley Properties; And (3)
				Prohibiting Distributions to The Members Until The
				Sale of The Membership Interest In Issue In This
				Arbitration is Consummated and the Membership
				Interest is Conveyed
003941	10	237	02/22/21	Ruling
 ļ .				

#### "Motion in Limine - Taxes"

App.	PART	EX. No.	DATE	DESCRIPTION
003948	11	238	03/05/21	CLA MIL re. Taxes
003955	11	239	03/11/21	Claimant's Opposition to CLA's MIL Regarding Bidsal's Evidence Re Taxes
003962	11	240	03/17/21	Ruling – Arbitration Day 1 03/17/2021, p. 11

#### <u>"Motion in Limine - Tender"</u>

App.	PAR T	EX. No.	DATE	DESCRIPTION
003964	12	241	03/05/21	CLA's Motion in Limine Re Failure to Tender
004062	12	242	03/11/21	Claimant's Opposition to MIL and Failure to Tender
004007	10	2.12		CLA's Reply to Opposition to MIL Re Failure to
004087	12	243	03/12/21	Tender
004163	12	244	03/17/21	Ruling – Arbitration Day 1 - 03/17/2021, pp. 15 - 17

#### "Motion to Withdraw Exhibit"

١	1				
)	App.	PART	EX. No.	DATE	DESCRIPTION
	004167	13	245	03/26/21	Motion to Withdrawal Exhibit 188
	004170	13	246	03/31/21	Claimant's Opposition to CLA's Motion To Withdraw Exhibit 188
	004172	13	247	03/31/21	CLA's Reply Re Motion To Withdraw Exhibit 188
3	004175	13	248	04/05/21	Order on CLA's Motion To Withdraw Exhibit 188

#### "LeGrand Motion"

App.	PAR T	EX. No.	DATE	DESCRIPTION
004178	14	249	05/21/21	Respondent's Brief Re: (1) Waiver of The Attorney- Client Privilege; and (2) Compelling The Testimony of

	1				David LeGrand, Esq.					
	2 004194	14	250	06/11/21	Claimant Shawn Bidsal's Brief Regarding the					
		14	230	00/11/21	Testimony of David LeGrand					
	3				CLA's Properties, LLC Supplemental Brief Re. (1)					
	4   004289	14	251	07/09/21	Waiver of The Attorney-Client Privilege; and (2)					
	5				Compelling The Testimony of David LeGrand, Esq.					
•	004297	14	252	07/23/21	Claimant Shawn Bidsal's Supplemental Brief					
•	6 004315	14	253	09/10/21	Regarding the Testimony of David LeGrand  Order Regarding Testimony of David LeGrand					
,	7	Order Regarding Testimony of David LeGrand								
	8	Motion re. Attorney's Fees								
1	App.	PAR T	EX. No.	DATE	DESCRIPTION					
1	1 004324	15	254	11/12/21	Claimant's Application for Award of Attorney's Fees and Costs					
PHONE: (702) 727-6258 FAX: (702) 446-6756	004407	15	255	12/03/21	Respondent's Opposition to Claimant's Application for Attorney's Fees and Costs					
	004477	15	256	12/17/21	Claimant's Reply in Support of Application for Attorney's Fees and Costs					
1.0528	004505	15	257	12/23/21	Respondent's Supplemental Opposition to Claimant's Application for Attorney's Fees and Costs					
1 (205) 1	004338	15	258	12/29/21	Claimant's Reply to Respondent's Supplemental Opposition to Application for Attorney's Fees and Costs					
ਪੂਰ ਹੁਜ਼ੂ 1	004566	15	259	01/12/22	Claimant's Supplemental Application for Attorney's Fees and Costs					
1	004504	15	260	01/26/22	Respondent's Second Supplemental Opposition to Claimant's Application for Attorney's Fees and Costs					
20	004718	15	261	02/15/22	Claimant's Second Supplemental Reply In Support of Claimant's Application For Award of Attorney Fees And Costs					
<ul><li>22</li><li>23</li></ul>		TRANSCRIPTS								
2	App.	PAR T	EX. No.	DATE	DESCRIPTION					
2:	004772	16	262	05/08/18	Transcript of Proceedings - Honorable Stephen E. Haberfeld Volume I Las Vegas, Nevada May 8, 2018					
2		16	263	05/09/18	Transcript of Proceedings - Honorable Stephen E. Haberfeld Volume II Las Vegas, Nevada May 9, 2018					
	<del>     </del>			<del> </del>						

8965 SOUTH EASTERN AVENUE, SUITE 382

LAS VEGAS, NEVADA 89123

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03/17/21

REISMAN-SOROKAC

**Arbitration Hearing Transcript** 

1	005660	16	265	03/18/21	Arbitration Hearing Transcript
2	006048	16	266	03/19/21	Arbitration Hearing Transcript
2	006505	16	267	04/26/21	Arbitration Hearing Transcript
3	006824	16	268	04/27/21	Arbitration Hearing Transcript
4	007052	16	269	06/25/21	Arbitration Hearing Transcript
_	007104	16	270	08/05/21	Arbitration Hearing Transcript
5	007225	16	271	09/29/21	Arbitration Hearing Transcript
6	007477	16	272	01/05/22	Arbitration Hearing Transcript
7	007508	16	273	02/28/22	Arbitration Hearing Transcript
8					OTHER
9	App.	PAR T	EX. No.	DATE	DESCRIPTION
11 12 13	007553	17	274	07/15/19	Respondent's Opposition to CLA's Petition for Confirmation of Arbitration Award and Entry of Judgement and Counterpetition to Vacate Arbitration Award – (Case No. A-19-795188-P, District Court, Clark County, NV)
14 15	007628	17	275	11/24/20	Appellant Shawn Bidsal's Opening Brief (Supreme Court of Nevada, Appeal from Case No. A-19-795188-P, District Court, Clark County, NV)
16 17	007669	17	276	03/17/22	IN RE: PETITION OF CLA PROPS. LLC C/W 80831 Nos. 80427; 80831, March 17, 2022, <i>Order of Affirmance</i> , unpublished disposition
18 19	007675	17	277	2011 - 2019	2011 – 2019 Green Valley Commerce Distribution CLAARB2 002127 - 002128
20	Г	OATED t	this 22 nd	day of June	, 2022.
21					REISMAN SOROKAC
22					By: /s/ Louis E. Garfinkel
23					Louis E. Garfinkel, Esq.
					Nevada Bar No. 3416 8965 S. Eastern Avenue, Suite 382
24					Las Vegas, NV 89123
25					Tel: (702) 727-6258/Fax: (702) 446-6756
26					Email: <u>lgarfinkel@rsnvlaw.com</u> Attorneys for Movant CLA Properties LLC
27					
28					

8965 SOUTH EASTERN AVENUE, SUITE 382 LAS VEGAS, NEVADA 89123 PHONE: (702) 727-6258 FAX: (702) 4466756

REISMAN-SOROKAC

# **EXHIBIT 150**

#### 2019 Tax Return(s)

Prepared for GREEN VALLEY COMMERCE, LLC

CLIENT CODE: 203-871115-00

Account Number 131839

Release Number 2019.03011

Prepared by CLIFTONLARSONALLEN LLP

10845 GRIFFITH PEAK DRIVE, SUITE 550

LAS VEGAS, NV

89135

(702) 933-8200

Processing Date: 03/20/2020

Time: 15:15:13

Special Instructions

Messages

900071 04-01-19

ProSystem fx^{*}

#### Return Information

#### CAUTION

Form 1065. State reaction to the Further Consolidated Appropriations Act, 2020 is in process. Review state forms prior to filing to ensure accuracy. (28926)

Signed-off by main39807 3/20/2020 11:55 AM PDT

Depreciation. Federal Form 4562 related to Commercial Property, was not prepared because the IRS does not require it to be filed since there are no current year acquisitions, listed property assets or current year amortizable assets. To force the printing of this form, enter an "X" on the Depreciation Options and Overrides worksheet, Depreciation Options section, Prepare Form 4562 if NOT required field. (21412)

Signed-off by main39807 3/20/2020 11:55 AM PDT

Depreciation. Federal Form 4562 related to Commercial Property
- Greenway, was not prepared because the IRS does not require it
to be filed since there are no current year acquisitions,
listed property assets or current year amortizable assets. To
force the printing of this form, enter an "X" on the
Depreciation Options and Overrides worksheet, Depreciation
Options section, Prepare Form 4562 if NOT required field.
(21412)

Signed-off by main39807 3/20/2020 11:55 AM PDT

#### INFORMATIONAL

. State Electronic Filing. The footnotes entered in this return will not be included in the electronic file for the following states: Arizona. (30881)

Signed-off by main39807 3/20/2020 12:32 PM PDT

 Electronic Filing. The signing partner or member SHAHRAM BIDSAL with title MANAGER is included in this electronic filing return. (32426)

Signed-off by main39807 3/20/2020 11:56 AM PDT

Electronic Filing. The signing partner or member Social security number has not been entered. Nothing is required to be entered. If nothing is entered, "999009999" will be sent in the electronic file. If the signing partner or member is foreign and does not have a SSN/ITIN, please enter "888008888". The signing partner or member ID can be entered on the Electronic Filing worksheet; Paperless E-File section; Signing partner or member ID field. (33428)

Signed-off by main39807 3/20/2020 11:56 AM PDT

#### Return Information

Electronic Filing. This federal partnership return has been selected for electronic filing. If a printed copy of the return is generated and electronic processing of the return is completed, do not mail the printed copy of the return to the IRS. Form 8879-PE should be signed and retained by the electronic return originator for three years. (37000)

Signed-off by main39807 3/20/2020 11:56 AM PDT

Electronic Filing. The Name Control is determined to be GREE. If this is not correct, an override entry is available on the Electronic Filing worksheet, the General section, Business name control - override field. (37236)

Signed-off by main39807 3/20/2020 11:56 AM PDT

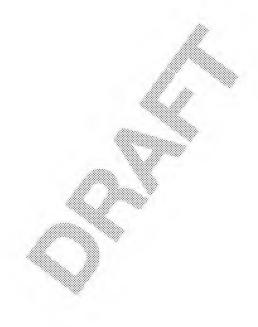
Electronic Filing. Other rental expense description on Form 8825, entity 1, MISCELLANEOUS EXPENSE, contained more than 20 characters and will be truncated for the electronic file. If you do not want the description truncated, go to the Rent and Royalty worksheet, Expenses section, Other Expenses and re-enter the description with characters NO more than 20 as you want it to appear in the electronic file. (39172)

Signed-off by main39807 3/20/2020 11:56 AM PDT

Schedule M-3. This return contains at least one corporate, partnership, or S corporation partner and should be reviewed for any reportable entity relationship. Partnership filing requirements for Schedule M-3 require a filing of Schedule M-3 whenever there is a reportable entity relationship between a partner and this partnership. A reportable entity relationship exists when any partner owns, directly or indirectly, a 50% or greater interest in the income, loss, or capital of the partnership and that partner was required to file a Schedule M-3 on its last tax return filed. (30165)

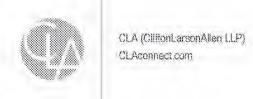
Signed-off by main39807 3/20/2020 11:56 AM PDT

203-871115-00	Input Overr	ide Report	3/20/2020
Worksheet: Basic Data Section: Other Information	on		3
Any foreign accounts?.			
Worksheet: Schedule K Liabil	ities Overrides		
Section: Schedule K Liabi			40 100
Total nonrecourse liab	-Beg		68,998 68,977
Total nonrecourse liab	o - End		68,977
Worksheet: Schedule K - Self	-Employment Income		
Section: Schedule K SE In	come		
Worksheet: Balance Sheet Section: Other Liabilitie	. ~		
			2,765,813
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MAIN39807 - 03/20/20 12:19	PM WORKSHEET SCHEDULE	M-1 - INCOME
GVC GREENWAY	30,047.00 9,012.00	
	39,059.00	
MOYE44092 - 07/11/19 03:21	PM WORKSHEET PARTNER I	NFORMATION
GVC GREENWAY	134,000.00 46,500.00	130,000.00 45,000.00
	180,500.00	175,000.00
MOYE44092 - 07/11/19 03:21  GVC GREENWAY	134,000.00 46,500.00	130,000.00 45,000.00
	180,500.00	175,000.00
TIKM41309 - 05/22/18 03:39	PM WORKSHEET RENT AND	ROYALTY
PROPERTY TAX TAX & LICENSE	21,748.00 587.00	31,116.00 791.00
	22,335.00	31,907.00

GREEN VALLEY COMMERCE, LLC		32-0345346
	FEDERAL	ARIZONA
FORM NAME	1065	165
NUMBER OF PARTNERS	2	2
E-FILE REQUESTED	YES	YES
DUE DATE	03/16/20	03/16/20
EXTENDED DUE DATE		
DIRECT DEPOSIT	N/A	N/A
ELECTRONIC WITHDRAWAL	N/A	N/A
DATE CALCULATED	03/20/20	03/20/20
TIME CALCULATED	15:14:31	15:14:31
RELEASE VERSION	2019.03011	2019.03011



Green Valley Commerce, LLC 9155 South Las Vegas Blvd., Ste 200 Las Vegas, NV 89123

Green Valley Commerce, LLC:

We have prepared and enclosed your 2019 Limited Liability Company returns for the year ended December 31, 2019.

This return has qualified for electronic filing. After you have reviewed your return for completeness and accuracy, please sign, date, and return Form 8879-PE to our office as soon as possible, but no later than by September 15, 2020.

No payment is required with this return when filed.

The Arizona Form 165 return has qualified for electronic filing. After you have reviewed your return for completeness and accuracy, please sign, date and return AZ-8879-PE to our office. We will then transmit your return electronically to the ADOR. Do not mail a paper copy of the return to the ADOR. Please return AZ-8879-PE to us as soon as possible, but no later than by September 15, 2020 the filing deadline.

No payment is required with this return when filed.

Attached are Schedules K-1 for each member indicating their share of income, deductions and credits to be reported on their respective tax returns. These schedules should be provided to each member.

If you choose to provide these schedules electronically, you are obligated to follow the specific requirements contained in IRS Revenue Procedure 2012-17. The recipient must have affirmatively consented to receive the Schedule K-1 in an electronic format. Please contact our office if you need assistance regarding these requirements.

For paper filed returns, please mail your return certified mail with return receipt for proof of timely filing. By doing so, you will have the appropriate documentation to avoid the assessment of late filing penalties.

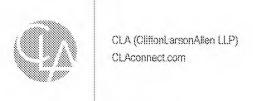
Be sure to review the returns prior to signing as you have final responsibility for all information included in the returns. If there is anything on the return you do not understand, we would be glad to answer your questions.

Copies of each return are provided for your permanent records. Based on IRS guidance, we generally recommend that you keep supporting documentation for a minimum of seven years; and that you keep copies of the tax returns, and records that support basis for items in the tax return, indefinitely.

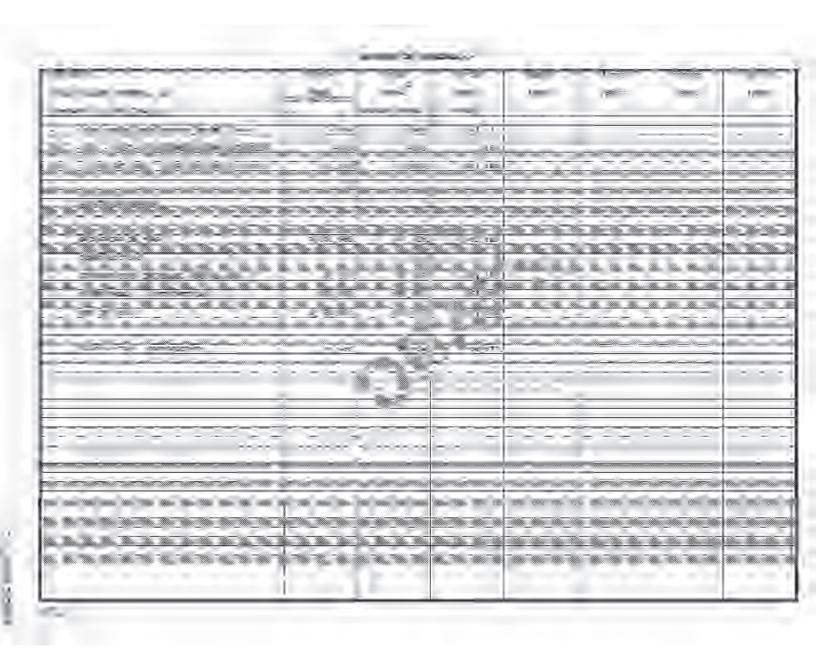
We value our relationship with you and thank you for your trust and confidence in allowing us to serve you. If you have any questions regarding the returns or other services that we can assist you with, please do not hesitate to contact us. Some of our best clients come through referrals from existing clients. If you know of anyone who could benefit from our assistance, we would be pleased to speak to him or her.

Sincerely,

CliftonLarsonAllen LLP



# GREEN VALLEY COMMERCE, LLC 1065 INCOME TAX RETURN FOR YEAR ENDED DECEMBER 31, 2019



#### Two-Year Comparison - Partnership

2019

Name of partnership

Employer identification number

GREEN VALLEY COMMERCE, LLC

32-0345346

Description	Prior Year	Current Year	Increase (Decrease)
NUMBER OF PARTNERS	2.	2.	0
SCHEDULE K:			
INCOME (LOSS):			
NET INCOME/LOSS FROM RRE ACTIVITIES	350,628.	195,777.	-154,851
ADJUSTMENTS AND TAX PREFERENCES:			
DEPRECIATION ADJUSTMENT	-3.	-566.	-563
OTHER:			
DISTRIBUTIONS OF MONEY OTHER ITEMS AND AMOUNTS	350,000. 2,948,117.	361,000. 2,793,266.	11,000 -154,851
SCHEDULE M-1:	<b>发</b> 為節		
NET INCOME (LOSS) PER BOOKS INCOME ON SCHEDULE K NOT ON BOOKS	422,905.	162,559. 72,277.	-260,346 72,277
TOTAL- NET BOOK INC THROUGH EXPENSE	422,905.	234,836.	-188,069
OTHER BOOK INCOME NOT ON SCH K	72,277.	39,059.	-33,218
TOTAL- BOOK INC THROUGH SCH K DED	72,277.	39,059.	-33,218
INCOME (LOSS)	350,628.	195,777.	-154,851
SCHEDULE M-2:			
CAPITAL AT BEGINNING OF YEAR NET INCOME (LOSS) PER BOOKS	2,692,908. 422,905.	2,765,813. 162,559.	72,905 -260,346
TOTAL- BEGINNING CAP THROUGH INCR	3,115,813.	2,928,372.	-187,441
CASH DISTRIBUTIONS	350,000.	361,000.	11,000
TOTAL- CASH CONT THROUGH OTHER DECR	350,000.	361,000.	11,000
CAPITAL BALANCE AT END OF YEAR	2,765,813.	2,567,372.	-198,441

911811 04-01-19

ARIZONA Property Apportionment Detail Worksheet 2019
GREEN VALLEY COMMERCE, LLC 32-0345346

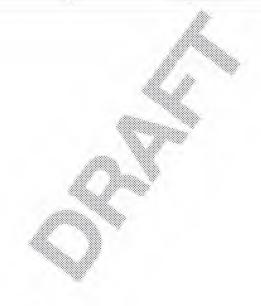
	Within		Everywh	ere
	Beginning of Year	End of Year	Beginning of Year	End of Year
Inventories				
Land	81,817.		622,434.	
Buildings	255,350.		2,597,488.	
Buildings - accumulated depreciation				
Machinery				
Equipment				
Machinery and equipment - accumulated				
depreciation				
Furniture and fixtures				
Furniture and fixtures - accumulated depreciation				
Transportation/delivery equipment				
Transportation/delivery equipment - accumulated depreciation				
Other depreciable assets				***************************************
Other depreciable assets - accumulated depreciation		7,5		
Depletable assets				
Depletable assets - accumulated depletion				
Leasehold improvements				
Leasehold improvements - accumulated amortization		F73. E		·····
Supplies				
Other tangible property				
Buildings - construction in progress				
Machinery - construction in progress				
Equipment - construction in progress				
Transportation/delivery - construction in progress				
Other - construction in progress				
Less: Total construction in progress				
Miscellaneous other				
Subtotals	337,167.		3,219,922.	
Average property		168,584.		1,609,961.
Real property rented - rental expense (multiplied by applicable factor)				
Tangible property rented - rental expense (multiplied by applicable factor)				
Miscellaneous rental expense (multiplied by applicable factor)				
Total property		168,584.		1,609,961.

^{* -} Not Applicable

PROPERTY FACTOR	Apportionment	Contract Con		4.57.17
GREEN VALLEY COMMERCE,				32-0345346
	WITHIN	EVERYWHERE	UNWEIGHTED	WEIGHTED
Nabama				
Maska			1.50	
Arizona	168,584.	1,609,961.	.104713	.10471
Arkansas				
California				
Colorado				
Connecticut				
Delaware District of Columbia				
10.830				
Reorgia				
lawaii				
daho				
llinois				
ndiana				
owa				
Kansas				
(entucky				
ouisiana				
Maine				
Vlaryland				
Massachusetts				***************************************
Michigan			<u> </u>	
Ainnesota		7 5		
Mississippi				
Missouri				
Montona				
n acceptance	-			
Vebraska				
Vevada				
New Hampshire				
New Jersey				
New Mexico				
New York				
Vorth Carolina				
Vorth Dakota				
Dhio				
Oklahoma				
Dregon				
Pennsylvania				
Rhode Island				
South Carolina			2.1	
a di Barria	E .			
Tennessee				
exas				
Jtah				
/ermont				
/irginia				
Vashington				
Vest Virginia				
Visconsin				J. Comments
Nyoming				
oreign				
Other				
77.17 Taksialususiakaikirini mesassiminansi				
	P. Control of the con	III	. 07.10	

PROPERTY FACTOR	Apportionment Summary Worksheet (Continued)	2019
GREEN VALLEY COMME	RCE LLC	32-0345346

	WITHIN	EVERYWHERE	UNWEIGHTED	WEIGHTED
* Battle Creek				
* Detroit				
* Flint				
* Grand Rapids				
* Highland Park				
* Lansing				
* Pontiac				
* Port Huron				
* Saginaw				
* New York City				
* New York - MCTD				
* Muskegon				
* Muskegon Heights				



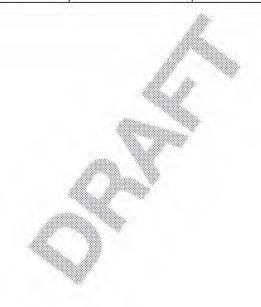
^{*} Not included in everywhere totals

SUMMARY	Apportionment :	Summary Workshee	τ	2019
GREEN VALLEY COMMERCE,	LLC	32-0345346		
SUMMARY OF FACTORS	PROPERTY	PAYROLL	SALES	APPORTIONMENT
	11101 1111	211211022	DILLED	
Alexander				
Autova	.104713			.104713
Arizona	*104/13			.104/13
Arkansas				
California				
Colorado				
Connecticut				
Delaware				
District of Columbia				
Florida				
Georgia				
Hawaii				
Idaho				
Illinois				
Indiana				
lowa				11 11 11 11
Kansas				
Kentucky				
Louisiana				
Maine				
Maryland				
Maryland	***************************************		***	
Massachusetts Michigan			1	
			ļ	
Minnesota			-	
Mississippi				
Missouri				
Montana			ļ	
Nebraska				
Nevada				
New Hampshire				1 11
New Jersey				
New Mexico				
New York				1 1
North Carolina				
North Dakota				
Ohio				
Oklahoma				
Oregon				
Pennsylvania				
Rhode Island				1 1
South Carolina			ł	
South Dakota				
Tennessee				
Texas				
Utah			-	
Vermont			_	
Virginia				
Washington				
West Virginia				1, 11
Wisconsin				11/1
Wyoming				
Foreign				
Other				
As a samulaniminansi kuliniminansi kuliniminansi				
Total	.104713			.104713
1 01a1 910731 04-01-19	1201110	Ď.	Ų	1 1 1 1 1 1 1 1 1

SUMMARY	Apportionment Summary Worksheet (Continued)	2019	
GREEN VALLEY COMM	ERCE. LLC	32-0345346	

SUMMARY OF FACTORS	PROPERTY	PAYROLL	SALES	APPORTIONMENT
* Battle Creek				
* Detroit				
* Flint				
* Grand Rapids				
* Highland Park				
* Lansing				
* Pontiac				
* Port Huron				
* Saginaw				
* New York City		4		
* New York - MCTD				
* Muskegon				
* Muskegon Heights				

^{*} Not included in everywhere totals



Form 8879-PE

Department of the Treasury Internal Revenue Service

#### THIS IS NOT A FILEABLE COPY ***** IRS e-file Signature Authorization for Form 1065

► ERO must obtain and retain completed Form 8879-PE.

► Go to www.irs.gov/Form8879PE for the latest information.

For calendar year 2019, or tax year beginning

OMB No. 1545-0123

Name of partnership	the state of the s	entification number
GREEN VALLEY COMMERCE, LLC	32-034	5346
Part 1 Tax Return Information (Whole dollars only)	11-1-1	
1 Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1	
2 Gross profit (Form 1065, line 3)	2	
3 Ordinary business income (loss) (Form 1065, line 22)		
4 Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	4	195,777.
5 Other net rental income (loss) (Form 1065, Schedule K, line 3c)	5	
Part II Declaration and Signature Authorization of Partner or Member (Be sure to get a copy of the partnership's return)		
electronic return of partnership income and accompanying schedules and statements and to the best of my knowled and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the partner partnership income. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service progreturn to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transitely in processing the return. I have selected a personal identification number (PIN) as my signature for the partner partnership income.  Partner or Member's PIN: check one box only	ship's electronic ovider to send th smission and (b	return of ne partnership's ) the reason for any
X Lauthorize CLIFTONLARSONALLEN LLP	o enter my PIN	45346
ERO firm name as my signature on the partnership's 2019 electronically filed return of partnership in some.  As a partner or member of the partnership, I will enter my PIN as my signature on the partnership's 2019 return of partnership income.  Partner or member's signature ▶  Title ▶ MANAGER		COPY ****
Part III   Certification and Authentication		
Part III Certification and Authentication  ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-self-sted PIN.  88544655902  Don't enter all zeros  I certify that the above numeric entry is my PIN, which is my signature on the 2019 electronically filed return of part indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub. 3112, IRS and Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.	nership income	The second secon
ERO's signature ▶ Date ▶	/20/20	
ERO Must Retain This Form - See Instructions Don't Submit This Form to the IRS Unless Requested To Do S	So	
For Paperwork Reduction Act Notice, see instructions.  LHA	Fo	orm <b>8879-PE</b> (2019)

Form	1065	Ĺ	U.S. Retu	rn of Partne	rship Income		OMB No. 1545-0123
	artment of the Treasury nat Revenue Service	For calendar	year 2019, or tax year beginning			action *	2019
-	Principal business activity	1	Name of partnership	FORTH 1005 FOR INSUITE	uons and the latest iniorn	lation.	D Employer identification number
**							number
RE	AL ESTATE	Туре	GREEN VALLEY				32-0345346
В	Principal product or service	OF	Transcer, and court of ac				E Date business started
TA	пластыть	Pon	9155 SOUTH L				05/26/2011
-	IVESTMENT Business code number		only or town, state or province,	country, and zir or toreign p	Stal code		F Total assets
	11120		LAS VEGAS		NV 8	9123	\$ 2,636,349.
_	Check applicable boxes	: (1)	Initial return (2)	Final return (3)			(5) Amended return
	Check accounting meth			Accrual (3)	- 1101100101111111111111111111111111111		(e) [ (manage ratain
1		1.7	one for each person who was			2	
J	Check if Schedules			*****************************		1272801180117111111111111111111	▶□
K	Check if partnership	(1)	Aggregated activities for se	ection 465 at-risk purpos	es (2) Grouped activ		69 passive activity purposes
Ca					h 22 below. See instruction	s for more inform	nation.
	b Returns and a	The state of the s					
	c Balance, Subt	ract line 1b	from line 1a			1c	
9	2 Cost of goods	sold (attacl	n Form 1125-A)	nquitturismitmitmiseese		2	
псоте			om other partnerships, es		sh etatoment	( a/	
2				A COLOR OF THE REAL PROPERTY.	ch statement)		
16			r than to partners) (less e				
(see instructions for limitations)	10 Guaranteed pa	ayments to	partners			10	
litat	11 Repairs and m	aintenance	namanamananamana			11	1
=	12 Bad debts				·	12	
s fo	13 Rent	ene man		more established	(more on a more com-	13	
tion	14 Taxes and lice	nses			w.w.czosecon(co)(co)(noon(co)	14	
일						15	
ins	16 a Depreciation (	required, a	attach Form 4562) ed on Form 1125-A and e	loouhare on values	16a	160	
see	17 Depletion (Do	not deduc	t oil and gas depletion i	isewhere on resolu			
Deductions					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	ALLEGA TO THE PARTY OF THE PART	
npe	20 Other deduction					tens.	
ă	21 Total deducti	ons. Add th	ne amounts shown in the	far right column for lir	es 9 through 20	21	
					***************************************		0,
			the region of the control of the con	A MAN TO SECURE A SECURITION OF THE PARTY OF	(attach Form 8697)		
Tax and Payments					h Form 8866)		
/me					nanstusi Antaninsinini mutumisi		
Pa	26 Other taxes (s	ee instructio	ons)	THANADITHAMANAMIN	.a.a.a.a.a.a	26	
and	<ul><li>27 Total balance</li><li>28 Payment (see</li></ul>				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
XB			is emaller than line 27 or	ster amount owed			
-			s larger than line 27, ente			30	
_	Under penalt	ies of periury	. I declare that I have examin	ned this return, including	accompanying schedules and s	statements, and to	the best of my knowledge
Sig	n which prepar	er has any kr	t, and complete. Declaration nowledge.	o preparer (other than p	artner or limited liability compa		ed on all information of the IRS discuss this return with
He						the p	reparer shown below?
	Signatur	e of partner or I	limited liability company member		Date	See	nstr. X Yes No
	Print/Type prep		Prepa	rer's signature	Date	Check if	PTIN
D .	JIM MA				03/20/2	0 self-employed	P00172333
Pai			ONIATI DAT TIE				1 0746740
	Charles III		ONALLEN LLP 15 GRIFFITH P	שוודמת אגש	CIITMP SEA	Firm's EIN > 4	1-0746749
23	The state of the s		NV 89135	HAN DETAE	POTIT 330	Phone no. /7	02) 933-8200
	TIMD V	LUAU,	TAA DATAA			Truote no. / /	02/ 333 0200

00000000000000	1065 (2019) GREEN VALLEY COM	MERCE, LLC		32-0	345346 Page
***************************************	edule B Other Information	ALA CONTRACTOR	***		Land Land
1	What type of entity is filing this return? Che				Yes No
a	Domestic general partnership		mestic limited partners		
C	X Domestic limited liability company		mestic limited liability p	partnership	
e 2	Foreign partnership  At the end of the tax year:	f Ot	her >		-+
a	Did any foreign or domestic corporation, pa	rtnershin (including an	v entity treated as a na	rtnershin) trust or tax-	
	exempt organization, or any foreign governi				
	loss, or capital of the partnership? For rules				
	B-1, Information on Partners Owning 50% o				X
b	Did any individual or estate own, directly or	indirectly, an interest	of 50% or more in the p	rofit, loss, or capital of	
	the partnership? For rules of constructive o	All the second of the second o	Control of the Contro	Section of the second section of the second section of the second	
	on Partners Owning 50% or More of the Par				Х
3	At the end of the tax year, did the partnersh				
а	Own directly 20% or more, or own, directly				
	stock entitled to vote of any foreign or dome If "Yes," complete (i) through (iv) below	And the second of the second o		vnersnip, see instructions.	X
	(i) Name of Corporation		(ii) Employer	(iii) Country of	(iv) Percentage
	W		Identification Number (if any)	Incorporation	Owned in Voting Stock
			1		
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~				
				0000	The second second
b	Own directly an interest of 20% or more, or or capital in any foreign or domestic partner interest of a trust? For rules of constructive	rship (including an enti	ty treated as a partners	(sip) or in the beneficial	X
	(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) type of Entity	(iv) Country of Organization	Percentage Owned in Profit, Loss, or Capital
		(1, 5, 4)		, significant in	11000 2000, 01 000000
					1 1
4	Does the partnership satisfy all four of the				Yes No
a	The partnership's total receipts for the tax y				
b	The partnership's total assets at the end of Schedules K-1 are filed with the return and			deta lineludina	
	extensions) for the partnership return.	rumaned to the partie	ara on or belore the due	date (moduling	
d	The partnership is not filing and is not requi	red to file Schedule M	-3		X
	If "Yes," the partnership is not required to d			n page 1 of Form 1065;	511511111
	or item L on Schedule K-1.			77.00 7.0011100 (2.11)	
5	Is this partnership a publicly traded partner				х
6	During the tax year, did the partnership hav				
	so as to reduce the principal amount of the				X
7	Has this partnership filed, or is it required to	The second secon	Control of the Contro	Treatment of Control of the Party of the Par	X
8	information on any reportable transaction? At any time during calendar year 2019, did				Δ.
0	a financial account in a foreign country (suc				
	See instructions for exceptions and filing re				
	Financial Accounts (FBAR). If "Yes," enter t		Controlled Transaction of the State of the S	W. 1. S. 1.	X
9	At any time during the tax year, did the part			he grantor of, or	
	transferor to, a foreign trust? If "Yes," the p	artnership may have to	file Form 3520, Annua	l Return To Report	
	Transactions With Foreign Trusts and Rece				X
10 a	Is the partnership making, or had it previous		iked), a section 754 elec	otion?	Х
	See instructions for details regarding a sect		دة - المناجورين والمناس	2/b) or 70 4/b)0 16 114 11	
b	Did the partnership make for this tax year a attach a statement showing the computation				X
	CHEVILG STREET, SHOWING THE CONDUMENT	m and andvander of the	996 JUGHHENIVA GIGAG	ILIGHTED TRAINS	1 1

911011 12-30-19

	1065 (2019) GREEN VALLEY COMMERCE, LLC	32-0	345346 Page 4
Sc	hedule K Partners' Distributive Share Items		Total amount
	1 Ordinary business income (loss) (page 1, line 22)	1	0.
	2 Net rental real estate income (loss) (attach Form 8825) SEE STATEMENT 1	2	195,777.
	3a Other gross rental income (loss) 3a		
	b Expenses from other rental activities (attach statement)		
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	
	4 Guaranteed payments: a Services 4a b Capital 4b		
(F)	c Total Add lines 4a and 4b	4c	
ncome (Loss)	5 Interest income		
=	6 Dividends and dividend equivalents: a Ordinary dividends	6a	
E	b Qualified dividends 6b c Dividend equivalents 6c		
10	7 Royalties	7	
	Net short-term capital gain (loss) (attach Schedule D (Form 1065))		
	9a Net long-term capital gain (loss) (attach Schedule D (Form 1065))		
	b Collectibles (28%) gain (loss) 9b		
	c Unrecaptured section 1250 gain (attach statement)		
	10 Net section 1231 gain (loss) (attach Form 4797)	10	
	11 Other income (loss) (see instructions) Type	11	
5			
#	13a Contributions	13b	
Deductions	b Investment interest expense		
å	c Section 59(e)(2) expenditures: (1) Type (2) &mount	13c(2)	
-	d Other deductions (see instructions) Type		0.
Self- Employ-	14a Net earnings (loss) from self-employment	14a	0.
mp-	b Gross farming or fishing income		
CO III	c Gross nonfarm income		
	15a Low-income housing credit (section 42(j)(5))	15a	
S	b Low-income housing credit (other)	15b	
Credits	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3458, if applicable)		
Ö	d Other rental real estate credits (see instructions) Type e Other rental credits (see instructions) Type	15d	
	e Other rental credits (see instructions) Type	15e	
	f Other credits (see instructions) Type	15f	
	16a Name of country or U.S. possession ▶	***	
	b Gross income from all sources		
	c Gross income sourced at partner level	16c	
2	Foreign gross income sourced at partnership level		
Foreign Transactions	d Reserved for future use	16e	
Sac	f category ▶ g General category ▶ h Other	16h	
ran	Deductions allocated and apportioned at partner level		
-		► 16j	
eig	Deductions allocated and apportioned at partnership level to foreign source income		
For	k Reserved for future use	161	
		► 16o	
	p Total foreign taxes (check one): Paid Accrued	16p	
	q Reduction in taxes available for credit (attach statement)		
	r Other foreign tax information (attach statement)		F.C.C
×	17a Post-1986 depreciation adjustment	. 17a	-566.
Alternative Minimum Tax (AMT) Items	b Adjusted gain or loss	17b	
Trans.	c Depletion (other than oil and gas)	17c	
AP-F	d Oil, gas, and geothermal properties - gross income		
₹55	e Oil, gas, and geothermal properties - deductions		
-	f Other AMT items (attach statement)		
	18a Tax-exempt interest income		
ion	b Other tax-exempt income		
nat	c Nondeductible expenses		264 222
orr	19a Distributions of cash and marketable securities		361,000.
Other Information	b Distributions of other property	. 19b	
he	20a Investment income		
ō	b Investment expenses	205	
	c Other items and amounts (attach statement) STMT 2	B0000000000000000000000000000000000000	

- 2	0	3	45	53	4	6	P.	age	5
4	•	~	-			~		auc	~

Analysis of Net	Income (Loss)								
1 Net income (loss). Comb	ine Schedule K, lines 1 throu	igh 11. From	the result, subtra	ct the sum of	Schedule K, lines	12 through 13d, a	nd top	1	195,777.
2 Analysis by partner type:	(i) Corporate	Acces of the contract of the c	dividual ctive)		dividual ssive)	(iv) Partner	rship	(v) Exempt. Organization	(vi) Nominee/Other
 a General partners b Limited partners 				9	7,888.	97.	889.		
							2 2 2 2 1		- 5
Schedule L	Balance Sheets	per Bo						54-905	
	Assets			Beginning	of tax year			End of ta	***************************************
1 Cash			(a)			60,104.		(c)	(d) 57,955.
	id accounts receivabl		72	,277.		30/101		39,052.	37,555.
b Less allowance						72,277.		33,,3321	39,052.
By the section to	1000 - 10								
	nt obligations								
	curities								
	assets (attach statemen	200000	PATEMEN	T 3		414.			277.
7a Loans to partners (or	r persons related to partners)							
b Mortgage and	real estate loans								
	ants (attach statemen	- Process							
	other depreciable ass		2,597				2,	597,488.	
	ited depreciation	(\$0\$00	617	,906.	1,9	79,582.		680,857.	1,916,631.
10a Depletable ass									
	ted depletion				6	22,434.			622,434.
11 Land (net of an					0.	64,434.			044,434.
b Less accumula	ets (amortizable only)						*		
13 Other assets (a									
14 Total assets		*****			2.8	34,811.			2,636,349.
	es and Capital								
15 Accounts paya	E. L. V. C. and District & Laborator					390			
	onds payable in less than 1 y	year							
17 Other current liab	ollities (aftach statement	s'	PATEMEN	T 4		58,998.			68,977.
18 All nonrecourse	e loans								
A Section and the second section	(or persons related to partne	2000000							
b Mortgages, notes, b	onds payable in 1 year or mo	ore							
20 Other liabilities									
21 Partners' capita		10.00				65,813.			2,567,372.
22 Total liabilities			//	-\		34,811.		- 2-4	2,636,349.
Schedule W-1	Reconciliatio Note: The partner	2 1/2/1/100/2		J. G. L. L.				er Heturn	
1 Net income (los		ishiib may						year not included	**
	on Schedule K, lines 1,	2.30		04,33		chedule K, lines		The state of the s	
), and 11, not recorded of					xempt interest		i (iterinze).	
): STMT 6	311 000010		72,27		MT 7	*	39,059.	39,059.
And the second s	ments (other than he	alth				ctions included	on Schedu		344,044
insurance)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					gh 13d, and 16j		And the second of the second o	
4 Expenses recorded or	n books this year not include	d on			book	income this yea	ır (itemize)	0	
Schedula K, lines 1th	rough 13d, and 16p (itemize	ε			a Depr	eciation \$			
_									200-220
a Depreciation \$ _					The second second second second	lines 6 and 7			39,059.
b Travel and enterta		-		21 02	The second secon	ne (loss) (Analy		The second secon	100 999
5 Add lines 1 thro	ugh 4 2 Analysis of Pa	artnara!		34,83). Subtract line	o from line	E.5	195,777.
		ul ulei S		65,81		ibutions: a C	ach		361,000.
 Balance at beging Capital contribution 	The state of the s		4,1	COTOT	o Distr				301,000
e Capital Contribu	b Property	****			7 Other	decreases (iter	(1) (1) (1) (1) (1)	***********	
3 Net income (loss	A		1	62,55		HAN SHADS LIFE!			
4 Other Increases (iii						lines 6 and 7			361,000.
e had been all	and a		2 0	20 27		O Charles Shows of		e domination	2 567 272

Form (Rev. November 2018) Department of the Treasury Internal Revenue Service

Rental Real Estate Income and Expenses of a Partnership or an S Corporation Attach to Form 1065 or Form 11208. Go to www.irs.gov/Form8825 for the latest information.

OMB No. 1545-0123

Name GREEN VALLEY COM	MERCE	LLC				identification number 0345346	
Show the type and address of each pro			rty listed, report the number of	of days rented at fair	1 52	0010010	
rental value and days with personal use			The second secon				
Physical address of each property - stre				Type - Enter code 1-8	:	Fair Rental	Personal Use
state, ZIP code	23.54			see page 2 for list		Days	Days
A3 SUNSET WAY							1
HENDERSON, NV 89014			4				
B3342 EAST GREENWAY	ROAD			->	************		
PHOENIX, AZ 85032			4				
C	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
D	***********	\$111511151251251214141414125124514444	***************************************		***************************************	1151155115171111111115115	
			Dunu	zualtz z			
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				erties		_	
Rental Real Estate Income		A 170	B	С		D	
2 Gross rents	2	409,179.	116,052.		-		
Rental Real Estate Expenses							
3 Advertising	3						
4 Auto and travel	4	15 400	E 650				
5 Cleaning and maintenance	5	15,483. 606.	5,650.	0			
6 Commissions	6		4,010.			_	
7 Insurance	7	20,749.	125.				
8 Legal and other professional fees	8	1,033.	140.		+		
9 Interest	9	17,522.					
10 Repairs	11	41,325.	22,335.				
11 Taxes	12	28,630.	12,271.				
12 Utilities	13	20,030*	12,211.				
13 Wages and salaries 14 Depreciation (see instructions)	14	56,383.	6,570.		-		
15 Other (list) ► STMT 8	14	94,310.	0,370.				
SEE STATEMENT 9	100	51,510.	1,592.		-	2	
Oun Ottivities	15		-1222				
· · · · · · · · · · · · · · · · · · ·							
16 Total expenses for each property.							
Add lines 3 through 15	16	276,901.	52,553.				
17 Income or (Loss) from each property.			100000000000000000000000000000000000000				
Subtract line 16 from line 2	17	132,278.	63,499.				
18a Total gross rents. Add gross rents from	line 2, colu		00072810100011016001000171100000000		18a	525,	231.
b Total expenses. Add total expenses from	n line 16, co				18b (329,	454.)
19 Net gain (loss) from Form 4797, Part II estate activities			rty from rental real		19		
20a Net income (loss) from rental real estat							
this partnership or S corporation is a pa	artner or be	neficiary (from Schedule K-	-1)		20a		
b Identify below the partnerships, estates	, or trusts f	rom which net income (loss	s) is shown on line 20a.				
Attach a schedule if more space is need	led:						
(1) Name		(2) Em	ployer identification number				
:							
(-							
21 Net rental real estate income (loss). Co	mbine lines	18a through 20a. Enter the	result			122	
here and on:					21	195,	777.
• Form 1065 or 1120S; Schedule K, li							
For Paperwork Reduction Act Notice, see in	structions.					Form 8825 (Rev.	11-2018)

Subtract line 16 from line 2 Allowable Codes for Type of Property

- 1 Single Family Residence
- 2 Multi-Family Residence
- 3 Vacation or Short-Term Rental
- 4 Commercial
- 5 Land
- 6 Royalties
- 7 Self-Rental
- 8 Other (include description with the code on Form 8825 or on a separate statement)

17

Form 8825 (Rev. 11-2018)

SCHEDULE B-1 (Form 1065)

(Rev. August 2019) Department of the Treasury Internal Revenue Service

Information on Partners Owning 50% or More of the Partnership

Attach to Form 1065.

OMB No. 1545-0123

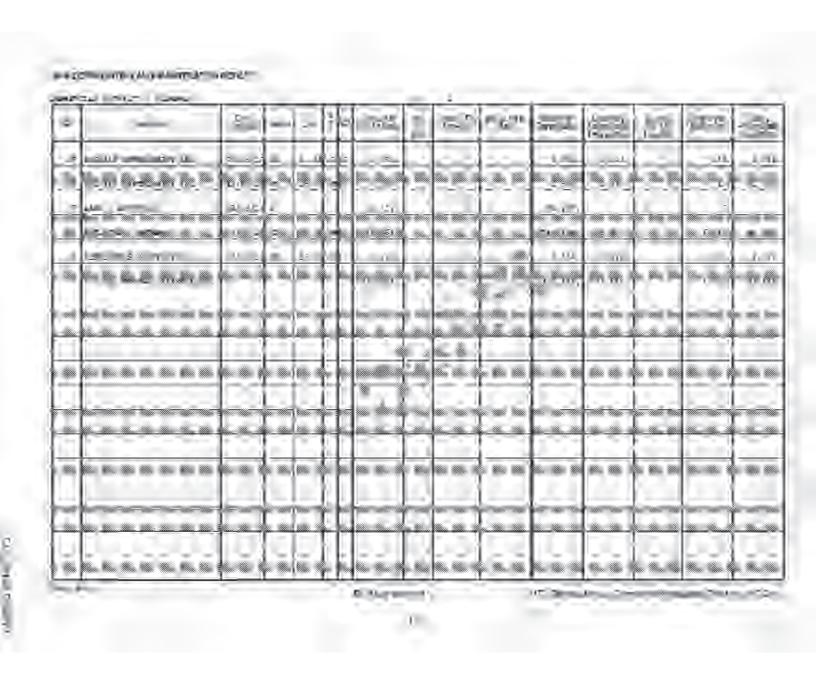
Go to www.irs.gov/Form1065 for the latest information. Employer identification number Name of partnership GREEN VALLEY COMMERCE, LLC 32-0345346 Entities Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 2a (Question 3a for 2009 through 2017)) Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, tax-exempt organization, or any foreign government that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions) (i) Name of Entity (ii) Employer (v) Maximum Percentage Owned Identification Type of Entity Country of Organization in Profit, Loss, or Number (if any) Capital 80-0147540 PARTNERSHIPUNITED STATES 74.84 CLA PROPERTIES, LLC Part II Individuals or Estates Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 2b (Question 3b for 2009 through 2017)) Complete columns (i) through (iv) below for any individual or estate that wors, discelly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions). (i) Name of Individual or Estate (ii) Identifying (iv) Maximum (iii) Country of Citizenship (see instructions) Percentage Owned Number (# any) in Profit, Loss, or Capital ***-**-3193 SHAHRAM BIDSAL UNITED STATES 50.00

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

Schedule B-1 (Form 1065) (Rev. 8-2019)







an ex	(Pegetting)	3/1	(Allert Bolletti III) noore (Lesi III)	Resido documento	Page 15	George (35) George	(Sown mouther Code	Septem 175 Listuation
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Worksheet for Adjusted Current Earnings Adjustments

Name of partnership		Employer identification number
GREEN VALLEY COMMERCE, LLC		32-0345346
1. Additions to AMTI:	22.00	
a. Depreciation recomputed for AMT purposes	63,519.	
b. Tax-exempt interest income		
c. Amortization of IRC 173		
d. Depletion for post-1989 properties		
e. Intangible drilling costs deducted from AMTI		
f. Total additions to AMTI		63,519
2. Deductions:		
a. Depreciation recomputed for ACE purposes	63,519.	
b. Depletion recomputed for ACE purposes		
c. ACE intangible drilling costs		
d. Total deductions		63,519
3. Other adjustments:		
a. Basis adjustments from sales or exchanges		
b. Other adjustments		-
c. Total other adjustments	***************************************	
4. Total adjustments to AMTI for ACE calculation. Combine lines 1f, 2d and 3c		0.

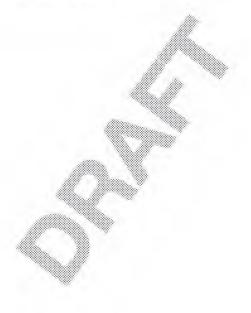
SECTION 1.263(A)-1(F) DE MINIMIS SAFE HARBOR ELECTION

GREEN VALLEY COMMERCE, LLC 9155 SOUTH LAS VEGAS BLVD., STE 200 LAS VEGAS, NV 89123

EMPLOYER IDENTIFICATION NUMBER: 32-0345346

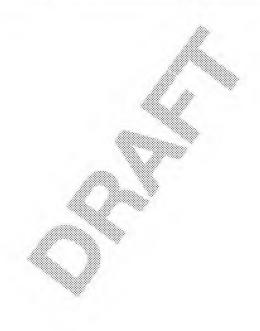
FOR THE YEAR ENDING DECEMBER 31, 2019

GREEN VALLEY COMMERCE, LLC IS MAKING THE DE MINIMIS SAFE HARBOR ELECTION UNDER REG. SEC. 1.263(A)-1(F).



SCHEDULE K NET INC	COME (LOSS) FROM RENTAL	REAL ESTATE	STATEMENT 1
DESCRIPTION			AMOUNT
COMMERCIAL - COMMERCIAL P COMMERCIAL - COMMERCIAL P			132,278 63,499
TOTAL TO SCHEDULE K, LINE	1 2		195,777
SCHEDULE K	OTHER ITEMS		STATEMENT 2
DESCRIPTION			AMOUNT
SECTION 199A - RENTAL INC SECTION 199A UNADJUSTED B	AND THE RESERVE OF THE PROPERTY OF THE PROPERT		195,777. 2,597,489.
SCHEDULE L	OTHER CURRENT ASSETS		STATEMENT 3
	OTHER CURRENT ASSETS	BEGINNING OF TAX YEAR	STATEMENT 3 END OF TAX YEAR
DESCRIPTION	OTHER CURRENT ASSETS	BEGINNING OF	END OF TAX YEAR
DESCRIPTION SALES TAX RECEIVABLE		BEGINNING OF TAX YEAR	END OF TAX YEAR
DESCRIPTION SALES TAX RECEIVABLE TOTAL TO SCHEDULE L, LINE		BEGINNING OF TAX YEAR 414.	END OF TAX YEAR
DESCRIPTION SALES TAX RECEIVABLE TOTAL TO SCHEDULE L, LINE	1 6	BEGINNING OF TAX YEAR 414.	END OF TAX YEAR 277
SCHEDULE L DESCRIPTION SALES TAX RECEIVABLE TOTAL TO SCHEDULE L, LINE SCHEDULE L DESCRIPTION TENANT SECURITY DEPOSITS	OTHER CURRENT LIABILIT	BEGINNING OF TAX YEAR 414. 414. BEGINNING OF	END OF TAX YEAR 277. 277. STATEMENT 4 END OF TAX

FORM 1065	P	ARTNERS' CAPI	FAL ACCOUNT SUMM	IARY	STATEMENT 5
PARTNER NUMBER	BEGINNING CAPITAL	CAPITAL CONTRIBUTED	SCHEDULE M-2 LNS 3, 4 & 7	WITH- DRAWALS	ENDING CAPITAL
1	2,020,685.		81,280.	180,500.	1,921,465.
2	745,128.		81,279.	180,500.	645,907.
TOTAL	2,765,813.	-	162,559.	361,000.	2,567,372.



GREEN VALLEY COMMERCE, LLC	32-0345346
SCHEDULE M-1 INCOME NOT RECORDED ON BOOKS THIS YEAR	STATEMENT 6
DESCRIPTION	AMOUNT
PY ACCRUAL TO CASH REVERSAL	72,277.
TOTAL TO SCHEDULE M-1, LINE 2	72,277.
SCHEDULE M-1 INCOME RECORDED ON BOOKS NOT INCLUDED ON RETURN	STATEMENT 7
DESCRIPTION	AMOUNT
CY ACCRUAL TO CASH	39,059.
TOTAL TO SCHEDULE M-1, LINE 6	39,059.
OTHER RENTAL EXPENSES	STATEMENT 8
	SIAIEMENI 0
COMMERCIAL PROPERTY PROPERTY: COMMERCIAL PROPERTY LOCATION: 3 SUNSET WAY, HENDERSON, NV 89014	
DESCRIPTION	AMOUNT
ASSOCIATION DUES LICENSES & PERMITS BANK CHARGES CONTRACTUAL LABOR BACKFLOW SERVICES CREDIT REPORT MISCELLANEOUS EXPENSE BAD DEBT	4,008. 400. 60. 23,265. 3,089. 65. 107. 63,316.

TOTAL TO RENTAL SCHEDULE, LINE 15

94,310.

OTHER RENTAL EXPENSES	STATEMENT 9
COMMERCIAL PROPERTY: COMMERCIAL PROPERTY - GREENWAY LOCATION: 3342 EAST GREENWAY ROAD, PHOENIX, AZ 85032	
DESCRIPTION	AMOUNT
ALARM AND SECURITY EQUIPMENT RENTAL BANK CHARGES	1,385. 147. 60.
TOTAL TO RENTAL SCHEDULE, LINE 15	1,592.

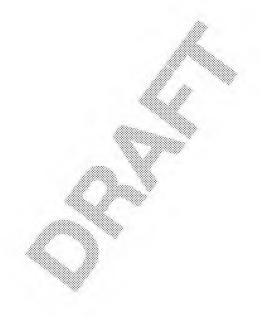


EXHIBIT 151