

APN: 045-310-55

APN#multiple - see attached

Recording Requested by:

Name: Jeannette Porrazzo
Address: 1705 S IRVING PL
City/State/Zip: 89704 WASHOE VALLEY, NV 89704

When Recorded Mail to:

Name: Jeannette Porrazzo
Address: 1705 S IRVING PL
City/State/Zip: 89704 WASHOE VALLEY, NV 89704

Mail Tax Statement to:

Name: Jeannette Porrazzo
Address: 1705 S IRVING PL
City/State/Zip: 89704 WASHOE VALLEY, NV 89704

DOC # 5605849

03/06/2026 01:37:22 PM
Requested By
JEANNETTE PORRAZZO
Washoe County Recorder
Kalie M. Work - Recorder
Fee: \$43.00 RPTT: \$0.00
Page 1 of 4

(for Recorder's use only)

NOTICE OF LIS PENDENS

(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)


Signature

EXECUTIVE DIRECTOR/PRO SE

Title

JEANNETTE PORRAZZO
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

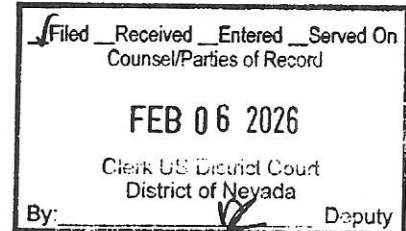
This cover page must be typed or printed in black ink.

UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA (RENO)

JEANNETTE PORRAZZO,
Plaintiff,

v.

WORLD PROPERTIES, INC., et al.,
Defendants.



Case No. 3:26-cv-00006-ART-CLB

NOTICE OF PENDENCY OF ACTION (LIS PENDENS)

NOTICE IS HEREBY GIVEN that the above-captioned action is pending in the United States District Court for the District of Nevada (Reno), Case No. 3:26-cv-00006-ART-CLB. This Notice is filed pursuant to the Court's jurisdiction over matters affecting real property located within the District of Nevada.

This action affects title to, possession of, and/or the right to use, develop, remediate, or disturb certain real property located in Washoe County, Nevada, and owned, controlled, or held for development by Defendant World Properties, Inc., a FAL Group / AI-Athel family entity.

This action arises from disputes concerning the lawful use, development, and disturbance of land that is alleged to constitute Native American ancestral and culturally significant land, including areas containing known and suspected burial sites and cultural resources. Plaintiff alleges that the subject properties include numerous burial grounds and cultural sites identified through historical records, tribal knowledge, and investigation to date, which cannot be legally remediated or relocated and must therefore remain undisturbed.

Plaintiff further alleges that proposed or ongoing development activities on the subject properties would result in irreparable harm, including but not limited to the destruction or disturbance of protected burial grounds and cultural resources, significant environmental damage, and the depletion of groundwater and impairment of existing wells and water rights relied upon by surrounding property owners and residents.

Plaintiff has resided in Washoe Valley, Nevada, at 1705 Irving Place, Washoe Valley, Nevada 89704, beginning in 1980, with subsequent periods of residence, and currently resides at this address, which constitutes her family inheritance and permanent residence. Plaintiff relies daily on a private groundwater well located at the property for drinking water and household use, including water required for her federally protected service animal. This address is listed as Plaintiff's permanent residence on her State of Nevada driver's license.

Plaintiff alleges that the proposed development and land disturbance activities on the subject properties would contaminate groundwater, impair existing wells, and unlawfully interfere with

established water rights, causing direct, personal, and irreparable harm to Plaintiff, her household, and similarly situated residents. Such harm cannot be adequately remedied by monetary damages and directly implicates the use, disposition, and lawful development of the subject real property. Plaintiff further alleges that the harms described herein are irreparable in nature and form a proper basis for equitable and injunctive relief affecting the subject real property.

Plaintiff further alleges that Defendants sought land-use approvals before Washoe County concerning the subject properties, which were denied by the Washoe County Planning Commission on January 6, 2026, by a unanimous 7–0 vote. Plaintiff is informed and believes that Defendants thereafter filed an appeal of that denial to the Washoe County Board of Commissioners; however, said appeal was filed outside the applicable ten (10) day filing deadline prescribed by County code and procedure. Plaintiff is further informed and believes that, notwithstanding the untimely filing, an appeal hearing has been calendared for March 10, 2026. This parallel administrative proceeding directly implicates the same parcels, development rights, environmental impacts, cultural resources, and irreparable harms at issue in this federal action. Any action taken in that forum during the pendency of this case may materially affect title, use, or development rights and risks irreparable harm absent judicial restraint.

The claims asserted in this action include, without limitation, challenges to the validity of title, the legality of asserted development rights, and the authority to disturb or remediate the subject properties pending adjudication.

The real property affected by this action includes, without limitation, the parcels identified in Plaintiff's Supplemental Addendum to Record Regarding Real Property (World Properties, Inc. / FAL Group – Washoe County Only), filed in this action and incorporated herein by reference, including the following Washoe County Assessor's Parcel Numbers:

045-310-55
045-310-56
045-310-57
045-310-58
045-310-59

046-060-45
046-060-47
046-060-55
046-080-40

046-090-01
046-090-04
046-090-05
046-090-06
046-090-07
046-090-08

046-090-09
046-090-10
046-090-11
046-090-12
046-090-13
046-090-14
046-090-15
046-090-16
046-090-17
046-090-18

046-090-23
046-090-24
046-090-25
046-090-26

046-100-02
046-100-03
046-100-04
046-100-07
046-100-10

This Notice is recorded to provide constructive notice to all persons and entities that the above-described real property is the subject of pending federal litigation and that any interest acquired therein may be affected by the outcome of this action. This Notice is informational in nature only and does not reflect any adjudication of the merits of Plaintiff's claims.

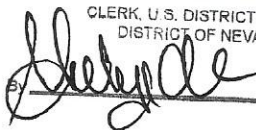
This Notice is filed in good faith based on information presently available. Plaintiff expressly reserves the right to supplement or amend this Notice to include additional parcels, affiliated entities, cultural findings, or subsequently discovered property interests implicated by this action. APN references are provided solely as legally recognized parcel identifiers used by Washoe County and do not constitute a concession or representation regarding ultimate title, valuation, remediation status, or regulatory compliance.

DATED this 6th day of February, 2026.

Jeannette Porrazzo
Plaintiff, Pro Se

I hereby attest and certify on 3/6/2026
that the foregoing document is a full, true
and correct copy of the original on file in my
legal custody.

CLERK, U.S. DISTRICT COURT
DISTRICT OF NEVADA


Deputy Clerk

