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6 *Attorneys for Plaintiff, National Credit Union*  
*Administration Board, in its Capacity as Liquidating*  
 7 *Agent of Ensign Federal Credit Union*

8 **UNITED STATES DISTRICT COURT**  
 9 **DISTRICT OF NEVADA**

10 NATIONAL CREDIT UNION  
 11 ADMINISTRATION BOARD, in its Capacity  
 as Liquidating Agent of ENSIGN FEDERAL  
 12 CREDIT UNION,

Case No: 2:11-cv-00444-PMP-LRL

13 Plaintiff,

**JUDGMENT**

14 v.

15 PERRY CHAMANI, aka PIROOZ PERRY  
 CHAMANI; FAY CHAMANI;  
 16 ENVIRONMENTAL LANDSCAPE, INC.,  
 DOES I-X, and ROE CORPORATIONS I-X,

17 Defendants.

**HUTCHISON & STEFFEN**  
 A PROFESSIONAL LLC  
 PECCOLE PROFESSIONAL PARK  
 10080 WEST ALTA DRIVE, SUITE 200  
 LAS VEGAS, NV 89145

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 20 This matter came before the Court on Plaintiff National Credit Union Administration  
 21 Board's, in its Capacity as Liquidating Agent of Ensign Federal Credit Union ("Plaintiff" or the  
 22 "Liquidating Agent") Motion for Default Judgment Against Perry Chamani, aka Pirooz Perry  
 23 Chamani, Fay Chamani, and Environmental Landscape Inc. (Dkt. #12, hereinafter the  
 24 "Motion"). Defendant failed to appear and defend in this lawsuit.

25 Pursuant to the Findings of Fact, Conclusions of Law, and Decision entered herein, IT  
 26 IS HEREBY ORDERED, ADJUDGED, AND DECREED, that Judgment be entered against  
 27 Defendants jointly and severally as follows:

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In the principal amount of \$1,097,098.61 together with interest in the amount of \$40,556.74 from November 1, 2010 through July 5, 2011;

Additional interest accruing at the contractual rate of 5.25% per annum on the outstanding balance until paid in full;

Fair and reasonable litigation costs in an amount to be set forth by Plaintiff in its Bill of Costs to be filed upon entry of Judgment in this matter;

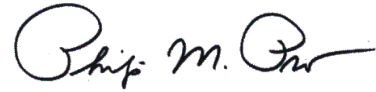
Real property appraisal fees in the amount of \$2,900;

Pre-foreclosure date Clark County property taxes in the amount of \$39,862 paid by Plaintiff on March 14, 2011;

Foreclosure fees in the amount of \$18,805.32; and

Reasonable attorneys' fees incurred in the amount of \$10,967.50; and anticipated future attorney's fees in the amount of \$1,250.

Dated \_ July 28, 2011.



**PHILIP M. PRO**  
**United States District Judge**

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CERTIFICATE OF SERVICE

Pursuant to FRCP 5(b), I certify that I am an employee of HUTCHISON & STEFFEN, LLC., and that on the 27<sup>th</sup> day of July, 2011, I caused the above and foregoing document entitled **[Proposed] JUDGMENT** to be served as follows:

- Pursuant to Fed. R. Civ. P. 5(b) and Section IV of District of Nevada Electronic Filing Procedures, to be served **via electronic service**;
- by placing same to be deposited for mailing in the United States Mail, in a sealed envelope upon which first class postage was prepaid in Las Vegas, Nevada;
- Pursuant to FRCP 5(b)(2)(D), to be sent **via facsimile**;
- to be hand-delivered

to the attorney(s) listed below at the address and/or facsimile number indicated below:

Ian Christopherson  
Christopherson Law Offices  
3430 E. Flamingo Road, Ste. 212  
Las Vegas, NV 89121  
*Attorneys for Defendant  
Perry Chamani, aka Pirooz Perry Chamani;  
Fay Chamani; and Environmental Landscape, Inc*

  
An employee of Hutchison & Steffen, LLC