

FOUND 5/8" REBAR (NO CAP) IN MONUMENT WELL 0.13' WEST AND 0.15' SOUTH OF CALCULATED POSITION

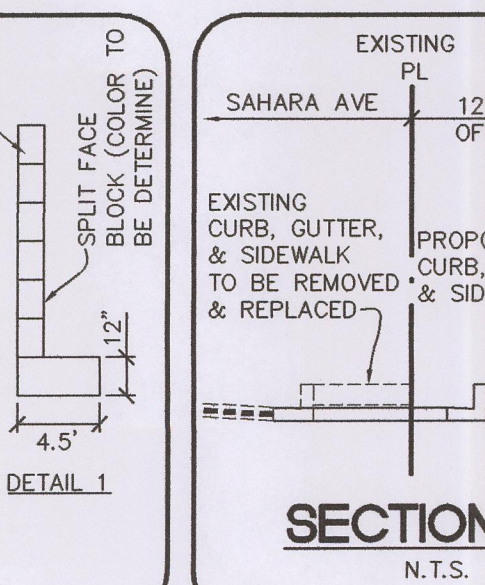
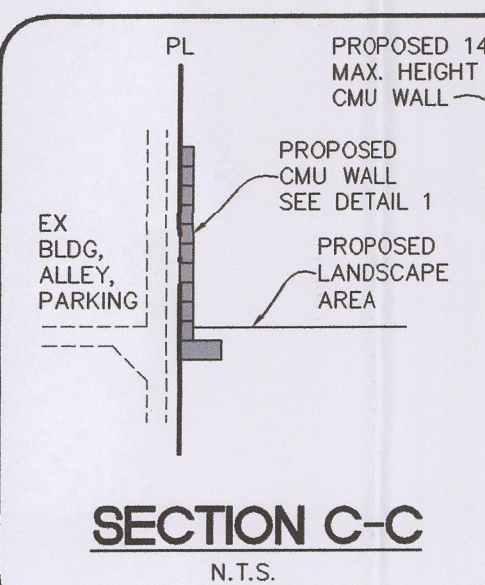
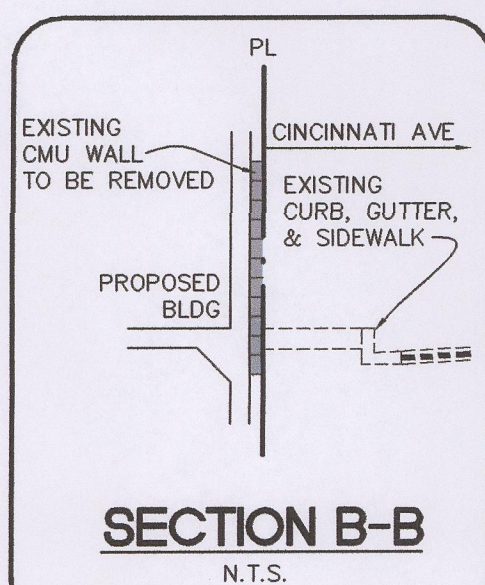
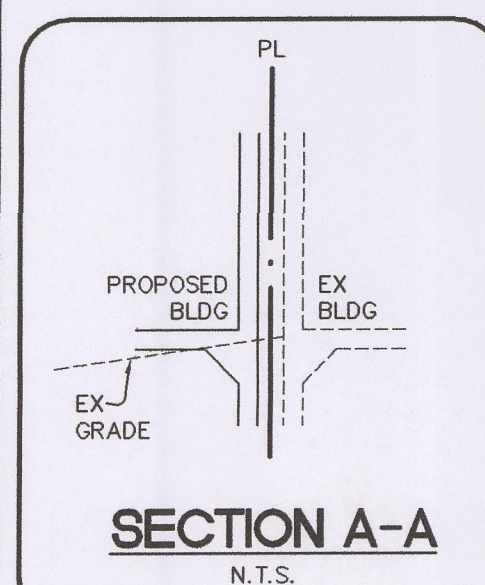
200 REBAR IN WELL

Call before you UnderGround 1-702-455-7511 1-702-223-6611

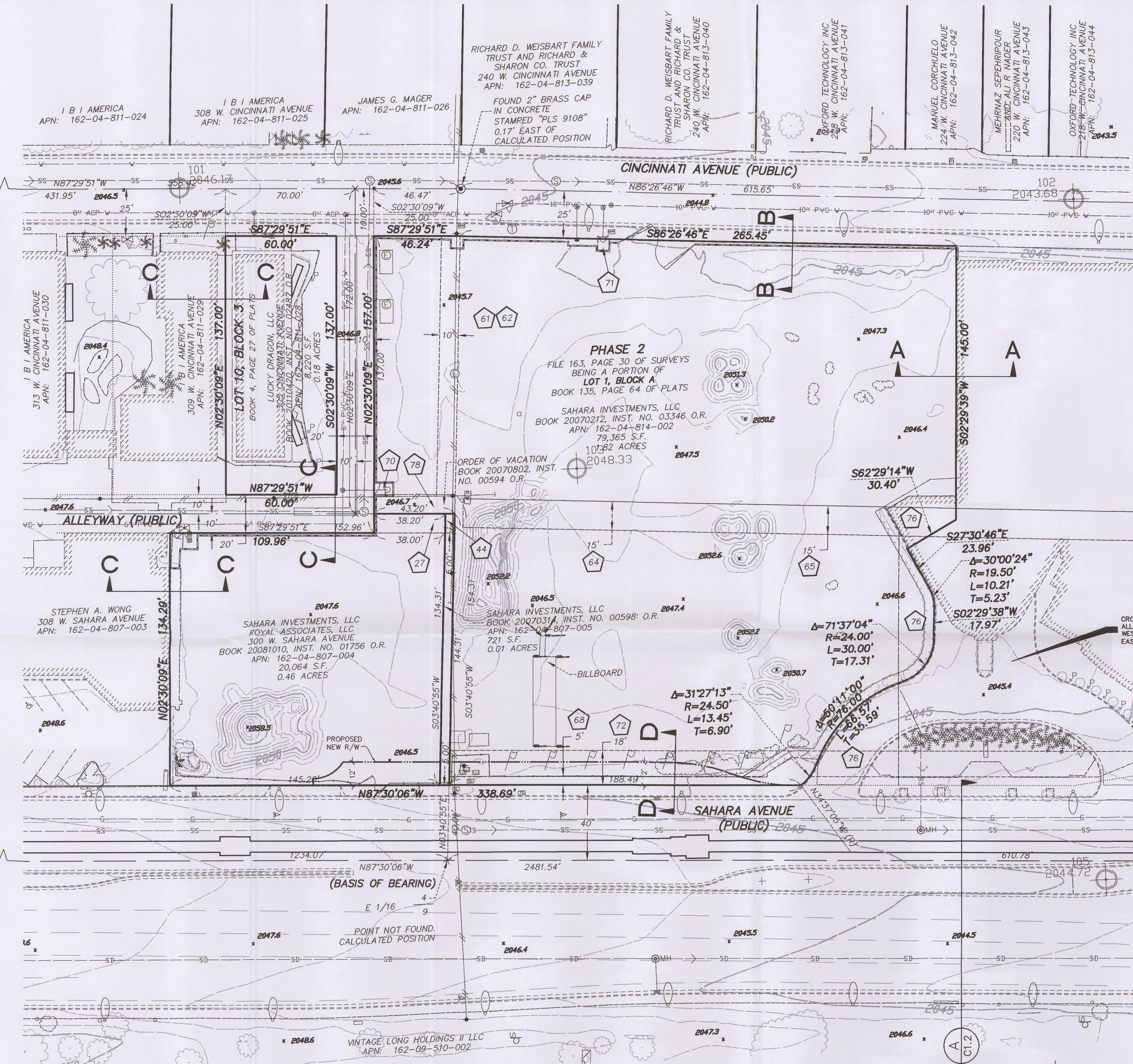
Call before you Dig 1-800-227-2600 UNDERGROUND SERVICE (USA)

Call before you Dig 1-800-227-2600 UNDERGROUND SERVICE (USA)

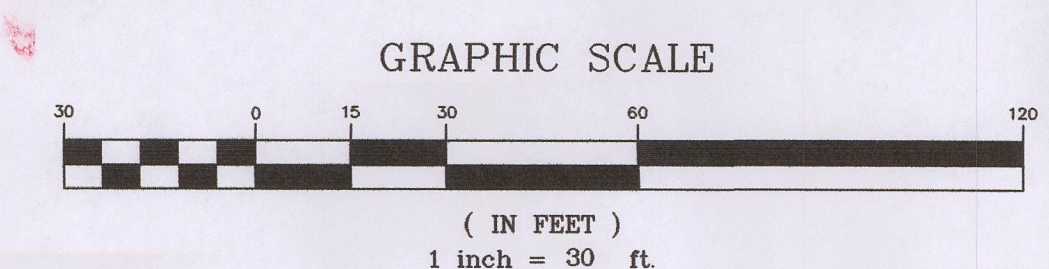
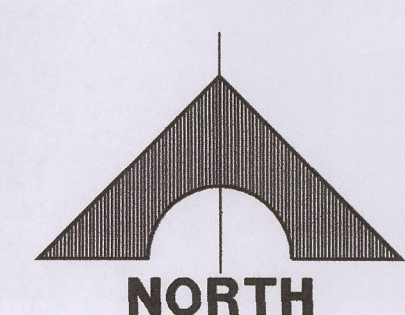
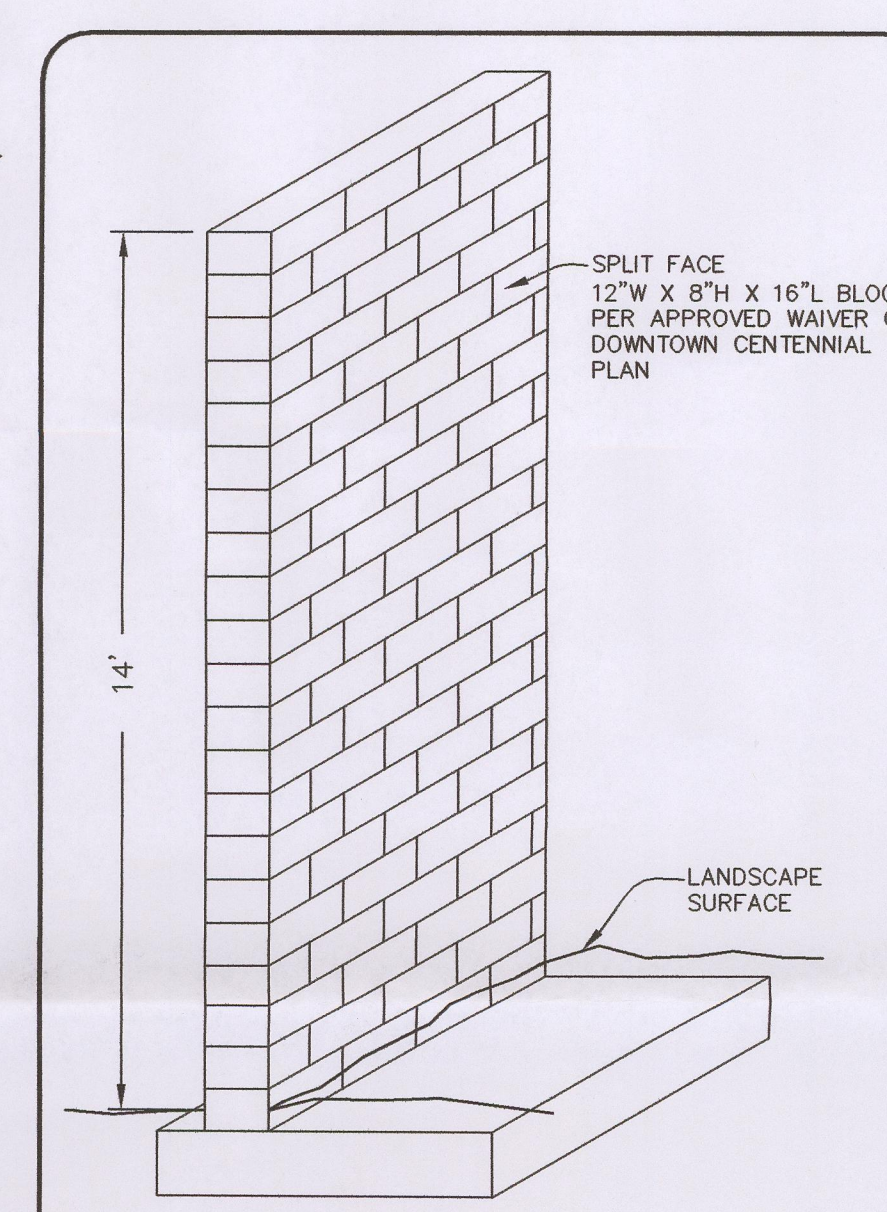
203 B.D. NDOT 1/4 4/9 FOUND 4" NDOT BRASS CAP IN CONCRETE "STA 265.092"



THE PROPOSED SANITARY SEWER DISCHARGE IS 157,000 GALLON PER DAY

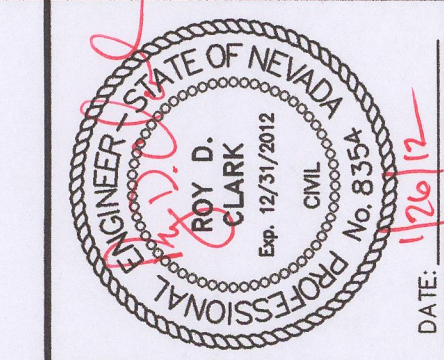


GROSS ACCESS AGREEMENT IN-PLACE TO ALLOW ACCESS FROM NEW DEVELOPMENT ON WEST WITH THE EXISTING PROPERTY ON EAST (ALLURE CONDOMINIUMS).



BASIS OF BEARING

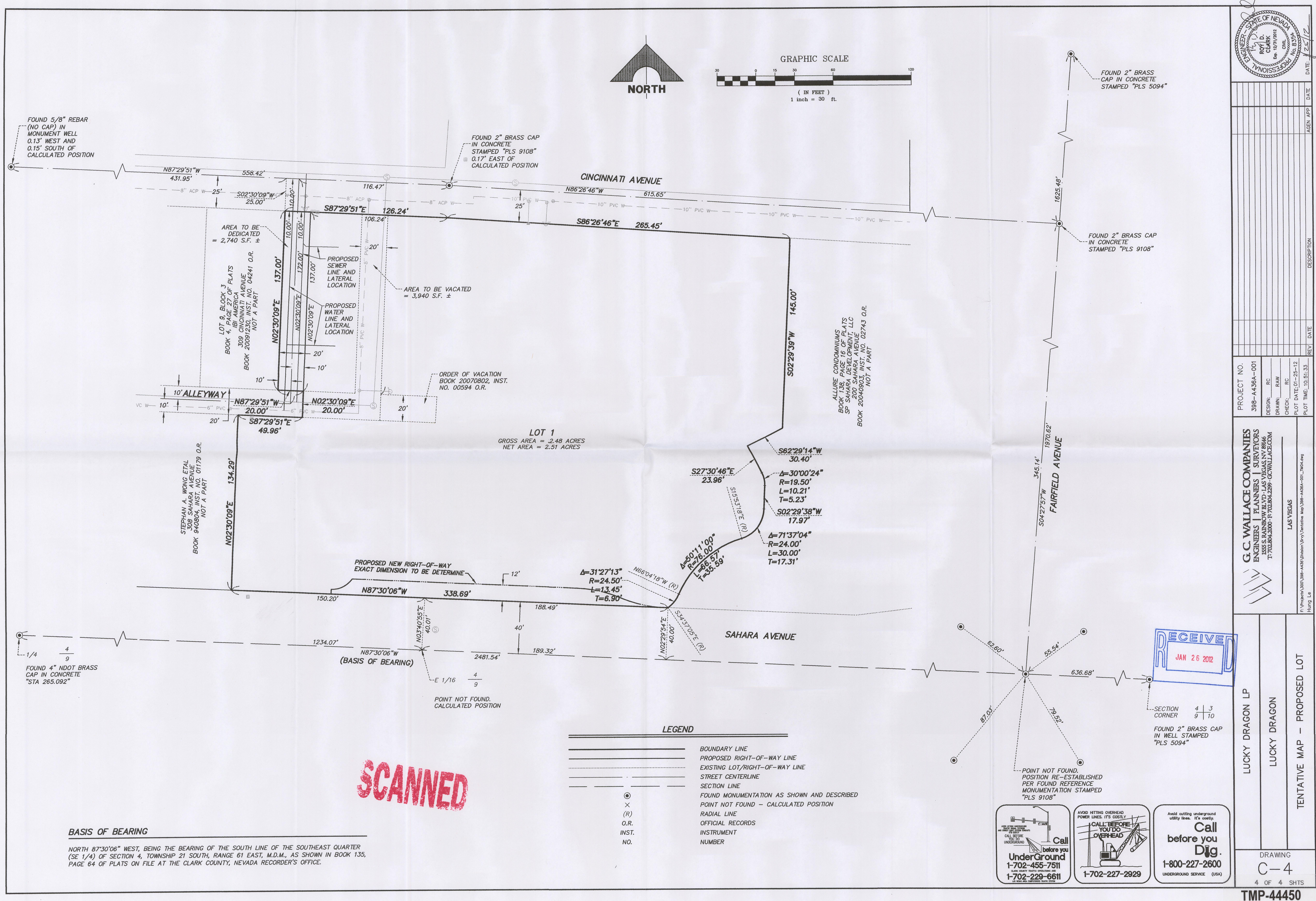
NORTH 87°30'06" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN BOOK 135, PAGE 64 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.



PROJECT NO.	398-A436A-001
DESIGN	RC
DRAWN	RAW
CHECK	RC
PLOT DATE	01-26-12
PLOT TIME	10:58:05

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD. - LAS VEGAS, NV 89146
TEL: 702.804.2000 FAX: 702.804.2999 GCWALLACE.COM

LUCKY DRAGON LP
LUCKY DRAGON
TENTATIVE MAP
DRAWING C-3
3 OF 4 SHTS



TMP-44450

TITLE REPORT

THIS EXHIBIT IS BASED ON A PRELIMINARY TITLE REPORT PREPARED BY NEVADA TITLE COMPANY, ORDER NO. 11-09-1086-SO, DATED SEPTEMBER 23, 2011 AND AMENDED SEPTEMBER 30, 2011. G.C. WALLACE ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE COMPLETENESS OR ACCURACY OF THE ABOVE MENTIONED REPORT. THIS EXHIBIT DOES NOT CONSTITUTE A TITLE SEARCH AND IS SUBJECT TO THE EXCLUSIONS, RESTRICTIONS AND EXCEPTIONS LISTED IN THE REFERENCES AND DESCRIBED IN SAID PRELIMINARY TITLE REPORT.

TITLE REPORT EXCEPTIONS

- # = NUMERIC SEQUENCE - ITEMS WHICH CAN BE VISUALLY LOCATED AND/OR MAPPED WHICH AFFECT THE SUBJECT PROPERTY, EXCEPTING TAXES, SUPPLEMENTAL TAXES, LEASE AGREEMENTS, FINANCING STATEMENTS, DEEDS OF TRUST AND OTHER MISCELLANEOUS DOCUMENTS.
- THE FOLLOWING MATTERS AFFECT PARCEL I:
- 8 RESERVATIONS AND EASEMENTS IN THE PATENT FROM THE STATE OF NEVADA, RECORDED MARCH 31, 1905, IN BOOK F, PAGE 594 OF MISCELLANEOUS RECORDS, LINCOLN COUNTY, NEVADA RECORDS AND RECORDED AUGUST 11, 2003, IN BOOK 20030811 AS DOCUMENT NO. 00904 OF OFFICIAL RECORDS. (BLANKET-IN-NATURE)
- 9 DEDICATIONS AND EASEMENTS AS SHOWN ON THE RECORDED MAP REFERRED TO HEREIN, ON FILE IN BOOK 4 OF PLATS, PAGE 27, OF OFFICIAL RECORDS. (NO PLOTTABLE EASEMENTS)
- 10 THE TERMS AND PROVISIONS CONTAINED IN INSTRUMENT ENTITLED CITY OF LAS VEGAS REVISED DOWNTOWN DEVELOPMENT AREA RECORDED MARCH 11, 1986 IN BOOK 860311 AS DOCUMENT NO. 00777 OF OFFICIAL RECORDS. (BLANKET-IN-NATURE)
- SAID INSTRUMENT CONTAINS, AMONG OTHER THINGS, PROVISIONS FOR REHABILITATION OF THE DOWNTOWN AREA FINANCED BY ADDITIONAL TAX ASSESSMENTS.
- SAID INSTRUMENT HAS BEEN REVISED BY AN INSTRUMENT RECORDED FEBRUARY 11, 1988 IN BOOK 880211 AS DOCUMENT NO. 00382 OF OFFICIAL RECORDS.
- SAID INSTRUMENT HAS BEEN AMENDED BY AN INSTRUMENT RECORDED NOVEMBER 22, 1996 IN BOOK 961122 AS DOCUMENT NO. 00847 OF OFFICIAL RECORDS.
- A NOTICE OF ADOPTION OF AMENDMENT TO THE REDEVELOPMENT PLAN RECORDED NOVEMBER 22, 1996 IN BOOK 961122 AS DOCUMENT NO. 00848; RE-RECORDED NOVEMBER 25, 1996 IN BOOK 961125 AS DOCUMENT NO. 00566 AND AS SET FORTH IN RECORD OF SURVEY PERFORMED BY RITA M. LUMAS, FILED IN FILE LG OF LOCAL GOVERNMENT PLATS AT PAGE 78 RECORDED NOVEMBER 22, 1996 IN BOOK 961122 AS DOCUMENT NO. 00849 OF OFFICIAL RECORDS.
- AN ORDINANCE TO ADOPT AN AMENDED AND RESTATED REDEVELOPMENT PLAN RECORDED JUNE 2, 2006 IN BOOK 20060602 AS DOCUMENT NO. 0001395 OF OFFICIAL RECORDS.
- REFERENCE SHOULD BE MADE TO SAID INSTRUMENT FOR FULL PARTICULARS.
- 15 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- THE FOLLOWING MATTERS AFFECT PARCEL II:
- 24 RESERVATIONS AND EASEMENTS IN THE PATENT FROM THE STATE OF NEVADA, RECORDED MARCH 31, 1905, IN BOOK F, PAGE 594 OF MISCELLANEOUS RECORDS, LINCOLN COUNTY, NEVADA RECORDS AND RECORDED AUGUST 11, 2003, IN BOOK 20030811 AS DOCUMENT NO. 00904 OF OFFICIAL RECORDS. (BLANKET-IN-NATURE)
- 25 THE TERMS AND PROVISIONS CONTAINED IN INSTRUMENT ENTITLED CITY OF LAS VEGAS REVISED DOWNTOWN DEVELOPMENT AREA RECORDED MARCH 11, 1986 IN BOOK 860311 AS DOCUMENT NO. 00777 OF OFFICIAL RECORDS. (BLANKET-IN-NATURE)
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- REFERENCE SHOULD BE MADE TO SAID INSTRUMENT FOR FULL PARTICULARS.
- 26 TERMS, COVENANTS, CONDITIONS AND PROVISIONS IN AN INSTRUMENT ENTITLED, "MEMORANDUM OF PURCHASE OPTION", RECORDED SEPTEMBER 3, 2004, IN BOOK 20040903 AS DOCUMENT NO. 02744, OF OFFICIAL RECORDS.(NO PLOTTABLE EASEMENTS)
- THE BENEFICIAL INTEREST UNDER THE HEREINABOVE STATED MEMORANDUM OF PURCHASE OPTION WAS ASSIGNED TO SP SAHARA DEVELOPMENT, LLC BY ASSIGNMENT RECORDED SEPTEMBER 3, 2004, IN BOOK 20040903 AS DOCUMENT NO. 02745, OF OFFICIAL RECORDS.
- THE BENEFICIAL INTEREST UNDER THE HEREINABOVE STATED MEMORANDUM OF PURCHASE OPTION WAS ASSIGNED TO SP SAHARA DEVELOPMENT II, LLC BY ASSIGNMENT RECORDED SEPTEMBER 2, 2005, IN BOOK 20050902 AS DOCUMENT NO. 04776, OF OFFICIAL RECORDS.
- 27 ORDER OF VACATION: ANY EASEMENTS NOT VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED AUGUST 2, 2007 IN BOOK 20070802 AS DOCUMENT NO. 000594 OF OFFICIAL RECORDS. (PLOTTED)
- RESERVING THEREFROM EASEMENTS TO EMBARQ CORPORATION, A DELAWARE CORPORATION, COX COMMUNICATION LAS VEGAS, INC., A DELAWARE CORPORATION AND NEVADA POWER COMPANY, FOR REASONABLE RIGHTS OF INGRESS AND EGRESS THEREFROM.
- 28 TERMS, COVENANTS, CONDITIONS AND PROVISIONS IN AN INSTRUMENT ENTITLED, "CITY OF LAS VEGAS NOTICE OF ZONING", RECORDED JUNE 5, 2008, IN BOOK 20080605 AS DOCUMENT NO. 002079, OF OFFICIAL RECORDS. (NO PLOTTABLE EASEMENTS)
- 31 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

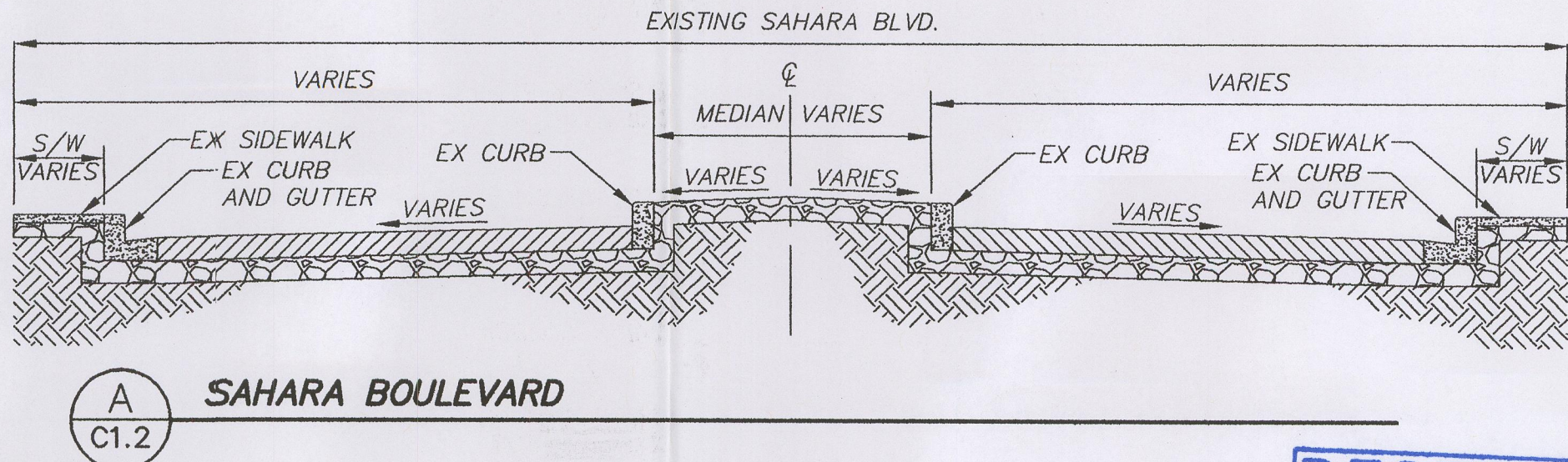
TITLE REPORT EXCEPTIONS (CONT.)

THE FOLLOWING MATTERS AFFECT PARCEL III:

- 41 RESERVATIONS AND EASEMENTS IN THE PATENT FROM THE STATE OF NEVADA, RECORDED MARCH 31, 1905, IN BOOK F, PAGE 594 OF MISCELLANEOUS RECORDS, LINCOLN COUNTY, NEVADA RECORDS AND RECORDED AUGUST 11, 2003, IN BOOK 20030811 AS DOCUMENT NO. 00904 OF OFFICIAL RECORDS. (BLANKET-IN-NATURE)
- 42 THE TERMS AND PROVISIONS CONTAINED IN INSTRUMENT ENTITLED CITY OF LAS VEGAS REVISED DOWNTOWN DEVELOPMENT AREA RECORDED MARCH 11, 1986 IN BOOK 860311 AS DOCUMENT NO. 00777 OF OFFICIAL RECORDS. (BLANKET-IN-NATURE)
- SAID INSTRUMENT CONTAINS, AMONG OTHER THINGS, PROVISIONS FOR REHABILITATION OF THE DOWNTOWN AREA FINANCED BY ADDITIONAL TAX ASSESSMENTS.
- SAID INSTRUMENT HAS BEEN REVISED BY AN INSTRUMENT RECORDED FEBRUARY 11, 1988 IN BOOK 880211 AS DOCUMENT NO. 00382 OF OFFICIAL RECORDS.
- SAID INSTRUMENT HAS BEEN AMENDED BY AN INSTRUMENT RECORDED NOVEMBER 22, 1996 IN BOOK 961122 AS DOCUMENT NO. 00847 OF OFFICIAL RECORDS.
- A NOTICE OF ADOPTION OF AMENDMENT TO THE REDEVELOPMENT PLAN RECORDED NOVEMBER 22, 1996 IN BOOK 961122 AS DOCUMENT NO. 00848; RE-RECORDED NOVEMBER 25, 1996 IN BOOK 961125 AS DOCUMENT NO. 00566 AND AS SET FORTH IN RECORD OF SURVEY PERFORMED BY RITA M. LUMAS, FILED IN FILE LG OF LOCAL GOVERNMENT PLATS AT PAGE 78 RECORDED NOVEMBER 22, 1996 IN BOOK 961122 AS DOCUMENT NO. 00849 OF OFFICIAL RECORDS.
- REFERENCE SHOULD BE MADE TO SAID INSTRUMENT FOR FULL PARTICULARS.
- 43 TERMS, COVENANTS, CONDITIONS AND PROVISIONS IN AN INSTRUMENT ENTITLED, "MEMORANDUM OF PURCHASE OPTION", RECORDED SEPTEMBER 3, 2004, IN BOOK 20040903 AS DOCUMENT NO. 02744, OF OFFICIAL RECORDS. (NO PLOTTABLE EASEMENTS)
- THE BENEFICIAL INTEREST UNDER THE HEREINABOVE STATED MEMORANDUM OF PURCHASE OPTION WAS ASSIGNED TO SP SAHARA DEVELOPMENT, LLC BY ASSIGNMENT RECORDED SEPTEMBER 3, 2004, IN BOOK 20040903 AS DOCUMENT NO. 02745, OF OFFICIAL RECORDS.
- THE BENEFICIAL INTEREST UNDER THE HEREINABOVE STATED MEMORANDUM OF PURCHASE OPTION WAS ASSIGNED TO SP SAHARA DEVELOPMENT II, LLC BY ASSIGNMENT RECORDED SEPTEMBER 2, 2005, IN BOOK 20050902 AS DOCUMENT NO. 04776, OF OFFICIAL RECORDS.
- 44 ORDER OF VACATION: ANY EASEMENTS NOT VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED AUGUST 2, 2007 IN BOOK 20070802 AS DOCUMENT NO. 000594 OF OFFICIAL RECORDS. (PLOTTED)
- RESERVING THEREFROM EASEMENTS TO EMBARQ CORPORATION, A DELAWARE CORPORATION, COX COMMUNICATION LAS VEGAS, INC., A DELAWARE CORPORATION AND NEVADA POWER COMPANY, FOR REASONABLE RIGHTS OF INGRESS AND EGRESS THEREFROM.
- 45 TERMS, COVENANTS, CONDITIONS AND PROVISIONS IN AN INSTRUMENT ENTITLED, "CITY OF LAS VEGAS NOTICE OF ZONING", RECORDED JUNE 5, 2008, IN BOOK 20080605 AS DOCUMENT NO. 002079, OF OFFICIAL RECORDS. (NO PLOTTABLE EASEMENTS)
- 48 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- THE FOLLOWING MATTERS AFFECT PARCEL IV:
- 57 RESERVATIONS AND EASEMENTS IN THE PATENT FROM THE STATE OF NEVADA, RECORDED MARCH 31, 1905, IN BOOK F, PAGE 594 OF MISCELLANEOUS RECORDS, LINCOLN COUNTY, NEVADA RECORDS AND RECORDED AUGUST 11, 2003, IN BOOK 20030811 AS DOCUMENT NO. 00904 OF OFFICIAL RECORDS. (BLANKET-IN-NATURE)
- 58 RESERVATIONS AND EASEMENTS IN THE PATENT FROM THE STATE OF NEVADA, RECORDED JUNE 3, 1905, IN BOOK F, PAGE 633 OF MISCELLANEOUS RECORDS, LINCOLN COUNTY, NEVADA RECORDS. (BLANKET-IN-NATURE)
- 59 DEDICATIONS AND EASEMENTS AS SHOWN ON THE RECORDED MAP REFERRED TO HEREIN, ON FILE IN BOOK 1 OF PLATS, PAGE 43, OF OFFICIAL RECORDS. (NO PLOTTABLE EASEMENTS)
- 60 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES THEREIN AND INCIDENTAL PURPOSES THERETO, IN FAVOR OF SOUTHERN NEVADA POWER COMPANY, FOR ELECTRICAL LINES, RECORDED FEBRUARY 9, 1983, IN BOOK 88 OF DEEDS, PAGE 278 AS DOCUMENT NO. 399852 OF OFFICIAL RECORDS. (DOES NOT AFFECT)
- 61 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES THEREIN AND INCIDENTAL PURPOSES THERETO, IN FAVOR OF SOUTHERN NEVADA POWER COMPANY, FOR ELECTRICAL LINES, RECORDED APRIL 12, 1954, IN BOOK 6 AS DOCUMENT NO. 7656 OF OFFICIAL RECORDS. (PLOTTED)
- 62 DEDICATIONS AND EASEMENTS AS SHOWN ON THE RECORDED MAP REFERRED TO HEREIN, ON FILE IN BOOK 4 OF PLATS, PAGE 27, OF OFFICIAL RECORDS. (PLOTTED)
- 63 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES THEREIN AND INCIDENTAL PURPOSES THERETO, IN FAVOR OF NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY, FOR ELECTRICAL AND COMMUNICATION FACILITIES, RECORDED DECEMBER 22, 1972, IN BOOK 288 AS DOCUMENT NO. 247905 OF OFFICIAL RECORDS. (DOES NOT AFFECT)
- 64 EASEMENTS AS RESERVED BY THAT CERTAIN ORDER OF VACATION RECORDED JANUARY 9, 1973 IN BOOK 292 AS DOCUMENT NO. 251333 OF OFFICIAL RECORDS. (DOES NOT AFFECT. VACATED PER ORDER OF VACATION 20050719:0005051 O.R.)
- 65 AN EASEMENT IN FAVOR OF LAS VEGAS VALLEY WATER DISTRICT FOR COMMUNICATION FACILITIES TOGETHER WITH RIGHTS INCIDENTAL THERETO, AS RESERVED IN THE DEED, RECORDED SEPTEMBER 13, 1973, IN BOOK 363 AS DOCUMENT NO. 322932, OF OFFICIAL RECORDS. (PLOTTED)
- 66 THE TERMS AND PROVISIONS CONTAINED IN INSTRUMENT ENTITLED CITY OF LAS VEGAS REVISED DOWNTOWN DEVELOPMENT AREA RECORDED MARCH 11, 1986 IN BOOK 860311 AS DOCUMENT NO. 00777 OF OFFICIAL RECORDS. (BLANKET-IN-NATURE)
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- SAID INSTRUMENT HAS BEEN AMENDED BY AN INSTRUMENT RECORDED NOVEMBER 22, 1996 IN BOOK 961122 AS DOCUMENT NO. 00847 OF OFFICIAL RECORDS.
- A NOTICE OF ADOPTION OF AMENDMENT TO THE REDEVELOPMENT PLAN RECORDED NOVEMBER 22, 1996 IN BOOK 961122 AS DOCUMENT NO. 00848; RE-RECORDED NOVEMBER 25, 1996 IN BOOK 961125 AS DOCUMENT NO. 00566 AND AS SET FORTH IN RECORD OF SURVEY PERFORMED BY RITA M. LUMAS, FILED IN FILE LG OF LOCAL GOVERNMENT PLATS AT PAGE 78 RECORDED NOVEMBER 22, 1996 IN BOOK 961122 AS DOCUMENT NO. 00849 OF OFFICIAL RECORDS.
- AN ORDINANCE TO ADOPT AN AMENDED AND RESTATED REDEVELOPMENT PLAN RECORDED JUNE 2, 2006 IN BOOK 20060602 AS DOCUMENT NO. 0001395 OF OFFICIAL RECORDS.
- REFERENCE SHOULD BE MADE TO SAID INSTRUMENT FOR FULL PARTICULARS.

TITLE REPORT EXCEPTIONS (CONT.)

- 67 DEDICATIONS AND EASEMENTS AS SHOWN ON THE RECORDED MAP REFERRED TO HEREIN, ON FILE IN BOOK 125 OF PLATS, PAGE 74, OF OFFICIAL RECORDS. (NO PLOTTABLE EASEMENTS)
- 68 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES THEREIN AND INCIDENTAL PURPOSES THERETO, IN FAVOR OF CITY OF LAS VEGAS, FOR PEDESTRIAN WALKWAY PURPOSES, RECORDED JUNE 29, 2005, IN BOOK 20050629 AS DOCUMENT NO. 008671 OF OFFICIAL RECORDS. (PLOTTED)
- 69 TERMS, COVENANTS, CONDITIONS AND PROVISIONS IN AN INSTRUMENT ENTITLED, "ENCROACHMENT AGREEMENT", RECORDED SEPTEMBER 28, 2005, IN BOOK 20050928 AS DOCUMENT NO. 01399, OF OFFICIAL RECORDS. (NOT PLOTTABLE)
- 70 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES THEREIN AND INCIDENTAL PURPOSES THERETO, IN FAVOR OF LAS VEGAS VALLEY WATER DISTRICT, A QUASI MUNICIPAL CORPORATION, FOR PIPELINES, RECORDED OCTOBER 6, 2005, IN BOOK 20051006 AS DOCUMENT NO. 01349 OF OFFICIAL RECORDS. (PLOTTED)
- 71 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES THEREIN AND MUNICIPAL CORPORATION, FOR PIPELINES, RECORDED OCTOBER 6, 2005, IN BOOK 20051006 AS DOCUMENT NO. 01352 OF OFFICIAL RECORDS. (PLOTTED)
- 72 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES THEREIN AND INCIDENTAL PURPOSES THERETO, IN FAVOR OF NEVADA POWER COMPANY, FOR ELECTRICAL LINES, RECORDED OCTOBER 27, 2005, IN BOOK 20051027 AS DOCUMENT NO. 0004769 OF OFFICIAL RECORDS. (PLOTTED)
- THE ABOVE DOCUMENT WAS RE-RECORDED ON JANUARY 23, 2007 IN BOOK 20070123 AS DOCUMENT NO. 0002737.
- 73 DEDICATIONS AND EASEMENTS AS SHOWN ON THE RECORDED MAP REFERRED TO HEREIN, ON FILE IN BOOK 135 OF PLATS, PAGE 84, OF OFFICIAL RECORDS. (PLOTTED)
- 74 THE EFFECT OF THE FOLLOWING RECORD OF SURVEY PERFORMED BY MORDECHAI KLEINBERG, FILED IN FILE 163 OF SURVEYS AT PAGE 30, RECORDED FEBRUARY 7, 2007, IN BOOK 20070207, AS DOCUMENT NO. 0002397 OF OFFICIAL RECORDS. (NO PLOTTABLE EASEMENTS)
- 75 COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DECLARATION OF RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AFFECTING SAID LAND CONTAINED IN THE DEED RECORDED FEBRUARY 12, 2007 IN BOOK 20070212 AS DOCUMENT NO. 003346 OF OFFICIAL RECORDS. (BLANKET-IN-NATURE)
- THE ABOVE DEED CONTAINS DEED RESTRICTIONS ALONG WITH RESTRICTIVE COVENANTS.
- 76 TERMS, COVENANTS, CONDITIONS, PROVISIONS AND EASEMENTS IN AN INSTRUMENT ENTITLED, "EASEMENT AGREEMENT AND COVENANTS, CONDITIONS, AND RESTRICTIONS", RECORDED FEBRUARY 12, 2007, IN BOOK 20070212 AS DOCUMENT NO. 003348, OF OFFICIAL RECORDS. (PLOTTED)
- THE ABOVE STATED COVENANTS, CONDITIONS AND RESTRICTIONS WERE PURPORTEDLY MODIFIED BY AN INSTRUMENT RECORDED JUNE 3, 2008 IN BOOK 20080603 AS DOCUMENT NO. 002783, OF OFFICIAL RECORDS.
- THE ABOVE STATED COVENANTS, CONDITIONS AND RESTRICTIONS WERE PURPORTEDLY MODIFIED BY AN INSTRUMENT RECORDED JUNE 3, 2008 IN BOOK 20080603 AS DOCUMENT NO. 002784, OF OFFICIAL RECORDS.
- 78 ORDER OF VACATION: ANY EASEMENTS NOT VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED AUGUST 2, 2007 IN BOOK 20070802 AS DOCUMENT NO. 000594 OF OFFICIAL RECORDS. (PLOTTED)
- RESERVING THEREFROM EASEMENTS TO EMBARQ CORPORATION, A DELAWARE CORPORATION, COX COMMUNICATION LAS VEGAS, INC., A DELAWARE CORPORATION AND NEVADA POWER COMPANY, FOR REASONABLE RIGHTS OF INGRESS AND EGRESS THEREFROM.
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- 83 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.



SCANNED



PROJECT NO. 398-A4364-001	DESIGN: RC DRAWN: RAK CHECKED: RC
PLOT DATE: 01-22-12 PLOT TIME: 10:33:45	
G.C. WALLACE COMPANIES ENGINEERS PLANNERS SURVEYORS 1885 S. RAINBOW BLVD. - LAS VEGAS, NV 89146 TEL: 702.660.0000 - FAX: 702.660.2299 - GC WALLACE.COM	
LAS VEGAS 111 Virginia Street, Suite 300 - Las Vegas, NV 89101 Huang, Lu	
LUCKY DRAGON LP	LUCKY DRAGON
TITLE REPORT EXCEPTIONS	
DRAWING C-2 2 OF 4 SHEETS TMP-44450 03/13/12 PC	

PROJECT DATA

APN'S:

162-04-807-005, 162-04-807-005, 162-04-811-028, 162-04-814-002

SITE AREA (GROSS): ±2.47 ACRES

EXISTING ZONING: C-2, R-4

TITLE REPORT EXCEPTIONS

SEE SHEET C1.2

ENGINEER

G.C. WALLACE, INC.
1555 S. RAINBOW BOULEVARD
LAS VEGAS, NV 89146
TEL: 702-804-2000
FAX: 702-804-2299

NUMBER OF LOTS

1 LOT (PROPOSED)

CC&R STATEMENT

THERE ARE NO PROTECTIVE COVENANTS & DEED RESTRICTIONS WHICH THE SUBDIVIDER WILL ENFORCE AT THIS TIME. ANY FUTURE COVENANTS & DEED RESTRICTIONS WILL RECORD WITH THE CC&R'S FOR EACH INDIVIDUAL FINAL MAP.

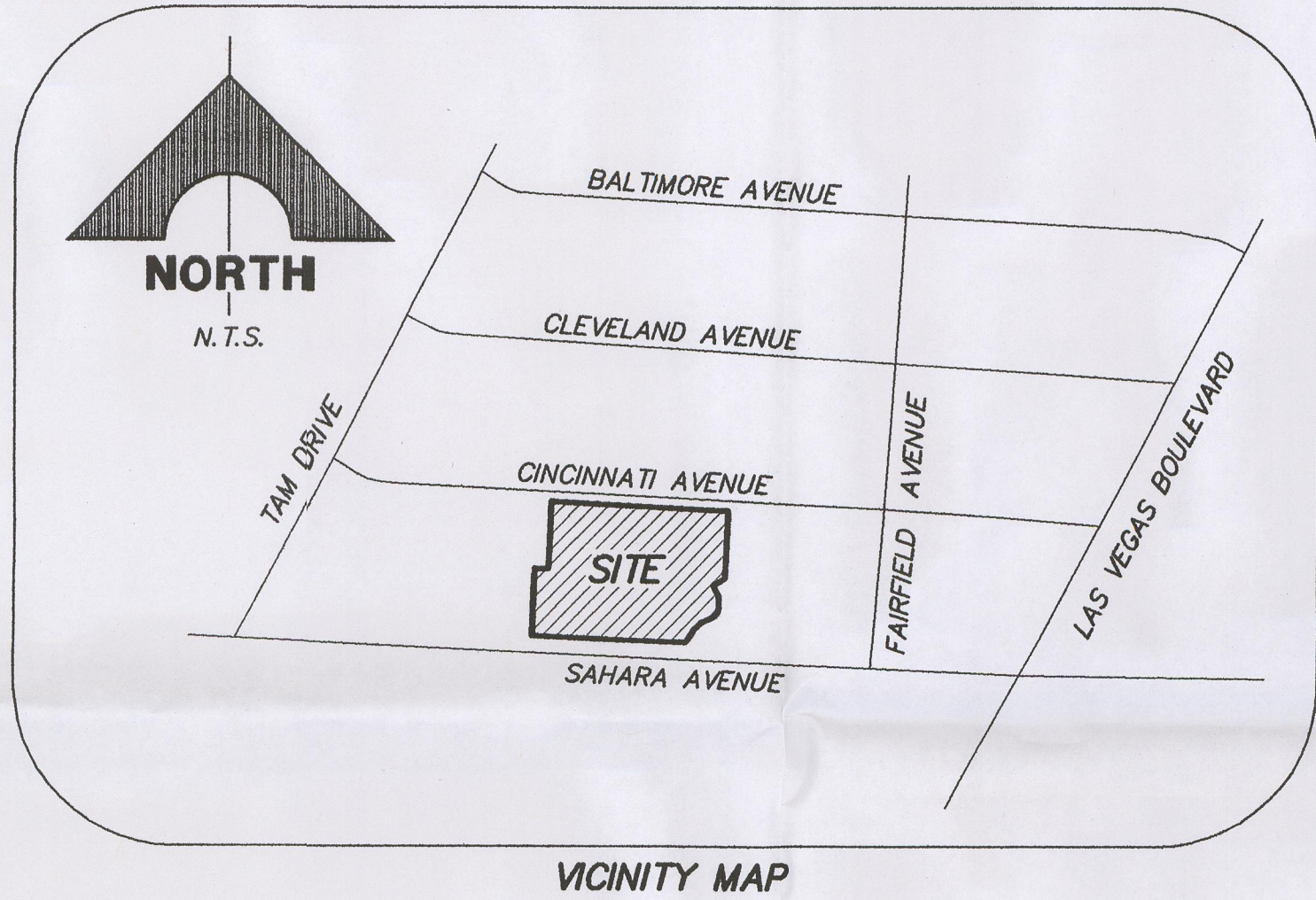
LEGEND

	EXIST. BOUNDARY LINE
	EXIST. LOT RIGHT-OF-WAY LINE
	EXIST. STREET CENTERLINE
	SECTION LINE
	EXIST. EASEMENT LINE
	CURB & GUTTER
	BLOCK WALL
	BUILDING
	CHAIN LINK FENCE
	OVERHANG
	OVERHEAD POWER LINE
	CONCRETE
	VALLEY GUTTER
	EDGE OF ASPHALT
	EXIST. INDEX CONTOUR
	EXIST. INTER CONTOUR
	EXIST. SANITARY SEWER
	EXIST. WATER LINE
	EXIST. STORM DRAIN
	EXIST. GAS
	EXIST. COMMUNICATIONS
	CABLE T.V. BOX
	ELECTRIC BOX
	STREET LIGHT BOX
	WATER METER
	TRAFFIC SIGNAL BOX
	WATER BOX
	ELECTRIC MANHOLE
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	WATER VALVE
	GAS LINE MARKER
	FIRE HYDRANT
	BLOW-OFF VALVE
	DROP INLET
	POWER POLE
	GUY
	STREET LIGHT
	VAULT: T-TELEPHONE
	BILLBOARD
	FLAG
	PALM TREE
	TREE
	POST- MISC
	FIRE HYDRANT
	METER / UTILITY MANHOLE
	SIGNS
	GATE
	VALVE
	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
	POINT NOT FOUND - CALCULATED POSITION
	RADIAL LINE
	ASSESSOR'S PARCEL NUMBER
	OFFICIAL RECORDS
	SQUARE FEET
	INSTRUMENT NUMBER
	TITLE REPORT EXCEPTION NUMBER (SEE SHEET C1.2)

TENTATIVE MAP
FOR
LUCKY DRAGON
(A COMMERCIAL SUBDIVISION)

SHEET INDEX

SHEET 1: C1.1 - COVER SHEET
SHEET 2: C1.2 - TITLE REPORT EXCEPTIONS
SHEET 3: C1.3 - TENTATIVE MAP
SHEET 4: C1.4 - TENTATIVE MAP - PROPOSED LOT



UTILITY SERVICE

WATER	LAS VEGAS VALLEY WATER DISTRICT
TELEPHONE	CENTURY LINK
SOLID WASTE DISPOSAL	REPUBLIC SERVICES
GAS	SOUTHWEST GAS CORPORATION
ELECTRIC	NEVADA POWER COMPANY, A NEVADA CORPORATION, D/B/A/ NV ENERGY
SEWER	CITY OF LAS VEGAS

NOTES

- FEDERAL MANAGEMENT AGENCY FLOOD INSURANCE MAP, COMMUNITY PANEL 32003C2170 E, DOES NOT DEPICT THE SITE LOCATED INSIDE A 100-YEAR FLOOD PLAIN.
- PUBLIC WATER IS PROVIDED BY LAS VEGAS VALLEY WATER DISTRICT, LAS VEGAS VALLEY WATER DISTRICT MAINS ARE LOCATED IN SAHARA BOULEVARD.
- SANITARY SEWER IS TO BE DISPOSED OF USING CITY OF LAS VEGAS TREATMENT FACILITIES. EXISTING SANITARY SEWER MAIN IS LOCATED IN SAHARA BOULEVARD.
- THERE ARE NO KNOWN MAPPED OR OBSERVED FAULTS OR FISSURES.
- GROUND WATER DEPTH IS EXPECTED TO BE BELOW ±10 FEET OF THE EXISTING SURFACE. HOWEVER, THIS WILL BE VERIFIED AND CONFIRMED BY FUTURE SOILS REPORT.
- PROPOSED USE OF THIS SITE IS FOR H-1.

PROPERTY OWNER/DEVELOPER

LUCKY DRAGON LP
3575 W. POST ROAD
LAS VEGAS, NV 89118

LEGAL DESCRIPTION (PER NEVADA TITLE COMPANY REPORT 11-09-1086-SD)

PARCEL I:

LOT TEN (10) IN BLOCK THREE (3) OF JUDY RICH TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4, OF PLATS, PAGE 27, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 87°15'49" WEST ALONG THE SOUTH LINE THEREOF; A DISTANCE OF 1247.48 FEET TO THE SOUTHWEST CORNER OF THE MEADOWS ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE CONTINUING NORTH 87°15'49" WEST A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 4°00'05" EAST PARALLEL TO WEST LINE OF THE SAID MEADOWS ADDITION TO LAS VEGAS, A DISTANCE OF 174.04 FEET TO THE SOUTH LINE OF JUDY RICH TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 27 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE NORTH 87°15'49" WEST ALONG THE LAST MENTIONED SOUTH LINE, A DISTANCE OF 147.96 FEET TO A POINT; THENCE SOUTH 2°44'11" WEST A DISTANCE OF 174.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 4; THENCE SOUTH 87°15'49" EAST ALONG THE LAST MENTIONED SOUTH LINE, A DISTANCE OF 144.12 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE SOUTH 40 FEET THEREOF AS CONVEYED TO THE CITY OF LAS VEGAS, FOR STREET PURPOSES, BY DEED RECORDED APRIL 29, 1954, AS DOCUMENT NO. 9297, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION CONVEYED BY AN ORDER OF VACATION RECORDED AUGUST 2, 2007 IN BOOK 20070802 AS DOCUMENT NO. 00594 OF OFFICIAL RECORDS.

PARCEL III:

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 61 EAST, MDM MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST (SE) CORNER OF SAID SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, MDM, THENCE NORTH 87°30'06" WEST ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4.) SAID SECTION 4, A DISTANCE OF 1247.48 FEET, TO THE SOUTHWEST (SW) CORNER OF "MEADOWS ADDITION", AS SHOWN IN BOOK 3, PAGE 40 OF PLATS; THENCE NORTH 03°40'55" EAST ON THE WEST LINE OF SAID "MEADOWS ADDITION" A DISTANCE OF 40.01 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAHARA AVENUE; THENCE CONTINUING NORTH 03°40'55" EAST ON SAID WEST LINE A DISTANCE OF 134.34 FEET TO THE SOUTHEAST CORNER OF "JUDY RICH TRACT" AS SHOWN IN BOOK 4, PAGE 27 OF PLATS; THENCE NORTH 87°29'51" WEST ON THE SOUTH LINE OF SAID "JUDY RICH TRACT" A DISTANCE OF 5.00 FEET; THENCE SOUTH 03°40'55" WEST A DISTANCE OF 134.34 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAHARA AVENUE; THENCE SOUTH 87°30'06" EAST A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION CONVEYED BY AN ORDER OF VACATION RECORDED AUGUST 2, 2007 IN BOOK 20070802 AS DOCUMENT NO. 00594 OF OFFICIAL RECORDS.

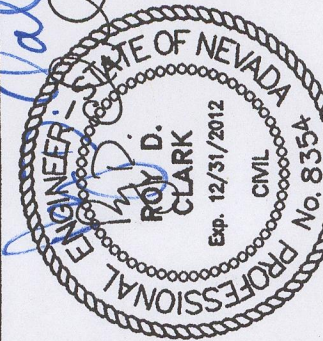
PARCEL IV:

BEING A PORTION OF LOT ONE (1) OF ALLURE COMMERCIAL SUBDIVISION AS SHOWN ON MAP THEREOF ON FILE IN BOOK 135, OF PLATS, PAGE 64 AND BEING A PARCEL OF LAND LYING IN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 04; THENCE NORTH 03°40'55" EAST, 40.01 FEET TO THE SOUTHWEST CORNER OF LOT 10 BLOCK 9 OF THE MEADOWS ADDITION TO THE CITY OF LAS VEGAS, AS RECORDED IN BOOK 3 PAGE 40 OF PLATS CLARK COUNTY OFFICIAL RECORDS. SAME POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAHARA AVENUE (WIDTH VARIES). SAME POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 03°40'55" EAST, 154.34 FEET; THENCE NORTH 87°29'51" WEST, 43.41 FEET; THENCE NORTH 02°30'09" EAST, 137.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CINCINNATI AVENUE (50 FEET WIDE); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 87°29'51" EAST, 46.24 FEET TO AN ANGLE POINT; THENCE SOUTH 86°26'46" EAST, 265.45 FEET; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF CINCINNATI AVENUE, SOUTH 02°29'39" WEST, 145.00 FEET; THENCE SOUTH 62°29'14" WEST, 30.40 FEET; THENCE SOUTH 27°30'46" EAST, 23.96 FEET TO THE BEGINNING OF A 19.50 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST; THENCE CURVING RIGHT, SOUTHERLY, ALONG SAID CURVE AN ARC DISTANCE OF 10.21 FEET THROUGH A CENTRAL ANGLE OF 30°00'23" TO A POINT OF TANGENCY; THENCE SOUTH 02°29'38" WEST, 17.97 FEET TO THE BEGINNING OF A 24.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE CURVING RIGHT, SOUTHWESTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 71°37'06" TO A POINT ON A 76.00 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE SOUTHEAST; THENCE CURVING LEFT, SOUTHWESTERLY, ALONG SAID CURVE, AN ARC DISTANCE OF 66.57 FEET THROUGH A CENTRAL ANGLE OF 50°11'00" TO A POINT ON A 24.50 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE NORTHWEST; THENCE CURVING RIGHT, SOUTHWESTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 13.52 FEET THROUGH A CENTRAL ANGLE OF 31°36'46" TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SAHARA AVENUE WHERE THE RADIUS POINT BEARS NORTH 34°37'32" WEST; THENCE NORTH 87°30'06" WEST, 188.44 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

FURTHER DEPICTED AS PHASE 2 ON THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 163, OF SURVEY, PAGE 30, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION CONVEYED BY AN ORDER OF VACATION RECORDED AUGUST 2, 2007 IN BOOK 20070802AS DOCUMENT NO. 00594 OF OFFICIAL RECORDS.



PROJECT NO.	DESIGN	DRAWN	CHECK	PLOT DATE	PLOT TIME	REV	DATE	DESCRIPTION
398-A436A-001	RC	RAW	RC	01-25-12	10:32:51			

PROJECT NO.	DESIGN	DRAWN	CHECK	PLOT DATE	PLOT TIME
398-A436A-001	RC	RAW	RC	01-25-12	10:32:51

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD. - LAS VEGAS, NV 89146
TEL: 702.804.2000 • F: 702.804.2299 • GFWALLACE.COM

F:\Projects\30070802-AS\AS20 Wallace\Survey\Tentative Map\308-A436A-001-1.DWG
Hunting Lu

LUCKY DRAGON LP

LUCKY DRAGON

COVER SHEET

DRAWING
C-1

1 OF 4 SHEETS



City Of Las Vegas Department Of Planning Pre-Application Conference Notes

C
Y
C
L
E

3

Project Name: Lucky Dragon Subdivision

APN(s):	162-04-811-028; 162-04-899-021; 162-04-814-002; 162-04-807-004 and 005	Pre-app Date:	12/15/11 3C-327
Location:	N of Sahara Ave, 410 feet W of Fairfield Ave.	Meeting Location:	DSC Conference Room 3E-333
Ward #:	3 - Coffin	Acres:	2.63
		Time:	3:00 p.m.

Ownership Info:	Lucky Dragon, LLC, et al.	Last Change of Ownership Date:	04/20/11
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	Lucky Dragon, LLC		
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	GC Wallace, Inc.		
	Phone: (702)-804-2000	Fax: (702)-	Email:

Use:	Existing:	Multi-Family Residential, Undeveloped
	Proposed:	Hotel and Casino
General Plan:	Existing:	C and MXU
	Proposed:	C (Commercial)
Zoning:	Existing:	C-2 and R-4
	Proposed:	C-2 (General Commercial)
Special Area, Master Plans, and / or Overlay Districts that Apply:	Airport Overlay District (175 feet); Downtown Centennial Plan; Gaming Enterprise Overlay District; Downtown Redevelopment Area	
	Special Land Use Designation (per plan, if applicable): Northern Strip Gateway	

☒ **Meeting**
☐ **Email**
☐ **Conversation Record**
☐ **Telephone Record**

Between CLV Planning Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Roy Clark	GC Wallace, Inc.	804-2112	804-2299	rclark@gcwallace.com
2. David Jacoby	GGAM			
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning			
9.	CLV - Planning / Business License	229-6321	383-0769	
10. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15. Tom Burkert	CLV - Economic Development	229-6551	385-3128	

OR: ☐ **see Meeting Attendance Sheet**

-- Please return a copy of this completed form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions

City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)

Pre-Application Conference		APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR <u>EACH</u> APPLICATION TYPE, unless indicated otherwise)				Fees			
YES	NO			Appl. Type	Application	Notification	Recordation	Sub-Total	
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." --> "Apply for -> Planning Applications")					
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots							
☐	☒	Detailed justification letter (the same letter addressing all applications, included with each application)			TMP	\$ 750.00	\$ 0.00	\$ 0.00	\$ 750.00
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)				\$	\$	\$	\$
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			\$	\$	\$	\$	
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			\$	\$	\$	\$	
☒	☐	Copy of Business License(s) – requested, but submittals will be accepted without			\$	\$	\$	\$	
☐	☒	Cop(ies) of approval letter(s) for		Subtotal:				\$ 750.00	
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) – Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500				\$	---	\$	
☐	☒	Photo Reproduction of the Color & Materials Board (SDR applications only)				Grand Total All Fees:			
								\$750.00	

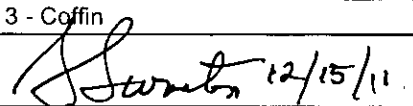
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES):

MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE

ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

		TENTATIVE MAP (TMP)	TOTAL REQUIRED FOR ALL APPLICATIONS	
☒	☐	Tentative Map	Folded Tentative Maps:	21
☒	☐	Tentative Map checklist signed by CLV Public Works	Rolled Tentative Map:	1
☒	☐	Perimeter Wall Details and Elevations for existing and proposed perimeter walls, including the height of retaining and screen walls and step-backs. Provide elevations that indicate overall height, color, material, and texture of the walls	Perimeter Wall Details and Elevations:	1
			Cross Section Drawings:	7
			Reduced Copy (8-1/2"x11" BW; all required plans):	1
☒	☐	Cross Section Drawings	NOTES:	

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

APN(s):	162-D4-811-028; 162-04-899-021; 162-04-814-002; 162-04-807-004 and 005	Application Type:	Tentative Map
Location:	N of Sahara Ave, 410 feet W of Fairfield Ave.	Application Purpose:	One-lot commercial subdivision
Ward:	3 - Coffin	Pre-App. Meeting Date:	12/15/11
Planner's Signature:	 12/15/11	Submittal Deadline:	01/26/11 - no later than 2:00 pm
Planner:	Steve Swanton, Senior Planner - 229-4714	Earliest PC / CC Meeting Dates:	02/13/12 02/14/12 PC - 03/21/12 CC (Cycle 3)

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

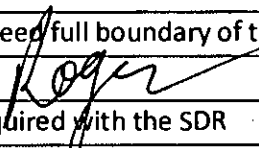
Public Works Tentative Map (TMP) pre-application evaluation

Based on what was provided at the pre-application meeting, Public Works expects to recommend to the Planning Commission that the applicant complete the items marked below. These items do not have to be completed prior to public hearing.

(Y/N)

Intersection: APN#

	<u>Wastewater Collection Systems Planning</u>
Y	Connection to Public sewer (14.04.110) – Connect to either the existing on-site 18-inch public sewer or the 24-inch public sewer in Sahara Ave. Sewer connections to the 8-inch sewers in the alley or in Cincinnati Avenue will not be allowed.
Y	Provide sewer easements on private property (18.12.380) – Parcel 162-04-814-002 is part of the Allure Commercial Subdivision with parcel 162-04-815-000. The other parcels are not part of this commercial subdivision. How does the applicant propose to include these parcels as part of the same commercial subdivision? Does parcel 162-04-815-000 need to be included in this map? If this map does not consolidate all of these lots into the Allure Commercial Subdivision, then a private sewer easement will be needed on parcel 162-04-815-000 in order to allow the Lucky Dragon project to connect to the existing 18" public sewer that is located in the driveway area of parcel 162-04-815-000.
N	Extension of public sewer to the edge(s) of the site
N	Potential for sewer oversizing agreement
Y	The proposed new alley must be paved and minimum 20 feet, and have no encroachments less than 20 feet above the paved surface, in order to accommodate public sewer maintenance.
	<u>Flood Control</u>
N	Engineer will need to meet with the Flood Control section regarding grading of this site
N	Submit an update to an approved drainage study on file with the Flood Control Section
Y	Submit a drainage study (20.80.440)
	Concurrence of the drainage study with the following outside agencies:
Y	Clark County Public Works
N	North Las Vegas
N	Clark County Regional Flood Control District (CCRFD)
N	Nevada Department of Transportation (NDOT)
N	In a 100-year flood zone and will be required to submit to Federal Emergency Management Agency (FEMA)
N	Army Corp of Engineers submittal
	<u>Traffic Engineering</u>
N	Show Site Visibility Restriction Zones (SVRZs) (19.08.030B & 18.12.210)
N	Engineer will need to meet with the Traffic Engineering Section regarding driveways and onsite circulation
n/a	Existing "pan" style driveway(s) to remain
n/a	Upgrade the existing driveway to a radius style driveway
N	Possible construction of bus turnout, medians, right/left turn lanes
N*	Traffic Study Required
	Concurrence of the traffic study with the following outside agencies:
Y	Clark County Public Works
N	North Las Vegas
Y	Nevada Department of Transportation (NDOT)
	<u>Land Development</u>
Y	Civil plan submittal required
Y	Construction and bonding of off-site improvements
?	Encroachment agreement
?	Approval of deviations
?	Geotechnical report required for roadway sections

	<u>Right-of-Way</u>
yes	Require Dedication of rights-of-way or granting of easements (18.12.140,.150,.330,.204) See comments for drt item #sdr 43890 mw
	<u>Survey</u>
Y	Mapping may be required
Y	Show correct boundary May need full boundary of the site
	Reviewed by:  Date: 12/15/11
	Additional comments: *TIA required with the SDR

James Marshall

From: Scott Carter
Sent: Thursday, January 26, 2012 2:59 PM
To: David Bratcher
Cc: James Marshall; kubatconsulting@cox.net; Mark Sorensen; Rita Brandin; Flinn Fagg; Chuck Kubat (ckubat@newlandcommunities.com)
Subject: RE: Symphony Park - Art Wall Permit

Mr. Dave,

The SP DRC approved the art concept. What is being presented is similar to the concept presented, therefore no further approval is required, however the committee will create a letter clarifying the approval and include the approved concepts for the additional artwork to make permits on those pieces approvable without further approval by the SP DRC if the final product is similar to the concepts presented to us.

Scott Carter

Redevelopment Officer
Redevelopment Division

Economic and Urban Development Department (EUD)
City of Las Vegas Redevelopment Agency
City Hall, 400 Stewart Ave., 2nd Fl.
Las Vegas, NV 89101
Direct: 702-229-6077
Fax: 702-385-3128
sdcarter@LasVegasNevada.Gov
www.LasVegasNevada.Gov/EUD
www.lvrda.org

From: David Bratcher
Sent: Thursday, January 26, 2012 10:13 AM
To: Chuck Kubat (ckubat@newlandcommunities.com); Scott Carter; Flinn Fagg
Cc: James Marshall; kubatconsulting@cox.net
Subject: Symphony Park - Art Wall Permit

Chuck, Scott and Flynn,

I have attached three files which contain a portion of the plans submitted for the decorative Art Wall for the outdoor stage area at Symphony Park.

APPENDIX B

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- ☒ 1. Name of the proposed subdivision. ✓
- ☒ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer. ✓
- ☒ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale. ✓
- ☒ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets. ✓
- ☒ 5. Identification of adjoining properties. *Work* ✓
- ☒ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on-site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts. ✓
- ☒ 7. Existing structures and other physical features. ✓
- ☒ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence. Letters may be used to identify common lots. ✓
- ☐ 9. Existing and proposed street right-of-way widths, grades (with the direction of drainage indicated) and corner radii. *Work*
- ☒ 10. Existing and proposed street names. *N/A*
- ☒ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☒ 12. Locations and widths of existing and proposed utility rights-of-way and easements. ✓

- N/A*
- ☒ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements. *N/A*
- ☒ 14. Existing and proposed storm drains. ✓
- ☐ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities. ✓
- ☐ 16. Existing and proposed potable water mains and, for subdivisions to be supplied by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate. ✓
- ☒ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi-public uses. ✓
- ☒ 18. Existing street names, rights-of-way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision. ✓
- ☒ 19. If required, an Impact Statement in accordance with Section 18.08.090 and a Traffic Management Plan. ✓
- ☒ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools, are to be public or private. *work*
- ☒ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- ☐ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- ☐ 2. Development Impact Notice and Assessment (DINA) per Section 19A.18.010(E) of the Zoning Code.
- ☐ 3. Any proposed deviations from City standards.

- ☐ 4. A copy of the deed for the property, if required.
- ☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Table "A" contained in Chapter 18.08, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be superimposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in Table "A."
- ☐ 6. A compatible digital format copy of the tentative map.
- ☐ 7. If applicable, a letter indicating that an in-lieu-of park is proposed.



DEPARTMENT OF PLANNING

TENTATIVE MAP CHECKLIST

A. TENTATIVE MAP CONTENTS

- ☒ The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- ☒ Names, addresses and phone numbers of owners(s), subdivider and surveyor or engineer.
- ☒ Date, north arrow and scale.
- ☒ A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☒ Existing topography (obtained by actual survey at one (1) foot contours [based on City datum] on-site and within one hundred fifty (150) feet of the proposed subdivision [except for existing subdivisions within one hundred fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☒ Existing structures and other physical features. *If none exist, indicate this on the map.*
- ☒ Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ Existing and proposed street right-of-way widths, grades (with the direction of drainage indicated) and corner radii. *If non exist, indicated this on the map.*
- ☒ Existing and proposed street names. (A separate alphabetical listing must be submitted in addition to the names being shown on the map.)
- ☒ Existing and proposed utility rights-of-way and easement widths. *If none exist, indicate this on the map.*
- ☒ Existing and proposed irrigation or drainage channel rights-of-way and easement widths. *If none exist, indicate this on the map.*
- ☒ Existing and proposed storm drains. *If none exist, indicate this on the map.*
- ☐ Existing and proposed sanitary sewer systems showing direction of flow and grade, and estimated average and peak daily sewage flows to be contributed by proposed subdivision. *If none exist, indicate this on the map.*
- ☒ Existing and proposed potable water mains and a subdivision to be supplied by wells, the location, pressure and capacity of such wells shall be authorized under a State certificate, and the potential population capable of being served by such wells. *If none exist, indicate this on the map.*
- ☒ Proposed reservations or dedications for parks, schools, or other public or quasi-public uses. *If none exist, indicate this on the map.*
- ☒ Existing street names, rights-of-way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision. *If none exist, indicate this on the map.*

B. SUPPLEMENTAL INFORMATION

The following supplemental information may be required by the Department of Public Works or the Planning and Development Department. When required, it shall be submitted on separate drawings.

- ☒ A traffic impact analysis, single subdivision access report, or master driveway and on-site circulation plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- ☒ Any proposed deviations from City standards.
- ☐ Whenever perimeter block walls are proposed which; 1) face a public street or that adjoin property not in common ownership; 2) are within a single plane, not separated by landscaping; and 3) exceed the maximum acceptable wall heights indicated in Table "A" contained in Chapter 18.08 of LVMC, the applicant shall submit three copies of a plan showing all proposed perimeter grades which indicate such walls. This plan may be superimposed on the tentative map, but must be legible. The plan shall include cross sections of all perimeter walls which exceed the height limitations indicated in Table "A".

REVIEWED BY: Roger Bailey

DATE: 12/15/11



DEPARTMENT OF PLANNING

TENTATIVE MAP SUBMITTAL REQUIREMENTS

A Tentative Map submittal is subject to the requirements of Title 19.16.050.

PRE-APPLICATION CONFERENCE: A pre-application conference with a representative from the Department of Planning is required before submitting an application. This is to ensure that the proper type of application is being made and that various concerns will be addressed by the time of submittal. It is the responsibility of the applicant to schedule the pre-application conference by calling submitting a completed Pre-Application Conference Request form. See Planning Commission Meeting Schedule for pre-application conference and submittal closings dates.

PRE-APPLICATION SUBMITTAL CHECKLIST: A Submittal Checklist with an **original signature** by the planner conducting the Pre-Application Conference is required. ✓

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Tentative Map is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Tentative Map application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Tentative Map. ✓

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible. ✓

FEES: \$750 ✓

TENTATIVE MAP CHECKLIST: All items on the Checklist must be addressed on the Tentative Map. The Checklist must be signed by a Public Works Representative before submittal of the application. ✓

DINA (SB 191) and/or PROJECT OF REGIONAL SIGNIFICANCE: If applicable, an Environmental Impact Assessment statement will be required.

TENTATIVE MAP: (21 folded and 1 rolled)* Please refer to the Tentative Map Checklist for additional requirements.

* All site area must be on one sheet or page.

PERIMETER WALL DETAIL and ELEVATION: Provide existing and proposed perimeter wall details including the height of retaining and screen walls and step-backs. Provide elevations that indicate overall height, color, material, and texture of the walls.

CROSS SECTION DRAWING: Seven (7) copies of a Cross Section Drawing that meets the requirements of Title 19.16.050(J).

LASER PRINT: A reduced, black & white 8.5x11 (high resolution) copy of the Tentative Map and Cross Section Drawing are required.

STATEMENT OF FINANCIAL INTEREST: A completed Statement of Financial Interest is required.



March 14, 2012

Mr. Andrew Fonfa
Lucky Dragon, LP
3575 West Post Road, Suite #1
Las Vegas, Nevada 89118

**RE: TMP-44450 - TENTATIVE MAP - LUCKY DRAGON
PLANNING COMMISSION MEETING OF MARCH 13, 2012**

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Fonfa:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.63 acres adjacent to the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue (APNs 162-04-807-004 and 005; 162-04-811-028; 162-04-814-002; and 162-04-899-021), C-2 (General Commercial) Zone, Ward 3 (Coffin), was considered by the Planning Commission on March 13, 2012.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with for (4) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-43890) and Vacation (VAC-43891).
3. A fully operational fire protection system, including fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
4. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

5. A Petition of Vacation, such as VAC-43891, shall record prior to the recordation of a Final Map overlying the area proposed for vacation.
6. All rights-of-way and easements required by Site Development Plan Review SDR-43890 shall be granted with this map unless previously dedicated or granted by separate document in which case the recorder's information for these rights-of-way and easements shall be shown on the Final Map for this site.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



7. On the Final Map, include a note such as "Recordation of this Map does not expunge any vehicular and pedestrian access rights, sewer, and drainage rights existing through recordation of the previous Commercial Subdivision Map, and such rights shall remain in effect unless and until such rights are relinquished by their holders via separate action."
8. Per Unified Development Code 19.16.060.W.1, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
9. Per Unified Development Code 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
10. Per Unified Development Code 19.16.060.W.3, provide a note on the Final Map that states: "All subdivided parcels comprising this commercial subdivision shall provide perpetual intersite common drainage rights across all existing and future parcel limits".
11. Per SDR-43890, any proposed access modifications to Sahara Avenue shall meet the approval of both the City of Las Vegas Traffic Engineer and the Nevada Department of Transportation (NDOT). Additionally, coordinate with the Regional Transportation Commission (RTC) to determine bus turnout requirements for this site. All access and bus turnout related design features shall be coordinated with the City of Las Vegas, NDOT, and the RTC prior to submittal of a Final Map or construction drawings, whichever may occur first.
12. Site development to comply with all applicable conditions of approval for SDR-43890, VAC-43891 and all other subsequent site-related actions.

Mr. Andrew Fonfa
Lucky Dragon, LP
TMP-44450 - Page Three
March 13, 2012

13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

This action by the Planning Commission on **March 13, 2012** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **March 20, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Andrew Fonfa
Sahara Investments, LLC
9710 West Tropicana Avenue, Suite #100
Las Vegas, Nevada 89147

Mr. Roy D. Clark
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



*Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 385-7268 Fax*

SUBJECT: TMP-44450 - APPLICANT/OWNER: LUCKY DRAGON, LIMITED PARTNERSHIP, ET AL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **MARCH 13, 2012** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax or email it to **Carmen Burney** at (702) 385-7268 or cburney@lasvegaso nevada.gov. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **MARCH 12, 2012**.

A handwritten signature in dark ink, appearing to read "David Jacoby".

Signature

3/7/12

Date

David Jacoby

Please Print Name

Lucky Dragon LP

Company Name

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

RECEIVED

MAR -7 2012



March 2, 2012

Mr. Andrew Fonfa
Lucky Dragon, LP
3575 West Post Road, Suite #1
Las Vegas, Nevada 89118

**RE: TMP-44450 - TENTATIVE MAP - LUCKY DRAGON
PLANNING COMMISSION MEETING OF MARCH 13, 2012**

Dear Mr. Fonfa:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **March 13, 2012** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, March 7, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Andrew Fonfa
Sahara Investments, LLC
9710 West Tropicana Avenue, Suite #100
Las Vegas, Nevada 89147

Mr. Roy D. Clark
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

LAS VEGAS CITY COUNCIL

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www.lasvegasnevada.gov



City of Las Vegas - Department of Planning.

Development Notification

PC Meeting: March 13, 2012

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

TMP-44450

18b The Las Vegas Arts District

Beverly Green NA

Gateway Neighborhood Association

Glen Heather Estates NA

John S. Park NA

Kingsway Apartments

Las Vegas Historic District

McNeil Estates NA

Rancho Bonito Estates HOA

Rancho Bonito NA

Rancho Oakey NA

Rancho Sereno NA

Richfield NA

Sahara - Southridge Association of Business

Saratoga Meadows NA

Scotch Eighty Owners' Association

Siegel Suites Sahara Residential Community

Southridge NA

Sunlake Apartments

Western - Highland Business Association

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BAA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: February 9, 2012
Re: **TMP-44450** Lucky Dragon (A Commercial Subdivision) N. Side W. Sahara Ave., W. of Fairfield Ave.
Request for a Tentative Map technical

CONDITIONS OF APPROVAL:

1. A Petition of Vacation, such as VAC-43891, shall record prior to the recordation of a Final Map for this site. Alternatively, the Final Map shall show the existing alley as right-of-way to be vacated by separate document at a later time.
2. All rights-of-way and easements required by Site Development Plan Review SDR-43890 shall be granted with this map unless previously dedicated or granted by separate document in which case the recorder's information for these rights-of-way and easements shall be shown on the Final Map for this site.
3. On the Final Map, include a note such as "Recordation of this Map does not expunge any vehicular and pedestrian access rights, sewer, and drainage rights existing through recordation of the previous Commercial Subdivision Map, and shall remain in effect unless and until such rights are relinquished by their holders via separate action."
4. Per Unified Development Code 19.16.060.W.1, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
5. Per Unified Development Code 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
6. Per Unified Development Code 19.16.060.W.3, provide a note on the Final Map that states: "All subdivided parcels comprising this commercial subdivision shall provide perpetual intersite common drainage rights across all existing and future parcel limits".
7. Per SDR-43890, any proposed access modifications to Sahara Avenue shall meet the approval of both the City of Las Vegas Traffic Engineer and the Nevada Department of Transportation (NDOT). Additionally, coordinate with the Regional Transportation Commission (RTC) to determine bus turnout requirements for this site. All access and bus turnout related design features shall be coordinated with the City of Las Vegas, NDOT, and the RTC prior to submittal of a Final Map or construction drawings, whichever may occur first.
8. Site development to comply with all applicable conditions of approval for SDR-43890, VAC-43891 and all other subsequent site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

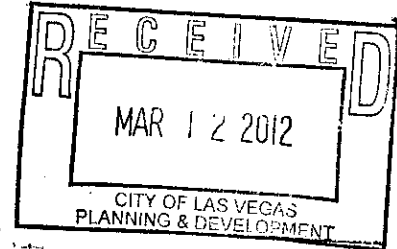


**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

February 27, 2012

State of Nevada
Division of Water Resources
400 Shadow Lane, Suite 201
Las Vegas, Nevada 89106



Gentlemen:

**SUBJECT: STATEMENT OF WATER AVAILABILITY FOR A COMMERCIAL
SUBDIVISION – TMP-44450, LUCKY DRAGON A ONE LOT COMMERCIAL
SUBDIVISION, A.P.N. 162-04-807-004 & 005, 162-04-811-028, 162-04-814-002**

The Las Vegas Valley Water District (District) has reviewed the subject commercial subdivision map and has been unable to confirm any existing commitment for water service. The subject project will not be provided water service from the District's system without a water commitment.

A limited water commitment of 1.0 acre-feet/year may be provided to the commercial subdivision when all requirements of the District's Service Rules are met. Please verify the following text has been placed on the original map prior to recording:

Recordation of this subdivision map will establish a limited commitment from the Las Vegas Valley Water District as follows:

LOT/BLOCK

ACRE-FEET/YEAR

1

1.0

If you have any questions, please contact Marie Denison at 822-8404.

Sincerely,

Original signed by:
R. Joseph Morgan

R. Joseph Morgan, P.E., Senior Civil Engineer
Engineering Services Division

RJM/md

cc: Southern Nevada Health District
City of Las Vegas
G.C. Wallace

Carman Burney

From: Doa.Gregory@lvvwd.com
Sent: Thursday, February 09, 2012 9:19 AM
To: Carman Burney
Subject: CLV Planning Commission Review for March -- LVVWD comments

Hi Carman,

Below are the comments from LVVWD.

Thank you!
Doa

Agenda Item: #7 (TMP-44450)

APN 162-04-807-004 & 005; 162-04-811-028; 162-04-814-002; & 162-04-899-021

Parcel has an existing service, Public FH, and Public Water Main within it, which will need to be relocated or removed. Civil plans will need to be submitted to LVVWD.

Agenda Item: #11 (SUP-43979)

APN 139-34-813-012

Parcel has an existing service without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item: #13 & #14 (VAR-44446 & SDR 44445)

APN 139-28-801-002

Parcel has an existing fire service without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item # 15 (VAR-44447)

APN: 163-08-612-010

This residential parcel has an existing domestic water service with no backflow prevention. Any requirement for residential fire sprinkler system will require replacement of the meter with a meter appropriate for fire service. Civil plans will need to be submitted to LVVWD.

Agenda Item: #16 & #17 (VAR-44454 & SUP 44453)

APN 139-31-601-001

Parcel has an existing fire service without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item: #22 (SUP-44428)

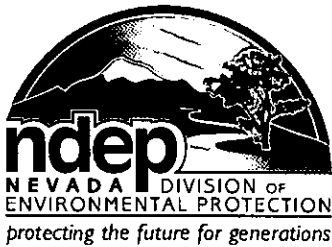
APN 162-06-301-004

Parcel has an existing service without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item: #23 (SUP-44432)

APN 138-36-601-003

Parcel has existing fire services without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

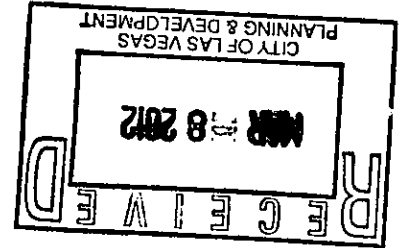


STATE OF NEVADA
Department of Conservation & Natural Resources
DIVISION OF ENVIRONMENTAL PROTECTION

Brian Sandoval, Governor
Leo M. Drozdoff, P.E., Director
Colleen Cripps, Ph.D., Administrator

March 2, 2012

FLINN FAGG
PLANNING AND DEVELOPMENT
333 N. RANCHO DR FL. 2
LAS VEGAS NV 89106



**Re: Tentative Map-Lucky Dragon
1 lot in the City of Las Vegas**

Dear Mr. FAGG:

The Nevada Division of Environmental Protection has reviewed the above referenced subdivision and recommends approval of said subdivision with respect to water pollution and sewage disposal, provided that the City of Las Vegas commits to provide sewage service to said subdivision.

Please be advised that inclusion under the Nevada Division of Environmental Protection Construction Stormwater General Permit is also required for any project involving land disturbances of one or more acres. If the above-referenced subdivision falls in this category, a stormwater authorization letter must be obtained from this Division prior to commencement of land-disturbing activities at the site. To apply for permit coverage, a Notice of Intent must be submitted along with a \$200 filing fee. For further details regarding this requirement, please contact Mr. Steve McGoff of NDEP at (775) 687-9429.

Very truly yours,

Sincerely,

Nicholas Brothers, E.I.
Technical Services Branch
Bureau of Water Pollution Control

cc:

TRACY GETER Water Resources, Southern Nevada Branch, 400 Shadow Lane, Suite 203 Las Vegas 89106

WALTER B. ROSS Clark County Health District, Clark County Health District, P.O. Box 3902/625 Shadow Lane Las Vegas 89127

Engineer: G.C. WALLACE, INC 1555 S Rainbow Blvd Las Vegas, NV 89146

Developer Name: LUCKY DRAGON LP 3575 W Post Rd Las Vegas, NV 89118

Control No. 9142



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

TMP-44450

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC- 3001 RONEMUS
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ELECTRONICALLY ROUTED

METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
FIRE COMMUNICATIONS	SHARON OZUNA	500 CASINO CENTER
*SID (DPW)	PATRICK MURPHY	DSC - 9 th Floor

SENT "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT (SUBDIVISIONS)	WALTER ROSS
CLARK COUNTY SCHOOL DISTRICT	LINDA PERRI
CLARK COUNTY ZONING	
DIVISION OF WATER RESOURCES	
LAS VEGAS VALLEY WATER DISTRICT	DOA GREGORY
NEVADA POWER COMPANY	COLLEEN HOLNESS
SOUTHWEST GAS COMPANY	JOHN HILL
EMBARQ	SANDRA HOLLY
UNITED STATES POSTAL SERVICE	CHRIS BUSH

* ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax**

TMP-44450 - TENTATIVE MAP - LUCKY DRAGON (A COMMERCIAL SUBDIVISION) -
APPLICANT/OWNER: LUCKY DRAGON, LIMITED PARTNERSHIP, ET AL - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.63 acres adjacent to the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue (APNs 162-04-807-004 and 005; 162-04-811-028; 162-04-814-002; and 162-04-899-021), C-2 (General Commercial) Zone, Ward 3 (Coffin).

PLANNING COMMISSION: **MARCH 13, 2012**

CITY COUNCIL: **APRIL 18, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **FEBRUARY 9, 2012**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney (cburney@lasvegasnevada.gov)**, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
Project Address (Location) 300 West Sahara Avenue
Project Name Lucky Dragon Proposed Use _____
Assessor's Parcel #(s) 162-04-811-028, -899-021, -814-002, 865 Ward # 3
General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed _____
Commercial Square Footage 408,196 Floor Area Ratio 3.56
Gross Acres 2.63 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Sahara Investments, LLC Contact Andrew Fonfa
Address 9710 W. Tropicana Avenue, Suite 100 Phone: 791-3432 Fax: 794-5828
City Las Vegas State NV Zip 89147
E-mail Address gjeanlandak52@aol.com

APPLICANT Sahara Investments, LLC Contact Andrew Fonfa
Address 9710 W. Tropicana Avenue, Suite 100 Phone: 791-3432 Fax: 794-5828
City Las Vegas State NV Zip 89147
E-mail Address gjeanlandak52@aol.com

REPRESENTATIVE G. C. Wallace, Inc. Contact Roy D. Clark
Address 1555 S. Rainbow Blvd. Phone: 804-2112 Fax: 804-2299
City Las Vegas State NV Zip 89146
E-mail Address rclark@gcwallace.com

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Andrew Fonfa

Subscribed and sworn before me

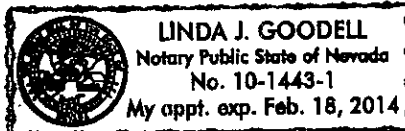
This 3rd day of January, 20 12

Linda Goodell

Notary Public in and for said County and State

County: Clark
State: Nevada

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>TMP- 44450</u>
Meeting Date:	<u>3/13/12</u>
Total Fee:	<u>\$750</u>
Date Received:*	<u>1-26-12</u>
Received By:	<u>JFarr</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

\\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
Project Address (Location) 300 West Sahara Avenue
Project Name Lucky Dragon Proposed Use _____
Assessor's Parcel #(s) 162-04-811-028, -899-021, -814-002, 805 Ward # 3
General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed _____
Commercial Square Footage 408,196 Floor Area Ratio 3.56
Gross Acres 2.63 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Lucky Dragon, LP Contact Andrew Fonfa
Address 3575 W. Post Road, Suite 1 Phone: 791-3432 Fax: 794-5828
City Las Vegas State NV Zip 89118
E-mail Address gjeanlandak52@aol.com

APPLICANT Lucky Dragon, LP Contact Andrew Fonfa
Address 3575 W. Post Road, Suite 1 Phone: 791-3432 Fax: 794-5828
City Las Vegas State NV Zip 89118
E-mail Address gjeanlandak52@aol.com

REPRESENTATIVE G. C. Wallace, Inc. Contact Roy D. Clark
Address 1555 S. Rainbow Blvd. Phone: 804-2112 Fax: 804-2299
City Las Vegas State NV Zip 89146
E-mail Address rclark@gcwallace.com

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Andrew Fonfa

Subscribed and sworn before me

This 3rd day of January, 2012

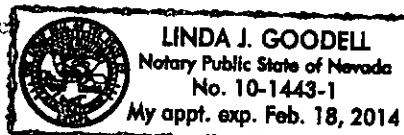
Linda Goodell

Notary Public in and for said County and State

County: Clark

State: Nevada

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #
<u>TMP-44450</u>
Meeting Date: <u>3-13-12</u>
Total Fee: <u>\$750.00</u>
Date Received: <u>1-26-12</u>
Received By: <u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

C:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-44450** APN: _____

Name of Property Owner: Lucky Dragon LP

Name of Applicant: Andrew Fonta

Name of Representative: GC Wallace

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

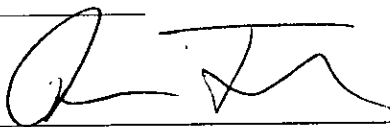
☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

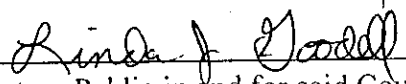
APN: _____

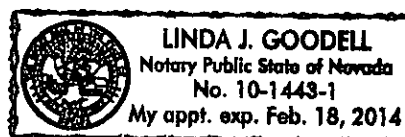
Signature of Property Owner: 

Print Name: Andrew Fonta

Subscribed and sworn before me

This 26th day of January, 20 12


Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-44450** APN: _____

Name of Property Owner: Sahara Investments

Name of Applicant: Andrew Fonta

Name of Representative: GC Wallace

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

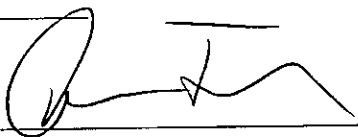
☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

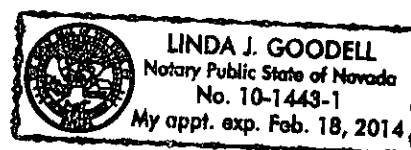
Signature of Property Owner: 

Print Name: Andrew Fonta

Subscribed and sworn before me

This 26th day of January, 2012

Linda J. Goodell
Notary Public in and for said County and State



LUCKY DRAGON, LP

Business Entity Information			
Status:	Active	File Date:	8/30/2011
Type:	Limited Partnership (ULPA)	Entity Number:	E0487732011-1
Qualifying State:	NV	List of Officers Due:	8/31/2012
Managed By:		Expiration Date:	
NV Business ID:	NV20111566277	Business License Exp:	8/31/2012

Additional Information	
Name Consent Date:	8/30/2011

Registered Agent Information			
Name:	WILLIAM H HEATON	Address 1:	601 S TENTH ST STE 201
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89101
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information	
No Par Share Count:	0
Capital Amount:	\$ 0
No stock records found for this company	

Officers		☐ Include Inactive Officers	
General Partner - LAS VEGAS ECONOMIC REGIONAL CENTER LLC			
Address 1:	3575 W POST RD STE 1	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89118	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Certificate of Limited Partnership		
Document Number:	20110637573-65	# of Pages:	2
File Date:	8/30/2011	Effective Date:	
(No notes for this action)			
Action Type:	Miscellaneous		
Document Number:	20110637574-76	# of Pages:	1
File Date:	8/30/2011	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20110701081-81	# of Pages:	1
File Date:	9/28/2011	Effective Date:	
11-12			

EASTERN INVESTMENTS, LLC**Business Entity Information**

Status:	Active	File Date:	8/25/2011
Type:	Domestic Limited-Liability Company	Entity Number:	E0479272011-5
Qualifying State:	NV	List of Officers Due:	8/31/2012
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20111557604	Business License Exp:	8/31/2012

Registered Agent Information

Name:	WILLIAM H HEATON	Address 1:	601 S TENTH ST STE 201
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89101
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

Manager - ANDREW FONFU			
Address 1:	9710 W TROPICANA AVE #120	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89147	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	00003222145-79	# of Pages:	1
File Date:	8/25/2011	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20110701389-92	# of Pages:	1
File Date:	9/28/2011	Effective Date:	
11-12			

LUCKY DRAGON, LP**Business Entity Information**

Status:	Active	File Date:	8/30/2011
Type:	Limited Partnership (ULPA)	Entity Number:	E0487732011-1
Qualifying State:	NV	List of Officers Due:	8/31/2012
Managed By:		Expiration Date:	
NV Business ID:	NV20111566277	Business License Exp:	8/31/2012

Additional Information

Name Consent Date:	8/30/2011
--------------------	-----------

Registered Agent Information

Name:	WILLIAM H HEATON	Address 1:	601 S TENTH ST STE 201
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89101
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
---------------------	---	-----------------	------

No stock records found for this company

Officers☐ Include Inactive Officers

General Partner - LAS VEGAS ECONOMIC REGIONAL CENTER LLC			
Address 1:	3575 W POST RD STE 1	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89118	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Certificate of Limited Partnership		
Document Number:	20110637573-65	# of Pages:	2
File Date:	8/30/2011	Effective Date:	
(No notes for this action)			
Action Type:	Miscellaneous		
Document Number:	20110637574-76	# of Pages:	1
File Date:	8/30/2011	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20110701081-81	# of Pages:	1
File Date:	9/28/2011	Effective Date:	

11-12

LAS VEGAS ECONOMIC IMPACT REGIONAL CENTER, LLC

Business Entity Information			
Status:	Active	File Date:	8/30/2011
Type:	Domestic Limited-Liability Company	Entity Number:	E0485102011-4
Qualifying State:	NV	List of Officers Due:	8/31/2012
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20111563481	Business License Exp:	8/31/2012

Registered Agent Information			
Name:	WILLIAM H HEATON	Address 1:	601 S TENTH ST STE 201
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89101
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information	
No Par Share Count: 0	Capital Amount: \$ 0
No stock records found for this company	

Officers		☐ Include Inactive Officers	
Manager - BOFU LLC			
Address 1:	3575 W POST RD STE 1	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89118	Country:	
Status:	Active	Email:	
Manager - EASTERN INVESTMENTS LLC			
Address 1:	9710 W TROPICANA VE	Address 2:	STE 120
City:	LAS VEGAS	State:	NV
Zip Code:	89147	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20110632580-58	# of Pages:	1
File Date:	8/30/2011	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20110701200-34	# of Pages:	1
File Date:	9/28/2011	Effective Date:	
11/12			

APN: 162-04-811-028

RECORDING REQUESTED BY:

Fidelity National Title

When Recorded Mail Document
and Tax Statement To:

305 W. Cincinnati LLC
5720 Mann Street
Las Vegas, NV 89118

RPTT: \$1,402.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Florentino Q. Vilorio and Lilia Vilorio husband and wife as Joint Tenants

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to 305 W. Cincinnati, LLC, a Nevada limited liability company

all that real property situated in Clark County, State of Nevada, bounded and described as follows:

Lot 10, in Block 3, of JUDY RICH TRACT, as shown by map thereof on file in Book 4 of Plats, page 27, in the Office of the County Recorder of Clark County, Nevada.

SUBJECT TO: 1. Taxes for the fiscal year 2010-2011

2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: April 5, 2011

Florentino Q. Vitoria

Florentino Q. Vitoria

Lilia Vitoria

Lilia Vitoria

STATE OF CALIFORNIA

COUNTY OF SANTA CLARA

I, JUAN C. CAMADER a Notary Public of the County and State first above written, do hereby certify that Florentino Q. Vitoria and Lilia Vitoria personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

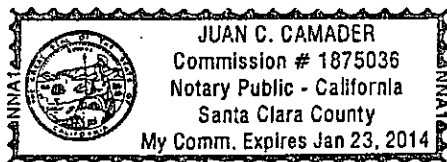
Witness my hand and official seal, this the

09/06/2011

Notary Public *J Camader*

My Commission Expires: 01.23.14

(SEAL)



ASSIGNEE INSTRUCTIONS

Fidelity National Title Agency of Nevada, Inc.
500 N. Rainbow, Suite 100
Las Vegas, NV 89107

Date: April 5, 2011
Order Number: FT13-FT110038142
Property Address: 305 West Cincinnati Avenue, Las Vegas, Nevada 89102

Escrow/Settlement Agent is hereby instructed and directed that the Assignee(s) in the above numbered transaction is/are to be 305 W. Cincinnati LLC and you are hereby instructed to treat said assignee(s) in all respects as though they were the original purchaser(s) to said transaction.

The undersigned Assignor(s) by signature(s) below, does hereby relinquish all of their right, title and interest in and to the subject transaction and the property to which it pertains, and assign all such rights to the herein named Assignee(s). Further, all funds heretofore deposited by Assignor(s) are hereby unconditionally transferred to the account of said Assignee(s) without reimbursement to or collection for the account of the Assignor(s).

The undersigned Assignee(s), jointly and severally, hereby accept the appointment as Assignee(s) hereunder, and indicate that they have received, read and approved all instructions controlling this transaction and any other related documents thereto, and accept the obligations and rights imposed and granted thereunder.

ASSIGNOR ACKNOWLEDGES THAT THERE WILL BE A 1099-MISC FILED WITH THE INTERNAL REVENUE SERVICE IN THE AMOUNT OF THE ASSIGNMENT FEE (IF ANY), UPON DISBURSEMENT TO ASSIGNOR AT CLOSING.

ASSIGNOR:

ASSIGNEE:

Dawn E. Sutton

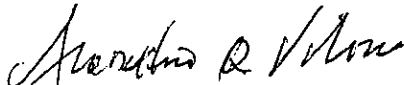
Dawn E. Sutton, Manager

ACCEPTANCE BY SELLER

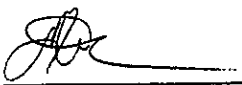
Undersigned Seller hereby accepts Buyer/Assignee in place of Assignor as the substituted party to said transaction, and agrees with Assignee to be bound by the terms of all instructions in all respects, as if Assignee was originally named therein as a party in place of Buyer/Assignor.

SELLER ACKNOWLEDGES THAT SAID ASSIGNMENT MAY OR MAY NOT BE MADE AT A PROFIT.

SELLER:



Florentino Q. Viloria



Lilia Viloria

RPTT: \$7,650.00
A.P.N#: 162-04-807-004
Escrow #: 06-11-0401-SD

Return to:

Sahara Investments, LLC and
Royal Associates
Attn: Andrew Fonfa
9710 W Tropicana Suite 110
Las Vegas, NV 89147



20081010-0001756

Fee: \$19.00 RPTT: \$7,650.00
N/C Fee: \$0.00
10/10/2008 09:49:04
T20080240472
Requestor:
NEVADA TITLE LAS VEGAS
Debbie Conway LEX
Clark County Recorder Pgs: 8

RE-RECORDED

RE-RECORD GRANT BARGAIN SALE DEED

This Deed is being re-recorded to add an additional Grantee that was missed at the time of recording on Grant Deed that was recorded February 12, 2007 in book 20070212 as instrument 0003941

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

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

20070212-0003941

Fee: \$17.00 RPTT: \$15,300.00
N/C Fee: \$0.00

02/12/2007 16:32:25
T20070025892

Requestor:
NEVADA TITLE COMPANY

Debbie Conway KXC
Clark County Recorder Pgs: 5

A.P.N.: 162-04-807-004
R.P.T.T.: \$15,300.00

Escrow #06-11-0401-SD

Mail tax bill to and when recorded mail to:
Sahara Investments, LLC
9710 W. Tropicana Suite 100
Las Vegas, NV 89147

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Tom R. Bushey and Elaine Bushey, Trustees of the Bushey Trust dated May 31, 1995 who acquired title as The Bushey Trust dated May 31, 1995, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Sahara Investments, LLC, a Nevada limited liability company*, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

***and Royal Associates, a General Partnership as Tenants in Common
SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of January, 2007.

The Bushey Trust Dated May 31, 1995

By: Tom R. Bushey, Trustee By: Elaine Bushey, Trustee
Tom R. Bushey, Trustee Elaine Bushey, Trustee

State Of NEVADA

County of Clark

This instrument was acknowledge before me on January 9, 2007
by Tom R. Bushey and Elaine Bushey, Trustees of the
Bushey Trust dated May 31, 1995

NOTARY PUBLIC

My Commission Expires: 6/24/2008

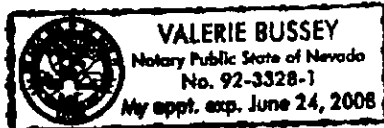


EXHIBIT "A"

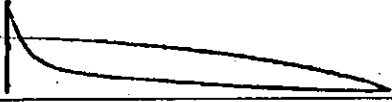
THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 4,
TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B & M., DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE
NORTH 87°15'49" WEST ALONG THE SOUTH LINE THEREOF; A DISTANCE
OF 1247.48 FEET TO THE SOUTHWEST CORNER OF THE MEADOWS
ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK
1 OF PLATS, PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA; THENCE CONTINUING NORTH 87°15'49" WEST
A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE
NORTH 4°00'05" EAST PARALLEL TO WEST LINE OF THE SAID MEADOWS
ADDITION TO LAS VEGAS, A DISTANCE OF 174.04 FEET TO THE SOUTH
LINE OF JUDY RICH TRACT, AS SHOWN BY MAP THEREOF ON FILE IN
BOOK 4 OF PLATS, PAGE 27 IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA; THENCE NORTH 87°15'49" WEST ALONG THE
LAST MENTIONED SOUTH LINE, A DISTANCE OF 147.96 FEET TO A POINT;
THENCE SOUTH 2°44'11" WEST A DISTANCE OF 174.00 FEET TO A POINT ON
THE SOUTH LINE OF SAID SECTION 4; THENCE SOUTH 87°15'49" EAST
ALONG THE LAST MENTIONED SOUTH LINE, A DISTANCE OF 144.12 FEET
TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE SOUTH 40 FEET
THEREOF AS CONVEYED TO THE CITY OF LAS VEGAS, FOR STREET
PURPOSES, BY DEED RECORDED APRIL 29, 1954, AS DOCUMENT NO. 9297,
IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

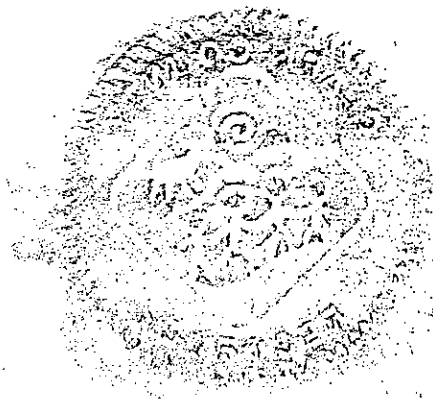
APN# 162-04-807-004
Escrow No.: 06-11-0401-SD

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS NO SOCIAL SECURITY NUMBER
CONTAINED IN THE DOCUMENT.

BY: 
NAME PRINT: Michele Eaton

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS A SOCIAL SECURITY NUMBER
CONTAINED IN THIS DOCUMENT AS REQUIRED BY
LAW: _____

BY: _____
NAME PRINT: _____



CERTIFIED COPY. THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE
RECORDED DOCUMENT MINUS
ANY REDACTED PORTIONS.

OCT. 09. 2008

Debbie Conway
RECORDER

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

- a) 162-04-807-004
b) _____
c) _____
d) _____

35

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'Vind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$3,000,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$3,000,000.00

Real Property Transfer Tax Due

\$15,300.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Tom R. Bushey, Trustee Capacity: GRANTOR/SELLER

Signature: [Signature] Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tom R. Bushey, Trustee Bushey
Trust dated May 31, 1995

Print Name: Sahara Investments LLC

Address: PO Box 971

Address: 9710 W. Tropicana Suite 100

City/State/Zip: Powell WY 82435

City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company
Address: 2500 N. Buffalo Drive, Suite 150

Esc. #: 06-11-0401-SD

City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

3941

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 162-04-807-004
b) _____
c) _____
d) _____

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$3,000,000.00 18

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$1,500,000.00 18

Real Property Transfer Tax Due

\$7,650.00 18

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for Exemption: adding additional grantee. RPTT on deed recorded
20070212/0003941 was \$15,300.00 Per Cheryl Ritter
50% of RPTT due on this re-record. 18

5. Partial Interest: Percentage being transferred: 50% 18

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: GRANTOR/SELLER

Signature: [Signature] Capacity: GRANTEE/BUYER
SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION**
(REQUIRED) (REQUIRED)

Print Name: Sahara Investments, LLC, a
Nevada limited liability company
Address: 9710 W. Tropicana Suite 110
City/State/Zip: Las Vegas, NV 89147

Print Name: SATARA Investments, LLC
Royal Associates, a General
Partnership
Address: 9710 W. Tropicana Suite 110
City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 06-11-0401-SD
Address: 2500 N. Buffalo Drive, Suite 150
City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

20070314-0000598

Fee: \$17.00 RPTT: \$12.75
N/C Fee: \$0.00

03/14/2007 09:00:44
T20070044564

Requestor:
NEVADA TITLE COMPANY

Debbie Conway ADF
Clark County Recorder Pgs: 5

A.P.N.: 162-04-807-005
R.P.T.T.: \$-12.75

Escrow #06-11-0864-SD

Mail tax bill to and when recorded mail to:
Sahara Investments, LLC
9710 W. Tropicana Ave. Suite 110
Las Vegas, NV 89147

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Andrew S. Fonfa, a married man**, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Sahara Investments, LLC, a Nevada limited-liability company**, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

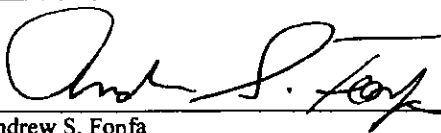
**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".
ACCOMODATION RECORDING INSTRUCTIONS ATTACHED
HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of March, 2007.



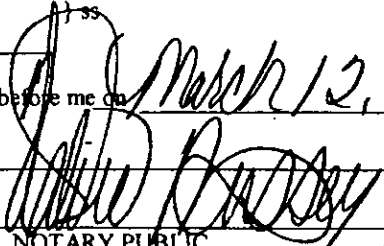
Andrew S. Fonfa

State Of NEVADA

County of Clark

This instrument was acknowledge before me on

by Andrew S. Fonfa


NOTARY PUBLIC
My Commission Expires: 6/24/2008

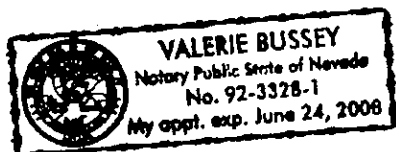


EXHIBIT "A"

LEGAL DESCRIPTION

That portion of the South Half (S ½) of the Southeast Quarter (SE ¼) of Section 4, Township 22 South, Range 62 East, MDM more particularly described as follows:

Commencing at the Southeast (SE) corner of said Section 4, Township 21 South, Range 61 East, MDM, Thence North 87°30'06" West on the South line of Southeast Quarter (SE ¼) said Section 4, a distance of 1247.48 feet, to the Southwest (SW) corner of "Meadows Addition", as shown in Book 3, Page 40 of Plats;

Thence North 03°40'55" East on the West line of said "Meadows Addition" a distance of 40.01 feet to the True Point of Beginning of the herein described parcel, being a point on the Northerly right-of-way line of Sahara Avenue;

Thence continuing North 03°40'55" East on said West line a distance of 134.34 feet to the Southeast corner of "Judy Rich Tract" as shown in Book 4, page 27, of Plats;

Thence North 87°29'51" West on the South Line of said "Judy Rich Tract" a distance of 5.00 feet;

Thence South 03°40'55" West a distance of 134.34 feet, to a Point on the Northerly right-of-way line of Sahara Avenue;

Thence South 87°30'06" East a distance of 5.00 feet to the True Point of Beginning.

ATTACHMENT TO DEED

ACCOMMODATION RECORDING INSTRUCTIONS,
NOTICE AND WAIVER PURSUANT TO N.R.S. 692A.210
AND INDEMNITY AGREEMENT

TO: NEVADA TITLE COMPANY DATE: February 28, 2007 ESCROW/ORDER # 08-11-0864-SD

FROM: The undersigned

The documents listed below are for recording in the Recorder's Office as an accommodation only. You are to make no demand or inquiry in connection therewith. The undersigned understand that Nevada Title Company ("NTC") is not searching the public records in connection with any property affected thereby, and makes no assurances that the parties have any interest in any property described therein. Further, NTC has not examined the document(s), and makes no assurances as to their validity or effect on title. These documents are being delivered to the Recorder's Office only as a courtesy to the undersigned.

The undersigned also acknowledge that NTC will not now, nor will it in the future, receive any benefit, whether business or otherwise, as a result of the recordation of said document(s). The undersigned further acknowledge that NTC is unwilling to carry out the herein provided instructions without, and in the normal course of business would not do so without an Indemnity Agreement from the undersigned.

NOW THEREFORE, the undersigned do herein and hereby agree that, in consideration of NTC recording said documents, the undersigned will fully and forever protect, defend save harmless and otherwise indemnify NTC from and against any and all liabilities, responsibilities, loss, costs, damages, expenses, charges and fees including but not by way of limitation attorney's fees which it may suffer, expend or incur, directly or indirectly, under by way of, arising out of, or as a consequence of its fulfillment of these instructions and/or the recordation of the herein below described document.

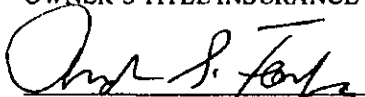
THE UNDERSIGNED are responsible for the Clark County Recorder's Office documentation requirements, including (but not limited to) attaching a Declaration of Value form to any document recorded to transfer real property (or any right, title or interest therein).

The undersigned shall pay applicable Recording Fees and Transfer Tax (check payable to the "Clark County Recorder" to cover the charges concerning: i) the Recorder's Fee of \$14.00 for the first page, and \$1.00 for each additional page, of a document; ii) an additional fee of \$3.00 for any single-page document that is considered a "double-index" document; iii) real property transfer tax of \$5.10 per \$1,000.00 of equitable value in the property).

<u>DOCUMENT</u>	<u>1ST PARTY</u>	<u>2ND PARTY</u>	<u>TRANSFER TAX</u>	<u>RECORDING FEE</u>
GBS Deed	Fonfa	Sahara	Not Taxable Per	\$19.00 Est.
		Investments	County Assessor's	

FURTHERMORE, if a Lender's policy of title insurance is being issued but no Owner's title policy is being issued, then: notice is hereby given, as required in NRS 692A.210 that a mortgagee's title insurance policy is to be issued to your mortgage lender. The policy does not afford title insurance protection to you in the event of a defect or claim of defect in title to the real estate you own or are acquiring. An owner's title insurance policy affording protection to you in the amount of your purchase price, or for the amount of your purchase price plus the cost of any improvements, which you anticipate making, may be purchased by you. NRS 692A.210 requires that you sign the statement printed below if you do not wish to purchase an owner's title insurance policy.

WE HAVE RECEIVED THE FOREGOING NOTICE, AND WAIVE OUR RIGHT TO PURCHASE AN OWNER'S TITLE INSURANCE POLICY FOR OUR PROTECTION.


INDEMNITOR Andrew S. Fonfa

Sahara Investments, LLC, a Nevada limited
Liability company

INDEMNITOR Andrew S. Fonfa, Manager

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

- a) 162-04-807-005
b) _____
c) _____
d) _____

2. Type of Property:

- ☒ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$2,500.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$2,500.00

Real Property Transfer Tax Due

\$12.75

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: Escrow Officer

Signature: Valerie Bussey, Escrow Officer / Nevada Title Co. on behalf of Grantor and Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Andrew S. Fonfa

Print Name: Sahara Investments, LLC, a Nevada
limited liability company

Address: Same as Buyer/Grantee

Address: 9710 W. Tropicana Suite 110

City/State/Zip: _____

City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 06-11-0864-SD

Address: 2500 N. Buffalo Drive, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

598

APN# 162-04-807-008 (C) E 11-3

Recording Requested by:

Name: First American Title Insurance
Company National Commercial
Services

Address: 550 S. Hope Street, Suite 1950

City/State/Zip: Los Angeles, CA 90071

Order Number: NCS-257818-LA2

20070212-0003346

Fee: \$21.00 RPTT: \$73,440.00

N/C Fee: \$0.00

02/12/2007 14:49:07

T20070025710

Requestor:

FIRST AMERICAN TITLE COMPANY OF NEVADA

Debbie Conway

KXC

Clark County Recorder

Pgs: 11

Grant Bargain Sale Deed

(Title of Document)

(for Recorder's use only)

Recorder Affirmation Statement

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 social security number 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 social security number of a person or persons as required by law:

(State specific law)

Signature

Title

Print Signature

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

(Additional recording fee applies)

APN: 162-04-807-008

WHEN RECORDED, RETURN TO:

Nitz, Walton & Heaton, Ltd.
601 S. Tenth St., Ste. 201
Las Vegas, Nevada 89101
Attention: William H. Heaton, Esq.

MAIL TAX STATEMENTS TO:

Sahara Investments, LLC
3799 E. Desert Inn Road,
Las Vegas, Nevada 89121

GRANT, BARGAIN and SALE DEED and RESTRICTIVE COVENANTS

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SP SAHARA DEVELOPMENT II, LLC, a Delaware limited liability company ("Grantor"), with its offices at c/o CB Richard Ellis Investors, 515 S. Flower Street, Suite 3100, Los Angeles, California 90071, does hereby GRANT, BARGAIN and SELL to SAHARA INVESTMENTS, LLC, a Nevada limited liability company, with an office at 3799 E. Desert Inn Road, Las Vegas, Nevada 89121 ("Grantee") the real property (the "Property") situate in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED

Subject to:

1. All general and special taxes, not yet due and payable.
2. All Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.
3. All matters which would be disclosed by a current survey or inspection of the Property.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor hereby reserves, declares and establishes, and Grantee, by its acceptance and recordation of this indenture, hereby covenants and agrees, for the benefit of the property described in Exhibit "B" attached hereto (the "Benefited Land") and made a part hereof and for the benefit of the owners of fee simple title in and to said property described in Exhibit "B" hereto, or portions thereof, and the successors, assigns and heirs of said owners, that the conveyance of the Property hereby is expressly made subject to the restrictions, as contained in Exhibit "C" attached hereto (the "Restrictions"). The Restrictions shall be in effect and constitute covenants running with the land for a period of two (2) years from and after the date of this Deed, and shall be enforceable

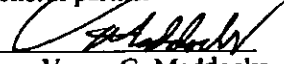
by any of the above described beneficiaries by specific performance and injunctive relief as well as all other remedies afforded by law during such two year period. The Restrictions are in addition to, and do not supersede, all terms and conditions of that certain Easement Agreement and Covenants, Conditions and Restrictions being recorded against the Property concurrently herewith.

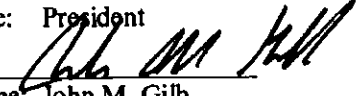
SP SAHARA DEVELOPMENT II, LLC,
a Delaware limited liability company

By: SP Sahara II, LLC,
a Delaware limited liability company,
managing member

By: CB Richard Ellis Strategic Partners
III, L.P., a Delaware limited
partnership, its sole member

By: CB Richard Ellis Partners
III, L.L.C., a Delaware
limited liability company,
its general partner

By: 
Name: Vance G. Maddocks
Title: President

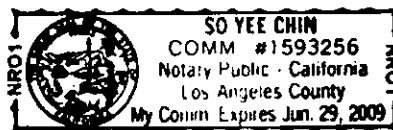
By: 
Name: John M. Gilb
Title: Secretary/Treasurer

STATE OF California)
COUNTY OF Los Angeles)

On February 8, 2007, before me, So Yee Chin, a notary public, personally appeared Vance G. Maddocks & John M. Little personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public



(Place Notary Seal Above)

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 04; THENCE NORTH 03° 40' 55" EAST, 40.01 FEET TO THE SOUTHWEST CORNER OF LOT 10 BLOCK 9 OF THE MEADOWS ADDITION TO THE CITY OF LAS VEGAS, AS RECORDED IN BOOK 3 PAGE 40 OF PLATS CLARK COUNTY OFFICIAL RECORDS. SAME POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAHARA AVENUE (WIDTH VARIES); SAME POINT ALSO BEING **THE POINT OF BEGINNING**; THENCE CONTINUING NORTH 03° 40' 55" EAST, 154.34 FEET; THENCE NORTH 87° 29' 51" WEST, 43.41 FEET; THENCE NORTH 02° 30' 09" EAST, 137.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CINCINNATI AVENUE (50 FEET WIDE); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE;

SOUTH 87° 29' 51" EAST, 46.24 FEET TO AN ANGLE POINT; THENCE SOUTH 86° 26' 46" EAST, 265.45 FEET; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF CINCINNATI AVENUE, SOUTH 02° 29' 39" WEST, 145.00 FEET; THENCE SOUTH 62° 29' 14" WEST, 30.40 FEET; THENCE SOUTH 27° 30' 46" EAST, 23.96 FEET TO THE BEGINNING OF A 19.50 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST; THENCE CURVING RIGHT, SOUTHERLY, ALONG SAID CURVE AN ARC DISTANCE OF 10.21 FEET THROUGH A CENTRAL ANGLE OF 30° 00' 23" TO A POINT OF TANGENCY; THENCE SOUTH 02° 29' 38" WEST, 17.97 FEET TO THE BEGINNING OF A 24.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE CURVING RIGHT, SOUTHWESTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 71° 37' 06" TO A POINT ON A 76.00 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE SOUTHEAST; THENCE CURVING LEFT, SOUTHWESTERLY, ALONG SAID CURVE, AN ARC DISTANCE OF 66.57 FEET THROUGH A CENTRAL ANGLE OF 50° 11' 00" TO A POINT ON A 24.50 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE NORTHWEST; THENCE CURVING RIGHT, SOUTHWESTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 13.52 FEET THROUGH A CENTRAL ANGLE OF 31° 36' 46" TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SAHARA AVENUE WHERE THE RADIUS POINT BEARS NORTH 34° 27' 32" WEST; THENCE NORTH 87° 30' 06" WEST, 188.44 FEET ALONG SAID RIGHT-OF-WAY LINE TO **THE POINT OF BEGINNING**.

EXHIBIT B

BENEFITED LAND

A parcel of land lying in the South Half (S1/2) of the Southeast Quarter (SE1/4) of Section 04, Township 21 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Commencing at the Southwest corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section 04; thence North 03°40'55" East, 40.01 feet to the Southwest corner of Lot 10 Block 9 of the Meadows Addition to the City of Las Vegas, as recorded in Book 3 Page 40 of Plats Clark County Official Records. Same point being on the North right-of-way line of Sahara Avenue (width varies); thence along said North right-of-way line South 87°30'06" East, 188.44 feet to **The Point of Beginning**; thence continuing South 87°30'06" East, 146.07 feet; thence North 83°19'18" East, 62.70 feet; thence South 87°30'06" East, 92.71 feet to a point of tangency of a 25.00 foot radius curve concave to the Southwest; thence curving right, Southeasterly, an arc distance of 16.09 feet, through a central angle of 36°52'10" to a point on a reverse curve, having a 25.00 foot radius, concave to the Northeast; thence curving left, Southeasterly, an arc distance of 16.09 feet through a central angle of 36°52'10" to a point on a 54.00 foot compound curve, concave to the Northwest; thence curving left, Northeasterly, along said curve an arc distance of 82.97 feet through a central angle of 88°01'54" to a tangent point on the West right-of-way line of Fairfield Avenue (80 feet wide); thence North 04°28'00" East, 208.39 feet to a point of tangency of a 20.00 foot radius curve concave to the Southwest; thence curving left, Northwesterly, along said curve an arc distance of 31.73 feet, through a central angle of 90°54'46" to a point of tangency on the South right-of-way line of Cincinnati Avenue (50 feet wide); thence along said South right-of-way line; North 86°26'46" West, 289.25 feet; thence departing the South right-of-way line of Cincinnati Avenue, South 02°29'39" West, 145.00 feet; thence South 62°29'14" West, 30.40 feet; thence South 27°30'46" East, 23.96 feet to the beginning of a 19.50 foot radius curve, concave to the Southwest; thence curving right, Southerly, along said curve an arc distance of 10.21 feet through a central angle of 30°00'23" to a point of tangency; thence South 02°29'38" West, 17.97 feet to the beginning of a 24.00 foot radius curve, concave to the Northwest; thence curving right, Southwesterly, along said curve an arc distance of 30.00 feet through a central angle of 71°37'06" to a point on a 76.00 foot radius reverse curve, concave to the Southeast; thence curving left, Southeasterly, along said curve an arc distance of 66.57 feet through a central angle of 50°11'00" to a point on a 24.50 foot radius reverse curve, concave to the Northwest; thence curving right, Southwesterly, along said curve an arc distance of 13.52 feet through a central angle of 31°36'46" to **The Point of Beginning** on the aforementioned North right-of-way line of Sahara Avenue where the radius point bears North 34°27'32" West.

EXHIBIT C

RESTRICTIONS

The Property may only be developed for a first-class hotel, hotel/condominium and/or condominium with potential ancillary casino/restaurant and retail components.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 162-04-807-008
b) _____
c) _____
d) _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$14,400,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$14,400,000.00

Real Property Transfer Tax Due

\$73,440.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: _____

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: _____

Signature: _____

Capacity: manager

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: SP Sahara Development

Print Name: LLC

Address: _____

Address: 3799 E. Desert Inn Rd.

City: _____

City: Las Vegas, NV.

State: _____

Zip: _____

State: Nevada Zip: 89121

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: N CS-257818-LA2 1a/1a

Address: 550 S. Hope Street, Suite 1950

City: Los Angeles

State: CA

Zip: 90071

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

*Cont
3346*

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a. 162-04-807-008
b. _____
c. _____
d. _____

2. Type of Property:

a. ☐ Vacant Land b. ☐ Single Fam. Res.
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☒ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$ 14,400,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

(N/A)

c. Transfer Tax Value:

\$ 14,400,000.00

d. Real Property Transfer Tax Due

\$ 73,440.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section N/A

b. Explain Reason for Exemption: N/A

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature SEE ATTACHED Capacity _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: SP Sahara Development II, LLC
Address: 515 S. Flower Street, Suite 3100
City: Los Angeles
State: CA Zip: 90071

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sahara Investments, LLC
Address: 3799 E. Desert Inn Road,
City: Las Vegas
State: NV Zip: 89121

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: William H. Heaton, Esq.
Address: 601 S. Tenth St., Ste. 201
City: Las Vegas

Escrow #: NCS-257818-LA2
State: NV Zip: 89101

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

3346

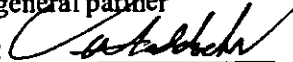
GRANTOR:

SP SAHARA DEVELOPMENT II, LLC,
a Delaware limited liability company

By: SP Sahara II, LLC,
a Delaware limited liability company,
managing member

By: CB Richard Ellis Strategic Partners
III, L.P., a Delaware limited
partnership, its sole member

By: CB Richard Ellis Partners
III, L.L.C., a Delaware
limited liability company,
its general partner

By: 
Name: Vance G. Maddocks
Title: President

By: 
Name: John M. Gilb
Title: Secretary/Treasurer

3346



20081010-0001756

Fee: \$19.00 RPTT: \$7,650.00

N/C Fee: \$0.00

10/10/2008 09:49:04

T20080240472

Requestor:

NEVADA TITLE LAS VEGAS

Debbie Conway LEX

Clark County Recorder Pgs: 8

RPTT: \$7,650.00 ²
A.P.N#: 162-04-807-004
Escrow #: 06-11-0401-SD

Return to:

Sahara Investments, LLC and
Royal Associates
Attn: Andrew Fonfa
9710 W Tropicana Suite 110
Las Vegas, NV 89147

RE-RECORDED

RE-RECORD GRANT BARGAIN SALE DEED

This Deed is being re-recorded to add an additional Grantee that was missed at the time of recording on Grant Deed that was recorded February 12, 2007 in book 20070212 as instrument 0003941

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

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

A.P.N.: 162-04-807-004
R.P.T.T.: \$15,300.00

Escrow #06-11-0401-SD

Mail tax bill to and when recorded mail to:
Sahara Investments, LLC
9710 W. Tropicana Suite 100
Las Vegas, NV 89147

20070212-0003941

Fee: \$17.00 RPTT: \$15,300.00
N/C Fee: \$0.00

02/12/2007 16:32:25
T20070025892

Requestor:
NEVADA TITLE COMPANY

Debbie Conway KXC
Clark County Recorder Pgs: 5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Tom R. Bushey and Elaine Bushey, Trustees of the Bushey Trust dated May 31, 1995 who acquired title as The Bushey Trust dated May 31, 1995, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Sahara Investments, LLC, a Nevada limited liability company*, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

***and Royal Associates, a General Partnership as Tenants in Common
SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of January, 2007.

The Bushey Trust Dated May 31, 1995

By: Tom R. Bushey Trustee By: Elaine Bushey Trustee
Tom R. Bushey, Trustee Elaine Bushey, Trustee

State Of NEVADA

County of Clark

This instrument was acknowledge before me on January 9, 2007
by Tom R. Bushey and Elaine Bushey, Trustees of the
Bushey Trust dated May 31, 1995

NOTARY PUBLIC

My Commission Expires: 6/24/2008

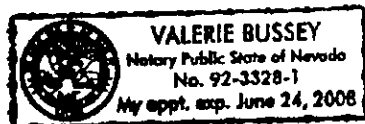


EXHIBIT "A"

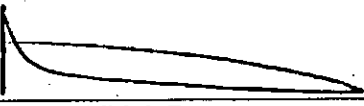
**THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 4,
TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B & M., DESCRIBED AS
FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE
NORTH 87°15'49" WEST ALONG THE SOUTH LINE THEREOF; A DISTANCE
OF 1247.48 FEET TO THE SOUTHWEST CORNER OF THE MEADOWS
ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK
1 OF PLATS, PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA; THENCE CONTINUING NORTH 87°15'49" WEST
A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE
NORTH 4°00'05" EAST PARALLEL TO WEST LINE OF THE SAID MEADOWS
ADDITION TO LAS VEGAS, A DISTANCE OF 174.04 FEET TO THE SOUTH
LINE OF JUDY RICH TRACT, AS SHOWN BY MAP THEREOF ON FILE IN
BOOK 4 OF PLATS, PAGE 27 IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA; THENCE NORTH 87°15'49" WEST ALONG THE
LAST MENTIONED SOUTH LINE, A DISTANCE OF 147.96 FEET TO A POINT;
THENCE SOUTH 2°44'11" WEST A DISTANCE OF 174.00 FEET TO A POINT ON
THE SOUTH LINE OF SAID SECTION 4; THENCE SOUTH 87°15'49" EAST
ALONG THE LAST MENTIONED SOUTH LINE, A DISTANCE OF 144.12 FEET
TO THE TRUE POINT OF BEGINNING.**

**EXCEPTING THEREFROM THE INTEREST IN AND TO THE SOUTH 40 FEET
THEREOF AS CONVEYED TO THE CITY OF LAS VEGAS, FOR STREET
PURPOSES, BY DEED RECORDED APRIL 29, 1954, AS DOCUMENT NO. 9297,
IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.**

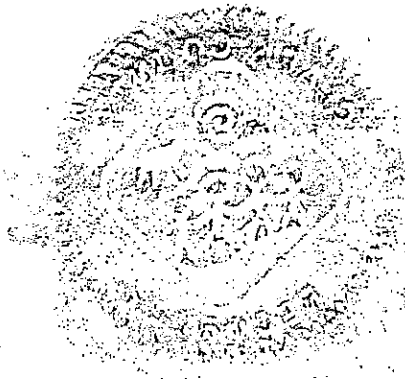
APN# 162-04-807-004
Escrow No.: 06-11-0401-SD

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS NO SOCIAL SECURITY NUMBER
CONTAINED IN THE DOCUMENT.

BY: 
NAME PRINT: Michele Eaton

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS A SOCIAL SECURITY NUMBER
CONTAINED IN THIS DOCUMENT AS REQUIRED BY
LAW: _____

BY: _____
NAME PRINT: _____



CERTIFIED COPY, THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE
RECORDED DOCUMENT MINUS
ANY REDACTED PORTIONS.

OCT. 09. 2008

Debbie Conway
RECORDER

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

- a) 162-04-807-004
b) _____
c) _____
d) _____

33

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$3,000,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$3,000,000.00

Real Property Transfer Tax Due

\$15,300.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Tom R. Bushey, Trustee Capacity: GRANTOR/SELLER

Signature: Sahara Investments LLC Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tom R. Bushey, Trustee Bushey
Trust dated May 31, 1995

Print Name: Sahara Investments LLC

Address: PO Box 971

Address: 9710 W. Tropicana Suite 100

City/State/Zip: Powell WY 82435

City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 06-11-0401-SD

Address: 2500 N. Buffalo Drive, Suite 150

City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

3941

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 162-04-807-004
b) _____
c) _____
d) _____

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$3,000,000.00 W

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$1,500,000.00 W

Real Property Transfer Tax Due

\$7,650.00 W

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for Exemption: adding additional grantee. RPTT on deed recorded
20070212/0003941 was \$15,300.00. Per Cheryl Ritter
50% of RPTT due on this re-record. W

5. Partial Interest: Percentage being transferred:

50% W

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sahara Investments, LLC, a
Nevada limited liability company

Print Name: SAHARA Investments, LLC
Royal Associates, a General
Partnership

Address: 9710 W. Tropicana Suite 110

Address: 9710 W. Tropicana Suite 110

City/State/Zip: Las Vegas, NV 89147

City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 06-11-0401-SD

Address: 2500 N. Buffalo Drive, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

20070314-0000598

Fee: \$17.00 RPTT: \$12.75
N/C Fee: \$0.00

03/14/2007 09:00:44

T20070044564

Requestor:
NEVADA TITLE COMPANY

Debbie Conway ADF
Clark County Recorder Pgs: 5

A.P.N.: 162-04-807-005
R.P.T.T.: \$- 12.75

Escrow #06-11-0864-SD

Mail tax bill to and when recorded mail to:
Sahara Investments, LLC
9710 W. Tropicana Ave. Suite 110
Las Vegas, NV 89147

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Andrew S. Fonfa, a married man**, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Sahara Investments, LLC, a Nevada limited-liability company**, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

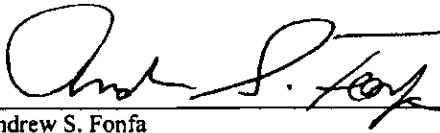
**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".
ACCOMODATION RECORDING INSTRUCTIONS ATTACHED
HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of March, 2007.



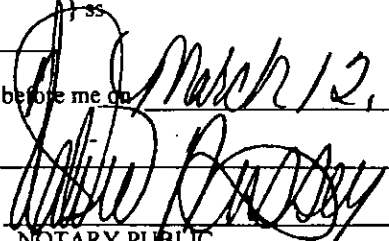
Andrew S. Fonfa

State Of NEVADA

County of Clark

This instrument was acknowledge before me on

by Andrew S. Fonfa


NOTARY PUBLIC
My Commission Expires: 6/24/2008

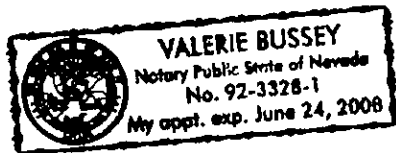


EXHIBIT "A"

LEGAL DESCRIPTION

That portion of the South Half (S ½) of the Southeast Quarter (SE ¼) of Section 4, Township 22 South, Range 62 East, MDM more particularly described as follows:

Commencing at the Southeast (SE) corner of said Section 4, Township 21 South, Range 61 East, MDM, Thence North 87°30'06" West on the South line of Southeast Quarter (SE ¼) said Section 4, a distance of 1247.48 feet, to the Southwest (SW) corner of "Meadows Addition", as shown in Book 3, Page 40 of Plats;

Thence North 03°40'55" East on the West line of said "Meadows Additoin" a distance of 40.01 feet to the True Point of Beginning of the herein described parcel, being a point on the Northerly right-of-way line of Sahara Avenue;

Thence continuing North 03°40'55" East on said West line a distance of 134.34 feet to the Southeast corner of "Judy Rich Tract" as shown in Book 4, page 27, of Plats;

Thence North 87°29'51" West on the South Line of said "Judy Rich Tract" a distance fof 5.00 feet;

Thence South 03°40-'55" West a distance of 134.34 feet, to a Point on the Northerly right-of-way line of Sahara Avenue;

Thence South 87°30'06" East a distance of 5.00 feet to the True Point of Beginning.

ATTACHMENT TO DEED

ACCOMMODATION RECORDING INSTRUCTIONS,
NOTICE AND WAIVER PURSUANT TO N.R.S. 692A.210
AND INDEMNITY AGREEMENT

TO: NEVADA TITLE COMPANY DATE: February 28, 2007 ESCROW/ORDER # 06-11-0864-SD

FROM: The undersigned

The documents listed below are for recording in the Recorder's Office as an accommodation only. You are to make no demand or inquiry in connection therewith. The undersigned understand that Nevada Title Company ("NTC") is not searching the public records in connection with any property affected thereby, and makes no assurances that the parties have any interest in any property described therein. Further, NTC has not examined the document(s), and makes no assurances as to their validity or effect on title. These documents are being delivered to the Recorder's Office only as a courtesy to the undersigned.

The undersigned also acknowledge that NTC will not now, nor will it in the future, receive any benefit, whether business or otherwise, as a result of the recordation of said document(s). The undersigned further acknowledge that NTC is unwilling to carry out the herein provided instructions without, and in the normal course of business would not do so without an Indemnity Agreement from the undersigned.

NOW THEREFORE, the undersigned do herein and hereby agree that, in consideration of NTC recording said documents, the undersigned will fully and forever protect, defend save harmless and otherwise indemnify NTC from and against any and all liabilities, responsibilities, loss, costs, damages, expenses, charges and fees including but not by way of limitation attorney's fees which it may suffer, expend or incur, directly or indirectly, under by way of, arising out of, or as a consequence of its fulfillment of these instructions and/or the recordation of the herein below described document.

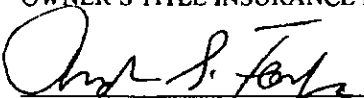
THE UNDERSIGNED are responsible for the Clark County Recorder's Office documentation requirements, including (but not limited to) attaching a Declaration of Value form to any document recorded to transfer real property (or any right, title or interest therein).

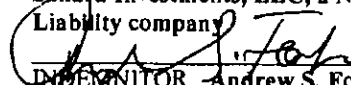
The undersigned shall pay applicable Recording Fees and Transfer Tax (check payable to the "Clark County Recorder" to cover the charges concerning: i) the Recorder's Fee of \$14.00 for the first page, and \$1.00 for each additional page, of a document; ii) an additional fee of \$3.00 for any single-page document that is considered a "double-index" document; iii) real property transfer tax of \$5.10 per \$1,000.00 of equitable value in the property).

<u>DOCUMENT</u>	<u>1ST PARTY</u>	<u>2ND PARTY</u>	<u>TRANSFER TAX</u>	<u>RECORDING FEE</u>
GBS Deed	Fonfa	Sahara	Not Taxable Per	\$19.00 Est.
		Investments	County Assessor's	

FURTHERMORE, if a Lender's policy of title insurance is being issued but no Owner's title policy is being issued, then: notice is hereby given, as required in NRS 692A.210 that a mortgagee's title insurance policy is to be issued to your mortgage lender. The policy does not afford title insurance protection to you in the event of a defect or claim of defect in title to the real estate you own or are acquiring. An owner's title insurance policy affording protection to you in the amount of your purchase price, or for the amount of your purchase price plus the cost of any improvements, which you anticipate making, may be purchased by you. NRS 692A.210 requires that you sign the statement printed below if you do not wish to purchase an owner's title insurance policy.

WE HAVE RECEIVED THE FOREGOING NOTICE, AND WAIVE OUR RIGHT TO PURCHASE AN OWNER'S TITLE INSURANCE POLICY FOR OUR PROTECTION.


INDEMNITOR Andrew S. Fonfa

Sahara Investments, LLC, a Nevada limited
Liability company

INDEMNITOR Andrew S. Fonfa, Manager

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

- a) 162-04-807-005
b) _____
c) _____
d) _____

4

2. Type of Property:

- x a) ☒ Vacant Land ☐ b) ☐ Sgl. Fam. Residence
☐ c) ☐ Condo/Twnhse ☐ d) ☐ 2-4 Plex
☐ e) ☐ Apt. Bldg. ☐ f) ☐ Comm'l/Ind'l
☐ g) ☐ Agricultural ☐ h) ☐ Mobile Home
☐ i) ☐ Other _____

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$2,500.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$2,500.00

Real Property Transfer Tax Due

\$12.75

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: Escrow Officer

Signature: Valerie Bussey, Escrow Officer / Nevada Title Co. on behalf of Grantor and Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Andrew S. Fonfa

Print Name: Sahara Investments, LLC, a Nevada
limited liability company

Address: Same as Buyer/Grantee

Address: 9710 W. Tropicana Suite 110

City/State/Zip: _____

City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 06-11-0864-SD

Address: 2500 N. Buffalo Drive, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

598



20070212-0003941

Fee: \$17.00 RPTT: \$15,300.00
N/C Fee: \$0.00

02/12/2007 16:32:25

T20070025892

Requestor:

NEVADA TITLE COMPANY

Debbie Conway

KXC

Clark County Recorder

Pgs: 5

A.P.N.: 162-04-807-004
R.P.T.T.: \$15,300.00

Escrow #06-11-0401-SD

Mail tax bill to and when recorded mail to:
Sahara Investments, LLC
9710 W. Tropicana Suite 100
Las Vegas, NV 89147

5-1

35

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Tom R. Bushey and Elaine Bushey, Trustees of the Bushey Trust dated May 31, 1995 who acquired title as The Bushey Trust dated May 31, 1995, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Sahara Investments, LLC, a Nevada limited liability company,, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of January, 2007.

The Bushey Trust Dated May 31, 1995

By: Tom R. Bushey, Trustee By: Elaine Bushey, Trustee
Tom R. Bushey, Trustee Elaine Bushey, Trustee

State Of NEVADA

County of Clark

This instrument was acknowledge before me on January 9, 2007
by Tom R. Bushey and Elaine Bushey, Trustees of the
Bushey Trust dated May 31, 1995

[Signature]
NOTARY PUBLIC

My Commission Expires: 6/24/2008

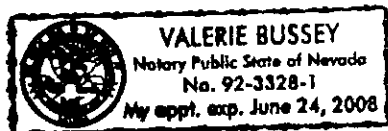


EXHIBIT "A"

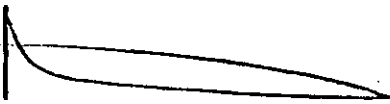
THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 87°15'49" WEST ALONG THE SOUTH LINE THEREOF; A DISTANCE OF 1247.48 FEET TO THE SOUTHWEST CORNER OF THE MEADOWS ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE CONTINUING NORTH 87°15'49" WEST A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 4°00'05" EAST PARALLEL TO WEST LINE OF THE SAID MEADOWS ADDITION TO LAS VEGAS, A DISTANCE OF 174.04 FEET TO THE SOUTH LINE OF JUDY RICH TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 27 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE NORTH 87°15'49" WEST ALONG THE LAST MENTIONED SOUTH LINE, A DISTANCE OF 147.96 FEET TO A POINT; THENCE SOUTH 2°44'11" WEST A DISTANCE OF 174.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 4; THENCE SOUTH 87°15'49" EAST ALONG THE LAST MENTIONED SOUTH LINE, A DISTANCE OF 144.12 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE SOUTH 40 FEET THEREOF AS CONVEYED TO THE CITY OF LAS VEGAS, FOR STREET PURPOSES, BY DEED RECORDED APRIL 29, 1954, AS DOCUMENT NO. 9297, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

APN# 162-04-807-004
Escrow No.: 06-11-0401-SD

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS NO SOCIAL SECURITY NUMBER
CONTAINED IN THE DOCUMENT.

BY: 
NAME PRINT: Michele Eaton

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS A SOCIAL SECURITY NUMBER
CONTAINED IN THIS DOCUMENT AS REQUIRED BY
LAW: _____

BY: _____
NAME PRINT: _____

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 162-04-807-004
b)
c)
d)

35

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$3,000,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$3,000,000.00

Real Property Transfer Tax Due

\$15,300.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred:

100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Tom R. Bushey, Trustee Capacity: GRANTOR/SELLER

Signature: Sahara Investments LLC Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tom R. Bushey, Trustee Bushey
Trust dated May 31, 1995

Print Name: Sahara Investments LLC

Address: PO Box 971

Address: 9710 W. Tropicana Suite 100

City/State/Zip: Powell WY 82435

City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 06-11-0401-SD
Address: 2500 N. Buffalo Drive, Suite 150
City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

3941

APN#

162-04-807-008 (C) E 11-3

Recording Requested by:

Name:

First American Title Insurance
Company National Commercial
Services

Address:

550 S. Hope Street, Suite 1950

City/State/Zip:

Los Angeles, CA 90071

Order Number:

NCS-257818-LA2

20070212-0003346

Fee: \$21.00

RPTT: \$73,440.00

N/C Fee: \$0.00

02/12/2007

14:49:07

T20070025710

Requestor:

FIRST AMERICAN TITLE COMPANY OF NEVADA

Debbie Conway

KXC

Clark County Recorder

Pgs: 11

Grant Bargain Sale Deed

(Title of Document)

(for Recorder's use only)

Recorder Affirmation Statement

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 social security number 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 social security number of a person or persons as required by law.

(State specific law)

Signature

Title

Print Signature

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

(Additional recording fee applies)

APN: 162-04-807-008

WHEN RECORDED, RETURN TO:

Nitz, Walton & Heaton, Ltd.
601 S. Tenth St., Ste. 201
Las Vegas, Nevada 89101
Attention: William H. Heaton, Esq.

MAIL TAX STATEMENTS TO:

Sahara Investments, LLC
3799 E. Desert Inn Road,
Las Vegas, Nevada 89121

GRANT, BARGAIN and SALE DEED and RESTRICTIVE COVENANTS

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SP SAHARA DEVELOPMENT II, LLC, a Delaware limited liability company ("Grantor"), with its offices at c/o CB Richard Ellis Investors, 515 S. Flower Street, Suite 3100, Los Angeles, California 90071, does hereby GRANT, BARGAIN and SELL to SAHARA INVESTMENTS, LLC, a Nevada limited liability company, with an office at 3799 E. Desert Inn Road, Las Vegas, Nevada 89121 ("Grantee") the real property (the "Property") situate in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED

Subject to:

1. All general and special taxes, not yet due and payable.
2. All Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.
3. All matters which would be disclosed by a current survey or inspection of the Property.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor hereby reserves, declares and establishes, and Grantee, by its acceptance and recordation of this indenture, hereby covenants and agrees, for the benefit of the property described in Exhibit "B" attached hereto (the "Benefited Land") and made a part hereof and for the benefit of the owners of fee simple title in and to said property described in Exhibit "B" hereto, or portions thereof, and the successors, assigns and heirs of said owners, that the conveyance of the Property hereby is expressly made subject to the restrictions, as contained in Exhibit "C" attached hereto (the "Restrictions"). The Restrictions shall be in effect and constitute covenants running with the land for a period of two (2) years from and after the date of this Deed, and shall be enforceable

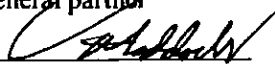
by any of the above described beneficiaries by specific performance and injunctive relief as well as all other remedies afforded by law during such two year period. The Restrictions are in addition to, and do not supersede, all terms and conditions of that certain Easement Agreement and Covenants, Conditions and Restrictions being recorded against the Property concurrently herewith.

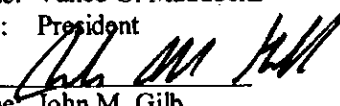
SP SAHARA DEVELOPMENT II, LLC,
a Delaware limited liability company

By: SP Sahara II, LLC,
a Delaware limited liability company,
managing member

By: CB Richard Ellis Strategic Partners
III, L.P., a Delaware limited
partnership, its sole member

By: CB Richard Ellis Partners
III, L.L.C., a Delaware
limited liability company,
its general partner

By: 
Name: Vance G. Maddocks
Title: President

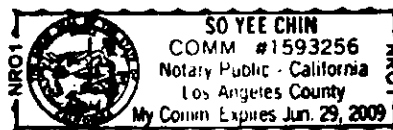
By: 
Name: John M. Gilb
Title: Secretary/Treasurer

STATE OF California)
COUNTY OF Los Angeles)

On February 8, 2007, before me, So Yee Chin, a notary public, personally appeared Vance G. Maddocks & John M. Gith personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public



(Place Notary Seal Above)

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 04; THENCE NORTH 03° 40' 55" EAST, 40.01 FEET TO THE SOUTHWEST CORNER OF LOT 10 BLOCK 9 OF THE MEADOWS ADDITION TO THE CITY OF LAS VEGAS, AS RECORDED IN BOOK 3 PAGE 40 OF PLATS CLARK COUNTY OFFICIAL RECORDS. SAME POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAHARA AVENUE (WIDTH VARIES); SAME POINT ALSO BEING **THE POINT OF BEGINNING**; THENCE CONTINUING NORTH 03° 40' 55" EAST, 154.34 FEET; THENCE NORTH 87° 29' 51" WEST, 43.41 FEET; THENCE NORTH 02° 30' 09" EAST, 137.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CINCINNATI AVENUE (50 FEET WIDE); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE;

SOUTH 87° 29' 51" EAST, 46.24 FEET TO AN ANGLE POINT; THENCE SOUTH 86° 26' 46" EAST, 265.45 FEET; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF CINCINNATI AVENUE, SOUTH 02° 29' 39" WEST, 145.00 FEET; THENCE SOUTH 62° 29' 14" WEST, 30.40 FEET; THENCE SOUTH 27° 30' 46" EAST, 23.96 FEET TO THE BEGINNING OF A 19.50 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST; THENCE CURVING RIGHT, SOUTHERLY, ALONG SAID CURVE AN ARC DISTANCE OF 10.21 FEET THROUGH A CENTRAL ANGLE OF 30° 00' 23" TO A POINT OF TANGENCY; THENCE SOUTH 02° 29' 38" WEST, 17.97 FEET TO THE BEGINNING OF A 24.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE CURVING RIGHT, SOUTHWESTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 71° 37' 06" TO A POINT ON A 76.00 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE SOUTHEAST; THENCE CURVING LEFT, SOUTHWESTERLY, ALONG SAID CURVE, AN ARC DISTANCE OF 66.57 FEET THROUGH A CENTRAL ANGLE OF 50° 11' 00" TO A POINT ON A 24.50 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE NORTHWEST; THENCE CURVING RIGHT, SOUTHWESTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 13.52 FEET THROUGH A CENTRAL ANGLE OF 31° 36' 46" TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SAHARA AVENUE WHERE THE RADIUS POINT BEARS NORTH 34° 27' 32" WEST; THENCE NORTH 87° 30' 06" WEST, 188.44 FEET ALONG SAID RIGHT-OF-WAY LINE TO **THE POINT OF BEGINNING**.

EXHIBIT B

BENEFITED LAND

A parcel of land lying in the South Half (S1/2) of the Southeast Quarter (SE1/4) of Section 04, Township 21 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Commencing at the Southwest corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section 04; thence North 03°40'55" East, 40.01 feet to the Southwest corner of Lot 10 Block 9 of the Meadows Addition to the City of Las Vegas, as recorded in Book 3 Page 40 of Plats Clark County Official Records. Same point being on the North right-of-way line of Sahara Avenue (width varies); thence along said North right-of-way line South 87°30'06" East, 188.44 feet to **The Point of Beginning**; thence continuing South 87°30'06" East, 146.07 feet; thence North 83°19'18" East, 62.70 feet; thence South 87°30'06" East, 92.71 feet to a point of tangency of a 25.00 foot radius curve concave to the Southwest; thence curving right, Southeasterly, an arc distance of 16.09 feet, through a central angle of 36°52'10" to a point on a reverse curve, having a 25.00 foot radius, concave to the Northeast; thence curving left, Southeasterly, an arc distance of 16.09 feet through a central angle of 36°52'10" to a point on a 54.00 foot compound curve, concave to the Northwest; thence curving left, Northeasterly, along said curve an arc distance of 82.97 feet through a central angle of 88°01'54" to a tangent point on the West right-of-way line of Fairfield Avenue (80 feet wide); thence North 04°28'00" East, 208.39 feet to a point of tangency of a 20.00 foot radius curve concave to the Southwest; thence curving left, Northwesterly, along said curve an arc distance of 31.73 feet, through a central angle of 90°54'46" to a point of tangency on the South right-of-way line of Cincinnati Avenue (50 feet wide); thence along said South right-of-way line; North 86°26'46" West, 289.25 feet; thence departing the South right-of-way line of Cincinnati Avenue, South 02°29'39" West, 145.00 feet; thence South 62°29'14" West, 30.40 feet; thence South 27°30'46" East, 23.96 feet to the beginning of a 19.50 foot radius curve, concave to the Southwest; thence curving right, Southerly, along said curve an arc distance of 10.21 feet through a central angle of 30°00'23" to a point of tangency; thence South 02°29'38" West, 17.97 feet to the beginning of a 24.00 foot radius curve, concave to the Northwest; thence curving right, Southwesterly, along said curve an arc distance of 30.00 feet through a central angle of 71°37'06" to a point on a 76.00 foot radius reverse curve, concave to the Southeast; thence curving left, Southeasterly, along said curve an arc distance of 66.57 feet through a central angle of 50°11'00" to a point on a 24.50 foot radius reverse curve, concave to the Northwest; thence curving right, Southwesterly, along said curve an arc distance of 13.52 feet through a central angle of 31°36'46" to **The Point of Beginning** on the aforementioned North right-of-way line of Sahara Avenue where the radius point bears North 34°27'32" West.

EXHIBIT C

RESTRICTIONS

The Property may only be developed for a first-class hotel, hotel/condominium and/or condominium with potential ancillary casino/restaurant and retail components.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 162-04-807-008
b) _____
c) _____
d) _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$14,400,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$14,400,000.00

Real Property Transfer Tax Due

\$73,440.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: _____

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: _____

Signature: _____

Capacity: manager

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: SP Sahara Development

Print Name: LLC

Address: _____

Address: 3799 E. Desert Inn Rd.

City: _____

City: Las Vegas, NV.

State: _____

Zip: _____

State: Nevada

Zip: 89121

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance

Company National Commercial

Print Name: Services

File Number: NCS-257818-LA2 1a/1a

Address: 550 S. Hope Street, Suite 1950

City: Los Angeles

State: CA

Zip: 90071

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Conte 3346

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a. 162-04-807-008
b. _____
c. _____
d. _____

2. Type of Property:

a. ☐ Vacant Land b. ☐ Single Fam. Res.
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☒ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
i. ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property \$ 14,400,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (N/A)
c. Transfer Tax Value: \$ 14,400,000.00
d. Real Property Transfer Tax Due \$ 73,440.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section N/A
b. Explain Reason for Exemption: N/A

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature SEE ATTACHED Capacity _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: SP Sahara Development II, LLC
Address: 515 S. Flower Street, Suite 3100
City: Los Angeles
State: CA Zip: 90071

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sahara Investments, LLC
Address: 3799 E. Desert Inn Road,
City: Las Vegas
State: NV Zip: 89121

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: William H. Heaton, Esq. Escrow #: NCS-257818-LA2
Address: 601 S. Tenth St., Ste. 201
City: Las Vegas State: NV Zip: 89101

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

3346

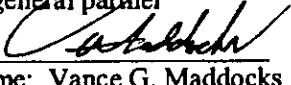
GRANTOR:

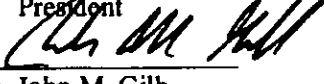
SP SAHARA DEVELOPMENT II, LLC,
a Delaware limited liability company

By: SP Sahara II, LLC,
a Delaware limited liability company,
managing member

By: CB Richard Ellis Strategic Partners
III, L.P., a Delaware limited
partnership, its sole member

By: CB Richard Ellis Partners
III, L.L.C., a Delaware
limited liability company,
its general partner

By: 
Name: Vance G. Maddocks
Title: President

By: 
Name: John M. Gilb
Title: Secretary/Treasurer

3346

RPTT: \$7,650.00 ²
A.P.N#: 162-04-807-004
Escrow #: 06-11-0401-SD

Return to:

Sahara Investments, LLC and
Royal Associates
Attn: Andrew Fonfa
9710 W Tropicana Suite 110
Las Vegas, NV 89147



20081010-0001756

Fee: \$19.00 RPTT: \$7,650.00
N/C Fee: \$0.00

10/10/2008 09:49:04

T20080240472

Requestor:

NEVADA TITLE LAS VEGAS

Debbie Conway LEX

Clark County Recorder Pgs: 8

RE-RECORDED

RE-RECORD GRANT BARGAIN SALE DEED

This Deed is being re-recorded to add an additional Grantee that was missed at the time of recording on Grant Deed that was recorded February 12, 2007 in book 20070212 as instrument 0003941

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

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

20070212-0003941

Fee: \$17.00 RPTT: \$15,300.00
N/C Fee: \$0.00

02/12/2007 16:32:25
T20070025892

Requestor:
NEVADA TITLE COMPANY

Debbie Conway KXC
Clark County Recorder Pgs: 5

A.P.N.: 162-04-807-004
R.P.T.T.: \$15,300.00

Escrow #06-11-0401-SD

Mail tax bill to and when recorded mail to:
Sahara Investments, LLC
9710 W. Tropicana Suite 100
Las Vegas, NV 89147

5-1
35

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Tom R. Bushey and Elaine Bushey, Trustees of the Bushey Trust dated May 31, 1995 who acquired title as The Bushey Trust dated May 31, 1995, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Sahara Investments, LLC, a Nevada limited liability company*, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

***and Royal Associates, a General Partnership as Tenants in Common**

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of January, 2007.

The Bushey Trust Dated May 31, 1995

By: Tom R. Bushey, Trustee By: Elaine Bushey, Trustee
Tom R. Bushey, Trustee Elaine Bushey, Trustee

State Of NEVADA

County of Clark

This instrument was acknowledge before me on January 9, 2007
by Tom R. Bushey and Elaine Bushey, Trustees of the
Bushey Trust dated May 31, 1995

[Signature]
NOTARY PUBLIC

My Commission Expires: 6/24/2008

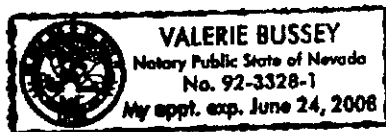


EXHIBIT "A"

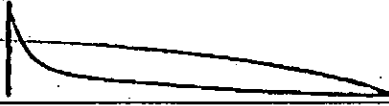
THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 87°15'49" WEST ALONG THE SOUTH LINE THEREOF; A DISTANCE OF 1247.48 FEET TO THE SOUTHWEST CORNER OF THE MEADOWS ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE CONTINUING NORTH 87°15'49" WEST A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 4°00'05" EAST PARALLEL TO WEST LINE OF THE SAID MEADOWS ADDITION TO LAS VEGAS, A DISTANCE OF 174.04 FEET TO THE SOUTH LINE OF JUDY RICH TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 27 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE NORTH 87°15'49" WEST ALONG THE LAST MENTIONED SOUTH LINE, A DISTANCE OF 147.96 FEET TO A POINT; THENCE SOUTH 2°44'11" WEST A DISTANCE OF 174.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 4; THENCE SOUTH 87°15'49" EAST ALONG THE LAST MENTIONED SOUTH LINE, A DISTANCE OF 144.12 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE SOUTH 40 FEET THEREOF AS CONVEYED TO THE CITY OF LAS VEGAS, FOR STREET PURPOSES, BY DEED RECORDED APRIL 29, 1954, AS DOCUMENT NO. 9297, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

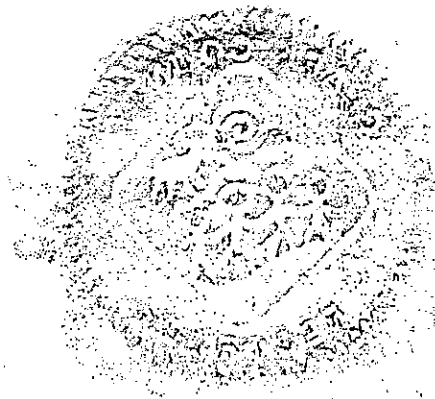
APN# 162-04-807-004
Escrow No.: 06-11-0401-SD

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS NO SOCIAL SECURITY NUMBER
CONTAINED IN THE DOCUMENT.

BY: 
NAME PRINT: Michele Eaton

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS A SOCIAL SECURITY NUMBER
CONTAINED IN THIS DOCUMENT AS REQUIRED BY
LAW: _____

BY: _____
NAME PRINT: _____



CERTIFIED COPY. THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE
RECORDED DOCUMENT MINUS
ANY REDACTED PORTIONS.

OCT. 09. 2008

Debbie Conway
RECORDER

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

- a) 162-04-807-004
b) _____
c) _____
d) _____

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg ☒ f) Comm'/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$3,000,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$3,000,000.00

Real Property Transfer Tax Due

\$15,300.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Tom R. Bushey, Trustee Capacity: GRANTOR/SELLER

Signature: Sahara Investments LLC Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tom R. Bushey, Trustee Bushey
Trust dated May 31, 1995

Print Name: Sahara Investments LLC

Address: PO Box 971

Address: 9710 W. Tropicana Suite 100

City/State/Zip: Powell WY 82435

City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 06-11-0401-SD

Address: 2500 N. Buffalo Drive, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

3941

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 162-04-807-004
b) _____
c) _____
d) _____

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home

☐ i) Other _____

3. Total Value/Sales Price of Property

\$3,000,000.00 VB

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$1,500,000.00 VB

Real Property Transfer Tax Due

\$7,650.00 VB

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for Exemption: adding additional grantee. RPTT on deed recorded
20070212/0003941 was \$15,300.00 Per Cheryl Ritter
50% of RPTT due on this re-record. VB

5. Partial Interest: Percentage being transferred:

50% VB

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sahara Investments, LLC, a
Nevada limited liability company

Print Name: SAHARA Investments, LLC
Royal Associates, a General
Partnership

Address: 9710 W. Tropicana Suite 110

Address: 9710 W. Tropicana Suite 110

City/State/Zip: Las Vegas, NV 89147

City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 06-11-0401-SD

Address: 2500 N. Buffalo Drive, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

RPTT: \$7,650.00 ²
A.P.N#: 162-04-807-004
Escrow #: 06-11-0401-SD

Return to:

Sahara Investments, LLC and
Royal Associates
Attn: Andrew Fonfa
9710 W Tropicana Suite 110
Las Vegas, NV 89147



20081010-0001756

Fee: \$19.00 RPTT: \$7,650.00

N/C Fee: \$0.00

10/10/2008 09:49:04

T20080240472

Requestor:

NEVADA TITLE LAS VEGAS

Debbie Conway LEX

Clark County Recorder Pgs: 8

RE-RECORDED

RE-RECORD GRANT BARGAIN SALE DEED

This Deed is being re-recorded to add an additional Grantee that was missed at the time of recording on Grant Deed that was recorded February 12, 2007 in book 20070212 as instrument 0003941

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

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

20070212-0003941

Fee: \$17.00 RPTT: \$15,300.00
N/C Fee: \$0.00

02/12/2007 16:32:25
T20070025892

Requestor:
NEVADA TITLE COMPANY

Debbie Conway KXC
Clark County Recorder Pgs: 5

A.P.N.: 162-04-807-004
R.P.T.T.: \$15,300.00

Escrow #06-11-0401-SD

Mail tax bill to and when recorded mail to:
Sahara Investments, LLC
9710 W. Tropicana Suite 100
Las Vegas, NV 89147

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Tom R. Bushey and Elaine Bushey, Trustees of the Bushey Trust dated May 31, 1995 who acquired title as The Bushey Trust dated May 31, 1995, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Sahara Investments, LLC, a Nevada limited liability company*, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

***and Royal Associates, a General Partnership as Tenants in Common**

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of January, 2007.

The Bushey Trust Dated May 31, 1995

By: Tom R. Bushey Trustee By: Elaine Bushey Trustee
Tom R. Bushey, Trustee Elaine Bushey, Trustee

State Of NEVADA

County of Clark

This instrument was acknowledge before me on January 9, 2007
Tom R. Bushey and Elaine Bushey, Trustees of the
by Bushey Trust dated May 31, 1995

NOTARY PUBLIC

My Commission Expires: 6/24/2008

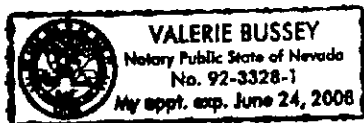


EXHIBIT "A"

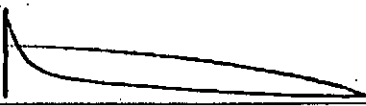
**THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 4,
TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B & M., DESCRIBED AS
FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE
NORTH 87°15'49" WEST ALONG THE SOUTH LINE THEREOF; A DISTANCE
OF 1247.48 FEET TO THE SOUTHWEST CORNER OF THE MEADOWS
ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK
1 OF PLATS, PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA; THENCE CONTINUING NORTH 87°15'49" WEST
A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE
NORTH 4°00'05" EAST PARALLEL TO WEST LINE OF THE SAID MEADOWS
ADDITION TO LAS VEGAS, A DISTANCE OF 174.04 FEET TO THE SOUTH
LINE OF JUDY RICH TRACT, AS SHOWN BY MAP THEREOF ON FILE IN
BOOK 4 OF PLATS, PAGE 27 IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA; THENCE NORTH 87°15'49" WEST ALONG THE
LAST MENTIONED SOUTH LINE, A DISTANCE OF 147.96 FEET TO A POINT;
THENCE SOUTH 2°44'11" WEST A DISTANCE OF 174.00 FEET TO A POINT ON
THE SOUTH LINE OF SAID SECTION 4; THENCE SOUTH 87°15'49" EAST
ALONG THE LAST MENTIONED SOUTH LINE, A DISTANCE OF 144.12 FEET
TO THE TRUE POINT OF BEGINNING.**

**EXCEPTING THEREFROM THE INTEREST IN AND TO THE SOUTH 40 FEET
THEREOF AS CONVEYED TO THE CITY OF LAS VEGAS, FOR STREET
PURPOSES, BY DEED RECORDED APRIL 29, 1954, AS DOCUMENT NO. 9297,
IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.**

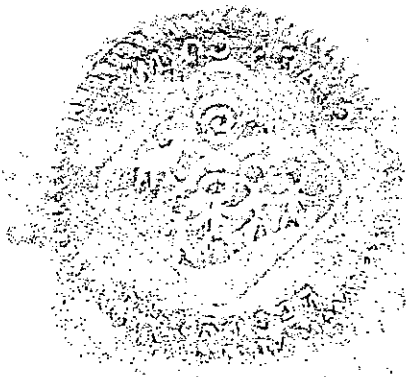
APN# 162-04-807-004
Escrow No.: 06-11-0401-SD

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS NO SOCIAL SECURITY NUMBER
CONTAINED IN THE DOCUMENT.

BY: 
NAME PRINT: Michele Eaton

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS A SOCIAL SECURITY NUMBER
CONTAINED IN THIS DOCUMENT AS REQUIRED BY
LAW: _____

BY: _____
NAME PRINT: _____



CERTIFIED COPY, THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE
RECORDED DOCUMENT MINUS
ANY REDACTED PORTIONS.

OCT. 09. 2008

Debbie Conway
RECORDER

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 162-04-807-004
b) _____
c) _____
d) _____

335

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$3,000,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$3,000,000.00

Real Property Transfer Tax Due

\$15,300.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Tom R. Bushey, Trustee Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tom R. Bushey, Trustee Bushey
Trust dated May 31, 1995

Print Name: Sahara Investments LLC

Address: PO Box 971

Address: 9710 W. Tropicana Suite 100

City/State/Zip: Powell WY 82435

City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 06-11-0401-SD

Address: 2500 N. Buffalo Drive, Suite 150

City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

3941

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 162-04-807-004
b) _____
c) _____
d) _____

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDER'S OPTIONAL USE
ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$3,000,000.00 18

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$1,500,000.00 18

Real Property Transfer Tax Due

\$7,650.00 18

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for Exemption: adding additional grantee. RPTT on deed recorded
20070212/0003941 was \$15,300.00. Per Cheryl Ritter
50% of RPTT due on this re-record. 18

5. Partial Interest: Percentage being transferred: 50% 18

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER
SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Sahara Investments, LLC, a
Nevada limited liability company

Print Name: SAHARA Investments, LLC
Royal Associates, a General
Partnership

Address: 9710 W. Tropicana Suite 110

Address: 9710 W. Tropicana Suite 110

City/State/Zip: Las Vegas, NV 89147

City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 06-11-0401-SD

Address: 2500 N. Buffalo Drive, Suite 150

City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

20070314-0000598

Fee: \$17.00 RPTT: \$12.75
N/C Fee: \$0.00

03/14/2007 09:00:44
T20070044564

Requestor:
NEVADA TITLE COMPANY

Debbie Conway
Clark County Recorder

ADF
Pgs: 5

A.P.N.: 162-04-807-005
R.P.T.T.: \$- 12.75

Escrow #06-11-0864-SD

Mail tax bill to and when recorded mail to:
Sahara Investments, LLC
9710 W. Tropicana Ave. Suite 110
Las Vegas, NV 89147

5-1
D

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Andrew S. Fonfa**, a married man, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Sahara Investments, LLC**, a Nevada limited-liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

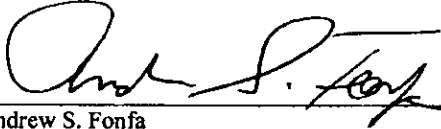
**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".
ACCOMODATION RECORDING INSTRUCTIONS ATTACHED
HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of March, 2007.



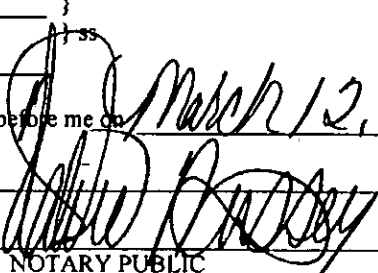
Andrew S. Fonfa

State Of NEVADA

County of Clark

This instrument was acknowledge before me on

by Andrew S. Fonfa


NOTARY PUBLIC

My Commission Expires: 6/24/2008

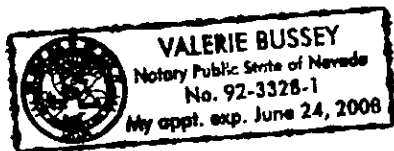


EXHIBIT "A"

LEGAL DESCRIPTION

That portion of the South Half (S ½) of the Southeast Quarter (SE ¼) of Section 4, Township 22 South, Range 62 East, MDM more particularly described as follows:

Commencing at the Southeast (SE) corner of said Section 4, Township 21 South, Range 61 East, MDM, Thence North 87°30'06" West on the South line of Southeast Quarter (SE ¼) said Section 4, a distance of 1247.48 feet, to the Southwest (SW) corner of "Meadows Addition", as shown in Book 3, Page 40 of Plats;

Thence North 03°40'55" East on the West line of said "Meadows Addition" a distance of 40.01 feet to the True Point of Beginning of the herein described parcel, being a point on the Northerly right-of-way line of Sahara Avenue;

Thence continuing North 03°40'55" East on said West line a distance of 134.34 feet to the Southeast corner of "Judy Rich Tract" as shown in Book 4, page 27, of Plats;

Thence North 87°29'51" West on the South Line of said "Judy Rich Tract" a distance of 5.00 feet;

Thence South 03°40'55" West a distance of 134.34 feet, to a Point on the Northerly right-of-way line of Sahara Avenue;

Thence South 87°30'06" East a distance of 5.00 feet to the True Point of Beginning.

ATTACHMENT TO DEED

ACCOMMODATION RECORDING INSTRUCTIONS,
NOTICE AND WAIVER PURSUANT TO N.R.S. 692A.210
AND INDEMNITY AGREEMENT

TO: NEVADA TITLE COMPANY DATE: February 28, 2007 ESCROW/ORDER # 06-11-0884-SD

FROM: The undersigned

The documents listed below are for recording in the Recorder's Office as an accommodation only. You are to make no demand or inquiry in connection therewith. The undersigned understand that Nevada Title Company ("NTC") is not searching the public records in connection with any property affected thereby, and makes no assurances that the parties have any interest in any property described therein. Further, NTC has not examined the document(s), and makes no assurances as to their validity or effect on title. These documents are being delivered to the Recorder's Office only as a courtesy to the undersigned.

The undersigned also acknowledge that NTC will not now, nor will it in the future, receive any benefit, whether business or otherwise, as a result of the recordation of said document(s). The undersigned further acknowledge that NTC is unwilling to carry out the herein provided instructions without, and in the normal course of business would not do so without an Indemnity Agreement from the undersigned.

NOW THEREFORE, the undersigned do herein and hereby agree that, in consideration of NTC recording said documents, the undersigned will fully and forever protect, defend save harmless and otherwise indemnify NTC from and against any and all liabilities, responsibilities, loss, costs, damages, expenses, charges and fees including but not by way of limitation attorney's fees which it may suffer, expend or incur, directly or indirectly, under by way of, arising out of, or as a consequence of its fulfillment of these instructions and/or the recordation of the herein below described document.

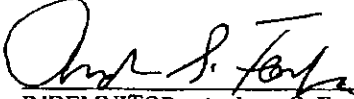
THE UNDERSIGNED are responsible for the Clark County Recorder's Office documentation requirements, including (but not limited to) attaching a Declaration of Value form to any document recorded to transfer real property (or any right, title or interest therein).

The undersigned shall pay applicable Recording Fees and Transfer Tax (check payable to the "Clark County Recorder" to cover the charges concerning: i) the Recorder's Fee of \$14.00 for the first page, and \$1.00 for each additional page, of a document; ii) an additional fee of \$3.00 for any single-page document that is considered a "double-index" document; iii) real property transfer tax of \$5.10 per \$1,000.00 of equitable value in the property).

<u>DOCUMENT</u>	<u>1ST PARTY</u>	<u>2ND PARTY</u>	<u>TRANSFER TAX</u>	<u>RECORDING FEE</u>
GBS Deed	Fonfa	Sahara	Not Taxable Per	\$19.00 Est.
		Investments	County Assessor's	

FURTHERMORE, if a Lender's policy of title insurance is being issued but no Owner's title policy is being issued, then: notice is hereby given, as required in NRS 692A.210 that a mortgagee's title insurance policy is to be issued to your mortgage lender. The policy does not afford title insurance protection to you in the event of a defect or claim of defect in title to the real estate you own or are acquiring. An owner's title insurance policy affording protection to you in the amount of your purchase price, or for the amount of your purchase price plus the cost of any improvements, which you anticipate making, may be purchased by you. NRS 692A.210 requires that you sign the statement printed below if you do not wish to purchase an owner's title insurance policy.

WE HAVE RECEIVED THE FOREGOING NOTICE, AND WAIVE OUR RIGHT TO PURCHASE AN OWNER'S TITLE INSURANCE POLICY FOR OUR PROTECTION.


INDEMNITOR Andrew S. Fonfa

Sahara Investments, LLC, a Nevada limited
Liability company

INDEMNITOR Andrew S. Fonfa, Manager

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 162-04-807-005
b) _____
c) _____
d) _____

4

2. Type of Property:

- x a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm'/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$2,500.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$2,500.00

Real Property Transfer Tax Due

\$12.75

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: Escrow Officer

Signature: Valerie Bussey, Escrow Officer / Nevada Title Co. on behalf of Grantor and Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Andrew S. Fonfa

Print Name: Sahara Investments, LLC, a Nevada
limited liability company

Address: Same as Buyer/Grantee

Address: 9710 W. Tropicana Suite 110

City/State/Zip: ,

City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 06-11-0864-SD

Address: 2500 N. Buffalo Drive, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

598



20070212-0003941

Fee: \$17.00 RPTT: \$15,300.00
N/C Fee: \$0.00

02/12/2007 16:32:25
T20070025892

Requestor:
NEVADA TITLE COMPANY

Debbie Conway KXC
Clark County Recorder Pgs: 5

A.P.N.: 162-04-807-004
R.P.T.T.: \$15,300.00

Escrow #06-11-0401-SD

Mail tax bill to and when recorded mail to:
Sahara Investments, LLC
9710 W. Tropicana Suite 100
Las Vegas, NV 89147

5-1
35

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Tom R. Bushey and Elaine Bushey, Trustees of the Bushey Trust dated May 31, 1995 who acquired title as The Bushey Trust dated May 31, 1995, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Sahara Investments, LLC, a Nevada limited liability company,, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of January, 2007.

The Bushey Trust Dated May 31, 1995

By: Tom R. Bushey, Trustee By: Elaine Bushey, Trustee
Tom R. Bushey, Trustee Elaine Bushey, Trustee

State Of NEVADA

County of Clark

This instrument was acknowledge before me on January 9, 2007
Tom R. Bushey and Elaine Bushey, Trustees of the
by Bushey Trust dated May 31, 1995

NOTARY PUBLIC

My Commission Expires: 6/24/2008

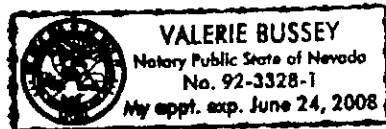


EXHIBIT "A"

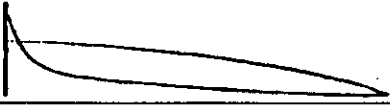
THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 4,
TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B & M., DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE
NORTH 87°15'49" WEST ALONG THE SOUTH LINE THEREOF; A DISTANCE
OF 1247.48 FEET TO THE SOUTHWEST CORNER OF THE MEADOWS
ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK
1 OF PLATS, PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA; THENCE CONTINUING NORTH 87°15'49" WEST
A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE
NORTH 4°00'05" EAST PARALLEL TO WEST LINE OF THE SAID MEADOWS
ADDITION TO LAS VEGAS, A DISTANCE OF 174.04 FEET TO THE SOUTH
LINE OF JUDY RICH TRACT, AS SHOWN BY MAP THEREOF ON FILE IN
BOOK 4 OF PLATS, PAGE 27 IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA; THENCE NORTH 87°15'49" WEST ALONG THE
LAST MENTIONED SOUTH LINE, A DISTANCE OF 147.96 FEET TO A POINT;
THENCE SOUTH 2°44'11" WEST A DISTANCE OF 174.00 FEET TO A POINT ON
THE SOUTH LINE OF SAID SECTION 4; THENCE SOUTH 87°15'49" EAST
ALONG THE LAST MENTIONED SOUTH LINE, A DISTANCE OF 144.12 FEET
TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE SOUTH 40 FEET
THEREOF AS CONVEYED TO THE CITY OF LAS VEGAS, FOR STREET
PURPOSES, BY DEED RECORDED APRIL 29, 1954, AS DOCUMENT NO. 9297,
IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

APN# 162-04-807-004
Escrow No.: 06-11-0401-SD

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS NO SOCIAL SECURITY NUMBER
CONTAINED IN THE DOCUMENT.

BY: 
NAME PRINT: Michele Eaton

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS A SOCIAL SECURITY NUMBER
CONTAINED IN THIS DOCUMENT AS REQUIRED BY
LAW: _____

BY: _____
NAME PRINT: _____

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

- a) 162-04-807-004
b) _____
c) _____
d) _____

35

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$3,000,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$3,000,000.00

Real Property Transfer Tax Due

\$15,300.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Tom R. Bushey, Trustee Capacity: GRANTOR/SELLER

Signature: Sahara Investments LLC Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tom R. Bushey, Trustee Bushey
Trust dated May 31, 1995

Print Name: Sahara Investments LLC

Address: P.O. Box 971

Address: 9710 W. Tropicana Suite 100

City/State/Zip: Powell WY 82435

City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 06-11-0401-SD
Address: 2500 N. Buffalo Drive, Suite 150
City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

3941

APN# 162-04-807-008 (C) E 11-3

Recording Requested by:

Name: First American Title Insurance
Company National Commercial
Services

Address: 550 S. Hope Street, Suite 1950

City/State/Zip: Los Angeles, CA 90071

Order Number: NCS-257818-LA2



20070212-0003346

Fee: \$21.00 RPTT: \$73,440.00

N/C Fee: \$0.00

02/12/2007

14:49:07

T20070025710

Requestor:

FIRST AMERICAN TITLE COMPANY OF NEVADA

Debbie Conway

KXC

Clark County Recorder

Pgs: 11

Grant Bargain Sale Deed

(for Recorder's use only)

(Title of Document)

Recorder Affirmation Statement

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 social security number 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 social security number of a person or persons as required by law:

(State specific law)

Signature

Title

Print Signature

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

(Additional recording fee applies)

APN: 162-04-807-008

WHEN RECORDED, RETURN TO:

Nitz, Walton & Heaton, Ltd.
601 S. Tenth St., Ste. 201
Las Vegas, Nevada 89101
Attention: William H. Heaton, Esq.

MAIL TAX STATEMENTS TO:

Sahara Investments, LLC
3799 E. Desert Inn Road,
Las Vegas, Nevada 89121

GRANT, BARGAIN and SALE DEED and RESTRICTIVE COVENANTS

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SP SAHARA DEVELOPMENT II, LLC, a Delaware limited liability company ("Grantor"), with its offices at c/o CB Richard Ellis Investors, 515 S. Flower Street, Suite 3100, Los Angeles, California 90071, does hereby GRANT, BARGAIN and SELL to SAHARA INVESTMENTS, LLC, a Nevada limited liability company, with an office at 3799 E. Desert Inn Road, Las Vegas, Nevada 89121 ("Grantee") the real property (the "Property") situate in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED

Subject to:

- I. All general and special taxes, not yet due and payable.
2. All Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.
3. All matters which would be disclosed by a current survey or inspection of the Property.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor hereby reserves, declares and establishes, and Grantee, by its acceptance and recordation of this indenture, hereby covenants and agrees, for the benefit of the property described in Exhibit "B" attached hereto (the "Benefited Land") and made a part hereof and for the benefit of the owners of fee simple title in and to said property described in Exhibit "B" hereto, or portions thereof, and the successors, assigns and heirs of said owners, that the conveyance of the Property hereby is expressly made subject to the restrictions, as contained in Exhibit "C" attached hereto (the "Restrictions"). The Restrictions shall be in effect and constitute covenants running with the land for a period of two (2) years from and after the date of this Deed, and shall be enforceable

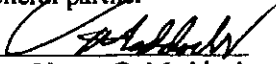
by any of the above described beneficiaries by specific performance and injunctive relief as well as all other remedies afforded by law during such two year period. The Restrictions are in addition to, and do not supersede, all terms and conditions of that certain Easement Agreement and Covenants, Conditions and Restrictions being recorded against the Property concurrently herewith.

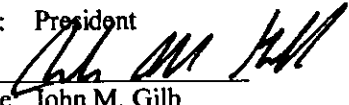
SP SAHARA DEVELOPMENT II, LLC,
a Delaware limited liability company

By: SP Sahara II, LLC,
a Delaware limited liability company,
managing member

By: CB Richard Ellis Strategic Partners
III, L.P., a Delaware limited
partnership, its sole member

By: CB Richard Ellis Partners
III, L.L.C., a Delaware
limited liability company,
its general partner

By: 
Name: Vance G. Maddocks
Title: President

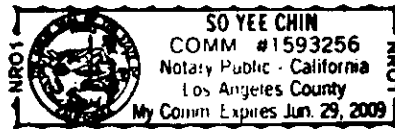
By: 
Name: John M. Gilb
Title: Secretary/Treasurer

STATE OF California)
)
COUNTY OF Los Angeles)

On February 8, 2007, before me, So Yee Chin, a notary public, personally appeared Vanessa G. Maddocks & John M. Gith personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public



(Place Notary Seal Above)

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 04; THENCE NORTH 03° 40' 55" EAST, 40.01 FEET TO THE SOUTHWEST CORNER OF LOT 10 BLOCK 9 OF THE MEADOWS ADDITION TO THE CITY OF LAS VEGAS, AS RECORDED IN BOOK 3 PAGE 40 OF PLATS CLARK COUNTY OFFICIAL RECORDS. SAME POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAHARA AVENUE (WIDTH VARIES); SAME POINT ALSO BEING **THE POINT OF BEGINNING**; THENCE CONTINUING NORTH 03° 40' 55" EAST, 154.34 FEET; THENCE NORTH 87° 29' 51" WEST, 43.41 FEET; THENCE NORTH 02° 30' 09" EAST, 137.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CINCINNATI AVENUE (50 FEET WIDE); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE;

SOUTH 87° 29' 51" EAST, 46.24 FEET TO AN ANGLE POINT; THENCE SOUTH 86° 26' 46" EAST, 265.45 FEET; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF CINCINNATI AVENUE, SOUTH 02° 29' 39" WEST, 145.00 FEET; THENCE SOUTH 62° 29' 14" WEST, 30.40 FEET; THENCE SOUTH 27° 30' 46" EAST, 23.96 FEET TO THE BEGINNING OF A 19.50 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST; THENCE CURVING RIGHT, SOUTHERLY, ALONG SAID CURVE AN ARC DISTANCE OF 10.21 FEET THROUGH A CENTRAL ANGLE OF 30° 00' 23" TO A POINT OF TANGENCY; THENCE SOUTH 02° 29' 38" WEST, 17.97 FEET TO THE BEGINNING OF A 24.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE CURVING RIGHT, SOUTHWESTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 71° 37' 06" TO A POINT ON A 76.00 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE SOUTHEAST; THENCE CURVING LEFT, SOUTHWESTERLY, ALONG SAID CURVE, AN ARC DISTANCE OF 66.57 FEET THROUGH A CENTRAL ANGLE OF 50° 11' 00" TO A POINT ON A 24.50 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE NORTHWEST; THENCE CURVING RIGHT, SOUTHWESTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 13.52 FEET THROUGH A CENTRAL ANGLE OF 31° 36' 46" TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SAHARA AVENUE WHERE THE RADIUS POINT BEARS NORTH 34° 27' 32" WEST; THENCE NORTH 87° 30' 06" WEST, 188.44 FEET ALONG SAID RIGHT-OF-WAY LINE TO **THE POINT OF BEGINNING**.

EXHIBIT B

BENEFITED LAND

A parcel of land lying in the South Half (S1/2) of the Southeast Quarter (SE1/4) of Section 04, Township 21 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Commencing at the Southwest corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section 04; thence North 03°40'55" East, 40.01 feet to the Southwest corner of Lot 10 Block 9 of the Meadows Addition to the City of Las Vegas, as recorded in Book 3 Page 40 of Plats Clark County Official Records. Same point being on the North right-of-way line of Sahara Avenue (width varies); thence along said North right-of-way line South 87°30'06" East, 188.44 feet to **The Point of Beginning**; thence continuing South 87°30'06" East, 146.07 feet; thence North 83°19'18" East, 62.70 feet; thence South 87°30'06" East, 92.71 feet to a point of tangency of a 25.00 foot radius curve concave to the Southwest; thence curving right, Southeasterly, an arc distance of 16.09 feet, through a central angle of 36°52'10" to a point on a reverse curve, having a 25.00 foot radius, concave to the Northeast; thence curving left, Southeasterly, an arc distance of 16.09 feet through a central angle of 36°52'10" to a point on a 54.00 foot compound curve, concave to the Northwest; thence curving left, Northeasterly, along said curve an arc distance of 82.97 feet through a central angle of 88°01'54" to a tangent point on the West right-of-way line of Fairfield Avenue (80 feet wide); thence North 04°28'00" East, 208.39 feet to a point of tangency of a 20.00 foot radius curve concave to the Southwest; thence curving left, Northwesterly, along said curve an arc distance of 31.73 feet, through a central angle of 90°54'46" to a point of tangency on the South right-of-way line of Cincinnati Avenue (50 feet wide); thence along said South right-of-way line; North 86°26'46" West, 289.25 feet; thence departing the South right-of-way line of Cincinnati Avenue, South 02°29'39" West, 145.00 feet; thence South 62°29'14" West, 30.40 feet; thence South 27°30'46" East, 23.96 feet to the beginning of a 19.50 foot radius curve, concave to the Southwest; thence curving right, Southerly, along said curve an arc distance of 10.21 feet through a central angle of 30°00'23" to a point of tangency; thence South 02°29'38" West, 17.97 feet to the beginning of a 24.00 foot radius curve, concave to the Northwest; thence curving right, Southwesterly, along said curve an arc distance of 30.00 feet through a central angle of 71°37'06" to a point on a 76.00 foot radius reverse curve, concave to the Southeast; thence curving left, Southeasterly, along said curve an arc distance of 66.57 feet through a central angle of 50°11'00" to a point on a 24.50 foot radius reverse curve, concave to the Northwest; thence curving right, Southwesterly, along said curve an arc distance of 13.52 feet through a central angle of 31°36'46" to **The Point of Beginning** on the aforementioned North right-of-way line of Sahara Avenue where the radius point bears North 34°27'32" West.

EXHIBIT C

RESTRICTIONS

The Property may only be developed for a first-class hotel, hotel/condominium and/or condominium with potential ancillary casino/restaurant and retail components.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 162-04-807-008
b) _____
c) _____
d) _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$14,400,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$14,400,000.00

Real Property Transfer Tax Due

\$73,440.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: _____

Signature: _____

Capacity: manager

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: SP Sahara Development

Print Name: LLC

Address: _____

Address: 3799 E. Desert Inn Rd.

City: _____

City: Las Vegas, NV.

State: _____

Zip: _____

State: Nevada Zip: 89121

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: N CS-257818-LA2 la/la

Address: 550 S. Hope Street, Suite 1950

City: Los Angeles

State: CA

Zip: 90071

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Conte 3346

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a. 162-04-807-008
b. _____
c. _____
d. _____

2. Type of Property:

a. ☐ Vacant Land b. ☐ Single Fam. Res.
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☒ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property \$ 14,400,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (N/A)
c. Transfer Tax Value: \$ 14,400,000.00
d. Real Property Transfer Tax Due \$ 73,440.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section N/A
b. Explain Reason for Exemption: N/A

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature SEE ATTACHED Capacity _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: SP Sahara Development II, LLC
Address: 515 S. Flower Street, Suite 3100
City: Los Angeles
State: CA Zip: 90071

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sahara Investments, LLC
Address: 3799 E. Desert Inn Road,
City: Las Vegas
State: NV Zip: 89121

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: William H. Heaton, Esq. Escrow #: NCS-257818-LA2
Address: 601 S. Tenth St., Ste. 201
City: Las Vegas State: NV Zip: 89101

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

3346

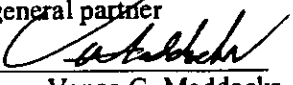
GRANTOR:

SP SAHARA DEVELOPMENT II, LLC,
a Delaware limited liability company

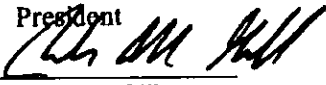
By: SP Sahara II, LLC,
a Delaware limited liability company,
managing member

By: CB Richard Ellis Strategic Partners
III, L.P., a Delaware limited
partnership, its sole member

By: CB Richard Ellis Partners
III, L.L.C., a Delaware
limited liability company,
its general partner

By: 
Name: Vance G. Maddocks

Title: President

By: 
Name: John M. Gilb

Title: Secretary/Treasurer

3346

RPTT: \$7,650.00
A.P.N#: 162-04-807-004
Escrow #: 06-11-0401-SD

Return to:

Sahara Investments, LLC and
Royal Associates
Attn: Andrew Fonfa
9710 W Tropicana Suite 110
Las Vegas, NV 89147



20081010-0001756

Fee: \$19.00 RPTT: \$7,650.00

N/C Fee: \$0.00

10/10/2008 09:49:04

T20080240472

Requestor:

NEVADA TITLE LAS VEGAS

Debbie Conway LEX

Clark County Recorder Pgs: 8

RE-RECORDED

RE-RECORD GRANT BARGAIN SALE DEED

This Deed is being re-recorded to add an additional Grantee that was missed at the time of recording on Grant Deed that was recorded February 12, 2007 in book 20070212 as instrument 0003941

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

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

EXHIBIT "A"

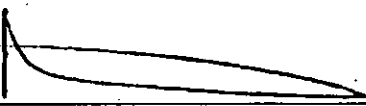
THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 87°15'49" WEST ALONG THE SOUTH LINE THEREOF; A DISTANCE OF 1247.48 FEET TO THE SOUTHWEST CORNER OF THE MEADOWS ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE CONTINUING NORTH 87°15'49" WEST A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 4°00'05" EAST PARALLEL TO WEST LINE OF THE SAID MEADOWS ADDITION TO LAS VEGAS, A DISTANCE OF 174.04 FEET TO THE SOUTH LINE OF JUDY RICH TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 27 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE NORTH 87°15'49" WEST ALONG THE LAST MENTIONED SOUTH LINE, A DISTANCE OF 147.96 FEET TO A POINT; THENCE SOUTH 2°44'11" WEST A DISTANCE OF 174.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 4; THENCE SOUTH 87°15'49" EAST ALONG THE LAST MENTIONED SOUTH LINE, A DISTANCE OF 144.12 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE SOUTH 40 FEET THEREOF AS CONVEYED TO THE CITY OF LAS VEGAS, FOR STREET PURPOSES, BY DEED RECORDED APRIL 29, 1954, AS DOCUMENT NO. 9297, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

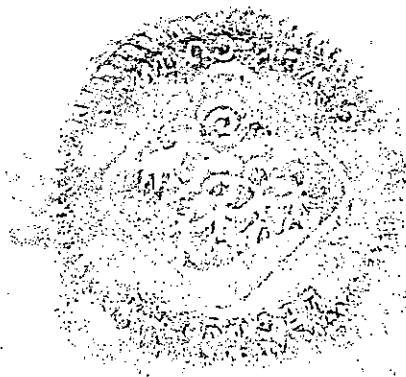
APN# 162-04-807-004
Escrow No.: 06-11-0401-SD

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS NO SOCIAL SECURITY NUMBER
CONTAINED IN THE DOCUMENT.

BY: 
NAME PRINT: Michele Eaton

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS A SOCIAL SECURITY NUMBER
CONTAINED IN THIS DOCUMENT AS REQUIRED BY
LAW: _____

BY: _____
NAME PRINT: _____



CERTIFIED COPY, THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE
RECORDED DOCUMENT MINUS
ANY REDACTED PORTIONS.

OCT. 09. 2008

Debbie Conway
RECORDER

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 162-04-807-004
b) _____
c) _____
d) _____

35

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$3,000,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$3,000,000.00

Real Property Transfer Tax Due

\$15,300.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Tom R. Bushey, Trustee Capacity: GRANTOR/SELLER

Signature: Sahara Investments LLC Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tom R. Bushey, Trustee Bushey
Trust dated May 31, 1995

Print Name: Sahara Investments LLC

Address: PO Box 971
City/State/Zip: Powell WY 82435

Address: 9710 W. Tropicana Suite 100
City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 06-11-0401-SD

Address: 2500 N. Buffalo Drive, Suite 150

City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

3941

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 162-04-807-004
b) _____
c) _____
d) _____

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home

- ☐ i) Other _____

3. Total Value/Sales Price of Property

\$3,000,000.00 VB

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$1,500,000.00 VB

Real Property Transfer Tax Due

\$7,650.00 VB

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

- b. Explain Reason for Exemption: adding additional grantee. RPTT on deed recorded
20070212/0003941 was \$15,300.00. Per Cheryl Ritter
50% of RPTT due on this re-record. VB

5. Partial Interest: Percentage being transferred:

50% VB

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sahara Investments, LLC, a
Nevada limited liability company

Print Name: SAHARA Investments, LLC
Royal Associates, a General
Partnership

Address: 9710 W. Tropicana Suite 110

Address: 9710 W. Tropicana Suite 110

City/State/Zip: Las Vegas, NV 89147

City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 06-11-0401-SD

Address: 2500 N. Buffalo Drive, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

20070314-0000598

Fee: \$17.00 RPTT: \$12.75
N/C Fee: \$0.00

03/14/2007 09:00:44
T20070044564

Requestor:
NEVADA TITLE COMPANY

Debbie Conway ADF
Clark County Recorder Pgs: 5

A.P.N.: 162-04-807-005
R.P.T.T.: \$- 12.75

Escrow #06-11-0864-SD

Mail tax bill to and when recorded mail to:
Sahara Investments, LLC
9710 W. Tropicana Ave. Suite 110
Las Vegas, NV 89147

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Andrew S. Fonfa, a married man**, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Sahara Investments, LLC, a Nevada limited-liability company**, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

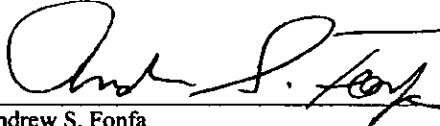
**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".
ACCOMODATION RECORDING INSTRUCTIONS ATTACHED
HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of March, 2007.



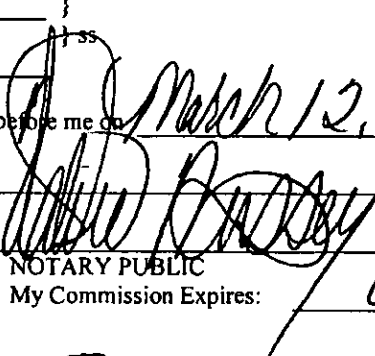
Andrew S. Fonfa

State Of NEVADA

County of Clark

This instrument was acknowledge before me on

by Andrew S. Fonfa


NOTARY PUBLIC
My Commission Expires:

March 12, 2007
6/24/2008

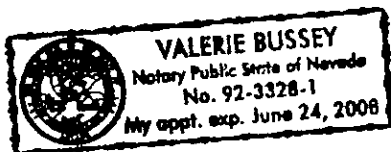


EXHIBIT "A"

LEGAL DESCRIPTION

That portion of the South Half (S ½) of the Southeast Quarter (SE ¼) of Section 4, Township 22 South, Range 62 East, MDM more particularly described as follows:

Commencing at the Southeast (SE) corner of said Section 4, Township 21 South, Range 61 East, MDM, Thence North 87°30'06" West on the South line of Southeast Quarter (SE ¼) said Section 4, a distance of 1247.48 feet, to the Southwest (SW) corner of "Meadows Addition", as shown in Book 3, Page 40 of Plats;

Thence North 03°40'55" East on the West line of said "Meadows Addition" a distance of 40.01 feet to the True Point of Beginning of the herein described parcel, being a point on the Northerly right-of-way line of Sahara Avenue;

Thence continuing North 03°40'55" East on said West line a distance of 134.34 feet to the Southeast corner of "Judy Rich Tract" as shown in Book 4, page 27, of Plats;

Thence North 87°29'51" West on the South Line of said "Judy Rich Tract" a distance of 5.00 feet;

Thence South 03°40'55" West a distance of 134.34 feet, to a Point on the Northerly right-of-way line of Sahara Avenue;

Thence South 87°30'06" East a distance of 5.00 feet to the True Point of Beginning.

ATTACHMENT TO DEED

ACCOMMODATION RECORDING INSTRUCTIONS,
NOTICE AND WAIVER PURSUANT TO N.R.S. 692A.210
AND INDEMNITY AGREEMENT

TO: NEVADA TITLE COMPANY DATE: February 28, 2007 ESCROW/ORDER # 06-11-0864-SD

FROM: The undersigned

The documents listed below are for recording in the Recorder's Office as an accommodation only. You are to make no demand or inquiry in connection therewith. The undersigned understand that Nevada Title Company ("NTC") is not searching the public records in connection with any property affected thereby, and makes no assurances that the parties have any interest in any property described therein. Further, NTC has not examined the document(s), and makes no assurances as to their validity or effect on title. These documents are being delivered to the Recorder's Office only as a courtesy to the undersigned.

The undersigned also acknowledge that NTC will not now, nor will it in the future, receive any benefit, whether business or otherwise, as a result of the recordation of said document(s). The undersigned further acknowledge that NTC is unwilling to carry out the herein provided instructions without, and in the normal course of business would not do so without an Indemnity Agreement from the undersigned.

NOW THEREFORE, the undersigned do herein and hereby agree that, in consideration of NTC recording said documents, the undersigned will fully and forever protect, defend save harmless and otherwise indemnify NTC from and against any and all liabilities, responsibilities, loss, costs, damages, expenses, charges and fees including but not by way of limitation attorney's fees which it may suffer, expend or incur, directly or indirectly, under by way of, arising out of, or as a consequence of its fulfillment of these instructions and/or the recordation of the herein below described document.

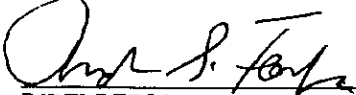
THE UNDERSIGNED are responsible for the Clark County Recorder's Office documentation requirements, including (but not limited to) attaching a Declaration of Value form to any document recorded to transfer real property (or any right, title or interest therein).

The undersigned shall pay applicable Recording Fees and Transfer Tax (check payable to the "Clark County Recorder" to cover the charges concerning: i) the Recorder's Fee of \$14.00 for the first page, and \$1.00 for each additional page, of a document; ii) an additional fee of \$3.00 for any single-page document that is considered a "double-index" document; iii) real property transfer tax of \$5.10 per \$1,000.00 of equitable value in the property).

<u>DOCUMENT</u>	<u>1ST PARTY</u>	<u>2ND PARTY</u>	<u>TRANSFER TAX</u>	<u>RECORDING FEE</u>
GBS Deed	Fonfa	Sahara	Not Taxable Per	\$19.00 Est.
		Investments	County Assessor's	

FURTHERMORE, if a Lender's policy of title insurance is being issued but no Owner's title policy is being issued, then: notice is hereby given, as required in NRS 692A.210 that a mortgagee's title insurance policy is to be issued to your mortgage lender. The policy does not afford title insurance protection to you in the event of a defect or claim of defect in title to the real estate you own or are acquiring. An owner's title insurance policy affording protection to you in the amount of your purchase price, or for the amount of your purchase price plus the cost of any improvements, which you anticipate making, may be purchased by you. NRS 692A.210 requires that you sign the statement printed below if you do not wish to purchase an owner's title insurance policy.

WE HAVE RECEIVED THE FOREGOING NOTICE, AND WAIVE OUR RIGHT TO PURCHASE AN OWNER'S TITLE INSURANCE POLICY FOR OUR PROTECTION.


INDEMNITOR Andrew S. Fonfa

Sahara Investments, LLC, a Nevada limited
Liability company

INDEMNITOR Andrew S. Fonfa, Manager

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

a) 162-04-807-005

b) _____

c) _____

d) _____

2. Type of Property:

- ☒ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$2,500.00

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: _____

\$2,500.00

Real Property Transfer Tax Due _____

\$12.75

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: Escrow Officer

Signature: Valerie Bussey, Escrow Officer / Nevada Title Co. on behalf of Grantor and Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Andrew S. Fonfa

Print Name: Sahara Investments, LLC, a Nevada
limited liability company

Address: Same as Buyer/Grantee

Address: 9710 W. Tropicana Suite 110

City/State/Zip: _____

City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 06-11-0864-SD

Address: 2500 N. Buffalo Drive, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

598



20070212-0003941

Fee: \$17.00 RPTT: \$15,300.00
N/C Fee: \$0.00

02/12/2007 16:32:25
T20070025892

Requestor:
NEVADA TITLE COMPANY

Debbie Conway KXC
Clark County Recorder Pgs: 5

A.P.N.: 162-04-807-004
R.P.T.T.: \$15,300.00

Escrow #06-11-0401-SD

Mail tax bill to and when recorded mail to:
Sahara Investments, LLC
9710 W. Tropicana Suite 100
Las Vegas, NV 89147

5-1
35

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Tom R. Bushey and Elaine Bushey, Trustees of the Bushey Trust dated May 31, 1995 who acquired title as The Bushey Trust dated May 31, 1995, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Sahara Investments, LLC, a Nevada limited liability company,, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of January, 2007.

The Bushey Trust Dated May 31, 1995

By: Tom R. Bushey, Trustee By: Elaine Bushey, Trustee
Tom R. Bushey, Trustee Elaine Bushey, Trustee

State Of NEVADA

County of Clark

This instrument was acknowledge before me on January 9, 2007
by Tom R. Bushey and Elaine Bushey, Trustees of the
Bushey Trust dated May 31, 1995.

NOTARY PUBLIC

My Commission Expires: 6/24/2008

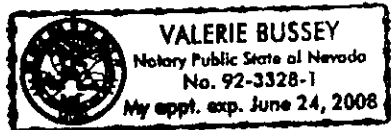


EXHIBIT "A"

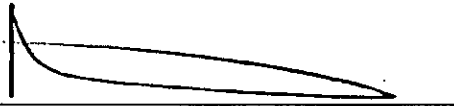
THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 87°15'49" WEST ALONG THE SOUTH LINE THEREOF; A DISTANCE OF 1247.48 FEET TO THE SOUTHWEST CORNER OF THE MEADOWS ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE CONTINUING NORTH 87°15'49" WEST A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 4°00'05" EAST PARALLEL TO WEST LINE OF THE SAID MEADOWS ADDITION TO LAS VEGAS, A DISTANCE OF 174.04 FEET TO THE SOUTH LINE OF JUDY RICH TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 27 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE NORTH 87°15'49" WEST ALONG THE LAST MENTIONED SOUTH LINE, A DISTANCE OF 147.96 FEET TO A POINT; THENCE SOUTH 2°44'11" WEST A DISTANCE OF 174.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 4; THENCE SOUTH 87°15'49" EAST ALONG THE LAST MENTIONED SOUTH LINE, A DISTANCE OF 144.12 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE SOUTH 40 FEET THEREOF AS CONVEYED TO THE CITY OF LAS VEGAS, FOR STREET PURPOSES, BY DEED RECORDED APRIL 29, 1954, AS DOCUMENT NO. 9297, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

APN# 162-04-807-004
Escrow No.: 06-11-0401-SD

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS NO SOCIAL SECURITY NUMBER
CONTAINED IN THE DOCUMENT.

BY: 
NAME PRINT: Michele Eaton

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS A SOCIAL SECURITY NUMBER
CONTAINED IN THIS DOCUMENT AS REQUIRED BY
LAW: _____

BY: _____
NAME PRINT: _____

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

- a) 162-04-807-004
b) _____
c) _____
d) _____

35

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$3,000,000.00

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: _____

\$3,000,000.00

Real Property Transfer Tax Due _____

\$15,300.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Tom R. Bushey, Trustee Capacity: GRANTOR/SELLER

Signature: Sahara Investments LLC Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tom R. Bushey, Trustee Bushey
Trust dated May 31, 1995

Print Name: Sahara Investments LLC

Address: PO Box 971

Address: 9710 W. Tropicana Suite 100

City/State/Zip: Powell WY 82435

City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company
Address: 2500 N. Buffalo Drive, Suite 150

Esc. #: 06-11-0401-SD

City: Las Vegas State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

3941

APN# 162-04-807-008 (C) E 11-3

Recording Requested by:

Name: First American Title Insurance
Company National Commercial
Services

Address: 550 S. Hope Street, Suite 1950

City/State/Zip: Los Angeles, CA 90071

Order Number: NCS-257818-LA2

20070212-0003346

Fee: \$21.00 RPTT: \$73.440.00

N/C Fee: \$0.00

02/12/2007

14:49:07

T20070025710

Requestor:

FIRST AMERICAN TITLE COMPANY OF NEVADA

Debbie Conway

KXC

Clark County Recorder

Pgs: 11

Grant Bargain Sale Deed

(Title of Document)

(for Recorder's use only)

Recorder Affirmation Statement

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 social security number 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 social security number of a person or persons as required by law:

(State specific law)

Signature

Title

Print Signature

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

(Additional recording fee applies)

APN: 162-04-807-008

WHEN RECORDED, RETURN TO:

Nitz, Walton & Heaton, Ltd.
601 S. Tenth St., Ste. 201
Las Vegas, Nevada 89101
Attention: William H. Heaton, Esq.

MAIL TAX STATEMENTS TO:

Sahara Investments, LLC
3799 E. Desert Inn Road,
Las Vegas, Nevada 89121

GRANT, BARGAIN and SALE DEED and RESTRICTIVE COVENANTS

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SP SAHARA DEVELOPMENT II, LLC, a Delaware limited liability company ("Grantor"), with its offices at c/o CB Richard Ellis Investors, 515 S. Flower Street, Suite 3100, Los Angeles, California 90071, does hereby GRANT, BARGAIN and SELL to SAHARA INVESTMENTS, LLC, a Nevada limited liability company, with an office at 3799 E. Desert Inn Road, Las Vegas, Nevada 89121 ("Grantee") the real property (the "Property") situate in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED

Subject to:

1. All general and special taxes, not yet due and payable.
2. All Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.
3. All matters which would be disclosed by a current survey or inspection of the Property.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor hereby reserves, declares and establishes, and Grantee, by its acceptance and recordation of this indenture, hereby covenants and agrees, for the benefit of the property described in Exhibit "B" attached hereto (the "Benefited Land") and made a part hereof and for the benefit of the owners of fee simple title in and to said property described in Exhibit "B" hereto, or portions thereof, and the successors, assigns and heirs of said owners, that the conveyance of the Property hereby is expressly made subject to the restrictions, as contained in Exhibit "C" attached hereto (the "Restrictions"). The Restrictions shall be in effect and constitute covenants running with the land for a period of two (2) years from and after the date of this Deed, and shall be enforceable

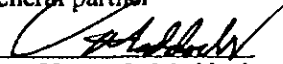
by any of the above described beneficiaries by specific performance and injunctive relief as well as all other remedies afforded by law during such two year period. The Restrictions are in addition to, and do not supersede, all terms and conditions of that certain Easement Agreement and Covenants, Conditions and Restrictions being recorded against the Property concurrently herewith.

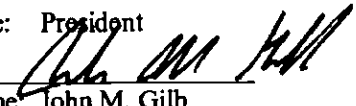
SP SAHARA DEVELOPMENT II, LLC,
a Delaware limited liability company

By: SP Sahara II, LLC,
a Delaware limited liability company,
managing member

By: CB Richard Ellis Strategic Partners
III, L.P., a Delaware limited
partnership, its sole member

By: CB Richard Ellis Partners
III, L.L.C., a Delaware
limited liability company,
its general partner

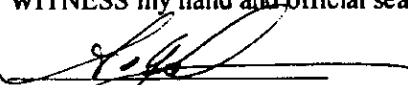
By: 
Name: Vance G. Maddocks
Title: President

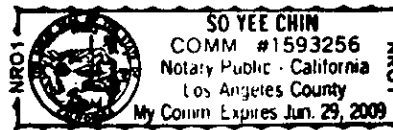
By: 
Name: John M. Gilb
Title: Secretary/Treasurer

STATE OF California)
)
COUNTY OF Los Angeles)

On February 8, 2007, before me, So Yee Chin, a notary public, personally appeared Vanice G. Maddocks & John M. Gilb personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Signature of Notary Public



(Place Notary Seal Above)

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SAID SECTION 04; THENCE NORTH 03° 40' 55" EAST, 40.01 FEET TO THE SOUTHWEST CORNER OF LOT 10 BLOCK 9 OF THE MEADOWS ADDITION TO THE CITY OF LAS VEGAS, AS RECORDED IN BOOK 3 PAGE 40 OF PLATS CLARK COUNTY OFFICIAL RECORDS. SAME POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAHARA AVENUE (WIDTH VARIES); SAME POINT ALSO BEING **THE POINT OF BEGINNING**; THENCE CONTINUING NORTH 03° 40' 55" EAST, 154.34 FEET; THENCE NORTH 87° 29' 51" WEST, 43.41 FEET; THENCE NORTH 02° 30' 09" EAST, 137.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CINCINNATI AVENUE (50 FEET WIDE); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE;

SOUTH 87° 29' 51" EAST, 46.24 FEET TO AN ANGLE POINT; THENCE SOUTH 86° 26' 46" EAST, 265.45 FEET; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF CINCINNATI AVENUE, SOUTH 02° 29' 39" WEST, 145.00 FEET; THENCE SOUTH 62° 29' 14" WEST, 30.40 FEET; THENCE SOUTH 27° 30' 46" EAST, 23.96 FEET TO THE BEGINNING OF A 19.50 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST; THENCE CURVING RIGHT, SOUTHERLY, ALONG SAID CURVE AN ARC DISTANCE OF 10.21 FEET THROUGH A CENTRAL ANGLE OF 30° 00' 23" TO A POINT OF TANGENCY; THENCE SOUTH 02° 29' 38" WEST, 17.97 FEET TO THE BEGINNING OF A 24.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE CURVING RIGHT, SOUTHWESTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 71° 37' 06" TO A POINT ON A 76.00 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE SOUTHEAST; THENCE CURVING LEFT, SOUTHWESTERLY, ALONG SAID CURVE, AN ARC DISTANCE OF 66.57 FEET THROUGH A CENTRAL ANGLE OF 50° 11' 00" TO A POINT ON A 24.50 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE NORTHWEST; THENCE CURVING RIGHT, SOUTHWESTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 13.52 FEET THROUGH A CENTRAL ANGLE OF 31° 36' 46" TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SAHARA AVENUE WHERE THE RADIUS POINT BEARS NORTH 34° 27' 32" WEST; THENCE NORTH 87° 30' 06" WEST, 188.44 FEET ALONG SAID RIGHT-OF-WAY LINE TO **THE POINT OF BEGINNING**.

EXHIBIT B

BENEFITED LAND

A parcel of land lying in the South Half (S1/2) of the Southeast Quarter (SE1/4) of Section 04, Township 21 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Commencing at the Southwest corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section 04; thence North 03°40'55" East, 40.01 feet to the Southwest corner of Lot 10 Block 9 of the Meadows Addition to the City of Las Vegas, as recorded in Book 3 Page 40 of Plats Clark County Official Records. Same point being on the North right-of-way line of Sahara Avenue (width varies); thence along said North right-of-way line South 87°30'06" East, 188.44 feet to **The Point of Beginning**; thence continuing South 87°30'06" East, 146.07 feet; thence North 83°19'18" East, 62.70 feet; thence South 87°30'06" East, 92.71 feet to a point of tangency of a 25.00 foot radius curve concave to the Southwest; thence curving right, Southeasterly, an arc distance of 16.09 feet, through a central angle of 36°52'10" to a point on a reverse curve, having a 25.00 foot radius, concave to the Northeast; thence curving left, Southeasterly, an arc distance of 16.09 feet through a central angle of 36°52'10" to a point on a 54.00 foot compound curve, concave to the Northwest; thence curving left, Northeasterly, along said curve an arc distance of 82.97 feet through a central angle of 88°01'54" to a tangent point on the West right-of-way line of Fairfield Avenue (80 feet wide); thence North 04°28'00" East, 208.39 feet to a point of tangency of a 20.00 foot radius curve concave to the Southwest; thence curving left, Northwesterly, along said curve an arc distance of 31.73 feet, through a central angle of 90°54'46" to a point of tangency on the South right-of-way line of Cincinnati Avenue (50 feet wide); thence along said South right-of-way line; North 86°26'46" West, 289.25 feet; thence departing the South right-of-way line of Cincinnati Avenue, South 02°29'39" West, 145.00 feet; thence South 62°29'14" West, 30.40 feet; thence South 27°30'46" East, 23.96 feet to the beginning of a 19.50 foot radius curve, concave to the Southwest; thence curving right, Southerly, along said curve an arc distance of 10.21 feet through a central angle of 30°00'23" to a point of tangency; thence South 02°29'38" West, 17.97 feet to the beginning of a 24.00 foot radius curve, concave to the Northwest; thence curving right, Southwesterly, along said curve an arc distance of 30.00 feet through a central angle of 71°37'06" to a point on a 76.00 foot radius reverse curve, concave to the Southeast; thence curving left, Southeasterly, along said curve an arc distance of 66.57 feet through a central angle of 50°11'00" to a point on a 24.50 foot radius reverse curve, concave to the Northwest; thence curving right, Southwesterly, along said curve an arc distance of 13.52 feet through a central angle of 31°36'46" to **The Point of Beginning** on the aforementioned North right-of-way line of Sahara Avenue where the radius point bears North 34°27'32" West.

EXHIBIT C

RESTRICTIONS

The Property may only be developed for a first-class hotel, hotel/condominium and/or condominium with potential ancillary casino/restaurant and retail components.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 162-04-807-008
b) _____
c) _____
d) _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$14,400,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$14,400,000.00

Real Property Transfer Tax Due

\$73,440.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: _____

Signature: _____

Capacity: manager

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: SP Sahara Development

Print Name: LLC

Address: _____

Address: 3799 E. Desert Inn Rd.

City: _____

City: Las Vegas, NV.

State: _____

Zip: _____

State: Nevada

Zip: 89121

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: NCS-257818-LA2 1a/1a

Address: 550 S. Hope Street, Suite 1950

City: Los Angeles

State: CA

Zip: 90071

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Conte 3346

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a. 162-04-807-008
b. _____
c. _____
d. _____

2. Type of Property:

a. ☐ Vacant Land b. ☐ Single Fam. Res.
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☒ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
i. ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property \$ 14,400,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (N/A)
c. Transfer Tax Value: \$ 14,400,000.00
d. Real Property Transfer Tax Due \$ 73,440.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section N/A
b. Explain Reason for Exemption: N/A

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature SEE ATTACHED Capacity _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: SP Sahara Development II, LLC
Address: 515 S. Flower Street, Suite 3100
City: Los Angeles
State: CA Zip: 90071

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sahara Investments, LLC
Address: 3799 E. Desert Inn Road,
City: Las Vegas
State: NV Zip: 89121

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: William H. Heaton, Esq. Escrow #: NCS-257818-LA2
Address: 601 S. Tenth St., Ste. 201
City: Las Vegas State: NV Zip: 89101

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

3346

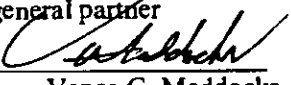
GRANTOR:

SP SAHARA DEVELOPMENT II, LLC,
a Delaware limited liability company

By: SP Sahara II, LLC,
a Delaware limited liability company,
managing member

By: CB Richard Ellis Strategic Partners
III, L.P., a Delaware limited
partnership, its sole member

By: CB Richard Ellis Partners
III, L.L.C., a Delaware
limited liability company,
its general partner

By: 
Name: Vance G. Maddocks
Title: President

By: 
Name: John M. Gilb
Title: Secretary/Treasurer

3346

AS

Report Date 01/30/2012 07:08 AM

Submitted By

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A/P # 44450 TENTATIVE MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/26/2012 15:19	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

TMP-44450 - TENTATIVE MAP - LUCKY DRAGON (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: LUCKY DRAGON, LIMITED PARTNERSHIP, ET AL - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.63 acres adjacent to the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue (APNs 162-04-807-004 and 005; 162-04-811-028; 162-04-814-002; and 162-04-899-021), C-2 (General Commercial) Zone, Ward 3 (Coffin).

Parent A/P # 43890
Project # 44450 Project/Phase Name LUCKY DRAGON Phase #
Size/Area 2.63 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16204811028

Location

Owner/Tenant

Contact ID AC1906442 Name LUCKY DRAGON L L C
Mailing Address 3575 W. POST ROAD #1 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89118 Country ☐ Foreign
Day Phone (702)791-3432 x Evening Phone
Fax (702)794-5828 Mobile #

Contact ID AC1357915 Name SAHARA INVESTMENTS L L C
Mailing Address 9710 W TROPICANA #100 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89147-7260 Country ☐ Foreign
Day Phone (702)791-3432 x Evening Phone
Fax (702)791-5828 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

305 W CINCINNATI AVE
LAS VEGAS, 89102-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 01/30/2012 07:08 AM

Submitted By

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Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16204807004
16204807005
16204811028
16204814002
16204899021

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1357915 ☐ Foreign
Effective Expire
Name SAHARA INVESTMENTS L L C
Day Phone (702)791-3432 x Eve Phone Organization
Pager PIN # Position
Fax (702)791-5828 Mobile Profession
E-Mail
Address 9710 W TROPICANA #100
LAS VEGAS, NV 89147-7260
Seasonal Addr

Valid From To
Comments Andrew Fonfa

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OTHER Contact ID AC1711730 ☐ Foreign
Effective Expire
Name G.C. WALLACE INC
Day Phone (702)804-2112 x Eve Phone Organization
Pager PIN # Position
Fax (702)804-2299 Mobile Profession
E-Mail
Address 1555 S RAINBOW BLVD
LAS VEGAS, NV 89146
Seasonal Addr

Valid From To

Report Date 01/30/2012 07:08 AM

Submitted By

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CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OWNER Contact ID AC1906442 ☐ Foreign
Effective Expire
Name LUCKY DRAGON L L C
Day Phone (702)791-3432 x Eve Phone Organization
Pager PIN # Position
Fax (702)794-5828 Mobile Profession
E-Mail
Address 3575 W. POST ROAD #1
LAS VEGAS, NV 89118
Seasonal Addr

Valid From To
Comments Andrew Fonfa

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Report Date 01/30/2012 07:08 AM

Submitted By

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Contractors

No Contractors

TENTATIVE MAP

N Project of Regional Significance?

N Is this a Residential Subdivision?

N DINA Required?

1 Number of Lots/Units (excluding common areas)

N Parent Project link required?

Hearing Type

N Will this go to the City Council?

Public or Non-Public? NON-PUBLIC

Legal Subdivision Name

LUCKY DRAGON (A COMMERCIAL SUBDIVISION)

Staff Recommendation

Entitlement Exercised?

Meeting information

Meeting Information

Meeting Date

Meeting Type

Meeting Status

Comments

Added By

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

03/13/2012

PC

SCHEDULED

0

0

0

JMARSHALL

01/26/2012

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

No Employee Entries

Log

Action

Comments

Description

Entered By

Start

Stop

Hours

PAYMNT

CO NAME WHO PICKED UP CONTACT#

890381

01/26/2012 15:24

0.00

ROY CLARK; LAS VEGAS ECONOMIC IMPACT REGIONAL CENTER; 702-804-2000;