



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 19, 2016

Mr. Bill Drobkin
I Rent B&E, LLC
2040 Edgewood Avenue
Las Vegas, Nevada 89102

**RE: EOT-64105 - EXTENSION OF TIME - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 18, 2016**

Dear Mr. Drobkin:

The City Council at a regular meeting held on May 18, 2016, **APPROVED** a request for an Extension of Time of an approved Special Use Permit (SUP-54969) FOR A PROPOSED 5,892 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 3500 West Sahara Avenue (APN 162-05-402-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

This approval is subject to the following conditions:

Planning

1. This Special Use Permit (SUP-54969) shall expire on May 28, 2017 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-54969) and all other site related actions as required by the Department of Planning and Department of Public Works.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 19, 2016.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Ms. Erminia Drobkin
Samantha's Remedies
2040 Edgewood Avenue
Las Vegas, Nevada 89102

Mr. Jim DiFiore
DiFiore Consulting
8550 West Charleston Boulevard, Suite #102
Las Vegas, Nevada 89117

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 7-1-1

www.lasvegasnevada.gov



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

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 7-1-1

www.lasvegasnevada.gov



/city of las vegas

May 5, 2016

Mr. Bill Drobkin
I Rent B&E, LLC
2040 Edgewood Avenue
Las Vegas, Nevada 89102

**RE: EOT-64105 - EXTENSION OF TIME - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 18, 2016**

Dear Mr. Drobkin:

Please be advised the City Council at its regular meeting on *May 18, 2016* as referred to above, will consider your request. This meeting will be held at 1:00 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 *Thursday, May 12, 2016* 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 City Council requires that you or your representative be present at this meeting.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Ms. Erminia Drobkin
Samantha's Remedies
2040 Edgewood Avenue
Las Vegas, Nevada 89102

Mr. Jim DiFiore
DiFiore Consulting
8550 West Charleston Boulevard, Suite #102
Las Vegas, Nevada 89117

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

Development Notification

CC Meeting: May 18, 2016

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:

EOT-64105

Artesian Heights
Bel Aire
Clark Terrace
Country Club At Valley View
Destinations at Valley View
Enchanted Village
Equestrian Estates
Glen Heather Estates
Gray Plunkett Jydstrup
Indian Hills
Kensington
Las Vegas Historic District
Las Vegas Meadows
McNeil Estates
Newport Cove III
Palomino Area Preservation Association (PAPA)
Pennwood
Pine Village
Rancho Bonito
Rancho Bonito Estates
Rancho Oakey
Rancho Sereno
Richfield
Scotch Eighty
Siegel Suites Sahara
Spanish Oaks
Walker House Apartments
Westleigh
Wyandotte

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*

EOT-64105 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: SAMANTHA, INC. - OWNER: I RENT B&E, LLC - *For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-54969) FOR A PROPOSED 5,892 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 3500 West Sahara Avenue (APN 162-05-402-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).*

CITY COUNCIL: **MAY 18, 2016**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **APRIL 15, 2016**

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) and Steve Gebeke (sgebeke@lasvegasnevada.gov). 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: EXTENSION OF TIME
 Project Address (Location) 3500 W. SAHARA AVE
 Project Name SAMANTHA'S REMEDIES Proposed Use COMMERCIAL
 Assessor's Parcel #(s) 162-05-402-007 Ward # 1
 General Plan: existing C proposed C Zoning: existing C-1 proposed C-1
 Commercial Square Footage 5,892 Floor Area Ratio _____
 Gross Acres 0.62 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER I RENT B & E, LLC Contact Bill or ERMINIA DROBKI
762-496-1132 702-496-1131
 Address 2040 EDGEWOOD AVE Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89102
 E-mail Address Bill@PIONEERLOAN.COM OR ERMINIA@PIONEERLOAN.COM

APPLICANT SAMANTHA INC. Contact Bill or ERMINIA DROBKI
702-496-1132 702-496-1131
 Address 2040 EDGEWOOD AVE Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89102
 E-mail Address Bill@PIONEERLOAN.COM OR ERMINIA@PIONEERLOAN.COM

REPRESENTATIVE Di Fiore Consulting Contact Jim Di Fiore
762-275-6929
 Address 8550 W. CHARLESTON BLVD #102 Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89117
 E-mail Address Jim@Difioreconsulting.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Erminia Drobkin

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

Print Name ERMINIA DROBKI

Subscribed and sworn before me

This 31st day of March, 2016
Anna De La O

Notary Public in and for said County and State

Revised 10/27/08



ANA DE LA O
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 02-19-17
 Certificate No: 05-94514-1

FOR DEPARTMENT USE ONLY

Case # EOT-64105

Meeting Date: 5-18-16

Total Fee: \$300.00

Date Received: 4-6-15

Received By: [Signature]

*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.

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-64105** APN: 162-05-402-007
Name of Property Owner: I RENT B & E, LLC
Name of Applicant: SAMANTHA INC.
Name of Representative: DiFiore Consulting - Jim DiFiore

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: _____

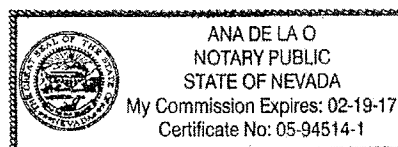
Signature of Property Owner: Erminia Robkin

Print Name: ERMINIA ROBKN

Subscribed and sworn before me

This 31st day of March, 2016

[Signature]
Notary Public in and for said County and State





March 17, 2016

City of Las Vegas
Department of Planning
333 N Rancho Drive
Las Vegas, NV 89106

RE: Justification letter for Extension of Time – Samantha Inc. dba Samantha's Remedies

Dear Planning staff:

Please accept this letter as justification to request the City Council to approve an Extension of Time for Samantha's Remedies; 3500 W Sahara Ave. for Special Use Permit No. 54969. This SUP was approved by the City Council for a Medical Marijuana Dispensary on October 28, 2014 and is due to expire on May 4, 2016. Following the outcome of the State of Nevada Department of Health and Human Services licensing process for Medical Marijuana certification, Samantha Inc. requested a judicial review of the file to determine the deficiencies in the application which resulted in a grade that was lower than those which the State had certified. Samantha Inc. was denied their request, an appeal was made to District Court and eventually to the Nevada Supreme Court. On January 22, 2016 the Nevada Supreme Court denied the State's Petition to dismiss the request for the judicial review and remanded the case back to District Court.

The case is now being heard back in District Court and we anticipate this process to continue for several months with the expected outcome in the Court granting Samantha Inc. amended rating of their application and issue a certificate granting them an opportunity to be licensed by the City of Las Vegas. An Extension of Time granted by the City Council would allow the process described above to conclude without jeopardizing the land use right previously granted by the City Council. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads 'Jim DiFiore'.

Jim DiFiore
DiFiore Consulting

RECEIVED

APR 15 2016

8550 W Charleston Blvd., Suite 102, PMB 348
Las Vegas, NV 89117
Jim@Difioreconsulting.com – (702) 275-6929

EOT-64105



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

October 29, 2014

Mr. Bill Drobkin
I Rent B&E, LLC
2040 Edgewood Avenue
Las Vegas, Nevada 89102

RE: SUP-54969 - SPECIAL USE PERMIT
SPECIAL CITY COUNCIL MEETING OF OCTOBER 28, 2014

Dear Mr. Drobkin:

The City Council at a special meeting held October 28, 2014 APPROVED the request for a Special Use Permit FOR A PROPOSED 5,892 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 3500 West Sahara Avenue (APN 162-05-402-007), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 29, 2014. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Medical Marijuana Dispensary use.
2. Approval of Special Use Permit (SUP-54969) shall result in the expunging of previously approved Special Use Permit (SUP-42225).
3. ~~Conformance to the associated final recommendation of the Downtown Design Review Committee (DDRC) shall be required.~~
4. No physician or medical person making recommendations for medical marijuana may be located within a dispensary.
5. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.
6. All development shall be in conformance with the site plan, date stamped, 08/18/14 building and sign elevations and floor plan, date stamped 07/09/14, except as amended by conditions herein. Any modification of the premises of a medical marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

RECEIVED

APR 06 2015

EOT-64105

7. This approval shall be void eighteen months from the date of final approval, unless exercised pursuant upon the issuance of a business license. An Extension of Time may be filed for consideration by the City of Las Vegas.
8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
10. The presence of minors on the premises of a medical marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.
11. Approval of this Special Use Permit does not constitute approval of a medical marijuana facility license.
12. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.
13. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.
14. This Special Use Permit shall be reviewed biennially concurrently with the associated business license, at which time the City Council may require the termination of the use. ~~The applicant shall be responsible for notification costs of the review. Failure to pay the~~ City for these costs may result in a requirement that the Medical Marijuana Dispensary be removed.
15. All medical marijuana products shall remain in the original manufacturer's configuration intended for off-sale.
16. A Medical Marijuana Dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.
17. Conformance to all regulations pertaining to Medical Marijuana Establishment found within Nevada Revised Statute 453A and Nevada Administrative Code NAC 453A.

EOT-64105

Mr. Bill Drobkin
SUP-54969 – Page Three
October 29, 2014

18. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Bill Drobkin
Samantha, Inc. dba
Samantha's Remedies
2040 Edgewood Avenue
Las Vegas, Nevada 89102

Mr. Jim DiFiore
8550 West Charleston Boulevard
Las Vegas, Nevada 89117

RECEIVED

APR 06 2018

EOT-64105

Inst #: 201006110001278

Fees: \$22.00 N/C Fee: \$25.00

RPTT: \$0.00 Ex: #011

06/11/2010 10:12:49 AM

Receipt #: 385238

Requestor:

FIRST AMERICAN TITLE HOWARD

Recorded By: MSH Pgs: 11

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN# 162-05-402-007

11-digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx>

411058-26
Special Warranty Deed

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording Requested By:

First American Title Company

Republic Title of Texas, Inc.

2990 Paseo Verde Pkwy #100
Henderson, NV 89074

Return Documents To:

Name Liz Tucker

Address 2626 Howell Street, 10th Floor

City/State/Zip Dallas, Texas 75204

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

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

RECEIVED

APR 03 2010

Return to 4 Mail Stop Statements to
I Rent B & E, LLC
2040 Edgewood Ave
Las Vegas, NV 89102

SPECIAL WARRANTY DEED
(State of Nevada)

Date: 6/10/2010

Grantor: FEDERAL DEPOSIT INSURANCE CORPORATION,
as Receiver for Community Bank of Nevada

Grantor's Mailing Address (including county):

40 Pacifica
Irvine, CA 92618
Orange County

Grantee: I Rent B & E, LLC

Grantee's Mailing Address:

2040 Edgewood Avenue
Las Vegas, NV 89102
Clark County

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property Description (including any improvements):

See Exhibit A attached hereto and incorporated herein by reference.

Whereas, the subject Property hereinabove described was acquired by Grantor by that certain Grant, Bargain, Sale Deed executed on July 2, 2002 and recorded on October 28, 2002, Document No. 20021028-02395 of Official Records of Clark County, State of Nevada.

Grantor, for the consideration stated and subject to any reservations from and exceptions to conveyance and warranty stated herein, grants, sells and conveys to Grantee the Property, any and all improvements located thereon and affixed thereto, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold the Property unto Grantee, Grantee's successors and assigns forever, subject to (a) the Permitted Encumbrances, as hereinafter defined, and (b) the exceptions, limitations and conditions herein set forth. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend the title to the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to any reservations from and exceptions to conveyance and warranty herein, when and only when the claim is by, through, or under Grantor but not otherwise.

Except for the limited covenant of warranty stated immediately above, the Property is conveyed: (a) without covenant, representation, or warranty of any kind or nature, express or implied, and (b) subject to the following matters (such matters hereinafter referred to individually and collectively as "**Permitted Encumbrances**"): (1) easements, rights of way, and prescriptive rights, whether of record or not; licenses and leases, whether written or oral, recorded or unrecorded; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances; liens, conveyances, and other instruments affecting the Property that have not been created, or do not arise, by, through, or under Grantor; rights of co-owners and co-tenants; rights of adjoining owners in any walls and fences situated on a common boundary; discrepancies, conflicts, and shortages in area or boundary lines; any encroachments or protrusions, or overlapping of improvements; any condition, right, claim, or other matter which would be revealed by a current survey of the Property or which could be discovered by an inspection of the Property; all rights, obligations and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any County Water Improvement District, Municipal Utility District, or similar governmental or quasi-governmental agency; taxes and assessments of whatever kind, type, or nature, assessed, levied, due, or payable for the year or period during which this conveyance takes place and for any subsequent year or period, the payment of which Grantee assumes; taxes, penalties, and assessments for the year in which this conveyance takes place and prior years due to change in land usage, ownership, or omission and/or mistake of assessment, the payment of which Grantee assumes; (2) existing building and zoning ordinances, land use laws and regulations, and environmental regulations; and (3) rights of parties in possession.

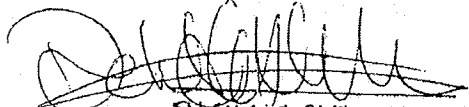
BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION OF THE PROPERTY, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS", AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED) CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION, OR THE MATERIALS, IF ANY, INCORPORATED INTO THE CONSTRUCTION, OF ANY IMPROVEMENTS TO THE PROPERTY, (iii) THE MANNER OF REPAIR, QUALITY OF REPAIR, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS, AND (iv) ACCESS. GRANTEE HAS MADE ALL INSPECTIONS OF THE PROPERTY TO DETERMINE ITS VALUE AND CONDITION DEEMED NECESSARY OR APPROPRIATE BY GRANTEE. GRANTEE ACKNOWLEDGES THAT GRANTEE IS NOT RELYING ON ANY INFORMATION PROVIDED BY GRANTOR IN DETERMINING THE PROPERTY CONDITION. BY ACCEPTANCE OF THIS DEED, GRANTEE SPECIFICALLY ASSUMES ALL RISK, COSTS AND LIABILITIES OF WHATEVER NATURE ARISING OUT OF THE CONDITION OF THE PROPERTY.

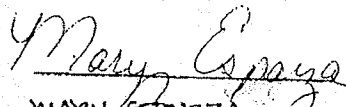
RECEIVED

APR 06 2006

When the context requires, singular nouns and pronouns include the plural.

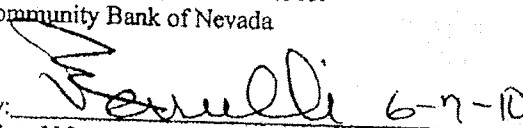
WITNESS:


STELLA DEHDASHAIN


MARY ESTARZA

GRANTOR:

FEDERAL DEPOSIT INSURANCE
CORPORATION, as Receiver for
Community Bank of Nevada

By:  6-7-10
Printed Name: _____

Its: Attorney-in-Fact
Anthony Ferrulli
Attorney-in-Fact

ACCEPTED AND AGREED TO AND DELIVERY ACKNOWLEDGED ON THIS THE _____
DAY OF _____, 2010.

GRANTEE:

L.Rent B & B, LLC

By: _____
Name: _____
Title: _____

When the context requires, singular nouns and pronouns include the plural.

WITNESS:

GRANTOR:

FEDERAL DEPOSIT INSURANCE
CORPORATION, as Receiver for
Community Bank of Nevada

By: _____
Printed Name: _____
Its: Attorney In Fact

ACCEPTED AND AGREED TO AND DELIVERY ACKNOWLEDGED ON THIS THE 1st
DAY OF June, 2010.

GRANTEE:

I Rent B & E, LLC

By: [Signature]
Name: ERINIA LABRIN
Title: MANAGER

SIGNED IN COUNTERPART

RECEIVED

APR 08 2013

GRANTOR'S ACKNOWLEDGEMENT

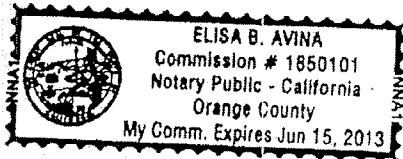
STATE OF California)
Orange)
COUNTY OF DALLAS)

This instrument was acknowledged before me on this the 7th day of June, 2010 by Anthony Ferrer, Attorney In Fact, on behalf of the FEDERAL DEPOSIT INSURANCE CORPORATION acting in the capacity therein stated.

My Commission Expires:

June 15, 2013

Elisa B. Avina
Notary Public



Elisa B. Avina
1850101
6-15-13

Elisa B. Avina
Notary's Name Printed or Typed

GRANTEE'S ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)

This instrument was acknowledged before me on this _____ day of _____, 2010, by (name) _____, (title) _____ of I Rent B & E, LLC, on behalf of said entity.

My Commission Expires:

Notary Public

Notary's Name Printed or Typed

GRANTOR'S ACKNOWLEDGEMENT

STATE OF TEXAS)
COUNTY OF DALLAS)

This instrument was acknowledged before me on this the ____ day of _____, 2010 by _____, Attorney In Fact, on behalf of the FEDERAL DEPOSIT INSURANCE CORPORATION acting in the capacity therein stated.

My Commission Expires:

Notary Public

Notary's Name Printed or Typed

GRANTEE'S ACKNOWLEDGEMENT

STATE OF Nevada)
COUNTY OF CLARK)

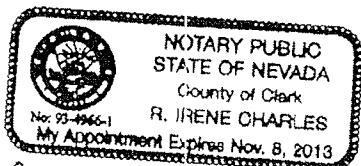
This instrument was acknowledged before me on this 1 day of June, 2010,
by (name) Erminia Drobkin
(title) Manager
on behalf of said entity, _____ of I Rent B & E, LLC,

My Commission Expires:

11-8-2013

Gene Chalco
Notary Public

R. Irene Charles
Notary's Name Printed or Typed



93-4966-1

11-8-13

RECEIVED

APR 16 2006

AFTER RECORDING, RETURN TO:

Liz Tucker
Republic Title of Texas, Inc.
2626 Howell Street, 10th Floor
Dallas, Texas 75204

MAIL TAX STATEMENTS TO:

I Rent B & E, LLC
Attn: Erminia Drobkin
2040 Edgewood Avenue
Las Vegas, NV 89102

Exhibit A
Property Description

BEING A PORTION OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 89°40'45" EAST, ALONG THE SOUTH LINE OF SAID SECTION 5 THEREOF, 606.93 FEET TO A POINT; THENCE NORTH 0°19'15" EAST, 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°19'15" EAST, 180.00 FEET; THENCE SOUTH 89°40'45" EAST, 150.00 FEET; THENCE SOUTH 0°19'15" WEST, 180.00 FEET; THENCE NORTH 89°40'45" WEST, 150.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR RIGHT OF WAY AND PARKING PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHEAST (NE) CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH 0°19'15" EAST, A DISTANCE OF 20 FEET TO A POINT; THENCE NORTH 89°40'45" WEST, A DISTANCE OF 180 FEET TO A POINT; THENCE SOUTH 0°19'15" WEST, A DISTANCE OF 20 FEET TO A POINT; THENCE SOUTH 89°40'45" EAST, A DISTANCE OF 180 FEET TO THE POINT OF BEGINNING.

The Seller does not represent that the above acreage or square footage calculations are correct.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 162-05-402-007
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'/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

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

3. a) Total Value/Sales Price of Property: _____
b) Deed in Lieu of Foreclosure Only (value of _____)
c) Transfer Tax Value: _____
d) Real Property Transfer Tax Due _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: 11
b. Explain reason for exemption: see attached

5. Partial Interest: Percentage being transferred: _____ %
Transfer from FDIC Receiver to Community Bank

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: [Signature]
Signature: 6-7-10

Capacity: Seller
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Federal Deposit Insurance Corporation, Receiver for Community Bank of Nevada

Print Name: I Rent B & E, LLC

Address: 1601 Bryan Street

Address: 2040 Edgewood Avenue

City: Dallas

City: Las Vegas

State: TX Zip: 75201

State: NV Zip: 89102

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

Print Name: First American Title Company

File Number: 10R16795WR7

Address: 2400 Paseo Verde Pkwy #100

City: Henderson, NV 89074

State: _____ Zip: _____

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

EOT-64105

RECEIVED

APR 06 2015

