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

June 2, 2016

Mr. John Wolfson
Fremont Properties, LLC
PO Box 41134
San Jose, California 95160

RE: EOT-64310 - EXTENSION OF TIME - VARIANCE
CITY COUNCIL MEETING OF JUNE 1, 2016

Dear Mr. Chebotarev:

The City Council at a regular meeting held on June 1, 2016 ***APPROVED*** a request for an Extension of Time FOR A NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) at 1930 Fremont Street (APN 139-35-803-005), C-2 (General Commercial) Zone, Ward 3 (Coffin).

This approval is subject to the following conditions:

Planning

1. This request for an Extension of Time shall expire on 04/29/17 unless another Extension of Time is approved by the City Council.

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

The Notice of Final Action was filed with the Las Vegas City Clerk on June 2, 2016.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:nl

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 19, 2016

Mr. John Wolfson
Fremont Properties, LLC
PO Box 41134
San Jose, California 95160

RE: EOT-64310 - NON-CONFORMING USE - PUBLIC HEARING CITY COUNCIL MEETING OF JUNE 1, 2016

Dear Mr. Wolfson:

Please be advised the City Council at its regular meeting on *June 1, 2016* as referred to above, will consider your request. This meeting will be held at 9:00 A. 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 available on-line on *Thursday, May 26, 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

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

VOICE 702 229 6301
FAX 702 474 0352
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www.lasvegasnevada.gov

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-64310 - EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING - APPLICANT/OWNER: FREMONT PROPERTIES, LLC *- For possible action on a request for an Extension of Time FOR A NONCONFORMING USE LIQUOR ESTABLISHMENT (TAVERN) at 1930 Fremont Street (APN 139-35-803-005), C-2 (General Commercial) Zone, Ward 3 (Coffin).*

CITY COUNCIL: ***JUNE 1, 2016***

CASE PLANNER: ***STEVE GEBEKE*** ☒ ***PUBLIC HEARING***

Comments Due: ***ASAP***

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: Extention of Time

Project Address (Location) 1930 Fremont Street

Project Name Epic Jazz and Blues **Proposed Use** Tavern

Assessor's Parcel #(s) 139-35-803-005 **Ward #** 3

General Plan: existing MXU proposed _____ **Zoning:** existing C-2 proposed _____

Commercial Square Footage 3200 **Floor Area Ratio** _____

Gross Acres 0.66 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Fremont Properties, LLC **Contact** John Wolfson

Address P.O. Box 41134 **Phone:** 4082031971 **Fax:** 4082684254

City San Jose **State** CA **Zip** 95160

E-mail Address john.wolfson@gmail.com

APPLICANT Same as above **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

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* John Wolfson

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

Print Name JOHN WOLFSON

Subscribed and sworn before me

This _____ day of _____, 20

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA, COUNTY OF SANTA CLARA. Subscribed and sworn to (or affirmed) before me on this 07 day of APR 2016 by JOHN WOLFSON proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Signature of Notary)

R. C. SINGH
Commission # 2127652
Notary Public - California
Santa Clara County
My Comm. Expires Oct 21, 2019

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	EOT-64310
Meeting Date:	6/1/16
Total Fee:	$1050.00
Date Received:*	4/20/16
Received By:	RECEIVED

*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.

Dept of Planning
City of Las Vegas

Revised 10/27/08

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-64310 APN: 139-35-803-005

Name of Property Owner: Fremont properties, LLC

Name of Applicant: John Wolfson

Name of Representative: _____

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: John Wolfson

Print Name: JOHN WOLFSON

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA, COUNTY OF SANTA CLARA. Subscribed and sworn to (or affirmed) before me on this 07 day of APR 2016 by JOHN WOLFSON proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Signature of Notary)

R. C. SINGH
Commission # 2127652
Notary Public - California
Santa Clara County
My Comm. Expires Oct 21, 2019

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APR 2 0 2016
Dept of Planning
City of Las Vegas

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
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www.lasvegasnevada.gov

/city of las vegas

June 4, 2015

Mr. John Wolfson
Fremont Properties, LLC
PO Box 41134
San Jose, California 95160

RE: EOT-58882 - NONCONFORMING USE - PUBLIC HEARING
CITY COUNCIL MEETING OF JUNE 3, 2015

Dear Mr. Wolfson:

The City Council at a regular meeting held on June 3, 2015 ***APPROVED*** a request for possible action on a request for possible action on a request for an Extension of Time FOR A NONCONFORMING USE LIQUOR ESTABLISHMENT (TAVERN) at 1930 Fremont Street (APN 139-35-803-005), C-2 (General Commercial) Zone, Ward 3 (Coffin).

The approval is subject to the following conditions:

Planning

1. This request for an Extension of Time for a nonconforming Liquor Establishment (Tavern) at 1930 Fremont Street shall expire on April 29, 2016 unless another Extension of Time is approved by the City Council.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 4, 2015.

Sincerely,

Thomas A. Perrigo
Acting Director
Department of Planning

TAP:clb

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APR 20 2016
Dept of Planning
City of Las Vegas

EOT-64310

John Wolfson / Fremont Properties, LLC
6525 Crown Blvd / PO Box 41134
San Jose, CA 95160
Phone: (408) 203-1971
Fax: (408) 268-4254
Email: john.wolfson@gmail.com
April 11, 2016

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

Dear Department of Planning,

This letter is to provide the justification for an Extension of Time for the non-conforming zoning designation for the property located at 1930 Fremont Street, Las Vegas, NV 89101.

This property has been operating continuously as a tavern since the 1960s. During the economic downturn, the Odyssey Tavern went out of business. New tenants have moved in, Nieesha Beard and Keisha McDaniel, who have signed a 15 year lease and are actively working toward opening the Epic Jazz and Blues Club.

The transformation currently underway at the property is substantial. To date, we have done the following renovations and repairs to the building:

- New air conditioners
- New roof
- Replaced broken windows and doors
- New floors
- Replaced the water damaged walls
- Paint the walls

The tenant's current schedule is on track to complete the renovations by August 1, 2016 and submit the application for a tavern license by August 31, 2016

The dream of creating an establishment on Fremont Street in Las Vegas that we will all be proud of is moving closer to a reality.

We respectfully request that you approve the Extension of Time so that this building will flourish in the years to come and be a positive spot for the City of Las Vegas.

Thank you,

John Wolfson

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Dept of Planning
City of Las Vegas

EOT-64310

COMMERCIAL BUILDING RECO

139-35-803-005
020-450-034

CONVERTED

Name: Geigley, Vance A. et al

Address:

DESCRIPTION OF BUILDING

CLASS & SHAPE: CB-6

ARCHITECTURE: SMALL STORE

Stories:

USE TYPE: Apartment, Garage, Hotel, Market, Office, ✓ Store CB-6, Theater, Gaming, ✓ Bar

CONSTRUCTION: Light, Sub-Standard, ✓ Standard, Heavy, Special

FOUNDATION: ✓ Concrete, Masonry, ✓ Reinforced, Light, ✓ Heavy

STRUCTURAL: Frame, ✓ Concrete Block, Brick, Reinforced, Pilasters, Cf. Bond Beam, Curtain Walls, ✓ Partitions, Party Wall, ✓ Conc floor, Wood floor, Sub floor

EXTERIOR: Unfinished, Brick, Brick Veneer, Brick, ✓ Block, Stucco, ✓ Combination

ROOF: ✓ Flat, Gable, Trusses, ✓ Composition

FRONT: Flat, ✓ Recessed, Transom, ✓ Plate Glass in, Sheet Glass in, ✓ Metal, Wood, ✓ Bulkhead, Back Trim, Lighting, ✓ Drop Ceiling

LIGHTING: WIRING: ✓ K.T., ✓ Conduit, ✓ R.X., Cable; FIXTURES: Few, ✓ Cheap, ✓ Ave., Med, Many, Good; PLUMBING: Poor, Good, ✓ Ave., ✓ 10 Fixtures, ✓ Water Heater, ✓ Gas, Oil, Elec, ✓ Water Softener

AIR CONDITION: ✓ Heating, ✓ Cooling, ✓ Forced, ✓ Clean'g, Gravity, Humid, Wall Unit, Floor Unit, Zone Unit, ✓ Central A/C, Steam, Hot Water, Oil Burner, M-BTU

ROOM AND FINISH DETAIL: ROOMS: Store, Office, Lobby, Hall, Lavatory, Living, Dining, Bed, Bath, Kitchen; FLOORS: B, 1, 2, 3, Tr, Ro; FLOOR FINISH: Material, Grade; TRIM; INTERIOR FINISH: Walls, Ceilings

CONSTRUCTION RECORD

Permit No.	For	Amount	Date	EFFEC YEAR	APPR. YEAR
7826	Elec Sign	300.00	11/20/65		1965
502	Remodel	1500.00	2-2-72		1972

NORMAL % GOOD

Age	Remaining Life	Table	%
4	56	04-06	94
15	30	C45	86
12	47	C45	60
25			.760
23			.670
37			

RATING (E,G,A,F,P.)

Cond	Arch Attr	Func Plan	Conform	Storage Space Cupbd	Closet	Workmanship
G	G	G	G	–	–	G
A	A	A	A	–	–	A

BATH AND LAVATORY DETAIL

Fl	No	Finish Floor	Finish Walls	Fixtures Wc	Lo	Tub	Lr	Type	Grade	Shower Sl	D.T.	Q.D.	Finish
1	2	TRR	PL	2	2			M	S				
1	2	AT	C	2	2			C	C				

SPECIAL FEATURES

Refrigeration:

Elevators:

Sprinklers:

COMPUTATION

Appraiser & Date: BK 10-25-71 | DT 9-1-79 | CSD 4/7/82 | MC 3-6-85 | AC 6-10-90

Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
BLDG	4362	16.76	46135	26.85	116,902	34.02	148395										
A/C	4362	1.10	4798		INCLUDED												
CHILL BOX	63	20.15	1270	26.15	1271	26.06	1642										
XTRA PLUMB	See ad		1560		Less												
BLACK TOP	8056	.24	1933	.41	3319	.68	5805										
CONC STOOPS	560	1.88	560	2.10	1176	2.52	1411										
LIGHTS	See back		991	Elec	650	—	722										
CONC PAV	525			.79	415	.97	509										
STORAGE	243																
TOTAL			57,335		123,733		158200										
NORMAL % GOOD			.79		86 106410	60%	94920										
R.C.L.N.D.			57,335		37,310	35%	33220										

MISCELLANEOUS STRUCTURES

Structure	Found	Cons	Roof	Floor	Int	Size etc
Storage	Conc	Block	Stee	Conc	Non	12 x 20

COMPUTATIONS

Bldg: 50 x 70

Chill Box: 12 x 20 = 240 sq ft

Conc Stoops: 20 x 28

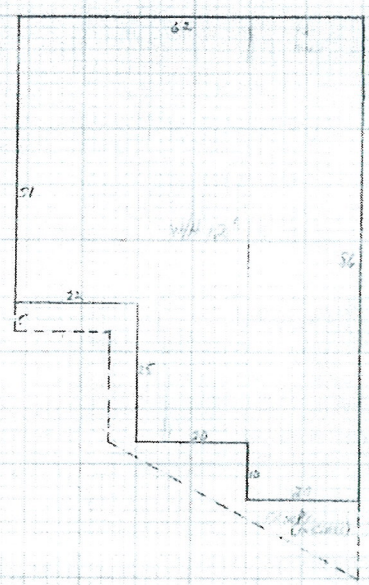
Remarks: This Former Restaurant was used as a Cocktail Lounge and Pool Room. Use CB-6 Small Food Store. Rate Per Comm. Bldg. to 1971.

Small Food Store CB-6 - Base (with A/C) 1972

1930 E. Fremont St.

139-35-803-005

020-450-034



Cont Pavm't
A: 10 x 30 = 300
3 x 24 = 72
3 x 51 = 153
525

Pole - 10' x 21 = 210
1 MV = 233
3 spots @ 55 = 165
(12-12) Avg. "C" Retail Store
(26.45 - 2.20 + 3.25) = 26.90
(1.000 x 1.045 x 1.210) x 26.90 = 34.03

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City of Las Vegas

TRANSACTION RECORD

Remarks:

Date	IRS	Tr Deed	Indicated Price	Grantee	Source	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

RENTALS

ST NO	FRONT	DEPTH	TENANCY	19	19	19	19	19	19	19	19
			[illegible]								

CAPITALIZATION FACTOR OR FORMULA NO

CAPITALIZED RENTAL

COMPUTATION OF MODIFYING FACTOR

LOT		WIDTH	DEPTH	AREA	BASE DEPTH	NO	CORNER	NO	MISC	NO	MISC		DEPTH		MOD FACT
				30											
Frontage		55.5	150	.19	33.35										
Rear				.11	8.86										

LAND VALUE COMPUTATION

	WIDTH AREA	MOD FACT	19 UNIT VALUE	FR FT VALUE	VALUE	19 UNIT VALUE	FR FT VALUE	VALUE	19 UNIT VALUE	FR FT VALUE	VALUE	19 UNIT VALUE	FR FT VALUE	VALUE
	[illegible]		[illegible]		25.20									
	[illegible]		[illegible]		[illegible]									
					[illegible]									
			5.00	19 77-86		19			19			19		
F	5.35 #		4.00		33.35									
R	1.79 #		1.75		8.86									
					41.61									

REAL ESTATE APPRAISAL RECORD

Parcel Number ~~2-15-6~~ 020-450-034

Name

City 200

Address

Sub Pt. NW¼ SW¼ SE¼ Sec. 35-20-61 Blk 30

CHARACTER OF SUBJECT PROPERTY

USE

Residential	Commercial	Industrial
Single	Store	Warehouse
Duplex	Market	Factory
Flat	Office	
Apartment	Theater	
Hotel		
Proper	Marginal	Sub-Marginal

Zoning

TOPOGRAPHY

Level	Lot at Grade
Low	Bank
High	Hole
View	Retaining Wall
Hill	Fill
Rough	Slope Up
	Slope Down
	Sideslope

LAND IMPS

Sidewalk
Parking Strip
Parking Trees
Curb
Gutter
Ore Lights
Parkway
Pavement

BUILDING

Class	Built	Proper	Over Imp
Const	Area	Type cal	Under Imp
Stories			

UTILITIES

All Installed	Underground
	Poles in Rear
	Poles in Front

CHARACTER OF NEIGHBORHOOD

USE

Residential	Commercial	Industrial
Single	Retail	Light
Income	Wholesale	Heavy
Area	Area	Area
Spotted	Spotted	Spotted
Ribbon	Ribbon	Ribbon

Zoning

TREND

Developing	Declining
Stationary	Blighted

TOPOGRAPHY

Level	Hilly
Low	Slope
High	Undulating
View	

GENERAL

Desirability	Utilities	Typ No Stories
Transportation	Planning	Built-up %
Civic Centers	Stability	Bldg Restrict
Comm Centers	Taxes & Assmts	Race
Land Imps	Typ Date of Imps	

SUMMARY

Year	19 1976-78	1979-80	19 83-84	19 84-85	19 [illegible]	19 1991-92	19 1992-93	19 1993-94	19
Appraiser	[illegible]	[illegible]			[illegible]	[illegible]	[illegible]	[illegible]	
Date	[illegible]	1/31/80			9/12/85	9/4/90	1/7/93	1/7/93	
Improvement Replacement Cost									
Improvement R.C.L.N.D									
Land and Imp R.C.L.N.D									
Capitalized Earning Ability									
Indicated Sale Price									
Listed Price									

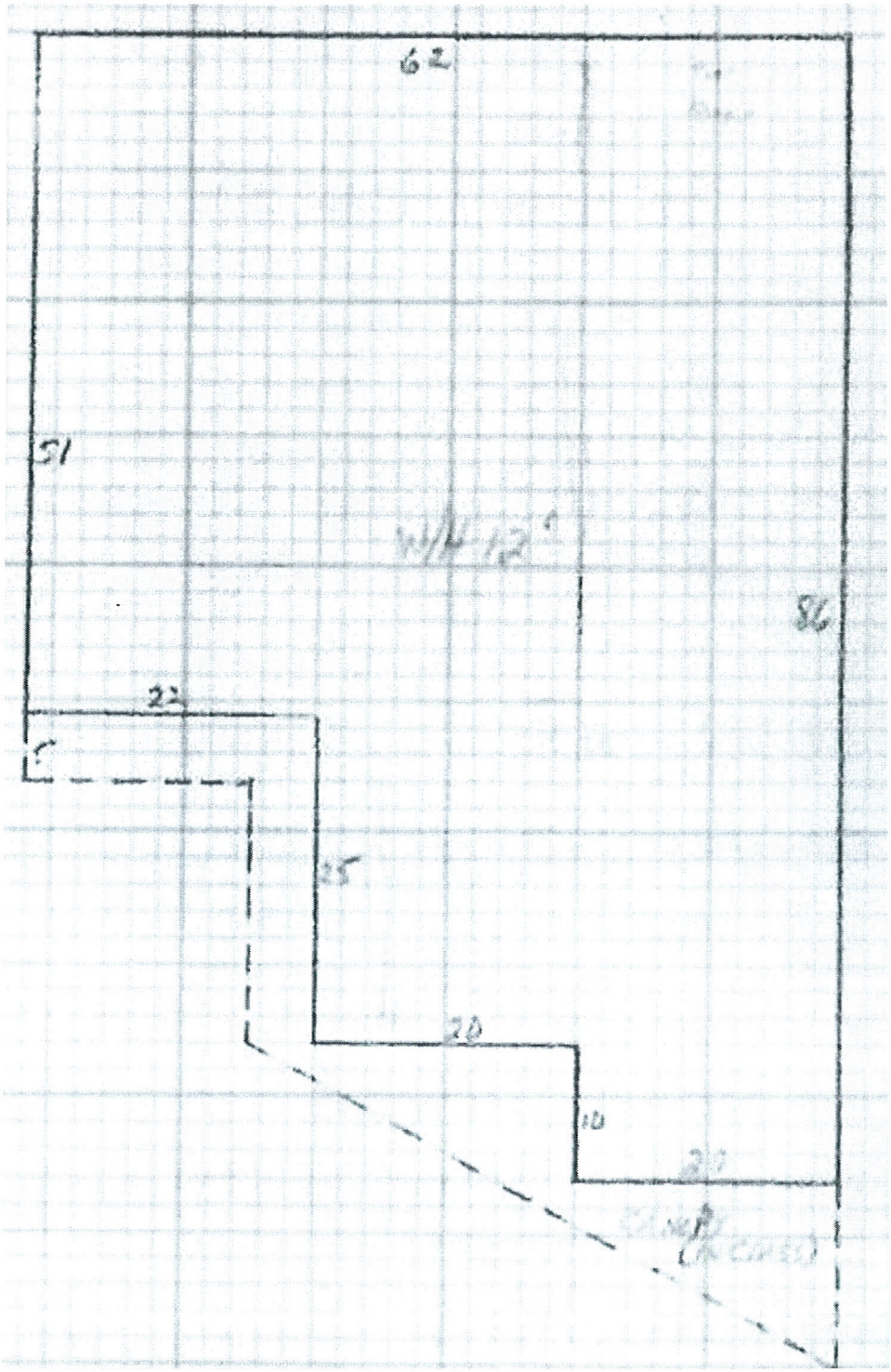
APPRAISAL

Land Value		41670							
Improvement Value									
Total Real Estate Value									

ASSESSED VALUES

Land		12500	14590						
Improvement	[illegible]	37200	33220	38760	46110	46320	45630	45630	
Total									
Entered	[illegible]	[illegible]	R/O	[illegible]	[illegible]	R/O [illegible]	[illegible]	TS FHK	TS FHK

Epic Jazz and Blues
1930 Fremont Street, Las Vegas NV 89101
APN: 139-35-803-005



Scale:
Each square = 2 Feet
Each inch = 12.7 Feet

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APR 2 0 2016
Dept of Planning
City of Las Vegas

20071012-0003004

Fee: $15.00 RPTT: $4,335.00
N/C Fee: $0.00

10/12/2007 13:51:57
T20070182827
Requestor:
LAWYERS TITLE OF NEVADA

Debbie Conway KGP
Clark County Recorder Pgs: 4

APN: 139-35-803-005
ESCROW NO: 02501115-250-JZ1
WHEN RECORDED MAIL TO and MAIL TAX STATEMENT TO:

Fremont Properties, LLC
~~4449 Calle Dorte Raz~~
~~San Jose, CA 95129~~
6525 Crown Blvd
P.O. Box 41134
San Jose, CA 95160-1134

(4) - 2

GRANT, BARGAIN, SALE DEED

R.P.T.T. **$4,335.00**

THIS INDENTURE WITNESSETH: That

South County, LLC, a Nevada limited liability company

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

Fremont Properties, LLC

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

For legal description of the real property, see Exhibit A attached hereto and made a part hereof.

SUBJECT TO:
1. Taxes for the fiscal year 2007 – 2008
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

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

Witness my hand this 8th day of October, 2007.

South County, LLC

Clemente Casillas, Manager

STATE OF NEVADA
COUNTY OF Clark } ss:

On 10-8-07, personally appeared before me, a Notary Public in and for said County and State, Clemente Casillas, who acknowledged to me that he executed the same.

WITNESS my hand and official seal.

NOTARY PUBLIC in and for said County and State.

JOANNE ZEIGLER
Notary Public State of Nevada
No. 98-36923-1
My appt. exp. Nov. 10, 2009

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Dept of Planning
City of Las Vegas

Exhibit "A"
(Legal Description)

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

PARCEL I:

The West Sixty (60) feet of that portion of the South Half (S ½) of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 35, Township 20 South, Range 61 East, M.D.B.&M., lying South of Fremont Street.

PARCEL II:

That portion of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 35, Township 20 South, Range 61 East, M.D.B.&M., lying South of Fremont Street, described as follows:

BEGINNING at the Southeast Corner (SE Cor.) of the said Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼);
Thence West along the South line thereof a distance of 50.00 feet to a point;
Thence North and parallel with the East line of the said Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) to a point in the South line of Fremont Street;
Thence South 62°15' East along the South line of Fremont Street to its intersection with the aforementioned East line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼);
Thence South along the last mentioned East line a distance of 246.3 feet more or less to the Point of Beginning.

Assessor's Parcel No.: **139-35-803-005**

(End of Exhibit "A")

STATE OF NEVADA
DECLARATION OF VALUE

1. **Assessor Parcel Number(s)**
   a) 139-35-803-005
   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. **Total Value/Sales Price of Property:** $850,000.00
   Deed in Lieu of Foreclosure Only (value of property) ($_____)
   Transfer Tax Value per NRS 375.010, Section 2: $850,000.00
   Real Property Transfer Tax Due: $4,335.00

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 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 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** Managing Member

Signature _____ **Capacity** _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: South County, LLC	Print Name: Fremont Properties, LLC
Address: ~~395 H Street #A~~ 25160 Highway 78	Address: 1419 Calle De La Paz
City/State/Zip: ~~Chula Vista, CA 91910~~ Ramona, CA 92065	City/State/Zip: San Jose, CA 95120

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

LAWYERS TITLE OF NEVADA, INC.
5502 S. Fort Apache Road
Las Vegas, NV 89148

Escrow #: 2501115-250-JZ1
Escrow Officer: Joanne Zeigler

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

3004

STATE OF NEVADA
DECLARATION OF VALUE

1. **Assessor Parcel Number(s)**
   a) 139-35-803-005
   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. **Total Value/Sales Price of Property:** **$850,000.00**
   Deed in Lieu of Foreclosure Only (value of property) ($_____)
   Transfer Tax Value per NRS 375.010, Section 2: $850,000.00
   Real Property Transfer Tax Due: **$4,335.00**

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 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 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] **Capacity** BUYER

Signature _____ **Capacity** _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: South County, LLC	Print Name: Fremont Properties, LLC
Address: 395 H. Street #A	Address: 6525 Crown Blvd, P.O Box 41134
City/State/Zip: Chula Vista, CA 91910	City/State/Zip: San Jose, CA 95160-1134

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

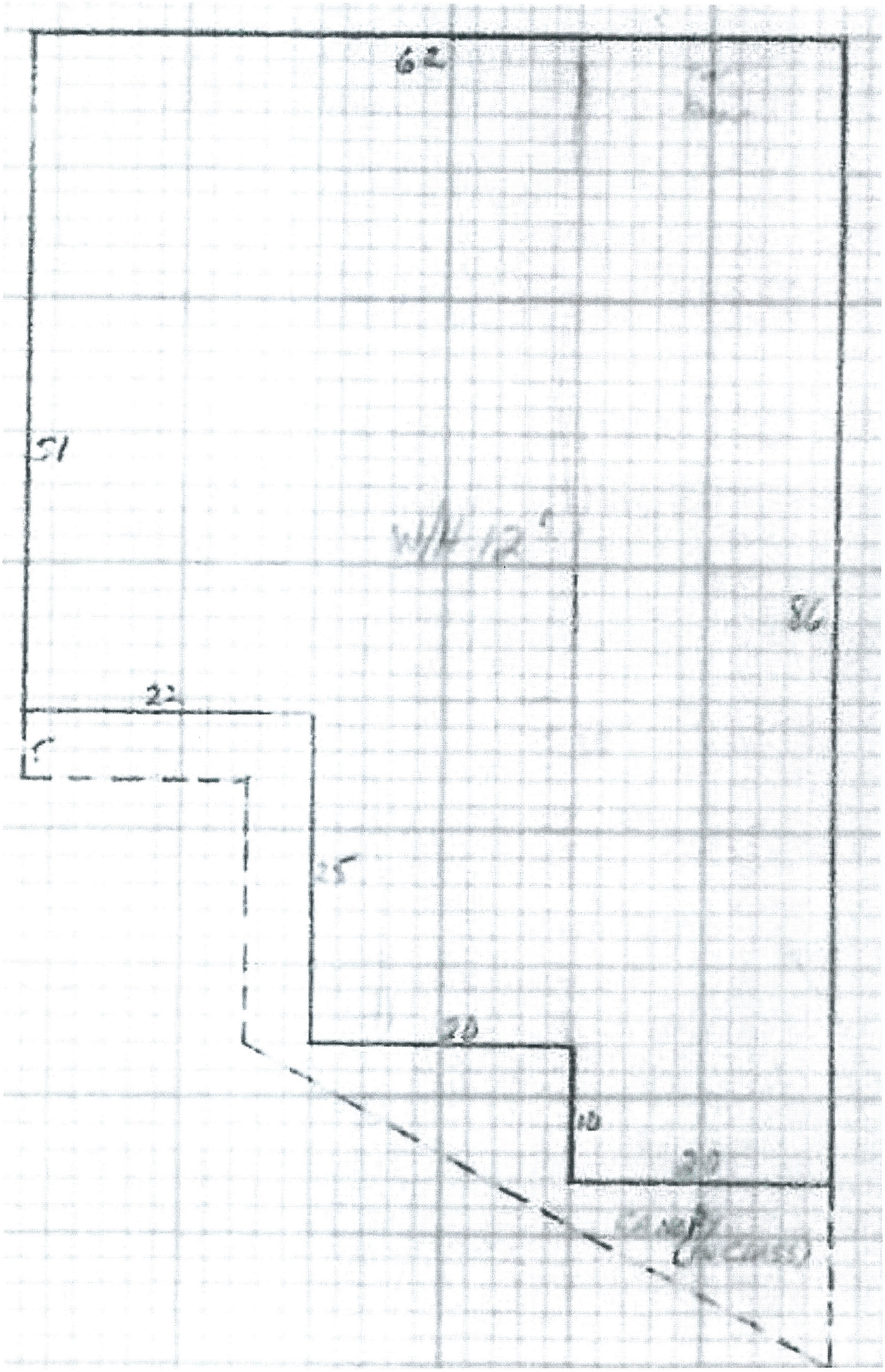
LAWYERS TITLE OF NEVADA, INC.
5502 S. Fort Apache Road
Las Vegas, NV 89148

Escrow #: 2501115-250-JZ1
Escrow Officer: Joanne Zeigler

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

3004

Epic Jazz and Blues
1930 Fremont Street, Las Vegas NV 89101
APN: 139-35-803-005



Scale:
Each square = 2 Feet
Each inch = 7.75 Feet

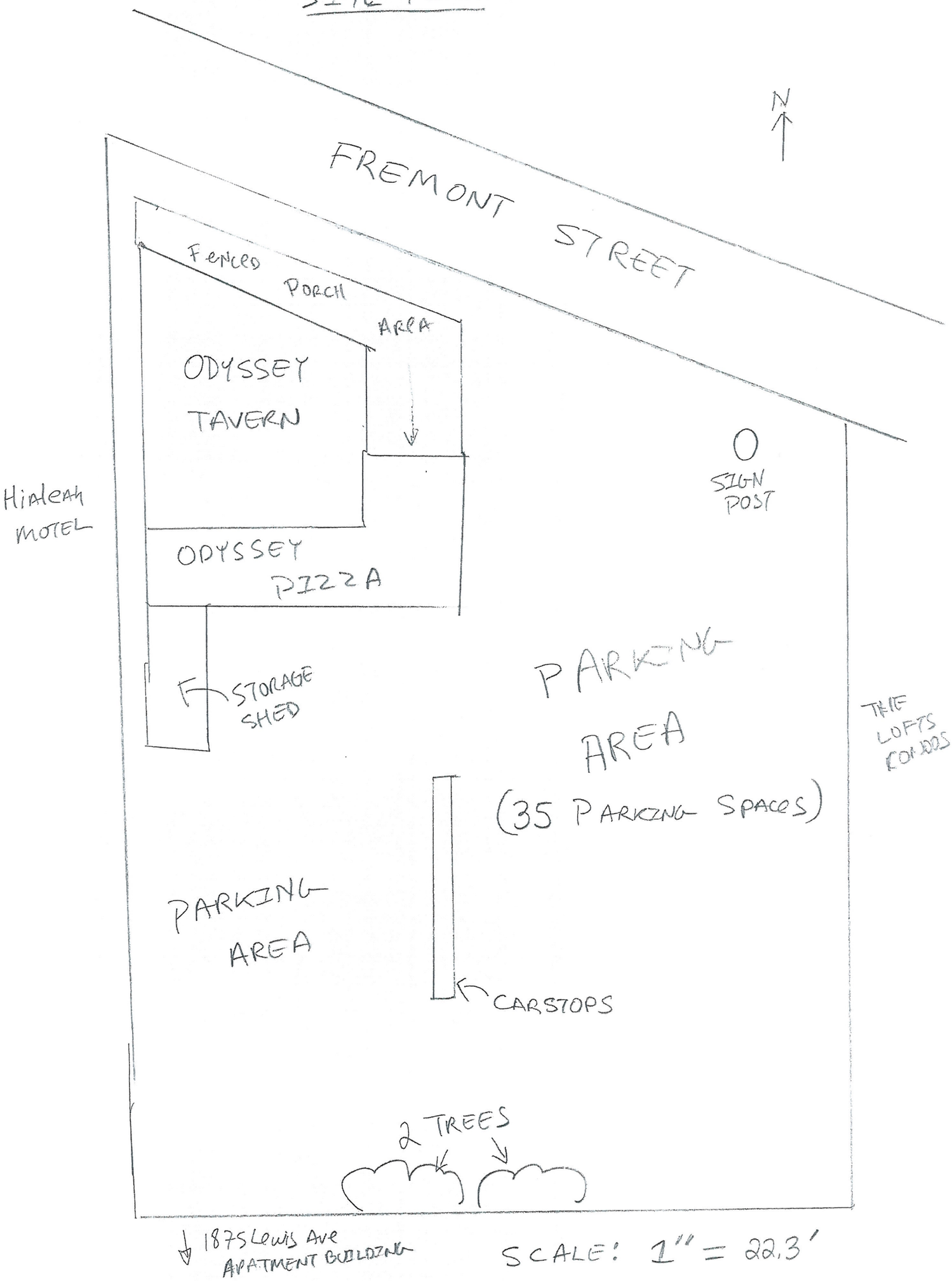
EOT-64310

RECEIVED
APR 20 2015
Dept of Planning
City of Las Vegas

1930 FREMONT ST
LAS VEGAS, NV 89101

APN: 139-35-803-005

SITE PLAN



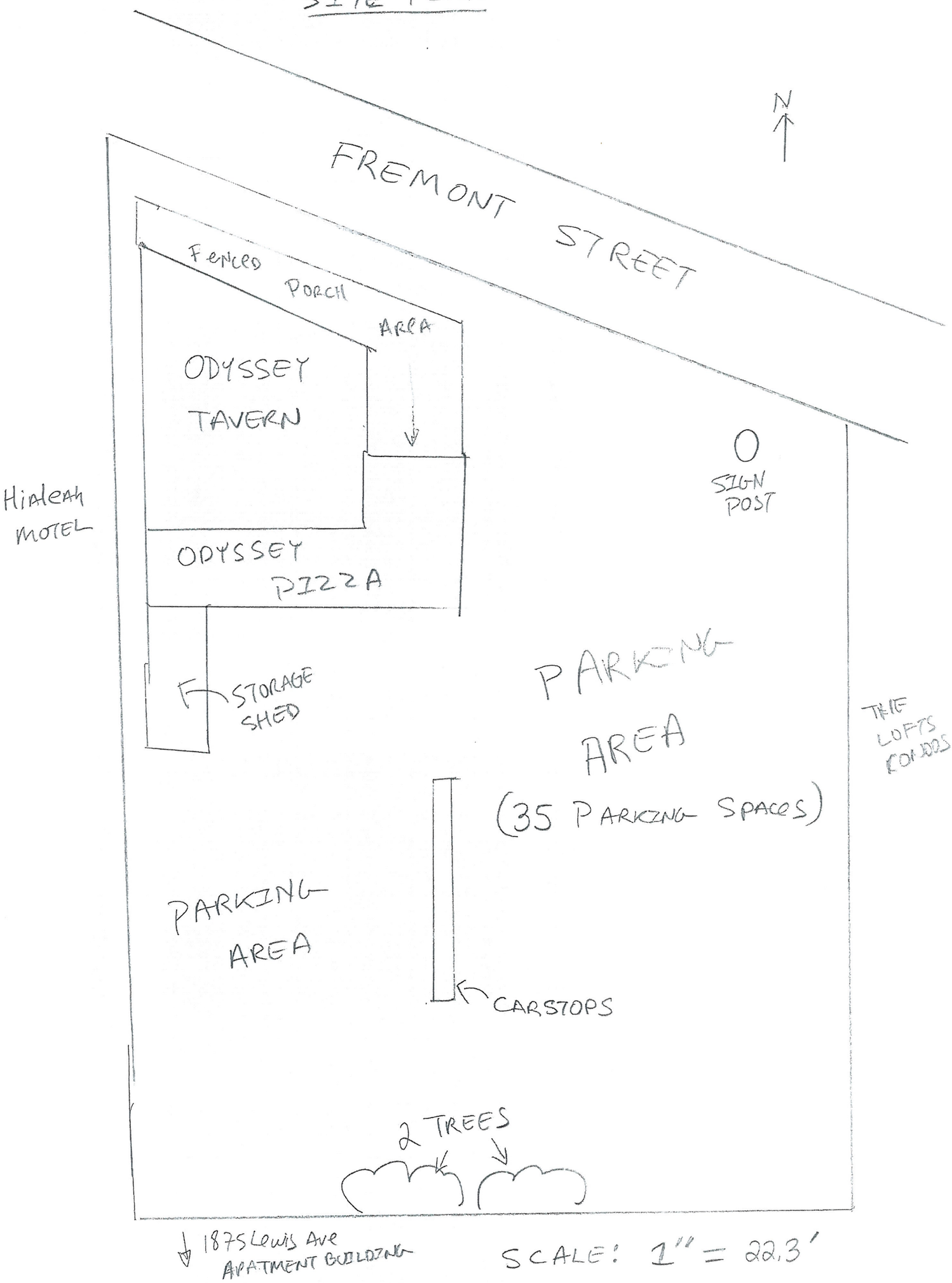
SCALE: 1" = 22.3'

EOT-64310

RECEIVED
APR 20 2016
Dept of Planning
City of Las Vegas

1930 FREMONT ST
LAS VEGAS, NV 89101
SITE PLAN

APN: 139-35-803-005



RECEIVED
APR 20 2016
Dept of Planning
City of Las Vegas

EOT-64310