

SAHARA AVENUE

SOUTH MARYLAND PARKWAY

SUITE 1223
2,635 SF

SUITE 1225
1,415 SF

SUITE 1227
1,333 SF

SUITE 1229
1,680 SF

CROQUET CELL
1,175 SF

EZ PAVN
6,010 SF

SUITE 1243
3,944 SF

800 SF PATIO SEATING

SUITE 1221
17,822 SF

WASH TUB
LAUNDROMAT
2,554 SF

BPL LAB
1,267 SF

NAILS
885 SF

SUITE 1209
885 SF

SUITE 1211
579 SF

SUITE 1213
1,680 SF

SUITE 1215
1,680 SF

PINOY PINAY
PHILIPINO FAST FOOD
3,500 SF

CONVENIENCE STORE

SMOG

ROASTERS / COFFEE

CASH

EOT-66936

City of Las Vegas
Dept. of Planning

SEP 26 2016

RECEIVED



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

November 17, 2016

Mr. Gadi Hahamy
1205 East Sahara Avenue, LLC
4401 Downey Road
Vernon, California 90058

**RE: EOT-66936 - EXTENSION OF TIME - NONCONFORMING USE -
PUBLIC HEARING
CITY COUNCIL MEETING OF NOVEMBER 16, 2016**

Dear Mr. Hahamy:

The City Council at a regular meeting held on November 16, 2016 **APPROVED** a request for an Extension of Time FOR A NONCONFORMING USE (TAVERN) at 1243 East Sahara Avenue (APN 162-02-401-001), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

This approval is subject to the following conditions:

Planning

1. This request for an Extension of Time for a nonconforming Liquor Establishment (Tavern) use located at 1243 East Sahara Avenue shall expire on October 7, 2017 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 November 17, 2016.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Ms. Kate Lowenhar-Fisher
Dickinson Wright
8363 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89113

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



**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

November 3, 2016

Mr. Gadi Hahamy
1205 East Sahara Avenue, LLC
4401 Downey Road
Vernon, California 90058

**RE: EOT-66936 - EXTENSION OF TIME - NONCONFORMING USE -
PUBLIC HEARING
CITY COUNCIL MEETING OF NOVEMBER 16, 2016**

Dear Mr. Hahamy:

Please be advised the City Council at its regular meeting on **November 16, 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 available on-line on **Thursday, November 10, 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. Kate Lowenhar-Fisher
Dickinson Wright
8363 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89113

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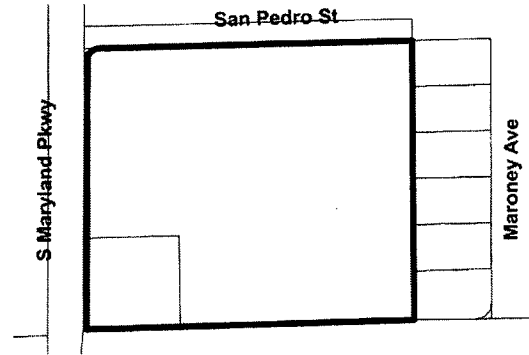


/city of las vegas

Application Information

EOT-66936 - EXTENSION OF TIME -
 NONCONFORMING - PUBLIC HEARING -
 APPLICANT/OWNER: 1205 E. SAHARA AVENUE, LLC
 - For possible action on a request for an Extension of
 Time FOR A NONCONFORMING USE (TAVERN) at
 1243 East Sahara Avenue (APN 162-02-401-001), C-1
 (Limited Commercial) Zone, Ward 3 (Coffin).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

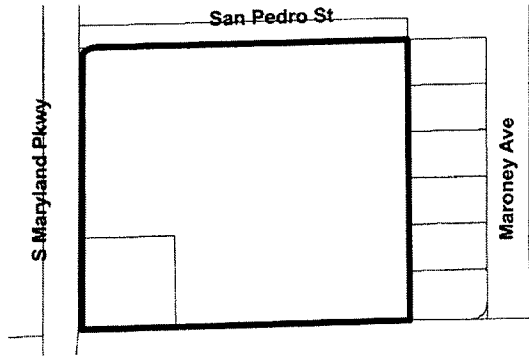
Meeting: City Council
Date: *November 16, 2016*
Time: 1:00 P.M.
Location: City Council Chambers
 495 South Main Street, 2nd Floor
 Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). **Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.**

Application Information

EOT-66936 - EXTENSION OF TIME -
 NONCONFORMING - PUBLIC HEARING -
 APPLICANT/OWNER: 1205 E. SAHARA AVENUE, LLC
 - For possible action on a request for an Extension of
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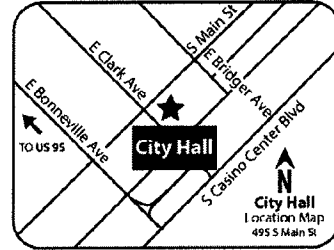
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Meeting: City Council
Date: *November 16, 2016*
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 495 South Main Street, 2nd Floor
 Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). **Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.**

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

**Return Service Requested
Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT this Request I OPPOSE this Request

Please use available blank space on card for your comments.

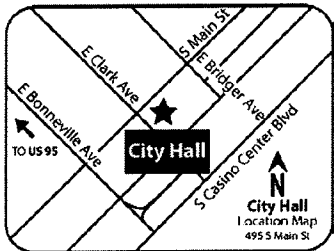
EOT-66936

City Council Meeting of 11/16/16

PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

**Return Service Requested
Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT this Request I OPPOSE this Request

Please use available blank space on card for your comments.

EOT-66936

City Council Meeting of 11/16/16

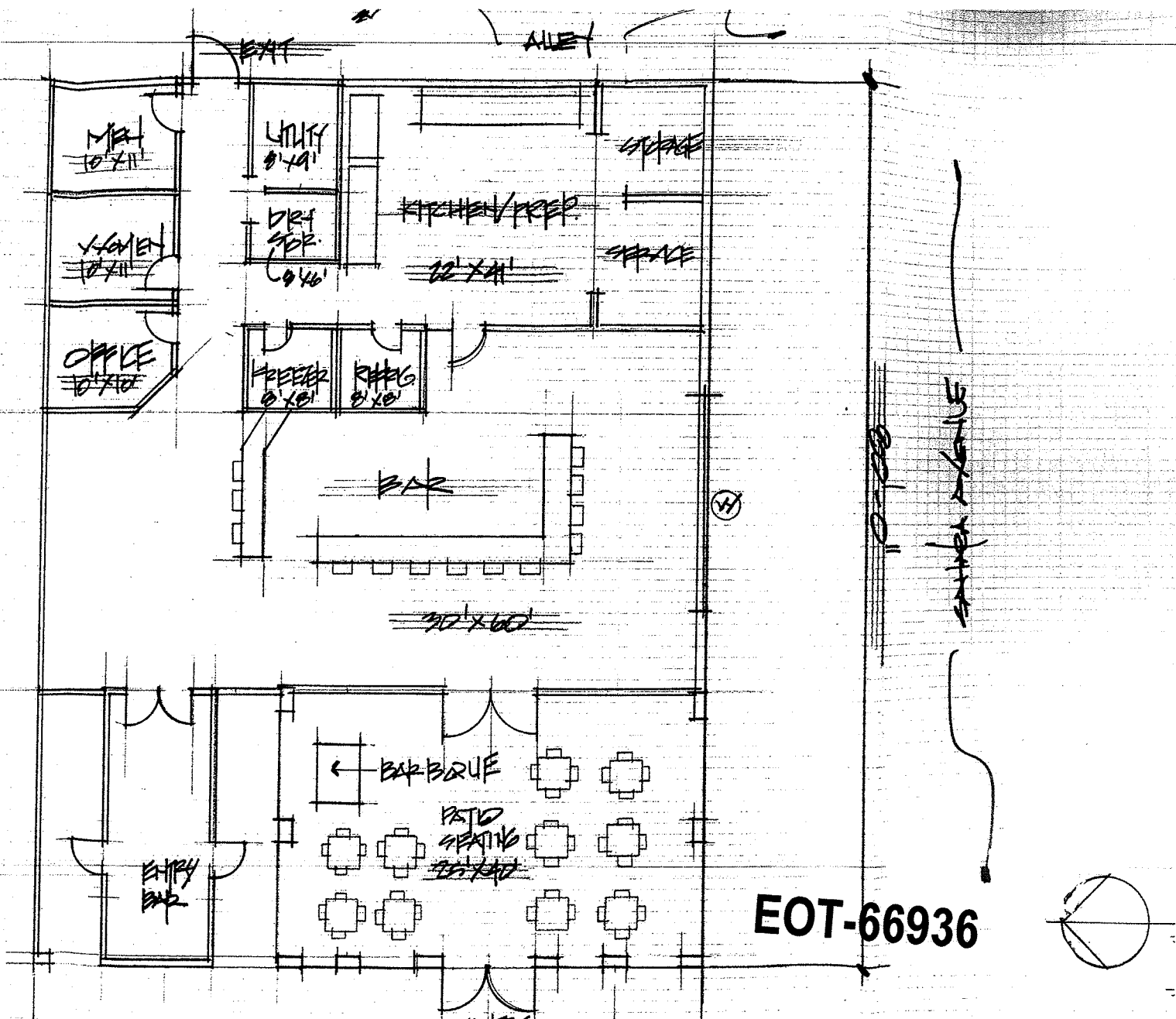
PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

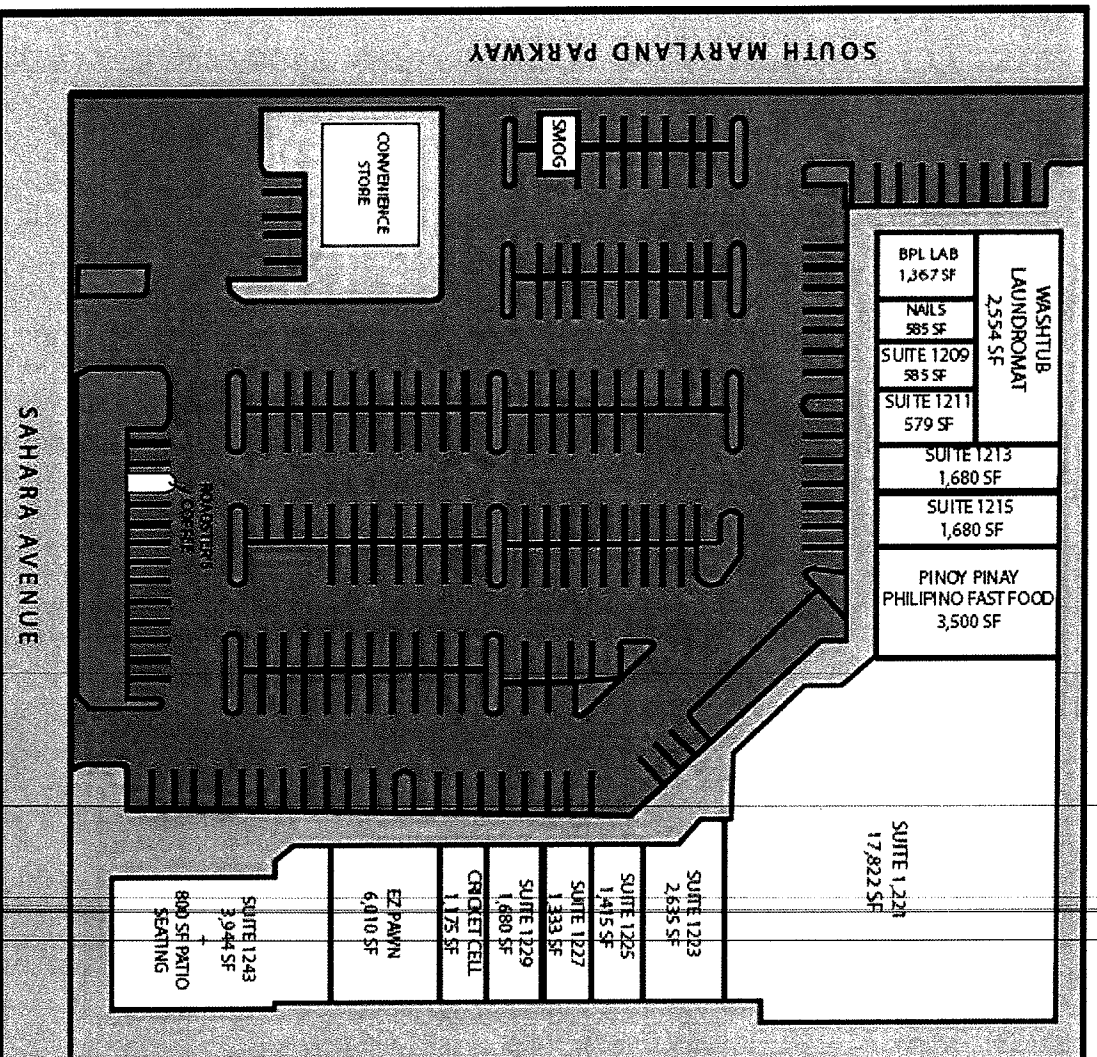
FLOOR PLAN FOR:
EOT-

RECEIVED

SEP 26 2016

City of Las Vegas
Dept. of Planning





RECEIVED

SEP 26 2016

City of Las Vegas
Dept. of Planning

EOT-66936

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-66936 - EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING -
APPLICANT/OWNER: 1205 E. SAHARA AVENUE, LLC - For possible action on a request for an Extension
of Time FOR A NONCONFORMING USE (TAVERN) at 1243 East Sahara Avenue (APN 162-02-401-001), C-1
(Limited Commercial) Zone, Ward 3 (Coffin).

CITY COUNCIL: NOVEMBER 16, 2016

PLANNING SUPERVISOR: **STEVE GEBEKE** **PUBLIC HEARING**

Comments Due: OCTOBER 26, 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** (asgebeke@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) 1243 E. Sahara Avenue
Project Name A-Mall Proposed Use Tavern
Assessor's Parcel #(s) 162-02-401-001 Ward # 3
General Plan: existing proposed Zoning: existing C-1 proposed
Commercial Square Footage Floor Area Ratio
Gross Acres 3.68 Lots/Units Density
Additional Information

PROPERTY OWNER 1205 E. Sahara Avenue, LLC Contact Gadi Hahamy
Address 4401 Downey Road Phone: (702) 898-1221 Fax: (702) 405-3359
City Vernon State CA Zip 90058
E-mail Address retycoon@cox.net

APPLICANT Same as Above Contact
Address Phone: Fax:
City State Zip
E-mail Address

REPRESENTATIVE Dickinson Wright Contact Kate Lowenhar-Fisher
Address 8363 W. Sahara Avenue, Suite 200 Phone: (702) 550-4459 Fax: (844) 670-6009
City Las Vegas State NV Zip 89113
E-mail Address Klowenhar-fisher@dickinsonwright.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*

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

Print Name Erik Litmanovich (See attached)

Subscribed and sworn before me

This 20th day of September, 2016

see California All Purpose Acknowledgment attached.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # FOT-66936
Meeting Date: 11/16/16 CC
Total Fee: \$1050
Date Received: 09/20/16
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.

SEP 26 2016

City of Las Vegas
Dept. of Planning



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-66936** APN: 162-02-401-001

Name of Property Owner: 1205 E. Sahara Avenue, LLC

Name of Applicant: 1205 E. Sahara Avenue, LLC

Name of Representative: Kate Lowenhar-Fisher

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: Erik Litmanovich (See attached)

Subscribed and sworn before me

This 20th day of September, 2016

See California All Purpose Acknowledgment attached.
Notary Public in and for said County and State 

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SEP 26 2016


City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING, APPLICATION/PETITION, cont'd

NOTARIZED SIGNATURE PROPERTY OWNER

1205 E. Sahara Avenue, LLC

By: Family First Management LLC,
a Nevada limited liability company,
its Manager

By 
Erik Litmanovich, its Manager

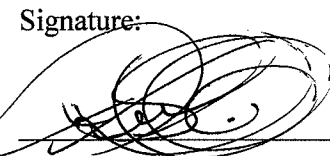
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

On September 20th, 2016 before me, LORRI SCHMITT, Notary Public, personally appeared Erik Litmanovich who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:  (Seal)



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SEP 26 2016

City of Las Vegas
Dept. of Planning

DICKINSON WRIGHT ^{PLLC}

RECEIVED

SEP 26 2016

Dept of Planning
City of Las Vegas

8363 WEST SUNSET ROAD, SUITE 200
LAS VEGAS, NV 89113-2210
TELEPHONE: (702) 550-4400
FACSIMILE: (844) 670-6009
<http://www.dickinsonwright.com>

KATE LOWENHAR-FISHER
KLOWENHAR-FISHER@DICKINSONWRIGHT.COM
(702) 550-4459

September 23, 2016

VIA E-MAIL AND HAND DELIVERY

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

Re: Justification Letter for Extension of Time for Nonconforming Tavern Use at
1243 E. Sahara Avenue

To Whom It May Concern:

The following justification letter is in support of the request of our client 1205 E. Sahara Avenue, LLC, a Nevada limited liability company ("1205 E. Sahara"), for a third extension of time for the tavern use currently permitted at 1243 E. Sahara Avenue (the "Property"). The Property is zoned C-1 and encompasses 3.68 acres on the northeast corner of Maryland Parkway and Sahara Avenue.

Our client acquired the Property in June of 2015. They have recently identified a new tenant to operate a tavern at this location; however, this tenant has not yet obtained the necessary business, gaming and liquor licenses for such operation. Because the new tenant will not have such licensure completed by October 7, 2016, which is the date of the expiration of the current non-conforming use period, we request an additional 1-year extension of time for this nonconforming use at the Property to preserve its eligibility for tavern use until the new tenant is ready to begin operations.

This intersection of Sahara Avenue and Maryland Parkway already accommodates a variety of commercial uses, including other similar uses, and this use will not negatively impact the existing churches and houses of worship. This use is in conformity with the area and does not jeopardize public health, safety or welfare and complies with the intent of Ordinance 6114. As such, we respectfully request approval of this application for an additional 1-year extension of time at this property.


EOT-66936

Steve Gebeke, Planning Supervisor
City of Las Vegas
September 23, 2016
Page 2

Enclosed is a check in the amount of \$1,050.00 as the application fee. With respect to the plans submitted with the second extension of time, they are still correct and nothing has changed. Please allow us to reuse them for this current application.

If you have any questions or require any additional information, please don't hesitate to contact me.

Respectfully,


Kate Lowenhar-Fisher

KCL:jg
LVEGAS 99998-2714 86054v3

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SEP 26 2016

City of Las Vegas
Dept. of Planning

EOT-66936



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOOMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

October 14, 2015

CORRECTED LETTER

Mr. Gadi Hahamy
1205 East Sahara Avenue, LLC
4401 Downey Road
Vernon, California 90058

**RE: EOT-60717 - NONCONFORMING USE - EXTENSION OF TIME -
PUBLIC HEARING
CITY COUNCIL MEETING OF OCTOBER 7, 2015**

Dear Mr. Hahamy:

The City Council at a regular meeting held on October 7, 2015 **APPROVED** a request for an Extension of Time FOR A NONCONFORMING USE (TAVERN) at 1243 East Sahara Avenue (APN 162-02-401-001), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

This approval is subject to the following conditions:

Planning

1. This request for an Extension of Time for a nonconforming Liquor Establishment (Tavern) use located at 1243 East Sahara Avenue shall expire on October 07, 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 October 8, 2015.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Bradley Mayer
Argentum Partners
6077 South Fort Apache Road, Suite #130
Las Vegas, Nevada 89148

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SEP 26 2016

City of Las Vegas
Dept. of Planning

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89108

VOICE 702.229.6301
FAX 702.474.7463
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

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

EOT-66936



October 2, 2014

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

Mr. Barry Kane
SDL, Inc.
2621 Thraser Lane
San Jose, California 95125

RE: EOT-55679 - NONCONFORMING USE - PUBLIC HEARING
CITY COUNCIL MEETING OF OCTOBER 1, 2014

Dear Mr. Kane:

The City Council at a regular meeting held October 1, 2014 APPROVED the request for an Extension of Time FOR A NONCONFORMING USE (TAVERN) at 1243 East Sahara Avenue (APN 162-02-401-001), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 2, 2014. This approval is subject to:

Planning

1. This request for an Extension of Time for a nonconforming Liquor Establishment (Tavern) at 1243 East Sahara Avenue shall expire on August 21, 2015 unless another extension of time is approved by the City Council.

Sincerely,

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

cc: SDL, Inc.
2621 Thraser Lane
San Jose, California 95125

Mr. Arnold Stalk
840 South Rancho Drive, Suite #4
Las Vegas, Nevada 89106

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SEP 26 2016

City of Las Vegas
Dept. of Planning

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

EOT-66936



1205 E. SAHARA AVENUE, LLC

Business Entity Information			
Status:	Active	File Date:	11/21/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0590702014-7
Qualifying State:	NV	List of Officers Due:	11/30/2016
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20141720811	Business License Exp:	11/30/2016

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	PARACORP INCORPORATED	Address 1:	318 N CARSON ST #208
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89701
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

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

<input checked="" type="checkbox"/> Officers <input type="checkbox"/> Include Inactive Officers			
Manager - ERIK LITMANOVICH			
Address 1:	10215 B SANTA MONICA BLVD	Address 2:	
City:	LOS ANGELES	State:	CA
Zip Code:	90067	Country:	USA
Status:	Active	Email:	
Manager - GIGI LITMANOVICH			
Address 1:	10215 B SANTA MONICA BLVD	Address 2:	
City:	LOS ANGELES	State:	CA
Zip Code:	90067	Country:	USA
Status:	Active	Email:	
Manager - LEVI LITMANOVICH			
Address 1:	10215 B SANTA MONICA BLVD	Address 2:	

City:	LOS ANGELES	State:	CA
Zip Code:	90067	Country:	USA
Status:	Active	Email:	

- Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20140773451-34	# of Pages:	1
File Date:	11/21/2014	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20150057455-14	# of Pages:	1
File Date:	2/5/2015	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	20150131240-09	# of Pages:	1
File Date:	3/24/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150522022-51	# of Pages:	1
File Date:	11/30/2015	Effective Date:	
(No notes for this action)			

Inst #: 20150611-0001440
Fee: \$27.00 N/C Fee: \$0.00
RPTT: \$15300.00 Ex: #
06/11/2015 11:06:36 AM
Receipt #: 2455516
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: ANI Pgs: 12
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN 162-02-401-001

Affix R.P.T.T., \$ 15,300.00

ESCROW NO.: 15.05.071050

MAIL COPY AND TAX STATEMENTS TO:

1205 E. Sahara Avenue, LLC
P.O. Box 58168
Vernon, California 90058

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH: That SDL, INC., a Nevada corporation ("GRANTOR"), FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to 1205 E. SAHARA AVENUE, LLC, A NEVADA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS ("GRANTEE"), all that real property situated in the County of Clark State of Nevada, bounded and described as follows:

SEE ATTACHED EXHIBIT "A"

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

This Deed is an absolute conveyance, the Grantor having sold said real property to the Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by Grantor as Trustor, to FIRST BANK OF BEVERLY HILLS, F.S.B. as Trustee, and FIRST BANK OF BEVERLY HILLS, F.S.B. as beneficiary, recorded MAY 15, 2002 in Book 20020515 as Document No. 02223 Official Records of Clark County, Nevada, as modified by that certain Modification Agreement recorded OCTOBER 11, 2005 in Book 20051011 as Document No. 0003871 Official Records of Clark County, Nevada.

Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this Deed between the Grantor and Grantee with respect to said real property.

SEP 26 2016

City of Las Vegas
Dept. of Planning

EOT-66936
11/16/16 CC

Grantee joins in the execution of this Deed for the purpose of evidencing that the Grantee hereby accepts this conveyance as being full satisfaction of all obligations secured by the Deed of Trust above described.

Dated: May 31, 2015.

Grantor:

SDL, INC., a Nevada Corporation

By: L Rappaport
Larisa Rappaport

Its: Director Rappaport

State of CALIFORNIA)

County of Los Angeles) ss:

This instrument was acknowledged before me, a notary public, on the 31 day of May, 2015 by Larisa Rappaport as President of SLD, INC.

see attached

NOTARY PUBLIC
My Commission Expires: _____

Grantee:

1205 E. SAHARA AVENUE, LLC,
a Nevada Limited Liability Company

By: Executed in Counterparts
~~LEVI LITMANOVICH~~

Its: Manager Eli Tene

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

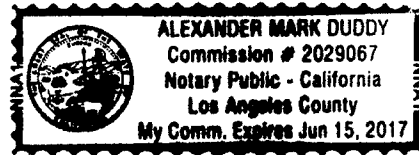
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On 5/21/15 before me, Alexander Mark Duddy, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Larisa Rappaport Director
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Alexander Mark Duddy
2029067
6-15-2017

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

Grantee:

Avenue

1205 E. SAHARA AVENUE, LLC,
a Nevada limited liability company

Liability

By:

ELI TENE, Manager

Eli Tene manager

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)

) ss.

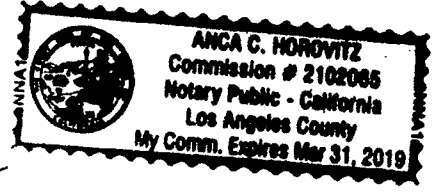
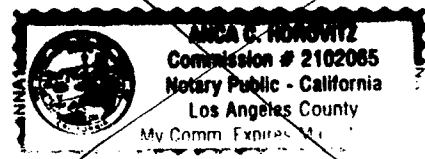
COUNTY OF LOS ANGELES)

On JUNE 8, 2015, 2015, before me, ANCA C. HOROVITZ, NOTARY PUBLIC, the undersigned Notary Public, personally appeared ELI TENE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the instrument in his authorized capacity and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Anca C. Horovitz
NOTARY PUBLIC



Anca
C. Horovitz

2102065

3-31-19

State of CALIFORNIA)
) ss:
County of _____)

This instrument was acknowledged before me, a notary public, on the _____ day of
May, 2015 by ~~LEV LITMANOVICH~~, the Manager of 1205 E. SAHARA AVENUE,
LLC. *Eli Tene*

*See
attached*

NOTARY PUBLIC
My Commission Expires: _____

*Notary Public
Eli Tene*

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.

ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On JUNE 8, 2015 before me, ANCA C. HOROVITZ,

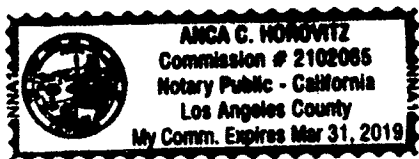
A Notary Public personally appeared Eli TENE Manager

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Anca C. Horovitz



Anca C. Horovitz
#2102065
(Seal) 3-31-15

**DEED IN LIEU OF FORECLOSURE
ESTOPPEL AFFIDAVIT**

Affidavit of Director of the Corporation giving Deed in Lieu of Foreclosure:

ESCROW NO.:

STATE OF CALIFORNIA)
 Los) ss.
COUNTY OF Angeles)

Larisa Rappaport, the Director of SDL, INC., a Nevada corporation ("Affiant"), being first duly sworn, deposes and says: That SDL, INC., a Nevada corporation is the identical party which made, executed and delivered that certain Deed of Trust to FIRST BANK OF BEVERLY HILLS, dated May 14, 2002, conveying the following described real property, to wit:

SEE ATTACHED EXHIBIT "A"

That Affiant now is and at the times herein mentioned was the Director of SDL, INC., a Nevada corporation;

That the aforesaid Deed in Lieu of Foreclosure is intended to be and is an absolute conveyance of the title to said real property to the Grantee named therein, and was not and is not now intended as a mortgage, trust, or conveyance of security of any kind; that it was the intention of SDL, INC. as Grantor in said Deed in Lieu of Foreclosure to convey, and by said Deed in Lieu of Foreclosure SDL, INC. did convey to the Grantee therein, all the right, title and interest of SDL, INC., a Nevada corporation, absolutely in and to said real property; that possession of said real property has been surrendered to the Grantee;

That in the execution and delivery of said Deed in Lieu of Foreclosure SDL, INC. was not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress;

That the consideration for said Deed in Lieu of Foreclosure was and is payment to SDL, INC. for fair and adequate consideration and consideration for the full cancellation of all debts, obligations, costs and charges secured by that certain Deed of Trust, existing on said property executed by SDL, INC., as Trustor, to FIRST BANK OF BEVERLY HILLS, F.S.B., as Trustee, for FIRST BANK OF BEVERLY HILLS, F.S.B., as Beneficiary, dated May 14, 2002 and recorded on May 15, 2002 in Book 20020515 as

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

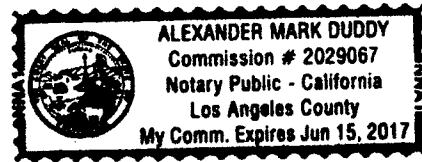
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State of California)
County of Los Angeles)
On 5/2/15 before me, Alexander Mark Duddy, notary public,
Date Here Insert Name and Title of the Officer
personally appeared Larisa Rappaport
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Alexander Mark Duddy
#2029067 6-15-17
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer - Title(s): _____ Corporate Officer - Title(s): _____

Partner - Limited General Partner - Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF SAID SECTION 2; THENCE NORTH 0°22'12" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 2, A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTH LINE OF SAN FRANCISCO AVENUE (NOW KNOWN AS SAHARA AVENUE); THENCE NORTH 88°46'08" EAST, ALONG THE SAID NORTH LINE, A DISTANCE OF 138.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°46'08" EAST, ALONG THE NORTH LINE OF SAN FRANCISCO AVENUE (NOW KNOWN AS SAHARA AVENUE), A DISTANCE OF 327.98 FEET TO THE SOUTHWEST (SW) CORNER OF LOT SIX (6) IN BLOCK FIVE (5) OF FRANCISCO PARK, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE NORTH 0°22'12" WEST, ALONG THE WEST LINE OF BLOCK FIVE (5), A DISTANCE OF 386.68 FEET TO A POINT ON THE SOUTH LINE OF SAN PEDRO STREET; THENCE SOUTH 88°46'08" WEST, ALONG THE SAID SOUTH LINE, A DISTANCE OF 461.43 FEET TO A POINT ON THE EAST LINE OF MARYLAND PARKWAY; THENCE SOUTH 0°08'04" EAST, ALONG THE SAID EAST LINE, A DISTANCE OF 261.68 FEET TO A POINT; THENCE NORTH 88°46'08" EAST, A DISTANCE OF 135.00 FEET TO A POINT; THENCE SOUTH 0°08'04" EAST, A DISTANCE OF 125.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED FEBRUARY 27, 1967 AS DOCUMENT NO. 626890, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF LOT EIGHTEEN (18) IN BLOCK FOUR (4) OF FRANCISCO PARK SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE SOUTH 0°08'04" EAST, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°08'04" EAST, A DISTANCE OF 19.62 FEET TO A POINT OF CUSP; THENCE FROM A TANGENT WHICH BEARS NORTH 0°08'04" WEST, TURNING TO THE RIGHT ALONG A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 88°54'12", AN ARC DISTANCE OF 31.03 FEET TO A POINT ON THE SOUTH LINE OF SAN PEDRO STREET (60.00 FEET

Order No. 15-05-0710-SD

WIDE); THENCE SOUTH 88°46'08" WEST, ALONG THE SOUTH LINE, A DISTANCE OF 19.62 FEET TO THE TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY QUITCLAIM DEED RECORDED APRIL 29, 1954 AS DOCUMENT NO. 9292, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SECTION 2, WHICH POINT IS NORTH 0°22'12" WEST, A DISTANCE OF 50.01 FEET FROM THE SOUTHWEST (SW) CORNER OF SECTION 2, THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°22'12" WEST, ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 416.68 FEET, MORE OR LESS, TO THE SOUTHWEST (SW) CORNER OF FRANCISCO PARK, AS SHOWN BY MAP THEREOF RECORDED IN BOOK 4 OF PLATS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE NORTH 88°46'08" EAST, A DISTANCE OF 3.38 FEET TO A POINT; THENCE SOUTHERLY TO A POINT WHICH IS 50.01 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 2 AND 3.67 FEET EASTERLY FROM THE WEST LINE OF SAID SECTION 2, THE POINT OF BEGINNING; THENCE SOUTH 88°46'08" WEST, A DISTANCE OF 3.67 FEET TO THE TRUE POINT OF BEGINNING.

**State of Nevada
Declaration of Value Form**

1. Assessor Parcel Number(s)
 a) 162-02-401-001
 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
 Other

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$3,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) _____
 c. Transfer Tax Value: \$3,000,000.00
 d. 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 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: GRANTOR/SELLER

Signature:  _____ Capacity: Title Agent
SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION**
 (REQUIRED) (REQUIRED)

Print Name: SDL, Inc., a Nevada corporation Print Name: 1205 E. Sahara Avenue, LLC, a Nevada limited liability company
 Address: 5129 Bluebell Ave. Address: PO Box 58168
 City: Valley Village City: Vernon
 State: CA Zip: 91607 State: CA Zip: 90058

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Nevada Title Company Esc. #: 15-05-0710-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)