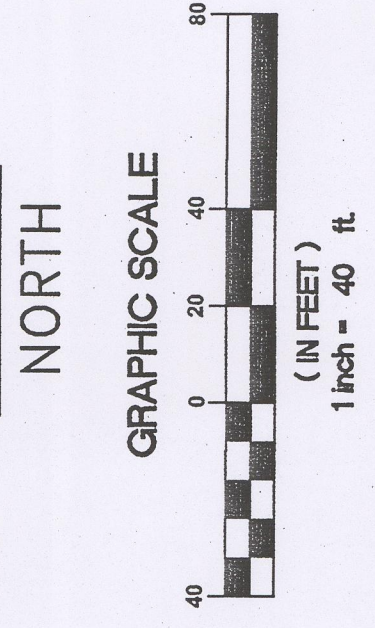


BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, CITY OF LAS
VEGAS, M.D.M., CLARK COUNTY, NEVADA

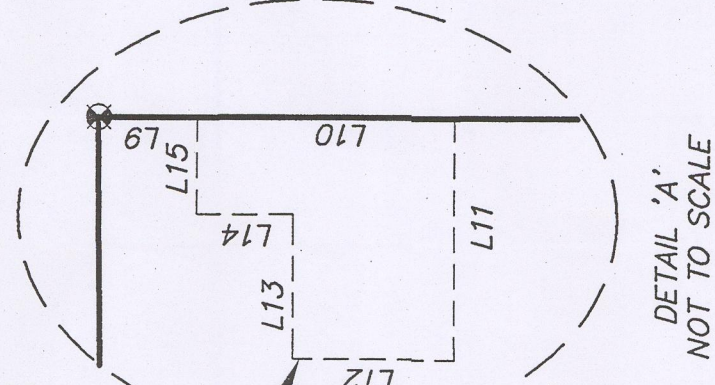


LEGEND:

_____	PARCEL BOUNDARY
_____	LOT LINE
_____	SECTIONAL LINE
_____	STREET CENTERLINE
_____	EASEMENT LINE
=====	EXISTING BUILDING FOOTPRINT
_____	RADIAL LINE
(R)	CURVE NUMBER (SEE CURVE TABLE)
C1	LINE NUMBER (SEE LINE TABLE)
L1	FOUND MONUMENT AS DESCRIBED
●	SET REBAR AND ALUMINUM CAP/OR NAIL & TAG STAMPED PLS 10114
■	ASSESSOR'S PARCEL NUMBER
APN	OFFICIAL RECORDS
O.R.	RADIAL LINE
(R)	

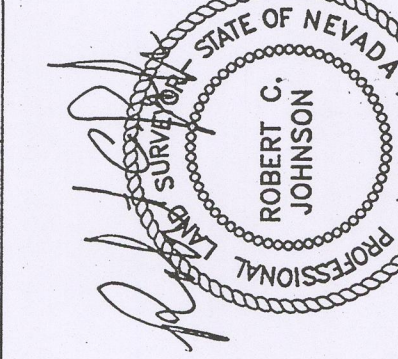
MAP REFERENCES

LINE	LENGTH	BEARING
L1	67.04'	S87°31'2"W
L2	12	S88°48'05"W
L3	7.67'	N60°59'27"W
L4	38.72'	N84°48'05"W
L5	15.00'	N00°04'13"W
L6	26.80'	N69°55'47"E
L7	15.00'	S00°04'13"E
L8	26.80'	S69°55'47"W
L9	0.56'	S00°05'25"E
L10	16.00'	S00°05'25"E
L11	15.00'	S69°54'36"W
L12	10.00'	N00°05'25"W
L13	9.00'	N69°54'35"E
L14	6.00'	N00°05'25"W
L15	6.00'	N69°54'35"E



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	13.74'	105.00'	7°29'48"	6.88'
C2	19.61'	105.00'	10°41'53"	9.83'

RECEIVED
JAN 11 2016
Dept of Planning
City of Las Vegas



1/4/16

THE SURVEYING JO

4945 WEST PATRICK LANE, LAS VEGAS, NEVADA 89118
OFFICE #: (702) 534-7505 - FACSIMILE #: (702) 534-1830

#02815022.00/DRAWINGS/DWG/PM.DWG SHEET 2 OF 2

FILE _____ Page _____

**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CASE PLANNING DIVISION	DATE 02/29/16						
TO: <table style="width: 100%;"><tr><td style="width: 50%;">SO.NEVADA HEALTH DISTRICT</td><td style="width: 50%;">DANIEL LaRUBIO JR.</td></tr><tr><td>FIRE PREVENTION</td><td>DAVID KLINE</td></tr><tr><td>FIRE SERVICES\COMMUNICATIONS</td><td>ERV KRAL</td></tr></table>		SO.NEVADA HEALTH DISTRICT	DANIEL LaRUBIO JR.	FIRE PREVENTION	DAVID KLINE	FIRE SERVICES\COMMUNICATIONS	ERV KRAL
SO.NEVADA HEALTH DISTRICT	DANIEL LaRUBIO JR.						
FIRE PREVENTION	DAVID KLINE						
FIRE SERVICES\COMMUNICATIONS	ERV KRAL						
<table style="width: 100%;"><tr><td style="width: 30%;">SUBJECT</td><td>PARCEL MAP – PMP-62941</td></tr><tr><td></td><td>PMP-62941 - SAHARA DECATUR PARCEL MAP - APPLICANT: HMM SURVEYING - OWNER: JRJ PROPERTIES - For possible action on a request for Technical Review of A THREE-LOT MERGER AND RESUBDIVISION PARCEL MAP on 5.29 acres at the northwest corner of Sahara Avenue and Decatur Boulevard (APNs 163-01-803-004 and 005) , C-2 (General Commercial) Zone, Ward 1 (Tarkanian).</td></tr></table>		SUBJECT	PARCEL MAP – PMP-62941		PMP-62941 - SAHARA DECATUR PARCEL MAP - APPLICANT: HMM SURVEYING - OWNER: JRJ PROPERTIES - For possible action on a request for Technical Review of A THREE-LOT MERGER AND RESUBDIVISION PARCEL MAP on 5.29 acres at the northwest corner of Sahara Avenue and Decatur Boulevard (APNs 163-01-803-004 and 005) , C-2 (General Commercial) Zone, Ward 1 (Tarkanian).		
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PETER LOWENSTEIN, AICP, PLANNING SUPERVISOR

DEVELOPMENT SERVICES CENTER,
CASE PLANNING DIVISION
333 NORTH RANCHO DRIVE, 3RD FLOOR
LAS VEGAS, NEVADA 89107

RETURN COMMENTS ON OR BEFORE - March 8, 2016

ATTACHMENT: MAP

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CASE PLANNING DIVISION	DATE 02/29/16																		
TO: <table style="width: 100%; border: none;"><tr><td style="width: 50%;">DEVELOPMENT COORDINATION</td><td style="width: 50%;">ROGER BAILEY</td></tr><tr><td>FLOOD CONTROL</td><td>ALBERT SUNG</td></tr><tr><td>RIGHT-OF-WAY</td><td>MARY WULFF</td></tr><tr><td>SANITARY SEWERS</td><td>JOE PEÑA</td></tr><tr><td>ELECTRICAL SERVICES</td><td>REBECCA WHITLOCK</td></tr><tr><td>LAND DEVELOPMENT</td><td>DAVID GUERRA</td></tr><tr><td>SURVEY</td><td>ALAN R. RIEKKI</td></tr><tr><td>SPECIAL IMPROVEMENT DISTRICT</td><td>PATRICK MURPHY</td></tr><tr><td>TRAFFIC ENGINEERING</td><td>RICK SCHRODER</td></tr></table>		DEVELOPMENT COORDINATION	ROGER BAILEY	FLOOD CONTROL	ALBERT SUNG	RIGHT-OF-WAY	MARY WULFF	SANITARY SEWERS	JOE PEÑA	ELECTRICAL SERVICES	REBECCA WHITLOCK	LAND DEVELOPMENT	DAVID GUERRA	SURVEY	ALAN R. RIEKKI	SPECIAL IMPROVEMENT DISTRICT	PATRICK MURPHY	TRAFFIC ENGINEERING	RICK SCHRODER
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PLEASE RETURN ANY COMMENTS TO:

ROGER BAILEY, SR. ENGINEERING ASSOCIATE
ENGINEERING/PLANNING DIVISION
DEPARTMENT OF PUBLIC WORKS

RETURN COMMENTS ON OR BEFORE - March 8, 2016

ATTACHMENTS: APPLICATION, DEED & MAP



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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JAN 11 2016
Dept of Planning
City of Las Vegas

Application/Petition For: _____
 Project Address (Location) Sahara / Decatur
 Project Name Sahara Decatur Parcel Map Proposed Use _____
 Assessor's Parcel #(s) 163-01-803-005 Ward # _____
 General Plan: existing X proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 5.29 Lots/Units 3 Density _____
 Additional Information _____

PROPERTY OWNER JRJ Properties Contact Robert Torres
 Address 3960 Howard Hughes Pkwy Phone: 702-836-3888 Fax: _____
 City Las Vegas State NV Zip 89169
 E-mail Address robert.torres@colliers.com

APPLICANT HMH Surveying Contact Kellie Halpin
 Address 4945 W. Patrick Ln Phone: 702-379-4856 Fax: _____
 City Las Vegas State NV Zip 89148
 E-mail Address KJH@civilworksonline.com

REPRESENTATIVE Same as above 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.

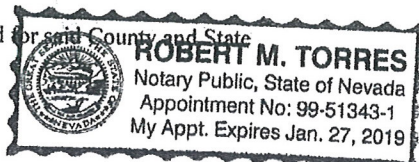
Property Owner Signature* James J. Chaisson Partner
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name JAMES J. CHAISSON Partner

Subscribed and sworn before me

This 17th day of January, 20 16

[Signature]

Notary Public in and for said County and State



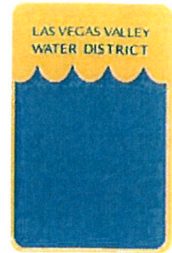
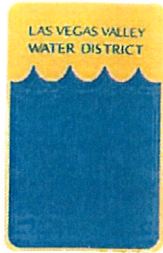
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # PMP-62941
 Meeting Date: N/A
 Total Fee: 300.00
 Date Received: 1/11/16
 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.

\\depot\Application Packet\Application Form.pdf



Las Vegas Valley Water District
Parcel Map Jurat Application

The Las Vegas Valley Water District Service Rules Section 6.10.c states the following:

In the event a parcel is divided into more than one (1) lot after water service is obtained from the District, it is the property owner's responsibility to obtain additional water services for the additional lots from the District prior to the parcel division. Inter-connection(s) which include, but are not limited to, the expansion of on-site systems to serve adjacent parcels, are not allowed.

Property Owner Name: JRJ Properties

Signature of Owner: [Signature] Date: 1-20-16

APN of parcel to be divided: 162-07-101-001

Jurisdiction (City of Las Vegas or Clark County): City of Las Vegas

To Be Completed By LVVWD

Related Project Number (If Applicable): 124305

Status of existing or proposed services: Relocating Existing Services

Engineering Services Reviewer or Supervisor: Don J. Mead, P.E.
Engineering Services Manager

By signature of this form, LVVWD has authorized the text only (**no signature line**) for the corresponding Jurat to be placed on the parcel map to be submitted to the agency having jurisdiction. Do **NOT** put the signature line on the parcel map. Please submit this form along with the parcel map application to the agency.

☐ "These parcels currently have no water service, and a water commitment is not granted, implied, or guaranteed by the approval of this map."

LVVWD Engineering Services Manager

Date

☒ "Separate and independent water service for each parcel has been established through, and is governed and limited by, the approved civil improvement plans for such parcel."

[Signature]
LVVWD Engineering Services Manager

Date

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FEB 23 2016

RCVD ENG SVC '16 JAN 21 PM 2:23

City of Las Vegas
Department of Planning

Romeo Gumarang

From: Romeo Gumarang
Sent: Tuesday, January 12, 2016 8:10 AM
To: 'kjh@civilworksonline.com'
Subject: PMP-62941 - Sahara/Decatur

Kellie,
Hello, I am reviewing the application documents submitted to us regarding the aforementioned mapping action. A statement from the Las Vegas Valley Water District letter is not among the submitted documents. Please submit to us the said letter as soon as possible in order to proceed with the Parcel Map technical review process. Either drop it off in person or reply an email with attached document via email. If you have any questions I can be reached at 702-229-4604 or rgumarang@lasvegasnevada.gov .

Thanks,

Romeo Gumarang
Planner I
Department of Planning
City of Las Vegas



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JAN 11 2015
Dept of Planning
City of Las Vegas

DEPARTMENT OF PLANNING

PARCEL MAP SUBMITTAL REQUIREMENTS

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

LVVWD APPROVAL: A statement from the Las Vegas Valley Water District that the proposed parcel map complies with all applicable water service rules. More information regarding this requirement is available by calling Engineering Services at (702) 258-3165 or visiting the LVVWD website at: http://www.lvvwd.com/assets/pdf/eng_parcel_map_jurat.pdf

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

PARCEL MAP: (13 folded) Please refer to the Parcel Map Checklist for additional requirements. All maps must be stamped with a validated land surveyor's seal on every page. The seal must be signed, dated and include the expiration date of the seal.

FEES: \$300

PARCEL MAP CHECKLIST: All items on the Checklist must be addressed on the Parcel Map.



DEPARTMENT OF PLANNING

PARCEL MAP APPLICATION CHECKLIST

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

- ☐ A. One (1) copy of the County Assessor's map showing all area within six hundred sixty (660) feet of subject property and depicting all area therein owned by the applicant.
- ☐ B. One (1) copy of the recorded deed reflecting current ownership and description of property, or one (1) copy of any other document which shows such ownership to the satisfaction of the City Attorney.
- ☐ C. Signed approval form from the Las Vegas Valley Water District.
- D. Parcel Map Contents:**
 - ☐ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public ways as shown on the map (per Appendix E);
 - ☐ 2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix E of the Unified Development Code);
 - ☐ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto;
 - ☐ 4. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map;
 - ☐ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts;
 - ☐ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries, if applicable;
 - ☐ 7. Street names, location and width of existing and proposed rights of way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets;
 - ☐ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations;
 - ☐ 9. Survey analysis sufficient to delineate boundary controlling monuments;
 - ☐ 10. Identification of adjoining properties;
 - ☐ 11. A legend, as necessary, which denotes the meaning of all symbols utilized and includes the date and north arrow;
 - ☐ 12. Dimensions of property and parcels to be created, which shall be shown in acres, calculated to the nearest one hundredth (0.01) of an acre, if an area is two (2) acres or more, or in square feet if area is less than two (2) acres;
 - ☐ 13. All proposed and existing structures and other physical features that have bearing on the proposed division, which shall be shown to scale and with setbacks clearly defined;
 - ☐ 14. Certificate of approval by the Director of the Department of Planning and the City Surveyor;
 - ☐ 15. Impact Statement, if required; and
 - ☐ 16. Location of all trails.

E. Supplemental Information

The following supplemental information may be required by the Department of Public Works prior to the approval of the parcel map. When required, it shall be submitted on separate drawings or sheets:

- ☐ A. All off-site improvements proposed by the applicant that have a bearing on the proposed division; and
- ☐ B. Certification by a surveyor that the parcel map complies with NRS Chapter 278, if the City Surveyor has waived the requirement for a new survey and the map is prepared from a previously recorded survey.

Tax Parcel 163-01-803-005
Affix R.P.T.T. \$ 2,250.00

When recorded Mail to and
Mail Tax Statements to:
JRJ Properties
40 Innisbrook Avenue
Las Vegas, NV 89113

52 (4)

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER
RECORDED AT THE CLERK'S OFFICE
08-29-2003 14:06 SUO
OFFICIAL RECORDS
BOOK/INSTR: 20030829-03725
PAGE COUNT: 4
FEE: 17.00
RPTT: 4,250.00

**GRANT, BARGAIN, SALE DEED
WITH RESTRICTIVE COVENANT**

THIS INDENTURE WITNESSETH: That

EQUILON ENTERPRISES LLC, a Delaware limited liability company, with offices at 12700 Northborough Drive, Suite 300, Attn. Real Estate Administration, Houston, Texas 77067 (herein called "Grantor") in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **JRJ Properties**, a Nevada general partnership, with offices at 40 Innisbrook Avenue, Las Vegas, NV 89113 (herein called "Grantee") the following described Property (the "Property") situated at 2501 South Decatur, City of Las Vegas, County of Clark, State of Nevada:

(See Exhibit "A" Attached Hereto and Made a Part Hereof)

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon.

LESS AND EXCEPT: All right, title and interest in and to any oil, gas and other minerals (including without limitation, helium lignite, sulfur, phosphate and other solid, liquid and gaseous substances), regardless of the nature thereof and whether similar or dissimilar, and the right to explore for, develop and produce same, as well as the right to lease the Property herein conveyed for such purposes, and all mineral and royalty rights whatsoever in, on or under and pertaining to the Property but without the right to use, or right of any ingress to or egress from the surface of the Property herein conveyed for exploration or producing purposes.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, administrators, executors, successors and assigns forever; but

SUBJECT to the following:

Encroachments, protrusions, easements, changes in street lines, rights-of-way and other matters that would be revealed by a current on the ground survey and inspection of the Premises.

Recorded leases, agreements, easements, rights-of-way, covenants, conditions and restrictions as the same may be of present force and effect. Zoning regulations, ordinances, building restrictions, regulations and any violations thereof.

The lien for real property taxes for the current year, and any liens for special assessments which as of the date hereof, are not due and payable.

RECEIVED
JAN 11 2016
Dept of Planning
City of Las Vegas

20030829
03725

IN ADDITION TO THE FOREGOING, Grantor grants the Property to Grantee subject to the following covenants and restrictions.

Additional consideration furnished by Grantee, as an inducement to Grantor to enter into this Agreement and sell the Property at a reduced purchase price, is Grantee's covenant and agreement that during the period of ten (10) years after the date of recording of this Special Warranty Deed no motor vehicle fuels whatsoever, including but not limited to petroleum products, shall be advertised, stored, sold or distributed on the Property, or any part thereof (the "Restrictive Covenant"). The term "motor vehicle fuels" shall not include lubricants, additives, solvents, cleaners, or anti-freeze. The Restrictive Covenant shall expire automatically at the end of such ten (10) year term without need for filing a release, or other action of either Grantor or Grantee. Grantee hereby acknowledges that the terms, conditions and duration of the Restrictive Covenant are fair and reasonable. Grantee hereby agrees that, in the event the Restrictive Covenant is violated, Grantor (i) may elect to enforce the Restrictive Covenant by an action in equity to obtain an injunction against any violation of the Restrictive Covenant and (ii) may pursue any other remedy available at law or in equity for any breach of the Restrictive Covenant.

The Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered and conveyed subject to the Restrictive Covenant. The Restrictive Covenant shall run with the land, and pass with each and every portion of the Property, and shall apply to and bind the respective successors in interest thereof. The Restrictive Covenant is imposed upon the entire Property.

All purchasers, lessees, and possessors of all or any portion of the Property shall be deemed by their purchase, leasing, or possession of the Property to have agreed to the foregoing. Grantee's acceptance of the deed to the Property evidences Grantee's acceptance of and agreement to the Restrictive Covenant, and Grantee acknowledges that Grantee has received adequate and sufficient consideration for Grantee's acceptance of and agreement to the Restrictive Covenant. Any failure to enforce or waiver of any breach of the Restrictive Covenant shall not constitute a waiver of the Restrictive Covenant or of any subsequent breach thereof or any remedy that may be exercised for breach thereof. The exercise of any remedy for any breach of the Restrictive Covenant shall not preclude the exercise of any other remedy for any breach of the Restrictive Covenant.

EXECUTED BY grantor as of the date first herein specified.

GRANTOR

EQUILON ENTERPRISES LLC, a Delaware
limited liability company

By: Julie F. Galjour
Julie F. Galjour, Attorney-in-Fact

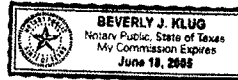
20030829
03725

STATE OF TEXAS

COUNTY OF HARRIS

On this 20th day of August, 2003 appeared before me, a Notary Public, Julie F. Galjour, Attorney-in-Fact, personally known or proven to me to be the person whose name is subscribed to the above instrument, who acknowledged that she executed the instrument for the purpose therein contained.

Julie F. Galjour
Notary Public



ASSESSOR'S COPY

20030829
03725

Exhibit A

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

That portion of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 1, Township 21 South, Range 60 East, M.D.B.&M., described as follows:

Commencing at the Southeast Corner of the Southeast Quarter (SE ¼) of said Section 1; Thence North 0°05'04" West, along the East line thereof a distance of 75.01 feet to a point; Thence South 88°47'16" West parallel to the South line of the Southeast Quarter (SE ¼) of said Section 1, a distance of 112.96 feet to the True Point of Beginning; Thence continuing South 88°47'16" West, a distance of 126.09 feet to a point; Thence North 0°05'04" West, a distance of 179.04 feet to a point; Thence North 88°47'16" East, a distance of 179.04 feet to a point; Thence South 0°05'04" East parallel to and distant 60.00 feet from the East line of the Southeast Quarter (SE ¼) of said Section 1, a distance of 126.09 feet to point; Thence from a tangent whose bearing is the last described course turning to the right along a curve having a radius of 54.00 feet and subtending a central angle of 88°52'20" an arc length of 83.76 feet to the True Point of Beginning.

ASSessor's COPY

20030829
03729

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 163-01-803-005

2. Type of Property:

- a) ☒ Vacant Land
c) ☐ Condo/Twnhse
e) ☐ Apt. Bldg.
g) ☐ Agricultural
i) ☐ Other

- b) ☐ Single Fam. Resi
d) ☐ 2-4 Plex
f) ☐ Comm'l/Ind'l
h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #:

Book: Page:

Date of Recording:

Notes:

3. Total Value/Sales Price of Property:

\$ 1,700,000.00

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

()

Transfer Tax Value:

\$ 325.00

Real Property Transfer Tax Due:

\$ 4250.00

4. **Exemption Claimed:**

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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

Signature: [Signature]
Signature: [Signature]

Capacity: Attorney in Fact
Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Equi. Gr. Emp. 1.503 LLC
Address: 12700 Northborough
City: Houston
State: TX Zip: 77057

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

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

Print Name: United Title of Nevada
Address: 3980 Howard Hughes Pkwy
Las Vegas, NV 89109

Escrow #: 03901733

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

3725 COPY

BOOK 2069

Affix R.P.T.T. \$ 2,200.00

2028450

2-1

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That HERBERT ROUSSO and ESTELLE ROUSSO, as Trustee under Agreement dated June 5, 1973 and ARTHUR MARSHALL and JAYN MARSHALL, as Trustee under Agreement dated July 2, 1973
in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
J.R.J. PROPERTIES, a Partnership

all that fee' property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: 1. Taxes for the fiscal year 1984-85
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 OUR _____ and _____ this _____ day of _____ February _____ 1985
Herbert Rouso Estelle Rouso
Herbert Rouso, Trustee Estelle Rouso, Trustee
Arthur Marshall Jayn Marshall
Arthur Marshall, Trustee Jayn Marshall, Trustee
STATE OF Nevada
County of Clark
this _____ day of _____ February _____ 1985
persons appeared before me a Notary Public in and for said
County and State Herbert Rouso, Estelle
Rouso, Arthur Marshall, and Jayn
Marshall

known to me to be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed the same free and voluntary and for the uses and purposes therein mentioned

Nancy S. Wilder
Notary Public in and for said County and State



NANCY S. WILDER
Notary Public State of Nevada
CLARK COUNTY

My Appointment Expires Nov. 2 1985

ESCROW NO E 223970-NV

WHEN RECORDED MAIL TO J.R.J. Properties
2333 So. Decatur Blvd., Las Vegas, Nv. 89102

E 113970 NW

EXHIBIT "A"

Situate in the County of Clark, State of Nevada, described as follows:

That portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 1, Township 21 South, Range 60 East, M.D.B.&M., described as follows:

COMMENCING at the Southeast (SE) corner of said Section 1;
 THENCE North $0^{\circ}05'04''$ West along the East line thereof a distance of 75.01 feet;
 THENCE South $88^{\circ}47'16''$ West parallel to the South line of said Section a distance of 239.05 feet to the TRUE POINT OF BEGINNING;
 THENCE continuing South $88^{\circ}47'16''$ West 226.03 feet;
 THENCE North $0^{\circ}05'04''$ West 586.57 feet to a point in the South line of the North 660 feet of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section;
 THENCE East along said South line 465 feet to the East line of said Section 1;
 THENCE along said East line South $0^{\circ}05'04''$ East 401.76 feet to the Northeast (NE) corner of the land described in the Deed to Clark County, recorded November 5, 1964 as Document No. 469414;
 THENCE South $88^{\circ}47'16''$ West along the North line of said land and the North line of the land conveyed to Humble Oil & Refining Company, by Deed recorded October 23, 1964 as Document No. 467072 a distance of 239.04 feet to the Northwest (NW) corner of said land of Humble Oil;
 THENCE along the West line of said land, South $0^{\circ}05'04''$ East 179.04 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the interest in said land as conveyed to Clark County for road and incidental purposes by Deed recorded December 11, 1969 as Document No. 801000 in Book 998 of Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM the interest in and to the Easterly 18.50 feet of said land as conveyed to the City of Las Vegas by Deed recorded September 21, 1970 as Document No. 51225 in Book 60 of Official Records, Clark County, Nevada.

LAWYERS TITLE COMPANY INC

FEE 27 00 AM '85