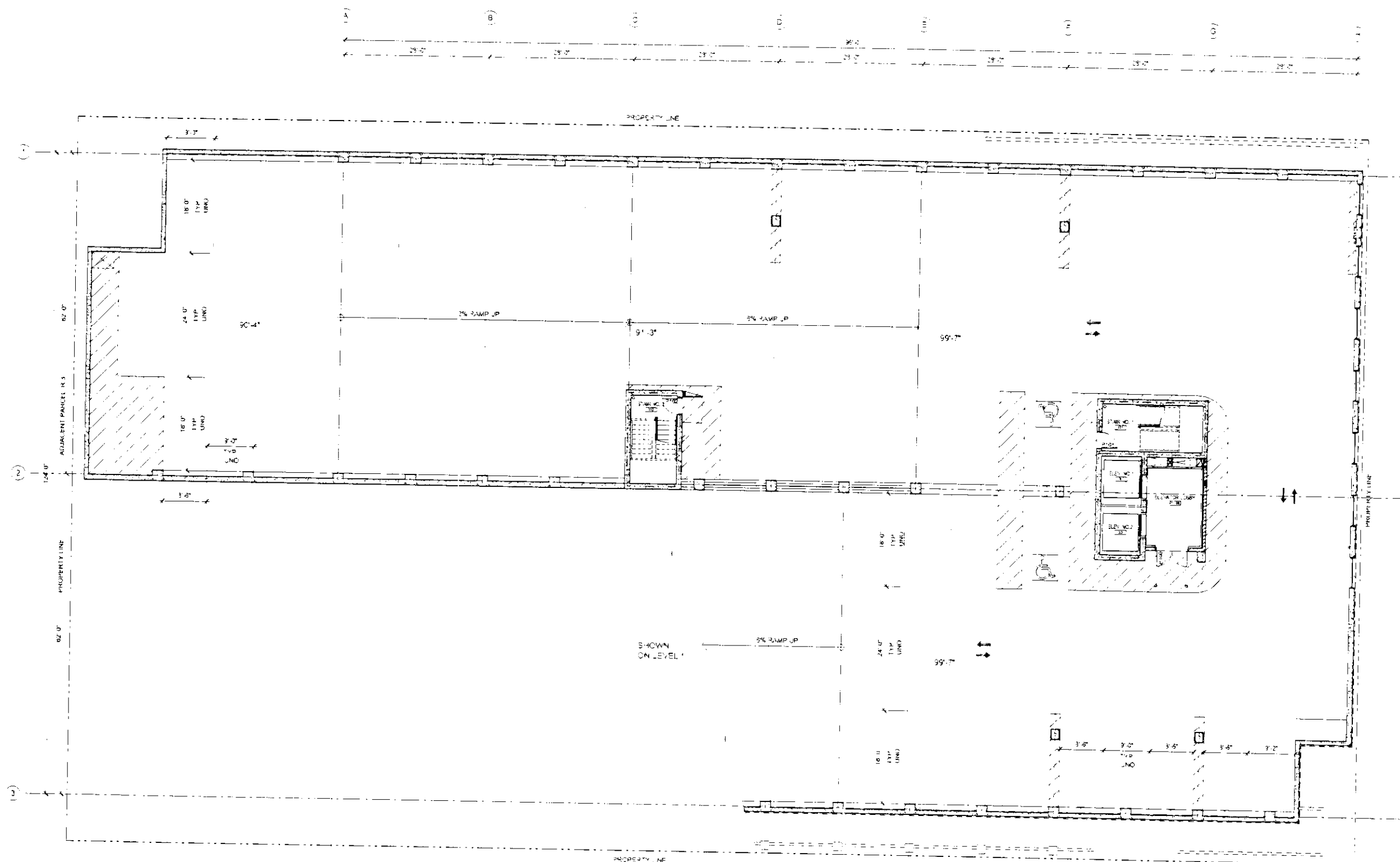


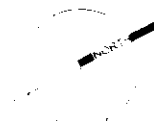
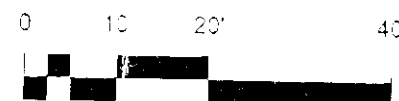
Pr



EVAPS Law Offices

SWD OF 7th & CHEF ANDRE ROC-AT
LAS VEGAS NEVADA 89*01

SCALE 1" = 20'-0"
FEBRUARY 24, 2011



designcell

10777 N. TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CO

REF ID: A68097

VAR-41051

VAR-41054

SDR-41047

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>500</u> \$ <u>30</u> Total = \$ <u>1230</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN				
				Folded Plans: <u>6</u> Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: _____		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN				
				Folded Plans: <u>2</u> Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> required perimeter landscape planters shown		
☒	☐	<i>All</i> required parking lot fingers/islands shown		
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS				
				Folded Plans: Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size		RECEIVED FEB 24 2011
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of <i>all</i> buildings		
☒	☐	<i>All</i> building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS				
				Folded Plans: Rolled Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size		Garge only
☒	☐	Scale and building dimensions labeled		
☒	☐	<i>All</i> building entrances/exits shown		
☒	☐	Use of <i>all</i> rooms noted/labeled		

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

Applicant: Design Cell Application Type: SDR
 APN: 139-34-711-000, 701-009 Location: 420, 408, 400 2nd Street
 Planner: DJ R... Pre-App Meeting Date: 2-23-11 Earliest PC Date: 4-12-11

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes	
Item Required					
YES	NO				
APPLICATION					
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)			
☒	☐	Grant deed and legal description			
☒	☐	<i>Detailed</i> justification letter			
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations			
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations			
☒	☐	Correct fee(s): \$ <u>300</u> \$ <u>500</u> \$ <u>30</u> Total = \$ <u>830</u>			
☒	☐	Statement of Financial Interest			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
SITE PLAN Folded Plans: / Rolled/Colored Plans: ☒					
☐	☐	11" x 17" min. to 24" x 36" max. page size			
☐	☐	North arrow, scale, and vicinity map			
☐	☐	<i>All</i> property lines and present dimensions labeled			
☐	☐	<i>All</i> building setbacks labeled			
☐	☐	<i>All</i> adjacent existing land uses and street names labeled			
☐	☐	<i>All</i> points of ingress and egress shown			
☐	☐	ADA accessibility requirements shown/labeled			
☐	☐	Parking standard(s) utilized: _____			
☐	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total			
☐	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN Folded Plans: Rolled/Colored Plans:					
☐	☐	11" x 17" min. to 24" x 36" max. page size			
☐	☐	North arrow, scale, and vicinity map			
☐	☐	<i>All</i> property lines and present dimensions labeled			
☐	☐	<i>All</i> required perimeter landscape planters shown			
☐	☐	<i>All</i> required parking lot fingers/islands shown			
☐	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover			
BUILDING ELEVATIONS Folded Plans: Rolled/Colored Plans:					
☐	☐	11" x 17" min. to 24" x 36" max. page size			
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☐	☐	<i>All</i> wall sign locations shown and sizes noted			
FLOOR PLANS Folded Plans: Rolled Plans:					
☐	☐	11" x 17" min. to 24" x 36" max. page size			
☐	☐	Scale and building dimensions labeled			
☐	☐	<i>All</i> building entrances/exits shown			
☐	☐	Use of <i>all</i> rooms noted/labeled			

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

Applicant: Design Cell Application Type: JAR - Set back
 APN: 139-34-711-000, 701-007 Location: 420, 408, 400 2nd Street
 Planner: WJ Rauler Pre-App Meeting Date: 2-23-11 Earliest PC Date: 4-12-11



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

July 21, 2011

Mr. Robert Eglet
EVAPS, LLC
400 South Fourth Street, Suite #800
Las Vegas, Nevada 89101

RE: SDR-41047 - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-41054
CITY COUNCIL MEETING OF JULY 20, 2011

Dear Mr. Eglet:

The City Council at a regular meeting held July 20, 2011, APPROVED the request for a Major Amendment to a previously approved Site Development Plan Review (SDR-39121) TO ELIMINATE ONE LEVEL OF REQUIRED PARKING CONSISTING OF 24 SPACES FROM AN UNDERGROUND GARAGE on 0.65 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2011. This approval is subject to:

Planning

1. Conformance to the approved conditions for Variance (VAR-39122) and Site Development Plan Review (SDR-39121).
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (VAR-41054) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan date stamped 05/16/11, except as amended by conditions herein.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Robert Eglet
SDR-41047 - Page Two
July 21, 2011

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

Public Works

8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.
9. Site development to comply with all previous conditions of approval for SDR-39121 and all other site-related actions.

Sincerely,



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

cc: Mr. Scott Brown
DesignCell Architecture
10777 West Twain Avenue, Suite #125
Las Vegas, Nevada 89135



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

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 702.386.9108
www.lasvegasnevada.gov

June 15, 2011

Mr. Robert Eglet
EVAPS, LLC
400 South Fourth Street, Suite #600
Las Vegas, Nevada 89101

**RE: SDR-41047 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
VAR-41054
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Mr. Robert Eglet:

Your request for a Major Amendment to a previously approved Site Development Plan Review (SDR-39121) TO ELIMINATE ONE LEVEL OF REQUIRED PARKING CONSISTING OF 24 SPACES FROM AN UNDERGROUND GARAGE on 0.65 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on June 14, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning

1. Conformance to the approved conditions for Variance (VAR-39122) and Site Development Plan Review (SDR-39121).
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (VAR-41054) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan date stamped 05/16/11, except as amended by conditions herein.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

Mr. Robert Eglet
SDR-41047 - Page Two
June 15, 2011

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.
9. Site development to comply with all previous conditions of approval for SDR-39121 and all other site-related actions.

This item will be considered by the City Council on **July 20, 2011**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Scott Brown
DesignCell Architecture
10777 West Twain Avenue, Suite #125
Las Vegas, Nevada 89135



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

June 2, 2011

Mr. Robert Eglet
400 South Fourth Street, Suite #600
Las Vegas, Nevada 89101

**RE: SDR-41047 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
VAR-41054
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Mr. Eglet:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **June 14, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, June 8, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long, sweeping underline.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Scott Brown
DesignCell Architecture
10777 West Twain Avenue, Suite #125
Las Vegas, Nevada 89135

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

VAR-41054 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC, ET AL - Request for a Variance TO ALLOW 160 PARKING SPACES WHERE 184 SPACES ARE REQUIRED on 0.65 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

SDR-41047 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41054 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-39121) TO ELIMINATE ONE LEVEL OF REQUIRED PARKING CONSISTING OF 24 SPACES FROM AN UNDERGROUND GARAGE on 0.65 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: June 14, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

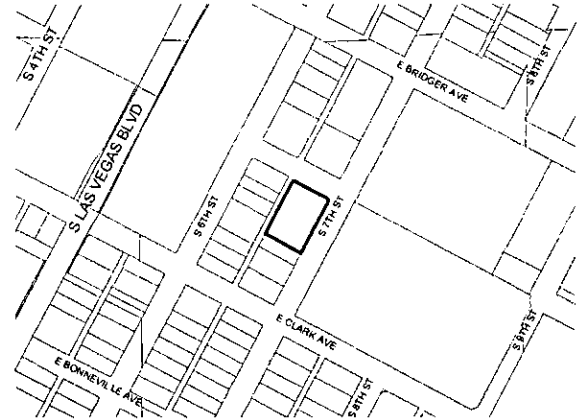
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

VAR-41054 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC, ET AL - Request for a Variance TO ALLOW 160 PARKING SPACES WHERE 184 SPACES ARE REQUIRED on 0.65 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

SDR-41047 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41054 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-39121) TO ELIMINATE ONE LEVEL OF REQUIRED PARKING CONSISTING OF 24 SPACES FROM AN UNDERGROUND GARAGE on 0.65 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Application Location



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

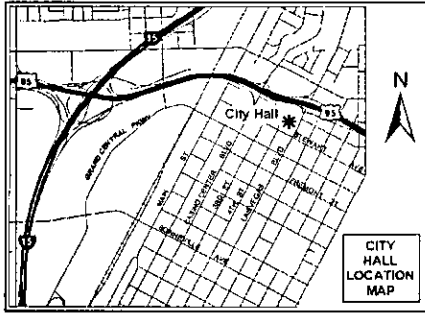
Public Hearing Information

Meeting: Planning Commission
Date: June 14, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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 Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☐ I OPPOSE
this Request

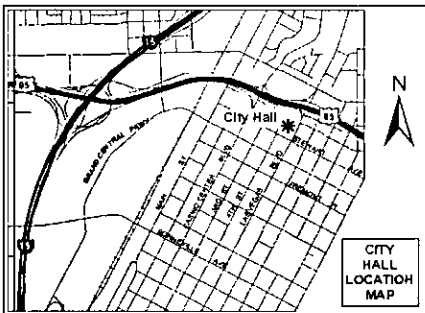
Please use available blank space on card for your comments.

VAR-41054 & SDR-41047

Planning Commission Meeting of 6/14/2011

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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 Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. 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.

VAR-41054 & SDR-41047

Planning Commission Meeting of 6/14/2011

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works, *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: March 17, 2011
Re: **SDR-41047** Evaps, LLC 400 and 420 S. 7th St.
Request for a Major Amendment to an approved Site Development Plan Review (SDR-39121)

COMMENTS:

We note that this action may require some type of mapping. We recommend that the Planning Department impose the condition that "The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits."

CONDITIONS OF APPROVAL:

1. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.
2. Site development to comply with all previous conditions of approval for SDR-39121 and all other site-related actions.

Development Notification

PC Meeting: June 14, 2011

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

SDR-41047

	Ogden Villas Apartments
18b The Las Vegas Arts District	Orleans Square HOA
Beverly Green NA	Robert Gordon Plaza Resident Council
Beverly Palms Apartments	South Cove Apartments
Boulder Dam Homesites	Southridge NA
Church-Noblitt NA	Stewart Arms Apartments
Crestwood NA	Stewart Town HOA
Cultural Corridor Coalition NCG	Sunflower Apartments
Downtown Business Operators Council	Towne Terrace Apartments
Fremont Apartments	West Huntridge NA
Fremont Plaza Apartments	WLV-NAA1
Fremont Street Experience Business Association	
Gateway Neighborhood Association	
Hewetson Parent Organization	
Hillside Heights NA	
Hoover Apartments	
Horizon Studio Apartments	
Huntridge Park NA	
John S. Park NA	
L'Octaine Apartments Resident Council	
Maverick - Hidden Village Apartments	
Mayfair NA	
Newport Lofts	
Oak Tree Apartments	

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

**VAR-41051
VAR-41054
SDR-41047**

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFD (DPW)	REBECCA WHITLOCK	DSC - 9 th Floor
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2 ND FLOOR
METRO	BRIAN O'CALLAGHAN	7 TH FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 ND FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 ND FLOOR CITY HALL
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 TH FLOOR
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

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

SDPR
02/28/2011

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

VAR-41051 - VARIANCE - PUBLIC HEARING - APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL - Request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD SETBACK AND A SIX-FOOT REAR YARD SETBACK WHERE 20-FEET IS REQUIRED, AND A ONE-FOOT SIDE YARD SETBACK WHERE 10-FEET IS REQUIRED on 0.80 acres at 400-420 South 7th Street (APNs 139-34-711-000 through 009 and 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

VAR-41054 - VARIANCE RELATED TO VAR-41051 - PUBLIC HEARING - APPLICANT: EVAPS LLC - OWNER: EVAPS, LLC, ET AL - Request for a Variance TO ALLOW 178 PARKING SPACES WHERE 201 SPACES ARE REQUIRED on 0.80 acres at 400-420 South 7th Street (APNs 139-34-711-000 through 009 and 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

SDR-41047 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41051 AND VAR-41054 - PUBLIC HEARING - APPLICANT: EVAPS, LLC - OWNER: EVAPS, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-39121) FOR BUILDING MODIFICATIONS TO INCLUDE AN EXPANSION OF THE PARKING GARAGE AND CHANGES TO THE ELEVATIONS WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW A ONE-FOOT WIDE BUFFER ALONG THE SOUTH PERIMETER AND A SIX-FOOT WIDE BUFFER ALONG A PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND AN EIGHT-FOOT WIDE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15-FEET IS REQUIRED on 0.81 acres at 400 and 420 South 7th Street (APNs 139-34-711-000 through 009 and 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: **APRIL 12, 2011**

CITY COUNCIL: **MAY 18, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **MARCH 10, 2011**

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

LIST COMMENTS BELOW:



4/12/11 PC

Report Date 02/28/2011 04:15 PM

Submitted By

Page 1

A/P # 41047 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/24/2011 14:20	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SDR-41047 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41051 AND VAR-41054 - PUBLIC HEARING - APPLICANT: EVAPS LLC - OWNERS: EVAPS LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review (SDR-39121) FOR BUILDING MODIFICATIONS TO INCLUDE AN EXPANSION OF THE PARKING GARAGE AND CHANGES TO THE ELEVATIONS WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW A ONE-FOOT WIDE BUFFER ON THE SOUTH PERIMETER AND A SIX-FOOT WIDE BUFFER ON A PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND AN EIGHT-FOOT WIDE BUFFER ON A PORTION OF THE EAST PERIMETER WHERE A 15-FOOT WIDE BUFFER IS REQUIRED on 0.81 acres at 400 and 420 South 7th Street (APNs 139-34-701-009 and 139-34-711-000), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Parent A/P # 39121
Project # 41047 Project/Phase Name EVAPS LAW OFFICE MAJ MOD Phase #
Size/Area 0.81 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934701009

Location

Owner/Tenant

Contact ID AC1873279	Name	CHAD JOSEPH LLC	Organization	
Mailing Address 415 S. 6TH			State/Province NV	
City LAS VEGAS			Country	☐ Foreign
ZIP/PC 89101			Evening Phone	
Day Phone (702)388-7171 x			Mobile #	
Fax				

Contact ID AC1790306	Name	EVAPS L L C	Organization	
Mailing Address 400 S FOURTH ST #600			State/Province NV	
City LAS VEGAS			Country	☐ Foreign
ZIP/PC 89101-6205			Evening Phone	
Day Phone			Mobile #	
Fax				

AP Linked Addresses

No Addresses are linked to this Application

Linked Addresses

410 S 7TH ST
LAS VEGAS, 89101-

400 S 7TH ST
LAS VEGAS, 89101-

Report Date 02/28/2011 04:15 PM

Submitted By

Page 2

Address

Parcel Link

AP Link

408 S 7TH ST
LAS VEGAS, 89101-

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

13934701009
13934711001
13934711002
13934711003
13934711004
13934711005
13934711006
13934711007
13934711008
13934711009

Applicants/Contacts

Primary	N	Capacity	OTHER	Dther	REP	Contact ID	AC1628269	☐	Foreign
Effective		Expire							
Name	DESIGN CELL								
Day Phone	(702)403-1575 x	Eve Phone				Organization			
Pager		PIN #				Position			
Fax	(877)403-1575	Mobile				Profession			
E-Mail									
Address	10777 W TWAIN AVE.								
	LAS VEGAS, NV 89117								
Seasonal Addr									
Valid From		To							
Comments	No Comments								
CDNTACT	ADDITIONAL								

WDRKCARD: Work Card # 0
Expiration Date

License #	Percent Owned
Orientation Attended	

Primary N
Effective
Name CHAD JOSEPH LLC
Day Phone (702)388-7171 x
Pager
Fax
E-Mail
Address 415 S. 6TH
#100
LAS VEGAS, NV 89101
Seasonal Addr

Eve Phone
PIN #
Mobile

Organization
Position
Profession

Valid From		To
Comments	James Jimmerson, Esq	

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS	
License#	Percent Owned
Orientation Attended	
1	100
2	100
3	100
4	100
5	100
6	100
7	100
8	100
9	100
10	100
11	100
12	100
13	100
14	100
15	100
16	100
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89	100
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93	100
94	100
95	100
96	100
97	100
98	100
99	100
100	100

Primary Y
Effective
Name EVAPS L L C
Day Phone
Pager
Fax
E-Mail
Address 400 S FOURTH ST #600
LAS VEGAS, NV 89101-6205
Seasonal Addr

Eve Phone
PIN #
Mobile

Organization
Position
Profession

Valid From	To
Comments	No Comments

Report Date 02/28/2011 04:15 PM

Submitted By

Page 4

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
432126 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
432124 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
432135 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
432127 FLODD #1 (FLOOD CONTROL)	Incomplete
432134 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
432125 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
432128 ROW #1 (RIGHT-OF-WAY)	Incomplete
432133 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
432132 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
432131 SURVEY #1 (SURVEY)	Incomplete
432130 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
432129 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(AT-COMPLETE DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
(PT-NOTIFICATION MAP DATE)	
(STAFF RECOMMENDATION)	
(PT-ENTER THE # OF LABELS)	
(PT-SIZE OF NOTIFICATION AREA)	
(AT-SEND PUB HEARING NOTICE)	
(AT-SEND TO REVIEW JOURNAL)	
Check Licenses	Not Checked
Check Children Status	Children Successful

Report Date 02/28/2011 04:15 PM

Submitted By

Page 5

Item Description

Item Status

Check Open Cases

0

Fees

Status

Paid Date

Amount

NOTIFICATION & ADVERTISING FEE

P

02/24/2011 14:49

500.00

RECORDING OF NOTICE OF ZONING ACTION

P

02/24/2011 14:49

30.00

PROCESSING FEE

P

02/24/2011 14:49

500.00

Total Unpaid

0.00

Total Paid

1030.00

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

432124 DEVCO 1 Incomplete ☐ 02/28/2011 16:07

432125 NEIGH P&S 1 Incomplete ☐ 02/28/2011 16:07

432126 B&S PLAN 1 Incomplete ☐ 02/28/2011 16:07

432127 FLOOD 1 Incomplete ☐ 02/28/2011 16:07

432128 ROW 1 Incomplete ☐ 02/28/2011 16:07

432129 TRAFFIC 1 Incomplete ☐ 02/28/2011 16:07

432130 TEFO 1 Incomplete ☐ 02/28/2011 16:07

432131 SURVEY 1 Incomplete ☐ 02/28/2011 16:07

432132 SID 1 Incomplete ☐ 02/28/2011 16:07

432133 SEWER 1 Incomplete ☐ 02/28/2011 16:07

432134 LAND DEV 1 Incomplete ☐ 02/28/2011 16:07

432135 FIRE ENG 1 Incomplete ☐ 02/28/2011 16:07

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By JMARSHALL

Modified Date/Time 02/24/2011 14:13

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|--|
| Y Pre-Application Conference Checklist | Y Site Plans (6 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form | Y Landscape Plan (1 Folded, 1 Rolled Color) |
| Y Deed and Legal Description | Y Building Elevations (1 Folded, 1 Rolled Color) |
| Y Justification Letter | Y Floor Plan (1 Folded, 1 Rolled) |
| Y Color and Material Board | Y Laser Print Site Plan |
| N DINA (Not Always Required) | Y Laser Print Floor Plan |
| Y Statement of Financial Interest | Y Laser Print Elevation |

Y Business Licensing Requirements Met

N Business License Exempt

Report Date 02/28/2011 04:15 PM

Submitted By

Page 6

LINKED PRDJECT

Grid Template Type	Project Number	APKEY	COMMENTS	Proj Type
PRJ	39121	334898	SITE DEVELOPMENT PLAN REVIEW	SDR

Check Conditions Condition Supervisor Required	Approval Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	-------------------------------	---------------	------------	--------------	----------

Z-LEGAL N			982998	02/24/2011 14:20	
--------------	--	--	--------	------------------	--

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

Y Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

If yes, when does it need to be reviewed?

Public, Non-Public, AdminPUBLC

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
04/12/2011 JMARSHALL	PC 02/24/2011	SCHEDULED	0	0	0

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
980608	HOWE	MICHAEL	P	

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT# SCOTT BROWN; DESIGNCELL LLC; CK#5364; 702-403-1575;	890381	02/24/2011 14:53		0.00
--------	---	--------	------------------	--	------

Report Date 02/28/2011 04:15 PM

Submitted By

Page 7

Log
Action
Comments

Description

Entered By

Start

Stop

Hours



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 Project Address (Location) 420 S. 7th Street LV, NV 89101
 Project Name EVAPS Law Office Proposed Use Office
 Assessor's Parcel #(s) 139-34-711-000 thru 139-34-711-009 Ward # 3 - Reese
 General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed C-1
 Commercial Square Footage 14,823 SF Floor Area Ratio 1.976
 Gross Acres 0.17 Lots/Units N/A Density N/A
 Additional Information Expansion of previously approved parking garage

PROPERTY OWNER CHAD JOSEPH LLC Contact James Jimmerson, Esq.
 Address 415 S. 6th Street Phone: (702) 388-7174 Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address _____

APPLICANT same as owner Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE DesignCell Architecture Contact Scott Brown
 Address 10777 W. Twain Ave. #125 Phone: (702) 403-1575 Fax: (877) 403-1575
 City Las Vegas State NV Zip 89135
 E-mail Address scott@designcell.cc

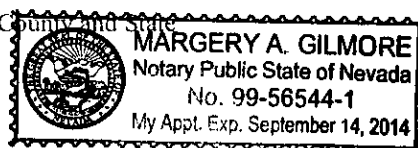
FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name James Jimmerson, Esq.

Subscribed and sworn before me

This 24 day of February, 20 11
Margery A. Gilmore

Notary Public in and for said County and State



Revised 10/27/08

Case #	<u>SDR-41047</u>
Meeting Date:	<u>4-12-11</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>2-24-11</u>
Received By:	<u>[Signature]</u>

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

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



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
Project Address (Location) 400 S. 7th Street LV, NV 89101
Project Name EVAPS Law Office Proposed Use Office
Assessor's Parcel #(s) 139-34-701-009 Ward # 3 - Reese
General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed C-1
Commercial Square Footage 55,132 SF Floor Area Ratio _____
Gross Acres 0.64 Lots/Units N/A Density N/A
Additional Information Expansion of previously approved project SDR-39121 & VAR-39122

PROPERTY OWNER EVAPS LLC Contact Robert Eglet
Address 400 S. 4th Street #600 Phone: (702) 450-5400 Fax: (702) 450-5451
City Las Vegas State NV Zip 89101
E-mail Address _____

APPLICANT - same as owner - Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

REPRESENTATIVE DesignCell Architecture Contact Scott Brown
Address 10777 W. Twain Ave. #125 Phone: (702) 403-1575 Fax: (877) 403-1575
City Las Vegas State NV Zip 89135
E-mail Address scott@designcell.cc

Property Owner Signature*

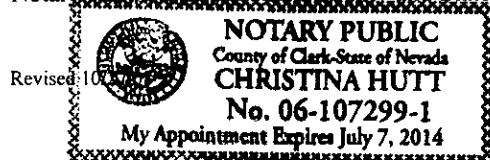
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Robert Eglet

Subscribed and sworn before me

This 23rd day of February, 20 11

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-41047</u>
Meeting Date:	<u>4/12/11</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>2-24-11</u>
Received By:	<u>JFmuel</u>

RECEIVED
FEB 24 2011

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

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41047** APN: 139-34-711-000

Name of Property Owner: Oxford Court-Office Condo

Name of Applicant: James Jimmerson, Esq.

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: _____

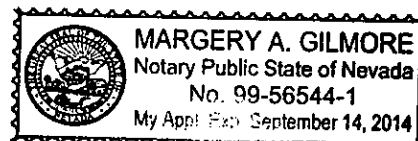
Signature of Property Owner: _____

Print Name: James J. Jimmerson

Subscribed and sworn before me

This 24 day of Feb, 2011

Margery G. Gilmore
Notary Public in and for said County and State



RECEIVED
FEB 24 2011



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41047** APN: 139-34-701-009

Name of Property Owner: EVAPS LLC

Name of Applicant: EVAPS LLC

Name of Representative: DesignCell Architecture

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: Robert T. Ewert

Subscribed and sworn before me

This 24th day of February, 2011

Dawn M. Leno-Brown
Notary Public in and for said County and State



RECEIVED
FEB 24 2011

EVAPS Law Office Building
Project # 10 016
Page 1 of 1

February 24, 2011

CLV Planning & Development

731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-6301
Fax: (702) 474-7463

**Re: Variance Request (Parking, Setbacks and Site Coverage) for a Law Office Building
& Modification to VAR-39122 APN: 139-34-701-009**

To whom it may concern:

The purpose of this letter is to request a variance to the provisions of the code regarding parking, setbacks and site coverage ratio for the proposed Law Office Building located at 400 South 7th Street in Las Vegas, Nevada 89101.

The original design for this project had two (2) levels of subterranean parking extending down to a depth of 25' below street level. During the design development stage, a geotechnical (soils) report was completed for this parcel. Groundwater was encountered at an extremely shallow depth of -10' below the surface. The project then went out to bid and it was quickly realized that the lowest parking level was economically unfeasible to construct.

As a result, the applicant structured a deal with the neighboring property owners to use their lots for parking. The parking garage was then reduced from four (4) levels to three (3) levels: one (1) subterranean level and two (2) levels above grade. To accommodate the additional parking spaces required, all three (3) remaining levels of the parking garage were extended 50' to the south onto the adjacent 420 S. 7th street property. Please refer to the attached site plan and parking garage floor plans. The applicant requests to have the previously approved VAR-39122, for a reduction in setbacks and site coverage, extended to the 420 S. 7th street property.

The new parking garage houses 178 spaces where 184 were previously approved. In addition, per Z-72-80, 17 satellite parking spaces were approved on 420 S. 7th for the use of the office building located at 415 S. 6th Street. The new parking garage will have to accommodate the existing spaces as well as the required spaces for the EVAPS Law Office. Therefore, 201 spaces are required where only 178 are provided. A parking variance is requested for this deficiency of 23 parking spaces (12%). The applicant will prepare a perpetual parking easement within the parking garage for the 17 spaces signed by both property owners.

In addition, there are four (4) metered parking spaces along Chef Andre Rochat and five (5) metered parking spaces along 7th Street adjacent to this parcel. There are also eighteen (18) metered parking spaces directly across the street along 7th Street that can be used for visitor parking for this project.

To further help alleviate this reduction in parking, the applicant has also structured a lease agreement with the property owner at 424 S. 7th Street. The lease has a ten year term, with a 9 year option, and first right of refusal to purchase the property. This site will be surfaced parked and contain 25 parking spaces. Please refer to the attached site plan.

We appreciate your assistance in moving forward with this proposed project.

Sincerely,



Scott L. Brown, NCARB
Principal
DesignCell, LLC

RECEIVED
FEB 24 2011

VAR-41051

VAR-41054

SDR-41047

CHAD JOSEPH, LLC**Business Entity Information**

Status:	Active	File Date:	8/28/2000
Type:	Domestic Limited-Liability Company	Entity Number:	LLC8272-2000
Qualifying State:	NV	List of Officers Due:	8/31/2011
Managed By:	Managers	Expiration Date:	8/28/2030
NV Business ID:	NV20001083840	Business License Exp:	8/31/2011

Registered Agent Information

Name:	JAMES J. JIMMERSON, ESQ.	Address 1:	415 SOUTH SIXTH STREET
Address 2:	SUITE 100	City:	LAS VEGAS
State:	NV	Zip Code:	89101
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

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

Officers☒ Include Inactive Officers**Manager - LYNN M HANSEN**

Address 1:	415 S SIXTH SREET	Address 2:	SUITE 100
City:	LAS VEGAS	State:	NV
Zip Code:	89101	Country:	USA
Status:	Active	Email:	

Manager - JAMES J JIMMERSON

Address 1:	415 S SIXTH SREET	Address 2:	SUITE 100
City:	LAS VEGAS	State:	NV
Zip Code:	89101	Country:	USA
Status:	Active	Email:	

Actions/Amendments

Action Type:	Articles of Organization	# of Pages:	6
Document Number:	LLC8272-2000-001	Effective Date:	
File Date:	8/28/2000		

(No notes for this action)

Action Type:	Annual List	# of Pages:	1
Document Number:	LLC8272-2000-005	Effective Date:	
File Date:	7/25/2001		

EXHIBIT "A"

Parcel A:

Parcel I:

An undivided 12.48% interest in and to those portions of Oxford Court Office Condominiums lying within the interior boundaries of Oxford Court Office Condominiums, as shown by map on file in Book 33 of Plats, Page 10, in the Office of the County Recorder, Clark County, Nevada.

Excepting therefrom the following:

All Units shown upon the plat of Oxford Court Office Condominiums, recorded in the Office of the County Recorder, Clark County, Nevada, on June 4, 1985 as Document No. 2079603.

Parcel II:

Unit No. One (1) in Building One (1) as shown upon the Condominium Plan referred to above.

Parcel III:

The exclusive right to use the heating and air conditioning unit which is appurtenant to the unit herein conveyed as disclosed by the Declaration of Covenants, Conditions and Restrictions of Oxford Court Office Condominiums recorded January 12, 1985 in Book 2130 of Official Records as Document No. 2089802.

Parcel B:

Parcel I:

An undivided 9.47% fractional interest in and to those portions of Oxford Court Office Condominiums lying within the interior boundaries of Oxford Court Office Condominiums, as shown by map on file in Book 33 of Plats, page 10, in the Office of the County Recorder, Clark County, Nevada.

Excepting therefrom the following:

All Units shown upon the plat of Oxford Court Office Condominiums, recorded in the Office of the County Recorder, Clark County, Nevada, on June 4, 1985 as Document No. 2079603.

Parcel II:

Unit No. Two (2) in Building One (1) as shown upon the Condominium Plan referred to above.

Parcel III:

The exclusive right to use the heating and air conditioning unit which is appurtenant to the unit herein conveyed as disclosed by the Declaration of Covenants, Conditions and Restrictions of Oxford Court Office Condominiums, recorded January 12, 1985 in Book 2130 of Official Records as Document No. 2089802.

Parcel C:

Parcel I:

An undivided 11.39% fractional interest in and to those portions of Oxford Court Office Condominiums lying within the interior boundaries of Oxford Court Office Condominiums, as shown by map on file in Book 33 of Plats, page 10, in the Office of the County Recorder, Clark County, Nevada.

Excepting therefrom the following:

All units shown upon the plat of Oxford Court Office Condominiums, recorded in the Office of the County Recorder, Clark County, Nevada, on June 4, 1985 as Document No. 2079603.

Parcel II:

Unit No. Three (3) in Building One (1) as shown upon the Condominium Plan referred to above.

Parcel III:

The exclusive right to use the heating and air conditioning unit which is appurtenant to the unit herein conveyed as disclosed by the Declaration of Covenants, Conditions and Restrictions of Oxford Court Office Condominiums recorded January 12, 1985 in Book 2130 of Official Records as Document No. 2089802.

Assessor's Parcel No: 139-34-711-001,-002,-003

RECEIVED
FEB 24 2011

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
FIDELITY NATIONAL TITLE
04-01-98 16:15 CDD 2 /
BOOK: 980401 INST: 02014
FEE: 8.00 RPTT: 3,120.00

EXHIBIT "A"

PARCEL A:

PARCEL I:

UNDIVIDED 12.37% FRACTIONAL INTEREST IN AND TO THOSE PORTIONS OF OXFORD COURT OFFICE CONDOMINIUMS LYING WITHIN THE INTERIOR BOUNDARIES OF OXFORD COURT OFFICE CONDOMINIUMS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 33 OF PLATS, PAGE 10, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE FOLLOWING:

ALL UNITS SHOWN UPON THE PLAT OF OXFORD COURT OFFICE CONDOMINIUMS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, ON JUNE 4, 1985 AS DOCUMENT NO. 2079603.

PARCEL II:

UNIT NO. FOUR (4) IN BUILDING ONE (1) AS SHOWN UPON THE CONDOMINIUM PLAN REFERRED TO ABOVE.

PARCEL III:

THE EXCLUSIVE RIGHT TO USE THE HEATING AND AIR CONDITIONING UNIT WHICH IS APPURTENANT TO THE UNIT HEREIN CONVEYED AS DISCLOSED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF OXFORD COURT OFFICE CONDOMINIUMS RECORDED JANUARY 12, 1985 IN BOOK 2130 OF OFFICIAL RECORDS AS DOCUMENT NO. 2089802.

PARCEL B:

PARCEL I:

UNDIVIDED 9.50% FRACTIONAL INTEREST IN AND TO THOSE PORTIONS OF OXFORD COURT OFFICE CONDOMINIUMS LYING WITHIN THE INTERIOR BOUNDARIES OF OXFORD COURT OFFICE CONDOMINIUMS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 33 OF PLATS, PAGE 10, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE FOLLOWING:

RECEIVED
FEB 24 2011

ALL UNITS SHOWN UPON THE PLAT OF OXFORD COURT OFFICE
CONDOMINIUMS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER
OF CLARK COUNTY, NEVADA, ON JUNE 4, 1985 AS DOCUMENT NO. 2079603.

PARCEL II:

UNIT NO. FIVE (5) IN BUILDING ONE (1) AS SHOWN UPON THE
CONDOMINIUM PLAN REFERRED TO ABOVE.

PARCEL III:

THE EXCLUSIVE RIGHT TO USE THE HEATING AND AIR CONDITIONING
UNIT WHICH IS APPURTENANT TO THE UNIT HEREIN CONVEYED AS
DISCLOSED BY THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF OXFORD COURT OFFICE CONDOMINIUMS RECORDED
JANUARY 12, 1985 IN BOOK 2130 OF OFFICIAL RECORDS AS DOCUMENT
NO. 2089802.

RECEIVED
FEB 24 2011

20001229
03521
ESCROW NUMBER: A0-08-1151

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

AN UNDIVIDED 11.46% FRACTIONAL INTEREST IN AND TO THOSE PORTIONS OF OXFORD COURT OFFICE CONDOMINIUMS LYING WITHIN THE INTERIOR BOUNDARIES OF OXFORD COURT OFFICE CONDOMINIUMS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 33 OF PLATS, PAGE 10, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE FOLLOWING:

(a) ALL UNITS SHOWN UPON THE PLAT OF OXFORD COURT OFFICE CONDOMINIUMS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, ON JUNE 4, 1985 AS DOCUMENT NO. 2079603.

PARCEL II:

UNIT NO. SIX (6) IN BUILDING ONE (1) AS SHOWN UPON THE CONDOMINIUM PLAN REFERRED TO ABOVE.

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FEB 24 2011

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE COMPANY

12-29-2000 14:15 LND 5
OFFICIAL RECORDS
BOOK: 20001229 INST: 03521
FEE: 11.00 RPT: 1,250.00

EXHIBIT A

A Condominium composed of:

Parcel I:

An undivided 33.33% fractional interest in and to those portions of Oxford Court Office Condominiums lying with the interior boundaries of Oxford Court Office Condominiums, as shown by map thereof on file in Book 33 of Plats, Page 10, in the office of the County Recorder of Clark County, Nevada.

Excepting therefrom all units shown upon the plat of Oxford Court Office Condominiums, as shown by map thereof on file in Book 33 of Plats, Page 10, in the office of the County Recorder of Clark County, Nevada.

Parcel II:

Unit Nos. 7, 8 and 9 in Building 1, as shown upon the Condominium Plan referred to above.

Parcel III:

The exclusive right to use the heating and air conditioning unit which is appurtenant to the unit herein conveyed as disclosed by the Declaration of Covenants, Conditions and Restrictions of Oxford Court Office Condominiums recorded January 12, 1985 in Book 2130 as Document No. 2089802, Official Records.

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FEB 24 2011

980401.02014

RECORDING REQUESTED BY:
Fidelity National Title Agency
Escrow No. 98-400709-MLH
Title Order No. 00400709

When Recorded Mail Document
and Tax Statement To:
James Mark LLC
701 Bridger Avenue
Las Vegas, NV 89101

RPTT: 3,120.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Coal Springs Limited, a Nevada Limited Liability Company
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and
Convey to James Mark LLC, a Nevada Limited Liability Company
all that real property situated in the Clark County, State of Nevada, bounded and described as follows:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

APN: 139-34-711-001, -002, -003

SUBJECT TO: 1. Taxes for the fiscal year 1998-99
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

DATED: March 27, 1998

STATE OF NEVADA
COUNTY OF Clark

This instrument was acknowledged before me

on March 27, 1998

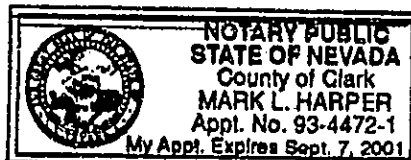
by William A. Crane

Coal Springs Limited, a Nevada Limited Liability
Company

By William A. Crane
William A. Crane, Manager

Signature

My Commission Expires: 9-7-2001 Notary Public



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FEB 24 2011

EXHIBIT "A"

Parcel A:

Parcel I:

An undivided 12.48% interest in and to those portions of Oxford Court Office Condominiums lying within the interior boundaries of Oxford Court Office Condominiums, as shown by map on file in Book 33 of Plats, Page 10, in the Office of the County Recorder, Clark County, Nevada.

Excepting therefrom the following:

All Units shown upon the plat of Oxford Court Office Condominiums, recorded in the Office of the County Recorder, Clark County, Nevada, on June 4, 1985 as Document No. 2079603.

Parcel II:

Unit No. One (1) in Building One (1) as shown upon the Condominium Plan referred to above.

Parcel III:

The exclusive right to use the heating and air conditioning unit which is appurtenant to the unit herein conveyed as disclosed by the Declaration of Covenants, Conditions and Restrictions of Oxford Court Office Condominiums recorded January 12, 1985 in Book 2130 of Official Records as Document No. 2089802.

Parcel B:

Parcel I:

An undivided 9.47% fractional interest in and to those portions of Oxford Court Office Condominiums lying within the interior boundaries of Oxford Court Office Condominiums, as shown by map on file in Book 33 of Plats, page 10, in the Office of the County Recorder, Clark County, Nevada.

Excepting therefrom the following:

All Units shown upon the plat of Oxford Court Office Condominiums, recorded in the Office of the County Recorder, Clark County, Nevada, on June 4, 1985 as Document No. 2079603.

Parcel II:

Unit No. Two (2) in Building One (1) as shown upon the Condominium Plan referred to above.

Parcel III:

The exclusive right to use the heating and air conditioning unit which is appurtenant to the unit herein conveyed as disclosed by the Declaration of Covenants, Conditions and Restrictions of Oxford Court Office Condominiums, recorded January 12, 1985 in Book 2130 of Official Records as Document No. 2089802.

Parcel C:

Parcel I:

An undivided 11.39% fractional interest in and to those portions of Oxford Court Office Condominiums lying within the interior boundaries of Oxford Court Office Condominiums, as shown by map on file in Book 33 of Plats, page 10, in the Office of the County Recorder, Clark County, Nevada.

Excepting therefrom the following:

All units shown upon the plat of Oxford Court Office Condominiums, recorded in the Office of the County Recorder, Clark County, Nevada, on June 4, 1985 as Document No. 2079603.

Parcel II:

Unit No. Three (3) in Building One (1) as shown upon the Condominium Plan referred to above.

Parcel III:

The exclusive right to use the heating and air conditioning unit which is appurtenant to the unit herein conveyed as disclosed by the Declaration of Covenants, Conditions and Restrictions of Oxford Court Office Condominiums recorded January 12, 1985 in Book 2130 of Official Records as Document No. 2089802.

Assessor's Parcel No: 139-34-711-001,-002,-003

RECEIVED
FEB 24 2014

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
FIDELITY NATIONAL TITLE
04-01-98 16:15 CDD 2
OFFICIAL RECORDS
BOOK: 980401 INST: 02014
FEE: 8.00 RPT: 3,120.00

98040102015

RECORDATION REQUESTED BY:

PIONEER CITIZENS BANK
4170 S MARYLAND PKWY
BOX 19260
LAS VEGAS, NV 89132

WHEN RECORDED MAIL TO:

PIONEER CITIZENS BANK
4170 S MARYLAND PKWY
BOX 19260
LAS VEGAS, NV 89132

SEND TAX NOTICES TO:

PIONEER CITIZENS BANK
4170 S MARYLAND PKWY
BOX 19260
LAS VEGAS, NV 89132

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



DEED OF TRUST

THIS DEED OF TRUST IS DATED MARCH 30, 1998, among JAMES MARK LLC, A NEVADA LIMITED LIABILITY COMPANY, whose address is 201 LAS VEGAS BLVD. SO #200, LAS VEGAS, NV 89101 (referred to below as "Grantor"); PIONEER CITIZENS BANK, whose address is 4170 S MARYLAND PKWY, BOX 19260, LAS VEGAS, NV 89132 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and FIDELITY NATIONAL TITLE, whose address is 500 N. RAINBOW BLVD. STE 100 LAS VEGAS NV 89107 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Grantor irrevocably grants, bargains, sells and conveys to Trustee with power of sale for the benefit of Lender as Beneficiary all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, located in CLARK County, State of Nevada (the "Real Property");

SEE ATTACHED EXHIBIT "A"

The Real Property or its address is commonly known as 415 S. SIXTH STREET, LAS VEGAS, NV 89101. The Real Property tax identification number is 139-347-11-001.002 & 003.

Grantor presently assigns absolutely and irrevocably to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants Lender a Uniform Commercial Code security interest in the Personal Property defined below.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE PERSONAL PROPERTY, IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS INCLUDING FUTURE ADVANCES AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

DEFINITIONS. The following words shall have the following meanings when used in this Deed of Trust. Terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful money of the United States of America.

Beneficiary. The word "Beneficiary" means PIONEER CITIZENS BANK, its successors and assigns. PIONEER CITIZENS BANK also is referred to as "Lender" in this Deed of Trust.

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Grantor, Lender, and Trustee.

Grantor. The word "Grantor" means any and all persons and entities executing this Deed of Trust, including without limitation JAMES MARK LLC, A NEVADA LIMITED LIABILITY COMPANY.

Guarantor. The word "Guarantor" means and includes without limitation any and all guarantors, sureties, and accommodation parties in connection with the indebtedness.

Improvements. The word "Improvements" means and includes without limitation all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal and interest payable under the Note and any amounts expanded or advanced by Lender to discharge obligations of Grantor or expenses incurred by Trustee or Lender to enforce obligations of Grantor under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender. The word "Lender" means PIONEER CITIZENS BANK, its successors and assigns.

Note. The word "Note" means the Note dated March 30, 1998, in the principal amount of \$1,000,000.00 from Grantor to Lender, together with all renewals, extensions, modifications, refinancings, and substitutions for the Note.

Personal Property. The words "Personal Property" mean all equipment, fixtures, mobile homes, manufactured homes or modular homes which have not been legally acceded to the real property in accordance with Nevada law, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to or used in the operation of the Real Property; together with all accessories, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the property, interests and rights described above in the "Conveyance and Grant" section.

Related Documents. The words "Related Documents" mean and include without limitation all promissory notes, credit agreements, loan agreements, environmental agreements, guarantees, security agreements, mortgages, deeds of trust, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

Trustee. The word "Trustee" means FIDELITY NATIONAL TITLE and any substitute or successor trustee.

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Grantor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Grantor's obligations under the Note, this Deed of Trust, and the

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FEB 24 2011

time became located in an area designated by the Director of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood Insurance for the full unpaid principal balance of the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at its election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to the restoration and repair, Grantor shall repair or replace the damaged or destroyed improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Deed of Trust. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Deed of Trust, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the indebtedness. If Lender holds any proceeds after payment in full of the indebtedness, such proceeds shall be paid to Grantor as Grantor's interests may appear.

Unexpired Insurance at Sale. Any unexpired insurance shall inure to the benefit of, and pass to, the purchaser of the Property covered by this Deed of Trust at any trustee's sale or other sale held under the provisions of this Deed of Trust, or at any foreclosure sale of such Property.

Grantor's Report on Insurance. Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (a) the name of the insurer; (b) the risks insured; (c) the amount of the policy; (d) the property insured, the then current replacement value of such property, and the manner of determining that value; and (e) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

EXPENDITURES BY LENDER. If Grantor fails to comply with any provision of this Deed of Trust, or if any action or proceeding is commenced that would materially affect Lender's interests in the Property, Lender on Grantor's behalf may, but shall not be required to, take any action that Lender deems appropriate. Any amount that Lender expends in so doing will bear interest at the rate provided for in the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses, at Lender's option, will (a) be payable on demand, (b) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (i) the term of any applicable insurance policy or (ii) the remaining term of the Note, or (c) be treated as a balloon payment which will be due and payable at the Note's maturity. This Deed of Trust also will secure payment of these amounts. The rights provided for in this paragraph shall be in addition to any other rights or any remedies to which Lender may be entitled on account of the default. Any such action by Lender shall not be construed as curing the default so as to bar Lender from any remedy that it otherwise would have had.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Deed of Trust.

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Deed of Trust; and (b) Grantor has the full right, power, and authority to execute and deliver this Deed of Trust to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Trustee or Lender under this Deed of Trust, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities, including without limitation all applicable environmental laws, ordinances, and regulations, unless otherwise specifically excepted in the environmental agreement executed by Grantor and Lender relating to the Property.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Deed of Trust.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Trustee or Lender in connection with the condemnation. Grantor waives any legal or equitable interest in the net proceeds and any right to require any apportionment of the net proceeds of the award. Grantor agrees that Lender is entitled to apply the award in accordance with this paragraph without demonstrating that its security has been impaired.

Proceedings. If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments as may be requested by it from time to time to permit such participation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Deed of Trust:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Deed of Trust and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Deed of Trust, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Deed of Trust.

Taxes. The following shall constitute taxes to which this section applies: (a) a specific tax upon this type of Deed of Trust or upon all or any part of the indebtedness secured by this Deed of Trust; (b) a specific tax on Grantor which Grantor is authorized or required to deduct from payments on the indebtedness secured by this type of Deed of Trust; (c) a tax on this type of Deed of Trust chargeable against the Lender or the holder of the Note; and (d) a specific tax on all or any portion of the indebtedness or on payments of principal and interest made by Grantor.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Deed of Trust, this event shall have the same effect as an Event of Default (as defined below), and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (a) pays the tax before it becomes delinquent, or (b) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Deed of Trust as a security agreement are a part of this Deed of Trust.

Security Agreement. This instrument shall constitute a security agreement to the extent any of the Property constitutes fixtures or other personal property, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall execute financing statements and take whatever other action is requested by Lender to perfect and continue Lender's security interest in the Real and Personal Property. In addition to recording this Deed of Trust in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Deed of Trust as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall assemble the Personal Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender.

Addresses. The mailing addresses of Grantor (debtor) and Lender (secured party), from which information concerning the security interest granted by this Deed of Trust may be obtained (each as required by the Uniform Commercial Code), are as stated on the first page of this Deed of Trust.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Deed of Trust.

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled or re-recorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (a) the obligations of Grantor under the Note, this Deed of Trust, and the Related Documents, and (b) the liens and security interests created by this Deed of Trust as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or agreed to the contrary by Lender in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose

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24 011

23-1

20080307-0003854

APN# 139-34-711-004, 139-34-711-005
Escrow No.: 07-07-0041-SD

Return to:
Chad Joseph LLC
415 South Sixth St. Suite 100
Las Vegas, NV 89101

Fee: \$34.00 RPTT: \$6,375.00
N/C Fee: \$0.00

03/07/2008 14:16:59
T20080039916

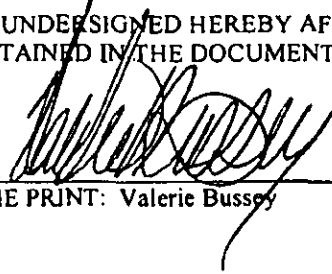
Requestor:
NEVADA TITLE COMPANY

Debbie Conway JLB
Clark County Recorder Pgs: 23

Grant, Bargain, Sale Deed

TITLE OF DOCUMENT
(This cover page must be typed or printed)

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

BY: 
NAME PRINT: Valerie Bussey

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

BY: _____
NAME PRINT: _____

RECEIVED
FEB 24 2011

A.P.N.: 139-34-711-004, 139-34-711-005
R.P.T.T.: ~~\$7,400.00~~ = \$6,375.00

Escrow #07-07-0041-SD

Mail tax bill to and when recorded mail to:

Chad Joseph LLC
415 South Sixth St. Suite 100
Las Vegas, NV 89101

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Joel Hansen and Sharon Hansen, husband and wife, as joint tenants, as to an undivided 33.33% interest; Floyd A. Hale and Diana Hale, husband and wife, as joint tenants, as to an undivided 33.33% interest; Gloria J. Struman, an unmarried woman, as to an undivided 11.11% interest; , Trevor L. Atkin and Natalie Atkin, husband and wife, as joint tenants, as to an undivided 5.56% interest; Keith Reid Edwards and Judith Lee Edwards, Trustees of The Edwards 1997 Trust dated July 23, 1997, as to an undivided 11.11% interest and, Kym S. Cushing, an unmarried man, as to an undivided 5.56% interest., for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Chad Joseph LLC, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

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

SUBJECT TO:

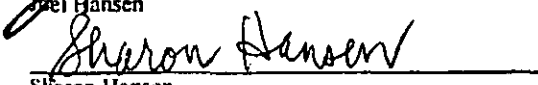
1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

RECEIVED
FEB 24 2011

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

IN WITNESS WHEREOF, this instrument has been executed this
October _____, 2007.

12th day of


Joel Hansen

Sharon Hansen

Signed in Counterpart

Floyd A. Hale

Diana Hale

Gloria J. Struman

Trevor L. Atkin

Natalie Atkin

Keith Reid Edwards and Judith Lee Edwards,
Trustees of The Edwards 1997 Trust dated July 23,
2007

By: Keith Reid Edwards, Trustee

By: Floyd Hale, His Attorney in Fact

By: Judith Lee Edwards, Trustee

By: Floyd Hale, His Attorney in Fact

Kym S. Cushing

RECEIVED
FEB 24 2011

IN WITNESS WHEREOF, this instrument has been executed this 10 day of
~~August~~ OCT, 2007.

Signed in Counterpart

Joel Hansen

Sharon Hansen

Floyd A. Hale

Diana Hale



Gloria J. Sturman

Trevor L. Atkin

Natalie Atkin

Keith Reid Edwards and Judith Lee Edwards,
Trustees of The Edwards 1997 Trust dated July 23,
2007

By: Keith Reid Edwards, Trustee

By: Judith Lee Edwards, Trustee

Kym S. Cushing

RECEIVED
FEB 24 2011

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

IN WITNESS WHEREOF, this instrument has been executed this 19 day of
October, 2007.

Signed in Counterpart

Joel Hansen

Sharon Hansen

Floyd A. Hale

Diana Hale

Gloria J. Struman

Trevor L. Atkin

Natalie Atkin

Keith Reid Edwards and Judith Lee Edwards,
Trustees of The Edwards 1997 Trust dated July 23,
2007

By: Keith Reid Edwards, Trustee

By: Floyd Hale, His Attorney in Fact

By: Judith Lee Edwards, Trustee

By: Floyd Hale, His Attorney in Fact

Kym S. Cushing

RECEIVED
FEB 24 2011

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

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

Signed in Counterpart

Joel Hansen

Sharon Hansen

Floyd A. Hale

Diana Hale

Gloria J. Struman

Trevor L. Atkin

Natalie Atkin

Keith Reid Edwards and Judith Lee Edwards,
Trustees of The Edwards 1997 Trust dated July 23,
1997

By: Keith Reid Edwards, Trustee

By: Keith Reid Edwards, Trustee

By: Floyd Hale, His Attorney in Fact

By: Judith Lee Edwards, Trustee

By: Judith Lee Edwards, Trustee

By: Floyd Hale, His Attorney in Fact

Kym S. Cushing

RECEIVED
FEB 24 2011

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

IN WITNESS WHEREOF, this instrument has been executed this 8 day of
October, 2007.

Joel Hansen

Sharon Hansen

Signed in Counterpart

Floyd A. Hale

Diana Hale

Gloria J. Struman

Trevor L. Atkin

Natalie Atkin

Keith Reid Edwards and Judith Lee Edwards,
Trustees of The Edwards 1997 Trust dated July 23,
2007

By: Keith Reid Edwards, Trustee

By: Floyd Hale, His Attorney in Fact

By: Judith Lee Edwards, Trustee

By: Floyd Hale, His Attorney in Fact

Kym S. Cushing

RECEIVED
FEB 24 2011

State Of NEVADA)
County of Clark) ss

This instrument was acknowledge before me on 10/12/07

by Joel Hansen



NOTARY PUBLIC
My Commission Expires:

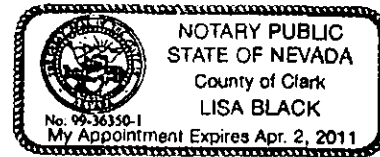
4/2/11

State Of NEVADA)
County of Clark) ss

This instrument was acknowledge before me on _____

by Floyd A. Hale

NOTARY PUBLIC
My Commission Expires: _____



State Of NEVADA)
County of Clark) ss

This instrument was acknowledge before me on _____

by Gloria J. Sturman

NOTARY PUBLIC
My Commission Expires: _____

RECEIVED
FEB 24 2011

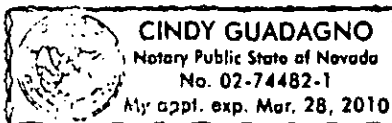
State Of NEVADA }
County of Clark } ss

This instrument was acknowledge before me on _____

by Joel Hansen _____

NOTARY PUBLIC
My Commission Expires: _____

State Of NEVADA }
County of Clark } ss



This instrument was acknowledge before me on October 12, 2009

by Floyd A. Hale and Diana Hale _____

Cindy Guadagno
NOTARY PUBLIC
My Commission Expires: 3/28/10

State Of NEVADA }
County of Clark } ss

This instrument was acknowledge before me on _____

by Gloria J. Sturman _____

NOTARY PUBLIC
My Commission Expires: _____

RECEIVED
FEB 24 2011

State Of NEVADA }
County of Clark } ss

This instrument was acknowledge before me on _____

by Joel Hansen _____

NOTARY PUBLIC
My Commission Expires: _____

State Of NEVADA }
County of Clark } ss

This instrument was acknowledge before me on _____

by Floyd A. Hale _____

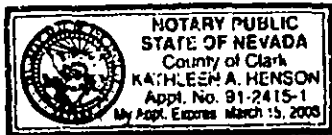
NOTARY PUBLIC
My Commission Expires: _____

State Of NEVADA }
County of Clark } ss

This instrument was acknowledge before me on 10/10/2007

by Gloria J. Sturman _____

Kathleen A. Henson
NOTARY PUBLIC
My Commission Expires: 03/15/2008



Kathleen A. Henson
91-2415-1
3-15-08

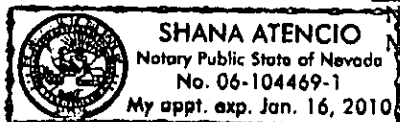
RECEIVED
FEB 24 2011

State Of NEVADA)
) ss

County of Clark

This instrument was acknowledge before me on October 19, 2007

by Trevor L. Atkin and Natalie Atkin



NOTARY PUBLIC
My Commission Expires:

1/16/2010

State of NEVADA)
) ss:

County of Clark

This instrument was acknowledged before me on _____

by Floyd Hale

as attorney-in-fact for Keith Reid Edwards, Trustee of the Edwards 1997 Trust

NOTARY PUBLIC
My Commission Expires: _____

State Of NEVADA)
) ss

County of Clark

This instrument was acknowledge before me on _____

by Kym S. Cushing

NOTARY PUBLIC
My Commission Expires: _____

RECEIVED
FEB 24 2011

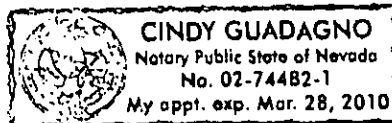
State Of NEVADA }
County of Clark } ss

This instrument was acknowledged before me on _____

by Trevor L. Atkin

NOTARY PUBLIC
My Commission Expires: _____

State of NEVADA }
County of Clark } ss:



This instrument was acknowledged before me on October 12, 2009
by Floyd Hale
as attorney-in-fact for Keith Reid Edwards, Trustee of the Edwards 1997 Trust

Cindy Guadagno
NOTARY PUBLIC
My Commission Expires: 3/28/10

State Of NEVADA }
County of Clark } ss

This instrument was acknowledge before me on _____

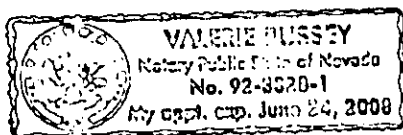
by Kym S. Cushing

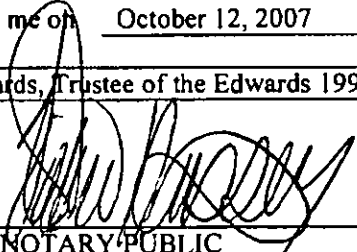
NOTARY PUBLIC
My Commission Expires: _____

RECEIVED
FEB 24 2011

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on October 12, 2007
by Floyd Hale
as attorney-in-fact for Judith Lee Edwards, Trustee of the Edwards 1997 Trust




NOTARY PUBLIC
My Commission Expires: 6-24-2008

RECEIVED
FEB 24 2011

State Of NEVADA }
County of Clark } ss

This instrument was acknowledge before me on _____

by Trevor L. Atkin _____

NOTARY PUBLIC
My Commission Expires: _____

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on _____
by Floyd Hale _____
as attorney-in-fact for Keith Reid Edwards, Trustee of the Edwards 1997 Trust _____

NOTARY PUBLIC
My Commission Expires: _____

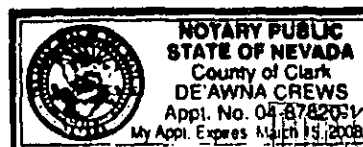
State Of NEVADA }
County of Clark } ss

This instrument was acknowledge before me on October 8, 2007

by Kym S. Cushing _____

[Signature]

NOTARY PUBLIC
My Contmission Expires: March 15, 2008



RECEIVED
FEB 24 2011

EXHIBIT "A"

PARCEL A:

PARCEL I:

UNDIVIDED 12.37% FRACTIONAL INTEREST IN AND TO THOSE PORTIONS OF OXFORD COURT OFFICE CONDOMINIUMS LYING WITHIN THE INTERIOR BOUNDARIES OF OXFORD COURT OFFICE CONDOMINIUMS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 33 OF PLATS, PAGE 10, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE FOLLOWING:

ALL UNITS SHOWN UPON THE PLAT OF OXFORD COURT OFFICE CONDOMINIUMS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, ON JUNE 4, 1985 AS DOCUMENT NO. 2079603.

PARCEL II:

UNIT NO. FOUR (4) IN BUILDING ONE (I) AS SHOWN UPON THE CONDOMINIUM PLAN REFERRED TO ABOVE.

PARCEL III:

THE EXCLUSIVE RIGHT TO USE THE HEATING AND AIR CONDITIONING UNIT WHICH IS APPURTENANT TO THE UNIT HEREIN CONVEYED AS DISCLOSED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF OXFORD COURT OFFICE CONDOMINIUMS RECORDED JANUARY 12, 1985 IN BOOK 2130 OF OFFICIAL RECORDS AS DOCUMENT NO. 2089802.

PARCEL B:

PARCEL I:

UNDIVIDED 9.50% FRACTIONAL INTEREST IN AND TO THOSE PORTIONS OF OXFORD COURT OFFICE CONDOMINIUMS LYING WITHIN THE INTERIOR BOUNDARIES OF OXFORD COURT OFFICE CONDOMINIUMS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 33 OF PLATS, PAGE 10, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE FOLLOWING:

RECEIVED
FEB 24 2011

ALL UNITS SHOWN UPON THE PLAT OF OXFORD COURT OFFICE
CONDOMINIUMS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER
OF CLARK COUNTY, NEVADA, ON JUNE 4, 1985 AS DOCUMENT NO. 2079603.

PARCEL II:

UNIT NO. FIVE (5) IN BUILDING ONE (1) AS SHOWN UPON THE
CONDOMINIUM PLAN REFERRED TO ABOVE.

PARCEL III:

THE EXCLUSIVE RIGHT TO USE THE HEATING AND AIR CONDITIONING
UNIT WHICH IS APPURTENANT TO THE UNIT HEREIN CONVEYED AS
DISCLOSED BY THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF OXFORD COURT OFFICE CONDOMINIUMS RECORDED
JANUARY 12, 1985 IN BOOK 2130 OF OFFICIAL RECORDS AS DOCUMENT
NO. 2089802.

RECEIVED
FEB 24 2011

A.P.N.: 139-34-711-004, 139-34-711-005
R.P.T.T.: ~~\$7,140.00~~ = \$6,375.00

Escrow #07-07-0041-SD

Mail tax bill to and
When recorded mail to:
Chad Joseph LLC, a Nevada limited liability company
415 South Sixth St. Suite 100
Las Vegas, NV 89101

Clarification document
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Joel Hansen and Sharon Hansen, husband and wife, as joint tenants, Floyd A. Hale and Diana Hale, husband and wife, as joint tenants, Gloria J. Sturman, a single, Trevor L. Atkin and Natalie Atkin, husband and wife, as joint tenants, Keith Reid Edwards and Judith Lee Edwards, Trustees of The Edwards 1997 Trust dated July 23, 1997, , Kym S. Cushing, a single, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Chad Joseph LLC, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

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

SUBJECT TO:

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

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

RECEIVED
FEB 24 2011

IN WITNESS WHEREOF, this instrument has been executed this ____ day of
August, 2007.

Joel Hansen

Sharon Hansen

Floyd A. Hale

Diana Hale

Gloria J. Sturman

Trevor L. Atkin

Natalie Atkin

Keith Reid Edwards and Judith Lee Edwards,
Trustees of The Edwards 1997 Trust dated July 23,
2997

By: Keith Reid Edwards, Trustee

By: Judith Lee Edwards, Trustee

Kym S. Cushing

RECEIVED
FEB 24 2011

State Of NEVADA }
County of Clark } ss

This instrument was acknowledge before me on _____

by Joel Hansen_____

NOTARY PUBLIC
My Commission Expires: _____

State Of NEVADA }
County of Clark } ss

This instrument was acknowledge before me on _____

by Floyd A. Hale_____

NOTARY PUBLIC
My Commission Expires: _____

State Of NEVADA }
County of Clark } ss

This instrument was acknowledge before me on _____

by Gloria J. Sturman_____

NOTARY PUBLIC
My Commission Expires: _____

RECEIVED
FEB 24 2011

State Of NEVADA }
County of Clark } ss

This instrument was acknowledge before me on _____

by Trevor L. Atkin

NOTARY PUBLIC
My Commission Expires: _____

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on _____

by Floyd Hale

as attorney-in-fact for Keith Reid Edwards, Trustee of the Edwards 1997 Trust

NOTARY PUBLIC
My Commission Expires: _____

State Of NEVADA }
County of Clark } ss

This instrument was acknowledge before me on _____

by Kym S. Cushing

NOTARY PUBLIC
My Commission Expires: _____

RECEIVED
FEB 24 2011

EXHIBIT "A"

PARCEL A:

PARCEL I:

UNDIVIDED 12.37% FRACTIONAL INTEREST IN AND TO THOSE PORTIONS OF OXFORD COURT OFFICE CONDOMINIUMS LYING WITHIN THE INTERIOR BOUNDARIES OF OXFORD COURT OFFICE CONDOMINIUMS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 33 OF PLATS, PAGE 10, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE FOLLOWING:

ALL UNITS SHOWN UPON THE PLAT OF OXFORD COURT OFFICE CONDOMINIUMS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, ON JUNE 4, 1985 AS DOCUMENT NO. 2079603.

PARCEL II:

UNIT NO. FOUR (4) IN BUILDING ONE (1) AS SHOWN UPON THE CONDOMINIUM PLAN REFERRED TO ABOVE.

PARCEL III:

THE EXCLUSIVE RIGHT TO USE THE HEATING AND AIR CONDITIONING UNIT WHICH IS APPURTENANT TO THE UNIT HEREIN CONVEYED AS DISCLOSED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF OXFORD COURT OFFICE CONDOMINIUMS RECORDED JANUARY 12, 1985 IN BOOK 2130 OF OFFICIAL RECORDS AS DOCUMENT NO. 2089802.

PARCEL B:

PARCEL I:

UNDIVIDED 9.50% FRACTIONAL INTEREST IN AND TO THOSE PORTIONS OF OXFORD COURT OFFICE CONDOMINIUMS LYING WITHIN THE INTERIOR BOUNDARIES OF OXFORD COURT OFFICE CONDOMINIUMS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 33 OF PLATS, PAGE 10, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE FOLLOWING:

RECEIVED
FEB 24 2011

ALL UNITS SHOWN UPON THE PLAT OF OXFORD COURT OFFICE
CONDOMINIUMS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER
OF CLARK COUNTY, NEVADA, ON JUNE 4, 1985 AS DOCUMENT NO. 2079603.

PARCEL II:

UNIT NO. FIVE (5) IN BUILDING ONE (1) AS SHOWN UPON THE
CONDOMINIUM PLAN REFERRED TO ABOVE.

PARCEL III:

THE EXCLUSIVE RIGHT TO USE THE HEATING AND AIR CONDITIONING
UNIT WHICH IS APPURTENANT TO THE UNIT HEREIN CONVEYED AS
DISCLOSED BY THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF OXFORD COURT OFFICE CONDOMINIUMS RECORDED
JANUARY 12, 1985 IN BOOK 2130 OF OFFICIAL RECORDS AS DOCUMENT
NO. 2089802.

RECEIVED
FEB 24 2011

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

- a) 139-34-711-004, 139-34-711-005
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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

3. Total Value/Sales Price of Property

\$1,250,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$1,250,000.00

Real Property Transfer Tax Due

\$6,375.00

4. If Exemption Claimed:

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

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____ Capacity: Escrow Officer

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

SELLER (GRANTOR) INFORMATION

(REQUIRED)

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Joel Hansen, etal

Print Name: Chad Joseph LLC, a Nevada limited liability company

Address: C/O 1835 Village Center Drive

Address: 415 South Sixth Street, Suite 100

City/State/Zip: Las Vegas, NV 89134

City/State/Zip: Las Vegas, NV 89101

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

Print Name: Nevada Title Company

Esc. #: 07-07-0041-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)

RECEIVED
FEB 24 2011

20001229
.03521

55
APN: 139-34-711-006

RPTT: \$ 1,250.00

Recorded at the Request of: Nevada Title Company

Escrow No: A0-08-1151 CLB

Mail tax bill to and

When recorded mail to:

CHAD JOSEPH, L.L.C.

415 South Sixth Street, Suite 100

Las Vegas, NV 89101

(5)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That ROBERT A. SUROWIEC AN UNMARRIED MAN AND BARBARA J. KULISH A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND LORI JODD A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, DBA LORI JUDD & ASSOCIATES AND DENISE NARGI AN UNMARRIED WOMAN AND MELODIE C. SWANSON, A PROFESSIONAL CORPORATION (who erroneously acquired title as an unmarried woman), for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to CHAD JOSEPH, L.L.C., a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

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

SUBJECT TO:

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

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

IN WITNESS WHEREOF, this instrument has been executed this 31st day of August, 2000.

GBS Deed

RECEIVED
FEB 24 2011

20001229
03521
ESCROW NUMBER: A0-08-115131B

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

AN UNDIVIDED 11.46% FRACTIONAL INTEREST IN AND TO THOSE PORTIONS OF OXFORD COURT OFFICE CONDOMINIUMS LYING WITHIN THE INTERIOR BOUNDARIES OF OXFORD COURT OFFICE CONDOMINIUMS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 33 OF PLATS, PAGE 10, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE FOLLOWING:

(a) ALL UNITS SHOWN UPON THE PLAT OF OXFORD COURT OFFICE CONDOMINIUMS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, ON JUNE 4, 1985 AS DOCUMENT NO. 2079603.

PARCEL II:

UNIT NO. SIX (6) IN BUILDING ONE (1) AS SHOWN UPON THE CONDOMINIUM PLAN REFERRED TO ABOVE.

RECEIVED
FEB 21 2011

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE COMPANY

12-29-2000 14:15 LWD 5
OFFICIAL RECORDS
BOOK: 20001229 INST: 03521
FEE: 11.00 RPT: 1,250.00

RECEIVED
FEB 24 2011

Barbara J. Kulish

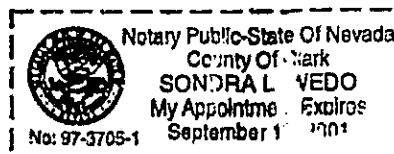
By: Lori Judd

Its:

Denise Nargi

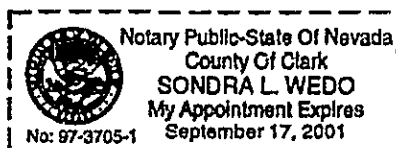
STATE OF NEVADA }
 }SS
County of Clark }

Notary Public



STATE OF NEVADA }
County of Clark } SS

Notary Public



RECEIVED
FEB 24 2011

STATE OF NEVADA }
 }SS
County of Clark }

On this 31st day of August, 2000, before me, a Notary Public in and for said state, personally appeared _____, personally known to me (or proved to me) to be the person who executed the above instrument, and acknowledged to me that (they/he/she) executed the same for purposes stated therein.

Notary Public

STATE OF NEVADA }
 }SS
County of Clark }

On this 31st day of August, 2000, before me, a Notary Public in and for said state, personally appeared PEPSE L WEDO, personally known to me (or proved to me) to be the person who executed the above instrument, and acknowledged to me that (they/he/she) executed the same for purposes stated therein.

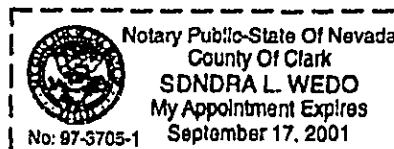
Pepsi Camacho
Notary Public



STATE OF NEVADA }
 }SS
County of Clark }

On this 30th day of August, 2000, before me, a Notary Public in and for said state, personally appeared Melodie C. SWANSON, personally known to me (or proved to me) to be the person who executed the above instrument, and acknowledged to me that (they/he/she) executed the same for purposes stated therein.

Sandra L. Wedo
Notary Public



RECEIVED
FEB 24 2011

20001229
03521

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 139-34-711-006
b) _____
c) _____
d) _____

2. Type of Property:

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

3. Total Value/Sales Price of Property:

\$ 500,000.00

Deduct Assumed Liens and/or Encumbrances:

(_____)

(Provide recording information: Doc/Instrument#: _____ Book: _____ Page: _____)

Transfer Tax Value per NRS 375.010, Section 2: \$ 500,000.00

Real Property Transfer Tax Due \$ 1,250.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

The undersigned Seller (Grantor)/Buyer (Grantee), declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: _____

Print Name: MELODIE C. SWANSON

Address: _____

City: _____

State: _____ Zip: _____

Telephone: _____

Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____

Print Name: James J. Swanson

Address: 415 S. 6th St.

City: Las Vegas

State: NV Zip: 89101

Telephone: 388-7171

Capacity: Owner

Company Requesting Recording

Co. Name: Nevada Title Company

Esc. #: A0-08-1151 CLE

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

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352/

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 139-34-711-006
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$ 500,000.00

Deduct Assumed Liens and/or Encumbrances:

(_____)

(Provide recording information: Doc/Instrument#: _____ Book: _____ Page: _____)

Transfer Tax Value per NRS 375.010, Section 2:

\$ 500,000.00

Real Property Transfer Tax Due

\$ 1,250.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

The undersigned Seller (Grantor)/Buyer (Grantee), declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: Robert A. SurowiecPrint Name: ROBERT A. SUROWIECAddress: 9221 Lindrose Ln Las VegasCity: Las VegasState: NV Zip: 89134Telephone: 253-8111Capacity: Owner

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____

Print Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Telephone: _____

Capacity: _____

Company Requesting Recording

Co. Name: Nevada Title CompanyEsc. #: A0-08-1151 CLB

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3521

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.03521

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 139-34-711-006
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☐ Vacant Land ☐ b) Single Fam. Res.
c) ☐ Condo/Twnhse ☐ d) 2-4 Plex
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g) ☐ Agricultural ☐ h) Mobile Home
i) ☐ Other _____

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Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$ 500,000.00

Deduct Assumed Liens and/or Encumbrances:

(_____)

(Provide recording information: Doc/Instrument#: _____ Book: _____ Page: _____)

Transfer Tax Value per NRS 375.010, Section 2:

\$ 500,000.00

Real Property Transfer Tax Due

\$ 1,250.00

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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SELLER (GRANTOR) INFORMATION

Seller Signature: _____

Print Name: ROBERT A. SUROWIEC

Address: _____

City: _____

State: _____ Zip: _____

Telephone: _____

Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: [Signature]

Print Name: Charles J. Linderson

Address: 167 Pleasant Run Rd

City: Henrieville, NV

State: 82 Zip: 89414

Telephone: 702-388-7131

Capacity: member

Company Requesting Recording

Co. Name: Nevada Title Company

Esc. #: A0-08-1151 CLB

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i) ☐ Other _____

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SELLER (GRANTOR) INFORMATION

Seller Signature: Barbara J. Kulish
Print Name: BARBARA J. KULISH
Address: 4116 Tyler W. Nichols Ln
City: Las Vegas, NV
State: NV Zip: 89130
Telephone: 702-655-0797
Capacity: Secretary

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____
Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____
Telephone: _____
Capacity: _____

Company Requesting Recording

Co. Name: Nevada Title Company

Esc. #: A0-08-1151

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i) ☐ Other _____

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SELLER (GRANTOR) INFORMATION

Seller Signature: _____

Print Name: BARBARA J. KULISH

Address: _____

City: _____

State: _____ Zip: _____

Telephone: _____

Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: [Signature]

Print Name: [Name]

Address: 415 S 6th St #100

City: Las Vegas

State: NV Zip: 89101

Telephone: 488-7151

Capacity: member

Company Requesting Recording

Co. Name: Nevada Title Company

Esc. #: A0-08-1151 CLERK

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State of Nevada

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SELLER (GRANTOR) INFORMATION

Seller Signature: [Signature]
Print Name: DENISE NARGI
Address: 3447 [unclear]
City: [unclear]
State: Ne Zip: 89101
Telephone: [unclear]
Capacity: [unclear]

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____
Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____
Telephone: _____
Capacity: _____

Company Requesting Recording

Co. Name: Nevada Title Company

Esc. #: A0-08-1151 CLB

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SELLER (GRANTOR) INFORMATION

Seller Signature: _____

Print Name: DENISE NARGI

Address: _____

City: _____

State: _____ Zip: _____

Telephone: _____

Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____

Print Name: John S. J. J. J.

Address: 415 S. 6th St. #100

City: Las Vegas

State: NV Zip: 89101

Telephone: 702-488-7171

Capacity: Owner

Company Requesting Recording

Co. Name: Nevada Title Company

Esc. #: A0-08-1151 CLB

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SELLER (GRANTOR) INFORMATION

Seller Signature: [Signature]
Print Name: LORI JUDD
Address: 161 Teton Pines Dr
City: Heaven
State: NV Zip: 89414
Telephone: 702 302 8678
Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____
Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____
Telephone: _____
Capacity: _____

Company Requesting Recording

Co. Name: Nevada Title Company

Esc. #: A0-08-1151-CL# **RECEIVED** **FEB 24 2011**

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SELLER (GRANTOR) INFORMATION

Seller Signature: _____

Print Name: LORI JUDD

Address: _____

City: _____

State: _____ Zip: _____

Telephone: _____

Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: [Signature]

Print Name: [Signature]

Address: 415 S. 6th St. #1W

City: LV

State: NV Zip: 89101

Telephone: 818-7171

Capacity: Member

Company Requesting Recording

Co. Name: Nevada Title Company

Esc. #: A0-08-1151-CLB

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SELLER (GRANTOR) INFORMATION

Seller Signature: Melodie C. Swanson
Print Name: MELODIE C. SWANSON, A PLC
Address: 7928 Sailboat Lane
City: Las Vegas, NV 89145
State: NV Zip: 89145
Telephone: 702-243-5270
Capacity: President of Corporation

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____
Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____
Telephone: _____
Capacity: _____

Company Requesting Recording

Co. Name: Nevada Title Company

Esc. #: A0-08-1151 **RECEIVED** FEB 24 2011

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352/



20080430-0004439

Fee: \$19.00 RPTT: \$10,200.00

N/C Fee: \$25.00

04/30/2008 15:24:00

T20080075697

Requestor:

SOUTHWEST TITLE MAIN

Debbie Conway DBX

Clark County Recorder Pgs: 7

A.P. N.: 139-34-711-007, 139-34-711-008, 139-34-711-009
Escrow No.: 08-02-0234JT
R.P.T.T.: \$ 10,200.00

**MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:**

Oxford Pointe, LLC
6565 Spencer St. #204
Las Vegas, NV. 89119
89119

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: Top Of The Court, a Nevada General Partnership

for valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Oxford Pointe, LLC, a Nevada Limited Liability Company

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: 1. Taxes for the current fiscal year.
2. Covenants, conditions, Restrictions, Reservations, rights of way and Easement now of record.

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

SIGNATURES ON NEXT PAGE

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FEB 24 2011

Witness my hand(s) this 29th day of April, 2008

Top Of The Court, a Nevada General Partnership

Keith E Edwards by Floyd Hale
attorney in fact

By: Keith Edwards, General Partner

By: Floyd Hale, Attorney in fact

By: Roger Hunt, General Partner

By: Floyd Hale, General Partner

By: Joel Hansen, General Partner

State of NEVADA }

} ss:

County of Clark }

On April 29, 2008

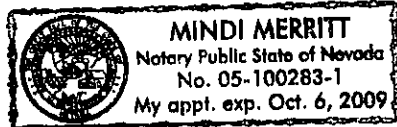
Before me, the undersigned, personally appeared

FLOYD HALE

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he/she/they executed it.

Mindi Merritt

NAME (TYPED OR PRINTED)



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FEB 24 2011

State of Nevada }
County of CLARK } ss:
On _____

Before me, the undersigned, personally appeared Floyd Hale
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is
subscribed to the within instrument as the attorney in fact of Keith Edwards
and acknowledged to the fact that he subscribed the name of Keith Edwards
thereto as principal, and his own name as attorney in fact, freely and voluntarily and for the uses and purposes
therein mentioned.

Mindi Merritt
NAME (TYPED OR PRINTED)



RECEIVED
FEB 24 2011

Witness my hand(s) this 29 day of April, 2008

Top Of The Court, a Nevada General Partnership

By: Keith Edwards, General Partner

By: Roger Hunt
By: Roger Hunt, General Partner

By: Floyd Hale, General Partner

By: Joel Hansen, General Partner

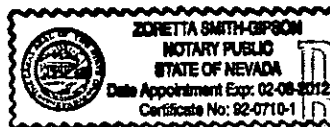
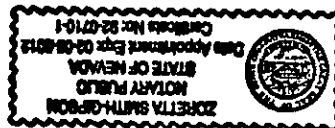
State of NEVADA }
County of Clark } ss:

On April 29, 2008
Before me, the undersigned, personally appeared

Roger Hunt

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he/she/they executed it.

Zoretta Smith-Gipson
Zoretta Smith-Gipson
NAME (TYPED OR PRINTED)



RECEIVED
FEB 24 2011

Witness my hand(s) this 28 day of April, 2008

Top Of The Court, a Nevada Geoeal Partnership

By: Keith Edwards, General Partner

By: Roger Hunt, General Partner

By: Floyd Hale, General Partner

By: Joel Hansen
Joel Hansen, General Partner

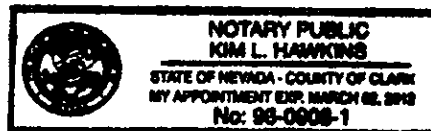
State of NEVADA }
County of Clark } ss:

On April 28, 2008

Before me, the undersigned, personally appeared

Joel Hansen
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he/she/they executed it.

Kim L. Hawkins
Kim L. Hawkins
NAME (TYPED OR PRINTED)



RECEIVED
FEB 24 2011

EXHIBIT A

A Condominium composed of:

Parcel I:

An undivided 33.33% fractional interest in and to those portions of Oxford Court Office Condominiums lying with the interior boundaries of Oxford Court Office Condominiums, as shown by map thereof on file in Book 33 of Plats, Page 10, in the office of the County Recorder of Clark County, Nevada.

Excepting therefrom all units shown upon the plat of Oxford Court Office Condominiums, as shown by map thereof on file in Book 33 of Plats, Page 10, in the office of the County Recorder of Clark County, Nevada.

Parcel II:

Unit Nos. 7, 8 and 9 in Building 1, as shown upon the Condominium Plan referred to above.

Parcel III:

The exclusive right to use the heating and air conditioning unit which is appurtenant to the unit herein conveyed as disclosed by the Declaration of Covenants, Conditions and Restrictions of Oxford Court Office Condominiums recorded January 12, 1985 in Book 2130 as Document No. 2089802, Official Records.

RECEIVED
FEB 24 2011

STATE OF NEVADA
DECLARATION OF VALUE
FOR RECORDERS OPTIONAL USE ONLY

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

1. Assessor Parcel Number(s):
139-34-711-007, 139-34-711-008,
139-34-711-009

2. Type of Property:

a) ☐ Vacant Land	b) ☐ Single Family Residence
c) ☐ Condo/Townhouse	d) ☐ 2-4 Plex
e) ☐ Apartment Building	f) ☐ Commercial/Industrial
g) ☐ Agricultural	h) ☐ Mobile Home
i) ☒ Commercial Condominium	

3. Total Value/Sales Price of Property: \$2,000,000.00
Deed in Lieu of Foreclosure Only (value of property) \$
Transfer Tax Value: \$2,000,000.00
Real Property Transfer Tax Due: \$ 10,200.00

4. If Exemption Claimed:

a) Transfer Tax Exemption, per NRS 375.090, Section:
b) Explain Reason for Exemption:

b) 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 MANAGER/Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION**

(REQUIRED)	<u>Top of The Court</u>	(REQUIRED)	
Print Name:	<u>by Lloyd Hall et al</u>	Print Name:	<u>Oxford Pointe, LLC</u>
Address:	<u>2300 W Sahara #900</u>	Address:	<u>45105 Spence St #206</u>
City:	<u>Las Vegas</u>	City:	<u>Las Vegas</u>
State:	<u>NV</u> Zip: <u>89102</u>	State:	<u>NV</u> Zip: <u>89119</u>

COMPANY/PERSON REQUESTING RECORDING

SOUTHWEST TITLE COMPANY
3571 E. Sunset Road
Las Vegas, NV 89120

(REQUIRED IF NOT THE SELLER OR BUYER)

Escrow No.: 08-02-0234JT

Escrow Officer: Joy Turner

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

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