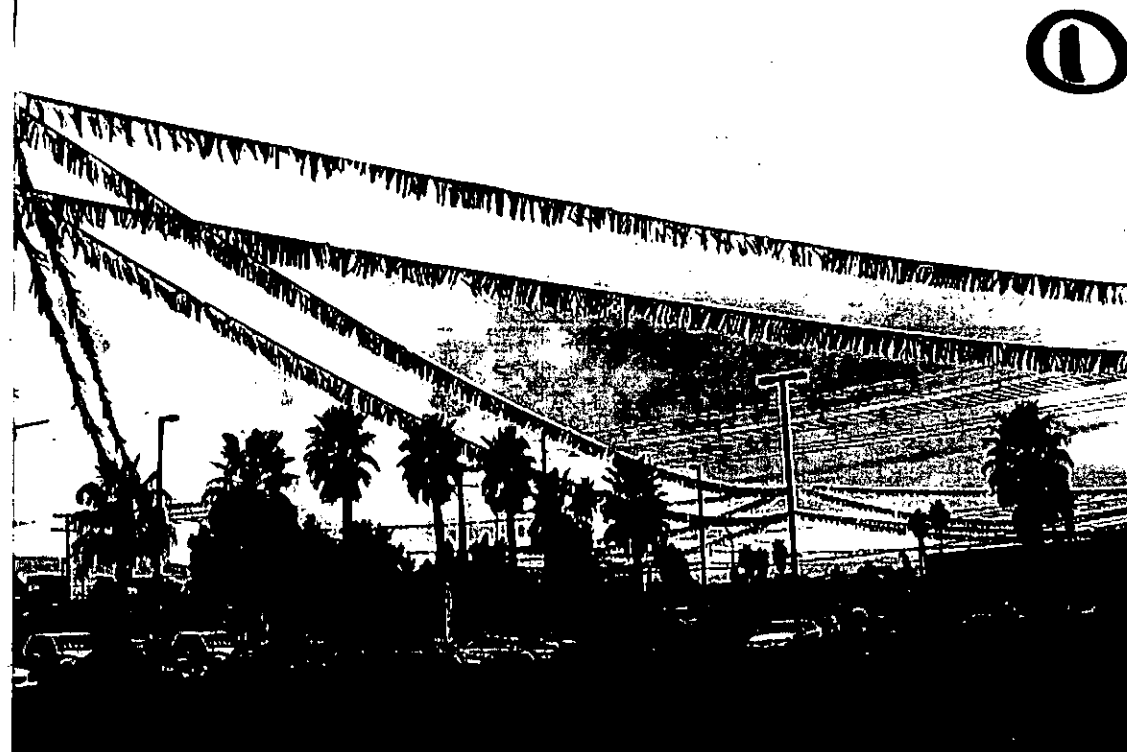




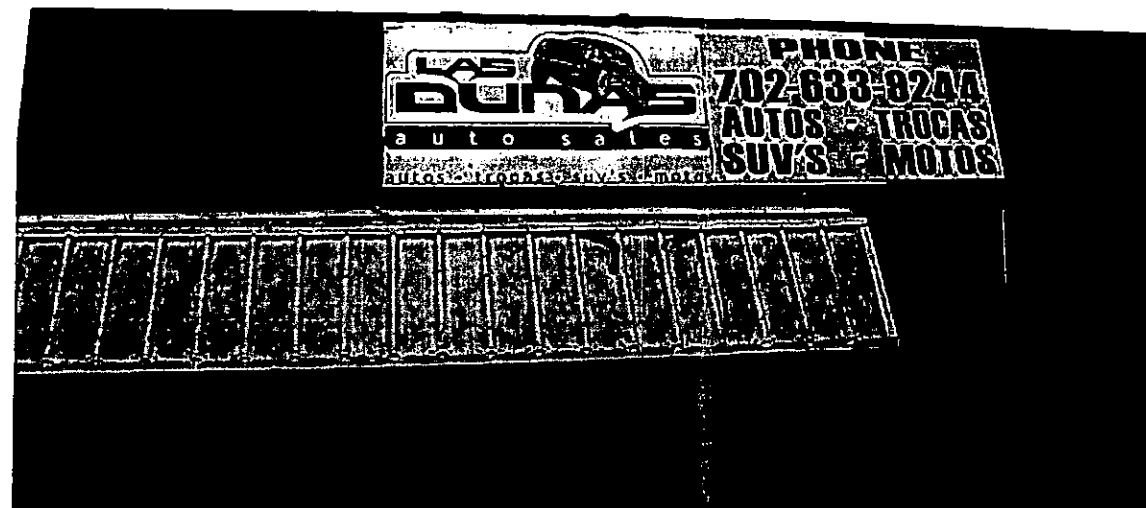
APPROVED
TSP-42491

BY JFme 7-14-11
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

3



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TEMPORARY SIGN PERMIT

TSP-42481



Description of Sign(s): TSP-42481 - Temporary Sign Permit for 20 balloons, 13 flags and 4 banners in conjunction with a summer sale at 1250 N. Eastern (Las Dunas Auto Sale) from July 19, 2011 through September 16, 2011.

Applicant: Olivares Moon Family Trust
% m rodriguez
4660 S Eastern Ave #110
Las Vegas, NV 89119-6146
(702)375-8774 x

Parcel(s): 139-25-201-001

Ward(s): WARD 3 (BOB COFFIN)

Type of Signs:

- ☐ Pennants
- ☒ Balloons
- ☒ Streamers
- ☐ Searchlights
- ☒ Portable
- ☐ Other

THIS PERMIT IS APPROVED PURSUANT TO TITLE 19.14.090A OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) THE TEMPORARY SIGN PERMIT SHALL BE VALID FOR 60 DAYS FROM JULY 19, 2011 TO SEPTEMBER 16, 2011.
- 2) ALL TEMPORARY SIGNS SHALL BE SET BACK FROM ANY STREET INTERSECTION OR DRIVEWAY OR OTHERWISE LOCATED IN ORDER TO NOT CREATE A SIGHT RESTRICTION.
- 3) ALL TEMPORARY SIGNAGE SHALL BE SO LOCATED AS TO NOT CREATE A NUISANCE TO NEARBY PROPERTIES AS A RESULT OF FACTORS SUCH AS EXCESSIVE ILLUMINATION, GLARE, OR NOISE.
- 4) ALL TEMPORARY SIGNAGE SHALL CONFORM TO THE SUBMITTED SITE PLAN.
- 5) THE APPLICANT SHALL DISPLAY A COPY OF THIS TEMPORARY SIGN PERMIT DURING NORMAL BUSINESS HOURS.
- 6) ALL TEMPORARY IMPROVEMENTS MADE TO THIS SITE AND THE ABUTTING STREETS SHALL BE REMOVED UPON EXPIRATION OF THE PERMIT.
- 7) ALL APPLICABLE CITY CODE REQUIREMENTS SHALL BE SATISFIED.
- 8) THE APPLICANT SHALL BE RESPONSIBLE FOR LEAVING THE SITE FREE OF DEBRIS, LITTER, OR ANY OTHER EVIDENCE OF THE SIGNAGE UPON EXPIRATION OF THE PERMIT.
- 9) NO SIGNS SHALL BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.

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THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Las Dunas Auto Sales
 Project Address (Location) 1250 N. Eastern
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 139 25-201 001 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage 10,000 Sq. Feet. Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER OLIVARES Moon Trust Fund Contact MARITZA RODRIGUEZ
 Address 4600 S. Eastern Ave. #110 Phone: (702) 375-8774 Fax: N/A
 City Las Vegas NV State NV Zip 89119
 E-mail Address N/A

APPLICANT Manuel Martinez R Contact (702) 600-3786 Cel.
 Address 10900 S. Eastern Blvd. 3000 N. Eastern Ridge Phone: 248-2886 Fax: 458-2886
 City Las Vegas State NV Zip 89156
 E-mail Address HollywoodAstarak702@gmail.com

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature [Signature]

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

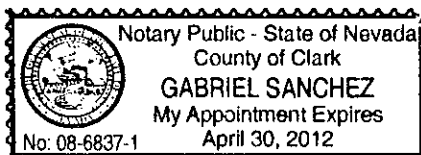
Print Name MARITZA RODRIGUEZ

STATE OF NV, COUNTY OF CLARK.

Subscribed and sworn before me

This 14th day of July, 20 11

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

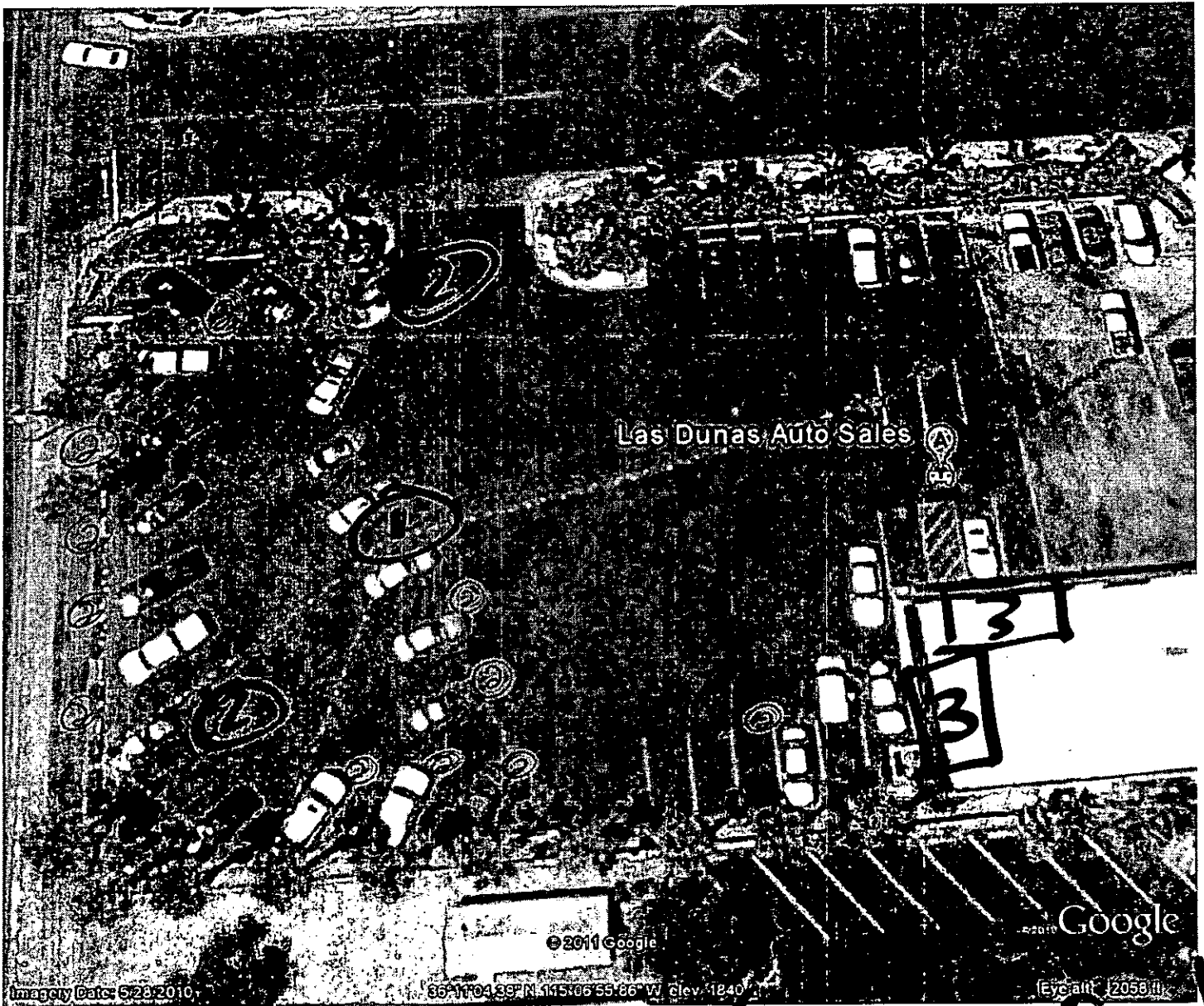
Case #	<u>TSP-42431</u>
Meeting Date:	<u>-</u>
Total Fee:	<u>100.00</u>
Date Received:*	<u>7-14-11</u>
Received By:	<u>[Signature]</u>

*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:\depor\Application Packet\Application Form.pdf

I WANT TO GET YOUR APPROVAL ON MY STREAMERS,AND BANNER THAT I HAVE TO DISPLAY ON MY BUSSINESS AREA. I HAVE A 400 SQ FEET OF STREAMERS RUNNING AROUND MY CAR LOT. I HAVE 13 10 FEET HIGH BANNERS THAT WE OUT OUT DAILY AND PUT AWAY EVERY NIGHT.I ALSO HAVE 4 8X5 BANNERS ON TOP OF THE OFFICE BUILDING THAT ARE ALWAYS THERE . ABOUT ONCE A WEEK I PUT UP 20-30 BALLONS FOR ADVERTASMENT , THE BALLONS STAY UP FOR 1-2 DAYS ONLY . I WANT KEEP THIS SIGNS .BANNERS AND STREAMERS FOR A LONG TERM .

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- ① streamers (400sq fee)
- ② Banners (13)
- ③ Banner 8x5 (4)

APPROVED
TSP- 424 81
BY JFme 7-14-11
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

RECEIVED
JUL 16 2011

Inst #: 201010140002449

Fees: \$17.00 N/C Fee: \$0.00

RPTT: \$0.00 Ex: #007

10/04/2010 09:46:04 AM

Receipt #: 540275

Requestor:

JUNES LEGAL SERVICES

Recorded By: CYV Pgs: 5

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN# 139-25-201-001

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

Quitclaim Deed

Type of Document

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

Recording Requested By:

Michael F. Bohn, Esq.

Return Documents To:

Name Law Offices of Michel F. Bohn, Esq.

Address 1880 E. Warm Springs Rd., Ste. 110

City/State/Zip Las Vegas, NV 89119

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

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

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

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JUL 18 2011

APN: 139-25-201-001

When recorded return to and
mail tax statements to:

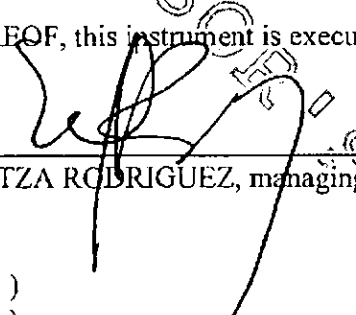
Maritza Rodriguez
4660 S. Eastern Ave # 110
Las Vegas, NV 89119

QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged,
MVILLIER, LLC, a Nevada limited liability company does hereby quitclaim to Olivares Moon
Family Trust, the real property commonly known as 1250 North Eastern Avenue, Las Vegas,
Nevada, situate in the County of Clark, State of Nevada, legally described as:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

IN WITNESS WHEREOF, this instrument is executed this 12 day of October, 2010



MARITZA RODRIGUEZ, managing member of MVILLER, LLC

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

On this 12th day of October, 2010 personally appeared before me, a Notary Public in
and for said County and State, Maritza Rodriguez, who acknowledged that they executed the
above instrument.



NOTARY PUBLIC in and for said
County and State

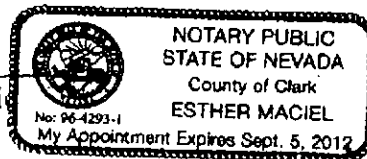


EXHIBIT "A"

THE WEST 380.00 FEET (MEASURED AT A RIGHT ANGLE FROM THE EAST RIGHT OF WAY LINE OF TWENTY-FIFTH STREET) OF THE NORTH 152.00 FEET (MEASURED AT A RIGHT ANGLE FROM THE SOUTH RIGHT OF WAY LINE OF SEARLES AVENUE) OF THE FOLLOWING DESCRIBED PARCEL:

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M., LAS VEGAS, NEVADA AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 25; THENCE NORTH $0^{\circ}37'44''$ WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 25, 925.12 FEET TO A POINT ON THE CENTERLINE OF DEMETRIUS STREET (51.00 FEET WIDE); THENCE ALONG SAID CENTERLINE SOUTH $89^{\circ}06'02''$ EAST, 50.02 FEET; THENCE 50.00 FEET DISTANCE FROM AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 25, NORTH $0^{\circ}37'44''$ WEST, 44.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH $0^{\circ}37'44''$ WEST, 311.51 FEET TO THE P.C. OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF $91^{\circ}37'20''$ AND A RADIUS OF 20.00 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 31.98 FEET TO THE P.T. OF SAID CURVE, THENCE 30.00 FEET DISTANCE FROM AND PARALLEL WITH THE CENTERLINE OF SEARLES AVENUE, SOUTH $89^{\circ}00'24''$ EAST, 756.63 FEET, THE P.C. OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF $89^{\circ}54'22''$ AND A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 15.69 FEET TO THE P.T. OF SAID CURVE; THENCE 25.50 FEET DISTANCE FROM AND PARALLEL TO THE CENTERLINE OF 27TH STREET, SOUTH $0^{\circ}53'58''$ WEST 330.16 FEET TO THE P.C. OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF $90^{\circ}00'00''$ AND A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 15.71 FEET TO THE P.T. OF SAID CURVE;

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THENCE 25.50 FEET DISTANCE FROM AND PARALLEL TO THE
CENTERLINE OF DEMITRIUS AVENUE, NORTH $89^{\circ}06'02''$ WEST 748.33
FEET TO THE P.C. OF A CURVE TO THE RIGHT, SAID CURVE HAVING
A CENTRAL ANGLE OF $88^{\circ}28'18''$ AND A RADIUS OF 20.00 FEET;
THENCE ALONG SAID CURVE, AN ARC LENGTH OF 30.88 FEET TO THE
POINT OF BEGINNING.

RESERVING THEREFROM AN EASEMENT OVER, UNDER AND ACROSS
THE EAST 12.00 FEET THEREOF FOR ROAD AND UTILITY PURPOSES.

ASSESSOR'S COPY

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 139-25-201-001
b. _____
c. _____
d. _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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

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

\$ _____
(_____)
\$ _____
\$ \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
b. Explain Reason for Exemption: transfer to family trust without consideration

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____

Capacity: Grantor

Signature: _____

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Mvillier, LLC
Address: 4660 S. Eastern Ave #110
City: Las Vegas,
State: NV Zip: 89119

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Olivares Moon Family Trust
Address: 4660 S. Eastern Ave #110
City: Las Vegas,
State: NV Zip: 89119

COMPANY REQUESTING RECORDING

Print Name: Michael F. Bohn, Esq.
Address: 1880 E. Warm Springs, Ste. 110
City: Las Vegas, NV 89119

Escrow #: _____

State: _____ Zip: _____

As a public record this form may be recorded/microfilmed

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