PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-27870 APN: 163-08-120-032

Name of Property Owner: RICARDO & MINA ALFAFARA

Name of Applicant: RICARDO & MINA ALFAFARA

Name of Representative: MINA

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 __X__ 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: [signature]

Print Name: RICARDO C. ALFAFARA

RECEIVED
APR 23 2008

Subscribed and sworn before me

This 23rd day of April, 2008

[signature]
Notary Public in and for said County and State

KRISTEN E. MAISH-WIRTH
Notary Public, State of Nevada
Appointment No. 94-8701-1
My Appt. Expires Jun 22, 2011

Assessor's Copy

20071220-0004976

R.P.T.T.: $9,812.40
APN: 163-08-120-032

Title Order No. 511501113D
Escrow No. 511501113D-JC

WHEN RECORDED MAIL TO:
MRA, LLC
2300 Whispering Hills Circle
Las Vegas, NV 89117
MAIL TAX STATEMENTS TO:
Same as Above

Amount $9.60 RPTT: $9,812.40
RC Fee: $3.00
12/20/2007 14:06:01
Requestor
FIDELITY NATIONAL TITLE COMPANY OF NEVADA
Debbie Conway DC
Clark County Recorder Pgs: 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

J&J Real Estate Holdings, LLC, a Nevada Limited Liability Company

hereby GRANT(S), BARGAIN(S), SELL(S) AND CONVEY(S) to

MRA, LLC, a Nevada Limited Liability Company,

that property in Clark County, Nevada, described as:

*** See "Exhibit A" attached hereto and made a part hereof ***

Dated December 19th, 2007

J&J Real Estate Holdings, LLC,
a Nevada Limited Liability Company

By: Jennifer Lund, Manager

By: Jo Manabee, Manager

Page 1 of 2

GRANT, BARGAIN AND SALE DEED

State of Nevada
County of Clark

This instrument was acknowledged before me on 19th day of December, 2007 by Jennifer Lund and Jo Manabee as Managers of J&J Real Estate Holdings, LLC, a Nevada Limited Liability Company.

Signature of notarial officers

NOTARY PUBLIC
State of Nevada
JO CAMPO
No. 99-51972-1
My Appointment Expires Dec. 1, 20

Page 2 of 2

GRANT, BARGAIN AND SALE DEED

EXHIBIT A

The land referred to is situated in the County of Clark, City of Las Vegas, State of Nevada, and is described as follows:

Parcel 1:

Being a portion of Lot 1 of Lakes Business Center as shown by map on file in Book 60 of Plats, Page 42 and a portion of Lot 8 per map on file in Book 51, Page 44 of Parcel Maps, in the Office of the County Recorder of said County situated in the Northeast Quarter (NW 1/4) of Section 8, Township 21 South, Range 60 East, M.D.M., more particularly described as follows:

Commencing at the Northwest corner of said Section 8, said point also being on the centerline of West Sahara Avenue, being 75.00 feet wide half Street width as per map recorded in File 51, Page 44 of Parcel Maps;

Thence along the Northerly line of said line also being the centerline of said West Sahara Avenue, South 87°54'33" East, 1502.08 feet to a point on said line, said point being a point on the Northerly prolongation of the Westerly line of said Lot 1;

Thence departing said centerline along the Northerly prolongation of said Westerly line, South 2°05'27" West, 75.00 feet to a point on the Southerly right-of-way line of West Sahara Avenue said point also being the point of beginning;

Thence along said Southerly way line South 87°54'33" East, 173.43 feet to a point on said line, said point being the Northwest corner of that certain parcel of land as per map recorded in File 82, Page 91 of Surveys;

Thence departing said right-of-way line, along the Westerly line of said parcel in File 82, Page 91 of Surveys, South 02°05'27" West, 244.16 feet to a point on the centerline of that certain 60.00 foot wide private street, ingress/egress easement, public utility easement and City of Las Vegas sidewalk easement;

Thence along said line, and the Westerly prolongation thereof, North 87°54'33" West, 173.43 feet to a point on the Westerly line of Lot 1 as per map recorded in File 72, Page 99 of Surveys;

Thence along said line, North 02°05'27" East, 244.16 feet to the true point of beginning.

Note: The above metes and bounds legal description appeared previously in that certain Grant, Bargain and Sale Deed recorded September 2, 1998 in Book 980902 as Instrument No. 01779, of Official Records.

Parcel 2:

Together with a non-exclusive easement for ingress and egress as set forth in the Covenants, Conditions and Restrictions and Reservation of Easements recorded February 17, 1994, in Book 940217 as Instrument No. 00394 of Official Records, Clark County, Nevada.

Assessor's Copy

PROJECT TEAM

OWNER: MRA LLC
CONTACT: MINA ALFAFARA
TEL. (702) 255-2415 FAX. 255-9152
2300 WHISPERING HILLS CIRCLE LAS VEGAS,NV 89117

ARCHITECT: TIM BLISH
TIM BLISH ,ARCHITECT
2375 EAST TROPICANA STE.#4, LAS VEGAS,NV 89119
TEL. (702)739 9987 FAX: 7396522

GENERAL CONTRACTOR:
FM CONTRACTING, NV LIC #0058418
PROJECT MGR. VINCENT FLORES
1400 CASA DEL REY CT. LAS VEGAS,NV 89117
CELL. (702)415-6265 FAX: 878-1798

CIVIL ENGINEER: Not required.

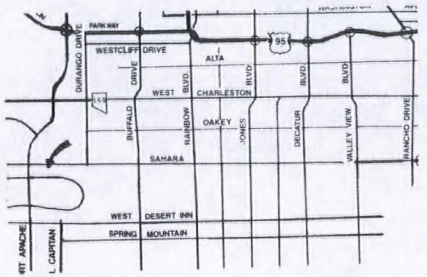
STRUCTURAL ENGINEER: Not required.

MECHANICAL DESIGN:
TIM BLISH,ARCHITECT
MECHANICAL CONTRACTOR
ABSOLUTE AIR NV LIC# 60030

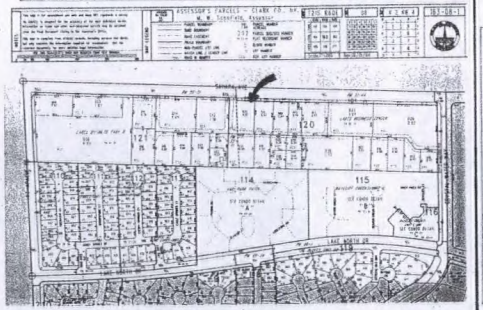
PLUMBING DESIGN:
TIM BLISH,ARCHITECT
PLUMBING CONTRACTOR
TBA

ELECTRICAL DESIGN:
LEO
ALPHA ELECTRIC, LLC NV LIC #69081
5258 S EASTERN AVE #201, LAS VEGAS,NV 89119
TEL. (702) 216-5771 FAX. 597-3911

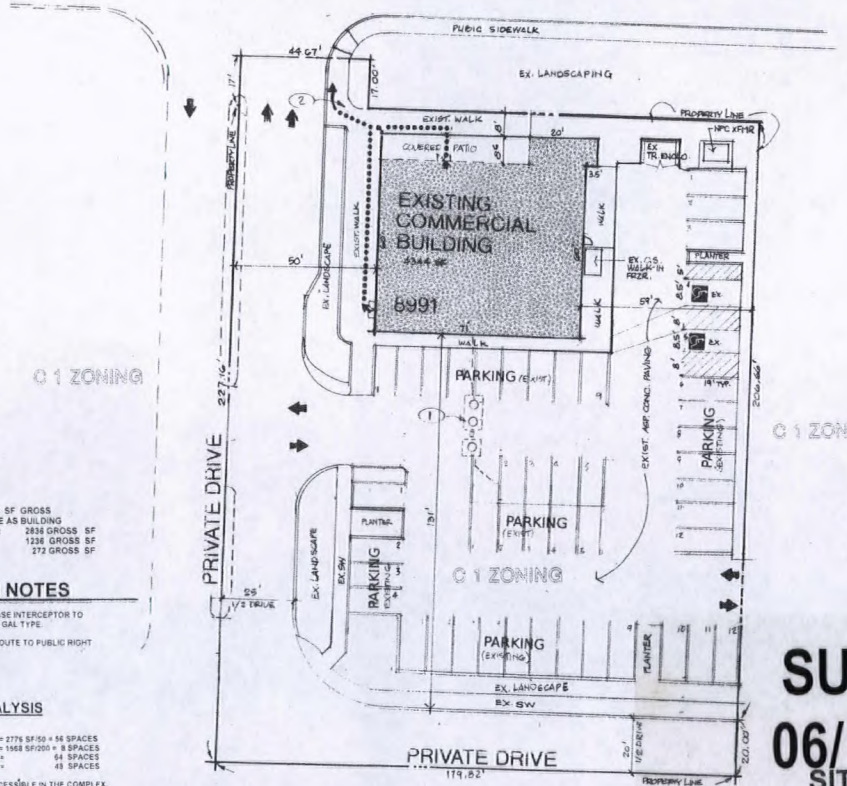
VICINITY MAP



ASSESSOR'S MAP APN=163-08-120-032



SAHARA AVE



BUILDING AREA: 4,344 SF GROSS
TENANT SPACE : SAME AS BUILDING
DINING ROOM & BAR : 2836 GROSS SF
KITCHEN : 1236 GROSS SF
RESTROOM : 272 GROSS SF

SITE PLAN NOTES

1. EXISTING 1200 GAL GREASE INTERCEPTOR TO BE REPLACED WITH 1500 GAL TYPE.
2. EXISTING ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY.

PARKING ANALYSIS

PARKING REQUIRED:
PUBLIC AREAS : = 2776 SF/50 = 56 SPACES
REMAINING AREA = 1568 SF/200 = 8 SPACES
TOTAL REQUIRED = 64 SPACES
SPACES SHOWN ON LOT= 48 SPACES

OTHER SPACES ARE ACCESSIBLE IN THE COMPLEX.

2006 IBC CODE ANALYSIS

NAME: NEW IMPROVEMENTS for MINA'S BALLROOM & RESTAURANT

ADDRESS: 8991 WEST SAHARA AVE., LAS VEGAS,NV
APN = 163-08-120-032

PROJECT DESCRIPTION :
NEW INTERIOR PARTITIONS AND FINISHES, NEW POWER AND LIGHTING, NEW H.V.A.C. UNITS, MAKE-UP AIR AND EXHAUST HOODS WITH DUCTING, NEW PLUMBING AND GAS PIPING.

CODES:
ORIGINALLY CONSTRUCTED UNDER 1997 UBC
AS AMENDED BY THE CITY OF LAS VEGAS
IMPROVEMENTS UNDER THE 2006 IBC
IN ADDITION:
2003 NFPA 1 FIRE CODE
2006 UNIFORM MECHANICAL CODE
2006 UNIFORM PLUMBING CODE
2005 NATIONAL ELECTRICAL CODE
2006 INT'L ENERGY CONSERVATION CODE
2006 IBC ADMINISTRATIVE CODE

ZONING: C-1
PARKING REQUIRED :
PUBLIC AREAS = 2776 / 50 = 56 SPACES
REMAINING AREA = 1568/ 200 = 8 SPACES
TOT = 64 SPACES
SPACES SHOWN ON PLOT = 48 SPACES
OTHER SPACES AVAILABLE IN THE COMPLEX

TYPE OF CONSTRUCTION: TYPE V – B FULLY SPRINKLERED
FIRE SPRINKLER PROTECTION : YES
HEIGHT : 20'
STORIES: SINGLE STORY

BUILDING AREA: 4,344 SF GROSS ALLOWABLE = 6,000 SF
TENANT SPACE : SAME AS BUILDING
DINING ROOM & BAR : 2776 GROSS SF
KITCHEN : 1236 GROSS SF
RESTROOM : 332 GROSS SF
OCCUPANCY CLASS: A-2
OCCUPANCY LOADS
DINING RM : 2776 / 15 = 185
KITCHEN : 1236 / 200 = 7
RESTRM : 332 / 100 = 4
EXITS REQUIRED:
DINING 185 (>49) 2 EXIT (2 SHOWN)
KITCHEN 7 (<29) 1 EXIT (1 SHOWN)

CITY OF LAS VEGAS

DRAWING INDEX

SHEET	DESCRIPTION
T.1	COVER SHEET,SITE PLAN, CODE ANALYSIS
T.2	FLOOR PLAN & NOTES.
DEMO.1	DEMOLITION PLAN
T.3	REFLECTED CEILING PLAN & DETAILS
K.1	HEALTH DEPT.NOTES, KITCHEN EQUIPT. SCHEDULE
M.1	MECHANICAL PLAN
M.2	HOOD PLAN
M.3	DETAILS
P.1	PLUMBING PLAN
P.2	PLUMBING DETAILS
E.1	ELECTRICAL
E.2	ELECTRICAL
E.3	ELECTRICAL

SUP-27870

06/12/08 PC

SITE PLAN

SCALE: 1"=20'-0"

NORTH

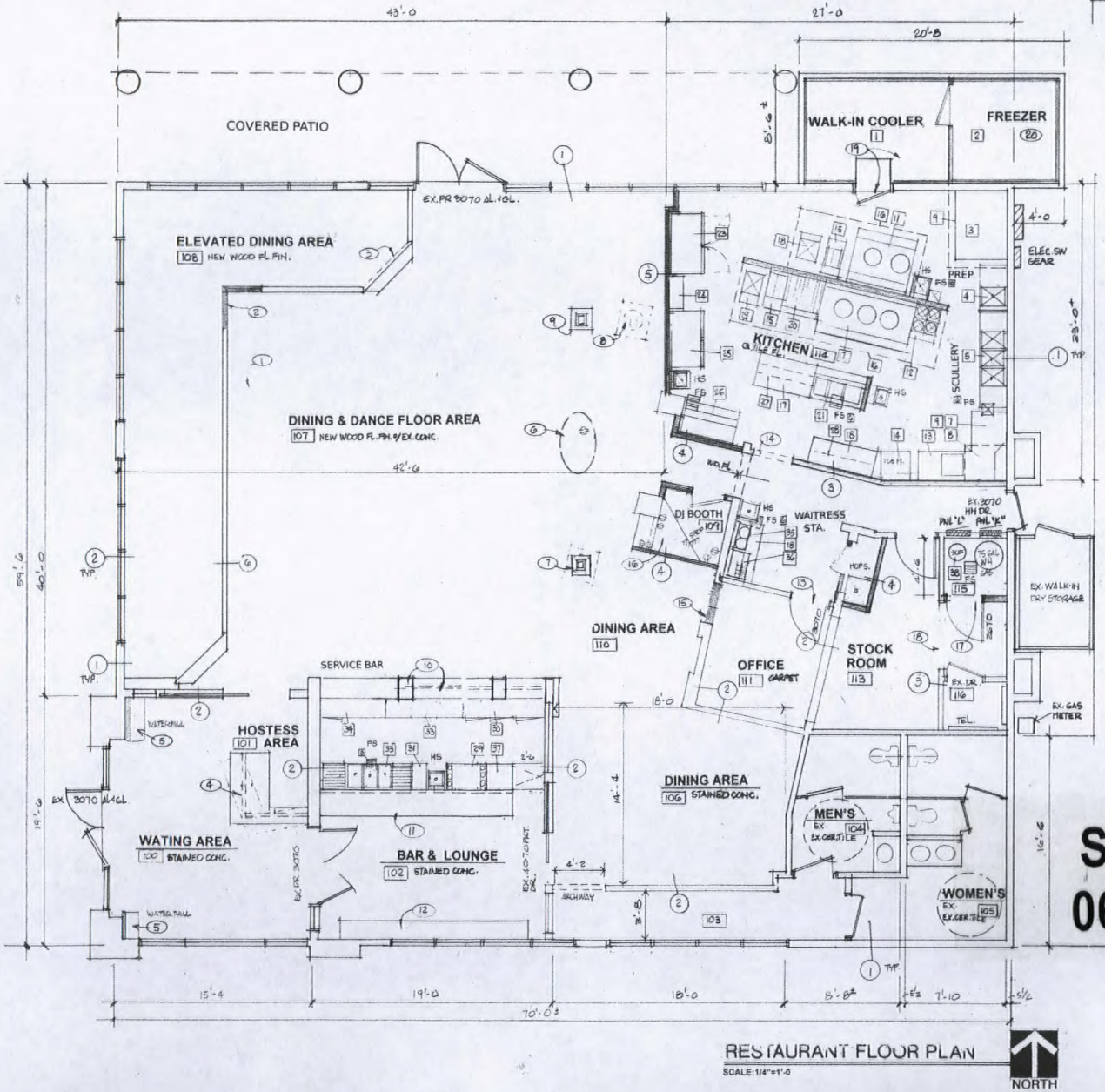
RECEIVED
APR 23 2008

FM CONTRACTING, LLC
NV License # 0058418
Bonded and Insured
1400 Casa Del Rey Ct. PH: (702) 415-6265
Las Vegas, NV. 89117 Fax: (702) 878-1798

IMPROVEMENTS for
MINA'S BALLROOM & RESTAURANT
8991 WEST SAHARA AVE.
LAS VEGAS,NEVADA 89117

TIM BLISH
REGISTERED ARCHITECT
739-9987 / 2375 EAST TROPICANA #4
FAX-739-9988 / LAS VEGAS,NEVADA 89119

T.1



PLAN NOTES

1. EXISTING 2 X 6 EXTERIOR WALLS W/R-19 INSULATION.
2. EXISTING STOREFRONT, 1/2" INSULATED TINTED GLASS.
3. EXISTING MET.STUD/GYPBD. PARTITION(S)
4. NEW 3-5/8" X 25 GA MET.STUD PARTITIONS W/ SOUND INSULATION.
5. NEW 6" X 25 GA MET.STUD/GYP.BD. PARTITION(S)
6. EXISTING 1/2 PARTITION W/ W.I. RAILING.
1. REMOVE EXISTING RAMP. SEE DEMO.1 PLAN.
2. PROVIDE NEW RAILING SECTION. MATCH EXISTING.
3. PROVIDE NEW OPENING, RE-INSTALL STEPS TO MATCH OTHER STEPS.
4. NEW HOSTESS COUNTER. SEE OWNER.
5. NEW PRE-FAB, SELF CONTAINED WATER-FALL FEATURE. PROVIDE POWER AS REQUIRED. SEE OWNER.
6. NEW WATER FEATURE. SELF-CONTAINED. PROVIDE POWER AS REQ'D. SEE OWNER & G.C.
7. REMOVE EXISTING COLUMN COVER. SEE OWNER FOR NEW DESIGN DETAILS.
8. REMOVE EXISTING "DUMMY" COLUMN.
9. PROVIDE NEW COLUMN FEATURE. SEE OWNER & G.C. MATCH (7)
10. EXISTING COUNTER & GLASS SHELVES TO REMAIN.
11. NEW BAR COUNTER & EQUIPMENT. SEE OWNER & G.C.
12. EXISTING BAR COUNTER TO REMAIN. SEE OWNER.
13. PROVIDE NEW DOOR & FRAME.
14. PROVIDE NEW ARCH OPENING TO KITCHEN. VERIFY WIDTH OF OPENING.
15. FRAME-IN EXISTING OPENING. FINISH TO MATCH ADJACENT SURFACES.
16. NEW DJ BOOTH W/RAISED SECTION OF FLOOR.
17. PROVIDE NEW WALL & DOOR FOR NEW WATER HEATER ROOM. MET.STUD & GYP.BD. W/INSULATION. NOTE COMBUSTION AIR DUCT TO ROOF.
18. NEW FRAMED ARCHWAY OPENING IN EXISTING MET. STUD/GYP.BD. WALL.
19. 20. NEW RAISED FLOOR AS PROVIDE BY THE COOLER/FRZR SUPPLIER. PROVIDE AN INTERIOR RAMP AS REQUIRED. NEW INSULATED WALL PANELS AND CEILING PANELS. NEW MECHANICAL PLAN FOR H.V.A.C SYSTEMAS PROVIDED BY THE MANUFACTURER.

EQUIPMENT SCHEDULE

item	req.	Description	Manufacturer	Model
1.	1.	Walk in cooler	u s cooler	custom
2.	1	Walk in freezer	u s cooler	custom
3.	1	Baking oven	American range	M 2
4.	1	1 tub prep sink	paramount	custom
5.	1	3 tub sink	paramount	custom
6.	5	Floor sinks		fs1262
7.	1	Clean table	s s custom	fm6-302
8.	1	Dish washer	knight	kle-175-gtm
9.	1	Typ 1 hood	by contractor	custom
10.	1	Floor sink		fs-1262
11.	1	Wok - 2 hole	town	E2SS
12.	1	4-burner range with oven	American range	AR-4
13.	1	Soil table	paramount	DTSS60-48R
14.	1	ice machine	cranitowoc	Q-450
15.	2	Fryers	American range	AF-2545-591
16.	1	Type 1 hood	by contractor	custom
17.	1	Wok - 3 hole	master range	TE----3 SS
18.	1	Work table	paramount	FM6-320
19.	2	Stock pots	American range	ARSP- 18
20.	1	Char broiler	American range	AECB-34
21.	1	3 hole steam table	supreme metal	SW-3E-I20
22.	5	Hand sinks	Advance	7-PS-80
23.	1	2 door freezer	True	T-49F
24.	1	Shelves	paramount	custom
25.	1	2 door refrigerator	True	T-49
26.	1	Sandwich unit	true	TSS-U-48-10
27.	1	Over shelf w/heat lamp		
28.	1	Shelves		
29.	1	Jocky box	supreme metals	SLI-12-36-7
30.	1	Beer/wine cooler	true	TBB-24-72G
31.	1	Blend station w/dump	supreme metal	SL-RS-15
32.	1	Beer dis. Under ref.		
33.	1	3 tub bar sink	supreme metal	SLB-53C
34.	1	Glass door refrig.		
35.	1	COFFEE MAKER		
36	1	SODA DISPENSER		
37	1	GLASS WASHER		
38	1	WATER SYS		

BUILDING AREA: 4,344 SF GROSS

DINING ROOM & BAR :	2836 GROSS SF
KITCHEN :	1236 GROSS SF
RESTROOM :	272 GROSS SF

SUP-27870
06/12/08 PC

RECEIVED
APR 23 2008

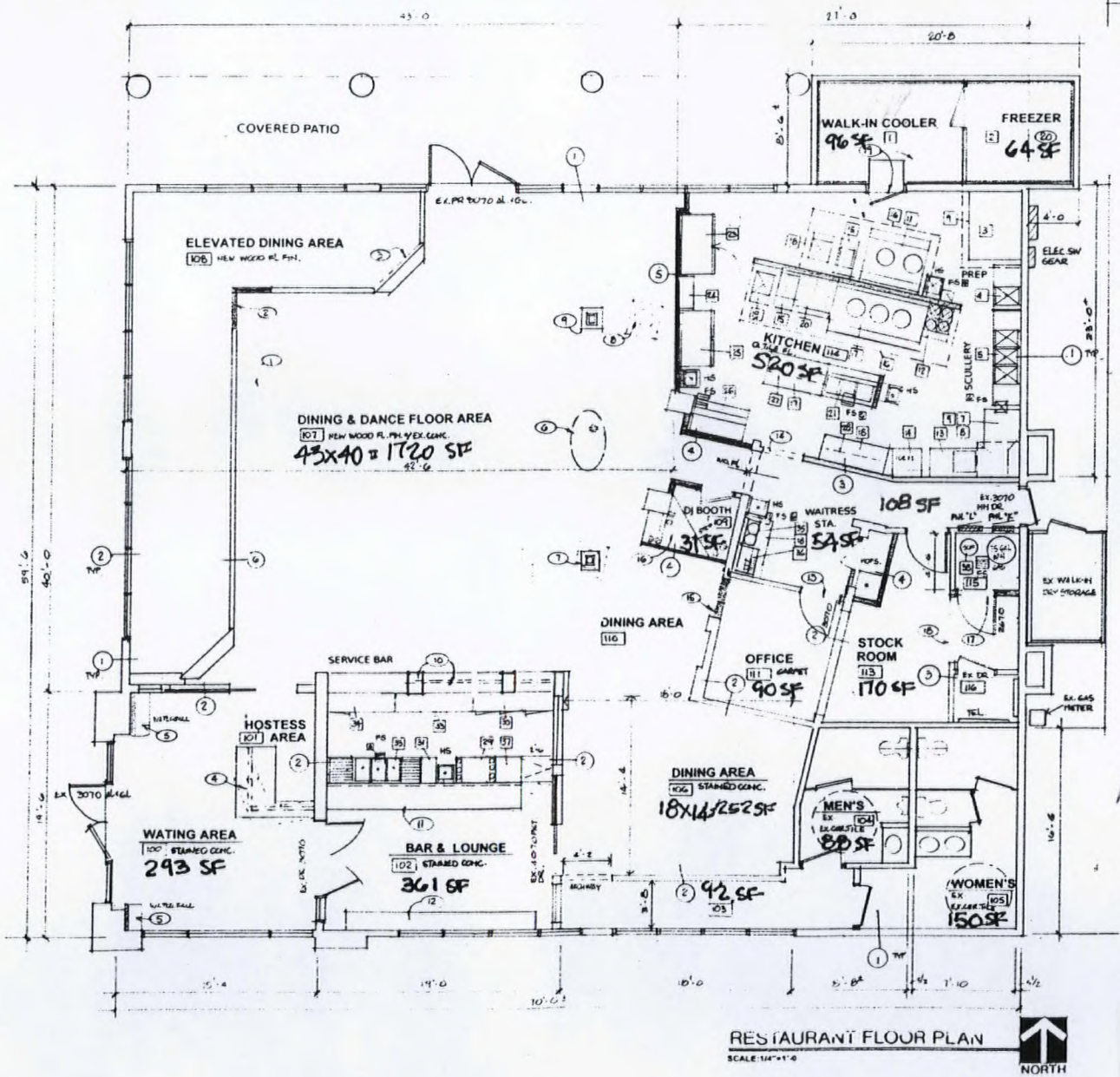
FM CONTRACTING, LLC
NV License # 0058418
Construction Consultant
1400 Casa Del Rey Ct. PH: (702) 415-6265
Las Vegas, NV. 89117 Fax: (702) 876-1738

TENANT IMPROVEMENTS for
MINA'S BALLROOM & RESTAURANT
8991 WEST SAHARA AVE.
LAS VEGAS, NEVADA 89117

TIM BLISH
BUILDING DESIGN SERVICES
739-9987, 2375 EAST TROPICANA #8,
FAX:739-9982, LAS VEGAS, NEVADA 89119

4/9/08

T.2



item	qty	Description	Manufacturer	Model
1	1	Walk in cooler	w k cooler	custom
2	1	Walk in freezer	w k cooler	custom
3	1	Baking oven	American range	M 2
4	1	1 tub prep sink	paramount	custom
5	1	3 tub sink	paramount	custom
6	5	Floor sinks		fs-1262
7	1	Clean table	e k custom	fast-302
8	1	Dish washer	knight	kle-175-gpm
9	1	Typ 1 hood	by contractor	custom
10	1	Floor sink		fs-1262
11	1	Wok - 2 hole	town	F2SS
12	1	4-burner range with oven	American range	AR-4
13	1	Soil table	paramount	DTS560-48R
14	1	ice machine	manitowoc	Q-450
15	2	Fryers	American range	AF-2545-5FI
16	1	Type 1 hood	by contractor	custom
17	1	Wok - 3 hole	master range	TE----3 SS
18	1	Work table	paramount	FMS-320
19	2	Stock pots	American range	ARSP- 16
20	1	Char broiler	American range	AECB-36
21	1	3 hole mixing table	regrosec metal	SW-3E-120
22	5	Hand sinks	Advance	7-PS-80
23	1	2 door freezer	True	T-49F
24	1	Shelves	paramount	custom
25	1	2 door refrigerator	True	T-49
26	2	Sandwich unit	true	TSS-U-48-16
27	1	Over shelf w/heat lamp		
28	1	Shelves		
29	1	Jacky box	regrosec metals	SLJ-12-36-7
30	1	Beer/wine cooler	true	T3R-24-72G
31	1	Hand station w/lamp	regrosec metal	SL-RS-15
32	1	Beer dis. Under ref.		
33	1	3 tub bar sink	regrosec metal	SLB-53C
34	1	Glass door refrig		
35	1	COFFEE MAKER		
36	1	SODA DISPENSER		
37	1	GLASS RINSER		
38	1	ENTREE SHF		

1) EXISTING 2 X 6 EXTERIOR WALLS W/R 19 INSULATION
2) EXISTING STOREFRONT 1/2" INSULATED TINTED GLASS
3) EXISTING MET STUD/GYPBD PARTITIONS)
4) NEW 3 5/8" X 25 GA MET STUD PARTITIONS W/ SOUND INSULATION
5) NEW 6" X 25 GA MET STUD/GYP BD PARTITIONS)
6) EXISTING 1/2 PARTITION W/ W I RAILING
7) REMOVE EXISTING RAMP SEE DEMO I PLAN
8) PROVIDE NEW RAILING SECTION MATCH EXISTING
9) PROVIDE NEW OPENING, RE-INSTALL STEPS TO MATCH OTHER STEPS
10) NEW HOSTESS COUNTER SEE OWNER
11) NEW PRE FAB. SELF CONTAINED WATER FALL FEATURE PROVIDE POWER AS REQUIRED SEE OWNER
12) NEW WATER FEATURE SELF CONTAINED PROVIDE POWER AS REQ'D SEE OWNER & G.C
13) REMOVE EXISTING COLUMN COVER SEE OWNER FOR NEW DESIGN DETAILS
14) REMOVE EXISTING "DUMMY" COLUMN
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16) EXISTING COUNTER & GLASS SHELVES TO REMAIN.
17) NEW BAR COUNTER & EQUIPMENT SEE OWNER & G.C
18) EXISTING BAR COUNTER TO REMAIN. SEE OWNER
19) PROVIDE NEW DOOR & FRAME
20) PROVIDE NEW ARCH OPENING TO KITCHEN. VERIFY WIDTH OF OPENING.
21) FRAME-IN EXISTING OPENING. FINISH TO MATCH ADJACENT SURFACES.
22) NEW DJ BOOTH W/RAISED SECTION OF FLOOR.
23) PROVIDE NEW WALL & DOOR FOR NEW WATER HEATER ROOM. MET.STUD/ GYP BD. W/INSULATION NOTE COMBUSTION AIR DUCT TO ROOF.
24) NEW FRAMED ARCHWAY OPENING IN EXISTING MET STUD/GYP BD. WALL.
25) NEW RAISED FLOOR AS PROVIDE BY THE COOLER/FRZR SUPPLIER. PROVIDE AN INTERIOR RAMP AS REQUIRED.
26) NEW INSULATED WALL PANELS AND CEILING PANELS.
27) NEW MECHANICAL PLAN FOR H.V.A.C SYSTEMS PROVIDED BY THE MANUFACTURER

Public SPACE (3700SF)
1/50
NOW - Public SPACE (1600SF)
1/200

BUILDING AREA: 4,344 SF GROSS
DINING ROOM & BAR 2634 GROSS SF
KITCHEN 1236 GROSS SF
RESTROOM 272 GROSS SF

RECEIVED
APR 23 2008

SUP-27870
06/12/08 PC

FM CONTRACTING, LLC
97 Lorna • 89107
Architect/Imprint
1400 Coon Del Rey Ct. PH: (702) 456-8365
Las Vegas, NV. 89117 Fax: (702) 576-1798

TENANT IMPROVEMENTS for
MIMI'S BALLROOM & RESTAURANT
8991 WEST SAHARA AVE.
LAS VEGAS, NEVADA 89117

TIM BLISH
LICENSED DESIGNER
228 EAST TROPICANA #4,
LAS VEGAS, NEVADA 89109

4/9/08

T.2

20071220-0004976

Fee: $16.00 RPTT: $9,812.40
N/C Fee: $0.00
12/20/2007 14:08:41
T20070219367
Requestor:
OLD REPUBLIC TITLE COMPANY OF NEVADA
Debbie Conway DHG
Clark County Recorder Pgs: 4

R.P.T.T.: $9,812.40
APN: 163-08-120-032

Title Order No. 5115011130
Escrow No. 5115011130-JC

4-1

WHEN RECORDED MAIL TO:
MRA, LLC
2300 Whispering Hills Circle
Las Vegas, NV 89117
MAIL TAX STATEMENTS TO:
Same as Above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

J&J Real Estate Holdings, LLC, a Nevada Limited Liability Company

hereby GRANT(S), BARGAIN(S), SELL(S) AND CONVEY(S) to

MRA, LLC, a Nevada Limited Liability Company,

that property in Clark County, Nevada, described as:

*** See "Exhibit A" attached hereto and made a part hereof ***

Dated December 19, 2007

J&J Real Estate Holdings, LLC,
a Nevada Limited Liability Company

By: _____
Jennifer Lund, Manager

By: _____
Jill Manasee, Manager

Copy
Assessor's

SUP-28192
SUP-27870
06/12/08 PC REVISED

State of Nevada
County of Clark

This instrument was acknowledged before me on 19th day of December, 2007 by Jennifer Lund and Jill Manasee as Managers of J&J Real Estate Holdings, LLC, a Nevada Limited Liability Company.

Jo Campo
Signature of notarial officers

NOTARY PUBLIC
County of Clark-State of Nevada
JO CAMPO
No. 99-51972-1
My Appointment Expires Dec. 5, 20[illegible]

Assessor's Copy

GRANT, BARGAIN AND SALE DEED

SUP-28192
SUP-27870
06/12/08 PC REVISED

ORDER NO. : 5115011130-JC

EXHIBIT A

The land referred to is situated in the County of Clark, City of Las Vegas, State of Nevada, and is described as follows:

Parcel 1:

Being a portion of Lot 1 of Lakes Business Center as shown by map on file in Book 60 of Plats, Page 42 and a portion of Lot B per map on file in Book 51, Page 44 of Parcel Maps, in the Office of the County Recorder of said County situated in the Northwest Quarter (NW 1/4) of Section 8, Township 21 South, Range 60 East, M.D.M., more particularly described as follows:

Commencing at the Northwest corner of said Section 8, said point also being on the centerline of West Sahara Avenue, being 75.00 feet wide half Street width as per map recorded in File 51, Page 44 of Parcel Maps.

Thence along the Northerly line thereof, said line also being the centerline of said West Sahara Avenue, South 87°54'33" East, 1402.98 feet to a point an said line, said point being a point on the Northerly prolongation of the Westerly line of said Lot 1;

Thence departing said centerline, along the Northerly prolongation of said Westerly line, South 2°05'27" West, 75.00 feet to a point on the Southerly right-of-way line of West Sahara Avenue said point also being the point of beginning;

Thence along said right-of-way line South 87°54'33" East, 173.43 feet to a point on said line, said point being the Northwest corner of that certain parcel of land as per map recorded in File 82, Page 91 of Surveys;

Thence departing said right-of-way line, along the Westerly line of said parcel in File 82, Page 91 of Surveys, South 02°05'27" West, 244.16 feet to a point on the centerline of that certain 40.00 foot wide private street, ingress/egress easement, public utility easement and City of Las Vegas sewer easement;

Thence along said line, and tile Westerly prolongation thereof, North 87°54'33" West, 173.43 feet to a point on the Westerly line of Lot 1 as per map recorded in File 72, Page 99 of Surveys;

Thence along said line, North 02°05'27" East, 244.16 feet to the true point of beginning.

Note: The above metes and bounds legal description appeared previously in that certain Grant, Bargain and Sale Deed recorded September 2, 1998 in Book 980902 as Instrument No. 01779, of Official Records.

Parcel 2:

Together with a non-exclusive easement for ingress and egress as set forth in the Covenants, Conditions and Restrictions and Reservation of Easements recorded February 17, 1994, in Book 940217 as Instrument No. 00384 of Official Records, Clark County, Nevada.

Working Copy

SUP-28192
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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   163-08-120-032

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

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

3. Total Value/Sales Price of Property $1,923,975.00
   Deed in Lieu of Foreclosure Only (value of property) ( )
   Transfer Tax Value $1,923,975.00
   Real Property Transfer Tax Due $9,812.40

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 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 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)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
J & J Real Estate Holdings, LLC	MRA, LLC
8933 W. Sahara Ave.	2300 Whispering Hills Circle
Las Vegas NV 89117	Las Vegas, NV 89117

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

Old Republic Title Company of Nevada
8861 W. Sahara Ave. Suite 290
Las Vegas, NV 89117

Escrow #: 5115011130-JC

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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