



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SUP-27870

Case Number: _____ 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

_____ ☒ 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: _____

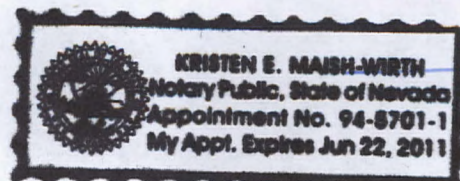
Signature of Property Owner: _____

Print Name: RICARDO C. ALFAFARA

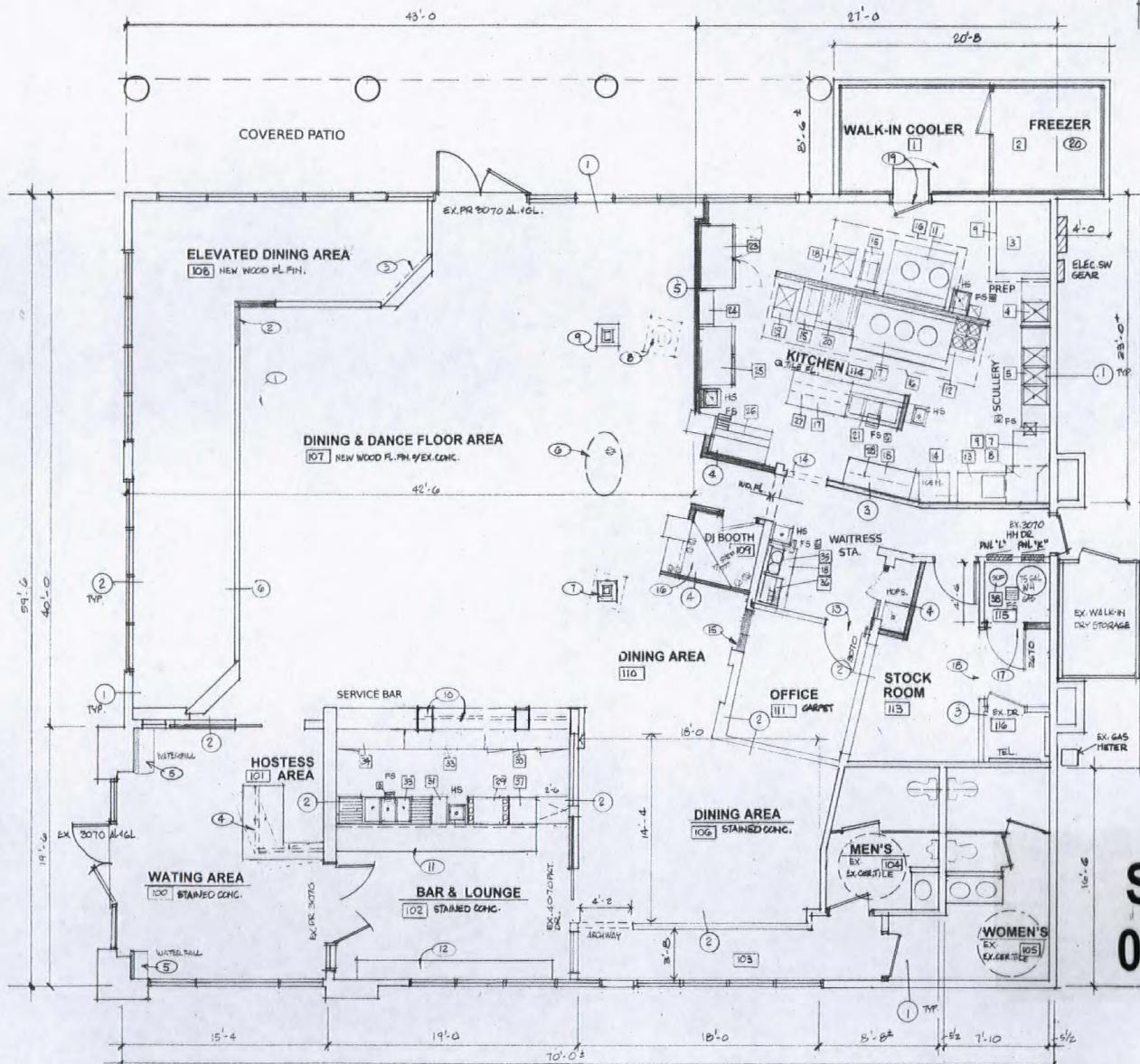
Subscribed and sworn before me

This 2nd day of April, 2008

Kristen E. Maish-Wirth
Notary Public in and for said County and State



RECEIVED
APR 23 2008



PLAN NOTES

- 1 EXISTING 2 X 6 EXTERIOR WALLS W/IR-19 INSULATION.
- 2 EXISTING STOREFRONT, 1/2" INSULATED TINTED GLASS.
- 3 EXISTING MET STUD/GYP BD. PARTITIONS.
- 4 NEW 3-818" X 25 GA MET STUD PARTITIONS W/ SOUND INSULATION.
- 5 NEW 6" X 35 GA MET STUD/GYP BD. PARTITIONS (S).
- 6 EXISTING 1/2" PARTITION W/ W. RAILING.
- 7 REMOVE EXISTING RAMP. SEE DEMO.1 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.
- 15 PROVIDE NEW COLUMN FEATURE. SEE OWNER & G.C. MATCH 13.
- 16 EXISTING COUNTER & GLASS SHELVES TO REMAIN. NEW BAR COUNTER & EQUIPMENT. SEE OWNER & G.C.
- 17 EXISTING BAR COUNTER TO REMAIN. SEE OWNER.
- 18 PROVIDE NEW DOOR & FRAME.
- 19 PROVIDE NEW ARCH OPENING TO KITCHEN. VERIFY WIDTH OF OPENING.
- 20 FRAME-IN EXISTING OPENING. FINISH TO MATCH ADJACENT SURFACES.
- 21 NEW DJ BOOTH W/RAISED SECTION OF FLOOR.
- 22 PROVIDE NEW WALL & DOOR FOR NEW WATER HEATER ROOM. MET STUD & GYP BD. INSULATION. NOTE COMBUSTION AIR DUCT TO ROOF.
- 23 NEW FRAMED ARCHWAY OPENING IN EXISTING MET. STUD/GYP BD. WALL.
- 24 NEW RAISED FLOOR AS PROVIDED BY THE COOLER/FREEZER SUPPLIER. PROVIDE AN INTERIOR RAMP AS REQUIRED. NEW INSULATED WALL PANELS AND CEILING PANELS. NEW MECHANICAL PLAN FOR H.V.A.C. SYSTEMS PROVIDED BY THE MANUFACTURER.
- 25
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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	paramount	B1362
7.	1	Clean table	S.S. custom	48x-362
8.	1	Dish washer	hagerty	48x-175-gm
9.	1	Tip 1 hood	by contractor	custom
10.	1	Floor sink	fs-1262	
11.	1	Wok - 2 hole	town	E255
12.	1	4-burner range with oven	American range	AS-4
13.	1	Soil table	paramount	DTS860-48R
14.	1	ice machine	manitowoc	Q-450
15.	2	Fryers	American range	AF-2545-591
16.	1	Type 1 hood	by contractor	custom
17.	1	Wok - 3 hole	manitowoc	TF-1-55
18.	1	Work table	paramount	FMS-320
19.	2	Stock pots	American range	ABSP-18
20.	1	Char broiler	American range	ABCB-24
21.	1	1 hole steam table	supreme metal	SW-3E-220
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-1J-46-10
27.	1	Over shelf/wheat lamp		
28.	1	Shelves		
29.	1	Jacky box	supreme metal	SLJ-12-36-T
30.	1	Beer/wine cooler	True	TDB-24-T20
31.	1	Head station with sink	supreme metal	SL-RS-15
32.	1	Beer dis. Under ref.		
33.	1	3 tub bar sink	supreme metal	SLB-51C
34.	1	Class door refng.		
35.	1	COFFEE MAKER		
36.	1	SODA DISPENSER		
37.	1	GLASS WARMER		
38.	1	WATER DISP		

SUP-27870
06/12/08 PC

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APR 23 2008

BUILDING AREA: 4,344 SF GROSS
DINING ROOM & BAR: 2836 GROSS SF
KITCHEN: 1236 GROSS SF
RESTROOM: 172 GROSS SF



FW CONTRACTING, LLC
1400 Casa Del Rey Ct.
Las Vegas, NV 89117
PH: (702) 415-6263
Fax: (702) 876-1798

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

TIM BLISH
728-9887, 3275 EAST THORNDAKE AVE.
SUITE 100, LAS VEGAS, NEVADA 89119

4/9/08

T.2

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

Title Order No. 5115011130
Escrow No. 5115011130-JC

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

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

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

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

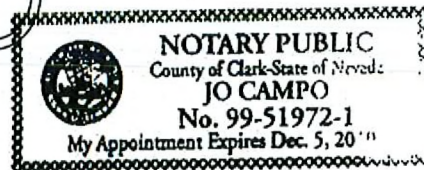


EXHIBIT A

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 $87^{\circ}54'33''$ East, 1402.98 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 $2^{\circ}05'27''$ 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 $87^{\circ}54'33''$ 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 $02^{\circ}05'27''$ 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 the Westerly prolongation thereof, North $87^{\circ}54'33''$ 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 $02^{\circ}05'27''$ 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.

SUP-28192

SUP-27870

06/12/08 PC REVISED

**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)**

J & J Real Estate Holdings, LLC
8133 W. Sahara Ave.
Las Vegas NV 89117

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

MRA, LLC
2300 Whispering Hills Circle
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

SUP-28192

SUP-27870

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