

20060411-0004555

Fee: \$16.00 RPTT: \$61,200.00  
N/C Fee: \$25.00

04/11/2006 15:06:31  
T20060063953

Requestor:  
FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane KGP  
Clark County Recorder Pgs: 5

A.P.N.: 162-10-510-025 & 162-10-502-006  
File No: NCS-maxey-la1 (dm)  
R.P.T.T.: \$61,200.00

6

When Recorded Mail To: Mail Tax Statements To:

SAHARA-KAREN ASSOCIATES, LLC.  
3390 MARY STREET., SUITE 200  
COCONUT GROVE, FL 33133

5-2

**GRANT, BARGAIN and SALE DEED**

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

NEW SAHARA DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY  
do(es) hereby GRANT, BARGAIN and SELL to

SAHARA-KAREN ASSOCIATES LLC, A FLORIDA LIMITED LIABILITY COMPANY

the real property situate in the County of <sup>Clark</sup> State of Nevada, described as follows: see EXHIBIT "A"

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: APRIL 5, 2006

COPY

NEW SAHARA DEVELOPMENT, LLC,  
A NEVADA LIMITED LIABILITY COMPANY

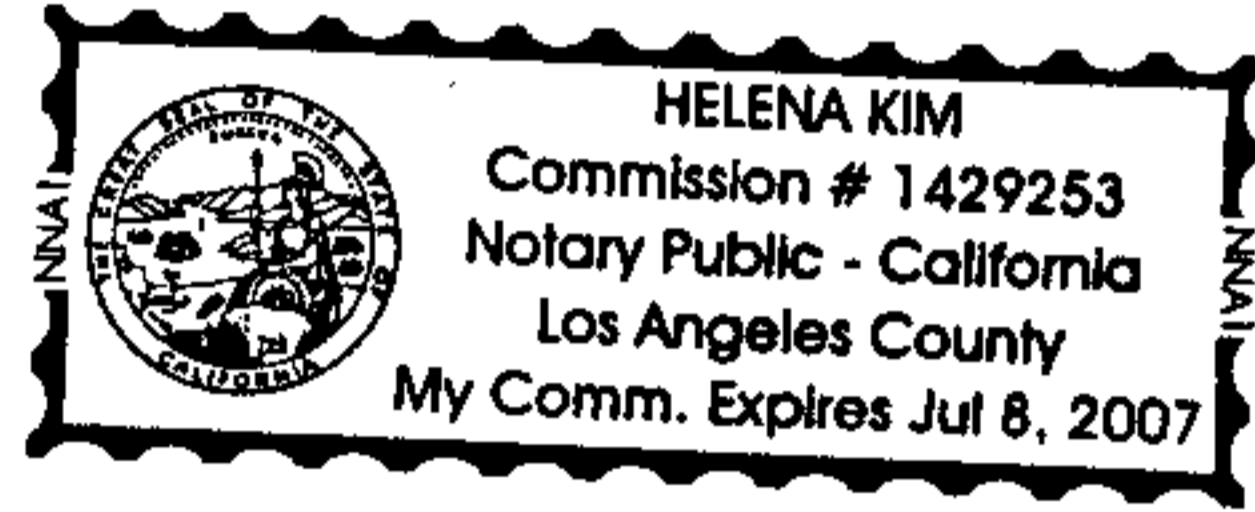
By: Bang Ja Kim  
Bang Ja Kim

STATE OF CALIFORNIA )  
 )  
 ) :ss.  
COUNTY OF LOS ANGELES )

This instrument was acknowledged before me on  
4/07/06 by

[Signature]

Notary Public  
(My commission expires: July 8, 2007)



ASSISTANT'S COPY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

LOT ONE (1) IN BLOCK "C" OF COMMERCIAL CENTER, BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN ON REGISTERED PROFESSIONAL ENGINEERS MAP IN FILE 11, PAGE 84, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL IA:

NON-EXCLUSIVE EASEMENTS FOR OFF STREET PARKING OF MOTOR VEHICLES AND WALKAWAYS FOR PEDESTRIANS IN THE AREA AS SET FORTH IN THOSE CERTAIN DECLARATIONS OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED JULY 8, 1962 IN BOOK 372 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 300398 AND SEPTEMBER 12, 1962 IN BOOK 386 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 311554.

PARCEL II:

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS COMMENCING AT THE SOUTHEAST (SE) CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 10; THENCE SOUTH 87°50'02" WEST ALONG SAID SOUTH LINE 794.62 FEET TO THE SOUTHWEST (SW) CORNER OF THE LAND CONVEYED TO JACOB E. VON TOBEL, ET AL, BY DEED RECORDED JANUARY 28, 1965 AS DOCUMENT NO. 484288, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 2°47'12" EAST ALONG THE WEST LINE OF SAID LAND, TO AND ALONG THE WEST LINE OF THE LAND CONVEYED TO YENOM INVESTMENT CORPORATION BY DEED RECORDED OCTOBER 15, 1971 AS DOCUMENT NO. 137578, A DISTANCE OF 637.24 FEET, MORE OR LESS, TO THE NORTH LINE OF THAT CERTAIN THIRTY (30) FOOT EASEMENT DESCRIBED IN DEED TO PARVIN/DOHRMANN COMPANY RECORDED MARCH 22, 1966 AS DOCUMENT NO. 564405; THENCE ALONG SAID NORTH LINE SOUTH 87°12'48" WEST ONE HUNDRED (100.00) FEET TO A POINT IN THE EAST LINE OF COMMERCIAL CENTER AS SHOWN ON A MAP IN FILE 11, PAGE 84 OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY; THENCE SOUTH 2°47'20" EAST ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 10, NORTH 87° 00'02" EAST TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN THE SOUTH THIRTY (30) FEET OF SAID LAND AS CONVEYED TO CLARK COUNTY FOR ROAD AND INCIDENTAL PURPOSES BY DEED RECORDED APRIL 15, 1960 AS DOCUMENT NO. 194522.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 9, 2002 IN BOOK 20021209 AS INSTRUMENT NO. 00041 OF OFFICIAL RECORDS.

PARCEL IIA:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND INCIDENTAL PURPOSES SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED JUNE 26, 1998 IN BOOK 980626 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS AS DOCUMENT NO. 00456.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 162-1<sup>0</sup>-510-025  
 b) 162-10-502-006  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

FOR RECORDERS OPTIONAL USE	
Boo _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$12,000,000.00  
 Deed in Lieu of Foreclosure Only (value of \_\_\_\_\_)  
 ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$12,000,000.00  
 Real Property Transfer Tax Due \$61,200.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.00 %

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

Signature: \_\_\_\_\_  
 Signature: [Handwritten Signature]  
 SELLER (GRANTOR) INFORMATION

Capacity: \_\_\_\_\_  
 Capacity: [Handwritten Signature]  
 BUYER (GRANTEE) INFORMATION

(REQUIRED)  
 Print Name: NEW SAHARA DEVELOPMENT, LLC,  
A NEVADA LIMITED LIABILITY COMPANY

(REQUIRED)  
 Print Name: SAHARA-KAREN ASSOCIATES LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

Address: 127 Fremont Place  
 City: Los Angeles  
 State: CA Zip: 90005

Address: 3390 MARY STREET., SUITE 200  
 City: COCONUT GROVE  
 State: FL Zip: 33133

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

Print Name: First American Title  
 Address: 520 N. Central Ave 8th Floor  
 City: Glendale

File Number: NCS-maxey-1a1 dm/dm  
 State: CA Zip: 91203

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 162-1<sup>c</sup>-510-025
- b) 162-10-502-006
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**CLARIFICATION**

2. Type of Property

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

FOR RECORDERS OPTIONAL USE	
Boo _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \_\_\_\_\_ \$12,000,000.00

Deed in Lieu of Foreclosure Only (value of \_\_\_\_\_ (\$ \_\_\_\_\_))

Transfer Tax Value: \_\_\_\_\_ \$12,000,000.00

Real Property Transfer Tax Due \_\_\_\_\_ \$61,200.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

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Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: *Justin Chan*

Capacity: *Representing Third Parties*

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print NEW SAHARA DEVELOPMENT, LLC,  
Name: A NEVADA LIMITED LIABILITY COMPANY

Print SAHARA-KAREN ASSOCIATES LLC,  
Name: A FLORIDA LIMITED LIABILITY COMPANY

Address: 127 Fremont Place

Address: 3390 MARY STREET., SUITE 200

City: Los Angeles

City: COCONUT GROVE

State: CA Zip: 90005

State: FL Zip: 33133

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

Print First American Title

File NCS-maxey-1a1 dm/dm

Address 520 N. Central Ave 8th Floor

City: Glendale State: CA Zip: 91203

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

*4/555*