



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	22-0272 05/19/2022

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Review

**Project Address** (Location) Bonanza & Dike

**Project Name** Phenomenal Towing **Proposed Use** Towing & Impound Yard Use

**Assessor's Parcel #(s)** 139-29-704-023, 024, & 025 **Ward #** 5

**General Plan:** Existing TOD-2 Proposed No Change **Zoning:** Existing C-1 Proposed C-M

**Additional Information** \_\_\_\_\_

**Property Owner** Phenomenal Investments, LLC **Contact** Nibras Admon

**Address** 1533 Tillman Falls Ave **City** Las Vegas **State** NV **Zip** 89106

**E-mail** hinbras@yahoo.com **Phone** \_\_\_\_\_

**Applicant** Phenomenal Investments LLC **Contact** Nibras Admon

**Address** 2039 W Bonanza **City** Las Vegas **State** NV **Zip** 89106

**E-mail** hinbras@yahoo.com **Phone** \_\_\_\_\_

**Representative** G.C. Garcia, Inc. **Contact** George Garcia

**Address** 1055 Whitney Ranch Dr., Suite 210 **City** Henderson **State** NV **Zip** 89014

**E-mail** acole@gcgarciainc.com **Phone** (702) 435-9909

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)** \_\_\_\_\_

**Partner(s)** \_\_\_\_\_

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

**Property Owner Signature** \_\_\_\_\_

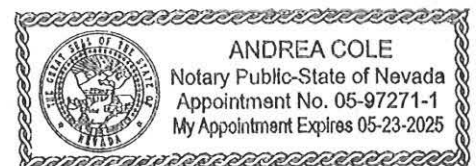
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Nibras Admon

Subscribed and sworn before me

This 5 day of May, 20 22

Notary Public in and for said County and State





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**Applicant** Phenomenal Investments LLC **Contact** Nibras Admon

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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)** \_\_\_\_\_

**Partner(s)** \_\_\_\_\_

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
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**Property Owner Signature** \_\_\_\_\_

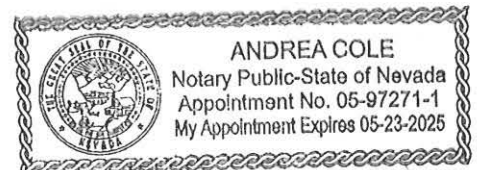
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Nibras Admon

Subscribed and sworn before me

This 5 day of May, 2022

Andrea Cole  
Notary Public in and for said County and State

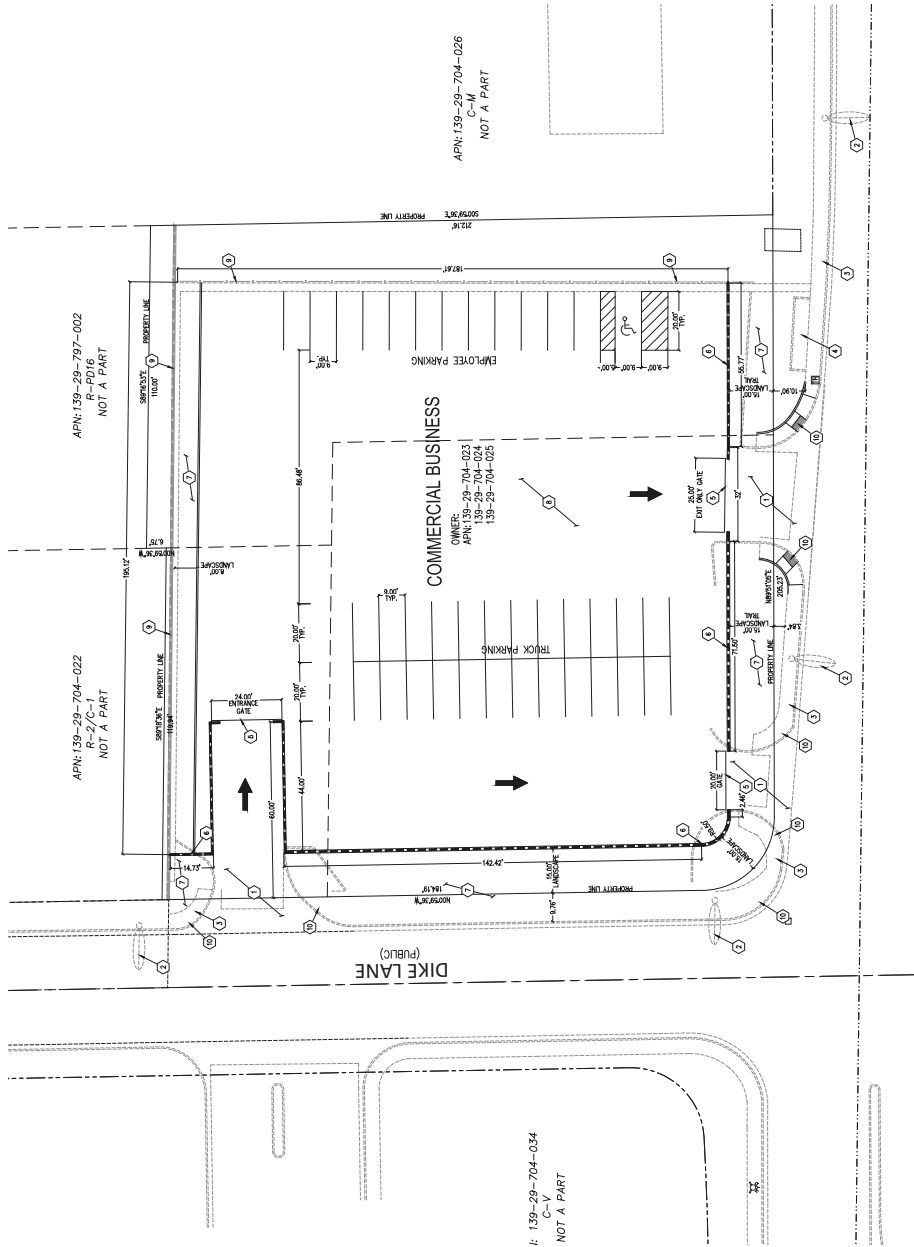


**FAST**  
Underground  
1-702-555-5800  
www.fast-nv.com

**CALL CENTER**  
1-800-642-2444  
www.callcenter-nv.com

**PERMIT**  
1-702-327-2993  
www.permit-nv.com

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F: 139-29-704-034  
C-V  
NOT A PART

APN: 139-29-704-026  
C-V  
NOT A PART

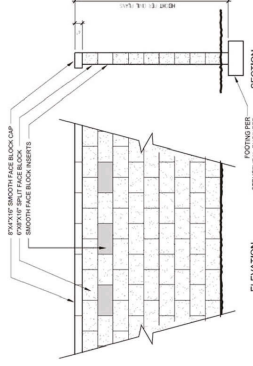
BONANZA ROAD  
(PUBLIC)



GRAPHIC SCALE  
(IN FEET)  
1 inch = 20 ft.

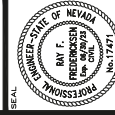
22-0272  
05/19/2022

- CONSTRUCTION NOTES**
- EXISTING COMMERCIAL TYPE DRIVEWAY
  - EXISTING STREET LIGHT
  - EXISTING SIDEWALK
  - EXISTING BUS STOP
  - EXISTING GATE
  - 8 FT DECORATIVE CMU BLOCK WALL
  - LANDSCAPE
  - AC CONCRETE
  - EXISTING WALL PROJECT IN PLACE
  - UPGRADE ADA RAMP TO MEETING STANDARDS DESIGN WILL BE DONE ON OFFSITE PLANS



**TYPICAL PERIMETER WALL SECTION**  
NOT TO SCALE

**Parking Analysis:**  
Employees - 1 space/employee  
Required: 1 x 12 = 12  
Provided: 12 spaces  
Tow Trucks - 1 space/truck  
Required: 24 trucks  
Provided: 24 truck spaces



DESIGNED BY:	REF	4/9/22
DRAWN BY:	REF	
CHECKED BY:	REF	
DATE:	05/19/2022	
PROJECT NAME:	APRIL 9, 2022	
SHEET:	SP	
OF	1	
CITY PROJ. #		

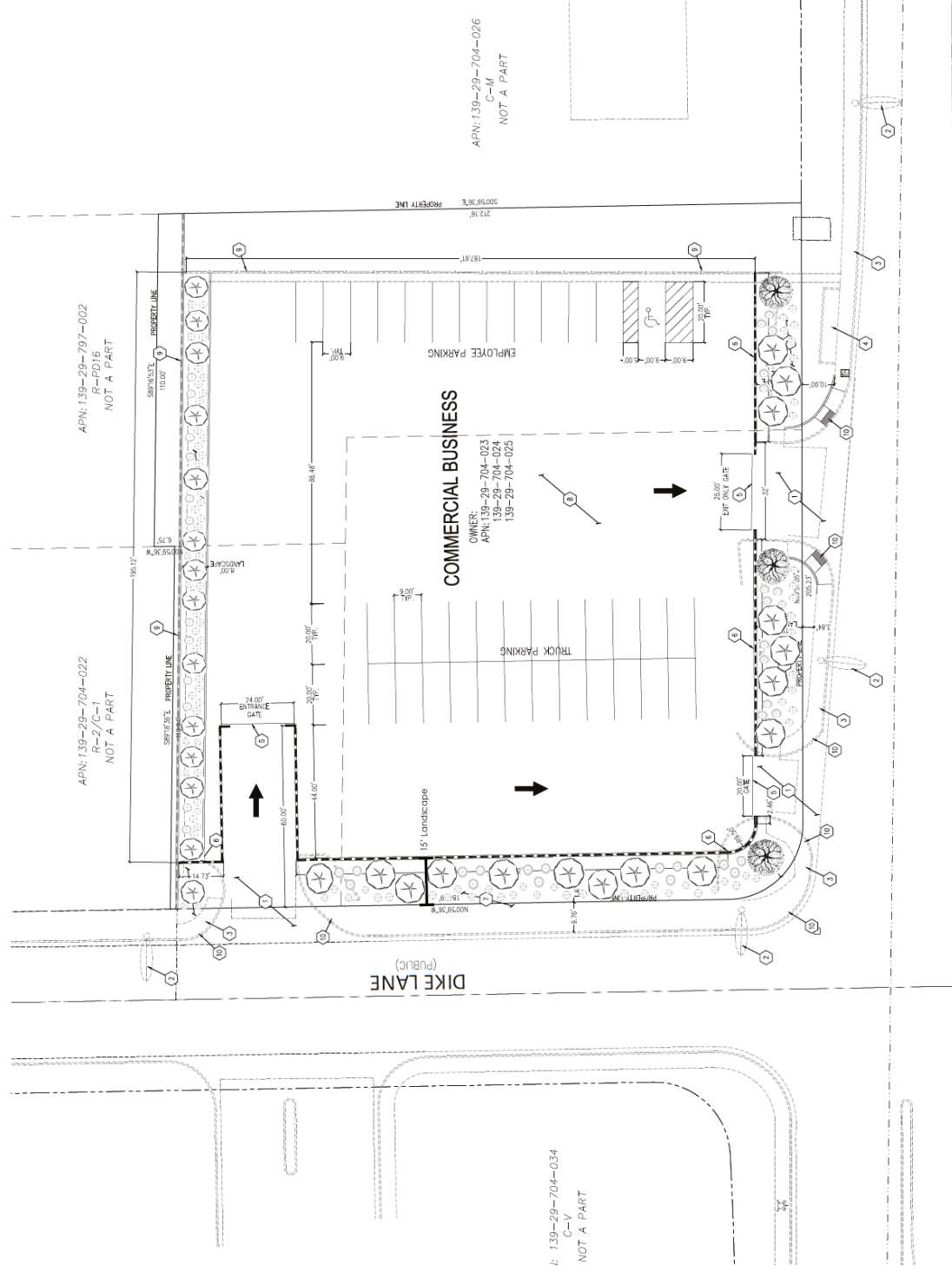
2230 WEST BONANZA ROAD  
SITE EXHIBIT  
SHEET

SITE PLAN





**GCGARCIA**  
A Planning & Development Services Corporation  
May 2022



Note: Tree Spacing Typical 20' O.C.

## CONSTRUCTION NOTES

- 1 EXISTING COMMERCIAL TYPE DRIVEWAY
- 2 EXISTING STREET LIGHT
- 3 EXISTING SIDEWALK
- 4 EXISTING BUS STOP
- 5 SLIDING GATE
- 6 8 FT DECORATIVE CMU BLOCK WALL
- 7 LANDSCAPE
- 8 4" AC CONCRETE
- 9 EXISTING WALL PROTECT IN PLACE
- 10 UPGRADE ADA RAMPS TO PROWING STAIRS

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- 9 EXISTING WALL PROTECT IN PLACE
- 10 UPGRADE ADA RAMPS TO PROWAG

# Color Materials Board

Is N/A

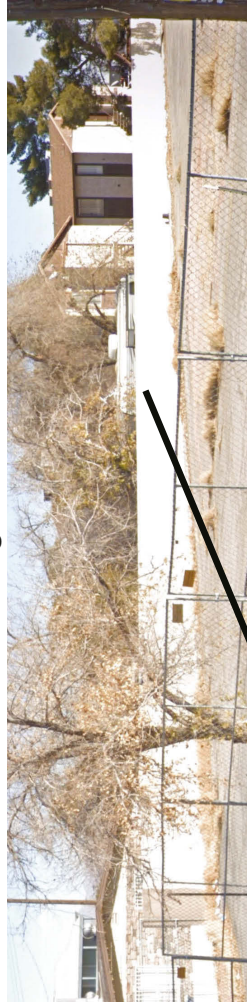
22-0272  
05/19/2022

# Bonanza & Dike Existing Wall & Fence Exhibit

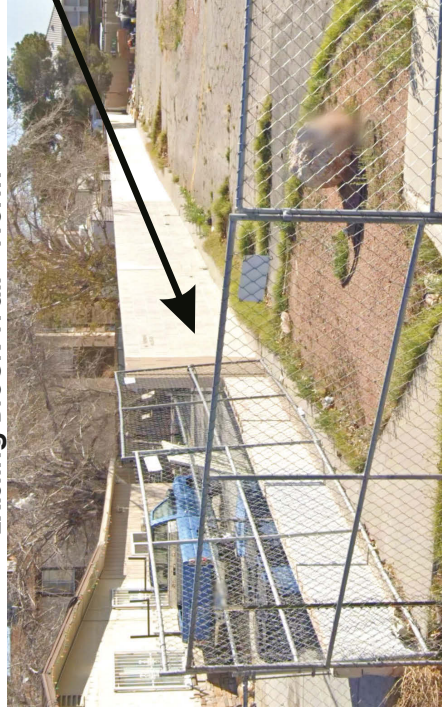
April 2022



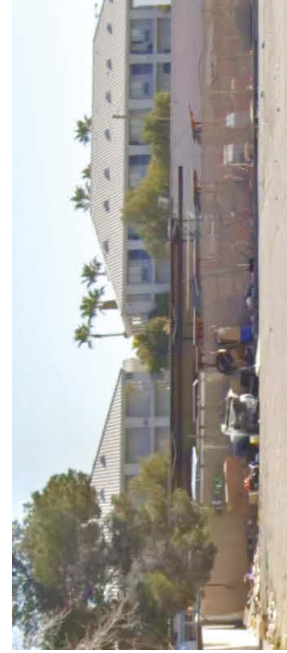
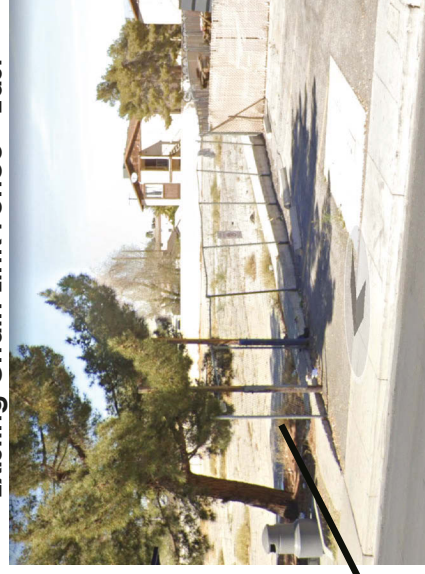
Existing Block Wall - North



Existing Block Wall - North



Existing Chain Link Fence - East



22-0272  
03/19/2022



Inst #: 20220314-0001978  
Fees: \$42.00  
RPTT: \$3238.50 Ex #:  
03/14/2022 01:30:30 PM  
Receipt #: 4922183  
Requestor:  
FNTG NCS Las Vegas  
Recorded By: WDMN Pgs: 7  
Debbie Conway  
CLARK COUNTY RECORDER  
Src: ERECORD  
Ofc: ERECORD

APN: 139-29-704-023 139-29-704-025 139-29-704-024

Affix R.P.T.T. \$3,238.50

RECORDING REQUESTED BY:  
FIDELITY NATIONAL TITLE  
WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENT TO:  
PHENOMENAL INVESTMENTS LLC, A  
NEVADA LIMITED LIABILITY COMPANY  
NIBRAS ADMON  
1533 TILLMAN FALLS AVE  
LAS VEGAS, NV 89106

ESCROW NO: 42049715-420-DM3

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Harry K. Ayvazian, a single man

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Phenomenal Investments 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.**

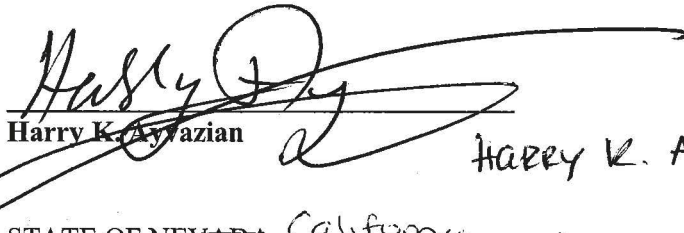
Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

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05/19/2022

Witness my/our hand(s) this 10 day of March, 2022

**SELLER:**


  
Harry K. Ayvazian

HARRY K. AYVAZIAN

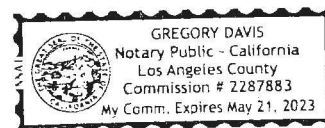
STATE OF ~~NEVADA~~ California  
COUNTY OF ~~CLARK~~ Los Angeles } ss:

On this March 10, 2022  
appeared before me, a Notary Public,  
Harry K. Ayvazian

personally known or proven to me to  
be the person(s) whose name(s) is/are  
subscribed to the above instrument,  
who acknowledged that he/she/they  
executed the instrument for the  
purposes therein contained.

  
\_\_\_\_\_  
Notary Public

My commission expires: May 21, 2023



**NOTARY JURAT FOR GRANT, BARGAIN, SALE DEED  
FOR ESCROW NO.: 42049715-420DM3**

**22-0272**  
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Escrow No. 42049715 - 420 - DM3  
*Grant, Bargain, Sale Deed....Continued*

**EXHIBIT A**

PARCEL 1-A: (APN: 139-29-704-023)

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M;  
THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE ¼), NORTH 88°27'00" WEST, 1051.00 FEET;  
THENCE PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER (SE ¼), SOUTH 0°25'00" EAST, TO A POINT DISTANT NORTH 0°25'00" WEST 270.12 FEET FROM THE NORTH LINE OF CLARK AVENUE (NOW BONANZA ROAD) AS SAID AVENUE EXISTED ON DECEMBER 3, 1938, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0°25'00" EAST, 118.37 FEET;  
THENCE PARALLEL WITH THE NORTH LINE OF THE LAND DESCRIBED IN THE DEED TO WALTER PULSPHER, ET UX, RECORDED DECEMBER 3, 1938 IN BOOK 25 OF DEEDS, PAGE 61 AS DOCUMENT NO. 77568, OF OFFICIAL RECORDS OF SAID COUNTY, SOUTH 88°44'00" EAST, 120.00 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN THE DEED TO VICTORIA J. MEYERS, ET UX, RECORDED DECEMBER 7, 1938 IN BOOK 25 OF DEEDS, PAGE 167 AS DOCUMENT NO. 77601, OF SAID RECORDS;  
THENCE ALONG THE WEST LINE NORTH 0°25'00" WEST, 118.37 FEET;  
THENCE NORTH 88°44'00" WEST, 120.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTH 62 FEET THEREOF.

PARCEL 1-B:

AN UNDIVIDED 3/640 INTEREST IN AND TO THAT ARTESIAN WELL LOCATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., SAID ARTESIAN WELL BEING KNOWN AS THE RUSSELL WELL, TOGETHER WITH A RIGHT OF WAY THROUGH EXISTING DITCHES AND PIPE LINES BETWEEN SAID LAND AND WELL.

PARCEL 2: (APN: 139-29-704-024)

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THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E ¼) CORNER OF SECTION 29;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE ¼), NORTH 88°40'23" WEST, 1051.00 FEET;

THENCE PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER (SE ¼), SOUTH 0°37'08" EAST, 1194.61 FEET, MORE OR LESS, TO A POINT DISTANT NORTH 0°37'08" WEST, 160.12 FEET FROM THE NORTH LINE OF CLARK AVENUE (NOW BONANZA ROAD) AS SAID AVENUE EXISTED ON DECEMBER 3, 1938, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0°37'08" EAST, 20.00 FEET TO THE NORTHWEST CORNER (NW) OF THAT PARCEL CONVEYED TO MARTHA BAINBRIDGE, A WIDOW AND NOW UNMARRIED, TO LUTHER E. RAGSDALE AND ETHEL RAGSDALE, RECORDED APRIL 30, 1963 AS DOCUMENT NO. 355564, CLARK COUNTY, NEVADA RECORDS;

THENCE CONTINUING SOUTH 0°37'08" EAST, A DISTANCE OF 132.98 FEET TO A POINT ON THE PRESENT RIGHT-OF-WAY LINE BONANZA ROAD AS DESCRIBED AND CONVEYED IN THE DEED TO SAID STATE OF NEVADA, RECORDED JULY 23, 1943 IN BOOK 33 OF DEEDS, PAGE 253 AS DOCUMENT NO. 168450 OFFICIAL RECORDS;

THENCE SOUTH 89°03'11" EAST ALONG SAID PRESENT RIGHT-OF-WAY OF BONANZA ROAD, 154.99 FEET;

THENCE NORTH 0°37'08" WEST, 152.64 FEET;

THENCE NORTH 88°55'33" WEST, 155.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THAT PORTION CONVEYED TO THE CITY OF LAS VEGAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.;

THENCE SOUTH 00°37'08" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 4.86 FEET TO A POINT IN THE CENTERLINE OF BONANZA ROAD AS SAID CENTERLINE IS DEFINED IN THAT CERTAIN DEED TO THE STATE OF NEVADA RECORDED JULY 23, 1943 IN BOOK 33 OF DEEDS, PAGE 253 AS DOCUMENT NO. 168450, OFFICIAL RECORDS;

THENCE NORTH 89°47'18" WEST, ALONG SAID CENTERLINE OF BONANZA ROAD, A DISTANCE OF 1050.71 FEET TO A POINT IN THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED RECORDED APRIL 30, 1963 AS DOCUMENT NO. 355358, OFFICIAL RECORDS;

THENCE NORTH 00°37'08" WEST, ALONG SAID WEST LINE, A DISTANCE OF 50.01 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT 50.00 FEET

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NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE AFOREMENTIONED CENTERLINE OF BONANZA ROAD;  
THENCE SOUTH 89°47'18" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 19.71 FEET TO A POINT;  
THENCE FROM A TANGENT WHICH BEARS NORTH 89°47'18" WEST, NORTHWESTERLY ALONG A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 89°10'10" AN ARC DISTANCE OF 31.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE WITH THE AFOREMENTIONED WEST LINE OF SAID PARCEL DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 355358;  
THENCE SOUTH 00°37'08" EAST, ALONG SAID WEST LINE, A DISTANCE OF 19.71 FEET TO THE TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THAT PORTION CONVEYED TO THE CITY OF LAS VEGAS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.;  
THENCE SOUTH 00°37'08" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 4.86 FEET TO A POINT IN THE CENTERLINE OF BONANZA ROAD AS SAID CENTERLINE IS DEFINED IN THAT CERTAIN DEED TO THE STATE OF NEVADA RECORDED JULY 23, 1943 IN BOOK 33 OF DEEDS, PAGE 253 AS DOCUMENT NO. 168450, OFFICIAL RECORDS;  
THENCE NORTH 89°47'18" WEST, ALONG SAID CENTERLINE OF BONANZA ROAD, A DISTANCE OF 1050.71 FEET TO A POINT IN THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED RECORDED APRIL 30, 1963 AS DOCUMENT NO. 355358, OFFICIAL RECORDS;  
THENCE NORTH 00°37'08" WEST, ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 48.49 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF BONANZA ROAD AS SAID NORTHERLY RIGHT OF WAY LINE IS DESCRIBED IN SAID DEED TO THE STATE OF NEVADA RECORDED AS DOCUMENT NO. 168450, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°37'08" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1.52 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT 50.00 FEET NORTHERLY MEASURED AT RIGHT ANGLES, FROM THE AFOREMENTIONED CENTERLINE OF BONANZA ROAD;  
THENCE SOUTH 89°47'18" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 229.93 FEET TO A POINT IN THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 16, 1949 IN BOOK 62 OF DEEDS, PAGE 284 AS DOCUMENT NO. 343411 OFFICIAL RECORDS;

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THENCE SOUTH 00°37'08" EAST, ALONG SAID EAST LINE A DISTANCE OF 4.47 FEET TO A POINT IN THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF BONANZA ROAD;

THENCE NORTH 89°03'11" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 229.99 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3: (APN: 139-29-704-025)

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., FROM WHICH THE QUARTER CORNER BETWEEN SECTION 28 AND 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, BEARS SOUTH 87°27'00" EAST 821.00 FEET; THENCE SOUTH 0°25'00" EAST, AND PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 29, TO A POINT ON THE NORTH BOUNDARY OF CLARK AVENUE (ORIGINAL ALIGNMENT 50.00 FEET WIDE) NOW KNOWN AS BONANZA ROAD, SAID POINT BEING FURTHER DESCRIBED AS THE SOUTHEAST (SE) CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY JOHN A. WILSON, ET UX, TO CHARLES E. CATT, ET UX, BY DEED RECORDED JUNE 28, 1950 AS DOCUMENT NO. 343411, OFFICIAL RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°44'00" WEST, ALONG SAID NORTH LINE OF BONANZA ROAD, A DISTANCE OF 75.00 FEET TO A POINT;

THENCE NORTH 0°25'00" WEST, A DISTANCE OF 160.12 FEET TO THE NORTHEAST (NE) CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY LLOYD G. TUBBER TO FRANCHISE REALTY INTERSTATE CORPORATION BY DEED RECORDED JULY 6, 1967 AS DOCUMENT NO. 648248, OFFICIAL RECORDS;

THENCE NORTH 88°44'00" WEST, ALONG THE NORTH LINE OF THAT LAST MENTIONED CONVEYED PARCEL, A DISTANCE OF 35.00 FEET TO A POINT;

THENCE SOUTH 88°44'00" EAST, A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER OF THE LAST MENTIONED CONVEYED PARCEL;

THENCE SOUTH 0°25'00" EAST, A DISTANCE OF 216.31 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

The above legal description was contained in that certain Grant Bargain, Sale Deed recorded November 18, 2014 as Instrument No. 20141118-00222 of Official Records.

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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
- a. 139-29-704-023
- b. 139-29-704-025
- c. 139-29-704-024
- 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 RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property: \$ 635,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_
- c. Transfer Tax Value \$ 635,000.00
- d. Real Property Transfer Tax Due: \$ 3,238.50

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 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] Capacity Grantor

Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: Harry K. Ayvazian

Address: 4640 Columbus Ave

City: Sherman Oaks

State: CA Zip: 91204

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Phenomenal Investments LLC, a Nevada limited liability company

Address: 1533 TILMAN FALLS AVE

City: LAS VEGAS

State: NV Zip: 89106

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Fidelity National Title Group

Escrow No.: 42049715-420-DM3

Address: 8363 W Sunset Road, Suite 100

City, State, Zip: Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**22-0272**  
05/19/2022