DISCLOSURE OF OWNERSHIP/PRINCIPALS

Business Entity Type (Please select one)						
☐ Sole Proprietorship	☐ Partnership	☑ Limited Liability Company	☐ Corporation	☐ Trust	☐ Non-Profit Organization	☐ Other

Business Designation Group (Please select all that apply)						
☐ MBE	☐ WBE	☐ SBE	☐ PBE	☐ VET	☐ DVET	☐ ESB
Minority Business Enterprise	Women-Owned Business Enterprise	Small Business Enterprise	Physically Challenged Business Enterprise	Veteran Owned Business	Disabled Veteran Owned Business	Emerging Small Business

Number of Clark County Nevada Residents Employed:

Corporate/Business Entity Name:	Majestic EJM Arroyo IV, LLC		
(Include d.b.a., if applicable)			
Street Address:	13191 Crossroads Parkway	**Website:**	majesticrealty.com
City, State and Zip Code:	City of Industry, CA 91746	**POC Name:** **Email:**	
Telephone No:	562-692-9581	**Fax No:**	562-692-1553
Nevada Local Street Address: **(If different from above)**	6795 Edmond Street, #110	**Website:**	
City, State and Zip Code:	Las Vegas, NV 89118	**Local Fax No:**	702-896-4838
Local Telephone No:	702-896-5564	**Local POC Name:** **Email:**	Rod Martin rmartin@majesticrealty.com

All entities, with the exception of publicly-traded and non-profit organizations, must list the names of individuals holding more than five percent (5%) ownership or financial interest in the business entity appearing before the Board.

Publicly-traded entities and non-profit organizations shall list all Corporate Officers and Directors in lieu of disclosing the names of individuals with ownership or financial interest. The disclosure requirement, as applied to land-use applications, extends to the applicant and the landowner(s).

Entities include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations.

Full Name	Title	% Owned (Not required for Publicly Traded Corporations/Non-profit organizations)
See attached		

This section is not required for publicly-traded corporations. Are you a publicly-traded corporation? ☐ Yes ☑ No

1. Are any individual members, partners, owners or principals, involved in the business entity, a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?

   ☐ Yes ☑ No (If yes, please note that County employee(s), or appointed/elected official(s) may not perform any work on professional service contracts, or other contracts, which are not subject to competitive bid.)

2. Do any individual members, partners, owners or principals have a spouse, registered domestic partner, child, parent, in-law or brother/sister, half-brother/half-sister, grandchild, grandparent, related to a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?

   ☐ Yes ☑ No (If yes, please complete the Disclosure of Relationship form on Page 2. If no, please print N/A on Page 2.)

I certify under penalty of perjury, that all of the information provided herein is current, complete, and accurate. I also understand that the Board will not take action on land-use applications, contracts and agreements, land sales, leases or exchanges without the completed disclosure form.

Signature

Rodman C. Martin
Print Name

Authorized Agent
Title

9/4/24
Date

DISCLOSURE OF RELATIONSHIP

List any disclosures below:
(Mark N/A, if not applicable.)

NAME OF BUSINESS OWNER/PRINCIPAL	NAME OF COUNTY* EMPLOYEE/OFFICIAL AND JOB TITLE	RELATIONSHIP TO COUNTY* EMPLOYEE/OFFICIAL	COUNTY* EMPLOYEE'S/OFFICIAL'S DEPARTMENT
N/A			

* County employee means Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District.

"Consanguinity" is a relationship by blood. "Affinity" is a relationship by marriage.

"To the second degree of consanguinity" applies to the candidate's first and second degree of blood relatives as follows:

- Spouse – Registered Domestic Partners – Children – Parents – In-laws (first degree)
- Brothers/Sisters – Half-Brothers/Half-Sisters – Grandchildren – Grandparents – In-laws (second degree)

For County Use Only:

If any Disclosure of Relationship is noted above, please complete the following:

☐ Yes ☐ No Is the County employee(s) noted above involved in the contracting/selection process for this particular agenda item?

☐ Yes ☐ No Is the County employee(s) noted above involved in any way with the business in performance of the contract?

Notes/Comments:

_____
Signature

_____
Print Name
Authorized Department Representative

ATTACHMENT TO
OWNERSHIP DISCLOSURE FORM

FULL NAME	*TITLE*	*% OWNED (Not required for publicly traded corporation/non-profit organizations)*
Majestic Arroyo, LLC		
Edward P. Roski, Jr.	Member	50%
Rodman C. Martin	Member	23%
William R. Hayden	Member	23%
EJM Buffalo Arroyo, LLC		
Jon Monkarsh	Member	11.25%
Julie Gadinsky	Member	11.25%

Rodman C. Martin
Sr. Vice President, Majestic Realty Co.
Majestic Arroyo, LLC

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE AGREEMENT ("**First Amendment**") is made and entered into as of the ____ day of _____, 2026, by and between the **COUNTY OF CLARK**, a political subdivision of the State of Nevada ("**County**"), **and MAJESTIC EJM ARROYO IV, LLC**, a Nevada limited liability company authorized to do business in the State of Nevada ("**Company**").

RECITALS:

A. County and Company entered into that certain Lease Agreement dated December 6, 2022, executed by County and Company (the "**Lease**"), wherein Company agreed to lease from County and County agreed to lease to Company certain real property located in Clark County, Nevada, which is depicted and more particularly described in Exhibit "B" to the Lease (the "**Premises**").

B. County and Company desire to amend, modify and supplement the Lease in the manner set forth in this First Amendment.

C. All undefined capitalized terms used in this First Amendment, if any, shall have the same meanings ascribed to such terms in the Lease.

AGREEMENT:

NOW, THEREFORE, for and in consideration of the above recitals (which are incorporated by reference into this First Amendment), the covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, County and Company agree as follows:

1. The description of the Premises, as set forth on Exhibit "B" to the Lease, is hereby amended and restated in its entirety with the legal description in Exhibit "A," attached hereto and made a part hereof. Consistent with the above modification to the description of the Premises, the parties shall execute and record an appropriate First Amendment to Memorandum of Lease.

2. Except as modified by this First Amendment, the Lease shall remain in full force and effect. As amended hereby, the Lease is hereby ratified and confirmed in its entirety. In the event of a conflict between the terms of the Lease and this First Amendment, this First Amendment shall control.

3. This First Amendment embodies the entire agreement between the parties relating to the subject matter contained herein. No modification of this First Amendment or the Lease shall be binding unless evidenced by an agreement in writing signed by both County and Company. This First Amendment may be executed in counterparts, each of which shall constitute an original, and all of which taken together shall constitute one and the same instrument. All exhibits attached to this First Amendment are incorporated by this reference into this First Amendment.

(Intentionally left blank – signature page to follow)

IN WITNESS WHEREOF, this First Amendment has been executed as of the date first written above.

COUNTY:

COUNTY OF CLARK,
a political subdivision of the State of Nevada

_____
Shauna Bradley
Director of Real Property Management

APPROVED AS TO FORM:

Steven B. Wolfson, District Attorney

_____
Nichole Kazimirovicz
Deputy District Attorney

STATE OF NEVADA)
:ss.
COUNTY OF CLARK)

On this ____ day of _____ 2026, before me, the undersigned Notary Public in and for said County, personally appeared Shauna Bradley, as Director of the Department of Real Property Management for the County of Clark, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same voluntarily and for the intents and purposes described herein.

_____
Notary Public

My Commission Expires:

_____

[*Signature pages continue*]

COMPANY:

MAJESTIC EJM ARROYO IV, LLC,
a Nevada limited liability company

By: Majestic Realty Co.,
a California corporation, its Manager

By: _____

Name: Edward P. Roski, Jr.

Title: Chairman of the Board

APPROVED

By: _____
Jonathan Monkarsh, Manager

SIGNED IN COUNTERPART

By: _____
Harlee M. Gasmer, Manager

[*Acknowledgments on following pages*]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles)

On Sept. 4, 2026, before me, Lupe Garcia, Notary Public, personally appeared Edward P. Rosti Jr, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

LUPE GARCIA
Notary Public - California
Los Angeles County
Commission # 2433407
My Comm. Expires Jan 7, 2027

COMPANY:

MAJESTIC EJM ARROYO IV, LLC,
a Nevada limited liability company

By: Majestic Realty Co.,
a California corporation, its Manager

By:_____
SIGNED IN COUNTERPART

Name:_____

Title:_____

By: _____
Jonathan Monkarsh, Manager

By: _____
Harlee M. Gasmer, Manager

[*Acknowledgments on following pages*]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles)

On September 8, 2026, before me, Soo Jean Kim, Notary Public, personally appeared Jonathan Montkarsh, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Soo Jean Kim

SOO-JEAN KIM
Notary Public - California
Los Angeles County
Commission # 2528165
My Comm. Expires Jul 27, 2029

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles)

On September 8, 2026, before me, Soo-Jean Kim, Notary Public, personally appeared Harlee M. Gasmer, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

Exhibit A

Legal Description of Property

APN 176-03-201-017

EXHIBIT A
LEGAL DESCRIPTION
MAJESTIC EJM ARROYO IV, LLC GROUND LEASE PARCEL 3

BEING ALL OF PARCEL 3 AS SHOWN ON THAT MAP ON FILE, IN FILE 131 OF PARCEL MAPS, PAGE 44 IN THE CLARK COUNTY RECORDER'S OFFICE AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED AS INSTRUMENT NO. 20260129:02445 AND 20260407:01673 OF OFFICIAL RECORDS , SITUATED IN THE WEST HALF (W 1/2) OF SECTION 03, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF BADURA AVENUE AND BUFFALO DRIVE, SAID POINT BEING A 1.5" ALCAP AS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE CENTERLINE OF BADURA AVENUE, NORTH 89°06'10" EAST, A DISTANCE OF 1056.58 FEET; THENCE NORTH 00°53'50" WEST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING FOR PARCEL 3;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 1116.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 11525.68; A RADIAL LINE TO SAID POINT BEARS NORTH 82°51'04" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 00°28'07", AN ARC DISTANCE OF 94.26 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE HAVING A RADIUS OF 109.80 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 83°08'21" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 06°51'50", AN ARC DISTANCE OF 13.15 FEET; THENCE NORTH 00°00'08" EAST, A DISTANCE OF 81.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 40.50 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 50°39'13" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 88°09'35", AN ARC DISTANCE OF 62.32 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 20.00 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 41°11'12" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 48°36'43", AN ARC DISTANCE OF 16.97 FEET; THENCE NORTH 00°12'05" WEST, A DISTANCE OF 190.48 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 79°20'44", AN ARC DISTANCE OF 34.62 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 1106.00 FEET; A RADIAL LINE TO SAID POINT BEARS NORTH 10°51'22" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 09°31'08", AN ARC DISTANCE OF 183.75 FEET; THENCE NORTH 88°39'38" EAST, A DISTANCE OF 111.11 FEET; THENCE NORTH 88°39'46" EAST, A DISTANCE OF 846.42 FEET; THENCE NORTH 89°04'54" EAST, A DISTANCE OF 366.74 FEET; THENCE SOUTH 01°20'14" EAST, A DISTANCE OF 2.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET; A RADIAL LINE TO SAID POINT BEARS NORTH 01°20'14" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 92°26'32", AN ARC DISTANCE OF 40.34 FEET; THENCE SOUTH 88°53'42" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 01°06'18" WEST, A DISTANCE OF 109.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1085.00 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 88°53'42" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 04°54'45", AN ARC DISTANCE OF 93.03 FEET;

THENCE NORTH 83°58'57" WEST, A DISTANCE OF 35.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1050.00 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 83°58'57" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 02°43'53", AN ARC DISTANCE OF 50.05 FEET; THENCE SOUTH 81°15'04" EAST, A DISTANCE OF 35.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1085.00 FEET; A RADIAL LINE TO SAID POINT BEARS NORTH 81°15'04" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 19°06'40", AN ARC DISTANCE OF 361.90 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 100.12 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 56°45'38" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 14°26'35", AN ARC DISTANCE OF 25.24 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 101.96 FEET; A RADIAL LINE TO SAID POINT BEARS NORTH 42°24'09" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 19°24'12", AN ARC DISTANCE OF 34.53 FEET; THENCE NORTH 56°49'38" WEST, A DISTANCE OF 59.84 FEET; THENCE NORTH 14°35'13" WEST, A DISTANCE OF 217.57 FEET; THENCE SOUTH 72°10'39" WEST, A DISTANCE OF 637.86 FEET; THENCE SOUTH 49°29'40" WEST, A DISTANCE OF 36.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 302.78 FEET; A RADIAL LINE TO SAID POINT BEARS NORTH 49°29'40" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 40°30'10", AN ARC DISTANCE OF 214.04 FEET; THENCE SOUTH 00°00'11" EAST, A DISTANCE OF 172.27 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 300.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 36°07'59", AN ARC DISTANCE OF 189.19 FEET; THENCE SOUTH 74°59'42" EAST, A DISTANCE OF 290.96 FEET; THENCE SOUTH 86°05'16" EAST, A DISTANCE OF 301.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1155.00 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 88°07'31" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 01°31'04", AN ARC DISTANCE OF 30.60 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 100.00 FEET; A RADIAL LINE TO SAID POINT BEARS NORTH 86°36'26" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 16°42'34", AN ARC DISTANCE OF 29.16 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 100.00 FEET; A RADIAL LINE TO SAID POINT BEARS NORTH 76°41'00" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 19°48'03", AN ARC DISTANCE OF 34.56 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 1164.64 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 83°30'51" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 06°52'44", AN ARC DISTANCE OF 139.83 FEET; THENCE SOUTH 76°38'07" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 40.00 FEET; A RADIAL LINE TO SAID POINT BEARS NORTH 76°38'07" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 85°30'14", AN ARC DISTANCE OF 59.69 FEET: THENCE SOUTH 16°52'14" EAST, A DISTANCE OF 5.16 FEET; THENCE SOUTH 73°07'46" WEST, A DISTANCE OF 18.65 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 1085.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 15°59'34", AN ARC DISTANCE OF 302.85 FEET; THENCE SOUTH 89°07'17" WEST, A DISTANCE OF 409.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 100.00 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 00°52'41" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 18°12'18", AN ARC DISTANCE OF 31.77 FEET

TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 99.92 FEET; A RADIAL LINE TO SAID POINT BEARS NORTH 17°19'38" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 18°12'31", AN ARC DISTANCE OF 31.75 FEET; THENCE SOUTH 89°07'20" WEST, A DISTANCE OF 151.02; THENCE SOUTH 83°27'37" WEST, A DISTANCE OF 101.59 FEET; THENCE SOUTH 89°06'10" WEST, A DISTANCE OF 199.96 FEET TO THE POINT OF BEGINNING FOR PARCEL 3.

CONTAINING 40.48 ACRES, MORE OR LESS.

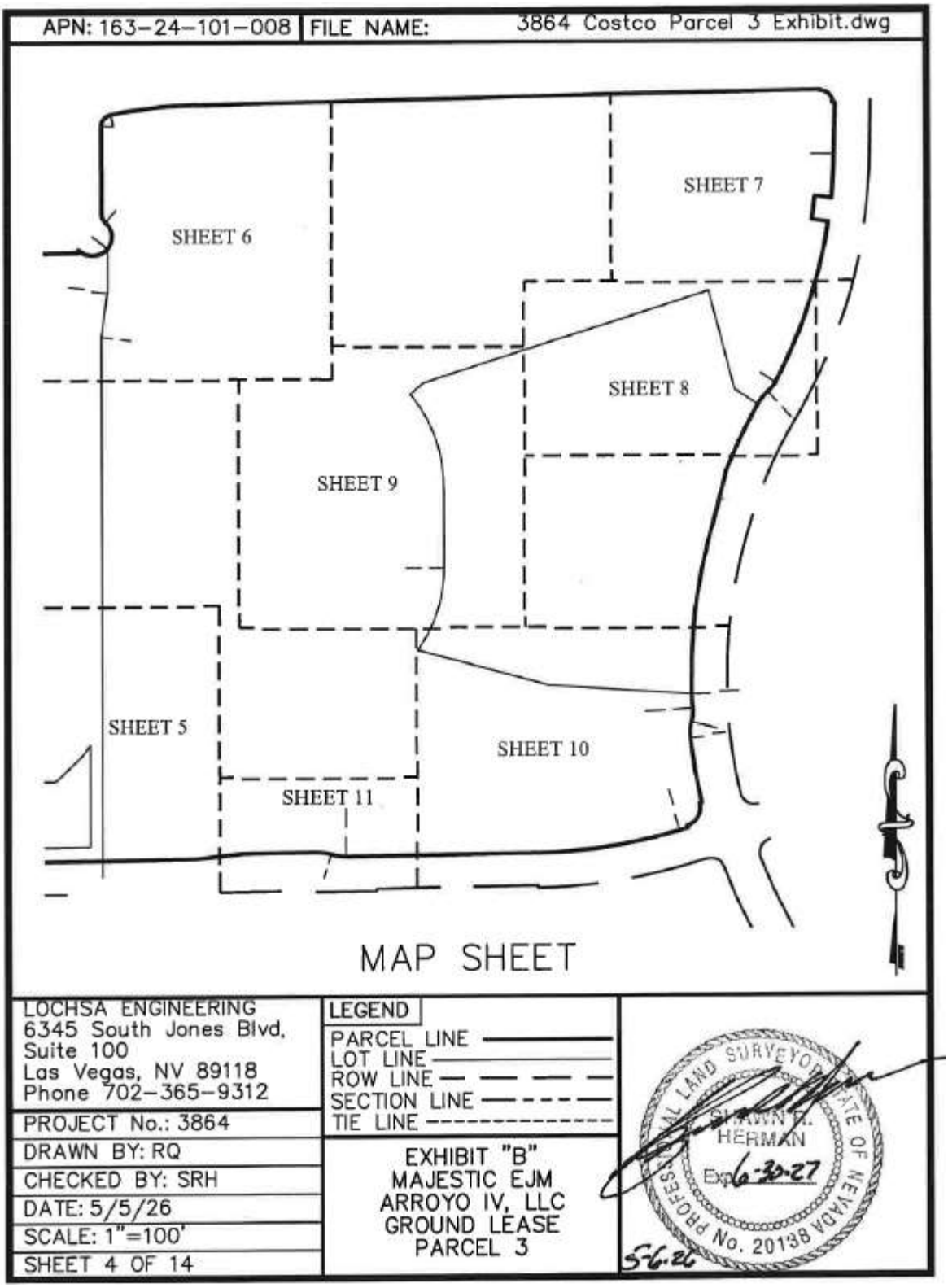
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 03, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON AMENDED PARCEL MAP OF LOT ONE FOR ARROYO OFFICE PARK, ON FILE IN FILE 114, PAGE 0051.

SAID LINE BEARS SOUTH 00°46'03" EAST.

SHAWN R. HERMAN
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 20138
CERTIFICATE EXPIRES: JUNE 30, 2027
LOCHSA SURVEYING
6345 SOUTH JONES BOULEVARD, SUITE 100
LAS VEGAS, NEVADA 89118
PHONE: 702-365-9312
FAX: 702-365-9317

J:\survey\dwg\3864 Costco SEC Buffalo and Roy Horn portion of APN 176-03-201-010 Proforma ALTA\3864.01 PARCEL MAP\Legals\3864 Legal Description Parcel 3 Costco JR 04-23-26.docx

SHEET 3 OF 14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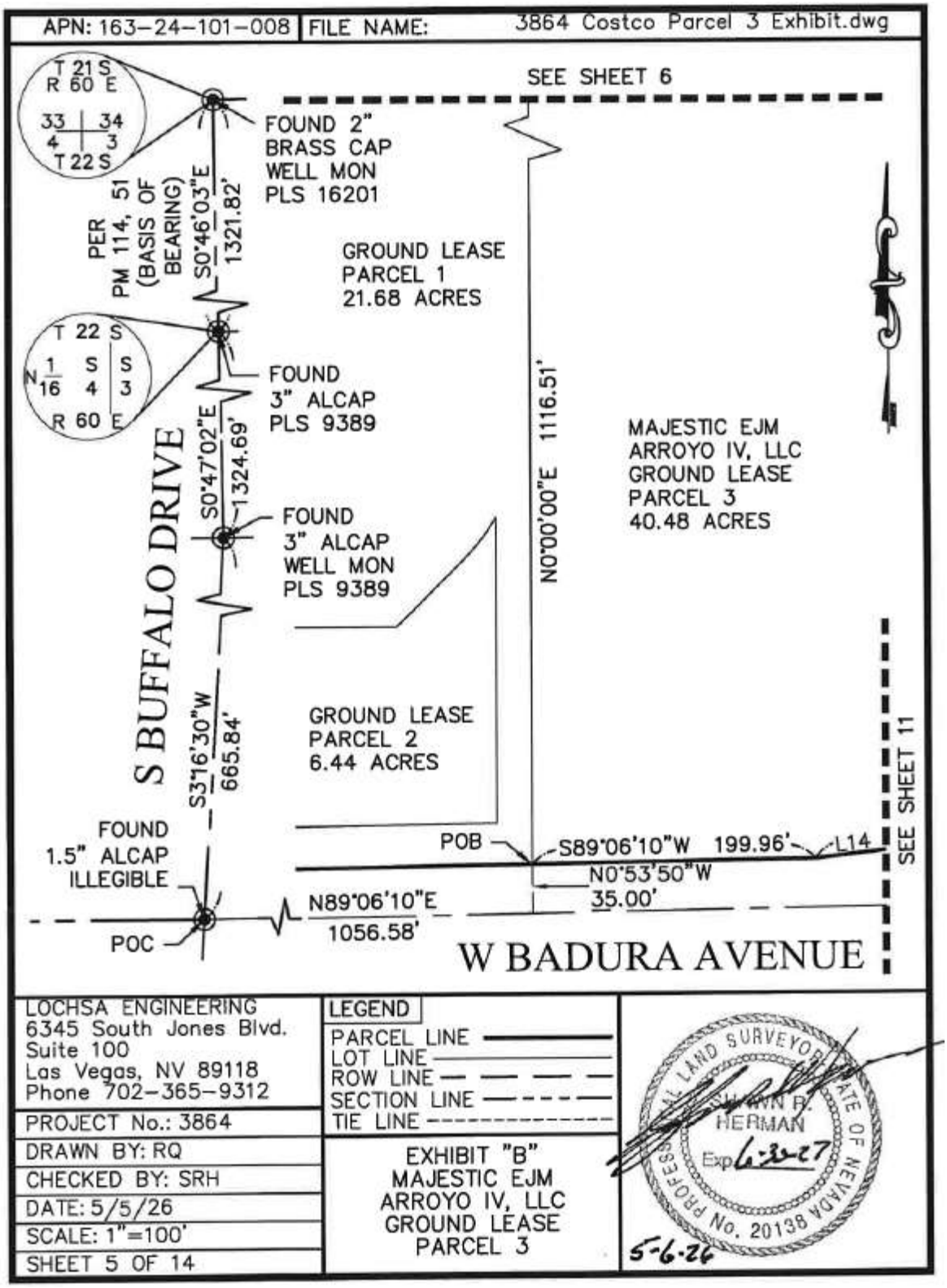
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 5
SHEET 10
SHEET 11
MAP SHEET
LOCHSA ENGINEERING
6345 South Jones Blvd,
Suite 100
Las Vegas, NV 89118
Phone 702-365-9312
PROJECT No.: 3864
DRAWN BY: RQ
CHECKED BY: SRH
DATE: 5/5/26
SCALE: 1"=100'
SHEET 4 OF 14
LEGEND
PARCEL LINE
LOT LINE
ROW LINE
SECTION LINE
TIE LINE
EXHIBIT "B"
MAJESTIC EJM
ARROYO IV, LLC
GROUND LEASE
PARCEL 3
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
No. 20138
SHAWN R. HERMAN
Exp 6-30-27
5-6-26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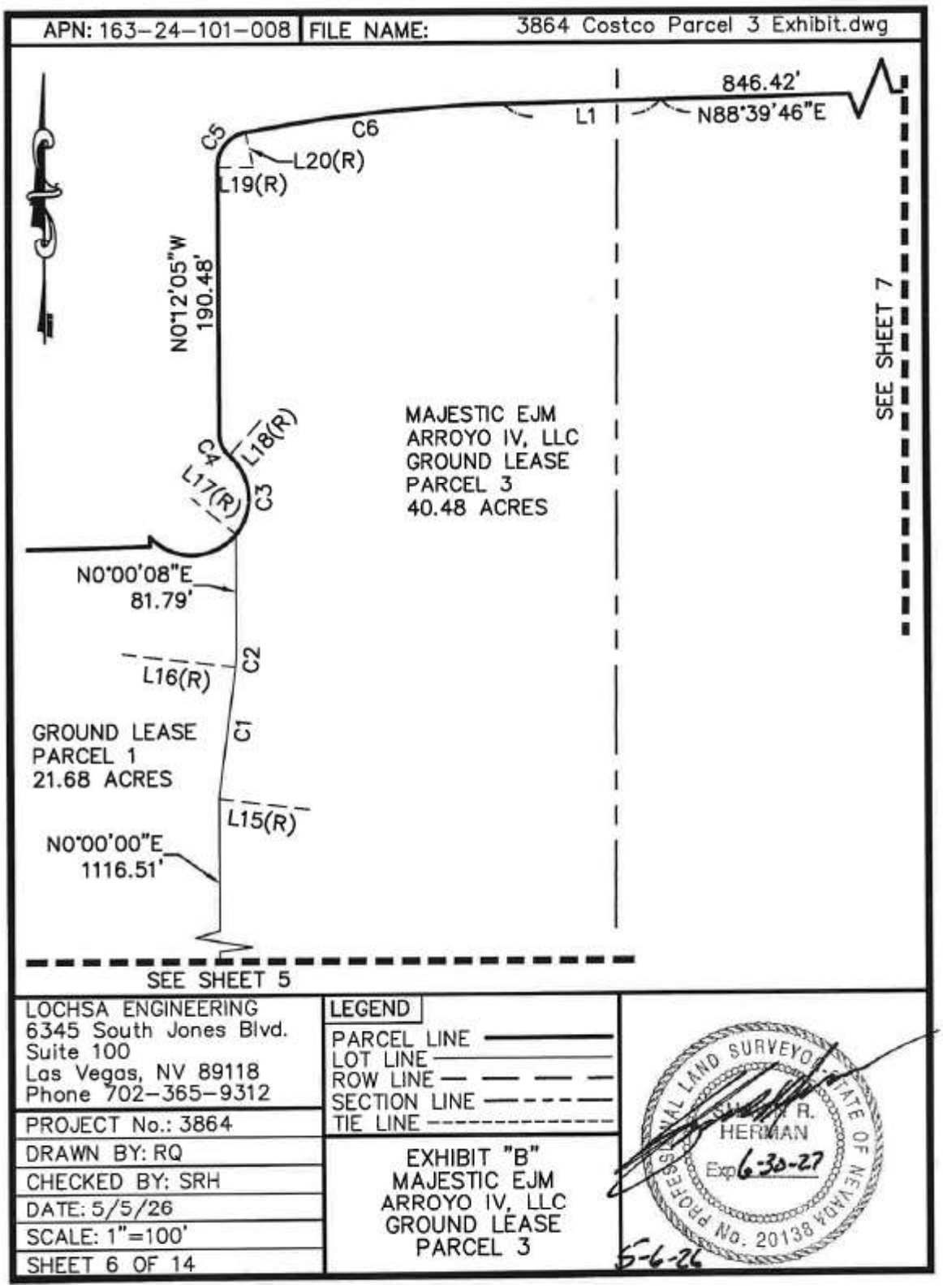
T 21 S
R 60 E
33 34
4 3
T 22 S
SEE SHEET 6
FOUND 2" BRASS CAP WELL MON PLS 16201
PER PM 114, 51 (BASIS OF BEARING)
S0°46'03"E 1321.82'
GROUND LEASE PARCEL 1 21.68 ACRES
T 22 S
N 1/16 S 4 S 3
R 60 E
FOUND 3" ALCAP PLS 9389
S0°47'02"E 1324.69'
N0°00'00"E 1116.51'
MAJESTIC EJM ARROYO IV, LLC GROUND LEASE PARCEL 3 40.48 ACRES
FOUND 3" ALCAP WELL MON PLS 9389
S BUFFALO DRIVE
S3°16'30"W 665.84'
GROUND LEASE PARCEL 2 6.44 ACRES
FOUND 1.5" ALCAP ILLEGIBLE
POB
S89°06'10"W 199.96'
L14
N0°53'50"W 35.00'
SEE SHEET 11
N89°06'10"E 1056.58'
POC
W BADURA AVENUE
LOCHSA ENGINEERING
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone 702-365-9312
PROJECT No.: 3864
DRAWN BY: RQ
CHECKED BY: SRH
DATE: 5/5/26
SCALE: 1"=100'
SHEET 5 OF 14
LEGEND
PARCEL LINE
LOT LINE
ROW LINE
SECTION LINE
TIE LINE
EXHIBIT "B"
MAJESTIC EJM
ARROYO IV, LLC
GROUND LEASE
PARCEL 3
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
No. 20138
SHAWN R. HERMAN
Exp 6-30-27
5-6-26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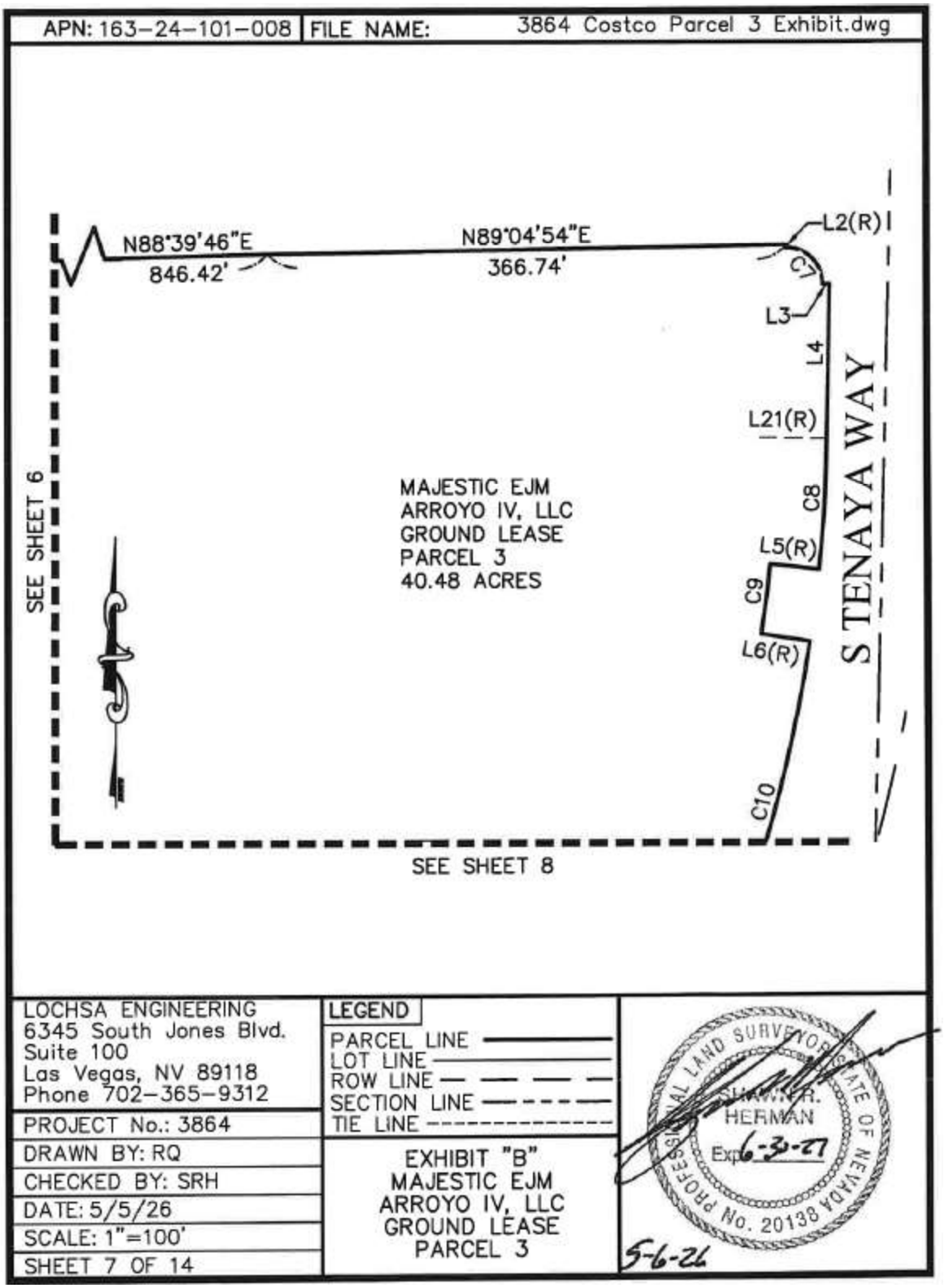
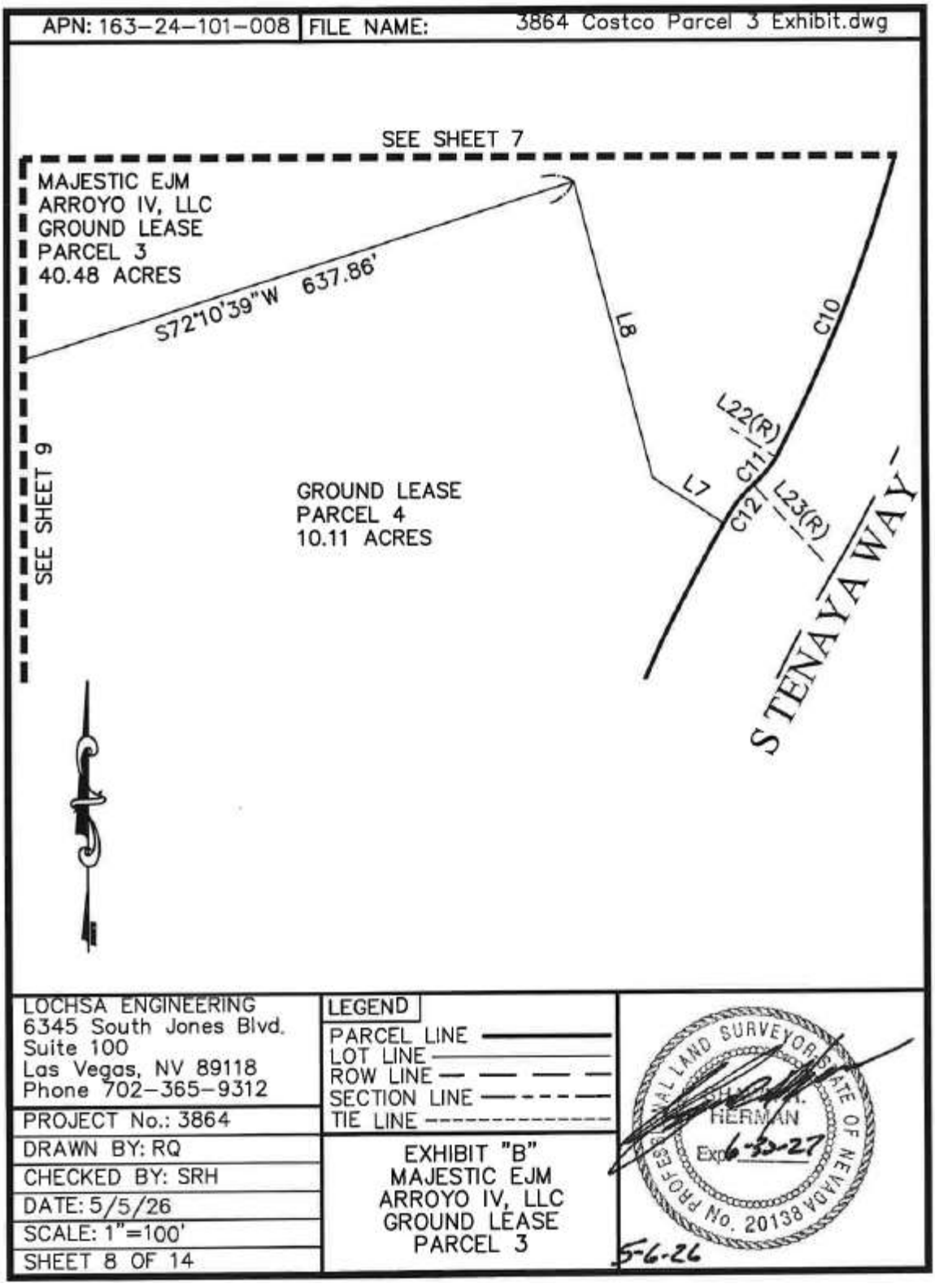
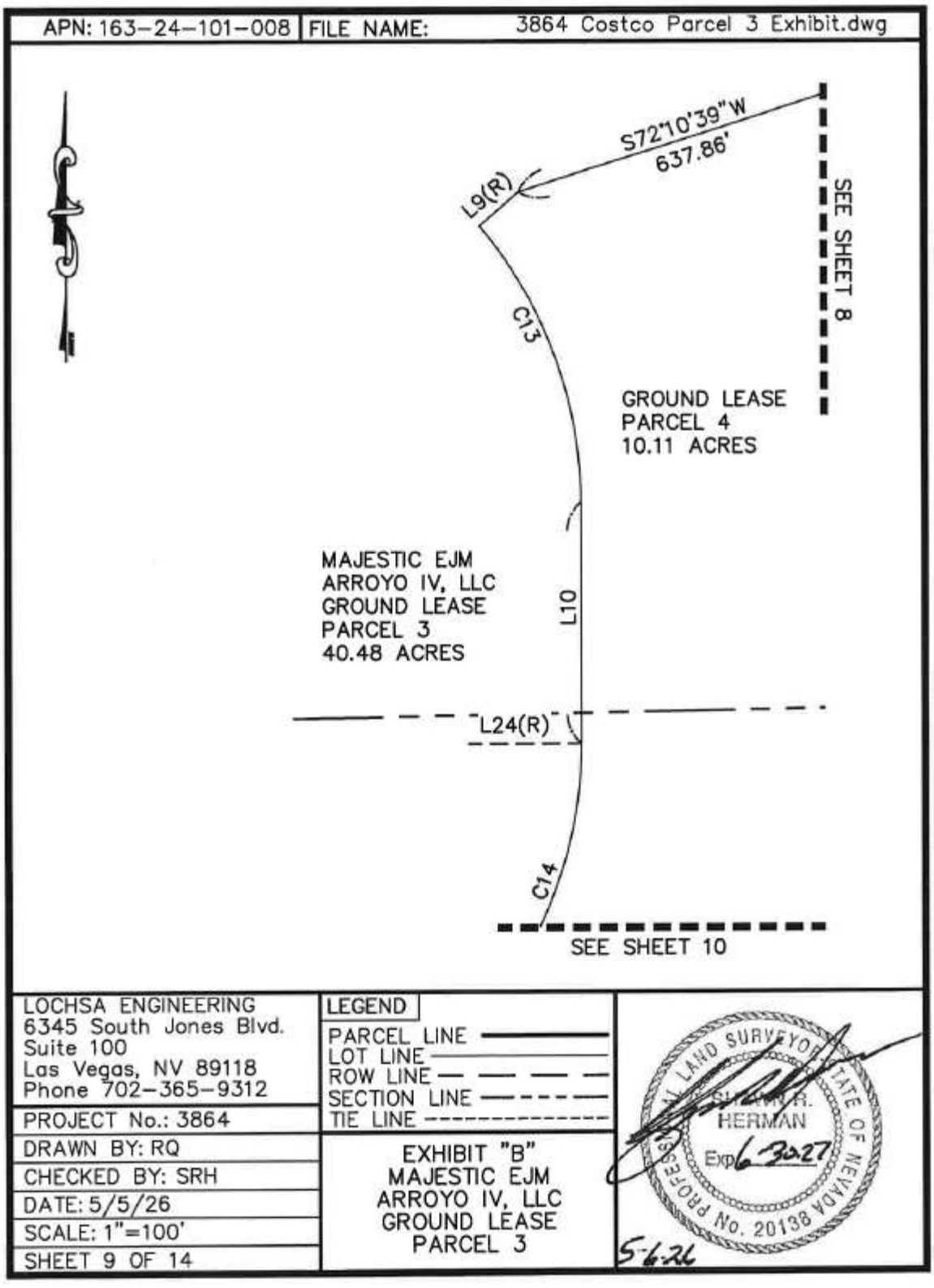
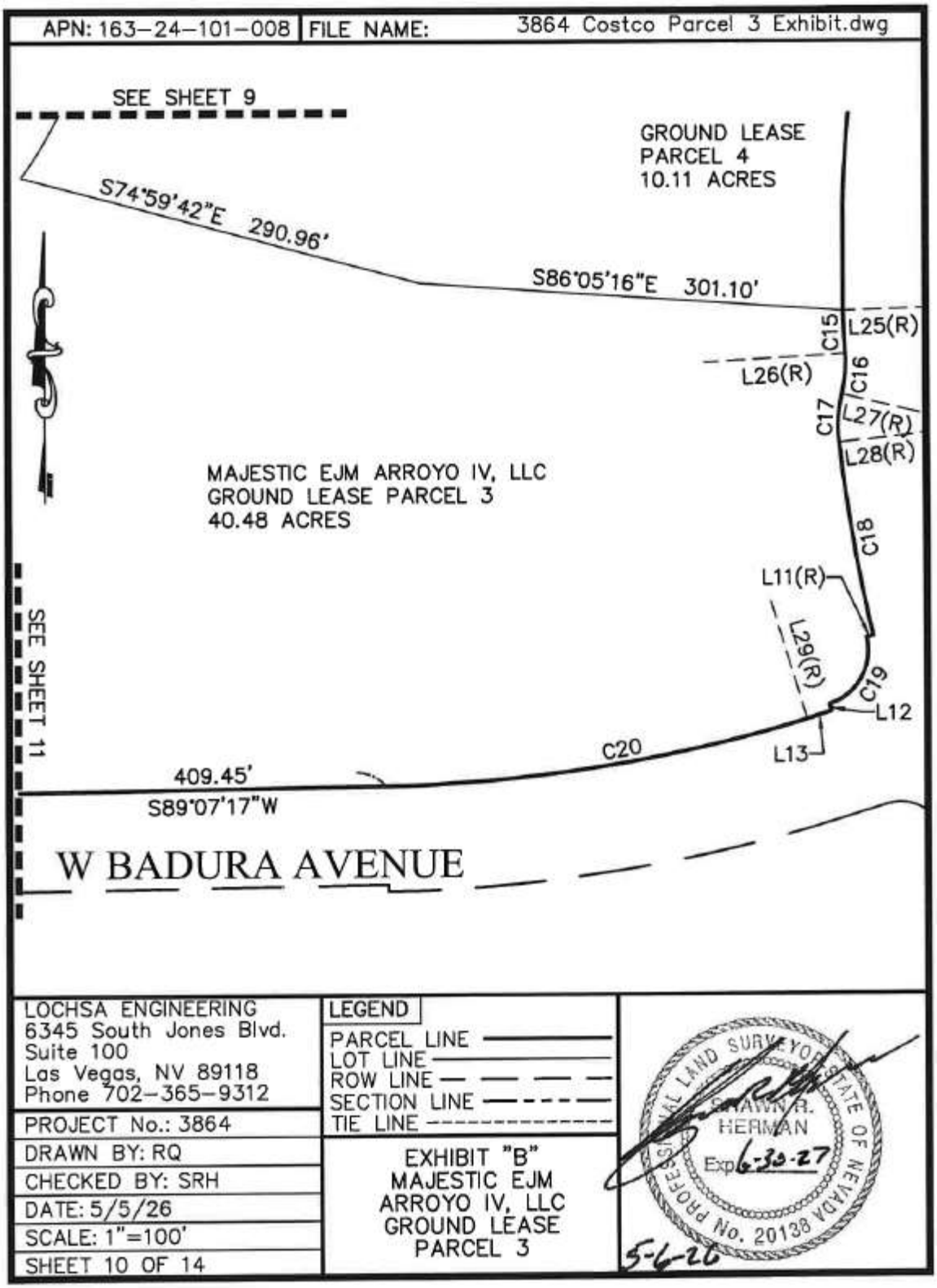
N88°39'46"E
L1
C5
C6
L20(R)
L19(R)
N0°12'05"W
190.48'
SEE SHEET 7
MAJESTIC EJM
ARROYO IV, LLC
GROUND LEASE
PARCEL 3
40.48 ACRES
L18(R)
C4
L17(R)
C3
N0°00'08"E
81.79'
L16(R)
C2
C1
GROUND LEASE
PARCEL 1
21.68 ACRES
L15(R)
N0°00'00"E
1116.51'
SEE SHEET 5
LOCHSA ENGINEERING
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone 702-365-9312
PROJECT No.: 3864
DRAWN BY: RQ
CHECKED BY: SRH
DATE: 5/5/26
SCALE: 1"=100'
SHEET 6 OF 14
LEGEND
PARCEL LINE
LOT LINE
ROW LINE
SECTION LINE
TIE LINE
EXHIBIT "B"
MAJESTIC EJM
ARROYO IV, LLC
GROUND LEASE
PARCEL 3
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
No. 20138
R.
HERMAN
Exp 6-30-27
5-6-26


APN: 163-24-101-008
FILE NAME: 3864 Costco Parcel 3 Exhibit.dwg
N88°39'46"E
846.42'
N89°04'54"E
366.74'
L2(R)
C7
L3
L4
L21(R)
C8
L5(R)
C9
L6(R)
C10
S TENAYA WAY
SEE SHEET 6
MAJESTIC EJM
ARROYO IV, LLC
GROUND LEASE
PARCEL 3
40.48 ACRES
SEE SHEET 8
LOCHSA ENGINEERING
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone 702-365-9312
PROJECT No.: 3864
DRAWN BY: RQ
CHECKED BY: SRH
DATE: 5/5/26
SCALE: 1"=100'
SHEET 7 OF 14
LEGEND
PARCEL LINE
LOT LINE
ROW LINE
SECTION LINE
TIE LINE
EXHIBIT "B"
MAJESTIC EJM
ARROYO IV, LLC
GROUND LEASE
PARCEL 3
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
No. 20138
HERMAN
Exp 6-30-27
5-6-26


APN: 163-24-101-008
FILE NAME: 3864 Costco Parcel 3 Exhibit.dwg
SEE SHEET 7
MAJESTIC EJM
ARROYO IV, LLC
GROUND LEASE
PARCEL 3
40.48 ACRES
S72°10'39"W 637.86'
L8
C10
L22(R)
C11
L7
C12
L23(R)
SEE SHEET 9
GROUND LEASE
PARCEL 4
10.11 ACRES
S TENAYA WAY
LOCHSA ENGINEERING
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone 702-365-9312
PROJECT No.: 3864
DRAWN BY: RQ
CHECKED BY: SRH
DATE: 5/5/26
SCALE: 1"=100'
SHEET 8 OF 14
LEGEND
PARCEL LINE
LOT LINE
ROW LINE
SECTION LINE
TIE LINE
EXHIBIT "B"
MAJESTIC EJM
ARROYO IV, LLC
GROUND LEASE
PARCEL 3
PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
No. 20138
HERMAN
Exp 6-30-27
5-6-26


APN: 163-24-101-008
FILE NAME: 3864 Costco Parcel 3 Exhibit.dwg
S72°10'39"W
637.86'
L9(R)
C13
SEE SHEET 8
GROUND LEASE
PARCEL 4
10.11 ACRES
MAJESTIC EJM
ARROYO IV, LLC
GROUND LEASE
PARCEL 3
40.48 ACRES
L10
L24(R)
C14
SEE SHEET 10
LOCHSA ENGINEERING
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone 702-365-9312
PROJECT No.: 3864
DRAWN BY: RQ
CHECKED BY: SRH
DATE: 5/5/26
SCALE: 1"=100'
SHEET 9 OF 14
LEGEND
PARCEL LINE
LOT LINE
ROW LINE
SECTION LINE
TIE LINE
EXHIBIT "B"
MAJESTIC EJM
ARROYO IV, LLC
GROUND LEASE
PARCEL 3
LAND SURVEYOR
HERMAN
Exp 6-30-27
No. 20138
STATE OF NEVADA
5-6-26


APN: 163-24-101-008
FILE NAME: 3864 Costco Parcel 3 Exhibit.dwg
SEE SHEET 9
GROUND LEASE
PARCEL 4
10.11 ACRES
S74°59'42"E 290.96'
S86°05'16"E 301.10'
C15
L25(R)
L26(R)
C16
C17
L27(R)
L28(R)
MAJESTIC EJM ARROYO IV, LLC
GROUND LEASE PARCEL 3
40.48 ACRES
C18
L11(R)
L29(R)
C19
L12
L13
C20
SEE SHEET 11
409.45'
S89°07'17"W
W BADURA AVENUE
LOCHSA ENGINEERING
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone 702-365-9312
PROJECT No.: 3864
DRAWN BY: RQ
CHECKED BY: SRH
DATE: 5/5/26
SCALE: 1"=100'
SHEET 10 OF 14
LEGEND
PARCEL LINE
LOT LINE
ROW LINE
SECTION LINE
TIE LINE
EXHIBIT "B"
MAJESTIC EJM
ARROYO IV, LLC
GROUND LEASE
PARCEL 3
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
SHAWN R.
HERMAN
No. 20138
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5-6-26

APN: 163-24-101-008 | FILE NAME: 3864 Costco Parcel 3 Exhibit.dwg

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PROJECT No.: 3864
DRAWN BY: RQ
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DATE: 5/5/26
SCALE: 1"=100'
SHEET 11 OF 14

LEGEND
PARCEL LINE
LOT LINE
ROW LINE
SECTION LINE
TIE LINE

EXHIBIT "B"
MAJESTIC EJM
ARROYO IV, LLC
GROUND LEASE
PARCEL 3

PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
SHAWN R. HERMAN
No. 20138
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5-6-26

APN: 163-24-101-008 | FILE NAME: 3864 Costco Parcel 3 Exhibit.dwg

Line Table		
Line #	Direction	Length
L1	N88°39'38"E	111.11'
L2	S01°20'14"E	2.32'
L3	S88°53'42"E	5.00'
L4	S01°06'18"W	109.85'
L5	N83°58'57"W	35.00'
L6	S81°15'04"E	35.00'
L7	N56°49'38"W	59.84'
L8	N14°35'13"W	217.57'
L9	S49°29'40"W	36.98'
L10	S00°00'11"E	172.27'
L11	S76°38'07"W	5.00'
L12	S16°52'14"E	5.16'
L13	S73°07'46"W	18.65'
L14	S83°27'37"W	101.59'

Radial Line Table	
Line #	Direction
L15	N82°51'04"W
L16	S83°08'21"E
L17	S50°39'15"E
L18	S41°11'12"W
L19	S89°47'55"W
L20	N10°51'22"W
L21	S88°53'42"E
L22	S56°45'38"E
L23	N42°24'09"W
L24	N89°59'49"E
L25	S88°07'31"W
L26	N86°36'26"E
L27	N76°41'00"W
L28	S83°30'51"W
L29	S16°52'14"E
L30	S00°52'41"E
L31	N17°19'38"E

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PROJECT No.: 3864
DRAWN BY: RQ
CHECKED BY: SRH
DATE: 5/5/26
SCALE: 1"=100'
SHEET 12 OF 14

LEGEND
PARCEL LINE
LOT LINE
ROW LINE
SECTION LINE
TIE LINE

EXHIBIT "B"
MAJESTIC EJM
ARROYO IV, LLC
GROUND LEASE
PARCEL 3

APN: 163-24-101-008	FILE NAME:	3864 Costco Parcel 3 Exhibit.dwg

Curve Table				
Curve #	Radius	Delta	Length	Tangent
C1	11525.68'	0°28'07"	94.26'	47.13'
C2	109.80'	6°51'50"	13.15'	6.59'
C3	40.50'	88°09'35"	62.32'	39.22'
C4	20.00'	48°36'43"	16.97'	9.03'
C5	25.00'	79°20'44"	34.62'	20.74'
C6	1106.00'	9°31'08"	183.75'	92.09'
C7	25.00'	92°26'32"	40.34'	26.09'
C8	1085.00'	4°54'45"	93.03'	46.54'
C9	1050.00'	2°43'53"	50.05'	25.03'
C10	1085.00'	19°06'40"	361.90'	182.65'
C11	100.12'	14°26'35"	25.24'	12.69'

LOCHSA ENGINEERING
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SHEET 13 OF 14

LEGEND
PARCEL LINE
LOT LINE
ROW LINE
SECTION LINE
TIE LINE

EXHIBIT "B"
MAJESTIC EJM
ARROYO IV, LLC
GROUND LEASE
PARCEL 3

PROFESSIONAL LAND SURVEYOR
SHAWN R. HERMAN
Exp. 6-30-27
STATE OF NEVADA
No. 20138

5-6-26

APN: 163-24-101-008	FILE NAME:	3864 Costco Parcel 3 Exhibit.dwg

Curve Table				
Curve #	Radius	Delta	Length	Tangent
C12	101.96'	19°24'12"	34.53'	17.43'
C13	302.78'	40°30'10"	214.04'	111.71'
C14	300.00'	36°07'59"	189.19'	97.86'
C15	1155.00'	1°31'04"	30.60'	15.30'
C16	100.00'	16°42'34"	29.16'	14.69'
C17	100.00'	19°48'03"	34.56'	17.45'
C18	1164.64'	6°52'44"	139.83'	70.00'
C19	40.00'	85°30'14"	59.69'	36.98'
C20	1085.00'	15°59'34"	302.85'	152.42'
C21	100.00'	18°12'18"	31.77'	16.02'
C22	99.92'	18°12'31"	31.75'	16.01'

LOCHSA ENGINEERING
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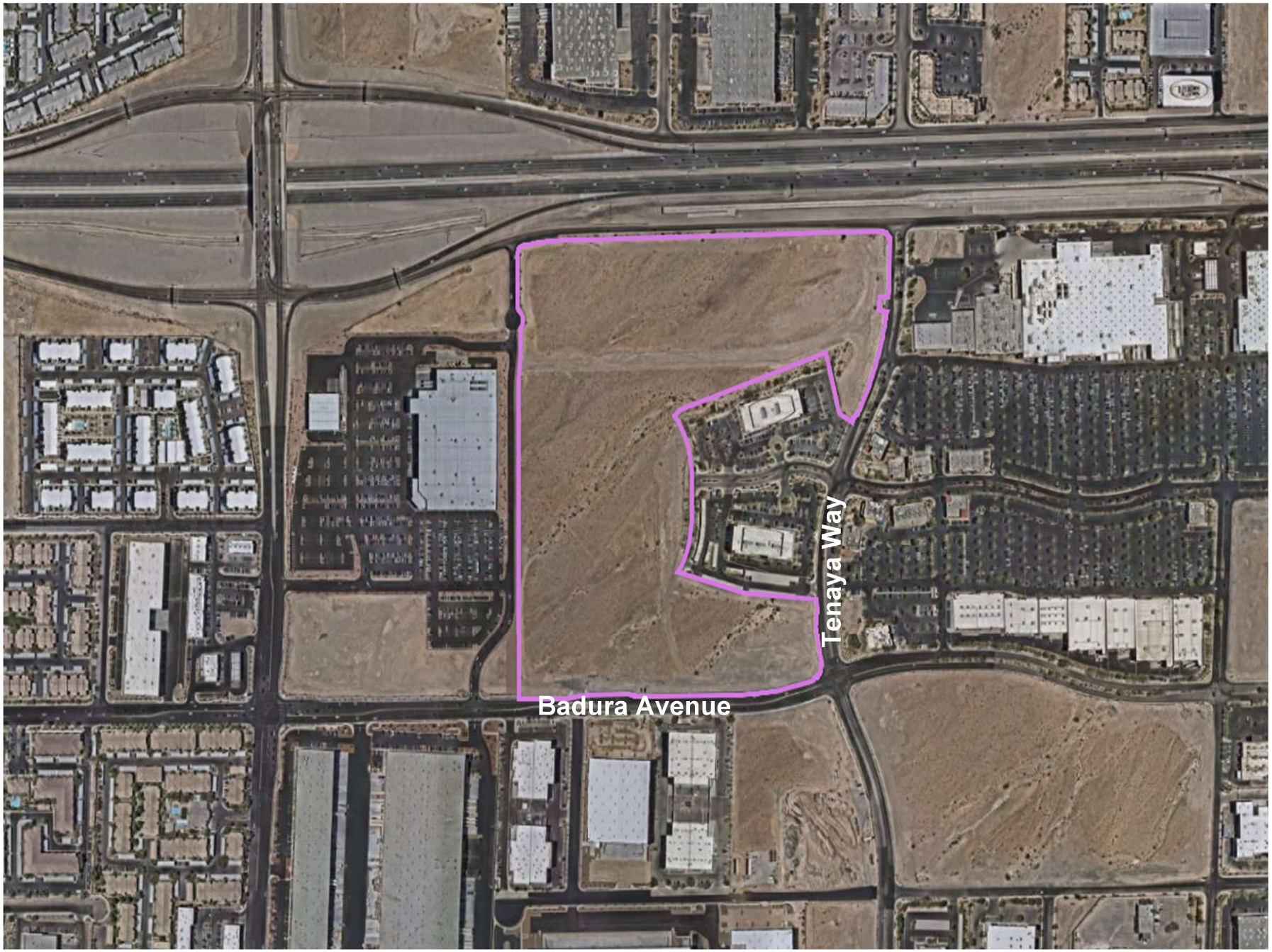
Phone 702-365-9312

PROJECT No.: 3864
DRAWN BY: JCR
CHECKED BY: SRH
DATE: 6/3/2024
SCALE: 1"=100'
SHEET 14 OF 14

LEGEND

CENTER LINE
ROW LINE
EASEMENT LINE
TIE LINE

GROUND LEASE PARCEL 3
EXHIBIT COSTCO
BADURA AND BUFFALO

PROFESSIONAL LAND SURVEYOR
SHAWN R. HERMAN
Exp 6-30-27
No. 20138
STATE OF NEVADA
5-6-26

Majestic EJM Arroyo IV LLC
APN 176-03-201-017