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: 0

Corporate/Business Entity Name:	EJM Buffalo Property LLC		
(Include d.b.a., if applicable)			
Street Address:	9061 Santa Monica Blvd.	**Website:**	
City, State and Zip Code:	Los Angeles, CA 90069	**POC Name:**	Rick Obel
		Email:	robel@ejmdevelopment.com
Telephone No:	(310) 278-1830	**Fax No:**	
Nevada Local Street Address: **(If different from above)**	7450 Arroyo Crossing Parkway, Suite 220	**Website:**	
City, State and Zip Code:	Las Vegas, NV 89113	**Local Fax No:**	
Local Telephone No:	(702) 597-1852	**Local POC Name:**	Billie Jean Sclafani
		Email:	bsclafani@ejmdevelopment.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)
Joyce Monkarsh	Owner	10
Jonathan Monkarsh	Owner	22.5
Julie Gadinsky	Owner	22.5

- see additional page-

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 approvals, contract approvals, land sales, leases or exchanges without the completed disclosure form.

Signature	Jonathan Monkarsh Print Name
Authorized Representative Title	9/8/2026 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	N/A	N/A	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

DISCLOSURE OF OWNERSHIP/PRINCIPALS

-continued from page 1-

Full Name	Title	% Owned
Harlee M. Gasmer	Owner	9
Jason Monkarsh	Owner	9
Joshua Monkarsh	Owner	9
Lori Monkarsh	Owner	9
Lawrence Monkarsh	Owner	9

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 EJM BUFFALO PROPERTY, 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 20, 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" and Exhibit "B" 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:

EJM BUFFALO PROPERTY LLC,
a Nevada limited liability company

By: _____
Jonathan Monkarsh, Authorized Representative

By: _____
Harlee M. Gasmer, Authorized Representative

[*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 August 31, 2026, before me, Soo-Jean Kim, Notary Public, personally appeared Jonathan Monkarsh, 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
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 August 31, 2026, before me, Anastasia Zacky, 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.

A. Zacky
Notary Public

ANASTASIA ZACKY
Notary Public - California
Los Angeles County
Commission # 2524927
My Comm. Expires Jun 26, 2029

Exhibit A

Legal Description of Property

APN 176-03-201-016

EXHIBIT A
LEGAL DESCRIPTION
COSTCO BUFFALO AND ROY HORN PARCEL 1

BEING ALL OF PARCEL 1 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; THENCE ALONG THE CENTERLINE OF BADURA AVENUE, NORTH 89°06'10" EAST, A DISTANCE OF 804.33 FEET; THENCE NORTH 0°53'50" WEST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°53'50" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°06'09" EAST, A DISTANCE OF 227.69 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 217.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 145.50 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 59°39'20" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 14°34'33", AN ARC DISTANCE OF 37.02 FEET; THENCE SOUTH 45°23'14" WEST, A DISTANCE OF 69.09 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 284.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 197.61 FEET; THENCE NORTH 89°57'26" WEST, A DISTANCE OF 516.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 110.00 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 00°00'00" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 03°05'29", AN ARC DISTANCE OF 5.93 FEET; THENCE NORTH 86°54'32" WEST, A DISTANCE OF 66.33 FEET; THENCE NORTH 04°33'53" EAST, A DISTANCE OF 69.55 FEET; THENCE NORTH 00°32'21" WEST, A DISTANCE OF 107.57 FEET; THENCE CONTINUING NORTH 00°32'21" EAST, A DISTANCE OF 7.95 FEET; THENCE NORTH 03°16'30" EAST, A DISTANCE OF 11.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1010.81 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 86°43'32" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 03°34'17", AN ARC DISTANCE OF 63.00 FEET; THENCE NORTH 89°13'08" EAST, A DISTANCE OF 5.65 FEET; THENCE NORTH 00°47'12" WEST, A DISTANCE OF 17.84 FEET; THENCE NORTH 00°46'56" WEST; A DISTANCE OF 115.70 FEET; THENCE NORTH 10°20'32" EAST, A DISTANCE OF 363.02 FEET; THENCE NORTH 00°47'40" WEST, A DISTANCE OF 101.01 FEET; THENCE NORTH 66°30'37" EAST, A DISTANCE OF 147.69 FEET; THENCE NORTH 88°47'16" EAST, A DISTANCE OF 712.54 FEET; THENCE NORTH 00°12'05" WEST, A DISTANCE OF 7.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 45.50 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 47°35'35" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 84°32'51", AN ARC DISTANCE OF 67.14 FEET; THENCE SOUTH 00°00'08" WEST, A DISTANCE OF 81.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 109.80 FEET; A RADIAL LINE TO SAID POINT BEARS NORTH 89°59'49" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 06°51'50", AN ARC DISTANCE OF 13.15 FEET TO THE BEGINNING OF A REVERSE NON-TANGENT CURVE HAVING A RADIUS OF 11525.68 FEET; A RADIAL LINE TO SAID POINT BEARS NORTH 82°22'57" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 00°28'07", A DISTANCE OF 94.26 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1116.51 FEET; THENCE SOUTH 89°06'10" WEST, A DISTANCE OF 252.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.68 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 1 Costco JR 04-23-26.docx

SHEET 2 OF 9

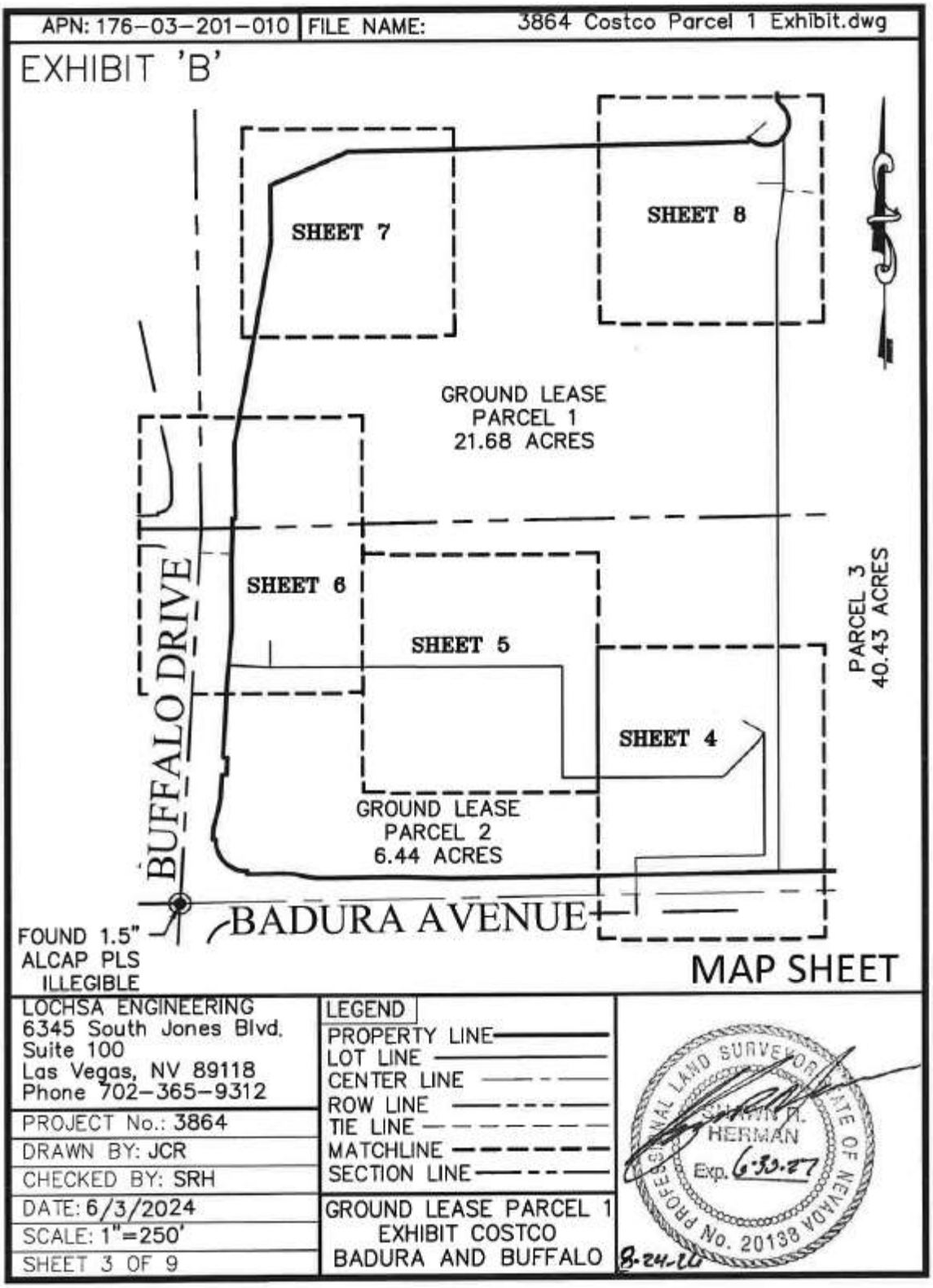
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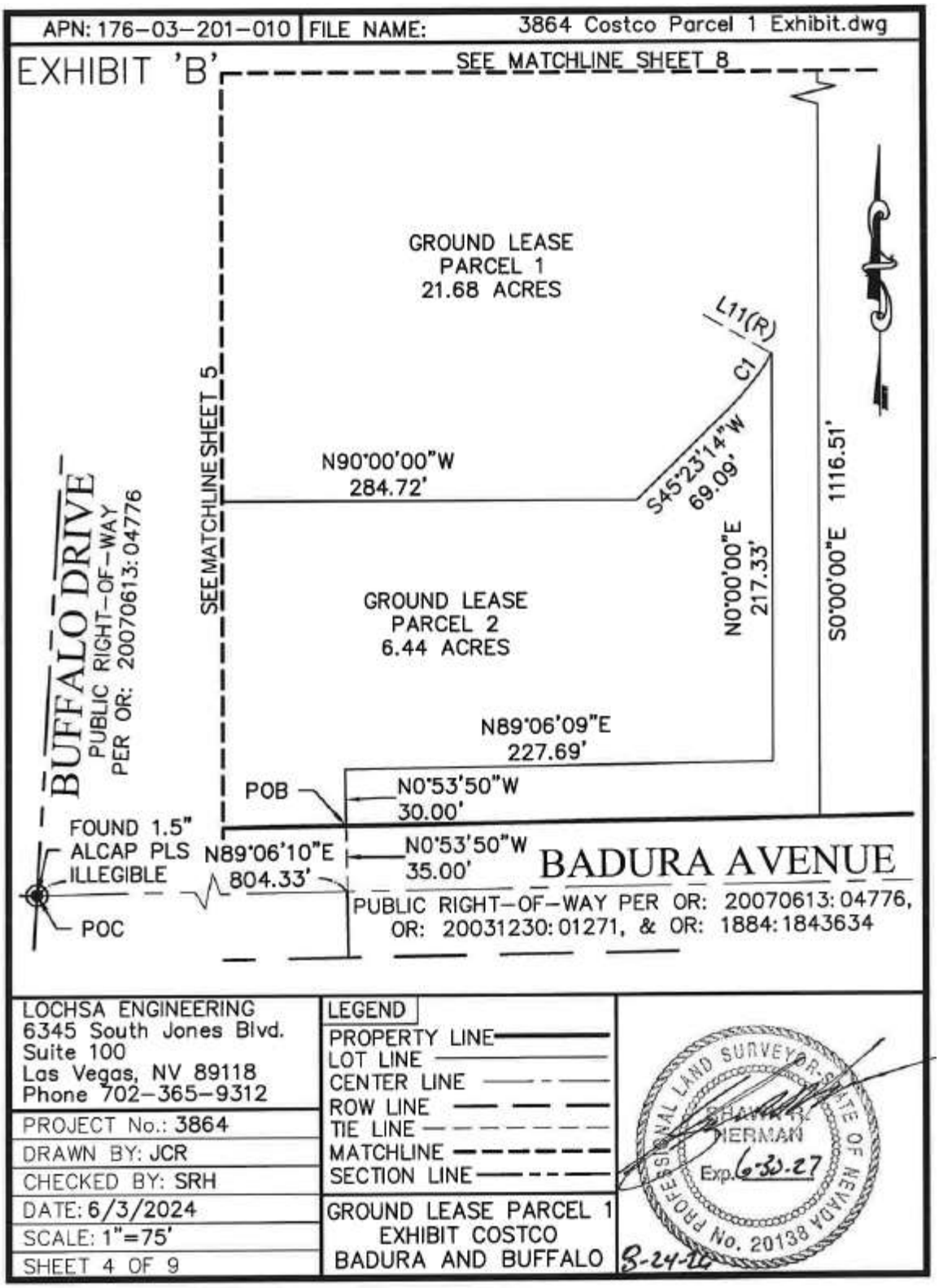
EXHIBIT 'B'
SHEET 7
SHEET 8
GROUND LEASE
PARCEL 1
21.68 ACRES
SHEET 6
SHEET 5
SHEET 4
PARCEL 3
40.43 ACRES
BUFFALO DRIVE
GROUND LEASE
PARCEL 2
6.44 ACRES
BADURA AVENUE
FOUND 1.5"
ALCAP PLS
ILLEGIBLE
MAP SHEET
LOCHSA ENGINEERING
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone 702-365-9312
PROJECT No.: 3864
DRAWN BY: JCR
CHECKED BY: SRH
DATE: 6/3/2024
SCALE: 1"=250'
SHEET 3 OF 9
LEGEND
PROPERTY LINE
LOT LINE
CENTER LINE
ROW LINE
TIE LINE
MATCHLINE
SECTION LINE
GROUND LEASE PARCEL 1
EXHIBIT COSTCO
BADURA AND BUFFALO
HERMAN
Exp. 6-30-27
No. 20138
8-24-20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SEE MATCHLINE SHEET 8
GROUND LEASE
PARCEL 1
21.68 ACRES
L11(R)
C1
S45°23'14"W
69.09'
N90°00'00"W
284.72'
N0°00'00"E
217.33'
S0°00'00"E 1116.51'
SEE MATCHLINE SHEET 5
BUFFALO DRIVE
PUBLIC RIGHT-OF-WAY
PER OR: 20070613:04776
GROUND LEASE
PARCEL 2
6.44 ACRES
N89°06'09"E
227.69'
POB
N0°53'50"W
30.00'
FOUND 1.5"
ALCAP PLS
ILLEGIBLE
N89°06'10"E
804.33'
N0°53'50"W
35.00'
BADURA AVENUE
PUBLIC RIGHT-OF-WAY PER OR: 20070613:04776,
OR: 20031230:01271, & OR: 1884:1843634
POC
LOCHSA ENGINEERING
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone 702-365-9312
PROJECT No.: 3864
DRAWN BY: JCR
CHECKED BY: SRH
DATE: 6/3/2024
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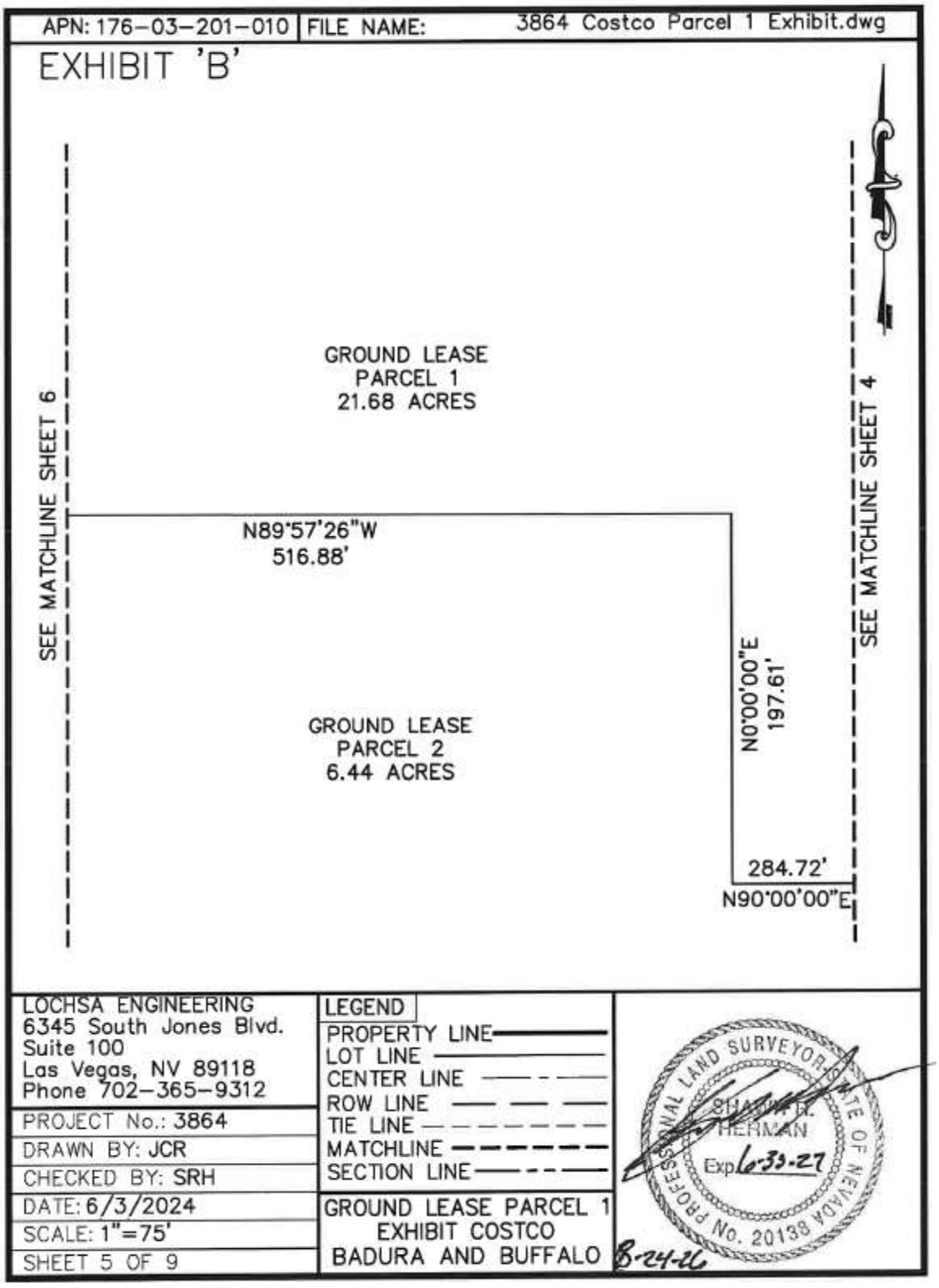
SHEET 4 OF 9
LEGEND
PROPERTY LINE
LOT LINE
CENTER LINE
ROW LINE
TIE LINE
MATCHLINE
SECTION LINE
GROUND LEASE PARCEL 1
EXHIBIT COSTCO
BADURA AND BUFFALO
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
No. 20138
Exp. 6-30-27
8-24-24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SEE MATCHLINE SHEET 6
SEE MATCHLINE SHEET 4
GROUND LEASE
PARCEL 1
21.68 ACRES
N89°57'26"W
516.88'
N0°00'00"E
197.61'
GROUND LEASE
PARCEL 2
6.44 ACRES
284.72'
N90°00'00"E
LOCHSA ENGINEERING
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone 702-365-9312
PROJECT No.: 3864
DRAWN BY: JCR
CHECKED BY: SRH
DATE: 6/3/2024
SCALE: 1"=75'
SHEET 5 OF 9
LEGEND
PROPERTY LINE
LOT LINE
CENTER LINE
ROW LINE
TIE LINE
MATCHLINE
SECTION LINE
GROUND LEASE PARCEL 1
EXHIBIT COSTCO
BADURA AND BUFFALO
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
No. 20138
HERMAN
Exp 6-30-27
8-24-26

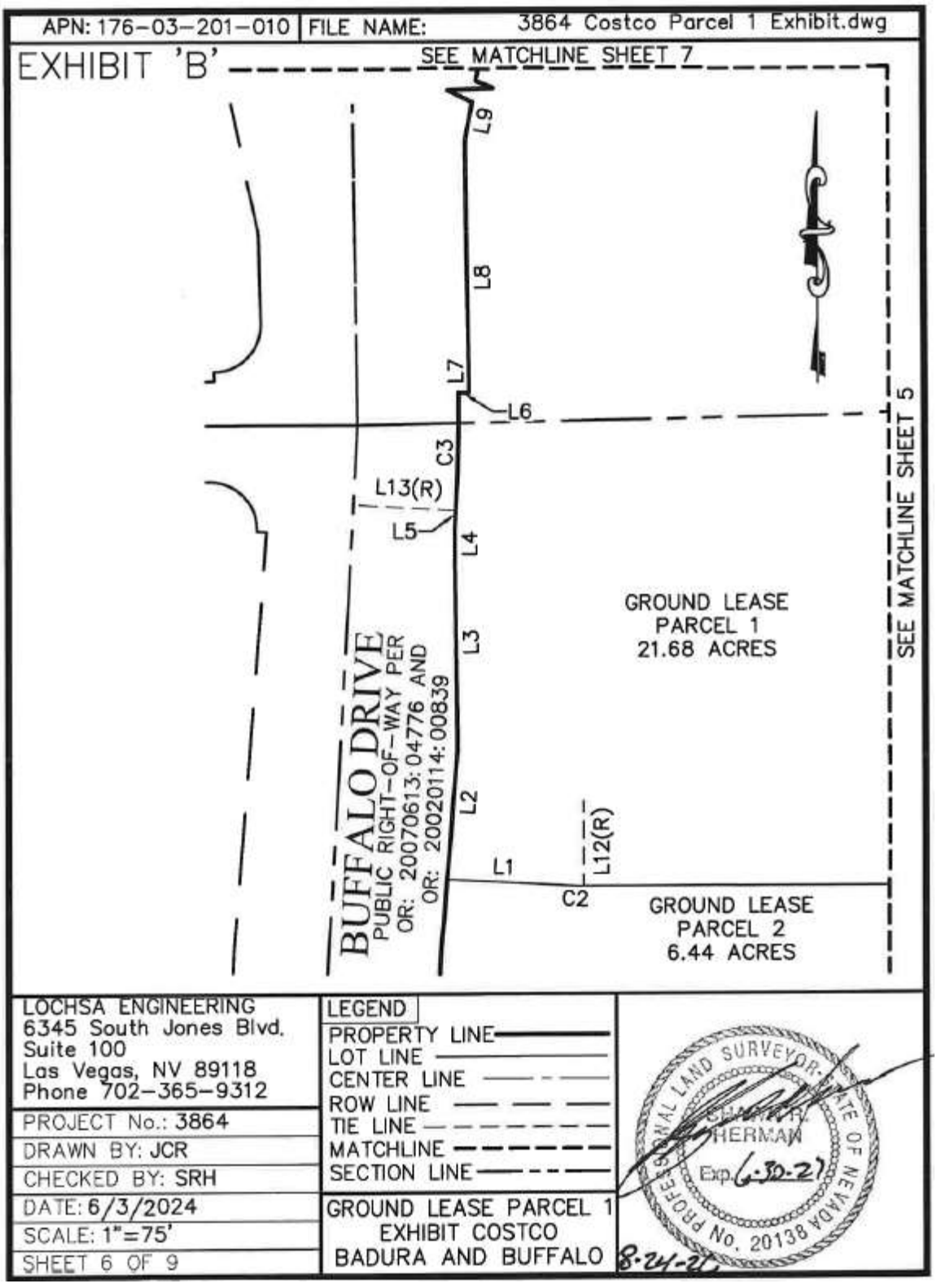
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EXHIBIT 'B'
SEE MATCHLINE SHEET 7
SEE MATCHLINE SHEET 5
L9
L8
L7
L6
C3
L13(R)
L5
L4
L3
L2
L1
L12(R)
C2
BUFFALO DRIVE
PUBLIC RIGHT-OF-WAY PER
OR: 20070613: 04776 AND
OR: 20020114: 00839
GROUND LEASE
PARCEL 1
21.68 ACRES
GROUND LEASE
PARCEL 2
6.44 ACRES
LOCHSA ENGINEERING
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone 702-365-9312
PROJECT No.: 3864
DRAWN BY: JCR
CHECKED BY: SRH
DATE: 6/3/2024
SCALE: 1"=75'
SHEET 6 OF 9
LEGEND
PROPERTY LINE
LOT LINE
CENTER LINE
ROW LINE
TIE LINE
MATCHLINE
SECTION LINE
GROUND LEASE PARCEL 1
EXHIBIT COSTCO
BADURA AND BUFFALO
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
No. 20138
HERMAN
Exp. 6-30-21
8-24-21

APN: 176-03-201-010 | FILE NAME: 3864 Costco Parcel 1 Exhibit.dwg

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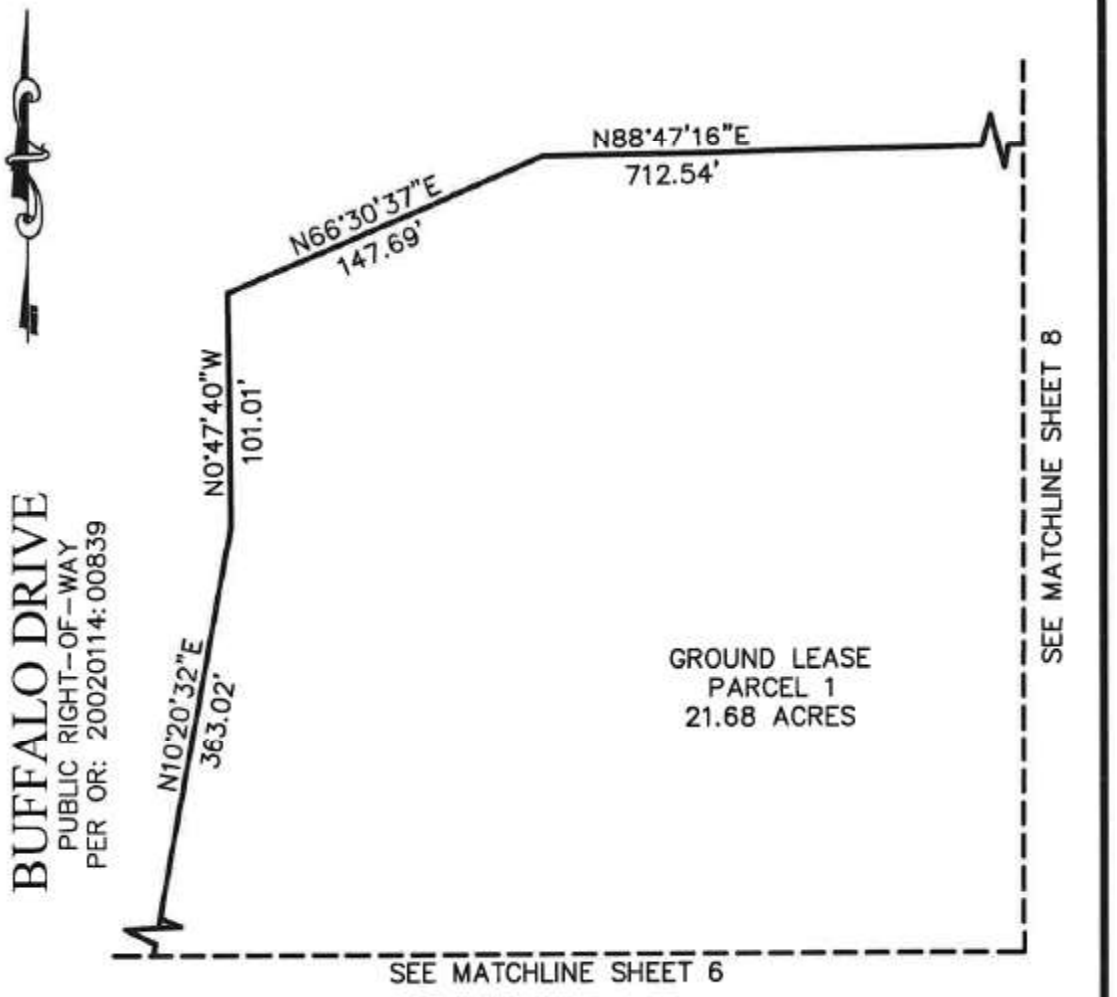


LOCHSA ENGINEERING
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone 702-365-9312

PROJECT No.: 3864
DRAWN BY: JCR
CHECKED BY: SRH
DATE: 6/3/2024
SCALE: 1"=75'
SHEET 7 OF 9

LEGEND

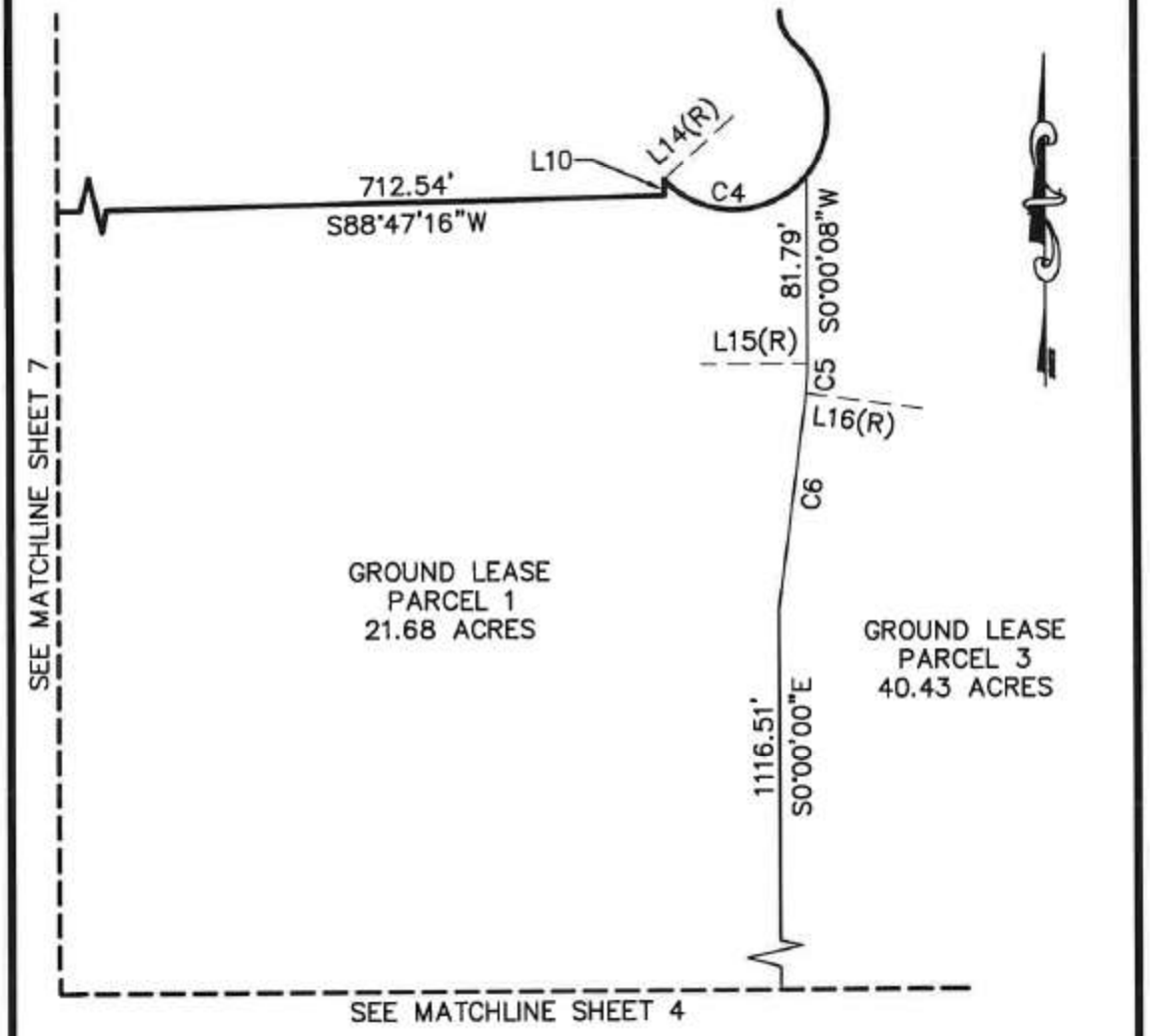
- PROPERTY LINE
- LOT LINE
- CENTER LINE
- ROW LINE
- TIE LINE
- MATCHLINE
- SECTION LINE

GROUND LEASE PARCEL 1
EXHIBIT COSTCO
BADURA AND BUFFALO

PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
No. 20138
SHERMAN
Exp. 6-30-27
8-24-24

APN: 176-03-201-010 | FILE NAME: 3864 Costco Parcel 1 Exhibit.dwg

EXHIBIT 'B'



LOCHSA ENGINEERING
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone 702-365-9312

PROJECT No.: 3864
DRAWN BY: JCR
CHECKED BY: SRH
DATE: 6/3/2024
SCALE: 1"=75'
SHEET 8 OF 9

LEGEND

PROPERTY LINE
LOT LINE
CENTER LINE
ROW LINE
TIE LINE
MATCHLINE
SECTION LINE

GROUND LEASE PARCEL 1
EXHIBIT COSTCO
BADURA AND BUFFALO

PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
HERMAN
No. 20138
Exp 6-30-27
8-21-24

APN: 176-03-201-010 | FILE NAME: 3864 Costco Parcel 1 Exhibit.dwg

EXHIBIT 'B'

Curve Table				
Curve #	Radius	Delta	Length	Tangent
C1	145.50'	14°34'33"	37.02'	18.61'
C2	110.00'	3°05'29"	5.93'	2.97'
C3	1010.81'	3°34'17"	63.00'	31.51'
C4	40.50'	98°14'48"	69.45'	46.79'
C5	109.80'	6°51'50"	13.15'	6.59'
C6	11525.68'	0°28'07"	94.26'	47.13'

Line Table		
Line #	Direction	Length
L1	N86°54'32"W	66.33'
L2	N04°33'53"E	69.55'
L3	N00°32'21"W	107.57'
L4	N00°32'21"W	7.95'
L5	N03°16'30"E	11.87'
L6	N89°13'08"E	5.65'
L7	N00°47'12"W	17.84'
L8	N00°46'56"W	115.70'
L9	N10°20'32"E	363.02'
L10	N00°12'05"W	7.00'

Radial Line Table	
Line #	Direction
L11	S59°39'20"E
L12	S00°00'00"E
L13	S86°43'32"E
L14	S47°35'35"W
L15	N89°59'49"E
L16	N82°22'57"W

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PROJECT No.: 3864
DRAWN BY: JCR
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DATE: 6/3/2024
SCALE: 1"=75'
SHEET 9 OF 9

LEGEND
PROPERTY LINE
LOT LINE
CENTER LINE
ROW LINE
TIE LINE
MATCHLINE
SECTION LINE

GROUND LEASE PARCEL 1
EXHIBIT COSTCO
BADURA AND BUFFALO

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
SHAWN R. HERMAN
No. 20138
Exp. 6-30-27
8-24-24

Exhibit B

Legal Description of Property (APN 176-03-301-006)

APN 176-03-301-006

EXHIBIT A
LEGAL DESCRIPTION
COSTCO BUFFALO AND ROY HORN
GROUND LEASE PARCEL 2

BEING ALL OF PARCEL 2 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 804.33 FEET; THENCE NORTH 0°53'50" WEST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°06'10" WEST, A DISTANCE OF 323.72 FEET; THENCE NORTH 87°52'34" WEST, A DISTANCE OF 95.80 FEET; THENCE SOUTH 89°05'53" WEST, A DISTANCE OF 138.61 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°54'07" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC DISTANCE OF 31.76 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 100.00 FEET; A RADIAL LINE TO SAID POINT BEARS NORTH 17°17'35" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC DISTANCE OF 31.76 FEET; THENCE SOUTH 89°05'53" WEST, A DISTANCE OF 66.66 FEET; THENCE NORTH 00°54'07" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 54.00 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 00°51'59" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 94°07'37", AN ARC DISTANCE OF 88.71 FEET; THENCE NORTH 86°43'30" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 03°36'21" EAST, A DISTANCE OF 17.17 FEET; THENCE NORTH 13°16'53" EAST, A DISTANCE OF 56.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 81°37'12" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 05°06'18", AN ARC DISTANCE OF 2.23 FEET; THENCE NORTH 03°16'30" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 86°43'30" EAST, A DISTANCE OF 8.00 FEET; THENCE NORTH 03°16'30" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 86°43'30" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 03°16'30" EAST, A DISTANCE OF 10.00 FEET; THENCE CONTINUING NORTH 03°16'30" EAST, A DISTANCE OF 113.91 FEET; THENCE NORTH 04°51'23" EAST, A DISTANCE OF 40.55 FEET; THENCE SOUTH 86°54'32" EAST, A DISTANCE OF 66.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 110.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 03°05'28" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 03°05'29", AN ARC DISTANCE OF 5.93 FEET; THENCE SOUTH 89°57'26" EAST, A DISTANCE OF 516.88 FEET; THENCE SOUTH 00°'00"00 EAST, A DISTANCE OF 197.61 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 284.72 FEET; THENCE NORTH 45°23'14" EAST, A DISTANCE OF 69.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 145.50 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 45°04'47" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 14°34'33", AN ARC DISTANCE OF 37.02 FEET; THENCE SOUTH 00°'00"00 EAST, A DISTANCE OF 217.33 FEET; THENCE SOUTH 89°06'09" WEST, A

SHEET 1 OF 6

DISTANCE OF 227.69 FEET; THENCE SOUTH 00°53'50" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.44 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.

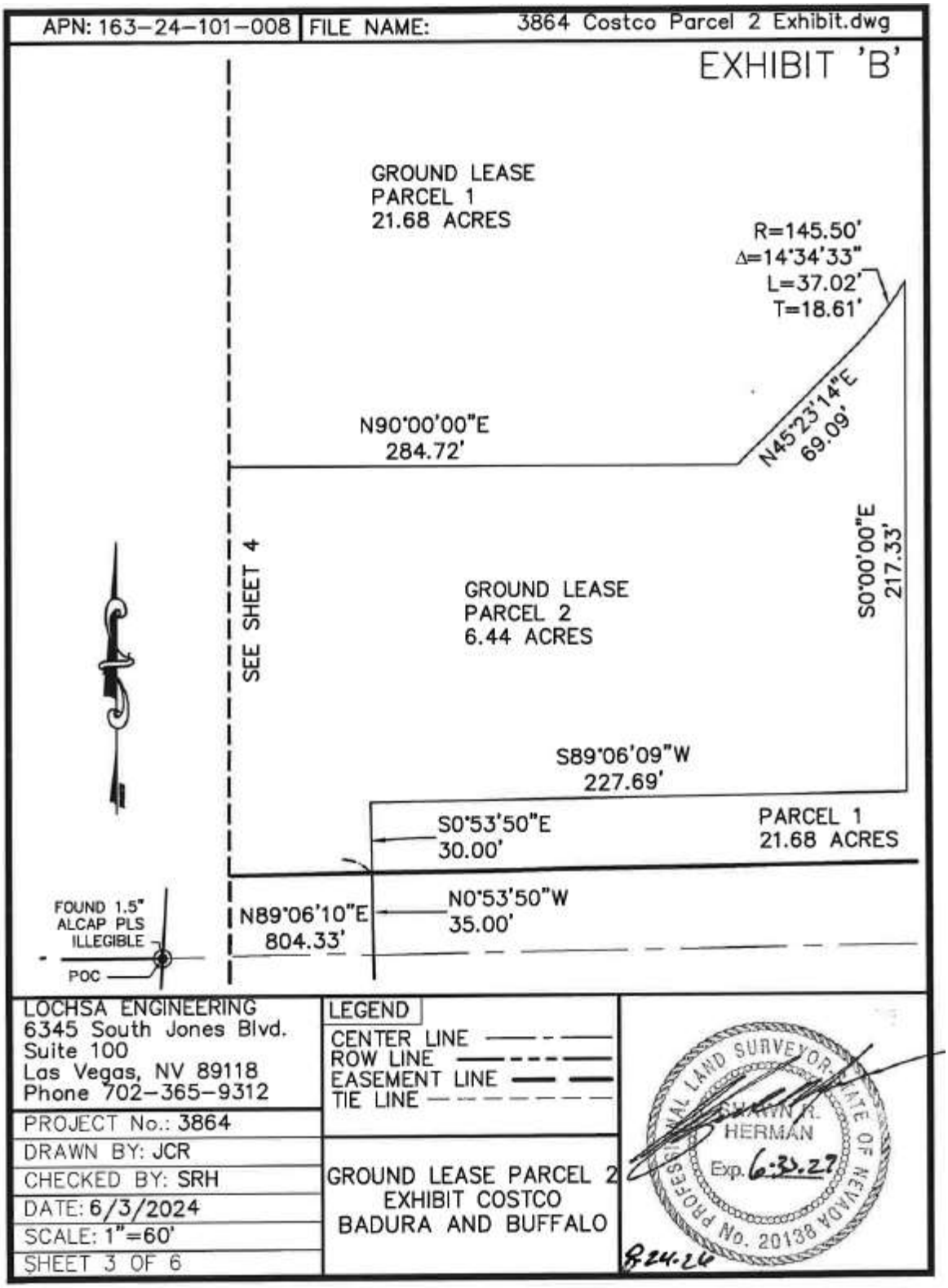
SAID LINE BEARS SOUTH 00°46'03" EAST.

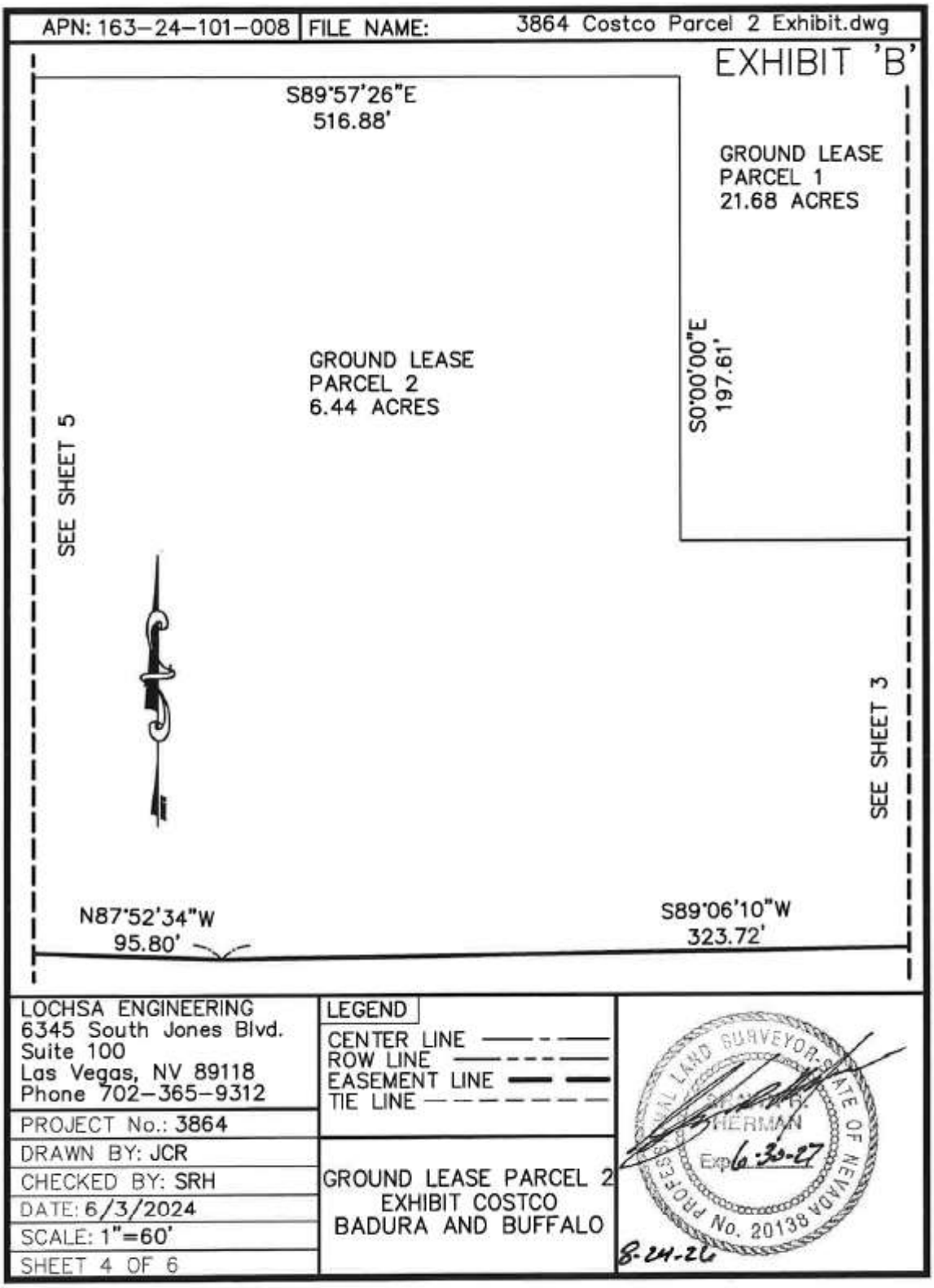
8-24-26

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 2 Costco JR 04-23-26.docx

SHEET 2 OF 6


APN: 163-24-101-008
FILE NAME: 3864 Costco Parcel 2 Exhibit.dwg
EXHIBIT 'B'
GROUND LEASE
PARCEL 1
21.68 ACRES
R=145.50'
Δ=14°34'33"
L=37.02'
T=18.61'
N45°23'14"E
69.09'
N90°00'00"E
284.72'
S0°00'00"E
217.33'
SEE SHEET 4
GROUND LEASE
PARCEL 2
6.44 ACRES
S89°06'09"W
227.69'
S0°53'50"E
30.00'
PARCEL 1
21.68 ACRES
FOUND 1.5"
ALCAP PLS
ILLEGIBLE
POC
N89°06'10"E
804.33'
N0°53'50"W
35.00'
LOCHSA ENGINEERING
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone 702-365-9312
LEGEND
CENTER LINE
ROW LINE
EASEMENT LINE
TIE LINE
PROJECT No.: 3864
DRAWN BY: JCR
CHECKED BY: SRH
DATE: 6/3/2024
SCALE: 1"=60'
SHEET 3 OF 6
GROUND LEASE PARCEL 2
EXHIBIT COSTCO
BADURA AND BUFFALO
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
SHAWN R.
HERMAN
Exp. 6-30-27
No. 20138
8.24.26


APN: 163-24-101-008
FILE NAME: 3864 Costco Parcel 2 Exhibit.dwg
EXHIBIT 'B'
S89°57'26"E
516.88'
GROUND LEASE
PARCEL 1
21.68 ACRES
GROUND LEASE
PARCEL 2
6.44 ACRES
S0°00'00"E
197.61'
SEE SHEET 5
SEE SHEET 3
N87°52'34"W
95.80'
S89°06'10"W
323.72'
LOCHSA ENGINEERING
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone 702-365-9312
PROJECT No.: 3864
DRAWN BY: JCR
CHECKED BY: SRH
DATE: 6/3/2024
SCALE: 1"=60'
SHEET 4 OF 6
LEGEND
CENTER LINE
ROW LINE
EASEMENT LINE
TIE LINE
GROUND LEASE PARCEL 2
EXHIBIT COSTCO
BADURA AND BUFFALO
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
No. 20138
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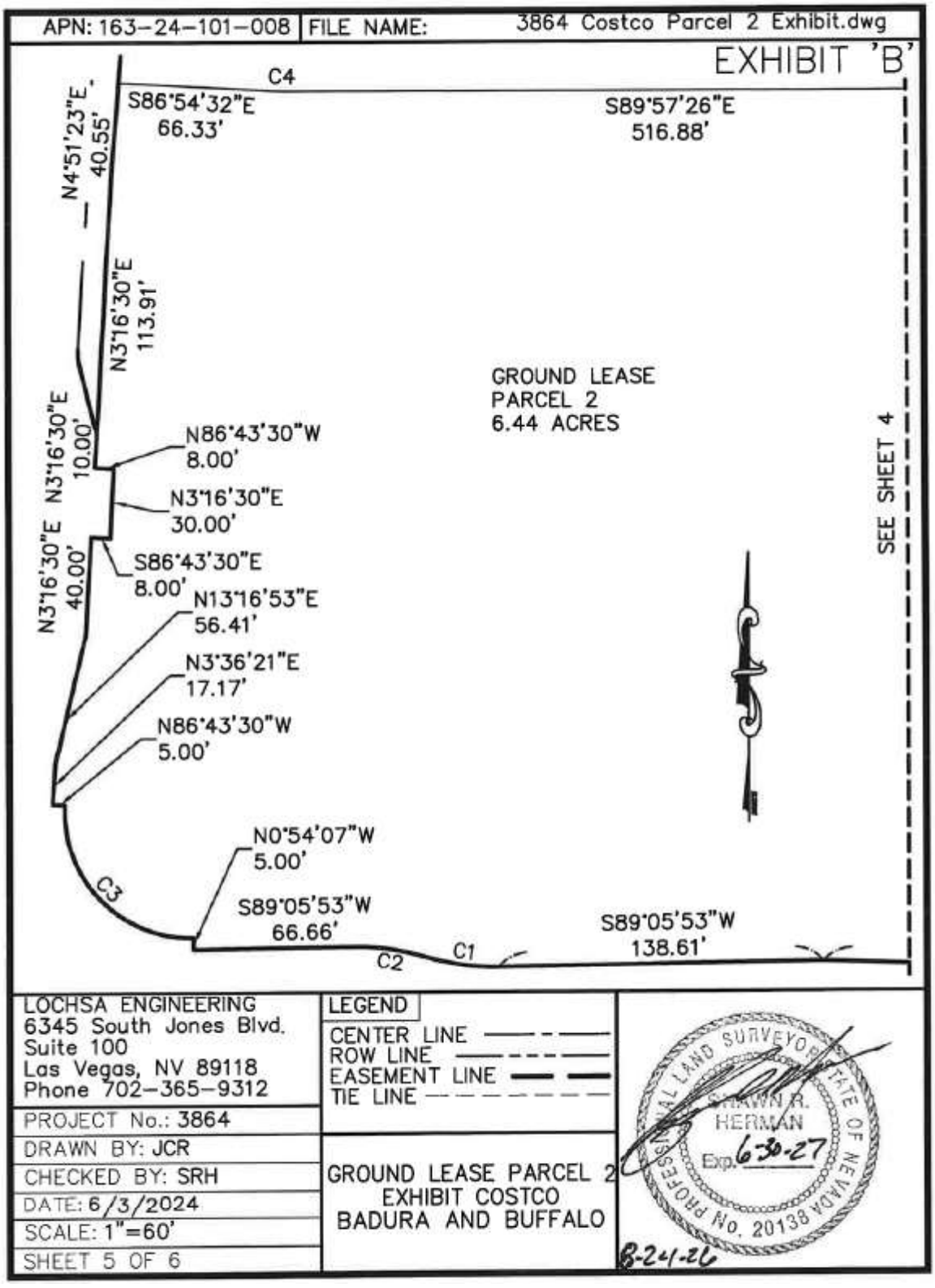
8-24-26


APN: 163-24-101-008
FILE NAME: 3864 Costco Parcel 2 Exhibit.dwg
EXHIBIT 'B'
C4
S86°54'32"E
66.33'
S89°57'26"E
516.88'
N4°51'23"E
40.55'
N3°16'30"E
113.91'
N3°16'30"E
10.00'
N86°43'30"W
8.00'
N3°16'30"E
30.00'
N3°16'30"E
40.00'
S86°43'30"E
8.00'
N13°16'53"E
56.41'
N3°36'21"E
17.17'
N86°43'30"W
5.00'
N0°54'07"W
5.00'
C3
S89°05'53"W
66.66'
C2
C1
S89°05'53"W
138.61'
GROUND LEASE
PARCEL 2
6.44 ACRES
SEE SHEET 4
LOCHSA ENGINEERING
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone 702-365-9312
PROJECT No.: 3864
DRAWN BY: JCR
CHECKED BY: SRH
DATE: 6/3/2024
SCALE: 1"=60'
SHEET 5 OF 6
LEGEND
CENTER LINE
ROW LINE
EASEMENT LINE
TIE LINE
GROUND LEASE PARCEL 2
EXHIBIT COSTCO
BADURA AND BUFFALO
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
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8-24-26

APN: 163-24-101-008	FILE NAME:	3864 Costco Parcel 2 Exhibit.dwg

EXHIBIT 'B'

Curve Table				
Curve #	Radius	Delta	Length	Tangent
C1	100.00'	18°11'42"	31.76'	16.01'
C2	100.00'	18°11'42"	31.76'	16.01'
C3	54.00'	94°07'37"	88.71'	58.04'
C4	110.00'	3°05'29"	5.93'	2.97'

LOCHSA ENGINEERING
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone 702-365-9312

PROJECT No.: 3864
DRAWN BY: JCR
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DATE: 6/3/2024
SCALE: 1"=60'
SHEET 6 OF 6

LEGEND
CENTER LINE
ROW LINE
EASEMENT LINE
TIE LINE

GROUND LEASE PARCEL 2
EXHIBIT COSTCO
BADURA AND BUFFALO

PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
No. 20138
HERMAN
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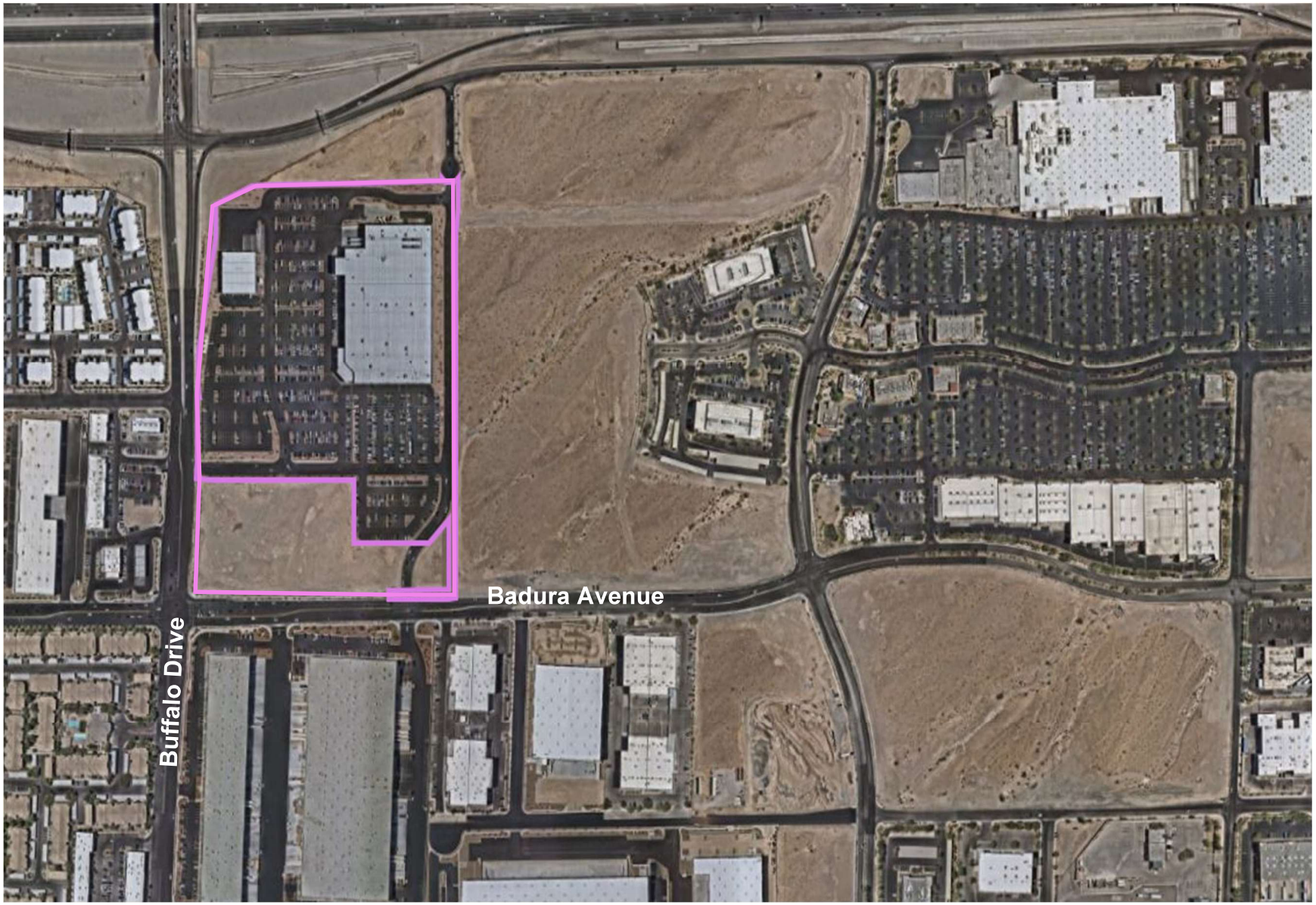
8-24-24

EJM Buffalo Property LLC
APNs 176-03-201-016, 176-03-301-006