



First American

Commitment

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-983335-HHLV

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

Countersigned by:

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

David Gorka

Dave Gorka
Authorized Signatory

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-983335-HHLV

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National
Commercial Services

Issuing Office: 8311 W. Sunset Road, Suite 100
Las Vegas, NV 89113

Issuing Office's ALTA® Registry ID: 1153431

Commitment No.: NCS-983335-HHLV

Property Address: 225 N 9th St. and 818 Stewart Ave., 818
Stewart Avenue, Las Vegas, NV 89101

Revision No.:

Inquiries Should Be Directed To:

Title Officer Name: Dave Gorka

Title Officer Number: (702)855-0831

Title Officer Email: dgorka@firstam.com

Issuing Office File No.: NCS-983335-HHLV

SCHEDULE A

1. Commitment Date: September 30, 2019 at 8:00 AM
2. Policy to be Issued:
 - (a) ☒ 2006 ALTA® Extended Owner's Policy
Proposed Insured: Ballsagna LLC
Proposed Policy Amount: \$1,650,000.00
 - (b) ☐ ALTA® Policy
Proposed Insured:
Proposed Policy Amount: \$
 - (c) ☐ ALTA® Policy
Proposed Insured:
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is

Fee

4. [The Title is, at the Commitment Date, vested in:](#)

Sevag V. Mardirossian, a single man and Orange Manor LLC, a Nevada limited liability company, as tenants in common, as to Parcel I and AMW Properties LLC, a Nevada limited-liability company, as to Parcel II

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



First American

Schedule BI & BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-983335-HHLV

Commitment No.: NCS-983335-HHLV

SCHEDULE B, PART I

Requirements

The following requirements must be met:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (B) Pay us the premiums, fees and charges for the policy.
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (E) Releases(s) or Reconveyance(s) of Item(s): 19, 22, 23 and 24
- (F) Other: NONE
- (G) You must give us the following information:
 - 1. Any off record leases, surveys, etc.
 - 2. Statement(s) of Identity, all parties.
 - 3. Other:

The terms, conditions and provisions of The V Draquilia V Nevada Irrevocable Trust and any failure to comply therewith.

NOTE: We will require a photocopy of said Trust Agreement, any amendments or additions thereto and a Certification of Trust pursuant to NRS 164.400-164.440 for our files prior to the issuance of any policy of title insurance.

The following additional requirements, as indicated by "X", must be met:

- ☒ (H) Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

The Company's Owner's Affidavit form (attached hereto) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

- ☒ (I) An ALTA/NSPS survey of recent date, which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.
- ☒ (J) The following LLC documentation is required:
- (i) a copy of the Articles of Organization
 - (ii) a copy of the Operating Agreement, if applicable
 - (iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
 - (iv) express Company Consent to the current transaction
- ☐ (K) The following partnership documentation is required :
- (i) a copy of the partnership agreement, including all applicable amendments thereto
 - (ii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
 - (iii) express Partnership Consent to the current transaction
- ☐ (L) The following corporation documentation is required:
- (i) a copy of the Articles of Incorporation
 - (ii) a copy of the Bylaws, including all applicable Amendments thereto
 - (iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
 - (iv) express Corporate Resolution consenting to the current transaction
- ☐ (M) Based upon the Company's review of that certain partnership/operating agreement dated **Not disclosed** for the proposed insured herein, the following requirements must be met:
- Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.
- ☐ (N) A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.
- ☒ (O) Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

- ☒ (P) Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:
- ☐ (Q) The Company's "Indemnity Agreement I" must be executed by the appropriate parties.
- ☐ (R) Financial statements from the appropriate parties must be submitted to the Company for review.
- ☐ (S) A copy of the construction contract must be submitted to the Company for review.
- ☐ (T) An inspection of the land must be performed by the Company for verification of the phase of construction.
- ☐ (U) The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.
- ☐ (V) Escrow must confirm that there are no open deeds of trust before closing.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-983335-HHLV

Commitment No.: NCS-983335-HHLV

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and that are not shown by the Public Records.
5. Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights or, claims or Title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

Exceptions 1-6 will be omitted on extended coverage policies

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
8. Water rights, claims or title to water, whether or not shown by the public records.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

9. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the County Assessor, per Nevada Revised Statute 361.260.
10. Any taxes that may be due as provided under NRS 361.4725.
11. Those taxes for the fiscal year July 1, 2019 through June 30, 2020, including any secured personal property taxes collected by the County Treasurer.

APN 139-34-612-041

1st installment	\$ 396.97	Delinquent
2nd installment	\$ 395.22	

3rd installment	\$ 395.22
4th installment	\$ 395.22

Total	\$ 1,582.63
--------------	--------------------

NOTE:

Said taxes become a lien on July 1, 2019 , each installment will become due and payable on the following dates:

- 1st installment is due on the 3rd Monday of August, 2019.
- 2nd installment is due on the 1st Monday of October, 2019.
- 3rd installment is due on the 1st Monday of January, 2020.
- 4th installment is due on the 1st Monday of March, 2020.

Each installment will become delinquent ten (10) days after due.

(Affects Parcel I)

12. Taxes for the fiscal year July 1, 2018 through June 30, 2019 , including any District assessments collected therewith which are delinquent in the amount of \$1,360.47, including penalties to October 10, 2019.

APN 139-34-612-041

(Prior to close of escrow exact payoff figures of the above must be obtained directly from the County Treasurer's Office.)

(Affects Parcel I)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

13. Those taxes for the fiscal year July 1, 2019 through June 30, 2020, including any secured personal property taxes collected by the County Treasurer.

APN 139-34-612-042

1st installment	\$ 170.78	Delinquent
2nd installment	\$ 169.02	

3rd installment	\$ 169.02
4th installment	\$ 169.02

Total	\$ 677.84
--------------	------------------

NOTE:

Said taxes become a lien on July 1, 2019 , each installment will become due and payable on the following dates:

1st installment is due on the 3rd Monday of August, 2019.

2nd installment is due on the 1st Monday of October, 2019.

3rd installment is due on the 1st Monday of January, 2020.

4th installment is due on the 1st Monday of March, 2020.

Each installment will become delinquent ten (10) days after due.

(Affects Parcel II)

14. Taxes for the fiscal year July 1, 2018 through June 30, 2019 , including any District assessments collected therewith which are delinquent in the amount of \$586.11, including penalties to October 10, 2019.

APN 139-34-612-042

(Prior to close of escrow exact payoff figures of the above must be obtained directly from the County Treasurer's Office.)

(Affects Parcel II)

15. Reservations, provisions and easements as contained in the Patent from the State of Nevada, recorded February 28, 1905, in [Book 3F of Miscellaneous Records, Pages 571-572](#) of Lincoln County, Nevada records.

(Affects All Parcels)

16. Easements and all other matters as shown and/or delineated upon the final map of Bucks Subdivision, on file in [Book 1 of plats, Page 15](#) , of Official Records.

(Affects All Parcels)

17. The terms and provisions contained in the document entitled City of Las Vegas Revised Downtown Development Area recorded March 11, 1986 in [Book No. 860311 as Instrument No. 00777](#) of Official Records.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

- A document declaring modifications thereof recorded February 11, 1988 in [Book No. 880211 as Instrument No. 00382](#) of Official Records.
- Any restrictions covering the future use of the land, as disclosed by an Ordinance, recorded November 22, 1996 in [Book 961122 of Official Records, Clark County, Nevada, as Instrument No. 00847](#) and as adopted in that certain document recorded November 22, 1996 in [Book 961122 of Official Records, Clark County, Nevada, as Instrument No. 00848](#) and re-recorded November 25, 1996 in [Book 961125 of Official Records, as Instrument No. 00566](#).
- A document declaring modifications thereof recorded June 02, 2006 in [Book No. 20060602 as Instrument No. 01395](#) of Official Records.
- A document declaring modifications thereof recorded September 12, 2012 in [Book No. 20120912 as Instrument No. 01933](#) of Official Records.

(Affects All Parcels)

18. The effect of a map purporting to show the land and other property, filed in [File 82, Page 24](#) of Record of Surveys.

(Affects All Parcels)

19. A Deed of Trust to secure an original indebtedness of \$575,000.00 recorded March 03, 2015 in [Book 20150303 as Instrument No. 02190](#) of Official Records.

Dated: February 27, 2015
 Trustor: Sevag V. Mardirossian, a single man and Orange Manor LLC, a Nevada limited liability company, as tenants in common
 Trustee: Nevada Title Company
 Beneficiary: Meadows Bank

(Affects Parcel I)

20. An Assignment of Rents recorded March 03, 2015 in [Book No. 20150303 as Instrument No. 02191](#) of Official Records, as additional security for the payment of the indebtedness secured by the Deed of Trust, recorded March 03, 2015 in [Book No. 20150303 as Instrument No. 02190](#) of Official Records.

(Affects Parcel I)

21. An unrecorded Lease dated February 27, 2015, executed by Sevag V. Mardirossian and Orange Manor LLC as lessor and Orange Beld LLC as lessee, as disclosed by a Lessee's Assignment of Lease and Subordination recorded March 03, 2015 in [Book No. 20150303 as Instrument No. 04168](#) of Official Records.

- Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.

(Affects Parcel I)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

22. A Deed of Trust to secure an original indebtedness of \$250,000.00 recorded August 19, 2016 in [Book 20160819 as Instrument No. 02413](#) of Official Records.
- Dated: August 8, 2016
Trustor: Sevag V. Mardirossian, a single man and Orange Manor LLC, a Nevada limited liability company, as tenants in common
Trustee: First American Title Insurance
Beneficiary: VEDC
- A document entitled "Request For Notice Under 2924b Civil Code" recorded August 24, 2016 in [Book 20160824 as Instrument No. 01044](#) of Official Records.

(Affects Parcel I)

23. A Deed of Trust to secure an original indebtedness of \$170,000.00 recorded August 11, 2017 in [Book 20170811 as Instrument No. 01720](#) of Official Records.
- Dated: January 5, 2017
Trustor: Orange Manor LLC, a Nevada limited liability company and Sevag Mardirossian, an individual
Trustee: 818 Stewart LLC, a Nevada limited liability company
Beneficiary: 818 Stewart LLC, a Nevada limited liability company

(Affects Parcel I)

24. A Deed of Trust to secure an original indebtedness of \$190,000.00 recorded May 18, 2018 in [Book 20180518 as Instrument No. 01963](#) of Official Records.
- Dated: May 15, 2018
Trustor: Charleston Manor Sub B LLC, a Nevada limited liability company
Trustee: First American Title Company
Beneficiary: Austin Renee Holdings LLC, a Nevada limited liability company

(Affects Parcel II)

25. The effect of deed executed by Sevag Mardirossian of AMW Properties, LLC to The V Draquilia V Nevada Irrevocable Trust, recorded January 16, 2018 in [Book 20180116 as Instrument No. 00826](#) of Official Records.

The Company will require satisfactory evidence that the deed was an absolute conveyance for value and that there are no other agreements, oral or written, regarding the ownership or occupancy of the land described in the deed.

(Affects Parcel II)

26. The effect of deed executed by Sevag Mardirossian, Trustee of the V Draquilia V Nevada Irrevocable Trust to Charleston Manor Sub B, LLC, recorded January 16, 2018 in [Book 20180116 as Instrument No. 00827](#) of Official Records.

The Company will require satisfactory evidence that the deed was an absolute conveyance for value and that there are no other agreements, oral or written, regarding the ownership or occupancy of the land described in the deed.

(Affects Parcel II)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

27. Any right, title or interest of the spouse, if any, of any married vestee herein.

(Affects Parcel I)

28. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

29. Rights of parties in possession.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

INFORMATIONAL NOTES

NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-983335-HHLV

Issuing Office File Number: 225 North 9th Street and 818 Stewart Avenue

The land referred to herein below is situated in the County of Clark, State of Nevada, and described as follows:

PARCEL I:

A PORTION OF LOTS FIFTEEN (15) AND SIXTEEN (16) IN BLOCK SIXTEEN (16) OF BUCKS SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN [BOOK 1, OF PLATS, PAGE 15](#), IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 16;

THENCE WESTERLY ALONG THE NORTHERLY SIDE LINE OF SAID LOT 16 A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING;

THENCE SOUTHERLY ON A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOTS 16 AND 15, A DISTANCE OF 100 FEET TO THE SOUTHERLY SIDE LINE OF SAID LOT 15;

THENCE WESTERLY ALONG THE SOUTHERLY SIDE LINE OF SAID LOT 15, A DISTANCE OF 45 FEET;

THENCE NORTHERLY ON A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOTS 15 AND 16 TO THE NORTHERLY SIDE LINE OF SAID LOT 16;

THENCE EASTERLY ALONG SAID NORTHERLY SIDE LINE OF LOT 16, A DISTANCE OF 45 FEET TO THE PLACE OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED MARCH 03, 2015 IN [BOOK 20150303 AS INSTRUMENT NO. 02189](#) OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL II:

THE EAST FIFTY (50) FEET OF LOTS FIFTEEN (15) AND SIXTEEN (16) IN BLOCK SIXTEEN (16) OF BUCK'S SUBDIVISION OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN [BOOK 1 OF PLATS, PAGE 15](#), IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.