



NEVADA  
**STATE HISTORIC  
PRESERVATION OFFICE**

Department of Conservation and Natural Resources

Brian Sandoval, Governor  
Bradley Crowell, Director  
Rebecca L. Palmer, Administrator, SHPO

June 20, 2018

Eli Mizrachi  
King George LLC  
2425 Ping Dr.  
Henderson NV 89074-8314

RE: Plan to Open the Huntridge Theater, Email received from Eli Mizrachi  
([elimizrachi5@gmail.com](mailto:elimizrachi5@gmail.com)) on June 14, 2018.

Dear Mr. Mizrachi:

The Nevada State Historic Preservation Office (SHPO) received your email of June 14, 2018 concerning your ability to open the Huntridge Theater during calendar year 2018.

In accord with the covenants attached to the settlement of August 2016, the building must be open on at least twelve days "on an equitable spaced basis and at other times by appointment". For example, opening the Huntridge Theater to the public for at least three days per quarter would be considered compliant with the covenants.

The SHPO does not have the authority under the Nevada Revised Statutes to prescribe to a private property owner when they must have their building open to the public. According to the terms of the settlement, the building must be open to the public and we are seeking evidence that this has occurred. Alternatively, you or your representatives may submit a plan to the SHPO to open the building in 2018 with dates and times identified. You, or your representatives, must then submit evidence that the building was open "on an equitable spaced basis and at other times by appointment" to this office no later than December 31, 2018.

In addition, the SHPO is requesting that you or your representatives submit a certificate of occupancy for the Huntridge Theater from the city of Las Vegas or a similar "license" as mentioned in your email of June 14, 2018.

If you have any questions concerning this correspondence, please feel free to contact me at (775) 684-3443 or by e-mail at [rlpalmer@shpo.nv.gov](mailto:rlpalmer@shpo.nv.gov).

Sincerely,

A handwritten signature in black ink that reads "Rebecca Lynn Palmer". The signature is fluid and cursive, with the first name being the most prominent.

Rebecca Lynn Palmer  
State Historic Preservation Officer

## Rebecca Palmer

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**From:** Eli Mizrachi [elimizrachi5@gmail.com]  
**Sent:** Thursday, June 21, 2018 4:18 PM  
**To:** Rebecca Palmer  
**Subject:** RE: Huntridge License

Great! I will have to you beginning of week

Thanks,  
Eli

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**From:** Rebecca Palmer <[rlpalmer@shpo.nv.gov](mailto:rlpalmer@shpo.nv.gov)>  
**Sent:** Thursday, June 21, 2018 3:38 PM  
**To:** 'Eli Mizrachi' <[elimizrachi5@gmail.com](mailto:elimizrachi5@gmail.com)>  
**Subject:** RE: Huntridge License

Yes.

Rebecca Lynn Palmer  
State Historic Preservation Officer  
901 South Stewart Street, Suite 5004  
Carson City NV 89701  
(phone) 775.684.3443



NEVADA  
STATE HISTORIC  
PRESERVATION OFFICE

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**From:** Eli Mizrachi [<mailto:elimizrachi5@gmail.com>]  
**Sent:** Thursday, June 21, 2018 3:27 PM  
**To:** Rebecca Palmer  
**Subject:** RE: Huntridge License

Just to be clear, I will submit the 12 days for your consideration and you will tell me if its ok or we need to revise it. correct?

Attached is business license

Thanks,  
Eli

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**From:** Rebecca Palmer <[rlpalmer@shpo.nv.gov](mailto:rlpalmer@shpo.nv.gov)>  
**Sent:** Wednesday, June 20, 2018 10:17 AM  
**To:** 'Eli Mizrachi' <[elimizrachi5@gmail.com](mailto:elimizrachi5@gmail.com)>  
**Cc:** 'Joshua M. Woodbury' <[JWoodbury@ag.nv.gov](mailto:JWoodbury@ag.nv.gov)>  
**Subject:** RE: Huntridge License  
**Importance:** High

Dear Eli,

Thank you for your email. Here is our reply. There is also a hard copy of this letter going out in the mail tomorrow.

Rebecca Lynn Palmer  
State Historic Preservation Officer  
901 South Stewart Street, Suite 5004  
Carson City NV 89701  
(phone) 775.684.3443



NEVADA  
**STATE HISTORIC  
PRESERVATION OFFICE**

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**From:** Eli Mizrachi [<mailto:elimizrachi5@gmail.com>]

**Sent:** Thursday, June 14, 2018 1:52 PM

**To:** Rebecca Palmer

**Subject:** Huntridge License

Hi Rebecca, we finally received our license to open the huntridge to the public. We plan on opening for the 12 days if it is still eligible for this year. Of course you would have to bless this. Let me know if we can continue, and what dates you would like to see it open.

Thanks,  
Eli

# BUSINESS LICENSE

City of Las Vegas | Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

## TEMPORARY CONDITIONAL LICENSE

LICENSE #: G66-03604

ISSUE DATE: 06/05/2018

EXPIRATION DATE: 12/05/2018

TYPE OF LICENSE: A01 – ADMINISTRATIVE OFFICE SPACE  
ADMINISTRATIVE OFFICE SPACE

**BUSINESS LOCATION:**

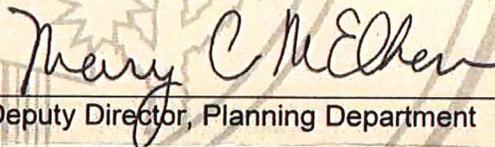
1208 E CHARLESTON BLVD

**ISSUED TO:**

BIGS FURNITURE  
1080 W SUNSET RD  
HENDERSON NV 89014

**CONDITIONS**

This license only authorizes office activity at this location.

  
Deputy Director, Planning Department

*Failure to maintain an active state license or SNHD health permit,  
if required, renders this business license invalid.*

*Post in a conspicuous place.*





NEVADA  
**STATE HISTORIC  
PRESERVATION OFFICE**

Department of Conservation and Natural Resources

Brian Sandoval, Governor  
Bradley Crowell, Director  
Rebecca L. Palmer, Administrator, SHPO

April 10, 2018

Eli Mizrachi  
King George LLC  
2425 Ping Dr.  
Henderson NV 89074-8314

RE: Covenants attached to the Huntridge Theater, 1208 East Charleston Blvd., Las Vegas, Clark County.

Dear Mr. Mizrachi:

In accord with the terms of the 2016 settlement, the covenant on the Huntridge Theater was extended until December 31, 2028.

As a reminder, the covenant stipulates (Covenant, Exhibit A, Stipulation #2) that no visual or structural alterations will be made to the property without prior written permission from the State Historic Preservation Office. Enclosed is the form that a property owner is required to submit prior to the initiation of any visual or structural alterations to either the interior or exterior of the building.

Also enclosed is a copy of the current covenant agreement. If you have not done so, please read and familiarize yourself with the requirements of the attached document at your earliest convenience.

If you have any questions concerning this correspondence, please feel free to contact me at (775) 684-3443 or by e-mail at [rlpalmer@shpo.nv.gov](mailto:rlpalmer@shpo.nv.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebecca Lynn Palmer".

Rebecca Lynn Palmer  
State Historic Preservation Officer



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COVENANT

This Covenant is made and entered into between the State of Nevada, acting by and through the Commission for Cultural Centers and Historic Preservation "CCCHP" (formerly the Commission for Cultural Affairs) and King George LLC., owner in fee simple of the Huntridge Theater.

The subject property, Huntridge Theater, is located at 1208 E Charleston Blvd, Las Vegas, NV 89104; more particularly described as Assessor's Parcel Number 162-02-110-016.

In consideration of mutual benefits accruing to the CCCHP and King George LLC., these parties hereby extend the current Covenants on the Huntridge Theater through December 31, 2028. Those Covenants are attached hereto as Exhibit A, Clark County recorder # 970801.00714.

Without limitation, this Covenant extends the current Covenants, # 970801.00714, in whole and in total including all requirements, restrictions, and penalties through December 31, 2028.

The Judgment Lien against the property in the amount of \$389,925 shall be reduced on prorated basis for every year the owner of the Huntridge Theater is compliant with this Covenant

This Covenant runs with the subject property and is binding upon the King George L.L.C. and any and all of its successors, heirs, assignees, or lessees.

This CCCHP Covenant is entered into this 25<sup>th</sup> day of August, 2016.

**King George LLC, Owner Huntridge Theater**

Eli Mizrachi, Legal Representative King George L.L.C.

**STATE DEPARTMENT OF CONSERVATION, HISTORIC PRESERVATION OFFICE**

Rebecca L. Palmer, State Historic Preservation Officer

**ADAM PAUL LAXALT, ATTORNEY GENERAL**

By: Shane Chesney, Senior Deputy Attorney General  
Attorneys for the State of Nevada

**CHATAH LAW GROUP**

By: Sigal Chatah  
7875 S. Rainbow Blvd. #204  
Las Vegas, NV 89118  
Attorney for King George L.L.C

A  
Attorney General's Office  
100 N. Carson Street  
Carson City, Nevada 89701-4717

# Exhibit A

PLUW 1114  
Friends of The ntr. n e  
1208 E Charleston  
lv Nov 8 9104

9/08/01.00/14

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ATTACHMENT B

COVENANTS

1 These Covenants are made and entered into between the State of Nevada,  
2 acting by and through the Commission for Cultural Affairs, hereinafter  
3 referred to as "STATE" and Friends of the Huntridge Theatre, Inc.  
4 hereinafter referred to as "APPLICANT", for the purpose of the of the property  
5 known as The Huntridge Theater,  
6 which is owned in fee simple by the APPLICANT.

7 The property is comprised essentially of grounds, collateral, appurtenances,  
8 and improvements. The property is more particularly described as follows:  
9 [cite references, including repository, book, and page number(s)].

10  
11 Assessors Parcel #'s 162-02-110-004,003.002

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15 In consideration of the sum \$765,849.35 received  
16 in grant-in-aid assistance from the STATE, the APPLICANT hereby agrees  
17 to the following for a period of ending July 1, 2017.

- 18 1. The APPLICANT agrees to assume the cost of the continued maintenance  
19 and repair of said property so as to preserve the architectural,  
20 historical, cultural and/or archeological integrity of the same,  
21 in order to protect and enhance those qualities which make it  
22 historically significant as determined by the State Historic  
23 Preservation Officer, hereinafter referred to as "SHPO".
- 24 2. The APPLICANT agrees that no visual or structural alterations  
25 will be made to the property without prior written permission  
26 of the SHPO.
- 27 3. The APPLICANT agrees that the STATE, its agents and designees,  
28 shall have the right to inspect the property at all reasonable  
29 times, in order to ascertain whether or not the conditions of  
30 these Covenants are being observed.
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4. The APPLICANT agrees that when the property is not clearly visible from a public right-of-way or includes interior work assisted with State of Nevada, Commission for Cultural Affairs grant funds, the property will be open to the public no less than twelve (12) days a year on an equitable spaced basis and at other times by appointment. Nothing in these Covenants will prohibit the APPLICANT from charging a reasonable, nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area.

5. The APPLICANT further agrees that when the property is not open to the public on a continuing basis, and when the improvements assisted with State of Nevada Commission for Cultural Affairs grant funds are not visible from the public way, notification will be published for three consecutive working days, no less than one week prior to the opening date in one newspaper of general circulation in the community area in which the property is located. The advertisement shall give the dates and times when the property will be open. Documentation of such notice will be furnished annually to the SHPO during the term of these Covenants.

These restraints shall run with the property and are binding upon the APPLICANT and any and all successors, heirs, assignees, or leasees.

The STATE shall have the right to file suit in law or equity, if the APPLICANT violates any of the restraints of these Covenants. The purpose of the suit shall be to cause the APPLICANT to cure said violations or to obtain the return of funds granted to the APPLICANT by the State of Nevada Commission For Cultural Affairs.

The APPLICANT shall record these Covenants in the Recorder's Office of the county in which the subject property is located. The STATE'S obligations with regard to the subject property shall not become effective until the APPLICANT has furnished to the STATE satisfactory proof of the aforementioned recordation.

These Covenants are entered into this 19<sup>th</sup> day of June, 1997

[Signature]  
Applicant

Department of Museums, Library, and Arts

[Signature] 7-21-97  
Ronald H. James Date  
State Historic Preservation Officer

REVIEWED AS TO FORM ONLY:

Frankie Sue Del Papa  
Attorney General

By: [Signature]  
Melanie Maehan-Crossley  
Deputy Attorney General

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CLARK COUNTY, NEVADA  
JUDITH A. VANDEVER, RECORDER  
RECORDED AT REQUEST OF:

FRIENDS OF THE HUNTRIDGE

00-01-97 13:37 PAC 3  
OFFICIAL RECORDS

BOOK: 970801 INST: 00714

FEE: 9.00 RPTT: .00

**RECEIVED**

OCT 11 2016

Aptitude

ATTORNEY GENERAL Clark County, NV Transaction  
MAILROOM #: 3171651

Print Date:

10/6/2016 12:09:18 PM

Receipt #: 2894435

Cashier Date: 10/6/2016 12:09:06 PM  
(SCA)Debbie Conway  
Clark County Recorder  
(702) 455-4336

Customer Information	Transaction Information	Payment Summary
ATTORNEY GENERAL NEVADA 100 N CARSON ST CARSON CITY, NV 89701	Received: PRIORITY MAIL Returned: MAIL Type: Recording Track #: 70031680000136878125 Bin #:	Total Fees \$0.00 Total Payments \$0.00

**1 Payments**

NOCHARGE

**1 Recorded Items**

(COV) COVENANT

Instrument #: 201610060001884 BK/Pg: 0/0  
Date: 10/6/2016 12:09:00 PM**0 Search Items****1 Miscellaneous Items**(SUPPORT DOC) SUPPORTING  
DOCUMENTATION COVER LETTER

AR



Inst #: 20161006-0001884  
 Fees: \$0.00  
 N/C Fee: \$0.00  
 10/06/2016 12:09:00 PM  
 Receipt #: 2894435  
 Requestor:  
 ATTORNEY GENERAL NEVADA  
 Recorded By: SCA Pgs: 6  
 DEBBIE CONWAY  
 CLARK COUNTY RECORDER

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 162-02-110-016

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

**TITLE OF DOCUMENT**  
 (DO NOT Abbreviate)

Covenant

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Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

State of Nevada, Dept. of Conservation, Historic Preservation Office

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RETURN TO: Name Shane S. Chesney, SDAG

Address 100 N. Carson St.

City/State/Zip Carson City, NV 89701

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

Name \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.



## State of Nevada Commission for Cultural Centers and Historic Preservation

### Request for Permission to Undertake Structural or Visual Alterations

In accordance with current Covenants (Stipulation 2) in effect on the property below,  
\_\_\_\_\_ (*name of owner/organization*) is requesting written  
permission to undertake visual or structural alterations as described below:

**Building Name:**

**Building Address:**

**Building's Date of Construction:**

**Expiration Date of Covenants:**

**Supplementary Information:**

Please indicate if you have submitted the following—

- Written description of proposed work (*required; see second page*)
- Photographs of existing conditions (*required; please attach*)
- Sketches, plans, or architectural drawings depicting the proposed work
- Sketch or site plan of project location
- Specs of materials to be used
- Historic photographs depicting past condition or design
- Other

**Request Submitted by:**

\_\_\_\_\_  
*Print name*

\_\_\_\_\_  
*Signature*

**Organization -**

**Title -**

**Email address -**

**Phone number -**

**Date of Request:**

Please allow up to 14 business days for this form to be processed. Proposed work must not begin until this form has been reviewed and approved by the State Historic Preservation Office.

**Commission for Cultural Centers and Historic Preservation**  
**Request for Permission to Undertake Structural or Visual Alterations**

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*Please submit request form and supplementary materials to the State Historic Preservation Office, 901 S. Stewart St., Ste. 5004, Carson City, NV 89701-5248 or by email to [knbrown@shpo.nv.gov](mailto:knbrown@shpo.nv.gov).*

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**Description of Proposed Work:**

Please provide a thorough written description of the proposed work, including—

- Location on building
- Approximate size of area affected
- Existing conditions
- Materials to be used
- Proposed methods (must follow the Secretary of the Interior's Standards)

*(Use as many pages as needed)*



NEVADA  
**STATE HISTORIC  
PRESERVATION OFFICE**

Department of Conservation and Natural Resources

Brian Sandoval, Governor  
Bradley Crowell, Director  
Rebecca L. Palmer, Administrator, SHPO

December 27, 2017

**Via Certified Letter**

Eli Mizrachi  
King George LLC  
2425 Ping Dr.  
Henderson NV 89074-8314

RE: First Quarter of 2018 Inspection by the State Historic Preservation Officer on February 9, 2018, Huntridge Theater, 1208 East Charleston Blvd., Las Vegas, Clark County

Dear Mr. Mizrachi:

In accord with the terms of the 2016 settlement, semi-annual inspections by the State Historic Preservation Office (SHPO) during the first and fourth quarters of every year are required to confirm your compliance with the terms of the covenant and are a requirement to obtain the yearly \$32,494 judgment reduction.

I will be conducting the first quarter compliance inspection for 2018 on **Friday, February 9, 2018 at 2:00pm.**

Please ensure that the building is open for an inspection at that time and that the following items are available for my review:

1. A plan to open the Huntridge Theater on at least twelve days "on an equitable spaced basis and at other times by appointment". For example, opening the Huntridge Theater to the public for at least three days per quarter would be considered compliant with the covenant. If the Theater has been open on any days prior to the inspection date, please provide written evidence of its opening and the required public notice.
2. Evidence that there has been continued maintenance and repair of the property to preserve its architectural, historical, and cultural integrity, protecting those qualities that make the theater historically significant.
3. A certificate of occupancy for the Huntridge Theater from the city of Las Vegas.

If you have any questions concerning this correspondence, please feel free to contact me at (775) 684-3443 or by e-mail at [rlpalmer@shpo.nv.gov](mailto:rlpalmer@shpo.nv.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebecca Lynn Palmer", written over a blue circular stamp or seal.

Rebecca Lynn Palmer  
State Historic Preservation Officer