

FINAL MAP OF CHARLESTON BUSINESS PARK (A COMMERCIAL SUBDIVISION)

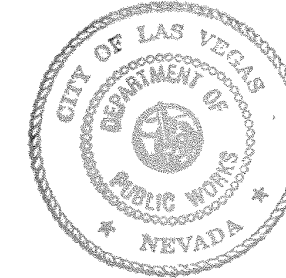
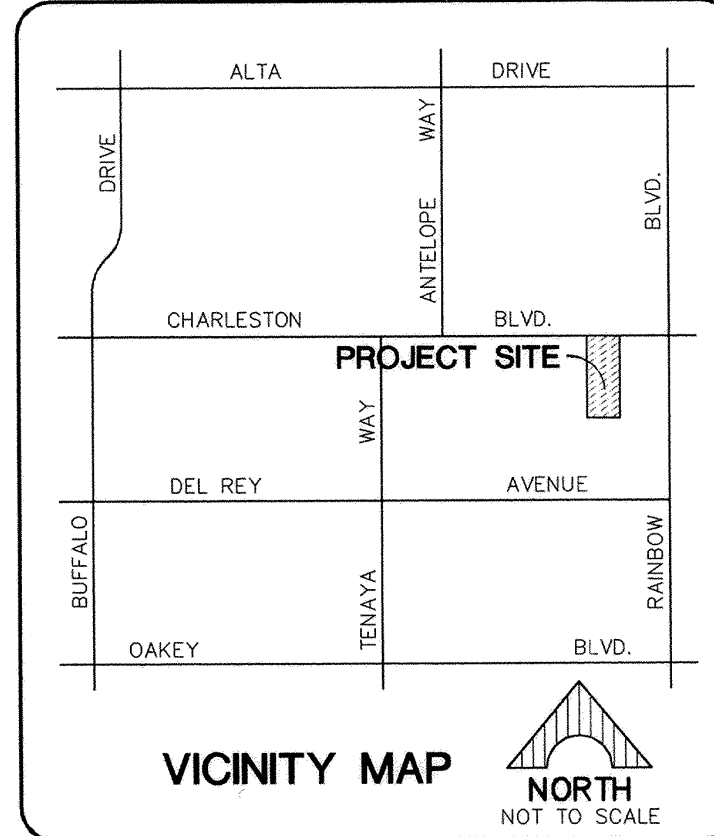
SUBDIVISION OF PARCEL I OF PARCEL MAP FILE 107, PAGE 0008 BEING THE EAST HALF (E 1/2) OF GOVERNMENT LOT 7 IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE AND DEDICATION

WE, MIRRCH INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF CHARLESTON BUSINESS PARK AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DO HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC. NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND EMBARG (JOINTLY AND SEVERALLY), LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AS SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS, AND ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF UNDERGROUND POWER, TELEPHONE LINES, WATER LINES AND CABLE LINES AND APPURTENANCES, AND FOR ABOVE GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

FURTHERMORE, WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY TO SOUTHWEST GAS AND THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AS SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS, AND ALL AREAS NOT OCCUPIED BY ANY BUILDINGS STRUCTURE FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL AND/OR ABANDONMENT OF UNDERGROUND GAS LINES AND APPURTENANCES, AND FOR ABOVE GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.



CERTIFICATE OF CITY SURVEYOR

I, ALAN R. RIEKKE, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF CHARLESTON BUSINESS PARK AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE N/A, 2007.

[Signature]
FOR ALAN R. RIEKKE, P.L.S. DAVID W. HUNT PLS 12462
CITY SURVEYOR
NEVADA CERTIFICATE NO. 12469

CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT ON THE 5TH DAY OF NOVEMBER, 2007.

[Signature] 11/05/07
DATE
M. MARGO WHEELER, A.I.C.P.
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

[Signature] 10/23/07
DATE
WALTER B. ROSS
SOUTHERN NEVADA HEALTH DISTRICT

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

[Signature] 10-23-07
DATE
ROBERT COACHE, P.E.
DIVISION OF WATER RESOURCES

NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695

PREPARED BY: SHEET 1 OF 2

DeLUNA
ENGINEERING • PLANNING • SURVEYING
2675 SOUTH JONES BOULEVARD, STE. 104, LAS VEGAS, NV 89146, (702) 255-6242

09/12/07

SURVEYOR'S CERTIFICATE

I, ROBERT A. WAMSLEY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MIRRCH INVESTMENTS, LLC.
- THE LANDS SURVEYED LIE WITHIN THE EAST HALF (E 1/2) OF GOVERNMENT LOT 7 IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON 5/10, 2007.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE LOCAL GOVERNMENT GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY N/A, 200, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE CITY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

[Signature]
ROBERT A. WAMSLEY, P.L.S.
NEVADA CERTIFICATE NO. 6009
10/23/07
LIC EX-P1285 06/30/00

LEGAL DESCRIPTION

SUBDIVISION OF PARCEL I OF PARCEL MAP FILE 107, PAGE 0008 LAND BEING THE EAST HALF (E 1/2) OF GOVERNMENT LOT 7, IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE SOUTH 89°53'22" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 3, BEING ALSO THE CENTERLINE OF CHARLESTON BOULEVARD, 685.65 FEET TO A POINT ON SAID LINE THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 7; THENCE DEPARTING SAID LINE SOUTH 02°40'51" EAST ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 7, 50.44 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHARLESTON BOULEVARD, THE "TRUE POINT OF BEGINNING"; THENCE CONTINUING SOUTH 02°40'51" EAST ALONG SAID EASTERLY LINE, 618.79 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 30.00 FOOT WIDE PARCEL OF LAND DEDICATED TO CLARK COUNTY AS PER BOOK 1683 INST. NO. 1642189; THENCE SOUTH 89°32'56" WEST ALONG SAID NORTHERLY LINE, 170.79 FEET TO A POINT ON THE WESTERLY LINE OF THE EAST HALF (E 1/2) OF SAID GOVERNMENT LOT 7; THENCE DEPARTING SAID NORTHERLY LINE, NORTH 02°43'49" WEST ALONG SAID WESTERLY LINE, 620.21 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE SAID CHARLESTON BOULEVARD; THENCE NORTH 89°53'22" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 154.78 FEET; THENCE SOUTH 88°45'34" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 16.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2.431 ACRES MORE OR LESS.

BASIS OF BEARING

BASIS OF BEARING BEING SOUTH 02°28'47" EAST ALONG THE EAST LINE OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST AS PER PARCEL MAP FILE 107, PAGE 0008 ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE.

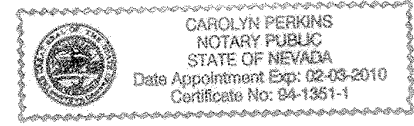
FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND ITS SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF PUBLIC STREET LIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES, IF ANY, AND PUBLIC FIRE HYDRANTS, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS THEREFROM.

BY: *[Signature]* DATE: 10/12/07
MICHAEL IANNUCCILLI, MANAGING MEMBER
MIRRCH INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF NEVADA)
COUNTY OF CLARK) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS
2nd DAY OF October, 2007.

BY MICHAEL IANNUCCILLI
AS MANAGING MEMBER
OF MIRRCH INVESTMENTS, LLC



[Signature]
CAROLYN PERKINS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES Feb. 3, 2010

CERTIFICATE OF EASEMENT RECIPIENTS:

WE, THE HEREIN NAMED EASEMENT RECIPIENTS, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

- | | |
|--|---------------------------|
| COX COMMUNICATIONS LAS VEGAS INC.
<i>[Signature]</i>
MICHELLE THOMPSON | <u>10/3/07</u>
DATE |
| EMBARQ
<i>[Signature]</i>
MICHAEL R. TURNER | <u>10-3-07</u>
DATE |
| SOUTHWEST GAS CORPORATION
<i>[Signature]</i>
Robert Miller | <u>10-22-07</u>
DATE |
| LAS VEGAS VALLEY WATER DISTRICT
<i>[Signature]</i>
GARY HANG | <u>10/3/07</u>
DATE |
| CITY OF LAS VEGAS - CITY ENGINEER
<i>[Signature]</i>
Jorge Cervantes by CE | <u>10/30/07</u>
DATE |
| NEVADA POWER COMPANY
<i>[Signature]</i>
SHARON McSHEA | <u>10-22-2007</u>
DATE |

FMP-23634
NO. 20071204-000481
FILED AT THE REQUEST OF:
DeLUNA
DATED 12-4-07 AT 16:41 M
BOOK 138 PAGE 0099
OF PLATS
OFFICIAL RECORDS BOOK NO 20071204
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE \$64.00 DEPUTY DHG

BOOK 138 PAGE 0099

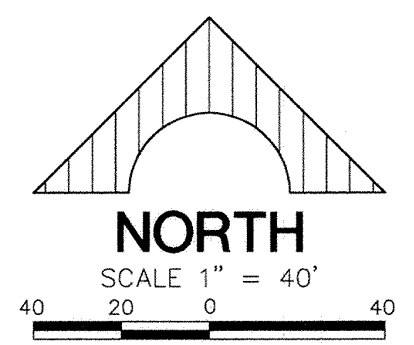
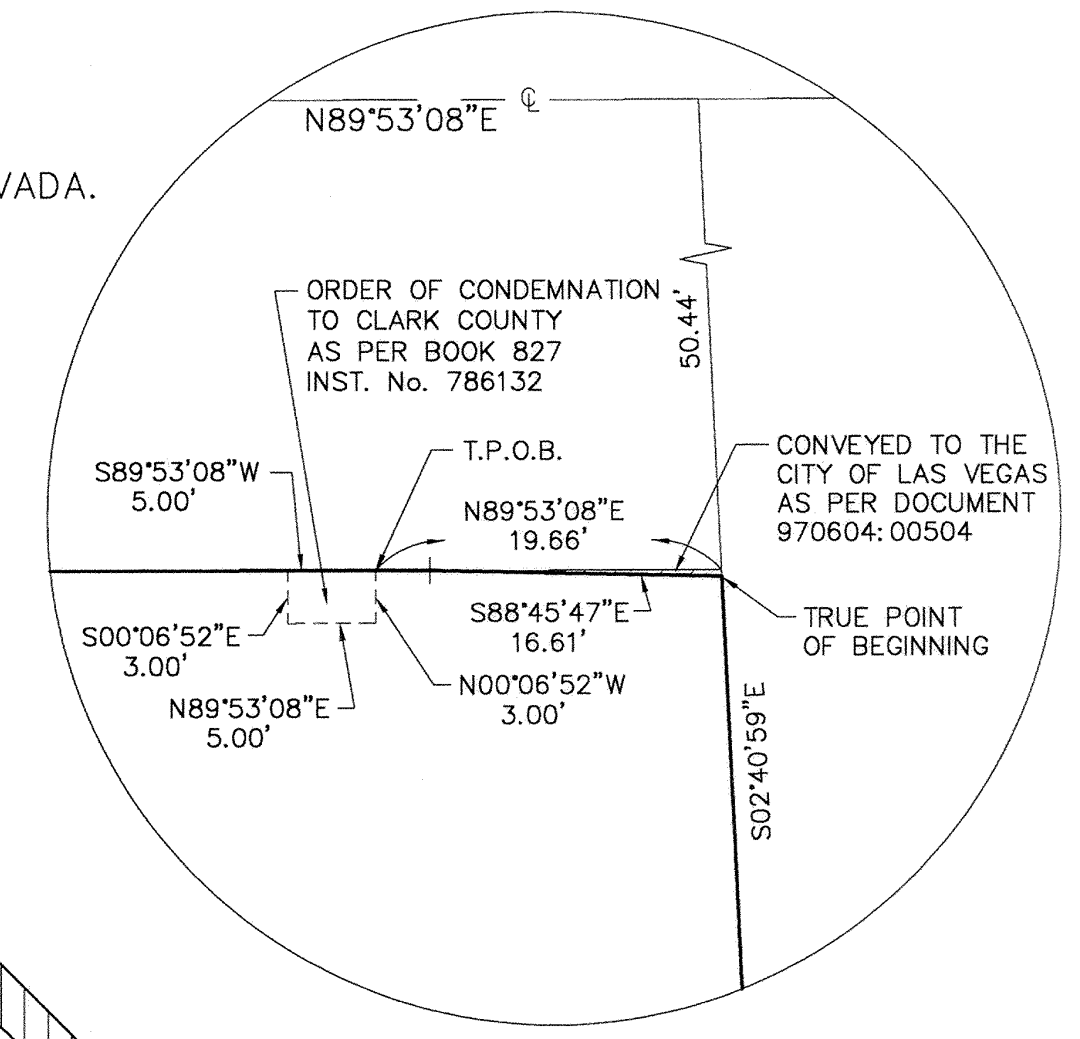
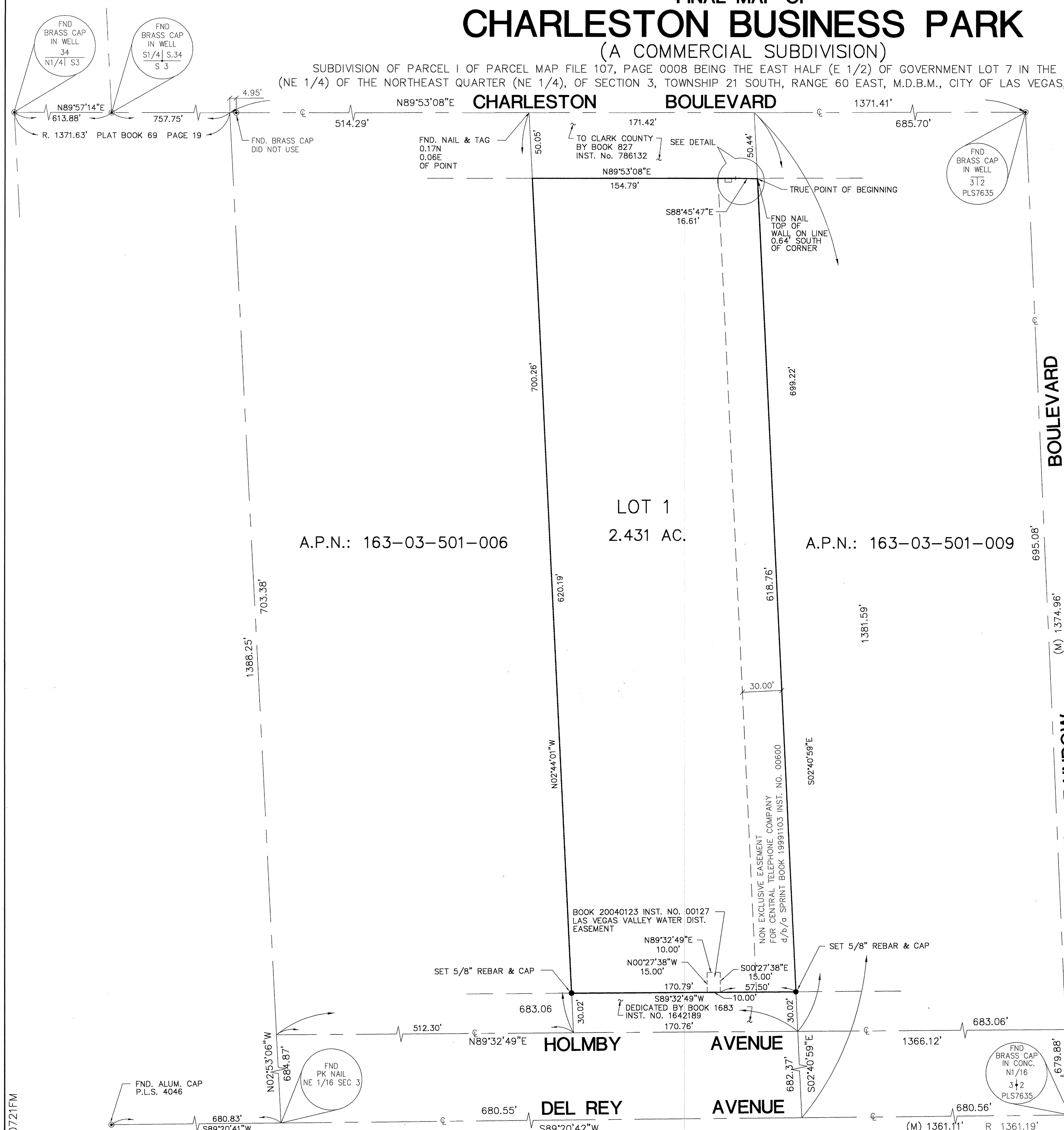
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 REC Fee: \$0.00
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 Requestor:
 DeLUNA
 Debbie Conway
 Clark County Recorder
 Pgs: 2

20071204-0004181
 Map Type: Plat
 PL 138 0099
 Plat

0721FMCERT

FINAL MAP OF CHARLESTON BUSINESS PARK (A COMMERCIAL SUBDIVISION)

SUBDIVISION OF PARCEL I OF PARCEL MAP FILE 107, PAGE 0008 BEING THE EAST HALF (E 1/2) OF GOVERNMENT LOT 7 IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



DETAIL

LEGEND	
⊙	FOUND MONUMENT AS SHOWN
●	SET 5/8" REBAR & TYPE III MONUMENTS WITH REF. MON'S. ALUM. CAP PLS 6009
---	SUBDIVISION BOUNDARY
---	EXISTING OR FUTURE IMPROVEMENT
---	EASEMENT LINE
---	CENTERLINE
⊕	CENTERLINE
[1,900]	AREA IN SQUARE FEET
SQ. FT.	SQUARE FEET
AC.	ACRE
R/W, R.O.W.	RIGHT-OF-WAY
B.O.B.	BASIS OF BEARING
P.L.S.	PROFESSIONAL LAND SURVEYOR
APN	ASSESSOR'S PARCEL NUMBER
ALUM.	ALUMINUM
(TYP.)	TYPICAL
FND.	FOUND
MIN.	MINIMUM
CONC.	CONCRETE
(M)	MEASURED
R	RECORDED
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE POINT OF BEGINNING
GOV'T.	GOVERNMENT

MAP REFERENCES:

1. PARCEL MAP FILE 48, PAGE 41
2. PARCEL MAP FILE 48, PAGE 66
3. PARCEL MAP FILE 107 PAGE 0008
4. PARCEL MAP FILE 40 PAGE 98
5. PLAT MAP BOOK 69, PAGE 19

NOTES:

ALL UNITS WILL HAVE "PERPETUAL ACCESS TO ABUTTING STREETS."
 ALL SUBDIVIDED PARCELS COMPRISING THIS COMMERCIAL SUBDIVISION SHALL PROVIDE PERPETUAL INTERSITE COMMON DRAINAGE RIGHTS ACROSS ALL EXISTING AND FUTURE PARCEL LIMITS.
 ON SITE SEWERS ARE A COMMON ELEMENT PRIVATELY OWNED AND MAINTAINED PER JOINT USE AGREEMENT OF THIS COMMERCIAL SUBDIVISION.

PREPARED BY: **FMP-23634**

DeLUNA
 ENGINEERING • PLANNING • SURVEYING
 2675 SOUTH JONES BOULEVARD, STE. 104, LAS VEGAS, NV 89146, (702) 255-8242

0721FM