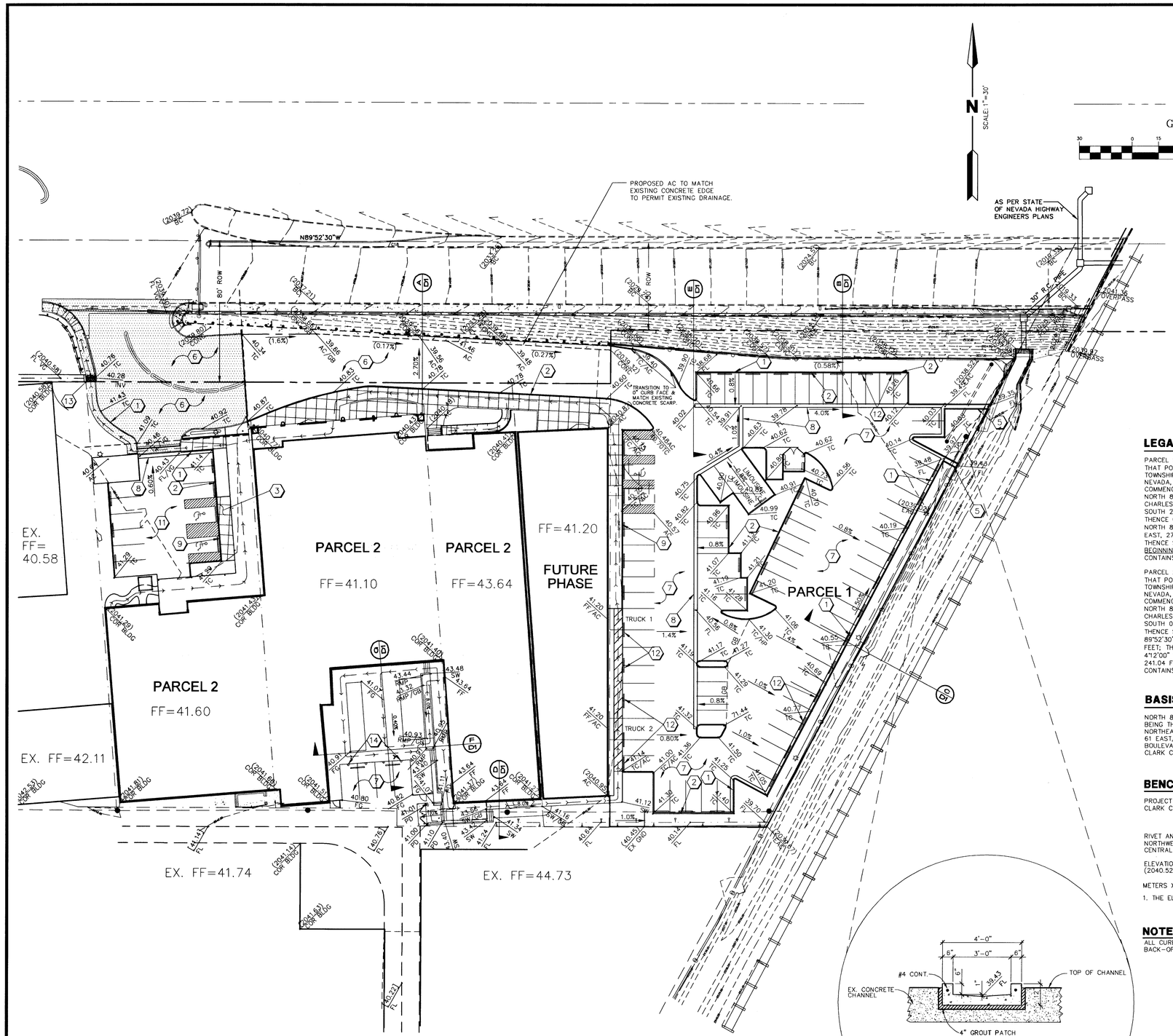

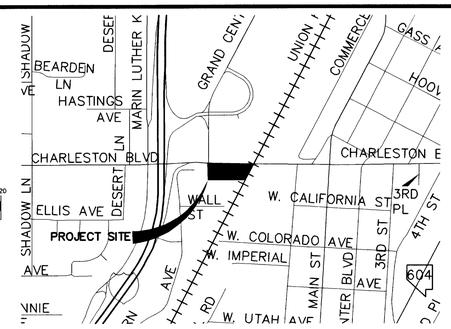

VICINITY MAP

LEGEND

- ADA ACCESS
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- STREET CENTER LINE
- EXISTING BUILDING
- SWALE LINE
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING EDGE OF A.C. PAVEMENT
- SECTION / DETAIL SYMBOL
- 59 — EXISTING CONTOUR LINE
- 64 — PROPOSED 1' CONTOUR
- 65 — PROPOSED 5' CONTOUR
- GRADE BREAK
- 1 — CONSTRUCTION NOTE
- (4.60%) — EXISTING SLOPE & DIRECTION OF SLOPE
- 4.60% — SLOPE & DIRECTION OF SLOPE
- 67.62 TC — PROPOSED ELEVATION
- (67.62) TC — EXISTING ELEVATION
- [67.62] TC — FUTURE ELEVATION
- SVZ – SIGHT VISIBILITY ZONE– NOTHING OVER 24" IN HEIGHT ALLLOWED IN SVZ EXCEPT TRAFFIC CONTROL DEVICES
- IMPROVEMENTS BY KHA

LEGAL DESCRIPTION

PARCEL 1
THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 4; THENCE NORTH 89°52'30" WEST, 523.37 FEET ALONG THE CENTERLINE OF CHARLESTON BOULEVARD; THENCE DEPARTING SAID CENTERLINE SOUTH 27°55'00" WEST, 73.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 27°55'00" EAST, 299.55 FEET; THENCE NORTH 89°52'30" WEST, 89.51 FEET; THENCE NORTH 00°07'30" EAST, 272.52 FEET; THENCE SOUTH 85°34'58" EAST, 100.43 FEET; THENCE SOUTH 89°52'30" EAST, 129.03 FEET TO THE POINT OF BEGINNING;
CONTAINS 42,804 SQUARE FEET (0.98 ACRES) MORE OR LESS

PARCEL 2
THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION4; THENCE NORTH 89°52'30" WEST, 842.81 FEET ALONG THE CENTERLINE OF CHARLESTON BOULEVARD; THENCE DEPARTING SAID CENTERLINE, SOUTH 00°07'30" WEST, 80.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 4° 12'00" EAST, 250.71 FEET; THENCE NORTH 89°52'30" WEST, 83.29 FEET; THENCE NORTH 0°07'30" EAST, 10.00 FEET; THENCE NORTH 89°52'30" WEST, 158.51 FEET; THENCE NORTH 4°12'00" WEST, 240.68 FEET; THENCE SOUTH 89°52'30" EAST, 241.04 FEET TO THE POINT OF BEGINNING;
CONTAINS 58,678 SQUARE FEET (1.35 ACRES) MORE OR LESS

BASIS OF BEARING

NORTH 89°52'30" WEST
BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.; ALSO BEING THE CENTERLINE OF CHARLESTON BOULEVARD AS INDICATED IN FILE 79, PAGE 62, OF SURVEYS, CLARK COUNTY OFFICIAL RECORDS.

BENCHMARK

PROJECT VERTICAL DATUM: NAVD88
CLARK COUNTY B.M. 8C01
33SSE6
1998 (REVISED 2003)

RIVET AND ROUND ALUMINUM PLATE IN TOP OF CURB, NORTHWEST CORNER OF CHARLESTON BLVD. AND GRAND CENTRAL PKWY; NEAR THE PC OF CHARLESTON BLVD.

ELEVATION = 621.954 METERS
(2040.527 U.S. SURVEY FEET) NAVD 88 (REVISED 2003)

METERS X $\left(\frac{3937}{1200}\right)$ = U.S. SURVEY FEET

1. THE ELEVATIONS SHOWN HEREON ARE BASED ON FEET.

NOTE:

ALL CURB DATA IS BASED OFF THE BACK-OF-CURB UNLESS OTHERWISE SPECIFIED.

3' WIDE CONCRETE FLUME

SCALE: NONE

CONSTRUCTION NOTES

1. INSTALL 'L' TYPE CURB & GUTTER PER CCAUSD #216
2. INSTALL ONSITE 'A' CURB PER CCAUSD #219
3. INSTALL 4" THICK CONCRETE SIDEWALK PER CCAUSD #234
4. INSTALL SIDEWALK RAMP PER CCAUSD #235 CASE 1 (SEE PLAN FOR A & B DIMENSIONS).
5. INSTALL 3' CONCRETE FLUME PER DETAIL ON SHEET D1
6. INSTALL 3" ASPHALTIC CONCRETE OVER 10" TYPE II AGG. BASE OVER 12" PROCESSED NATIVE.
7. INSTALL 2" ASPHALTIC CONCRETE OVER 10" TYPE II AGG. BASE OVER 12" PROCESSED NATIVE.
8. INSTALL 2' CONCRETE VALLEYGUTTER PER DETAIL ON SHEET D1
9. CONSTRUCT 0" CURBFACE
10. NOT USED
11. INSTALL 6" CONCRETE SLAB W/6X6 WWF OVER 10" TYPE II AGG. BASE
12. INSTALL CONCRETE BUMPER BLOCK PER CCAUSD #238
13. INSTALL SIDEWALK UNDERDRAIN PER CCAUSD #236
14. INSTALL 4 VEHICULAR PROTECTION BOLLARDS PER UDACS PLATE #23

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDER-GROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. ALL DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE ENGINEER. CALL BEFORE YOU DIG: 1-800-227-2600.

REV	DATE	BY	REVISION

LAPOUR PARTNERS, LLC
5525 S. DECATUR, SUITE 101
LAS VEGAS, NEVADA 89118
TEL (702) 222-3922

WRIGHT CIVIL ENGINEERS, INC
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000 FAX (702) 933-7001
CIVIL STRUCTURAL LAND SURVEYING

WRIGHT ENGINEERS

SHEET: PAVING & GRADING PLAN

TITLE: HOLSUM LOFTS

DRAWN BY: DSL	DESIGNED BY: RKF	CHECKED BY: JSM	PROJECT NO. CN2320801
05/06/04	05/06/04	05/06/04	SCALE: 1"=30'

PROFESSIONAL ENGINEER — STATE OF NEVADA — JEREMY S. McCAY — Exp:12-31-05 — CIVIL — No. 15797 — 5/27/04

SHEET G1
5 OF 7 SHEETS

DRAWING NO. 107V4030

69941