

MONTECITO TOWN CENTER SOUTH A COMMERCIAL SUBDIVISION

SITUATE WITHIN THE E 1/2 OF THE SE 1/4 OF SEC. 20, T. 19 S.,
R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNERS CERTIFICATE AND DEDICATION

MONTECITO TOWN CENTER, L.L.C., A NEVADA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE FINAL MAP OF MONTECITO TOWN CENTER SOUTH, A COMMERCIAL SUBDIVISION, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DO HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE UNDERSIGNED OWNERS HEREBY GRANTS AND CONVEYS TO NEVADA POWER COMPANY AND SPRINT, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC., AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: A PERMANENT EASEMENT AS SHOWN HEREON AS PRIVATE STREETS AND COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL AND REPAIRS OF TELEPHONE, POWER, GAS, WATER, CABLE TELEVISION LINES, ABOVE GROUND TRANSFORMERS AND TELEPHONE EQUIPMENT, PADS, STREET LIGHTS, FIRE HYDRANTS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO. FURTHER, THE UNDERSIGNED OWNERS HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS AND ITS SUCCESSORS AND ASSIGNS, A FIVE (5) FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES THAT ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREETLIGHTS, EASEMENTS FOR TRAFFIC SIGNALS AND APPURTENANCES AND ACCESS THERETO AND AN ADDITIONAL EASEMENT OF UP TO TWO (2) FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREET LIGHT, TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

DATED THIS 23rd DAY OF September, 2003

MONTECITO TOWN CENTER, L.L.C., A NEVADA LIMITED LIABILITY COMPANY.

BY: FRANK NIELSEN TITLE: ITS MANAGER
BY: FRANK NIELSEN TITLE: ITS MANAGER

BY: FRANK NIELSEN TITLE: ITS CO-MANAGER
BY: FRANK NIELSEN TITLE: ITS CO-MANAGER

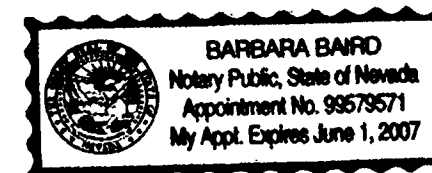
ACKNOWLEDGMENT

STATE OF NEVADA SS.
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON SEPTEMBER 23, 2003.

BY Frank Nielsen AS Manager OF LVLIM, LLC
BY Frank Nielsen AS Manager OF Laguna Consultants, LLC
BY Frank Nielsen AS Co-Manager OF Montecito Town Center, LLC

Barbara Baird
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE
MY COMMISSION EXPIRES: 6/1/07



UTILITY / AGENCY APPROVALS

WE THE HEREIN NAMED PUBLIC UTILITY COMPANIES AND AGENCIES APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Gary Lange Gary Lange 09/18/03
LAS VEGAS VALLEY WATER DISTRICT DATE

Tom Cardin Tom Cardin 9/22/03
SOUTHWEST GAS CORPORATION DATE

Jim Reilly Jim Reilly 9/18/03
NEVADA POWER COMPANY DATE

Dean T. Whitman Dean T. Whitman 9/22/03
SPRINT DATE

Krista M. King Krista M. King 9/19/03
COX COMMUNICATIONS LAS VEGAS, INC. DATE

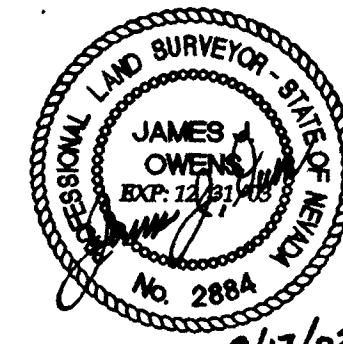
Charles Kajkowski Charles Kajkowski 10/1/2003
CHARLES KAJKOWSKI, JR., P.E. NO. 4784
CITY ENGINEER
CITY OF LAS VEGAS DATE

SURVEYOR'S CERTIFICATE

I, JAMES J. OWENS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MONTECITO TOWN CENTER, L.L.C.
- THE LANDS SURVEYED LIE WITHIN THE E 1/2 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 19S, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON SEPTEMBER 3RD, 2003.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY OCTOBER 7TH, 2004 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

JAMES J. OWENS
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 2884



NOTES

1. RECORDATION OF THIS SUBDIVISION MAP ESTABLISHES A LIMITED WATER COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:

LOT/BLOCK	ACRE-FEET/YEAR
1	1.0
2	1.0
3	1.0
4	1.0

2. ON-SITE SEWERS ARE A COMMON ELEMENT PRIVATELY OWNED AND MAINTAINED PER THE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&Rs) OF THIS COMMERCIAL SUBDIVISION.

3. ALL PROPERTIES WITHIN THIS SITE SHALL HAVE PERPETUAL, UNOBSTRUCTED ACCESS TO ALL PARKING AND ALL DRIVEWAYS SERVICING THIS SITE.

4. ALL SUBDIVIDED PARCELS COMPRISING THIS COMMERCIAL SUBDIVISION SHALL PROVIDE PERPETUAL INTERSITE COMMON DRAINAGE RIGHTS ACROSS ALL EXISTING AND FUTURE PARCEL LIMITS.

BASIS OF BEARING

NORTH 89°56'24" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 107, PAGE 31 OF SURVEYS.

REFERENCE MAPS

FILE 83, PAGE 46 OF SURVEYS
FILE 107, PAGE 31 OF SURVEYS

CITY SURVEYOR'S CERTIFICATE

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF MONTECITO TOWN CENTER SOUTH, AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE 10/27/04.

Rita M. Lumos 10/15/03
RITA M. LUMOS, P.L.S.
CITY SURVEYOR - CITY OF LAS VEGAS
NEVADA CERTIFICATE NO. 5094 DATE

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH. 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.

Walter B. Ross 09/19/03
CLARK COUNTY DISTRICT BOARD OF HEALTH DATE

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.

Robert Coache 9-23-03
DIVISION OF WATER RESOURCES DATE
ROBERT COACHE, P.E.

CERTIFICATE OF DIRECTOR OF PLANNING & DEVELOPMENT

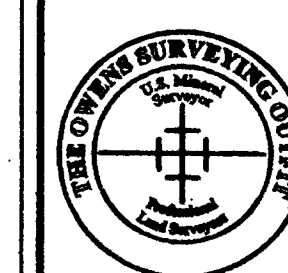
I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED BY THE PLANNING & DEVELOPMENT DEPARTMENT OF THE CITY OF LAS VEGAS, NEVADA ON THE 7TH DAY OF OCTOBER, 2003.

Robert S. Genzer 10-7-03
ROBERT S. GENZER
DIRECTOR OF PLANNING AND DEVELOPMENT
OF THE CITY OF LAS VEGAS DATE

COUNTY RECORDER'S 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

FMP - 2808



THE OWENS SURVEYING OUTFIT, INC.
Water Right, Mineral & Land Surveying throughout the West

650 HARDY WAY SUITE 101
P.O. BOX 1330
MESQUITE, NV 89024
702-346-2930
FAX 702-346-2940
107V3882



INSTRUMENT NO. 03892
OFFICIAL RECORDS BOOK NO. 00031013
FILED AT THE REQUEST OF:
THE OWENS SURVEYING OUTFIT, INC.
DATE 10-15-03 AT 15:04
BOOK 113 PAGE 0038
OF PLATS
CLARK COUNTY, NEVADA RECORDS
FRANCES DEANE, RECORDER
FEE \$ 74.00 DEPUTY KG0