

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-02-02

APN 140-30-802-001

Location TULLY AVE & LINCOLN ROAD

Applicant SCHNIPPEL FAMILY LP, ET AL

Subject

PARCEL MAP FOR BONANZA PINES, SENIOR
APARTMENTS



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parcel Map

Project Address (Location) Tully Ave & Lincoln Road (near Bonanza & Sandhill)

Project Name Bonanza Pines Proposed Use Senior Apts

Assessor's Parcel #(s) 140-30-802-001 & 002 Ward # 3

General Plan: existing M proposed n/a Zoning: existing R-PD 20 proposed R-PD 20 & R-PD 25

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 5 +/- Lots/Units _____ Density _____

Additional Information A portion of this property is currently in for rezoning.

PROPERTY OWNER Schnippel Family LP, et al Contact Mark Schnippel

Address 2685 S. Rainbow #212 Phone: 362-8774 Fax: 362-6011

City Las Vegas State NV Zip 89146

APPLICANT Schnippel Family LP, et al Contact Mark Schnippel

Address 2685 S. Rainbow #212 Phone: 362-8774 Fax: 362-6011

City Las Vegas State NV Zip 89146

REPRESENTATIVE L R Nelson Engineering Contact Sonja Moss

Address 3035 E. Patrick Lane #9 Phone: 798-7978 Fax: 451-2296

City Las Vegas State NV Zip 89120

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

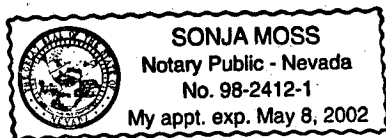
Print Name MARK A. SCHNIPPEL

Subscribed and sworn before me

This 2nd day of January, 20 02

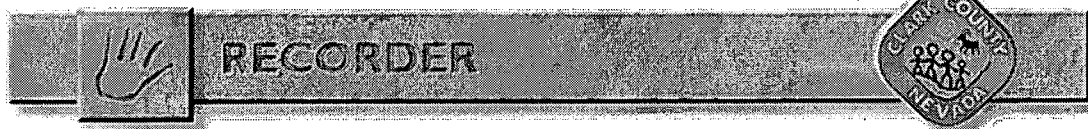
[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>PM-2-02</u>
Meeting Date:	<u>N/A</u>
Signs Required:	<u>N/A</u>
Map #	<u>N-30-8</u>
Total Fee:	<u>\$300.00</u>
Receipt #	<u>79030</u>
Date Accepted:	<u>1/8/02</u>
Accepted By:	<u>[Signature]</u>



PM-02-02

Official Records Transactions

Search Results

Book Number:	20020610	Instrument Number:	00886
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Document Type	Date Recorded	Time Recorded	Fee	# Pages
PARCEL MAP	06-10-2002	10:08	\$31.00	2

Requestor Name:	LR NELSON
Return Name:	RECORDER CLARK COUNTY
Return Address:	

Party Code:	1ST
Name:	SCHNIPPEL FAMILY LIMITED PARTNERSHI
Name Modifier:	
Name #:	00001

Party Code:	2ND
Name:	R 62E T 20S S 30 SE SW
Name Modifier:	
Name #:	00002

Party Code:	1ST
Name:	B & D LLC
Name Modifier:	
Name #:	00003

Party Code:	1ST
Name:	SCHNIPPEL FAMILLEY TRUST THE
Name Modifier:	
Name #:	00004

Party Code:	1ST
Name:	SCHNIPPEL MARK A
Name Modifier:	EE
Name #:	00005

Party Code:	1ST
Name:	SCHNIPPEL JACQUELINE R
Name Modifier:	EE
Name #:	00006

Party Code:	1ST
Name:	UNGER CARL
Name Modifier:	
Name #:	00007

Map Book/File #	Map Page #	Parcel Map #	Survey Cert #
PM 102	0071		0000

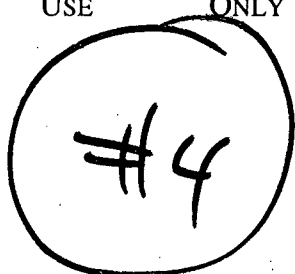
Do another Document search?

Yes

Do another Name search?

Yes

MAP PROCESSING **TO REMAIN WITH MYLAR WHILE PROCESSING**

PROJECT NAME / LOCATION: <u>Bonanza between Lamb & Sandhill Project #5689</u>						
MAP: <u>PM-0002-02</u>		SURVEYOR / ENGINEER: <u>LR Nelson 798-7978 PLS Noah Reynolds</u>				
SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED YES NO	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDING
LAND DEVELOPMENT	4/23/2002	<i>David G.</i> DAVID G.	☐ ☒	5/17/2002	FOR SURVEYORS USE ONLY 	
TRAFFIC (GARY P.)	5/17/02	<i>Thuy Phillips</i>	☒ ☐	5/17/02		
RIGHT OF WAY	5-20-02	<i>R. Rury</i>	☒ w/cond. ☐	5-20-02		
FLOOD CONTROL	5/20/02	<i>JWB</i>	☒ ☐	5/20/02		
SANITATION	5/20/02	<i>BBA</i>	☒ ☐	5/20/02		
DEVCO	5/20/02	<i>CLE</i>	☒ ☐	5/20/02		
TRAFFIC (RICK S.)			☐ ☐			
PLANNING / DEVELOPMENT	5/20/02	<i>MP</i>	☒ ☐	5/20/02		
SURVEY 1ST			☐ ☐			
2ND			☐ ☐			

COMMENTS: (CORRECTIONS NEEDED, REQUIREMENTS NOT SATISFIED, OR SPECIAL CONDITIONS)

LAND DEVELOPMENT 1) Map fee (\$32) and any flood study fees that may be generated by condition 5 are not paid.
 2) ~~Records indicate that condition 5 requiring a flood study prior to approval of map is not satisfied.~~ *we have approved study Feb 5-20-02*
 3) Geometric design of cul-de-sac does not meet CCASD #212 minimums. *owner's cert. 5-20-02*

RIGHT - OF - WAY *add the stmt. regarding 5' wide easmt. to [redacted] (can add using "*")* *X1228*

FLOOD CONTROL *change "Privately" to "Privately" in Drainage Easement note.*

SANITATION _____

DEVELOPMENT COORDINATION _____

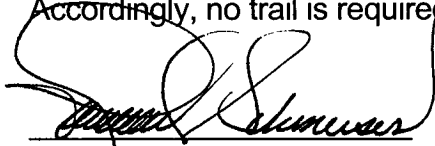
PLANNING & DEVELOPMENT _____

SURVEY _____

Memorandum Planning and Development

To: Matt Pinjuv, Senior Planner
From: Don Schmeiser, Senior Planner
Date: May 21, 2002
Re: Parcel Map – Northwest Corner of Lincoln Road and Bonanza Road (PM-0002-02)

I have reviewed the subject map for compliance with the adopted trail routes of the City. Accordingly, no trail is required within the area of this map.

A handwritten signature in black ink, appearing to read "Donald Schmeiser", is written over a horizontal line.

Donald Schmeiser, AICP
Senior Planner

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination



To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Rita Lumos, Survey (FM, PM, & A's only)
Date: April 24, 2002
Re: **PM-2-02** Schnippel Family LP, Et Al SWC of Lincoln Road and Tulley Avenue
Parcel Map

REVISED COMMENTS: -- These comments supersede all previous memos/comments:

CONDITIONS OF APPROVAL:

1. This Parcel Map shall show the following dedications: **a)** 30 feet of right-of-way adjacent to this site for Tully Avenue **b)** 30 feet for Lincoln Avenue including appropriate additional right-of-way for the west half of a cul-de-sac bulb at the south terminus of Lincoln Avenue and **c)** a 15 foot radius on the southwest corner of Tully Avenue and Lincoln Avenue.
2. If the intent of the curve radius for C4 is to accommodate a driveway, this radius should be changed to 25 feet.
3. Grant a 10 foot wide public sewer easement at the east edge of this site between Bonanza Road and the Lincoln Road cul-de-sac. Also, show the existing 10 foot wide sewer easement to the east of this site and revise the Owner's Certificate to include the word "easement".
4. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Lincoln Avenue and Tulley Avenue and for the future installation of sidewalk on Bonanza Road adjacent to this site prior to the issuance of any permits or the recordation of a Parcel Map for this site. The construction of such improvements shall be constructed with the first phase of development of this site.
5. Prior to the recordation of this parcel map or the submittal of any construction drawings, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation. Provide and improve all drainageways as recommended in the approved drainage plan/study.
6. Future development of the parcels created with the recordation of this Parcel Map, shall be in compliance with all applicable conditions of approval for Zoning Reclassification Z-89-01 and all other subsequent site-related actions.
7. No improvements, or bonds for improvements are required prior to the recordation of this parcel map.
8. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.



City of Las Vegas

COMBINED FIRE COMMUNICATIONS CENTER

SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS

FIRE SERVICES / STREET NAME VALIDATION
SUBDIVISION LISTING

2/4/2002 11:48:11 AM

FIRM: L R Nelson

ENTITY: City Of Las Vegas Planning

SUBDIVISION: Pm-2-02

PLANNING No.:

DESCRIPTION: Schnippel Family

REF NO: 8406

Street Name

Street Type

Disposition

Lincoln

Extension of existing street

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Rita Lumos, Survey (FM, PM, & A's only)
Date: February 1, 2002
Re: **PM-2-02** Schnippel Family LP, Et Al SWC of Lincoln Road and Tulley Avenue
Parcel Map



CONDITIONS OF APPROVAL:

1. This Parcel Map shall show the following dedications: **a)** 30 feet of right-of-way adjacent to this site for Tully Avenue **b)** 30 feet for Lincoln Avenue including appropriate additional right-of-way for the west half of a cul-de-sac bulb at the south terminus of Lincoln Avenue and **c)** a 15 foot radius on the southwest corner of Tully Avenue and Lincoln Avenue.
2. If the intent of the curve radius for C4 is to accommodate a driveway, this radius should be changed to 25 feet.
3. Grant a 10 foot wide public sewer easement at the east edge of this site between Bonanza Road and the Lincoln Road cul-de-sac. Also, show the existing 10 foot wide sewer easement to the east of this site and revise the Owner's Certificate to include the word "easement".
4. Construct half-street improvements on Tully Avenue and Lincoln Avenue adjacent to this site concurrent with development of this site. Also, construct all incomplete half-street improvements (sidewalk) on Bonanza Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Remove all substandard public improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City standards concurrent with development of this site.
6. Prior to the recordation of this parcel map or the submittal of any construction drawings, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation. Provide and improve all drainageways as recommended in the approved drainage plan/study.
7. Future development of the parcels created with the recordation of this Parcel Map, shall be in compliance with all applicable conditions of approval for Zoning Reclassification Z-89-01 and all other subsequent site-related actions.
8. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performances security method(s), if allowed.
9. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

Memorandum

City of Las Vegas
Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582

To: Noah Reynolds, PLS
L.R. Nelson Consulting Engineers

From: Rita M. Lumos, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: January 29, 2002

Re: **PM 2-02**
Schnippel Family Partnership

Attached is a redlined drawing delineating comments from Survey review. **The redlined print must be returned along with the corrected drawing for approval.**

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

Please change the name of the director of the Department of Planning and Development.

The bearing shown in the Basis of Bearing is incorrect. Please revise as noted.

Please check the dimensions on the centerline of Sandhill Road.

The bearing shown as a reference to R-1 does not match that map. Please correct as noted.

RML



DATE: January 23, 2002

OWNER: Schnippel Family LP, et al

PM NO: 2-2002

SURVEYOR: Noah Reynolds

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer is available. Municipal water is available. No individual sewage disposal systems or individual wells are to be installed.



**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE January 18, 2002
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - TOM WILKING LAND DEVELOPMENT - JUDY CALVO SURVEY - RITA LUMOS TRAFFIC ENGINEERING - RICK SCHROEDER SPECIAL IMPROVEMENT - MIKE THOMPSON DISTRICT (S I D)	
SUBJECT: PARCEL MAP PM-2-02 SCHNIPPEL FAMILY LP, ET AL	

PLEASE RETURN ANY COMMENTS TO:
GARY REID, SR. ENG. TECH
PUBLIC WORKS-- ENGINEERING/PLANNING DIVISION
ON OR BEFORE FEBRUARY 8TH, 2002

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE January 18, 2002
TO: CLARK COUNTY HEALTH DISTRICT - EDMUND J. WOJCIK FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-2-02 SCHNIPPEL FAMILY LP, ET AL	

PLEASE RETURN ANY COMMENTS TO:
MATT PINJUV @
Development Services Center, 731 S. 4TH ST.
CURRENT PLANNING DIVISION
ON OR BEFORE FEBRUARY 8TH, 2002

ATTACHMENT: MAP

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: PM-2-02 APN: 140-30-802-001 & 002

Name of Property Owner: Schnippel Family LP, et al

Name of Applicant: Schnippel Family LP, et al

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

145 No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

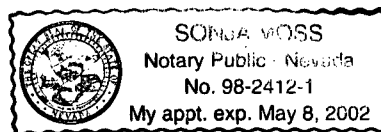
APN: _____

Signature of Property Owner/Authorized Agent. _____

Subscribed and sworn before me

This 2nd day of January, 2002

Notary Public in and for said County and State



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

DONNA RENE REAM SPILKER, DIANNA MAE REAM ROUNDS, CHRISTINE ANN REAM HUNSAKER, and JANICE MARIE REAM PARMENTER, Trustees of The Donald L. Ream Irrevocable Trust u/a/d December 31, 1979, and (See Exhibit "A")

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP, a Nevada Limited Partnership as to an undivided 30% interest, and; B & D LLC, a Nevada Limited Liability Company as to an undivided 50% interest, and; CARL UNGER, an unmarried man as to an undivided 20% interest

all that real property situated in the City of LAS VEGAS County of Clark State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION.

Assessor's Parcel No: 140-30-802-001 140-30-802-002

SUBJECT TO:

1. Taxes for this current fiscal year, not due or delinquent and any and all taxes and assessments levied or assessed after the recording date of this document. This will include the lien of supplemental taxes, if any.
2. Restrictions, conditions, reservations, rights, rights of way and easements, now of record (if any) affecting the use and occupancy of this property as the same may now appear of record.

Together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
Witness my hand this 28th day of April, 1999

STATE OF ~~NEVADA~~ }
COUNTY OF ~~CLARK~~ }

On _____ personally appeared before me, a Notary Public, SEE EXHIBIT "B" FOR SIGNATURES personally known (or proven) to me to be the person whose name subscribed to the above instrument who acknowledged that he/she/they executed the instrument.

SEE EXHIBIT "B" FOR SIGNATURES

Signature _____
(Notary Public)
(Notarial Seal)

ESCROW NO. 195985-DJG
ORDER NO. 195985-DJG
WHEN RECORDED MAIL TO: SCHNIPPEL Family Limited Ptnshp
Mark Schnippel 70
c/o 2685 S. Rainbow Blvd., Suite 212
Las Vegas, Nev. 89146

EXHIBIT 'A'

ESCROW NO.: 195995-DJG

JANICE MARIE REAM PARMENTER, a married woman as her sole and separate property, and; DONNA RENE REAM SPILKER, a married woman as her sole and separate property, and; JOHN ROUNDS, a married man as his sole and separate property, and; CHRISTINE ANN REAM HUNSAKER, a married woman as her sole and separate property

PARCEL I:

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 30, Township 20 South, Range 62 East, M.D.B. & M.

PARCEL II:

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 30, Township 20 South, Range 62 East, M.D.B. & M.

EXCEPTING THEREFROM the interest conveyed to the city of Las Vegas by document recorded March 11, 1954 in Book 3, Document No. 5097, and by document recorded May 2, 1974 in Book 422, Document No. 381149 in Official Records of Clark County, Nevada.

EXHIBIT "B"

THE DONALD L. REAM IRREVOCABLE TRUST

BY: Donna Rene Ream Spilker, Trustee
DONNA RENE REAM SPILKER, Trustee

BY: Dianna Mae Ream Rounds, Trustee
DIANNA MAE REAM ROUNDS, Trustee

BY: Christine Ann Ream Hunsaker, Trustee
CHRISTINE ANN REAM HUNSAKER, Trustee

BY: Janice Marie Ream Parmenter, Trustee
JANICE MARIE REAM PARMENTER, Trustee

Janice Marie Ream Parmenter
JANICE MARIE REAM PARMENTER

Donna Rene Ream Spilker
DONNA RENE REAM SPILKER

John Rounds
JOHN ROUNDS

Christine Ann Ream Hunsaker
CHRISTINE ANN REAM HUNSAKER

State of Nevada)
County of Clark)

This instrument was acknowledged before me on _____ by Donna

~~Rene Ream Spilker, Dianna Mae Ream Rounds, Christine Ann Ream Hunsaker and
Janice Marie Ream Parmenter, Trustees of The Donald L. Ream Irrevocable
Trust.~~

~~Notary Public~~

State of Nevada)
County of Clark)

This instrument was acknowledged before me on _____ by Janice
Marie Ream Parmenter, Donna Rene Ream Spilker, John Rounds and Christine
Ann Ream Hunsaker.

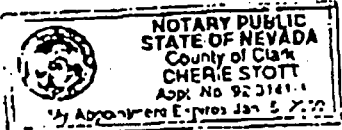
~~Notary Public~~

(Individual)

STATE OF NEVADA
COUNTY OF CLACK

On 4-20-99
Before me, a Notary Public, personally appeared

sa. JANICE MARIE REAM PARMENTER,
Trustee and JANICE MARIE REAM
Parmenter



personally known to me (or proved to me on the basis of satisfactory evidence) to be
the person whose name is subscribed to this instrument and acknowledged that he
(she or they) executed it.

Cherie Stott

Cherie Stott

NAME (TYPED OR PRINTED)

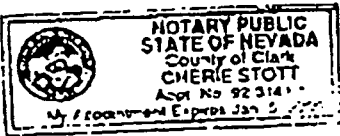
83 B PDD PRINTING 878 1701

(Individual)

STATE OF NEVADA
COUNTY OF CLACK

On 4-21-99
Before me, a Notary Public, personally appeared

sa. CHRISTINE ANN REAM HUSAKER
Trustee - CHRISTINE ANN REAM
Husaker



personally known to me (or proved to me on the basis of satisfactory evidence) to be
the person whose name is subscribed to this instrument and acknowledged that he
(she or they) executed it.

Cherie Stott

Cherie Stott

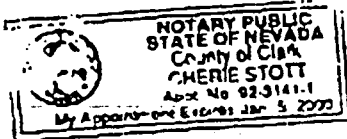
NAME (TYPED OR PRINTED)

(Individual)

STATE OF NEVADA
COUNTY OF CLACK

On 4-21-99
Before me, a Notary Public, personally appeared

sa. JOHN ROUNDS



personally known to me (or proved to me on the basis of satisfactory evidence) to be
the person whose name is subscribed to this instrument and acknowledged that he
(she or they) executed it.

Cherie Stott

Cherie Stott

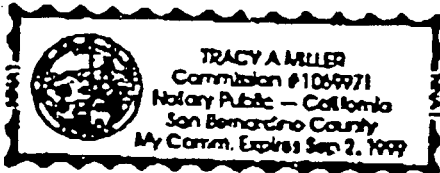
NAME (TYPED OR PRINTED)

83 B PDD PRINTING 878 1701

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of San BernardinoOn April 23, 1999 before me, Tracy A. Millerpersonally appeared Dianne Mae Beam Rhoads

☒ personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Tracy A. Miller
 Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document Grant, Bargain, Sale DeedDocument Date: Act 4-23-99 Number of Pages: 4Signer(s) Other Than Named Above: Janice Marie Beam Parmenter, Christine Ann Beam Hunsaker, & John Rhoads

Capacity(ies) Claimed by Signer(s)

Signer's Name: Dianne Mae Beam Rhoads☒ Individual

Corporate Officer

Title(s): _____

Partner — Limited General

Attorney-in-Fact

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing:

N/A

Signer's Name: _____

☐ Individual

Corporate Officer

Title(s): _____

Partner — Limited General

Attorney-in-Fact

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing:

990504.01326

STATE OF Utah
COUNTY OF Salt Lake } ss

On April 28, 1999 personally
appeared before me, a Notary Public,
Donna Rene Ream Spilker Trustee
personally known (or proven) to me
to be the person whose name
subscribed to the above instrument who
acknowledged that he/she/they executed
the instrument.

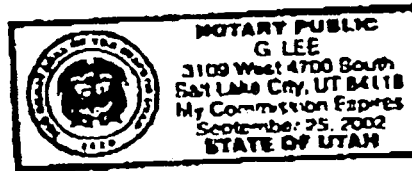
of the Donald L. Ream Irrevocable
Trust and Donna Rene Ream Spilker
as an individual

Signature

G Lee

(Notary Public)

(Notarial Seal)



Donna Rene Spilker

Donna Rene Ream Spilker

21

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
LAND TITLE OF NEVADA
05-04-99 14:57 DB1 6
BOOK: 990504 OFFICIAL RECORDS INST: 01326
FEE: 12.00 RPTT: 1,887.50

PLANNING & DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? xxx Yes No
2. List the names of public access streets between this property and the nearest major streets: Bonanza Road, Tully Avenue & Lincoln Road
3. Describe the existing improvements and/or condition of streets in item #2 above: Bonanza Road - Existing curbs & gutter, pavement & street lights. Tully - no improvements. Lincoln Road - no improvements.
4. Describe how water service will be provided to this land. If water service is to be provided by a public agency, indicate the agency name and location of nearest existing waterline: EVVWD - 12" main in Bonanza
5. Will property be serviced by the City Sanitary Sewer System? xxx Yes No
6. Is immediate development proposed on the parcels of land to be created: xxx Yes No
If yes, on which Parcel (#1, #2, etc.)? Parcel 1
If yes, indicate type of development and anticipated date construction will commence: Senior Apartments
Fall 2002

PARCEL MAP CONTENTS

- ☒ Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☒ Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☒ All monuments found, set, reset, replaced or removed, describing kind, size and location, and other data relating thereto.
- ☒ Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☒ Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets.
- ☒ Existing and proposed street names.
- ☒ Survey analysis sufficient to delineate boundary controlling monuments.
- ☒ Assessor's Parcel Number of all adjoining properties.
- ☒ A legend to denote the meaning of all symbols utilized.

NOTE: A parcel map approved by the City of Las Vegas is not in effect until such time as it is officially recorded by the County Recorder's Office. Only after this has been done and one copy of the recorded map has been filed with the Department of Planning and Development will building permits be issued.