

Planning & Development Department
Scanning Cover Sheet

Case No PM-12-01

APN 139-36-402-001

Location 2851 SUNRISE AVE

Applicant ERNIE CRAGIN LP (CDPCN & LVHA)

Subject

PARCEL MAP FOR ERNIE CRAGIN MULTI-FAMILY
HOUSING PROJECT



1 2 3 4 5 6

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

PROJECT NAME / LOCATION: Ernie Cragin SEC of 28th and Sunrise. Project #5137

MAP: PM-0012-01

SURVEYOR / ENGINEER: WLB 458-2551 PLS Robert C. Johnson

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED YES	APPROVED NO	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDING
LAND DEVELOPMENT	2/25/02	<i>David G.</i> DAVID G.	☐	☒	2/25/02	FOR SURVEYORS	
TRAFFIC (GARY P.)	2/26/02	<i>G. Phillips</i>	☒	☐	2/26/02		
RIGHT OF WAY	2/26/02	<i>C Sullivan</i>	☐	☒	2/27/02		
FLOOD CONTROL	2/26/02	<i>Peter Jackson</i> <i>John</i>	☐	☒	2/26/02		
SANITATION	2/26/02	<i>Day</i>	☒	☐	2/26/02		
DEVCO	2/27/02	<i>cc</i>	☒	☐	2/27/02	USE ONLY	
TRAFFIC (RICK S.)			☐	☐			
PLANNING / DEVELOPMENT	2/27/02	<i>SMP</i>	☒	☐	2/27/02 4/17/02	-SIGNED THE MYLAR - MY MISTAKE. IT WAS NOT SIGNED BEFORE	
SURVEY 1ST			☐	☐			
2ND			☐	☐			

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

LAND DEVELOPMENT 1) Condition #6 of PM-12-01 not satisfied.

RIGHT - OF - WAY Held, per comments from Flood.

FLOOD CONTROL Needs 20' Public Drains Easement to be privately maintained. See skt. 2 mark-up attached.

SANITATION per Peter Jackson 229-5266

DEVELOPMENT COORDINATION

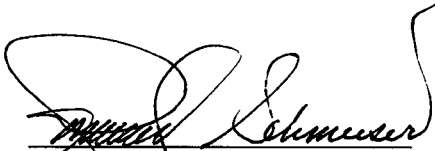
PLANNING & DEVELOPMENT

SURVEY

Memorandum Planning and Development

To: Matt Pinjuv, Senior Planner
From: Don Schmeiser, Senior Planner
Date: April 17, 2002
Re: Parcel Map for Ernie Cragin Limited Partnership (PM-0012-01)

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, although a multi-use transportation trail is required along the north side of Sunrise Avenue. This map is acceptable.

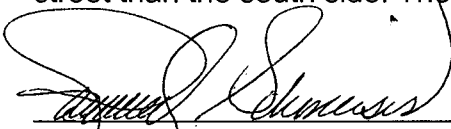


Donald Schmeiser, AICP
Senior Planner

Memorandum Planning and Development

To: Matt Pinjuv, Senior Planner
From: Don Schmeiser, Senior Planner
Date: February 27, 2002
Re: Parcel Map of Property Located at Sunrise Avenue and 28th Street (PM-0012-01)

I have reviewed the subject map for compliance with the adopted trail routes of the City. A multi-use trail is designated along the alignment of Sunrise Avenue without a specified direction to the side on which it should be placed. By observation, it would be better suited for the north side of the street than the south side. Therefore, no trail is necessary within the area of this map.

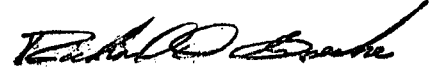
A handwritten signature in dark ink, appearing to read 'Donald Schmeiser', is written over a horizontal line.

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: July 6, 2001
Re: **PM-12-01** Ernie Cragin, Limited Partnership SEC of 28th Street & Sunrise Avenue
Parcel Map



CONDITIONS OF APPROVAL:

1. This Parcel Map needs to reference or show the following right-of-way dedications prior to recordation: **a)** 60 feet for Sunrise Avenue and **b)** a 20 foot radius at the southeast corner of Sunrise Avenue and 28th Street as required by the Department of Public Works.
2. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to recordation of this parcel map as required by the Department of Public Works.
3. Grant an appropriate public drainage easement from Sunrise Avenue south to the existing east/west drainage easement as required by the Department of Public Works.
4. A note must be added to the face of this Parcel Map prior to recordation to provide perpetual vehicular access between both parcels, unless the City deems such adjacent uses incompatible.
5. Hard Surface (if allowed by Planning) or Landscape and maintain all unimproved right-of-way on Sunrise Avenue and 28th Street adjacent to this site as required by the Department of Public Works.
6. Obtain an Encroachment Agreement for all landscaping and private improvements in the Sunrise Avenue and 28th Street public rights-of-way adjacent to this site as required by the Department of Public Works.
7. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.
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.

COMMENTS TO THE APPLICANT / CONSULTANT: *The following conditions must be incorporated prior to the recordation of this Parcel Map:*

- a. Label the east/west 41' wide right-of-way grant as "for drainage" to the City of Las Vegas.
- b. Correct the parcel label APN#139-36-403-001 to APN#139-36-402-001.

COMMENTS TO PLANNING:

We note that a multi-use, non-equestrian trail is proposed along Sunrise Avenue.

Memorandum

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

Phone (702) 229-6217

Fax (702) 804-8582

To: Robert Johnson, PLS
The WLB Group

From: Rita M. Lumos, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: June 21, 2001

Re: **PM 12-01**
Ernie Cragin Limited Partnership

*MJP
for:*

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 correct all spelling and typographical errors as noted.

Charles Kajkowski does not sign in the approval certificates on parcel maps. Please remove his signature line.

This map does not clearly define the situation along Sunrise Avenue. It is our understanding that this north boundary is set parallel to Stewart Avenue and your Basis of Bearings references Stewart Avenue. It would helpful if that information were shown on this map. It would also be helpful to define where the street right-of-way for Sunrise is relative to this boundary.

In Detail A, it appears that there is more than one point at the sixteenth corner at Mojave. Please clarify what the meaning of the points along Mojave are and how they relate to Sunrise Avenue.



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 3902 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: June 13, 2001
OWNER: Ernie Cragin L P
PM NO: CLV 12-2001
SURVEYOR: Robert C Johnson

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.

RECEIVED
JUN 21 3 39 PM '01
PLANNING AND
DEVELOPMENT



R-1 8033

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 8, 2001
TO:	
CLARK COUNTY HEALTH DISTRICT	- EDMUND J WOJCIK
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH
SUBJECT: PARCEL MAP PM-12-01 ERNIE CRAGIN, LIMITED PARTNERSHIP GENERAL PARTNERS: COMMUNITY DEVELOPMENT PROGRAMS CENTER OF NEVADA & THE HOUSING AUTHORITY OF THE CITY OF LAS VEGAS	

PLEASE RETURN ANY COMMENTS TO:

MATT PINJUV @ D. S. C., 731 S. 4TH ST.
CURRENT PLANNING DIVISION
On or Before June 22ND, 2001

No street names
6/21/01
M Dobosh

ATTACHMENT: MAP

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

**DEVELOPMENT SERVICES CENTER
CURRENT PLANNING DIVISION**

**DATE
June 8, 2001**

**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 (SID)**

**SUBJECT: PARCEL MAP PM-12-01
ERNIE CRAGIN, LIMITED PARTNERSHIP
GENERAL PARTNERS: COMMUNITY DEVELOPMENT PROGRAMS CENTER
OF NEVADA & THE HOUSING AUTHORITY OF THE CITY OF LAS VEGAS**

**PLEASE RETURN ANY COMMENTS TO:
GARY REID, SR. ENG. TECH
PUBLIC WORKS-- ENGINEERING/PLANNING DIVISION
On or Before June 22ND, 2001**

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 8, 2001
TO: CLARK COUNTY HEALTH DISTRICT - EDMUND J. WOJCIK FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-12-01 ERNIE CRAGIN, LIMITED PARTNERSHIP GENERAL PARTNERS: COMMUNITY DEVELOPMENT PROGRAMS CENTER OF NEVADA & THE HOUSING AUTHORITY OF THE CITY OF LAS VEGAS	

PLEASE RETURN ANY COMMENTS TO:
MATT PINJUV @ D. S. C., 731 S. 4TH ST.
CURRENT PLANNING DIVISION
On or Before June 22ND, 2001

ATTACHMENT: MAP



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parcel Map

Project Address (Location) 2851 Sunrise Avenue

Project Name Emie Cragin Multi - Family

Proposed Use Multi - Family

Assessor's Parcel #(s) 139-36-402-001

Ward # 3

General Plan: existing X proposed _____

Zoning: existing _____ proposed _____

Commercial Square Footage N/A

Floor Area Ratio .44 net

Gross Acres 2.99

Lots/Units 52

Density 17 units per acre

Additional Information _____

PROPERTY OWNER CDPCN

Contact Frank Hawkins Jr.

Address 2009 Alta Drive

Phone: 873-8882

Fax: 873-8942

City Las Vegas

State NV

Zip 89106

APPLICANT same

Contact _____

Address _____

Phone: _____

Fax: _____

City _____

State _____

Zip _____

REPRESENTATIVE same

Contact _____

Address _____

Phone: _____

Fax: _____

City _____

State _____

Zip _____

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 Frank Hawkins Jr.

Subscribed and sworn before me

This 8th day of May 2001, 20

Thelma L. Flowers

Notary Public in and for said County and State



Notary Public-State Of Nevada
COUNTY OF CLARK
THELMA L. FLOWERS
My Appointment Expires
March 29, 2003
No. 99-3300-1

FOR DEPARTMENT USE ONLY

Case # PM-12-01

Meeting Date: N.A

Signs Required: no

Map # M-36-7

Total Fee: \$300.00

Receipt # 68151

Date Accepted: JUN 2001

Accepted By: SMITHLEY

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

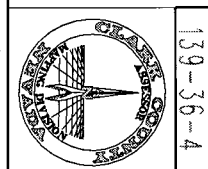
MAP LEGEND

Parcel Boundary	Parcel Sub/Seq Number
Subd Boundary	Parcel Sub/Seq Number
Road Easement	Parcel Sub/Seq Number
PM/LD Boundary	Parcel Sub/Seq Number
Non-Parcel Lot Line	Parcel Sub/Seq Number
Match Line	Parcel Sub/Seq Number
Road ID Number	Parcel Sub/Seq Number

Parcel Sub/Seq Number	Parcel Sub/Seq Number	Parcel Sub/Seq Number	Parcel Sub/Seq Number
001	002	003	004
005	006	007	008
009	010	011	012
013	014	015	016
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093	094	095	096
097	098	099	100

Parcel Sub/Seq Number	Parcel Sub/Seq Number	Parcel Sub/Seq Number	Parcel Sub/Seq Number
101	102	103	104
105	106	107	108
109	110	111	112
113	114	115	116
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185	186	187	188
189	190	191	192
193	194	195	196
197	198	199	200

Parcel Sub/Seq Number	Parcel Sub/Seq Number	Parcel Sub/Seq Number	Parcel Sub/Seq Number
201	202	203	204
205	206	207	208
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213	214	215	216
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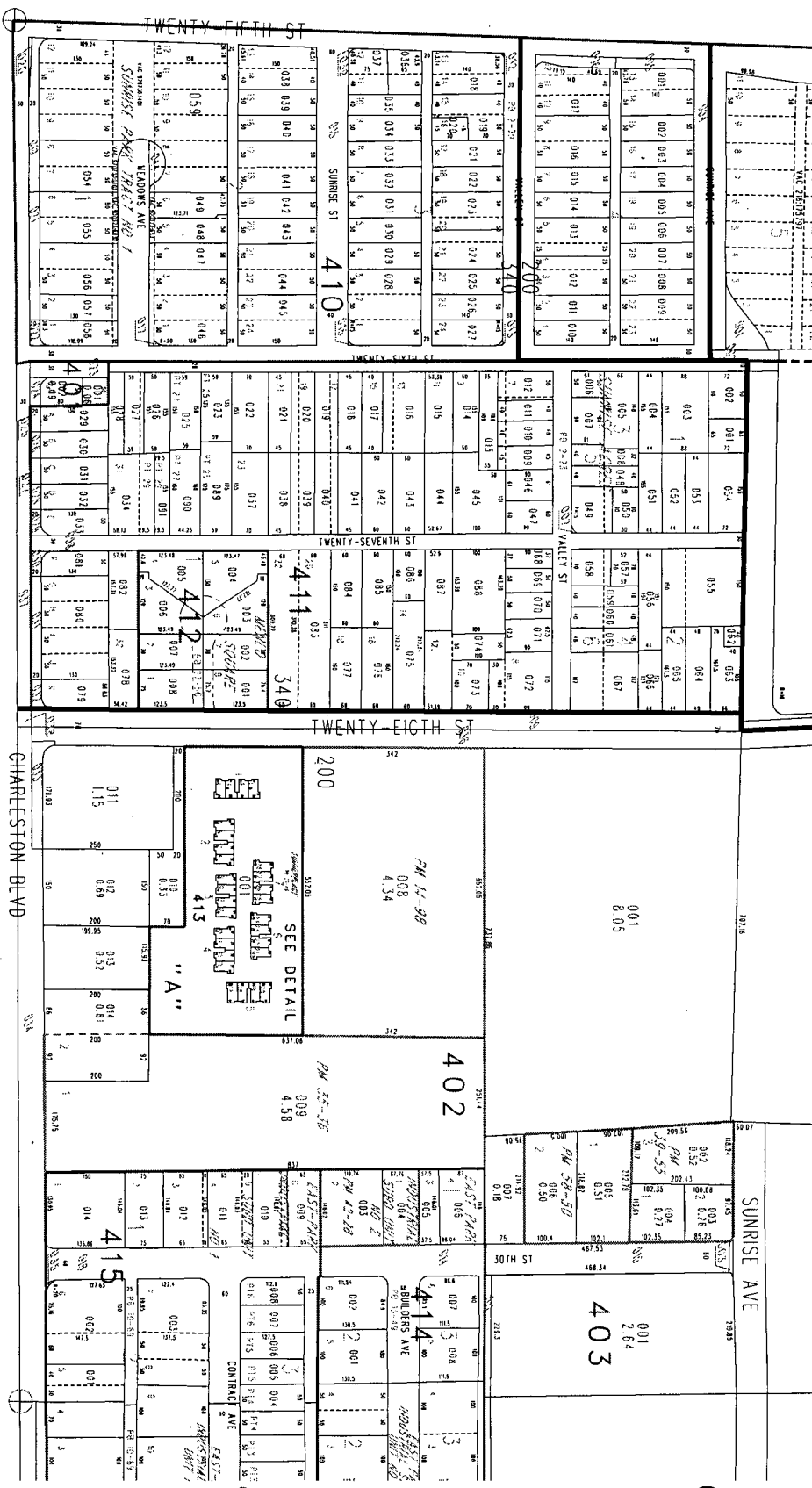
ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T20S R61E

36

S 2 SW 4

139-36-4



TAX DIST 200,340

48
RECORDING REQUESTED BY:

Fidelity National Title Agency of Nevada, Inc.
 Record No. 00-808647-VT
 Title Order No. 00808647

When Recorded Mail Document
 and Tax Statement To:
 Earnie Craig Limited Partnership
 2900 Alta Drive
 Las Vegas, NV

REF: 88250

139-36-402-001

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Housing Authority of the City of Las Vegas, Nevada a municipal Corporation

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

ERNE CRAGIN
 Convey to ~~Earnie Craig~~ Limited Partnership

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

See legal description exhibit one attached hereto and made a part hereof

RE-RECORDED TO CORRECT LEGAL DESCRIPTION AND VESTING

SUBJECT TO: 1. Taxes for the fiscal year 2000-2001
 2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: October 27, 2000

STATE OF NEVADA
 COUNTY OF Clark

Housing Authority of the City of Las Vegas, Nevada, a
 municipal corporation

This instrument was acknowledged before me

on OCTOBER 31, 2000

by FREDERICK A. BROWN

Frederick A. Brown
 Fred Brown

Signature Vicki Tillotson

Notary Public

My Commission Expires: 4-29-01



NOTARY PUBLIC
 STATE OF NEVADA
 County of Clark
 VICKI TILLOTSON
 Appt. No. 83-4207-1

Order No. 00-01-603681-VT - A

EXHIBIT "ONE"**Parcel One (1):**

That portion of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 36, Township 20 South, Range 61 East, M.D.B. & M., being more particularly described as follows:

Commencing at the Northeast Corner of Sunrise Acres as shown by map thereof, in Book 2 of Plats, Page 23, as recorded in the Office of the County Recorder, Clark County, Nevada; Thence South 88°00' East parallel with the North line of the Southwest Quarter (SW 1/4) of Section 36, Township 20 South, Range 61 East, a distance of 70.01 feet to a point on the East right-of-way line of 28th Street, the True Point of Beginning; Thence continuing South 88°00' East parallel to said North line, a distance of 707.16 feet; Thence South 2°29'55" East, a distance of 278.12 feet; Thence North 88°46'15" West, a distance of 725.08 feet to a point on the East right-of-way line of 28th Street aforementioned; Thence North 01°12'30" East along said East right-of-way line a distance of 287.05 feet to the True Point of Beginning.

Parcel Two (2):

That portion of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 36, Township 20 South, Range 61 East, M.D.B. & M., being more particularly described as follows:

Commencing at the Northeast Corner of Sunrise Acres as shown by map thereof in Book 2 of Plats, Page 23, as recorded in the Office of the County Recorder, Clark County, Nevada; Thence South 88°09'29" East, a distance of 70.00 feet to a point on the East right-of-way line of 28th Street; Thence South 01°12'30" West along said East right-of-way line a distance of 287.05 feet to a point, said point being the True Point of Beginning; Thence continuing South 01°12'30" West, a distance of 209.57 feet to the Northwest Corner of that certain parcel of land conveyed to Chester H. Lyon, particularly described as Parcel 2, recorded as Document No. 187859 in Book 231 of Official Records, Clark County, Nevada; Thence South 89°33'00" East along the North line of the aforementioned Parcel 2 and its Easterly prolongation, a distance of 737.86 feet to a point; Thence North 02°30'18" West, a distance of 196.97 feet to a point; Thence North 88°32'06" West, a distance of 725.05 feet to a point, said point being the True Point of Beginning.

Assessor's Parcel No: 139-36-402-001

20001101

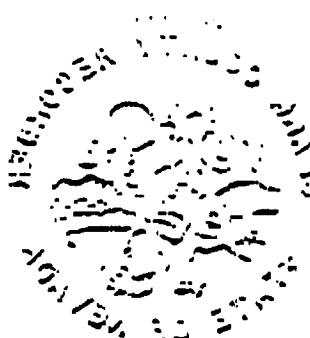
Order No. 00-08-009847-VT

EXHIBIT "ONE"

A portion of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section 38, Township 20 South, Range 61 East, M.D.B. & M. and being more particularly described as follows:

Commencing at the Northeast Corner of Sunrise Acres as shown by map thereof in Book 2 of Plats, Page 23, recorded in the Office of the County Recorder, Clark County, Nevada; thence South 88°00' East parallel with the centerline of Stewart Avenue, a distance of 70.01 feet, to a point on the East right-of-way line on 28th Street, the True Point of Beginning; thence North 02°11'40" West along said East right-of-way line a distance of 545.99 feet to the Southwest Corner of that certain parcel of land conveyed by the City of Las Vegas to the Clark County School District as described by Document 149779 in Book 184 of Official Records, Clark County Recorder of Clark County, Nevada; thence 88°00' East along the South line thereof and its Easterly prolongation, a distance of 747.10 feet, thence South 2°00' West, a distance of 844.83 feet to a point; thence North 88°00' West parallel with the centerline of Stewart Avenue, a distance of 707.16 feet to the True Point of Beginning.

Assessor's Parcel No: 139-36-303-003



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

FIDELITY NATIONAL TITLE

11-01-2000 15:07 189

BOOK: 20001101 INST: 02181

FEE: 8.00 APTT: 562.50

RECORDING REQUESTED BY:
Fidelity National Title Agency of Nevada, Inc.
Escrow No. 00-308847-VT
Title Order No. 00509847

When Recorded Mail Document To:
Housing Authority of the City of Las Vegas
2525 Washington Ave 2nd FL Ste 227
Las Vegas, NV

APN: ~~133-AB-308-999~~ 239-36-402-001

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS ERNIE CRAGIN

This Deed of Trust, made October 31, 2000 between Ernie Cragin Limited Partnership herein called TRUSTOR,
whose address is 2900 Alta Drive, Las Vegas, NV

Fidelity National Title Agency, Inc., a Nevada Corporation

herein called TRUSTEE

Housing Authority of the City of Las Vegas, Nevada, a Municipal Corporation

herein called BENEFICIARY

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH
POWER OF SALE, that property in County, Nevada, described as:

For Legal description see exhibit one attached hereto and made a part hereof.

RE-RECORDED TO CORRECT LEGAL DESCRIPTION

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise
appertaining.

TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same except
during continuance of some default hereunder and during continuance of such default authorizing Beneficiary to
collect and enforce the same by any lawful means in the name of any party hereto.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained
herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any
extension or renewal thereof, in the principal sum of \$200,000.00 executed by Trustor in favor of Beneficiary or
order. 3. Payment of such additional sums as may hereafter be advanced for the account of Trustor or Assigns by
Beneficiary with interest thereon.

20001101
02182

To Protect the Security of this Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the Note secured hereby, that provisions (1) to (18) inclusive of the Deed of Trust recorded in the Book and at the page, or Document No. of Official Records in the Office of the County Recorder of the county where said property is located, noted below opposite the name of such county, viz.:

COUNTY	DOCUMENT	BOOK	PAGE	COUNTY	DOCUMENT	BOOK	PAGE	COUNTY	DOCUMENT	BOOK	PAGE
Clark	415867	514		Lincoln	41172	3	63	Wye	47157	87	103
Churchill	104132	34 pages	401	Lander	41392	9 pages	487	Ormsby	32837	10	102
Douglas	24495	22	414	Washoe	407208	734	221	Pershing	87488	20	88
Esmeralda	14031	47	347	Wheeler	88404	31 pages	440	Sage	28675	8 pages	112
Harney	28291	3 pages	129 141	York	78848	18 pages	824-827	Washoe Prov	120128	241	241-244
Jefferson	29802	2	202								

(which provisions, identical in all counties, are printed on the attached hereof hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The parties agree that with respect to provision 18, the amount of fire insurance required by covenant 2 shall be \$0.00 and with respect to attorneys' fees provided for by covenant 7 the percentage shall be 0.0000%.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me

on _____

by _____

Signature _____

Notary Public

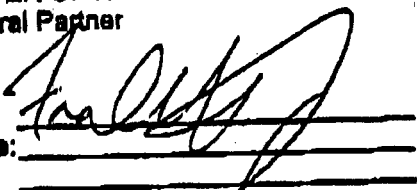
My Commission Expires: _____

EARNIE CRAGIN LIMITED PARTNERSHIP

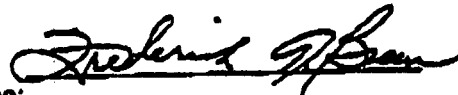
20001101
02102Deed of Trust Signature Page

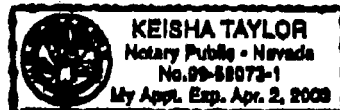
ERNIE CRAGIN LIMITED PARTNERSHIP,
a Nevada Limited Partnership
"Trustor"

By: COMMUNITY DEVELOPMENT PROGRAMS
CENTER OF NEVADA
General Partner

By: 
Name: _____
Title: _____

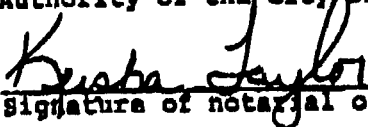
By: THE HOUSING AUTHORITY OF THE CITY OF LAS VEGAS
General Partner

By: 
Name: _____
Title: _____



State of Nevada
County of Clark

This instrument was acknowledged before me on October 27, 2000
by: Frank Hawkins, Jr. Executive Director of the Community
Development Programs Center of Nevada and Frederick A. Brown,
Executive Director of the Housing Authority of the City of Las
Vegas.


Signature of notarial officer

my commission expires: April 2, 2003

CLARK COUNTY, NEVADA
JUDITH A. VANDERKAM, RECORDER
RECORDED AT REQUEST OF:
FIDELITY NATIONAL TITLE
11-01-2000 15:07 158
BOOK 20001101 INST 02102
FEB 10.00 RPT 00

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? _____X_____ Yes _____ No
2. List the names of public access streets between this property and the nearest major streets: _____
Sunrise Avenue
3. Describe the existing improvements and/or condition of streets in item #2 above: _____
Good - 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: _____
Provided By Las Vegas Valley Water District from existing 8" water line in Sunrise Avenue
5. Will property be serviced by the City Sanitary Sewer System? _____X_____ Yes _____ No
6. Is immediate development proposed on the parcels of land to be created: _____X_____ Yes _____ No
If yes, on which Parcel (#1, #2, etc.)? Parcel # 1
If yes, indicate type of development and anticipated date construction will commence: Construction has already commenced , Multi-Family

- ☒ 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.