

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-22-98

APN 138-32-411-001

Location CHARLESTON BLVD & RAMPART BLVD

Applicant CHARTERED DEVELOPMENT

Subject

PARCEL MAP



FINAL MAP PROCESSING

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: QUEENSRIDGE

PM 22-98

SURVEYOR/ENGINEER: CIVILTEC 458-0099

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	9/25/98	D. G.	APPROVED	9/25/98	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	9/25/98	CMC	APPROVED	9/25/98		
FLOOD CONTROL	9/29/98	CREC	APP'D	9/29/98		
SANITATION	9/28/98	BHA	COND'L APPROVAL	9/29/98		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	9/29/98	MP	APPROVED	10/1/98		
SURVEY 1ST						
2ND						

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

LAND DEVELOPMENT: _____

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION ADD NOTE "ALL ON-SITE SEWERS ARE PRIVATE AND PRIVATELY MAINTAINED."

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY _____

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

DATE

August 19, 1998

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Parcel Map
PM-22-98
Wanda Peccole, Trustee of the 1982 Trust

(N side of Charleston Blvd, W of Rampart Blvd)

COPIES TO:

Cheri Edelman, Development Coordination
Ed Byrge, Right-of-Way
Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

CONDITIONS OF APPROVAL:

1. Parcel Map PM-41-97 shall record prior to the recordation of this Parcel Map as required by the Department of Public Works.
2. Provide a perpetual access easement to provide legal access to Lot 1C as required by the Department of Public Works.
3. Prior to the recordation of this parcel map, the submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is 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.
4. We note that traffic signal obligations for the lots being created with this parcel map are already detailed on the Peccole Ranch master traffic mitigation contribution list with the overall Lot #1 being \$20,250.00. This amount shall be contributed prior to the recordation of any final maps or the issuance of any permits on this site.
5. The future development of these parcels created by this Parcel Map shall be in accordance with all applicable conditions of approval for Zoning Application Z-134-97 and the Queensridge Fairway Homes subdivision. No guarantees for such future compliance is required in conjunction with this parcel map.
6. 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. The private drives shall be labeled as "Public Utility Easements (P.U.E.'s) and Public Drainage Easements to be Privately Maintained." If sewers are to be public, the private drives shall also include "C.L.V. Sewer Easements"



CLARK COUNTY HEALTH DISTRICT

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

DATE: July 7, 1998

OWNER: Peccole 1982 Trust

PM NO: 22-98

SURVEYOR: Timothy Dobbins

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.

Lot #1	318,460.5 sq ft	7.3108 ac
Lot #2	223,539.2 sq ft	5.1318 ac
Lot #3	298,757.5 sq ft	6.8585 ac

RECEIVED

98 JUL 22 PM 3:14

PLANNING AND
DEVELOPMENT



Date:

July 21, 1998

MEMORANDUM

TO: TIMOTHY DOBBINS, PLS CIVILTEC	FROM: Rita M. Lumos, PLS City Surveyor <i>rm</i>
SUBJECT: PM 22-98 PECCOLE 1982 TRUST	COPIES TO: Matt Pinjuv Planning and Development

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:

The dimensions on the drainage and public utility easements do not close as shown. Please revise.

Please add the distance from the centerline intersection of Charleston Boulevard and Rampart Boulevard to the point opposite the southeast property corner for this map.

Ret 408

NOV 1998 14:55

CITY OF LAS VEGAS
MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 19, 1998
TO: CLARK COUNTY HEALTH DISTRICT CLARE A SCHMUTZ FIRE PREVENTION JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS MELANIE DOBOSH	
SUBJECT: PARCEL MAP - PM-22-98 WANDA PECCOLE, TRUSTEE OF THE PECCOLE 1982 TRUST: WILLIAM PETER and WANDA RUTH PECCOLE FAMILY LIMITED PARTNERSHIP 1992	

PLEASE RETURN ANY COMMENTS TO:

MATT PINJUV, @ D S C, 731 S. 4TH ST.
by JULY 6th, 1998*No Comment**Don Vilbert*
Alarm Office

ATTACHMENT: MAP

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 19, 1998																		
TO: <table style="width: 100%; border: none;"><tr><td style="width: 50%;">DEVELOPMENT COORDINATION</td><td style="width: 50%;">GARY REID</td></tr><tr><td>ELECTRICAL SERVICES</td><td>DONALD K. BEHUNIN</td></tr><tr><td>FLOOD CONTROL</td><td>GREG McDERMOTT</td></tr><tr><td>LAND DEVELOPMENT</td><td>STACEY CAMPBELL</td></tr><tr><td>RIGHT-OF-WAY</td><td>CAROLYN CAVINESS</td></tr><tr><td>SANITARY SEWERS</td><td>DAVE McGONEGLE</td></tr><tr><td>SURVEY</td><td>RITA LUMOS</td></tr><tr><td>TRAFFIC ENGINEERING</td><td>GARY PHILIPS / RICK SCHRODER</td></tr><tr><td>SPECIAL IMPROVEMENT DISTRICT</td><td>D. BLISS</td></tr></table>		DEVELOPMENT COORDINATION	GARY REID	ELECTRICAL SERVICES	DONALD K. BEHUNIN	FLOOD CONTROL	GREG McDERMOTT	LAND DEVELOPMENT	STACEY CAMPBELL	RIGHT-OF-WAY	CAROLYN CAVINESS	SANITARY SEWERS	DAVE McGONEGLE	SURVEY	RITA LUMOS	TRAFFIC ENGINEERING	GARY PHILIPS / RICK SCHRODER	SPECIAL IMPROVEMENT DISTRICT	D. BLISS
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SPECIAL IMPROVEMENT DISTRICT	D. BLISS																		
SUBJECT: PARCEL MAP - PM-22-98 WANDA PECCOLE, TRUSTEE OF THE PECCOLE 1982 TRUST: WILLIAM PETER and WANDA RUTH PECCOLE FAMILY LIMITED PARTNERSHIP 1992																			

PLEASE RETURN COMMENTS TO GARY REID, SR. ENG. TECH.
ENGINEERING/PLANNING DIVISION
by JULY 6th, 1998

ATTACHMENTS: APPLICATION, DEED, MAP

CITY OF LAS VEGAS
MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 19, 1998
TO: CLARK COUNTY HEALTH DISTRICT CLARE A SCHMUTZ FIRE PREVENTION JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS MELANIE DOBOSH	
SUBJECT: PARCEL MAP - PM-22-98 WANDA PECCOLE, TRUSTEE OF THE PECCOLE 1982 TRUST: WILLIAM PETER and WANDA RUTH PECCOLE FAMILY LIMITED PARTNERSHIP 1992	

PLEASE RETURN ANY COMMENTS TO:
MATT PINJUV, @ D S C, 731 S. 4TH ST.
by JULY 6th, 1998

ATTACHMENT: MAP

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: 6/9/98

APPLICATION/PETITION FOR: Parcel Map

(Type of Action Requested)

Project Address (Location): Charleston Blvd. & Rampart Blvd.
 Proposed Use: A Common Interest Community Assessor's Parcel No(s): 138-32-411-001
 Project Name: Queensridge Fairway Homes
 Existing General Plan Designation: _____ Proposed General Plan Designation: _____
 Existing Zoning: R-PD10 Proposed Zoning: _____ Ward No.: _____
 Commercial Sq. Ft.: _____ Floor Area Ratio: _____
 Gross Acres: 20.68 Lots/Units: _____ Density: _____
 Additional Information: _____

APPLICANT INFORMATION:

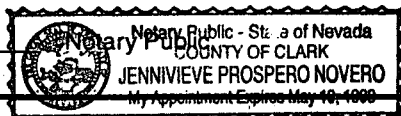
Property Owner(s): Wanda Peccole, Trustee of the Peccole 1982 Trust Dated 2/15/82 Contact: _____
William Peter & Wanda Ruth Peccole
Family Limited Partnership Dated 12/31/92
 Address: _____ Tel: _____ Fax: _____
 City: _____ State: _____ Zip: _____
 Applicant: CHARTERED DEVELOPMENT Contact: Ward Ritter
 Address: 6120 W. Tropicana, Suite A-16/229 Tel: 873-3994 Fax: 873-4362
 City: Las Vegas State: Nevada Zip: 89103
 Represented By: CIVILTEC, INC. Contact: Paulette Stacy
 Address: 4795 S. Sandhill Rd. # 14 Tel: 458-0099 Fax: 456-5393
 City: Las Vegas State: Nevada Zip: 89121

SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

PROPERTY OWNER(S): Jerry C. Miller
 Print First & Last Name: Larry A. Miller

Subscribed and sworn before me this 7th day of May 1998

Jennivieve Novero



FOR DEPARTMENT USE ONLY

Case No.: PM-22-98
 Meeting Date: N/A
 Required Signs: N/A
 Map No.: L-32-7
 Total Fee(s): 300.00
 Receipt No.: 20794
 Date Accepted: 6/9/98
 Accepted By: [Signature]



PLANNING AND DEVELOPMENT DEPARTMENT

SUBMITTAL CHECKLIST

APPLICATION:

- ☐ APPLICATION IS COMPLETELY FILLED OUT, SIGNED AND NOTARIZED BY THE PROPERTY OWNER(S) OR AUTHORIZED AGENT (WHEN APPLICABLE).
- ☐ GRANT DEED WHICH MATCHES THE OWNER'S NAME ON THE APPLICATION AND LEGAL DESCRIPTION (LEGAL DESCRIPTION ON DISK FOR REZONINGS AND GENERAL PLAN AMENDMENTS).
- ☐ CORRECT FEES \$ _____
- ☐ JUSTIFICATION LETTER DESCRIBING THE REQUEST AND WHY THE REQUEST SHOULD BE GRANTED.
- ☐ TRAFFIC IMPACT ANALYSIS (NORTHWEST AREA) T.I.A.(IF APPLICABLE) \$ _____
- ☐ PHOTO MECHANICAL TRANSFER (ONE FOR EACH PLAN SUBMITTED).
- ☐ COLORED, ROLLED PLANS (ONE SITE PLAN, ELEVATION, AND LANDSCAPE PLAN)
- ☐ EXPLANATION AND DISTRIBUTION OF SIGN POSTING FORM AND RESPONSIBILITIES.

SITE PLAN:

PLAN LEGEND :

- | | | | |
|---|--|---|--|
| ☐ PROPERTY LINES CALLED OUT | ☐ PARKING SPACES | ☐ NORTH ARROW | ☐ BUILDING SIZE / SQ. FT. |
| ☐ PLAN SIZE (11x17 TO 24x36) | ☐ INGRESS / EGRESS | ☐ PARKING ANALYSIS | ☐ PROPERTY SIZE / SQ.FT. |
| ☐ DIMENSIONS (ACTUAL) | ☐ ADJACENT LAND USES /STREETS | ☐ VICINITY MAP | ☐ FLOOR / AREA RATIO |
| ☐ STREET NAME(S) | ☐ LANDSCAPE AREAS | ☐ SCALE | ☐ DENSITY |
| ☐ INDICATE SATISFACTION OF ADA / ANSI ACCESSIBILITY REQUIREMENTS (IF APPLICABLE) | | | |

BUILDING ELEVATIONS:

- ☐ ALL BUILDING MATERIALS AND COLORS ARE CALLED OUT ☐ DIMENSIONS / SCALE ☐ DIRECTION OF ELEVATION

PHOTOGRAPHS MAY BE SUBMITTED FOR EXISTING PROJECTS

LANDSCAPE PLANS:

PLAN LEGEND:

- | | |
|---|---|
| ☐ SEPARATE IRRIGATION PLANS | ☐ REFLECTS SPECIFIC PLANT MATERIAL / SIZE |
| ☐ TYPE AND SIZE OF GROUND COVER CALLED OUT | ☐ NORTH ARROW ☐ SCALE |
| ☐ LANDSCAPE / PARKING FINGER DIMENSIONS & PLANT MATERIAL | |

PHOTOGRAPHS MAY BE SUBMITTED FOR EXISTING PROJECTS

FLOOR PLANS:

- ☐ DIMENSIONS ☐ NORTH ARROW ☐ ENTRANCES / EXITS ☐ USE OF ROOMS
- ☐ SEATING CAPACITY (WHEN APPLICABLE) ☐ MAXIMUM OCCUPANCY (PER UNIFORM FIRE CODE)

REVIEWED BY: _____ DATE: _____



PLANNING AND DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

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:
None
3. Describe the existing improvements and/or condition of streets in item #2 above: N/A
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: LVVWD - Existing waterline
 in Charleston Blvd. directly in front of property.
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, 3tc.)? Parcel 1A
If yes, indicate type of development and anticipated date construction will commence: Townhouse
 November 1998

B. 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.



PLANNING AND DEVELOPMENT DEPARTMENT

MINOR EXCEPTION CERTIFICATION FORM

(Please Print and Use a Pen)

INSTRUCTION:

This certification form shall be completed and attached to an application for a Minor Exception. Signatures shall be collected by the property owner, applicant or representative. If the applicant is not the property owner, this certification form must be signed by both parties. False or erroneous information may be cause for revocation of a building permit.

CERTIFICATION. (Required pursuant to Section 19A.18.080 of the City of Las Vegas Municipal Code):

Property Owner/Applicant _____ Phone _____

Property Address _____

Zoning _____ Assessor's Parcel No. _____

I, (We) _____

do hereby swear or affirm under the penalty of perjury that the names and addresses listed below of the abutting property owners are in agreement to the granting of a Minor Exception for: _____

ABUTTING PROPERTY OWNERS:

(Signature)	(Name)	(Address)

SIGNATURE OF CERTIFICATION:

Property Owner Signature

Applicant Signature

Subscribed and sworn to before me

This _____ day of _____, 19 _____

Notary of Public in and for Said County and State

Accepted _____ Date _____



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Pre-Application Conference	Application/Petition Form	Notarized Signature	Fee(s)	Deed and Legal Description	Justification Letter	Summerlin Design Approval Letter	Laser Print/PMT	Building Elevations	Landscape Plan	Site Plan and Floor Plan	Tentative Map	Final Map/Parcel Map	Word 6.0 or Compatible Disk	Checklist	Public Hearing Sign Posting	Assessor's Parcel/Location Map
Annexation		●	●		●	●								●			●
General Plan Amendment	●	●	●	●	●	●		●						●		●	●
Rezoning	●	●	●	●	●	●		●	●	●	●			●		●	●
Extension of Time		●		●		●											
Site Development Plan Review	●	●	●	●	●	●		●	●	●	●						
Special Use Permit (PC)	●	●	●	●	●	●		●	●	●	●					●	●
Variance (BZA)	●	●	●	●	●	●		●	●		●					●	●
Minor Exception/Certification Form		●	●	●	●	●			●		●						
Tentative Map		●		●	●			●				●			●		
Final Map		●		●	●			●					●		●		
Vacation of Public Rights-of-Way		●	●	●	●	●								●			●
Parcel Map		●	●	●	●	●							●		●		●
Temporary Commercial Permit		●	●	●		●			●		●						●
Sign Certification Permit		●		●					●		●						
Review of Condition(s)		●		●		●					●						
All Other Applications	●	●	●	●	●	●			●		●						
Street Name/Address Change		●	●	●	●	●											●
SUMMERLIN																	
Master Development Plan Review	●	●	●	●	●	●		●	●	●	●						
City Referral Group Site Plan Review		●		●			●		●	●	●						●
Major Modification (PC)	●	●	●	●	●	●	●	●	●	●	●					●	●
Major Deviation (BZA)	●	●	●	●	●	●	●	●	●		●					●	●
Minor Modification		●	●	●	●	●	●				●						
Minor Deviation		●	●	●	●	●	●		●		●						

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies found in exhibits submitted or with other requirements may cause the application to be deemed incomplete. This will result in processing delays. The applicant is responsible for correcting deficiencies and submitting additional data and documents as required.

Jerry G. Miller
Applicant's Signature

5/21/98
Date

1820

487128

William P. Peccola
1348 Cashman Dr.,
Las Vegas, Nv. 89102

William Peccola, Trustee
1348 Cashman Dr.,
Las Vegas, Nv. 89102

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Quitclaim Deed

THIS FORM FURNISHED BY TICON TITLE INSUREDO

A. P. M.

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ Deferred
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of _____ and _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged:
UNITED CHURCH OF RELIGIOUS SCIENCE

a corporation organized under the laws of the State of California

hereby REMISES, RELEASES AND QUITCLAIMS

WILLIAM PECCOLA, TRUSTEE OF PECCOLA'S 1982 TRUST, dated February 15, 1982

the following described real property in the City of Las Vegas
County of Clark, State of Nevada:

See Exhibit A attached hereto

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Chief Executive Officer, President and Asst. Chief Exec. Off., Secretary duly authorized.

Dated: February 23, 1982

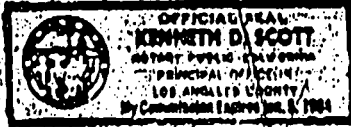
UNITED CHURCH OF RELIGIOUS SCIENCE

STATE OF CALIFORNIA

COUNTY OF Clark

On February 23, 1982 before me, the undersigned, a Notary Public in and for said State, personally appeared William P. Peccola known to me to be the Trustee of said Peccola's 1982 Trust, and William P. Peccola known to me to be the Secretary of said Corporation and caused the within instrument, known to me to be the person who executed the within instrument on behalf of the Corporation (herein named), and acknowledged to me that such Corporation executed the within instrument in conformity with its bylaws or a resolution of its board of directors.

By William P. Peccola
CHIEF EXECUTIVE OFFICER
By William P. Peccola
ASST. CHIEF EXECUTIVE OFFICER



William P. Peccola

Title Officer

County of Clark Nevada

WILLIAM PECCOLA, TRUSTEE OF PECCOLA'S 1982 TRUST

1828

EXHIBIT "A"

1487128

2-2

That portion of Section 31, Township 20 South, Range 60 East, N.D.M., Clark County, Nevada, described as follows:

Beginning at the Southwest corner of said Section 31; thence North 06°05'57" West, along the West line thereof, 4133.48 feet; thence departing said West line South 89°10'53" East, along the North line of the South Half (S1/2) of the North Half (N 1/2) of said Section 31, a distance of 2520.52 feet; thence departing said North line South 06°05'57" East, along a line being parallel with the West line of said Section 31, a distance of 4003.51 feet to a point on the South line of the Southwest Quarter (SW 1/4) of said Section 31; thence South 89°41'18" West, along the South line, 2514.99 feet to the TRUE POINT OF BEGINNING.

Containing 236.00 acres

CLARK COUNTY DEPT. OF
COUNTY CLERK
RECORDED AT REQUEST OF
LAWYER TITLE OF LAS VEGAS, INC.
FEB 26 10 26 AM '82

THE CLERK
OFFICIAL RECORDS
CLARK COUNTY

1828

1487128

RE-RECORD TO CORRECT
VESTED INTEREST CONVEYED.

RE-RECORDED

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That WANDA PECCOLE, Trustee of the WILLIAM PECCOLE and WANDA PECCOLE 1971 TRUST, dated July 8, 1971, for good and other valuable consideration, does hereby Grant, Bargain, Sell and Convey to the WILLIAM PETER AND WANDA RUTH PECCOLE FAMILY LIMITED PARTNERSHIP, dated December 31, 1992, all of her right, title and interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR COMPLETE LEGAL DESCRIPTION AND BY THIS REFERENCE INCORPORATED HEREIN.

THIS CONVEYANCE IS BEING RECORDED TO COMPLETE THE RECORDING ACT OF A CONVEYANCE EFFECTED BY THE DELIVERY OF A DEED TO THE OFFICES OF JEFFREY L. BURR, LTD., ACTING AS ESCROW AGENT, DATED DECEMBER 30, 1992, DELAYED BECAUSE OF A CLOUD ON TITLE DUE TO IMPERFECT LEGAL DESCRIPTIONS ON THE REAL ESTATE BEING TRANSFERRED.

GRANTEES ADDRESS: WANDA PECCOLE, 2937 Coast Line Court, Las Vegas, Nevada 89117

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

Witness her hand this 4th day of May, 1995.

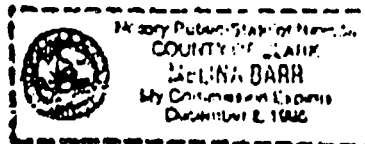
WANDA PECCOLE
Trustee

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 4th day of May, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared WANDA PECCOLE, Trustee of the WILLIAM PECCOLE AND WANDA PECCOLE 1971 TRUST, dated July 8, 1971, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Melina Barr
Notary Public



When Recorded, Mail to:
WANDA PECCOLE
2937 Coast Line Court
Las Vegas, NV 89117

990510.0118
7-1-1993

EXHIBIT "A"

PARCEL I:

AS TO AN UNDIVIDED FIFTY-FIVE PERCENT (55%) INTEREST:

That portion of Section 6, Township 21 South, Range 60 East, M.D.M. More particularly described as a portion of Lot Three (3), as shown by Parcel Map in File 69, Page 55, recorded July 19, 1991 in Book No. 910719 as Document No. 00613 of Official Records, Clark County, Nevada. 160.65 acres.

APN: 163-06-102-001

PARCEL II:

AS TO AN UNDIVIDED FIFTY-FIVE PERCENT (55%) INTEREST:

That portion of Section 6, Township 21 South, Range 60 East, M.D.M. More particularly described as Lot Two (2), as shown by Parcel Map in File 69, Page 55, recorded July 19, 1991 in Book No. 910719 as Document No. 00613 of Official Records, Clark County, Nevada. 6.04 acres.

APN: 163-06-101-002

PARCEL III:

AS TO AN UNDIVIDED FIFTY-FIVE PERCENT (55%) INTEREST:

That portion of the West Half of Section 31, Township 20 South, Range 60 East, M.D.M. More particularly described as Lot Two (2), as shown by Parcel Map in File 71, Page 95, recorded March 20, 1992 in Book 920320 as Document No. 00789 of Official Records, Clark County, Nevada. 113.64 acres.

APN: 128-31-201-002

PARCEL IV:

AS TO AN UNDIVIDED FIFTY-FIVE PERCENT (55%) INTEREST:

Lot Two (2) as shown by Parcel Map in File 76, Page 65, recorded August 13, 1993 as Document No. 00806 of Official Records, Clark County, Nevada. 28.69 acres.

APN: 128-32-601-003

PARCEL V:

AS TO AN UNDIVIDED FIFTY-FIVE PERCENT (55%) INTEREST:

A redivision of Parcel 2 of File 57 of Parcel Maps, Page 61. Being a portion of the South Half of Section 32, Township 20 South, Range 60 East, M.D.M. More particularly described as Lot Two (2) as shown by Parcel Map in File 60, Page 16, recorded March 10, 1980 in Book 890330 as Document No. 00715 of Official Records, Clark County, Nevada. 25.78 acres.

APN: 128-32-402-001

EXHIBIT "A" (CONT.)

PARCEL VI:

AS TO AN UNDIVIDED FIFTY-FIVE PERCENT (55%) INTEREST:

A redivision of Parcel 3 of File 57 of Parcel 1 of File 57 of Parcel Maps, Page 61. A portion of the Southeast Quarter of the Southeast Quarter of Section 32, Township 20 South, Range 60 East, M.D.B. More particularly described as Lot Three (3), as shown by Parcel Map in File 62, Page 82, recorded December 13, 1989 in Book 891213 as Document No. 00811 of Official Records, Clark County, Nevada. 1.49 acres.

APN: 138-32-802-004

PARCEL VII:

AS TO AN UNDIVIDED FIFTY-FIVE PERCENT (55%) INTEREST:

Lot One (1), as shown by Parcel Map in File 62, Page 82, recorded December 13, 1989 in Book 891212 as Document No. 00811 of Official Records, Clark County, Nevada. 6.02 acres.

APN: 138-32-802-003

PARCEL VIII:

AS TO AN UNDIVIDED FIFTY-FIVE PERCENT (55%) INTEREST:

A portion of Lot Four (4), as shown by Parcel Map in File 76, Page 65, recorded August 13, 1993 in Book 930813 as Document No. 00806 of Official Records, Clark County, Nevada. 151.00 acres.

APN: 138-32-201-002

PARCEL IX:

AS TO AN UNDIVIDED FIFTY-FIVE PERCENT (55%) INTEREST:

A portion of Lot Four (4), as shown by Parcel Map in File 76, Page 65, recorded August 13, 1993 in Book 930813 as Document No. 00806 of Official Records, Clark County, Nevada. 279.53 acres.

APN: 138-31-601-003

PARCEL X:

AS TO AN UNDIVIDED FIFTY-FIVE PERCENT (55%) INTEREST:

Lot Three (3), as shown by Parcel Map in File 76, Page 65, recorded August 13, 1993 in Book 930813 as Document No. 00806 of Official Records, Clark County, Nevada. 39.61 acres.

APN: 138-32-301-003

PARCEL XI:

AS TO AN UNDIVIDED FIFTY-FIVE PERCENT (55%) INTEREST:

Lot Three (3), as shown by Parcel Map in File 76, Page 66, recorded August 13, 1993 in Book 930813 as Document No. 00807 of Official Records, Clark County, Nevada. 7.31 acres.

APN: 138-32-701-002

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EXHIBIT "A" (CONT.)

PARCEL XII:

AS TO AN UNDIVIDED FIFTY-FIVE PERCENT (55%) INTEREST:

Portion of the Northeast Quarter (NE 1/4), Northwest Quarter (NW 1/4), Section 5, Township 21 South, Range 50. 8.55 acres.

APN: 163-05-101-001

PARCEL XIII:

AS TO AN UNDIVIDED FIFTY-FIVE PERCENT (55%) INTEREST:

Portion of Government Lot Two. 8.19 acres.

APN: 163-05-501-001

PARCEL XIV:

AS TO AN UNDIVIDED FIFTY-FIVE PERCENT (55%) INTEREST:

Portion of Government Lot Two (2). Northwest Quarter (NW 1/4), Northeast Quarter (NE 1/4), Section 5, Township 21 South, Range 50. 8.26 acres.

APN: 163-05-502-001

PARCEL XV:

AS TO AN UNDIVIDED FIFTY-FIVE PERCENT (55%) INTEREST:

Parcel A as shown by Parcel Map in File 82, Page 65, recorded April 5, 1995 in Book 950406 as Document No. 01158 of Official Records, Clark County, Nevada. 30.77 acres.

APN: 138-37-502-002

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
JEFFREY L. BORN LTD
08-29-95 16125 R.C.
OFFICIAL RECORDS
BOOK: 950629 INST. 01702
FEE: 11.00 INST. FEE \$1000

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
JEFFREY L. BORN & ASSOCIATES
08-10-95 11137 R.C.
OFFICIAL RECORDS
BOOK: 950510 INST. 01102
FEE: 11.00 INST. FEE \$1000