

**Planning & Development Department  
Scanning Cover Sheet**

Case No            PM-26-98

APN                139-26-801-001

Location           2527 E. BONANZA RD

Applicant           AGRA INFRASTRUCTURE, INC

Subject

PARCEL MAP



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

**DATE**

August 18, 1998

**TO:**

Department of Planning & Development

**FROM:**

Richard D. Goecke, Director  
Department of Public Works



**SUBJECT:**

Parcel Map  
PM-26-98  
Vegas Plaza Limited Partnership  
  
(N side of Bonanza Rd, W side of Eastern Ave)

**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. A note must be added to the face of this parcel map prior to recordation to establish common access and parking rights between the parcels being created and all driveways connecting the overall commercial parcel map site to the abutting public streets as required by the Department of Public Works.
2. 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.



**CLARK COUNTY HEALTH DISTRICT**

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

**DATE:** July 22, 1998  
**OWNER:** VEGAS PLAZA LTD PTNSHP  
**PM NO:** 26-98 (CITY)  
**SURVEYOR:** GINN, DARRIN P

**COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT**

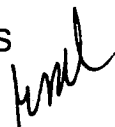
Municipal sewer is available. Municipal water is available. No individual sewage disposal systems or individual wells are to be installed.



Date:

July 21, 1998

MEMORANDUM

|                                                                |                                                                                                                                             |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b><br><br>DARREN GINN, PLS<br>AGRA INFRASTRUCURE, INC. | <b>FROM:</b><br><br>Rita M. Lumos, PLS<br>City Surveyor  |
| <b>SUBJECT:</b><br><br>PM 26-98<br>VEGAS PLAZA                 | <b>COPIES TO:</b><br><br>Matt Pinjuv<br>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 deed submitted with this map indicates a change in ownership. Please correct all references to the proper name or provide a deed which shows the current ownership.

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

The City Surveyor's Certificate is an incorrect certificate for this map. Please revise.

Please correct spelling errors as noted.

Please change the name of Bonanza Road.

It appears that there is an existing lease parcel in Parcel 2 of this map. It's boundaries should at least be dashed in to serve notice that it is in effect. If it is no longer in effect, please provide adequate documentation.

CITY OF LAS VEGAS  
REQUEST FOR COMMENT

|                                                                 |                      |
|-----------------------------------------------------------------|----------------------|
| DEVELOPMENT SERVICES CENTER<br>CURRENT PLANNING DIVISION        | DATE<br>July 6, 1998 |
| TO:                                                             |                      |
| CLARK COUNTY HEALTH DISTRICT                                    | - CLARE A SCHMUTZ    |
| FIRE PREVENTION                                                 | - JEFF DONAHUE       |
| FIRE SERVICES, COMMUNICATIONS                                   | - MELANIE DOBOSH     |
| SUBJECT: PARCEL MAP PM-26-98<br>VEGAS PLAZA LIMITED PARTNERSHIP |                      |

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV  
@ D. S. C. 731 S. 4<sup>TH</sup> ST. - CURRENT PLANNING DIVISION  
by: JULY 24<sup>TH</sup>, 1998

*No Comment*

*Don Kilbert  
Alarm Office*

ATTACHMENT: MAP

INTEROFFICE MEMORANDUM  
REQUEST FOR COMMENTS

|                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>DEVELOPMENT SERVICES CENTER</b><br><b>CURRENT PLANNING DIVISION</b>                                                                                                                                                                                                                                                                                                                                 | <b>DATE</b><br><b>July 6, 1998</b> |
| <b>TO:</b><br><b>DEVELOPMENT COORDINATION - GARY REID</b><br><br><b>[ FLOOD CONTROL<br/>RIGHT-OF-WAY<br/>SANITARY SEWERS ]</b><br><br><b>ELECTRICAL SERVICES - DONALD K. BEHUNIN</b><br><br><b>LAND DEVELOPMENT - STACEY CAMPBELL</b><br><br><b>SURVEY - RITA LUMOS</b><br><br><b>TRAFFIC ENGINEERING - GARY PHILIPS/RICK SCHRODER</b><br><br><b>SPECIAL IMPROVEMENT<br/>DISTRICT (SID) - D. BLISS</b> |                                    |
| <b>SUBJECT: PARCEL MAP PM-26-98</b><br><b>VEGAS PLAZA LIMITED PARTNERSHIP</b>                                                                                                                                                                                                                                                                                                                          |                                    |

**PLEASE RETURN ANY COMMENTS TO GARY REID, SR. ENG. TECH.**  
**ENGINEERING/PLANNING DIVISION**

**by: JULY 24<sup>TH</sup>, 1998**

**ATTACHMENTS: APPLICATION, DEED, & MAP**

**CITY OF LAS VEGAS**  
**REQUEST FOR COMMENTS**

|                                                                                                                                                                                                                            |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>DEVELOPMENT SERVICES CENTER</b><br><b>CURRENT PLANNING DIVISION</b>                                                                                                                                                     | <b>DATE</b><br><b>July 6, 1998</b> |
| <b>TO:</b><br><br><b>CLARK COUNTY HEALTH DISTRICT      -   CLARE A SCHMUTZ</b><br><br><b>FIRE PREVENTION                              -   JEFF DONAHUE</b><br><b>FIRE SERVICES, COMMUNICATIONS      -   MELANIE DOBOSH</b> |                                    |
| <b>SUBJECT:</b><br><b>PARCEL MAP PM-26-98</b><br><b>VEGAS PLAZA LIMITED PARTNERSHIP</b>                                                                                                                                    |                                    |

**PLEASE RETURN ANY COMMENTS TO:    MATT PINJUV**  
**@ D. S. C. 731 S. 4<sup>TH</sup> ST. - CURRENT PLANNING DIVISION**  
**by:    JULY 24<sup>TH</sup>, 1998**

**ATTACHMENT: MAP**



## PLANNING AND DEVELOPMENT DEPARTMENT

Current Planning Division

## APPLICATION/PETITION FORM

Date: 6/12/98APPLICATION/PETITION FOR: Parcel map

(Type of Action Requested)

Project Address (Location): 2527 E. Bonanza Road., Las Vegas, NV

Proposed Use: Parcel map Assessor's Parcel No(s): 139-26-801-001, 002

Project Name: N/A

Existing General Plan Designation: \_\_\_\_\_ Proposed General Plan Designation: \_\_\_\_\_

Existing Zoning: C-1 Proposed Zoning: \_\_\_\_\_ Ward No.: 3

Commercial Sq. Ft.: N/A Floor Area Ratio: N/A

Gross Acres: 4.00 Lots/Units: \_\_\_\_\_ Density: \_\_\_\_\_

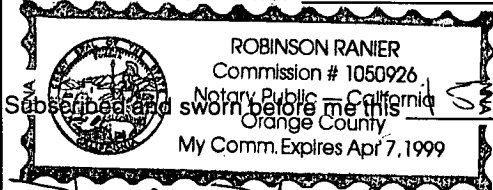
Additional Information: RELATED CASES DATE 2-19-66 N-56-95, V-133-85 (EXP)  
GPA-37-96 TOP 80-96

## APPLICANT INFORMATION:

Property Owner(s): Vegas Plaza Limited Partnership Contact: Bill Valaika  
DBA Vegas Plaza Associates Limited Partnership (949) (949)  
Address: 4770 Campus Drive #200 Tel: 253-8966 Fax: 253-8966  
City: Newport Beach State: CA Zip: 92660

Applicant: AGRA Infrastructure, Inc. Contact: Darrin Ginn  
Address: 3016 W. Charleston #180 Tel: 878-3617 Fax: 878-3716  
City: Las Vegas State: NV Zip: 89102

Represented By: AGRA Infrastructure, Inc. Contact: Darrin Ginn  
Address: 3016 W. Charleston #180 Tel: 878-3617 Fax: 878-3716  
City: Las Vegas State: NV Zip: 89102

SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT  
(SIGN AND PRINT OR TYPE NAME)PROPERTY OWNER(S): William ValaikaPrint First & Last Name: William ValaikaSubscribed and sworn before me this 5TH day of JUNE 1998

My Comm. Expires Apr 7, 1999

Notary Public

## FOR DEPARTMENT USE ONLY

Case No.: PM-26-98

Meeting Date: \_\_\_\_\_

Required Signs: N/AMap No.: M-26-8Total Fee(s): \$300.00Receipt No.: #21642Date Accepted: 06/29/98Accepted By: David Booth



# PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION MATRIX

| Type of Application/Petition \ Submittal Requirements | Pre-Application Conference | Application/Petition Form <sup>+</sup> | Notarized Signature | Fee(s) <sup>+</sup> | Deed and Legal <sup>+</sup> Description <sup>+</sup> | Justification Letter | Summerlin Design Approval Letter | Laser Print/PMT | Building Elevations | Landscape Plan | Site Plan and Floor Plan | Tentative Map | Final Map/Parcel Map <sup>+</sup> | Word 6.0 or Compatible Disk | Checklist <sup>+</sup> | Public Hearing Sign Posting | Assessor's Parcel/Location Map <sup>+</sup> |
|-------------------------------------------------------|----------------------------|----------------------------------------|---------------------|---------------------|------------------------------------------------------|----------------------|----------------------------------|-----------------|---------------------|----------------|--------------------------|---------------|-----------------------------------|-----------------------------|------------------------|-----------------------------|---------------------------------------------|
| 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                            |                            | ●                                      | ●                   | ●                   | ●                                                    | ●                    |                                  |                 |                     |                |                          |               |                                   |                             |                        |                             | ●                                           |
| <b>SUMMERLIN</b>                                      |                            |                                        |                     |                     |                                                      |                      |                                  |                 |                     |                |                          |               |                                   |                             |                        |                             |                                             |
| 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.

*Don P. Ginn*

Applicant's Signature

6/25/98

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:         
  Bonanza and Eastern
3. Describe the existing improvements and/or condition of streets in item #2. above:         
  Full improvements along both Bonanza and Eastern are complete.
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 water line is    
  adjacent to public street.
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:        Yes   X   No  
If yes, on which Parcel (#1, #2, 3tc.)?         
If yes, indicate type of development and anticipated date construction will commence:

#### 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.

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 Taxed Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds.  
It only contains the information required for assessment. See the  
recorded documents for more detailed legal information.

NOTES

MAP LEGEND

AVERAGE  
BA VALUE  
45

PARCEL BOUNDARY  
SWOQ BOUNDARY  
ROAD EASEMENT  
PM/LO BOUNDARY  
NON-PARCEL LOT LINE  
MATCH LINE  
ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

Wark W. Schallied, Assessor

PARCEL NUMBER  
ACREAGE  
PARCEL SUB/SEO NUMBER  
PLAT RECORDING NUMBER  
BLOCK NUMBER  
LOT NUMBER  
GOV. LOT NUMBER

T205 R61E

26

S 2 SE 4

139-26-8

| 186E | 187E | 188E |
|------|------|------|
| 123  | 124  | 125  |
| 126  | 127  | 128  |
| 129  | 130  | 131  |
| 132  | 133  | 134  |
| 135  | 136  | 137  |

|    |    |    |    |    |    |
|----|----|----|----|----|----|
| 6  | 5  | 4  | 3  | 2  | 1  |
| 7  | 8  | 9  | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | 32 | 33 | 34 | 35 | 36 |

37 38 39 40 41 42

801

BONANZA RD

TAX DIST 200

LV-807129-TLL

DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE 1/4) , OF THE SOUTHEAST QUARTER (SE 1/4) , OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CLARK COUNTY, NEVADA, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, SAID POINT ALSO LIES UPON THE CENTERLINE OF EASTERN AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°43'28" EAST, 455.58 FEET; THENCE NORTH 88°46'10" WEST, 50.00 FEET TO THE SOUTHEAST CORNER OF LOT ONE (1) IN BLOCK FIVE (5) AS SHOWN BY PLAT MAP OF "GREATER LAS VEGAS ADDITION, TRACT 1" ON FILE IN CLARK COUNTY RECORDS, BOOK 4 OF PLATS, PAGE 72, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE ALONG THE BOUNDARY LINES OF SAID BLOCK (5) ON THE FOLLOWING TWO COURSES: (1) NORTH 88°46'10" WEST 618.66 FEET; THENCE (2) SOUTH 02°43'08" EAST 391.22 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BONANZA ROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89°55'24" EAST 417.94 FEET; THENCE NORTH 00°04'36" WEST 125.00 FEET; THENCE NORTH 89°55'24" EAST 179.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF EASTERN AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 00°43'28" EAST 251.71 FEET TO THE POINT OF BEGINNING.

\* \* \* \* \*

MST

971105.01433

CLARIFICATION COPY

CLARIFICATION

Escrow No. LV-807129-RD

WHEN RECORDED, MAIL TO:

VAL VEGAS BONANZA DEVELOPMENT COMPANY, LLC  
4770 CAMPUS DRIVE, STE. 200  
NEWPORT BEACH, CA 92660

RPTT: \$  
APN#: 139-26-801-001 AND 139-26-801-002

### GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

**VEGAS PLAZA LIMITED PARTNERSHIP A CALIFORNIA LIMITED PARTNERSHIP WHICH  
ACQUIRED TITLE AS VEGAS PLAZA LIMITED PARTNERSHIP DBA VEGAS PLAZA  
ASSOCIATES LIMITED PARTNERSHIP**

do (es) hereby GRANT, BARGAIN, and SELL to

**VALVEGAS BONANZA DEVELOPMENT COMPANY, LLC, A NEVADA LIMITED LIABILITY  
COMPANY**

the real property situate in the County of Clark, State of Nevada, described as follows:

**SEE ATTACHED EXHIBIT "A"**

Subject to:

1. All general and special taxes for the fiscal year 1997-1998.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

**VEGAS PLAZA ASSOCIATES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED  
PARTNERSHIP**

By: WILLIAM C. VALAIKA, General Partner Date \_\_\_\_\_

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF CLARK )

This instrument was acknowledged before me  
on \_\_\_\_\_  
by \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

## EXHIBIT "A"

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE 1/4) , OF THE SOUTHEAST QUARTER (SE 1/4) , OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CLARK COUNTY, NEVADA, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, SAID POINT ALSO LIES UPON THE CENTERLINE OF EASTERN AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°43'28" EAST, 455.58 FEET; THENCE NORTH 88°46'10" WEST, 50.00 FEET TO THE SOUTHEAST CORNER OF LOT ONE (1) IN BLOCK FIVE (5) AS SHOWN BY PLAT MAP OF "GREATER LAS VEGAS ADDITION, TRACT 1" ON FILE IN CLARK COUNTY RECORDS, BOOK 4 OF PLATS, PAGE 72, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE ALONG THE BOUNDARY LINES OF SAID BLOCK (5) ON THE FOLLOWING TWO COURSES: (1) NORTH 88°46'10" WEST 618.66 FEET; THENCE (2) SOUTH 02°43'08" EAST 391.22 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BONANZA ROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89°55'24" EAST 417.94 FEET; THENCE NORTH 00°04'36" WEST 125.00 FEET; THENCE NORTH 89°55'24" EAST 179.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF EASTERN AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 00°43'28" EAST 251.71 FEET TO THE POINT OF BEGINNING.

CLARK COUNTY, NEVADA  
JUDITH A. VANDEVER, RECORDER  
RECORDED AT REQUEST OF:  
FIRST AMERICAN TITLE COMPANY OF  
11-05-97 15:20 CPD 5  
OFFICIAL RECORDS  
BOOK: 971105 INST: 01433  
FEE: 9.00 APPT: EX0012