

Plans (PMT)



Separator Sheet

TEMPORARY BANNER

SCALE: 1/2" = 1'0"

ROCKSPRINGS DENTAL GROUP

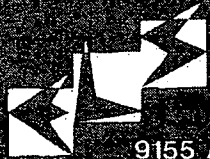
Dental Exam, Digital X-rays & Cleaning just \$39

In absence of prior disease, new patients only

(702) 228-9911 Call Today For An Appointment!

3' X 15'

GREEN & BLACK VINYL COPY
ON WHITE BACKGROUND



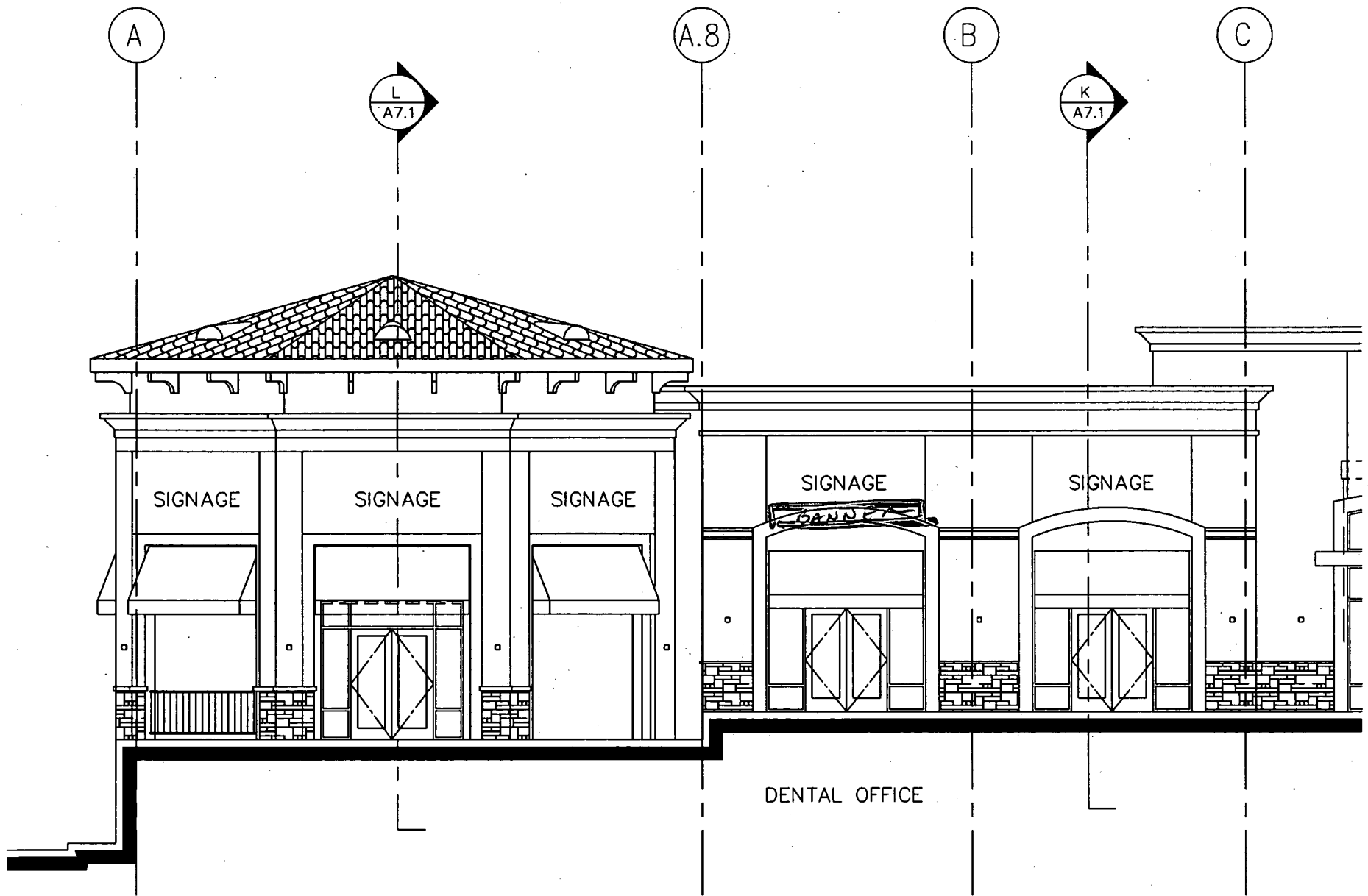
ELECTRO-LITE SIGNS

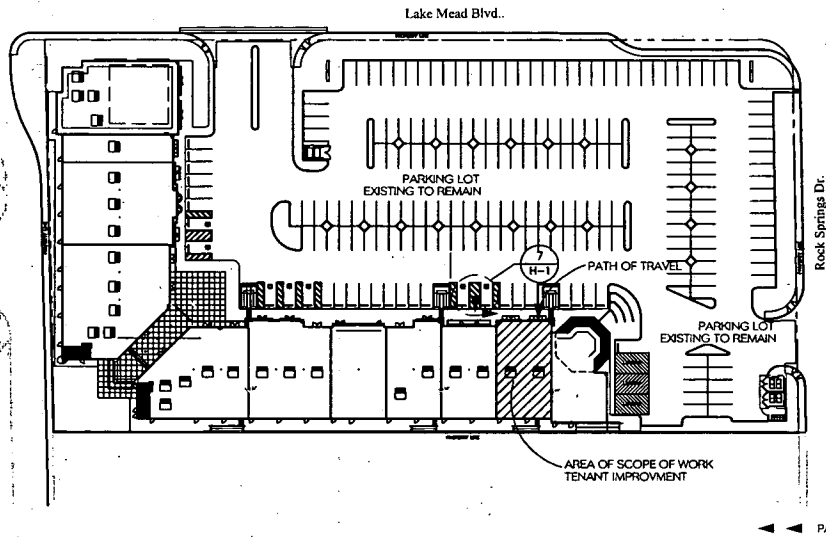
LIC. NO. C-45 514745

(909) 945-3555 FAX (909) 945-9805

9155 ARCHIBALD AVE RANCHO CUCAMONGA CA 91730

**BANNER PROPOSAL
ROCKSPRINGS DENTAL GROUP**





FOR REFERENCE ONLY

SITE PLAN:
SCALE: 1"=40'



THERE WILL BE NO SURGERY, ANESTHESIA NOR MEDICAL GASES ON PREMISES.

SHEET INDEX

- A-0 SITE PLAN / SHEET INDEX
- A-1 FLOOR PLAN
- A-2 DETAILS / FINISHES / SCHEDULES
- M-1 MECHANICAL R. C. PLAN
- P-1 PLUMBING PLAN - WASTE AND VENT PLAN
- P-2 PLUMBING PLAN - WATER / VACUUM AND AIR PLAN
- E-1 ELECTRICAL POWER PLAN / SCHEDULE
- E-2 ELECTRICAL LIGHTING PLAN
- H-1 HANDICAP / ADA NOTES

PROJECT INFORMATION

SCOPE OF WORK: 2,862 S.F.
OCCUPANCY GROUP: B 2,862 SQ. FT. 29 OCCUP.
TYPE: V.B. FULLY SPRINKLERED, 1 STORY / 2 EXITS PROVIDED
2 RESTROOMS PROVIDED: 1 MEN / 1 WOMEN

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
- 2000 INTERNATIONAL BUILDING CODE
- 2000 INTERNATIONAL MECHANICAL & PLUMBING CODE
- 2002 NEC
- ICC A117.1-1998
- 2003 IECC
- SOUTHERN NEVADA AMENDMENTS
- CITY OF N. LAS VEGAS AMENDMENTS TO THE 2000 UNIFORM FIRE CODE
- SOUTHERN NEVADA INTERNATIONAL ENERGY CONSERVATION CODE AMENDMENTS

SPRINKLER PLANS AND FIRE ALARM TO BE DONE UNDER SEPARATE SUBMITTAL AND PERMIT FOR REVIEW FROM THE LOCAL FIRE DEPARTMENT.

NOTES

THE ALTERATION PORTION OF THE PROJECT MUST FULLY COMPLY WITH REQUIREMENTS OF IBC CHAPTER 11.
THIS IS NOT A O.S.H.P.D.3 BUILDING.
THIS PROJECT IS PRIVATELY FUNDED. NO PUBLIC FUNDS.
THERE IS NO MEDICAL GAS IN THIS PROJECT.

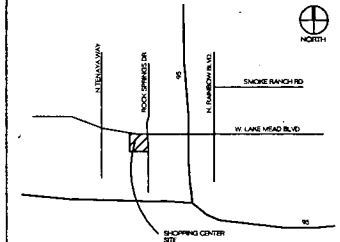
ABBREVIATIONS:

- A.F.F. ABOVE FINISH FLOOR
- ABV. ABOVE
- EQ. EQUAL
- GA. GAGE
- GYP. GYPSUM (BOARD)
- H.C. HOLLOW CORE
- MAX. MAXIMUM
- MIN. MINIMUM
- MTL. METAL
- O.C. ON CENTER
- O.P. OPERATORY
- SIM. SIMILAR
- TYP. TYPICAL
- U.N.O. UNLESS NOTED OTHERWISE

OWNER/LANDLORD:

ROCKSPRINGS PLAZA, LLC
C/O PLATINUM RELAY
3824 S. JONES BLVD., SUITE F7
LAS VEGAS, NV 89103
(310) 488-8555 FAX (310)
CONTACT: PASCAL ABRAR

VICINITY MAP



OFFICE
162

REVISIONS

DENTAL OFFICE
TENANT IMPROVEMENT

7175 W. LAKE MEAD BLVD., SUITE 120
LAS VEGAS, NEVADA 89128

Pacific Dental Services, Inc.

(714) 506-3600
FAX (714) 506-6480

2860 Michelle Drive, 2nd Floor
Irvine, CA 92606

SHEET TITLE
**TITLE SHEET
SITE PLAN**

DRAWING ISSUE DATE

DRAWN JAN
DATE 1-18-06
SUB DATE 4-28-06
PROJECT NO. UK-WEA-1162
SHEET NO.
A-0

Action Letter

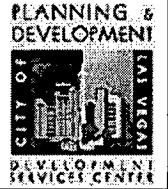


Separator Sheet



TEMPORARY SIGN PERMIT

TSP-18337



Description of Sign(s): Temporary sign permit is for a grand opening celebration for Rocksprings Dental Group, located at 7175 W . Lake Mead, Suite 110, Las Vegas, Nevada. A three (3) foot by fifteen (15) foot banner will be displayed from Tuesday, December 5, 2006 through Friday, February 2, 2007.

Applicant: Platinum Realty And Development
Pascal Abrar (702) 251-0218
3824 S. Jones Blvd., Ste F
Las Vegas, Nevada 89103
(702)251-0218 x

Parcel(s): 138-22-701-007

Ward(s): Ward 1 (Tarkanian)

Type of Signs:

- Pennants
- Balloons
- Streamers
- Searchlights
- Portable
- Other

THIS PERMIT IS APPROVED PURSUANT TO TITLE 19.14.090A OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) THE TEMPORARY SIGN PERMIT SHALL BE VALID FOR 60 DAYS FROM **DECEMBER 5, 2006 TO FEBRUARY 2, 2007.**
- 2) ALL TEMPORARY SIGNS SHALL BE SET BACK FROM ANY STREET INTERSECTION OR DRIVEWAY OR OTHERWISE LOCATED IN ORDER TO NOT CREATE A SIGHT RESTRICTION.
- 3) ALL TEMPORARY SIGNAGE SHALL BE SO LOCATED AS TO NOT CREATE A NUISANCE TO NEARBY PROPERTIES AS A RESULT OF FACTORS SUCH AS EXCESSIVE ILLUMINATION, GLARE, OR NOISE.
- 4) ALL TEMPORARY SIGNAGE SHALL CONFORM TO THE SUBMITTED SITE PLAN.
- 5) THE APPLICANT SHALL DISPLAY A COPY OF THIS TEMPORARY SIGN PERMIT DURING NORMAL BUSINESS HOURS.
- 6) ALL TEMPORARY IMPROVEMENTS MADE TO THIS SITE AND THE ABUTTING STREETS SHALL BE REMOVED UPON EXPIRATION OF THE PERMIT.
- 7) ALL APPLICABLE CITY CODE REQUIREMENTS SHALL BE SATISFIED.
- 8) THE APPLICANT SHALL BE RESPONSIBLE FOR LEAVING THE SITE FREE OF DEBRIS, LITTER, OR ANY OTHER EVIDENCE OF THE SIGNAGE UPON EXPIRATION OF THE PERMIT.
- 9) NO SIGNS SHALL BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.

Application



APPLICATION

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rocksprings Dental Group
 Project Address (Location) 7175 W. Lake Mead Blvd., Ste. 110, Las Vegas, NV 89128
 Project Name Rocksprings Plaza Proposed Use Dental
 Assessor's Parcel #(s) 138-22-701-007 Ward # _____
 General Plan: existing proposed _____ Zoning: existing proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Platinum Realty Contact Pascal Abrar
 Address 3824 S. Jones Blvd., Ste. F Phone: 702.251.0218 Fax: 702.251.0918
 City Las Vegas State NV Zip 89103

APPLICANT Pacific Dental Services, Inc. Contact Anita Ebrahimi
 Address 2800 Michelle Drive, 2nd Floor Phone: 714.508.3600 Fax: 714.368.2000
 City Irvine State CA Zip 92600

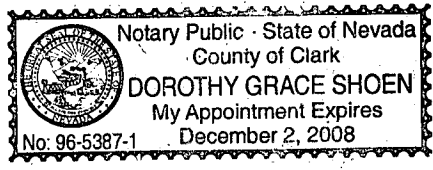
REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

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 Alireza Kalyeh

Subscribed and sworn before me
 This 14th day of November, 2006
Dorothy Grace Shoen

Notary Public in and for said County and State

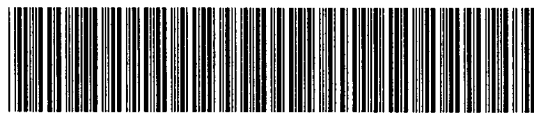


FOR DEPARTMENT USE ONLY

Case #	<u>TSP-18337</u>
Meeting Date:	<u> </u>
Total Fee:	<u>\$ 100.00</u>
Date Received:*	<u>11/28/06</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Justification Letter



JUSTIFICATION LETTER

Separator Sheet



PACIFIC
Dental Services

November 17, 2006

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: Rocksprings Dental Group
Temporary Grand Open Banner
7175 W. Lake Mead Blvd., Suite 110, Las Vegas, NV

Dear Sir or Madam;

Enclosed herein, please find Planning & Development Department, Application/Petition form for a temporary grand opening celebration banner for dba, Rocksprings Dental Group located at 7175 W. Lake Mead Blvd., Suite 110, Las Vegas with following items;

- \$100 check payable to city of Las Vegas
- Two (2) Site plans & Two (2) elevation plans
- ~~Two (2)~~ ^{One (1)} 3x15 Banner proposals

Our banner date will commence on Tuesday, December 5, 2006 and continue as permitted by the city for a period of sixty days until ~~Saturday~~ ^{Friday}, February ~~1~~ ², 2007.

Should you have any further questions or concerns please feel free to contact us @ 714-508-3600.

Very truly yours,

Anita Ebrahimi
Development Assistant

Enclosures

Deed



Separator Sheet



Fee: \$16.00 RPTT: EX#009
N/C Fee: \$0.00

08/11/2006 09:21:36
20060140799

Requestor:
CHICAGO TITLE
Frances Deane SOL
Clark County Recorder Pgs: 4

APN: 138-22-701-007 and 008
Affix R.P.T.T. SExempt 9

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

PGA INVESTMENTS, LLC
5419 Hollywood Blvd. #C-745
Los Angeles, CA 90027
Attn: Pascal Abrar

ESCROW NO: 05127385-079-TL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

LPG Investments, LLC, a Nevada Limited Liability Company, as their interest may appear in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

PGA Investments, LLC, a Nevada Limited Liability Company

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

- Subject to: 1. Taxes for the current fiscal year, paid current.
- 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 28th day of July, 2006.

LPG Investments, LLC, a Nevada Limited Liability Company

By: PASCAL ABRAR
Its: MANAGING MEMBER

**State of Nevada
Declaration of Value**

COPY

1. Assessor's Parcel Number(s)

- a) 138-22-701-007
- b) 138-22-701-008
- c)
- d)

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Resi
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Documentation/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	<i>payments w/ assignments</i>

3. Total Value/Sales Price of Property: \$0.00
Deed in Lieu of Foreclosure Only (value of property): (____)
Transfer Tax Value: \$0.00
Real Property Transfer Tax Due: \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: Exempt 9
- b. Explain Reason for Exemption: Grantor is 100% owner

5. Partial Interest: Percentage being transferred: ____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____
Signature: _____

Capacity: GRANTOR
Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: LPG Investments, LLC
Address: 5419 HOLLYWOOD BLVD. #C-745
City: Los Angeles
State: CA Zip: 90027

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: PGA Investments, LLC
Address: 5419 HOLLYWOOD BLVD. #C-745
City: LOS ANGELES
State: CA Zip: 90027

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title
Address: 3980 Howard Hughes Parkway
City/State/Zip: Las Vegas, NV 89169

Escrow #: 05127385-079

1326

ESCROW NO: 05127385-079-TL

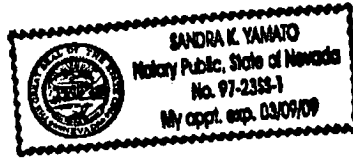
COPY

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 07-28-06
appeared before me, a Notary Public,

PASCAL ABRAHAM, MANAGER
AND Sole member

personally known or proven to me to be
the person(s) whose name(s) is/are
subscribed to the above instrument, who
acknowledged that he/she/they executed
the instrument for the purposes therein
contained.



[Signature]
Notary Public

My commission expires: 03-09-09

ASSESSMENTS

ESCROW NO: 05127385-079-TL

EXHIBIT A

The North Half (N ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 22, Township 20 South, Range 60 East, M.D.M.

Excepting therefrom those portions reserved for right of way purposes by that certain "Resolution Relative to Acquisition of Rights of Way" recorded December 9, 1974 in Book 479 as Instrument No. 438670 of Official Records, Clark County, Nevada.

Together with those portions vacated by that certain "Order of vacation" recorded December 5, 1991 in Book 911205 as Instrument No. 00483 of Official Records, Clark County, Nevada.

ASSESSOR'S COPY

GENERAL INFORMATION	
PARCEL NO.	138-22-701-007
OWNER AND MAILING ADDRESS	P G A INVESTMENTS L L C ETAL %P ABRAR 5419 HOLLYWOOD BLVD #C-745 LOS ANGELES CA 90027-3449
LOCATION ADDRESS CITY/TOWNSHIP	7175 W LAKE MEAD BLVD UT 150 LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 22 20 60
RECORDED DOCUMENT NO.	* 20060811:01326
RECORDED DATE	08/11/2006
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2006
FISCAL YEAR	06-07
SUPPLEMENTAL IMPROVEMENT VALUE	331489
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2005-06	2006-07
LAND	0	1697797
IMPROVEMENTS *	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED	0	1697797
TAXABLE VALUE LAND+IMP	0	4850849
ESTIMATED LOT SIZE AND APPRAISAL INFORMATION		
ESTIMATED SIZE	3.48 Acres	
ORIGINAL CONST. YEAR	2006	
LAST SALE PRICE MONTH/YEAR	0	
LAND USE	COMMERCIAL NEIGHBORHOOD SHOPPING CENTERS	
DWELLING UNITS	0	

Nevada Secretary of State
Dean Heller

[Online Services](#) | [Fee Schedule](#) | [Login](#)

PGA INVESTMENTS, LLC

PRINT

Business Entity Information			
Status:	Active	File Date:	4/13/2005 1:11:06 PM
Type:	Domestic Limited-Liability Company	Corp Number:	E0215302005-4
Qualifying State:	NV	List of Officers Due:	4/30/2007
Managed By:	Managers	Expiration Date:	

Resident Agent Information			
Name:	PASCAL ABRAR	Address 1:	3824 S. JONES
Address 2:	SUITE F	City:	LAS VEGAS
State:	NV	Zip Code:	89103
Phone:		Fax:	
Email:		Mailing Address 1:	5419 HOLLYWOOD BLVD
Mailing Address 2:	#C-745	Mailing City:	LOS ANGELES
Mailing State:	CA	Mailing Zip Code:	90027

[View all business entities under this resident agent](#)

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers			
			<input checked="" type="checkbox"/> Include Inactive Office
Managing Member - PASCAL ABRAR			
Address 1:	5419 HOLLYWOOD BLVD. # C-745	Address 2:	
City:	LOS ANGELES	State:	CA
Zip Code:	90027	Country:	
Status:	Active	Email:	

Manager - P & G FAMILY TRUST DATED JULY 6, 2005

Address 1:	C/O ABRAR MANAGEMENT	Address 2:	5419 HOLLYWOOD BLVD. # C-745
City:	LOS ANGELES	State:	CA
Zip Code:	90027	Country:	USA
Status:	Active	Email:	

Actions\Amendments

[Click here to view 5 actions\amendments associated with this company](#)

[New Search](#)

[Printer Friendly](#)

SOS Contact Information

[SOS Home](#)

[Legislature](#)

[Nevada Home](#)

You are currently not logged in

Copyright © 1996-2005



[Online Services](#) | [Fee Schedule](#) | [Login](#)

PLATINUM REALTY AND DEVELOPMENT, LLC

PRINT

Business Entity Information			
Status:	Active on 11/27/2006	File Date:	8/10/2005 12:46:29 PM
Type:	Domestic Limited-Liability Company	Corp Number:	E0521032005-2
Qualifying State:	NV	List of Officers Due:	8/31/2007
Managed By:	Managers	Expiration Date:	

Resident Agent Information			
Name:	ALIREZA KAVEH	Address 1:	3824 S. JONES
Address 2:	SUITE F	City:	LAS VEGAS
State:	NV	Zip Code:	89103
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

[View all business entities under this resident agent](#)

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers			
			<input checked="" type="checkbox"/> Include Inactive Office
Managing Member - ALIREZA KAVEH FAMILY TRUST			
Address 1:	C/O PLATINUM REALTY	Address 2:	3824 S. JONES BLVD. # F
City:	LAS VEGAS	State:	NV
Zip Code:	89103	Country:	
Status:	Active	Email:	