

Comments



Separator Sheet

Memorandum Planning and Development

To: Manuel Calvillo
From: Fred Solis, Senior Planner
Date: 01/23/08
Re: PMP-22829 Tangamanga LLC

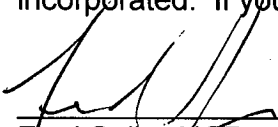
The Planning and Development Department staff has administratively approved your request for technical review of the subject parcel map; however, the following conditions from the blue line review have not been incorporated into the Mylar:

1. Add the map title "Tangamanga LLC" above "REVERSIONARY PARCEL MAP" on sheet 1.
2. Revise the Certificate Of Director Of Planning And Development Approval signature line to read as follows:

M. Margo Wheeler, AICP
Director of Planning and Development
City of Las Vegas, Nevada

Date

You need not submit a revised map prior to Mylar map submittal, provided these changes are incorporated. If you have any questions concerning these changes, please contact me.



Fred Solis, AICP
Senior Planner

Pc: Alan Riecki, City Surveyor

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: July 13, 2007
Re: **PMP-22829** Tangamanga, LLC E side of 23rd Street, S of Hinkle Drive
Request for a Reversionary Parcel Map

COMMENTS:

This map appears to be a Reversionary Map therefore we have no objection to the recordation of this Parcel Map for property located on the east side of 23rd Street, south of Hinkle Drive to combine Parcel 3 and Parcel 4 of Parcel Map File 18, Page 33.

No improvements are required prior to the recordation of this Reversionary Parcel Map.

CONDITIONS OF APPROVAL:

1. Provide "PMP-22829" on Sheet 1 above the recording information.
2. Site development to comply with all previous conditions of approval for Site Development Plan Review SDR-17221 and all subsequent site-related conditions of approval.
3. 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.



SPS

DATE: July 12, 2007
OWNER: Tangamanga, LLC
PM NO: PMP-22829
SURVEYOR: Ralph Matecki

COMMENTS OF THE SOUTHERN NEVADA HEALTH DISTRICT

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

Memorandum Planning and Development

To: Manuel Calvillo
From: Steve Gebeke, Senior Planner
Date: 07/16/2007
Re: PMP-22829 Tangamanga LLC

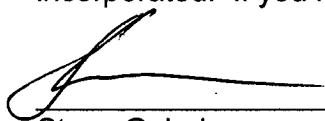
The Planning and Development Department staff has administratively approved your request for technical review of the subject parcel map, subject to the changes and corrections noted as follows:

1. Enter the parcel file number "PMP-22829" above the signature block in the lower right-hand corner.
2. Add the map title "Tangamanga LLC" above "REVERSIONARY PARCEL MAP" on sheet 1.
3. Revise the Certificate Of Director Of Planning And Development Approval signature line to read as follows:

M. Margo Wheeler, AICP
Director of Planning and Development
City of Las Vegas, Nevada

_____ Date

You need not submit a revised map prior to Mylar map submittal, provided these changes are incorporated. If you have any questions concerning these changes, please contact me.



Steve Gebeke
Senior Planner

Pc: Alan Riecki, City Surveyor

Memorandum

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

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: Ralph Matecki, PLS
B&B Hightech Solutions

From: Alan R. Riecki, PLS
City Surveyor

*my pa
for*

CC: Steve Gebeke
Planning and Development

Date: July 11, 2007

Re: **TANGAMANGA, LLC**
PMP-22829

Attached is a redlined drawing delineating comments from Survey review. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A 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 remove the District Board of Health and the Division of Water Resources certificates as they are not required on a parcel map.

Future conveyance of this reverted area will require a metes and bounds legal description, however a legal description is not required on the face of this map.

For future reference, all maps submitted to a governmental entity must be signed and dated prior to submittal.

In the Owner's Certificate, please ensure that those signing this map are authorized to do so on behalf of the LLC.

Since this is a Reversion to Acreage Parcel Map, the dimensions shown on the map must match the original parcel map that is being reverted. Please update the information on Sheet 2 so as to match the original parcel map.

Please remove the lot line between the parcels being reverted and also the dimensions of those parcels.

Please remove the Surveyor's Note on Sheet 2.

Please remove the Assessor's Parcel Numbers and the parcel designations for the parcels that are being reverted.

Please correct miscellaneous errors, typos, or omissions as shown on the redlines.

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

**DEVELOPMENT SERVICES CENTER
CURRENT PLANNING DIVISION**

DATE June 26, 2007

TO:

DEVELOPMENT COORDINATION - GARY REID
DEVCO --- FLOOD CONTROL - RAUL CRUZ
DEVCO --- RIGHT-OF-WAY - CAROLYN CAVINESS
DEVCO --- SANITARY SEWERS - TIM PARKS

ELECTRICAL SERVICES - TOM WILKING

LAND DEVELOPMENT - JEFF GALAMBAS

SURVEY - ALAN R. RIEKKI

SPECIAL IMPROVEMENT
DISTRICT (S I D) - MIKE THOMPSON

TRAFFIC ENGINEERING - RICK SCHRODER

SUBJECT REVERSIONARY PARCEL MAP - PMP-22829
TANGAMANGA, LLC

PLEASE RETURN ANY COMMENTS TO:

GARY REID, SR. ENGINEERING TECHNICIAN
ENGINEERING/PLANNING DIVISION
DEPARTMENT OF PUBLIC WORKS

ON OR BEFORE -JULY 9TH, 2007

ATTACHMENTS: APPLICATION, DEED & MAP

CITY OF LAS VEGAS REQUEST FOR COMMENTS	
DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 26, 2007
TO: SO.NEVADA HEALTH DISTRICT - DANIEL LaRUBIO JR. FIRE PREVENTION - OZZIE MIRKHAH FIRE SERVICES\COMMUNICATIONS - SHARON OZUNA	
SUBJECT REVERSIONARY PARCEL MAP - PMP-22829 TANGAMANGA, LLC	

STEVE GEBEKE, SR. PLANNER
DEVELOPMENT SERVICES CENTER,
CURRENT PLANNING DIVISION
731 S. 4TH ST., LAS VEGAS, NV 89101

ON OR BEFORE JULY 9TH. 2007

ATTACHMENT: MAP

Hansen Sheet



Separator Sheet

Report Date 06/25/2007 05:29 PM

Submitted By

Page 1

A/P # 22829 PARCEL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/25/2007 16:13	983510	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

PMP-22829 - TANGAMANGA LLC - OWNER: TANGAMANGA, LLC - Request for a Reversionary Parcel Map of 0.44 acres located on the east side of 23rd Street, approximately 106 feet south of Hinkle Drive. (APN 139-26-508-005 and 007), R-3 (Medium Density Residential) Zone, Ward 3 (Reese).

Parent A/P #

Project # 22829 Project/Phase Name TANGAMANGA LLC Phase #
Size/Area 0.44 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13926508005

Location

Owner/Tenant

Contact ID AC1258939 Name TANGAMANGA
Mailing Address 4616 W SAHARA AVE #189 Organization % M CALVILLO
City LAS VEGAS State/Province NV
ZIP/PC 89102-3654 Country ☐ Foreign
Day Phone (702)340-3183 x Evening Phone
Fax (702)876-9510 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

1408 N 23RD ST
LAS VEGAS, 89101-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13926508005
13926508007

Review Activities

Act #	Act Type	Status	Waived	Issued	Started	Completed
215691	CURRENT PL	0	N	06/25/2007 17:29		

City of Las Vegas

400 Stewart Ave

Las Vegas, NV 89101-2927

PMP Application**Report Date** 06/25/2007 05:29 PM**Submitted By**

Page 2

Review Activities**Act #**
Comp By**Act Type**
Comments**Status****Waived****Issued****Started****Completed**

Report Date 06/25/2007 05:29 PM

Submitted By

Page 3

Review Activities Act# Comp By	Act Type Comments	Status	Waived	Issued	Started	Completed
215689	DEVCO	0	N	06/25/2007 17:29		
215690	FIRE COMM	0	N	06/25/2007 17:29		
215700	FIRE ENG	0	N	06/25/2007 17:29		
215693	FLOOD	0	N	06/25/2007 17:29		
215694	LAND DEV	0	N	06/25/2007 17:29		
215695	ROW	0	N	06/25/2007 17:29		
215696	SEWER	0	N	06/25/2007 17:29		
215699	SID	0	N	06/25/2007 17:29		
215692	SURVEY	0	N	06/25/2007 17:29		
215698	TEFO	0	N	06/25/2007 17:29		
215697	TRAFFIC	0	N	06/25/2007 17:29		

Check Conditions Condition Supervisor Required	Approval Approval Comments	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
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No Conditions

Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

Report Date 06/25/2007 05:29 PM

Submitted By

Page 4

PARCEL MAP

Type of Map REVERSIONARY

CLV Drawing #

N Parent Project link required? Is this a Residential Subdivision?

Flood Study required? Traffic Study required?

Blueline Process

Covenant Running with Land Required?

1 # of Residential/Commercial Lots

Mylar Process

0 # of Common Element Lots

0 # of Residential/Commercial Lots

06/25/2007

Blueline Submitted

0 # of Common Element Lots

06/25/2007

Blueline Accepted for Processing

Mylar Submitted

Mylar Accepted for Processing

Recordation Information

Mylar Comments Sent

Date At 00:00

Mylar Released for Recordation

Subdivision Code (File and Page)

Street Name Has Been Changed

Template Type	AP #	AP Type	Status	Stage
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No children exist for this project

Employee ID	Last	First	MI	Comments
983922	GEBEKE	STEVEN	A	Planning, 229-5410

Log Action	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	980110	06/25/2007 16:17		0.00
	MANUEL CALVILLO/POTOSI DEVELOPMENT CK 1607 318-1031				

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parcel Map
 Project Address (Location) 1404 & 1408 N. 23rd St. LV, NV
 Project Name Tangamanga LLC Proposed Use _____
 Assessor's Parcel #(s) 139-26-508-005 & 007 Ward # _____
 General Plan: existing M proposed _____ Zoning: existing R-3 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.44 Lots/Units 2 Density _____
 Additional Information _____

PROPERTY OWNER Tangamanga LLC Contact Manuel Calvillo
 Address 4616 W. Sahara Ave. #189 Phone: 318-1031 Fax: 876-9510
 City Las Vegas, NV State NV Zip 89102

APPLICANT Manuel Calvillo Contact same
 Address 4616 W. Sahara Ave. #189 Phone: 318-1031 Fax: 876-9510
 City Las Vegas State NV Zip 89102

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 Manuel Calvillo

Subscribed and sworn before me

This 25th day of June, 2007

[Signature]

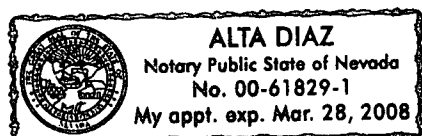
Notary Public in and for said County and State

State of Nevada County of Clark

FOR DEPARTMENT USE ONLY

Case #	<u>PMP-22829</u>
Meeting Date:	<u>N/A</u>
Total Fee:	<u>300</u>
Date Received:*	<u>6/25/07</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.



RECEIVED
JUN 25 2007

SOFI



Separator Sheet



RECEIVED
JUN 25 2007

Deed



Separator Sheet



777 North Rainbow Blvd. #150 Las Vegas, NV 89107
Phone: (702) 932-0777 Fax: (702) 932-0814

PRELIMINARY REPORT

PROPERTY ADDRESS: 1404 North 23rd Street - VACANT LAND
Las Vegas, NV

ATTN: Manuel Calvillo
4616 West Sahara Avenue #189
Las Vegas, NV 89102

Our No.: 6510557-YT

The information contained in this report is through the date of
August 11, 2006 at 7:30 A.M.

In response to the above referenced application for a policy of title insurance, **Ticor Title of Nevada, Inc.**, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy of Title Insurance describing the land and the estate or interest therein set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy form.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Schedule 1 attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Schedule B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments thereof) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

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

Yvette Thomas, Title Officer

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

FEE

Title to said estate or interest at the date hereof is vested in:

Tangamanga, LLC, a Nevada LLC

The land referred to in this Report is situate in the State of NEVADA, County of Clark and described as follows:

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

APN: 139-26-508-007

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. Taxes, general and special, for the fiscal year 2006 - 2007, as follows:
Assessor's Parcel No.: 139-26-508-007
District No.: 207
1st Installment: \$153.15 Marked Paid
Due On or Before: Third Monday in August
2nd Installment: \$153.17 NOT Marked Paid
Due On or Before: First Monday in October
3rd Installment: \$153.17 NOT Marked Paid
Due On or Before: First Monday in January
4th Installment: \$153.17 NOT Marked Paid
Due On or Before: First Monday in March
Total Taxes: \$612.66
Land Value: \$26,390.00
Improvement: \$0
Personal Property: \$0
Exemption: \$0
Net Total: \$26,390.00
Tax Rate: 3.2802
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 361.260 of the Nevada Revised Statutes.
3. Reservations, mineral rights, and exclusions in the patent from the State of Nevada.
Recorded: February 24, 1947 in Book 46, as Document No. 363 in the Office of the County Recorder of Clark County, Nevada
4. Easements and dedications affecting said land for the purposes stated therein and incidental purposes as shown on the map recorded in File 18 of Parcel Maps, Page 33 in the Office of the County Recorder of Clark County, Nevada.
5. An easement affecting a portion of the land for the purposes stated herein and incidental purposes as provided in the following

Granted To: Nevada Power Company and Central Telephone Company
For: the right to construct, to add to, to maintain and to finally remove underground electric, telephone, and/or other communication system(s)
Recorded: April 29, 1980, in Book 1220 as Document No. 1179476 in the Office of the County Recorder of Clark County, Nevada.

NOTE: According to the public records the following deeds have been recorded conveying the property described in this report within a period of 2 years prior to the date hereof.

A Grant, Bargain, Sale Deed from Luz Maria Medrano, a married woman, as her sole and separate property to Manuel Calvillo, a single man dated July 14, 2006 recorded July 18, 2006 in Book 20060718 as Document No. 01844 of Official Records.

A Quitclaim Deed from Manuel Calvillo, a single man to Tangamanga, a Nevada LLC dated August 02, 2006 recorded August 03, 2006 in Book 20060803 as Document No. 02860 of Official Records.

SCHEDULE B
(Continued)

NOTE: This Report is preparatory to the issuance of an ALTA Policy of Title Insurance. We have no knowledge of any fact which would preclude the issuance of said ALTA Policy with Endorsements 100 and 116 attached.

There is located vacant land known as 1404 North 23rd Street, Las Vegas, NV.

Current Assessor's Parcel No.: 139-26-508-007

(Note this number may be different from the Assessor's Parcel Number being used to pay current fiscal year taxes)

THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO CLOSE OF ESCROW:

- I. We find no open Deeds of Trust of record. Please verify by inquiry of Escrow Personnel and/or Agents whether or not we have overlooked something and advise the Title Dept. accordingly prior to closing.

**WIRE INSTRUCTIONS FOR
Ticor Title of Nevada, Inc.**

TO:

**BANK WEST OF NEVADA
2700 W. SAHARA AVENUE
LAS VEGAS, NV 89102**

ABA/ROUTING NO.: 122401778

ESCROW TRUST ACCOUNT NO.: 120068907

FOR FURTHER CREDIT TO:

**ESCROW NO.: 06510557 YT
FBO (CUSTOMER NAME): _____**

**SCHEDULE 1
CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting, or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions of or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights or eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured and not disclosed in writing to the company by the insured claimant prior to the date the insured claimant became an insured under this policy
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

In addition to the Exclusions, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records

**AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992
SCHEDULE OF EXCLUSIONS FROM COVERAGE**

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights or eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws.

**AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970
(Rev. 1992)**

**WITH A.L.T.A. ENDORSEMENT FORM I COVERAGE
SCHEDULE OF EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy:

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent insurance is afforded herein as to any statutory lien for labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy).
4. Unenforceability of the lien of the insured mortgage because of failure of the insured at Date of Policy or of any subsequent owner of the indebtedness to comply with applicable "doing business laws" of the state in which the land is situated.

SCHEDULE I (Continued)

5. Any claim, which arises out of the transaction creating the interest of the mortgage insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
 - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor

AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992 WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy; or
 - (e) resulting in loss or damage which have not been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business laws" of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgage insured by this policy, by reason of the operation of federal

bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:

- (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
- (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
- (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor

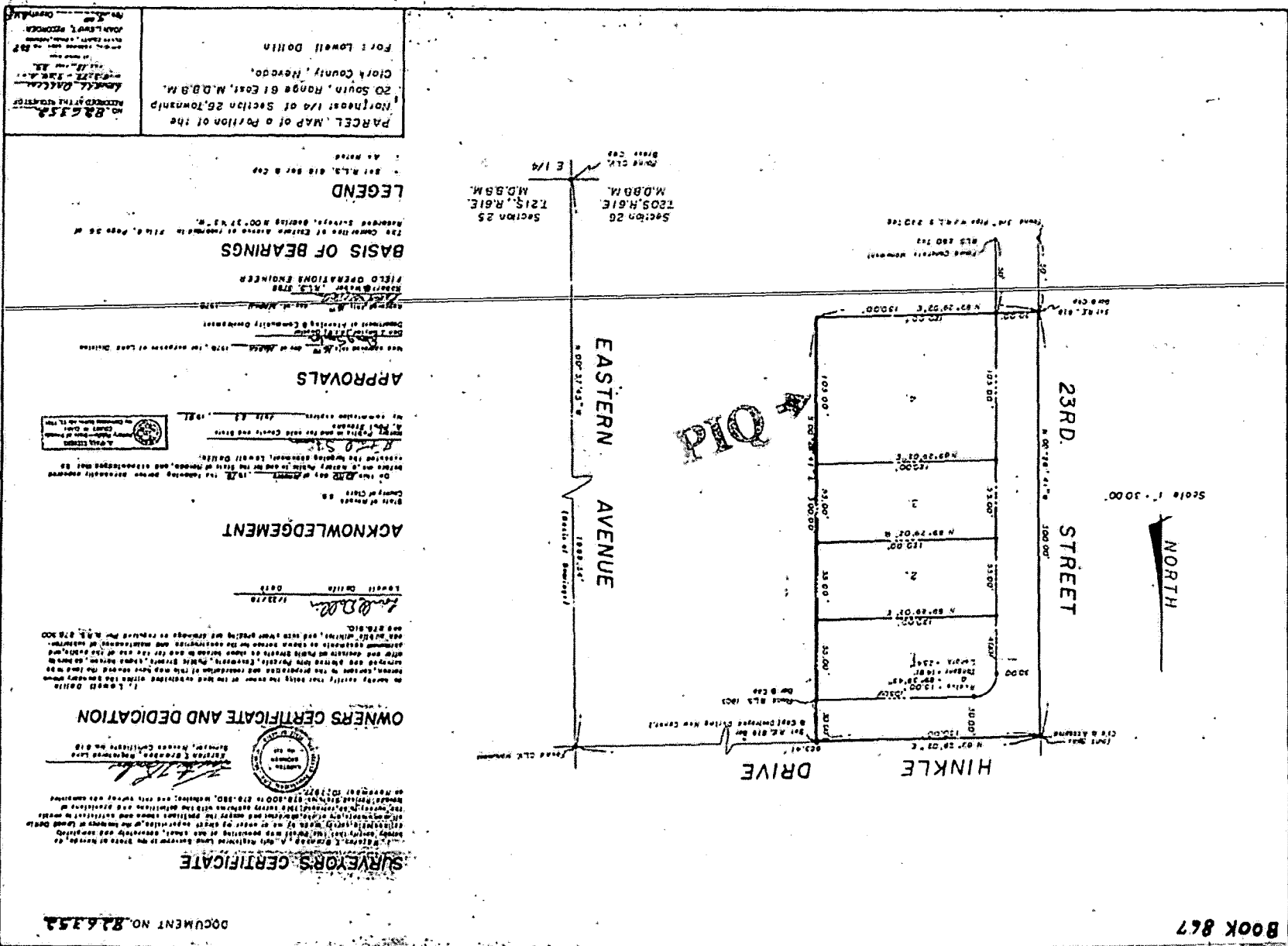
AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY - 1987 EXCLUSIONS

In addition to the exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - land use
 - improvements on the land
 - land division
 - environmental protectionThis exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.
This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.
This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
 - a notice of exercising the right appears in the public records on the Policy Date.
 - the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking.
3. Title Risks:
 - that are created, allowed, or agreed to by you
 - that are known to you, but not to us, on the Policy Date - unless they appeared in the public records.
 - that result in no loss to you
 - that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks.
4. Failure to pay value for your title.
5. Lack of a right:
 - to any land outside the area specifically described and referred to in Item 3 of Schedule A
 - or
 - in streets, alleys, or waterways that touch your land.This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

In addition to the Exclusions, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by making inquiry of parties in possession of the land.
2. Any liens or easements not shown by the Public Records. However, this does not limit the affirmative coverage in Item 8 of covered Title Risks.
3. Any facts about the land not shown by the Public Records which a correct survey would disclose. However, this does not limit the affirmative coverage in Item 12 of Covered Title Risks.
 - (a) Any water rights or claims or title to water in or under the land; (b) unpatented mining claims; (c) reservations or exceptions in patents or in acts authorizing the issuance thereof.



PARCEL MAP of a Portion of the
Northeast 1/4 of Section 26, Township
20 South, Range 61 East, M.D.B.M.
Clark County, Nevada.
For Lowell Dohlin
Surveyed and Platted
August 1, 1978
Book 867, Page 15

LEGEND
The Contour of Eastern Avenue is shown in 10' increments.
The Contour of Eastern Avenue is shown in 10' increments.
The Contour of Eastern Avenue is shown in 10' increments.

APPROVALS
Nevada State Engineer, 1978, for approval of Land Division
Clark County Engineer, 1978, for approval of Land Division
Clark County Engineer, 1978, for approval of Land Division

ACKNOWLEDGEMENT
I, Lowell Dohlin, Surveyor, do hereby certify that the above described land is the property of the Clark County Engineer, and is being surveyed and platted for the same.

OWNERS CERTIFICATE AND DEDICATION
I, Lowell Dohlin, Surveyor, do hereby certify that the above described land is the property of the Clark County Engineer, and is being surveyed and platted for the same.

SURVEYOR'S CERTIFICATE
I, Lowell Dohlin, Surveyor, do hereby certify that the above described land is the property of the Clark County Engineer, and is being surveyed and platted for the same.

DOCUMENT NO. 826352

EXHIBIT A

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL FOUR (4) AS SHOWN BY MAP THEREOF IN FILE 18 OF PARCEL MAPS, PAGE 33, IN THE OFFICE OF THE COUNTY RECORDER CLARK COUNTY, NEVADA.

EXHIBIT A

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL FOUR (4) AS SHOWN BY MAP THEREOF IN FILE 18 OF PARCEL MAPS, PAGE 33, IN THE OFFICE OF THE COUNTY RECORDER CLARK COUNTY, NEVADA.



Lawyers Title of Nevada, Inc.
Title Operations
1210 S. Valley View Boulevard
Las Vegas, NV 89102

Order #: **02109245**

Your Reference #:

Attn: Rick Carvillo
702-340-3183
702-416-1001

Brandi Purney
Title Officer
Phone: (702) 385-4141
Fax: (702) 731-5769
e-mail: bpurni@andam.com

Property Address: **1408 North 23rd Street, Las Vegas, Nevada**

PRELIMINARY REPORT

Dated as of August 14, 2006 at 7:30 a.m.

In response to the above referenced application for a policy of title insurance, Lawyers Title of Nevada, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusion from the coverage of said Policy or Policies are set forth in Exhibit B attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

File No: 02109245

SCHEDULE A

The form of policy of title insurance contemplated by this report is:

None

The estate or interest in the land hereinafter described or referred to covered by this report is:

A fee

Title to said estate or interest at the date hereof is vested in:

Tangamaga, a Nevada LLC

The land referred to herein is situated in the County of Clark, State of Nevada, and is described as follows:

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

EXHIBIT "A"

All that certain real property situated in the County of Clark, State of Nevada,
described as follows:

Lot Three (3) as shown by map thereof on file in File 18 of Parcel Maps, Page 33,
recorded April 3, 1978 in Book 867 as Document No. 826352, in the Office of the
County Recorder of Clark County, Nevada.

Assessor's Parcel Number: **139-26-508-005**

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. Taxes for the fiscal year 2006-07 in the total amount of \$357.76 of which \$83.08 is paid. Next installment in the amount of \$274.54 is due first Monday in October.
Assessor's Parcel Number: 139-26-508-005
2. A lien of supplemental taxes, if any, assessed pursuant to the provisions of the Nevada Revised Statute 361.260
3. The property described herein is located within the boundaries of the City of Las Vegas and is subject to any fees that may be charged against said property by the hereinbefore mentioned district.
4. Water rights, claims or title to water.
5. A right of way easement for underground radials over an undisclosed portion of said land as reserved in the Deed recorded March 21, 1949 in Book 59 of Deeds, Page 488, Clark County, Nevada records as Document No. 308554.
6. Matters contained in the dedication statement or elsewhere on the tract or parcel map shown below, which among other things provides:

Tract/Parcel Map: in File 18 of Parcel Maps, Page 33, of Official Records

Reference is made to said map for full particulars.
7. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Nevada Power Company and Central Telephone Company
Purpose: Power and Communication Lines
Recorded: April 29, 1980
Book 1220 Doc/Inst. No. 1179477 of Official Records

And re-recorded: July 21, 1980
Book 1255 Doc/Inst. No. 1214668 of Official Records
8. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Purpose: Ingress and Egress
Recorded: June 19, 1980
Book 1242 Doc/Inst. No. 1201818 of Official Records
9. The terms, covenants and provisions of that certain Notice and Order to Abate Dangerous Building, recorded November 9, 1994 in Book 941109 Doc/Inst. No. 00948 of Official Records, and the effect of any failure to comply with same.
10. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby.
Amount: \$40,000.00
Dated: October 25, 2005
Trustor: Potosi Development, a Nevada LLC
Trustee: Fidelity National Title
Beneficiary: Donald Hafen and Joan C. Hafen, Company-Trustees

File No: 02109245

Recorded:
Book

November 1, 2005
20051101 Doc/Inst. No. 01767 of Official Records

11. This report is a preliminary investigation ONLY of the property contained herein. This is not an abstract; it is a report derived from a review of various documents of record. No reliance should be placed on the contents hereof without first obtaining the approval of an Officer of the Company

END OF SCHEDULE B EXCEPTIONS

**PLEASE REFER TO THE "NOTES AND REQUIREMENTS SECTION" WHICH
FOLLOWS FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION**

NOTES AND REQUIREMENTS

- 1: EFFECTIVE JULY 1, 2003, ALL DOCUMENTS, EXCEPT MAPS, SUBMITTED FOR RECORDING WITH THE OFFICE OF THE CLARK/NYE COUNTY RECORDER, MUST COMPLY WITH NRS 247.110, AS FOLLOWS:

- (a) Be on 20# paper that is 8 1/2 inches by 11 inches in size;
- (b) Have a margin of 1 inch on the left and right sides and at the top and bottom of each page;
- (c) Have a space of 3 inches by 3 inches at the upper right corner of the first page and have a margin of 1 inch at the top of each succeeding page;
- (d) Not contain printed material on more than one side of each page;
- (e) Print that is NO smaller than 10 point Times New Roman font and contains no more than 9 lines of text per vertical inch; and
- (f) MUST NOT be printed in any ink other than black.

ANY DOCUMENT NOT COMPLYING WITH THESE GUIDELINES WILL BE SUBJECT TO AN ADDITIONAL, MINIMUM COUNTY NON-CONFORMING RECORDING CHARGE OF \$25.00 PER DOCUMENT.

- 2: The information on the attached plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.
- 3: WIRING INSTRUCTIONS FOR THIS OFFICE ARE:

RE: 02109245 -

PLEASE INDICATE LAWYERS TITLE OF NEVADA, INC. ESCROW OR TITLE ORDER NUMBER

Typist: tr4

Date Typed: August 17, 2006

CITY OF LAS VEGAS REQUEST FOR COMMENTS	
DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 26, 2007
TO:	
SO.NEVADA HEALTH DISTRICT	- DANIEL LaRUBIO JR.
FIRE PREVENTION	- OZZIE MIRKHAH
FIRE SERVICES\COMMUNICATIONS	- SHARON OZUNA
SUBJECT REVERSIONARY PARCEL MAP - PMP-22829 TANGAMANGA, LLC	

STEVE GEBEKE, SR. PLANNER
DEVELOPMENT SERVICES CENTER,
CURRENT PLANNING DIVISION
731 S. 4TH ST., LAS VEGAS, NV 89101

ON OR BEFORE JULY 9TH, 2007

no comment

A. Ozuna

ATTACHMENT: MAP

FINAL MAP PROCESSING
(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: TANCA MANCA - 23RD ST. S/O HANKEE DR

MP - 22829 SURVEYOR/ENGINEER: B&B INC. / ACE ENGINEERING

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	01-17-08	DD	CONDITIONAL APPROVAL	01-17-08	USE ONLY	
TRAFFIC ENGINEER	1-17-08	VB	APP.	1-22-07		
RIGHT-OF-WAY	1-23-08	CS	APP'd	1-23-08		
FLOOD CONTROL	1/22/08	RC	Approved	1/22/08		
SANITATION	1/22/08	TP	APP'D	1/22/08		
DEVELOPMENT COORDINATION	1/23/08	YMU	App'd	1/23/08		
TRAFFIC (RICK S.)	1/22/08	RS	app'd	1/22/08		
PLANNING & DEVELOPMENT	2-12-08	J. Sols	App'd	2-13-08		
SURVEY 1ST						
2ND						

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

LAND DEV. \$ 110.00 MYLAR PROCESSING FEE DUE.

TRAFFIC ENG _____

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

☐ Please check box IF STREET NAME HAS BEEN CHANGED. Engineer shall revise construction plans to reflect all changes.

SURVEY _____

12



PLANNING & DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? ✓ Yes No
2. List the names of public access streets between this property and the nearest major streets: _____

3. Describe the existing improvements and/or condition of streets in item #2 above: _____

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: _____

5. Will property be serviced by the City Sanitary Sewer System? ✓ Yes No
6. Is immediate development proposed on the parcels of land to be created: ✓ Yes No
If yes, on which Parcel (#1, #2, etc.)? _____
If yes, indicate type of development and anticipated date construction will commence: multi family units
anticipated date of construction: AUG/SEPT 2007.

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.

RECEIVED
JUN 25 2007

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.

Revised 06/08/05

F:\depot\Application Packet\PMChecklist.doc

APN Map



Separator Sheet

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.		ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		BOOK 120S R61E		SHEET 26		TWP N 2 NE 4		139-26-5	
	AVERAGE DA VALUE 45		PARCEL BOUNDARY		R60E R61E R62E		6 5 4 3 2 1		8 4 8 4			
	SUBD BOUNDARY		PARCEL NUMBER		125 124 123		7 6 9 10 11 12		5 1 5 1			
	ROAD EASEMENT		ACREAGE		138 139 140		18 17 16 15 14 13		6 2 6 2			
PM/LD BOUNDARY		PARCEL SUB/SEQ NUMBER		120S 119S		19 20 21 22 23 24		20 29 28 27 26 25		7 3 7 3		
NON-PARCEL LOT LINE		PLAT RECORDING NUMBER		121S 120S 119S		31 32 33 34 35 36		31 32 33 34 35 36		8 4 8 4		
MATCH LINE / LEADER LINE		BLOCK NUMBER		202		Scale: 1"=200'		Rev: 11/04/02		5 1 5 1		
ROAD ID NUMBER		LOT NUMBER		001								
		GOV. LOT NUMBER		001								

