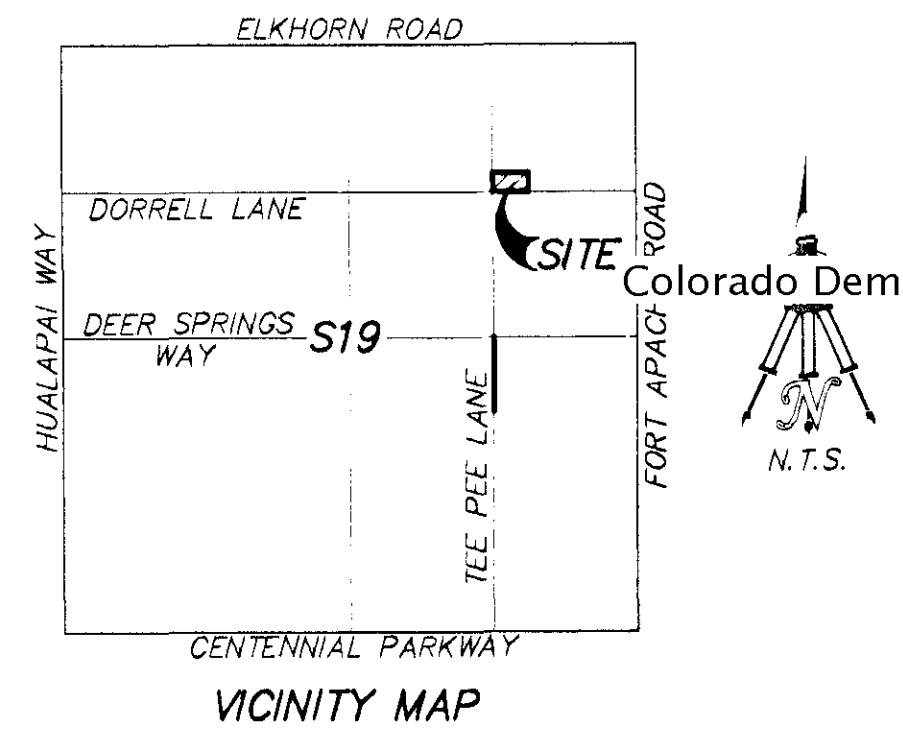


REVERSIONARY FINAL MAP OF TOWN CENTER 44/50 NO. 3 (A COMMON INTEREST COMMUNITY)

LOTS 1 THROUGH 6 OF BLOCK 1, AND COMMON LOT "A" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 135, PAGE 7 OF PLATS, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



VICINITY MAP
SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.
CITY OF LAS VEGAS, NEVADA.

OWNER'S CERTIFICATE

PARDEE HOMES OF NEVADA, A NEVADA CORPORATION BEING THE OWNER OF THE WITHIN PLATTED LAND, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS REVERSIONARY MAP FOR THE PURPOSES OF REVERTING TO ACREAGE THE PARCEL DELINEATED HEREON.

BY: _____ DATE _____
AS: _____
OF: PARDEE HOMES OF NEVADA, A NEVADA CORPORATION

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: _____
AS: _____
OF: PARDEE HOMES OF NEVADA, A NEVADA CORPORATION

BY: _____
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

REVERSIONARY NOTE

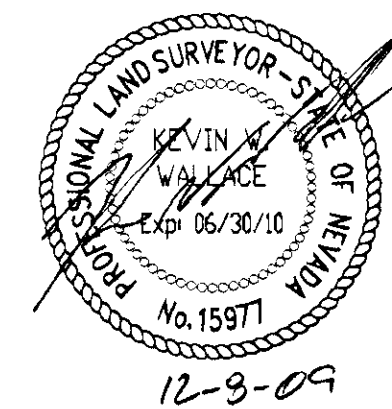
- 1: THE PURPOSE OF THIS MAP IS TO REVERT TO ACREAGE ALL COMMON ELEMENTS AND RESIDENTIAL UNITS, SHOWN IN BOOK 135, PAGE 7 OF PLATS, ON FILE IN THE OFFICE OF THE RECORDER, CLARK COUNTY, NEVADA.
- 2: THIS MAP WAS PREPARED FROM RECORD INFORMATION AND WAS NOT THE RESULT OF A FIELD SURVEY.
- 3: THIS REVERSIONARY MAP DOES NOT REVERT, RELINQUISH, OR VACATE ANY EXISTING EASEMENTS.

SURVEYOR'S CERTIFICATE

I, KEVIN W. WALLACE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF PARDEE HOMES OF NEVADA, A NEVADA CORPORATION, Colorado Demo
- 2: THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
- 3: THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE LOCAL GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4: THIS MAP HAS BEEN PREPARED FROM INFORMATION SHOWN BY MAP THEREOF ON FILE IN BOOK 135 PAGE 7 OF PLATS, IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, NO RESPONSIBILITY IS ASSUMED FOR THE EXISTENCE OF THE MONUMENTS OR FOR THE CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM SAID PLAT.

KEVIN W. WALLACE
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 15977



BASIS OF BEARINGS

S89°17'59"E, BEING THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 135, PAGE 7 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKE, CITY SURVEYOR, CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____ I HAVE EXAMINED THIS REVERSION TO ACREAGE MAP AS SHOWN HEREON AND THAT IT IS TECHNICALLY CORRECT.

ALAN R. RIEKKE, PLS
CITY OF LAS VEGAS SURVEYOR
NEVADA LICENSE NO. 12469

CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

I CERTIFY THAT THE DIRECTOR OF PLANNING AND DEVELOPMENT, ON THE _____ Colorado Demo OF _____ DID APPROVE THIS MAP IN ACCORDANCE WITH NRS 278.010 TO 278.630 INCLUSIVE, FOR THE PURPOSE OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED HEREIN.

M MARGO WHEELER, AICP
DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS REVERSIONARY FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

BY: _____ DATE _____
SOUTHERN NEVADA HEALTH DISTRICT


DIVISION OF WATER RESOURCES

THIS REVERSIONARY FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: _____ DATE _____
DIVISION OF WATER RESOURCES

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695

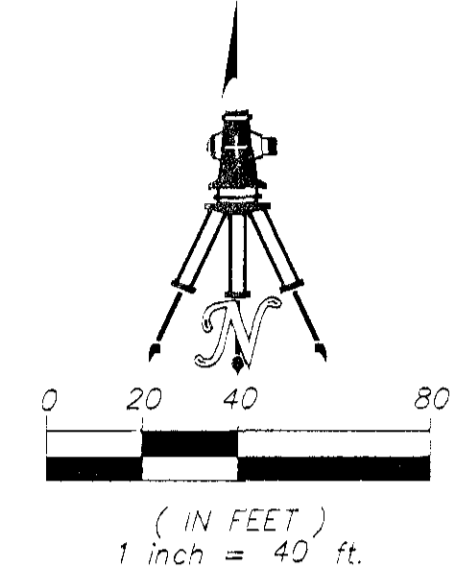
REVERSIONARY FINAL MAP OF TOWN CENTER 44/50 NO.3		INSTRUMENT NO. _____
LOTS 1 THROUGH 6 OF BLOCK 1, AND COMMON LOT "A" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 135, PAGE 7 OF PLATS, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.		OFFICIAL RECORDS
		BOOK NO. _____
WALLACE · MORRIS SURVEYING, INC. LAND SURVEY CONSULTING 5740 SOUTH ARVILLE STREET, #206 LAS VEGAS, NEVADA 89118 PH: 702.212.3967 FX: 702.212.3963		REQUEST OF WALLACE-MORRIS SURVEYING, INC.
DATE _____ AT _____		CLARK COUNTY, NEVADA RECORDS
BOOK _____ PAGE _____		DEBBIE CONWAY, RECORDER
OF PLATS		FEE \$ _____ DEPUTY _____

RECEIVED
DEC 15 2008

S:\SHG-09114.7\dwg\RM\SHG-09114-2-RM.dwg
12-08-09 10:38:51
plotmode 12-08-09 10:38:51

REVERSIONARY FINAL MAP OF
TOWN CENTER 44/50 NO. 3
 (A COMMON INTEREST COMMUNITY)

LOTS 1 THROUGH 6 OF BLOCK 1, AND COMMON LOT "A" AS SHOWN BY MAP THEREOF ON FILE IN
 BOOK 135, PAGE 7 OF PLATS, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19,
 TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

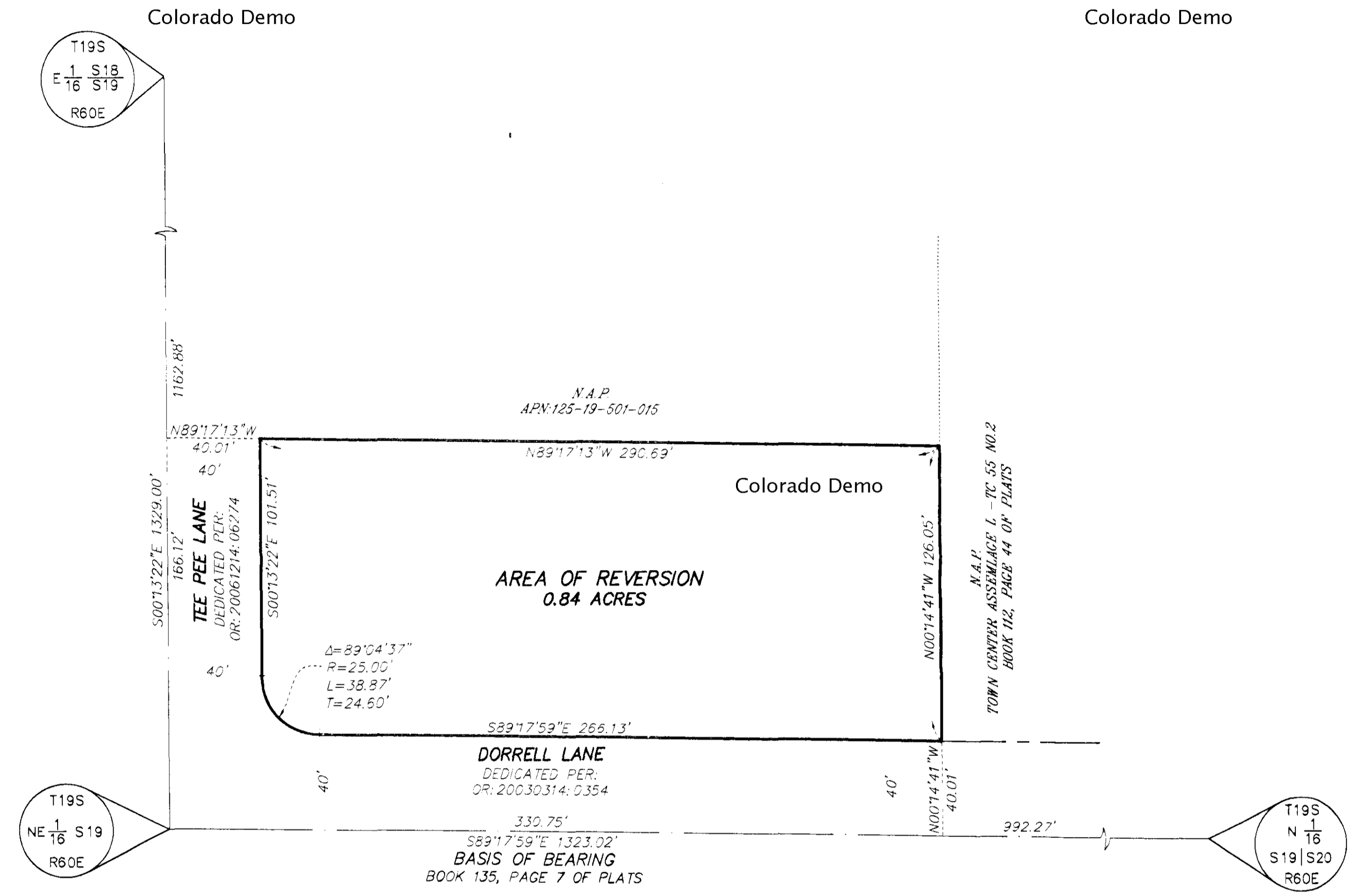


LEGEND

- REVERSION BOUNDARY LINE
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- OR: OFFICIAL RECORDS

SURVEYOR'S NOTES

1: ALL THE PRIVATE EASEMENTS GRANTED PER THE OWNERS CERTIFICATE AND/OR AS COLORADO DEMO "TOWN CENTER 44/50 NO. 3" FINAL MAP, RECORDED AS BOOK 135, PAGE 7 OF PLATS, CLARK COUNTY OFFICIAL RECORDS, ARE TO BE RELINQUISHED PER SEPARATE DOCUMENTS.



pathname: 12-08-09 10:55:09 S:\SHG-09114.2\map\SHG-09114-2-RM.dwg

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

January 5, 2010

Mr. Dan Hale
Pardee Homes of Nevada
650 White Drive, Suite #100
Las Vegas, Nevada 89119

RE: FMP-36938 - TOWN CENTER 44/50 NO. 3 (Reversionary Map)

Dear Mr. Hale:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on January 5, 2010. The departments have administratively **APPROVED** your request, subject to the conditions noted below, which shall be incorporated into the Final Map Mylar when submitted for signature by the City.

Public Works

1. Include the Final Map number, FMP-36938, above the Recorder's Block on the cover sheet.
2. Unless otherwise allowed by the City Engineer, coordinate with the Land Development section to determine how to close or abandon all open projects related to this site prior to the mylar submittal of this map. Comply with the recommendations of the Land Development Section.
3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Reversionary Final Map. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

If you have any questions concerning this matter, please contact me.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Planning & Development Department

PL:clb

cc: Ms. Barbara Baird
B2 Development Services
1170 Center Point Drive
Henderson, Nevada 89074

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Luis Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



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: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: December 31, 2009
Re: **FMP-36938** Town Center 44/50 No. 3 Reversionary Final Map NEC Dorrell Lane & Tee Pee Lane
Request for a Reversionary Final Map Technical Review

COMMENTS:

We have no objection to this Reversionary Final Map Technical Review application for the purpose of reverting to acreage Lots 1 through 6 of Block 1 and Common Lot "A" of the Town Center 44/50 No. 3 Subdivision of Las Vegas as shown on file in Book 135, page 7 of plats. No bonds or improvements are required prior to the recordation of this reversionary Final Map.

CONDITIONS OF APPROVAL:

1. Include the Final Map number, FMP-36938, above the Recorder's Block on the cover sheet.
2. Unless otherwise allowed by the City Engineer, coordinate with the Land Development section to determine how to close or abandon all open projects related to this site prior to the mylar submittal of this map. Comply with the recommendations of the Land Development Section.
3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Reversionary Final Map. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: KEVIN W WALLACE, PLS
WALLACE MORRIS SURVEING, INC.

From: **Alan R. Riecki, PLS**
City Surveyor

CC: **Nathan Goldberg**
Planning and Development

Date: January 11, 2010

RE: **36938 FINAL MAP** TOWN CENTER 4450 NO. 3 - REVERSIONARY FINAL MAP

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:

370323 SURVEY
Miscellaneous minor corrections to the map Sheet as noted.

We find that the majority of the property shown within the boundaries currently held by Vista Verde Holdings, LLC and the common lot alone is vested as Pardee Homes of Nevada. Some kind of consolidation of ownership will have to take place prior to the recordation of this map.

Please place a validated seal on all sheets of maps presented to a public entity per revised NAC625.



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

December 22, 2009

State of Nevada
Division of Water Resources
400 Shadow Lane, Suite 201
Las Vegas, Nevada 89106

Gentlemen:

SUBJECT: WATER AVAILABILITY - FMP-36938 TOWN CENTER 44/50 NO. 3


The Las Vegas Valley Water District (District) has reviewed the subject reversionary map. The District has confirmed the subject parcels are included within a subdivision map filed in Book 135 Page 7 of the Recorded Subdivision Maps.

In accordance with the District's Service Rules, any water commitment provided through the mapping process for the subject area will terminate with the recording of this reversionary map.

If you have any questions, please contact Karen Jensen at 258-3276.

Sincerely,

**Original Signed By:
DANNY L. LEWIS**

 Doa J. Meade, P.E., Manager
Engineering Services Division

DJM/GL/kj

cc: Southern Nevada Health District
City of Las Vegas Planning Department ✓
LVVWD Development Services
B2 Developer Services

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

FMP-36938

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
FIRE COMMUNICATIONS		500 CASINO CENTER
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL
*STREETS & SANITATION	JERRY WALKER	2009 RONEMUS
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT
 LAS VEGAS VALLEY WATER DISTRICT
 UNITED STATES POSTAL SERVICE

WALTER ROSS
 ENGINEERING SERVICE DEPT
 CHRIS BUSH

ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOCIATE ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

12/16/09

FMP-36938 - TOWN CENTER 44/50 NO. 3 REVERSIONARY FINAL MAP -
APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for Final Map technical review for REVERSION TO ACREAGE of approximately .84 acres at the Northeast corner of Dorrell Lane and Tee Pee Lane (APNs 125-19-515-001 through 007), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross)

CASE PLANNER: **PETER LOWENSTEIN** 229-4893

ADMINISTRATIVE

Comments Due: **DECEMBER 28, 2009**

NOTE: Final Maps (including Amended and Reversionary) are now being reviewed administratively and no longer go to the Planning Commission. As a part of this review, the Planning and Development Department will include a Condition of approval that required the applicant to submit this map for Final Map Technical Review (if necessary) prior to the Mylar being submitted for recordation. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **PETER LOWENSTEIN** (plowenstein@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:

FINAL MAP TECHNICAL REVIEW CHECKLIST

FINAL MAP CONTENTS

- The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- Date, north arrow and scale.
- Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- Existing and proposed street rights-of-way widths and corner radii. Existing and proposed street names. *If none exist, indicate this on the map.*
- Existing and proposed utility rights-of-way and easement widths. *If none exist, indicate this on the map.*
- Existing and proposed irrigation or drainage channel rights-of-way and easement widths. *If none exist, indicate this on the map.*
- All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- Bearing or 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.
- Areas of unobstructed vision at intersections, as described in Chapter 12 of the LVMC.

SUPPLEMENTAL REQUIREMENTS

- The following supplemental information may be required by the Department of Public Works or the Planning and Development Department. When required, it shall be submitted on separate drawings.
- A statement from a Title Company which complies with the requirements of NRS 278 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.



CITY OF LAS VEGAS
LAND DEVELOPMENT TRANSMITTAL

DATE: 8/16/2006

**PLEASE RETURN THIS TRANSMITTAL WITH ANY
 RESUBMITTAL FOR THIS PROJECT**

To: ENGINEER FIRM: SLATER HANIFAN GROUP 5740 S ARVILLE STREET LAS VEGAS, NV, PHONE NUMBER: (702)284-5300 x FAX NUMBER: (702)284-5399	From: KEVIN BERG City of Las Vegas Land Development
---	---

PROJECT INFORMATION:

PROJECT NUMBER: 15624
PROJECT NAME: TOWN CENTER 44/50 #3
APPLICATION TYPE: L-CIVIL **WORK TYPE:** L-CSUB **MAP ID:** 125-19-5
DEVELOPER CO.: PARDEE HOMES OF NEVADA G-19-2
 650 WHITE DRIVE, SUITE 100
 LAS VEGAS , NV 89119-

NUMBER OF REVIEW(S) PERFORMED ON THIS PROJECT:

1 CIVILBLUEX REC:8/3/06 RET: 8/16/06 Result: Approvable with Condition(s)

DESCRIPTION OF ITEMS ATTACHED

- LAND DEVELOPMENT COMMENTS
- CURRENT PLANNING COMMENTS (RETAIN FOR YOUR USE)
- FIRE DEPARTMENT COMMENTS (RETAIN FOR YOUR USE)
- BOND ESTIMATE
- DEVELOPER/CONTRACTOR'S PERMIT REQUEST FORM
- DUPLICATE MYLAR (S) OFF-SITE CONST. PERMIT - PLEASE FOWARD TO CONTRACTOR
- ENCROACHMENT APPLICATION

REMARK (S):

Please address all redlines and resubmit revised plans (1 Sets of MYLARS) with Land Development Redlines Set.

Additional information may be required (if checked).

- Provide Legal description(s), sketch and ownership document for all public ROW or easement grant/dedication.
- Bond Must be posted.
- Fee(s) - see bond estimate and plans for breakdown.
- Permit request form must be filled out and signed by contractor and return to CLV Land Development.
- ENCROACHMENT AGREEMENT MUST BE IN PLACE.
- _____

Report Date 12/16/2009 09:45 AM

Submitted By

Page 1

A/P # 36938 FINAL MAP

Application Information

Stages	Date / Time	By	Date / Time	By
Processed	12/15/2009 12:28	984387	Temp COO	
Approved			COO Issued	
Final			Expires	

Associated Information

Type of Work	# Plans	0	Valuation	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00	
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00	

Description of Work

FMP-36938 - TOWN CENTER 44/50 NO. 3 REVERSIONARY FINAL MAP - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for Final Map technical review for REVERSION TO ACREAGE of approximately .84 acres at the Northeast corner of dorrell Lane and Tee Pee Lane (APNs 125-19-515-001 through 007). T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross)

Parent A/P #

Project #	36938	Project/Phase Name	REVERSIONARY FINAL MAP - TOWN	Phase #	
Size/Area	0.84 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12519515001

Location

Owner/Tenant

Contact ID	AC1654659	Name	PARDEE HOMES NEVADA	Organization	
Mailing Address	10880 WILSHIRE BLVD #1900	City	LOS ANGELES	State/Province	CA
ZIP/PC	90024-4120	Day Phone	(702)614-1400 x	Country	<input type="checkbox"/> Foreign
Fax	(702)614-1466	Evening Phone		Mobile #	

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

9346 W DORRELL LN
LAS VEGAS, 89149-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12519515001
12519515002
12519515003

Report Date 12/16/2009 09:45 AM

Submitted By

Page 2

A/P Linked Parcels

12519515004
 12519515005
 12519515006
 12519515007

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1654659 Foreign
Effective Expire
Name PARDEE HOMES NEVADA
Day Phone (702)614-1400 x Eve Phone Organization
Pager PIN # Position
Fax (702)614-1466 Mobile Profession
E-Mail
Address 10880 WILSHIRE BLVD #1900
 LOS ANGELES, CA 90024-4120
Seasonal Addr

Valid From To
Comments Dan Hale

Primary N Capacity OTHER Other REP Contact ID AC1722217 Foreign
Effective Expire
Name B2 DEVELOPER SERVICES
Day Phone (702)614-1400 x Eve Phone Organization
Pager PIN # Position
Fax (702)614-1466 Mobile Profession
E-Mail
Address 1170 CENTER POINT DIRVE
 HENDERSON, NV 89074
Seasonal Addr

Valid From To
Comments Barbara Baird

Primary Y Capacity APPL Contact ID AC1654659 Foreign
Effective Expire
Name PARDEE HOMES NEVADA
Day Phone (702)614-1400 x Eve Phone Organization
Pager PIN # Position
Fax (702)614-1466 Mobile Profession
E-Mail
Address 10880 WILSHIRE BLVD #1900
 LOS ANGELES, CA 90024-4120
Seasonal Addr

Valid From To
Comments Dan Hale

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

Report Date 12/16/2009 09:45 AM

Submitted By

Page 3

FINAL MAP

Technical Review Process

Mylar Process

6 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

1 # of Common Element Lots

0 # of Common Element Lots

12/15/2009 Blueline Submitted

Mylar Submitted

12/16/2009 Blueline Accepted for Processing

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map REVERSIONARY

N Parent Project link required?

Flood Study required?

Street Name Has Been Changed

N Is this a Residential Subdivision?

Traffic Study required?

Recordation Information

CLV Drawing #

Date At 00:00

Subdivision Code (Book and Page)

Legal Subdivision Name

REVERSIONARY FINAL MAP TOWN CENTER 44/50 NO. 3

<u>Template Type</u>	<u>A/P #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>
----------------------	--------------	-----------------	---------------	--------------

No children exist for this project

<u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
--------------------	-------------	--------------	-----------	-----------------

982721	LOWENSTEIN	PETER	D	xt. 4693
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<u>Log Action</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
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PAYMNT	CO NAME WHO PICKED UP CONTACT# BARBARA BAIRD; PARDEE HOMES; CK#02603813; 702-451-3510	890381	12/15/2009 12:36		0.00
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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Reversionary Final Map
 Project Address (Location) Tee Pee Lane/Dorrell
 Project Name Town Center 44/50 #3 Proposed Use N/A
 Assessor's Parcel #(s) 125-19-515-001 thru 007 Ward # 6
 General Plan: existing L-TC proposed L-TC Zoning: existing T-C proposed T-C
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres .95+/- Lots/Units _____ Density N/A
 Additional Information To revert 6 single family and 1 common lots to acreage for future development.

PROPERTY OWNER Pardee Homes of Nevada Contact Dan Hale
 Address 650 White Drive #100 Phone: (702) 614-1400 Fax: (702) 614-1466
 City Las Vegas State Nevada Zip 89119
 E-mail Address dan.hale@pardeehomes.com

APPLICANT Pardee Homes of Nevada Contact Dan Hale
 Address 650 White Drive #100 Phone: (702) 614-1400 Fax: (702) 614-1466
 City Las Vegas State Nevada Zip 89119
 E-mail Address dan.hale@pardeehomes.com

REPRESENTATIVE B2 Developer Services Contact Barbara Baird
 Address 1170 Center Point Drive Phone: (702) 451-3510 Fax: (702) 451-4988
 City Henderson State Nevada Zip 89074
 E-mail Address barbara@b2ds.com

Property Owner Signature* Dan Hale

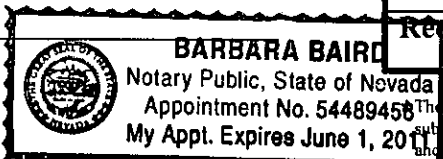
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Dan Hale

Subscribed and sworn before me

This 9th day of December, 2009.

Barbara Baird
Barbara Baird
 Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>FMP-36938</u>
Meeting Date:	
Total Fee:	<u>750⁰⁰</u>
Date Received:*	<u>12/15/09</u>
Received By:	<u>M REY</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.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: FMP-36938 APN: 125-19-515-001 thru 007

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Dan Hale, Pardee Homes of Nevada

Name of Representative: Barbara Baird, B2 Developer Services

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Dan Hale

Print Name: Dan Hale

Subscribed and sworn before me

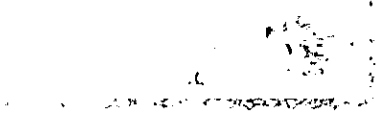
This 9th day of December, 2009

Barbara Baird

Notary Public in and for said County and State

Barbara Baird





UNANIMOUS ACTION OF THE BOARD OF DIRECTORS
OF
PARDEE HOMES OF NEVADA,
a Nevada corporation,
TAKEN WITHOUT A MEETING

The undersigned two (2) Directors, constituting all of the members of the Board of Directors of Pardee Homes of Nevada, a Nevada corporation, (the "Corporation"), acting as of June 21, 2005, without a meeting in accordance with Article III, Section 7 of the Corporation's By-Laws, hereby resolve as follows:

RESOLVED, that Klif D. Andrews, Vice President, acting alone, is hereby authorized, for and on behalf of this Corporation, to sign all manner of documentation pertaining to the acquisition, development, management and sale of real property, including, but not limited to, deeds, leases, recordable memoranda of agreements, escrow instructions, school mitigation agreements, cost sharing/reimbursement agreements, memoranda of understanding, purchase-and-sale agreements, development agreements, agency permits, maps, development applications, tolling agreements, and consultant contracts related to any of the foregoing (collectively, "Development Documentation") under which an obligation or series of obligations in an aggregate of not more than Five Hundred Thousand Dollars (\$500,000.00), net of interest and penalty fees, (a "Ceiling") is created, renewed, extended or otherwise modified;

FURTHER RESOLVED, that any two (2) officers of the Corporation from among the Corporation's President, Executive Vice Presidents, Senior Vice Presidents, and Vice Presidents, are hereby authorized, for and on behalf of this Corporation, to sign Development Documentation under which any obligation or series of obligations in an aggregate of not more than Ten Million Dollars (\$10,000,000.00), net of interest and penalty fees, (a "Ceiling") is created, renewed, extended or otherwise modified;

FURTHER RESOLVED, that any two (2) officers of the Corporation from among the Corporation's President, Executive Vice Presidents, Senior Vice Presidents and Klif D. Andrews (Vice President), are hereby authorized, for and on behalf of this Corporation, to sign Development Documentation under which any obligation or series of obligations in an aggregate of more than Ten Million Dollars (\$10,000,000.00), net of interest and penalty fees, ("a "Ceiling") is created, renewed, extended or otherwise modified;

FURTHER RESOLVED, that either Dan Hale (Director of Community Development) or Jim Rizzi (Director of Community Development), acting alone, is hereby authorized, for and on behalf of this Corporation, to sign all manner of Development Documentation under which an obligation or series of obligations in an aggregate of not more than Two Hundred Fifty Thousand Dollars (\$250,000.00), net of interest and penalty fees, ("the "Ceiling") is created, renewed, extended or otherwise modified;

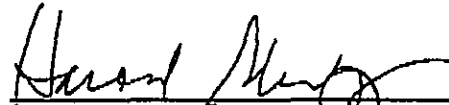
FURTHER RESOLVED, that a Ceiling shall not be deemed to pertain to any Development Documentation that merely implements a financial obligation, rather than creates, renews, extends or otherwise modifies a financial obligation, and that a Ceiling may not be circumvented by separating any one transaction into more than one transaction;

FURTHER RESOLVED, that no authorization granted hereinabove may be exercised after September 30, 2006; and

FURTHER RESOLVED, that the signing powers of Klif D. Andrews (Vice President) and Dan Hale (Project Manager), as provided in those Unanimous Actions of the Board of Directors of the Corporation, acting as of October 22, 2004, are deemed superseded hereby.

The undersigned hereby consent to the foregoing Resolutions and direct that the Secretary of this Corporation file these Unanimous Actions of the Board of Directors, including this consent, with the Minutes of the proceedings of this Board of Directors and that said Resolutions shall have the same force and effect as if adopted at a regularly called and noticed meeting of the Board of Directors at which all of the undersigned were personally present.


Michael V McGee, Director


Harold Struck, Jr., Director

[Home](#) | [About Ross](#) | [Calend](#)[Home](#)[Information
Center](#)[Election
Center](#)[Business
Center](#)[Licensing
Center](#)[My Data Reports](#) [Business Entity Search](#) |

PARDEE HOMES OF NEVADA

[New Search](#)[Printer Friendly](#)

Business Entity Information

Status:	Active	File Date:	2/03/
Type:	Domestic Corporation	Entity Number:	C266
Qualifying State:	NV	List of Officers Due:	2/28/
Managed By:		Expiration Date:	
NV Business ID:	NV19691000242	Business License Exp:	

Registered Agent Information

Name:	NATIONAL REGISTERED AGENTS, INC. OF NV	Address 1:	1000 SUMI
Address 2:		City:	CAR
State:	NV	Zip Code:	8970
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Activ

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

Financial Information

No Par Share Count:	2,500.00	Capital Amount:	\$ 0
----------------------------	----------	------------------------	------

No stock records found for this company

Officers			
Secretary - ANTHONY P DOLIM			
Address 1:	10880 WILSHIRE BOULEVARD	Address 2:	SUITE #190
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	
Treasurer - ANTHONY P DOLIM			
Address 1:	10880 WILSHIRE BOULEVARD	Address 2:	SUITE #190
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	
Director - JON E LASH			
Address 1:	10880 WILSHIRE BOULEVARD	Address 2:	SUITE #190
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	
President - MICHAEL V MCGEE			
Address 1:	10880 WILSHIRE BOULEVARD	Address 2:	SUITE #190
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	

Actions\Amendments

[Click here to view 19 actions\amendments associated with this company](#)

Important Notice: Entities with an October 2009 annual list due date whose list was received by November 13, 2009, due to processing backlog, may show as in "Default" in the Business Entity Search until all October filings are processed. For more information, please contact the Secretary of State's office. All October filings are due by December 13th.

Data in this system may be up to fifteen minutes behind actual filings in the Secretary of State's office. In the future, we will have the experience for all our customers, the automated and/or systematic collection of data from this website.

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

PARDEE HOMES OF NEVADA
10880 WILSHIRE BLVD., #1900
LOS ANGELES, CA 90824

20020522
ESCROW NO. 022001996
R.P.T.T. \$ 355.00
A.P.N. # 125-19-501-016

(2)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **GEORGE R. TOMAO AND GAIL B. TOMAO, HUSBAND AND WIFE**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **PARDEE HOMES OF NEVADA, A NEVADA CORPORATION**

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of **Clark** State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

- SUBJECT TO: 1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any, of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **May 15, 2002**

George R. Tomao

GEORGE R. TOMAO

Gail B. Tomao

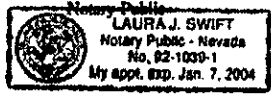
GAIL B. TOMAO

STATE OF NV)
COUNTY OF CLARK) ss.

This instrument was acknowledged before me on 5/15/2002
by GEORGE R. TOMAO and GAIL B. TOMAO

Signature Laura J. Swift

Notary Public



STEWART TITLE COMPANY COPY

20020522
01493

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 02220016

THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE
60 EAST, M.D.M.

ASSESSOR'S

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

05-22-2002 12:01 ARO
OFFICIAL RECORDS
BOOK: 20020522 INST: 01493

FEE: 15.00 RPT: 355.00

COPY

STATE OF NEVADA
DECLARATION OF VALUE

20020522
01493

1. Assessor Parcel Number(s):

- a) 125-19-501-016
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

2. Type of Property:

- a) Vacant Land
- b) _____ Single Family Res.
- c) _____ Condo/Townhouse
- d) _____ 2-4 Plex
- e) _____ Apartment Bldg.
- f) _____ Comm'l/Ind'l
- g) _____ Agricultural
- h) _____ Mobile Home
- i) Other: _____

3. Total Value/Sales Price of Property \$ 142,000.00

Deed in Lieu of Foreclosure Only (Value of Property) \$ _____

Transfer Tax Value \$ 142,000.00

Real Property Transfer Tax Due \$ 355.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

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 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: _____ Capacity: Senior Vice President
 Signature: _____ Capacity: Officer

SELLER (GRANTOR) INFORMATION
(required)

Print Name: GEORGE R. TOMAS
 Address: 3665 WILLOW BEND CT.
 City/State/Zip: LAS VEGAS, NV 89121

BUYER (GRANTEE) INFORMATION
(required) Homes of Nevada

Print Name: PARDEE CONSTRUCTION CO.
 Address: 10880 Wilshire Blvd., #1900
 City/State/Zip: LOS ANGELES, CA 90024

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF Nevada Escrow No.: 02220016
 Address: 4040 S. Eastern Suite 130
 City/State/Zip: Las Vegas, NV 89119

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

1493 COPY

NOTES

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained
 from the Road Document Listing in the Assessor's Office.

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

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:117 ORIGINAL

ASSESSOR'S PARCELS - CLARK CO., NV.
 M. W. Schofield, Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PM/O BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- ROAD ID NUMBER

**AVERAGE
 QA VALUE
 45**

202 PARCEL NUMBER
 ACREAGE
 PARCEL SUB/SEQ NUMBER
 PLAT RECORDING NUMBER
 5 BLDCK NUMBER
 5 LOT NUMBER
 015 GOV. LOT NUMBER

T19S R60E

R59E	R60E	R61E
120S	125S	124S
137	138	139

19

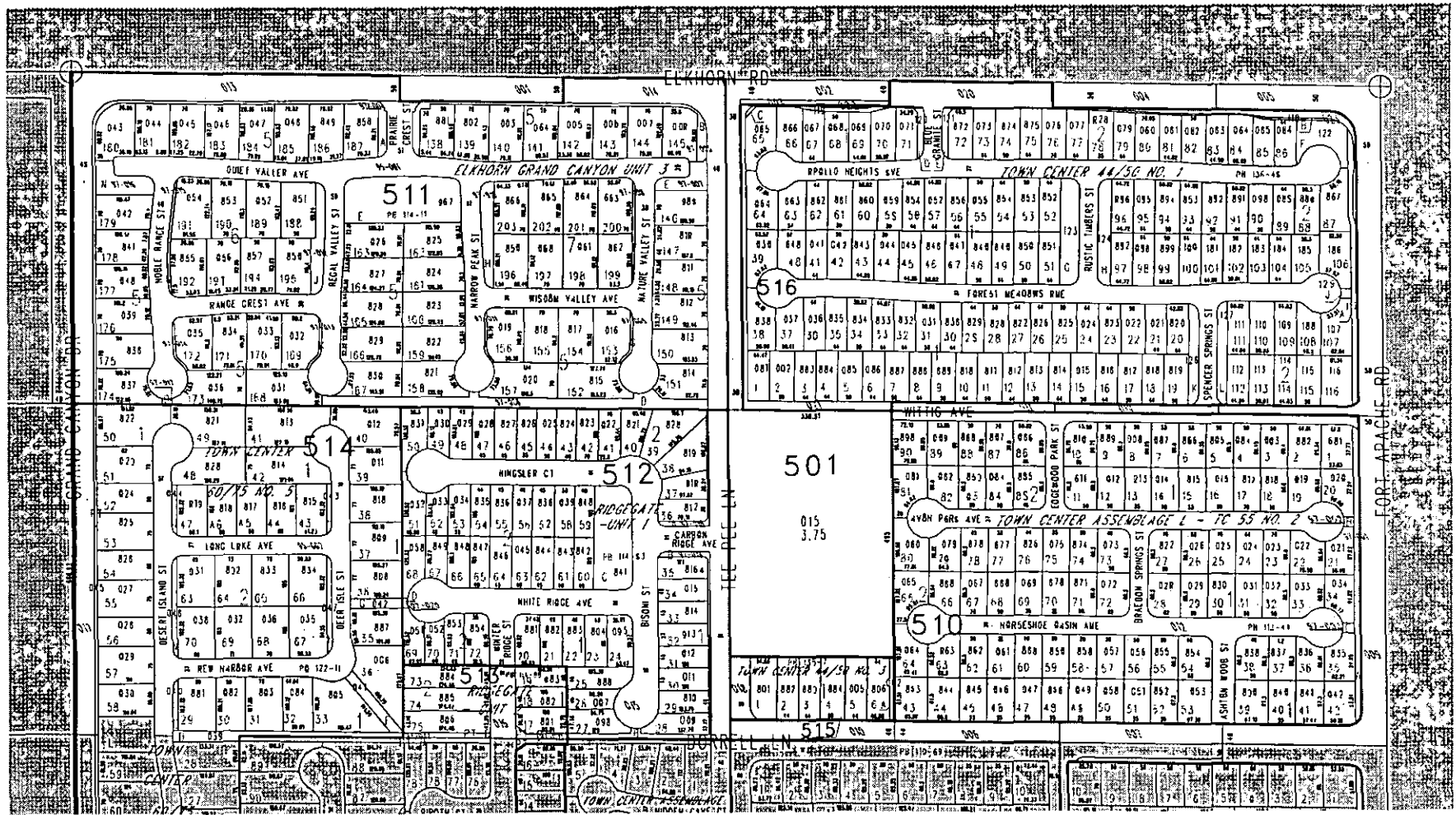
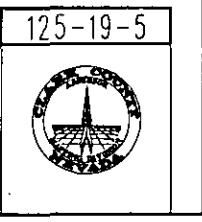
8	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

N 2 NE 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

125-19-5

Scale: 1"=200' R&V: 05/15/07



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

January 5, 2010

Mr. Dan Hale
Pardee Homes of Nevada
650 White Drive, Suite #100
Las Vegas, Nevada 89119

RE: FMP-36938 - TOWN CENTER 44/50 NO. 3 (Reversionary Map)

Dear Mr. Hale:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on January 5, 2010. The departments have administratively **APPROVED** your request, subject to the conditions noted below, which shall be incorporated into the Final Map Mylar when submitted for signature by the City.

Public Works

1. Include the Final Map number, FMP-36938, above the Recorder's Block on the cover sheet.
2. Unless otherwise allowed by the City Engineer, coordinate with the Land Development section to determine how to close or abandon all open projects related to this site prior to the mylar submittal of this map. Comply with the recommendations of the Land Development Section.
3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Reversionary Final Map. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

If you have any questions concerning this matter, please contact me.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Planning & Development Department

PL:clb

cc: Ms. Barbara Baird
B2 Development Services
1170 Center Point Drive
Henderson, Nevada 89074

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lais Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



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: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekkki, Survey (FM, PM, & A's only)
Date: December 31, 2009
Re: **FMP-36938** Town Center 44/50 No. 3 Reversionary Final Map NEC Dorrell Lane & Tee Pee Lane
Request for a Reversionary Final Map Technical Review

COMMENTS:

We have no objection to this Reversionary Final Map Technical Review application for the purpose of reverting to acreage Lots 1 through 6 of Block 1 and Common Lot "A" of the Town Center 44/50 No. 3 Subdivision of Las Vegas as shown on file in Book 135, page 7 of plats. No bonds or improvements are required prior to the recordation of this reversionary Final Map.

CONDITIONS OF APPROVAL:

1. Include the Final Map number, FMP-36938, above the Recorder's Block on the cover sheet.
2. Unless otherwise allowed by the City Engineer, coordinate with the Land Development section to determine how to close or abandon all open projects related to this site prior to the mylar submittal of this map. Comply with the recommendations of the Land Development Section.
3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Reversionary Final Map. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-3582
www.lasvegasnevada.gov

To: KEVIN W WALLACE, PLS
WALLACE MORRIS SURVEING, INC.

From: **Alan R. Riecki, PLS**
City Surveyor

CC: **Nathan Goldberg**
Planning and Development

Date: January 11, 2010

RE: **36938 FINAL MAP** TOWN CENTER 44/50 NO. 3 - REVERSIONARY FINAL MAP

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:

370323 SURVEY
Miscellaneous minor corrections to the map Sheet as noted.

We find that the majority of the property shown within the boundaries currently held by Vista Verde Holdings, LLC and the common lot alone is vested as Pardee Homes of Nevada. Some kind of consolidation of ownership will have to take place prior to the recordation of this map.

Please place a validated seal on all sheets of maps presented to a public entity per revised NAC 625.



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

December 22, 2009

State of Nevada
Division of Water Resources
400 Shadow Lane, Suite 201
Las Vegas, Nevada 89106

Gentlemen:

SUBJECT: WATER AVAILABILITY - FMP-36938 TOWN CENTER 44/50 NO. 3


The Las Vegas Valley Water District (District) has reviewed the subject reversionary map. The District has confirmed the subject parcels are included within a subdivision map filed in Book 135 Page 7 of the Recorded Subdivision Maps.

In accordance with the District's Service Rules, any water commitment provided through the mapping process for the subject area will terminate with the recording of this reversionary map.

If you have any questions, please contact Karen Jensen at 258-3276.

Sincerely,

**Original Signed By:
DANNY L. LEWIS**

 Doa J. Meade, P.E., Manager
Engineering Services Division

DJM/GL/kj

cc: Southern Nevada Health District
City of Las Vegas Planning Department ✓
LVVWD Development Services
B2 Developer Services

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

FMP-36938

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
FIRE COMMUNICATIONS		500 CASINO CENTER
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL
*STREETS & SANITATION	JERRY WALKER	2009 RONEMUS
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT
 LAS VEGAS VALLEY WATER DISTRICT
 UNITED STATES POSTAL SERVICE

WALTER ROSS
 ENGINEERING SERVICE DEPT
 CHRIS BUSH

ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOCIATE ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax**

12/16/09

FMP-36938 - TOWN CENTER 44/50 NO. 3 REVERSIONARY FINAL MAP -
APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for Final Map technical review for REVERSION TO ACREAGE of approximately .84 acres at the Northeast corner of Dorrell Lane and Tee Pee Lane (APNs 125-19-515-001 through 007), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross)

CASE PLANNER: **PETER LOWENSTEIN** 229-4893

ADMINISTRATIVE

Comments Due: **DECEMBER 28, 2009**

NOTE: Final Maps (including Amended and Reversionary) are now being reviewed administratively and no longer go to the Planning Commission. As a part of this review, the Planning and Development Department will include a Condition of approval that required the applicant to submit this map for Final Map Technical Review (if necessary) prior to the Mylar being submitted for recordation. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **PETER LOWENSTEIN** (plowenstein@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:



PLANNING & DEVELOPMENT DEPARTMENT

FINAL MAP TECHNICAL REVIEW CHECKLIST

FINAL MAP CONTENTS

- The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- Date, north arrow and scale.
- Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- Existing and proposed street rights-of-way widths and corner radii. Existing and proposed street names. *If none exist, indicate this on the map.*
- Existing and proposed utility rights-of-way and easement widths. *If none exist, indicate this on the map.*
- Existing and proposed irrigation or drainage channel rights-of-way and easement widths. *If none exist, indicate this on the map.*
- All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- Bearing or 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.
- Areas of unobstructed vision at intersections, as described in Chapter 12 of the LVMC.

SUPPLEMENTAL REQUIREMENTS

- The following supplemental information may be required by the Department of Public Works or the Planning and Development Department. When required, it shall be submitted on separate drawings.
- A statement from a Title Company which complies with the requirements of NRS 278 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
 - A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.



CITY OF LAS VEGAS
LAND DEVELOPMENT TRANSMITTAL

DATE: 8/16/2006

**PLEASE RETURN THIS TRANSMITTAL WITH ANY
 RESUBMITTAL FOR THIS PROJECT**

To: ENGINEER FIRM: SLATER HANIFAN GROUP 5740 S ARVILLE STREET LAS VEGAS, NV, PHONE NUMBER: (702)284-5300 x FAX NUMBER: (702)284-5399	From: KEVIN BERG City of Las Vegas Land Development
---	---

PROJECT INFORMATION:

PROJECT NUMBER: 15624
PROJECT NAME: TOWN CENTER 44/50 #3
APPLICATION TYPE: L-CIVIL **WORK TYPE:** L-CSUB **MAP ID:** 125-19-5
DEVELOPER CO.: PARDEE HOMES OF NEVADA G-19-2
 650 WHITE DRIVE, SUITE 100
 LAS VEGAS , NV 89119-

NUMBER OF REVIEW(S) PERFORMED ON THIS PROJECT:

1 CIVILBLUEX REC:8/3/06 RET: 8/16/06 Result: Approvable with Condition(s)

DESCRIPTION OF ITEMS ATTACHED

- LAND DEVELOPMENT COMMENTS
- CURRENT PLANNING COMMENTS (RETAIN FOR YOUR USE)
- FIRE DEPARTEMENT COMMENTS (RETAIN FOR YOUR USE)
- BOND ESTIMATE
- DEVELOPER/CONTRACTOR'S PERMIT REQUEST FORM
- DUPLICATE MYLAR (S) OFF-SITE CONST. PERMIT - PLEASE FOWARD TO CONTRACTOR
- ENCROACHMENT APPLICATION

REMARK (S):

Please address all redlines and resubmit revised plans (1 Sets of MYLARS) with Land Development Redlines Set.

Additional information may be required (if checked).

- Provide Legal description(s), sketch and ownership document for all public ROW or easement grant/dedication.
- Bond Must be posted.
- Fee(s) - see bond estimate and plans for breakdown.

Permit request form must be filled out and signed by contractor and return to CLV Land Development.

ENCROACHMENT AGREEMENT MUST BE IN PLACE.

Report Date 12/16/2009 09:45 AM

Submitted By

Page 1

A/P # 36938 FINAL MAP

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	12/15/2009 12:28	984387	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

<u>Type of Work</u>	<u># Plans</u>	0	<u>Declared Valuation</u>	0.00
<u>Dept of Commerce</u>	<u># Plans</u>	0	<u>Calculated Valuation</u>	0.00
<u>Priority</u>	<input checked="" type="checkbox"/> <u>Auto Reviews</u>	<u>Bill Group</u>	<u>Actual Valuation</u>	0.00

Description of Work

FMP-36938 - TOWN CENTER 44/50 NO. 3 REVERSIONARY FINAL MAP - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for Final Map technical review for REVERSION TO ACREAGE of approximately .84 acres at the Northeast corner of dorrell Lane and Tee Pee Lane (APNs 125-19-515-001 through 007), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross)

Parent A/P #

Project # 36938 Project/Phase Name REVERSIONARY FINAL MAP - TOWN Phase #
Size/Area 0.84 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12519515001

Location

Owner/Tenant

Contact ID AC1654659 Name PARDEE HOMES NEVADA
Mailing Address 10880 WILSHIRE BLVD #1900 Organization
City LOS ANGELES State/Province CA
ZIP/PC 90024-4120 Country Foreign
Day Phone (702)614-1400 x Evening Phone
Fax (702)614-1466 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

9346 W DORRELL LN
LAS VEGAS, 89149-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12519515001
12519515002
12519515003

Report Date 12/16/2009 09:45 AM

Submitted By

Page 2

A/P Linked Parcels

12519515004
 12519515005
 12519515006
 12519515007

Applicants/Contacts

Primary N Capacity DWNER Contact ID AC1654659 Foreign
 Effective Expire
 Name PARDEE HOMES NEVADA
 Day Phone (702)614-1400 x Eve Phone Organization
 Pager PIN # Position
 Fax (702)614-1466 Mobile Profession
 E-Mail
 Address 10880 WILSHIRE BLVD #1900
 LDS ANGELES, CA 90024-4120
 Seasonal Addr

Valid From To
 Comments Dan Hale

Primary N Capacity DOTHER Dther REP Contact ID AC1722217 Foreign
 Effective Expire
 Name B2 DEVELDPER SERVICES
 Day Phone (702)614-1400 x Eve Phone Organization
 Pager PIN # Position
 Fax (702)614-1466 Mobile Profession
 E-Mail
 Address 1170 CENTER PDINT DIRVE
 HENDERSDN, NV 89074
 Seasonal Addr

Valid From To
 Comments Barbara Baird

Primary Y Capacity APPL Contact ID AC1654659 Foreign
 Effective Expire
 Name PARDEE HDMES NEVADA
 Day Phone (702)614-1400 x Eve Phone Organization
 Pager PIN # Position
 Fax (702)614-1466 Mobile Profession
 E-Mail
 Address 10880 WILSHIRE BLVD #1900
 LDS ANGELES, CA 90024-4120
 Seasonal Addr

Valid From To
 Comments Dan Hale

Contractors

No Contractors

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
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Report Date 12/16/2009 09:45 AM

Submitted By

Page 3

FINAL MAP

Technical Review Process

Mylar Process

6 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

1 # of Common Element Lots

0 # of Common Element Lots

12/15/2009 Blueline Submitted

Mylar Submitted

12/16/2009 Blueline Accepted for Processing

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map REVERSIONARY

N Parent Project link required?

Flood Study required?

Street Name Has Been Changed

N Is this a Residential Subdivision?

Traffic Study required?

Recordation Information

CLV Drawing #

Date At 00:00

Subdivision Code (Book and Page)

Legal Subdivision Name

REVERSIONARY FINAL MAP TOWN CENTER 44/50 NO. 3

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

982721

LOWENSTEIN

PETER

D

xt. 4693

Log

Action

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381
 BARBARA BAIRD; PARDEE HOMES; CK#02603813; 702-451-3510

12/15/2009 12:36

0.00



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Reversionary Final Map
 Project Address (Location) Tee Pee Lane/Dorrell
 Project Name Town Center 44/50 #3 Proposed Use N/A
 Assessor's Parcel #(s) 125-19-515-001 thru 007 Ward # 6
 General Plan: existing L-TC proposed L-TC Zoning: existing T-C proposed T-C
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres .95+/- Lots/Units _____ Density N/A
 Additional Information To revert 6 single family and 1 common lots to acreage for future development.

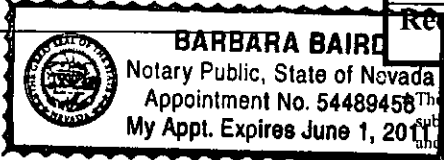
PROPERTY OWNER Pardee Homes of Nevada Contact Dan Hale
 Address 650 White Drive #100 Phone: (702) 614-1400 Fax: (702) 614-1466
 City Las Vegas State Nevada Zip 89119
 E-mail Address dan.hale@pardeehomes.com

APPLICANT Pardee Homes of Nevada Contact Dan Hale
 Address 650 White Drive #100 Phone: (702) 614-1400 Fax: (702) 614-1466
 City Las Vegas State Nevada Zip 89119
 E-mail Address dan.hale@pardeehomes.com

REPRESENTATIVE B2 Developer Services Contact Barbara Baird
 Address 1170 Center Point Drive Phone: (702) 451-3510 Fax: (702) 451-4988
 City Henderson State Nevada Zip 89074
 E-mail Address barbara@b2ds.com

Property Owner Signature* Dan Hale
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Dan Hale
 Subscribed and sworn before me
 This 9th day of December, 2009.
Barbara Baird
Barbara Baird
 Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY
 Case # FMP-36938
 Meeting Date:
 Total Fee: 750⁰⁰
 Date Received:* 12/15/09
 Received By: M REX



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.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: FMP-36938 APN: 125-19-515-001 thru 007

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Dan Hale, Pardee Homes of Nevada

Name of Representative: Barbara Baird, B2 Developer Services

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Dan Hale

Print Name: Dan Hale

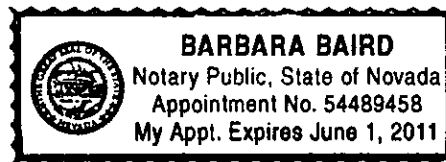
Subscribed and sworn before me

This 9th day of December, 2009

Barbara Baird

Notary Public in and for said County and State

Barbara Baird



UNANIMOUS ACTION OF THE BOARD OF DIRECTORS
OF
PARDEE HOMES OF NEVADA,
a Nevada corporation,
TAKEN WITHOUT A MEETING

The undersigned two (2) Directors, constituting all of the members of the Board of Directors of Pardee Homes of Nevada, a Nevada corporation, (the "Corporation"), acting as of June 21, 2005, without a meeting in accordance with Article III, Section 7 of the Corporation's By-Laws, hereby resolve as follows:

RESOLVED, that Klif D. Andrews, Vice President, acting alone, is hereby authorized, for and on behalf of this Corporation, to sign all manner of documentation pertaining to the acquisition, development, management and sale of real property, including, but not limited to, deeds, leases, recordable memoranda of agreements, escrow instructions, school mitigation agreements, cost sharing/reimbursement agreements, memoranda of understanding, purchase-and-sale agreements, development agreements, agency permits, maps, development applications, tolling agreements, and consultant contracts related to any of the foregoing (collectively, "Development Documentation") under which an obligation or series of obligations in an aggregate of not more than Five Hundred Thousand Dollars (\$500,000.00), net of interest and penalty fees, (a "Ceiling") is created, renewed, extended or otherwise modified;

FURTHER RESOLVED, that any two (2) officers of the Corporation from among the Corporation's President, Executive Vice Presidents, Senior Vice Presidents, and Vice Presidents, are hereby authorized, for and on behalf of this Corporation, to sign Development Documentation under which any obligation or series of obligations in an aggregate of not more than Ten Million Dollars (\$10,000,000.00), net of interest and penalty fees, (a "Ceiling") is created, renewed, extended or otherwise modified;

FURTHER RESOLVED, that any two (2) officers of the Corporation from among the Corporation's President, Executive Vice Presidents, Senior Vice Presidents and Klif D. Andrews (Vice President), are hereby authorized, for and on behalf of this Corporation, to sign Development Documentation under which any obligation or series of obligations in an aggregate of more than Ten Million Dollars (\$10,000,000.00), net of interest and penalty fees, ("a "Ceiling") is created, renewed, extended or otherwise modified;

FURTHER RESOLVED, that either Dan Hale (Director of Community Development) or Jim Rizzi (Director of Community Development), acting alone, is hereby authorized, for and on behalf of this Corporation, to sign all manner of Development Documentation under which an obligation or series of obligations in an aggregate of not more than Two Hundred Fifty Thousand Dollars (\$250,000.00), net of interest and penalty fees, ("the "Ceiling") is created, renewed, extended or otherwise modified;


FURTHER RESOLVED, that a Ceiling shall not be deemed to pertain to any Development Documentation that merely implements a financial obligation, rather than creates, renews, extends or otherwise modifies a financial obligation, and that a Ceiling may not be circumvented by separating any one transaction into more than one transaction;

FURTHER RESOLVED, that no authorization granted hereinabove may be exercised after September 30, 2006; and

FURTHER RESOLVED, that the signing powers of Klif D. Andrews (Vice President) and Dan Hale (Project Manager), as provided in those Unanimous Actions of the Board of Directors of the Corporation, acting as of October 22, 2004, are deemed superseded hereby.

The undersigned hereby consent to the foregoing Resolutions and direct that the Secretary of this Corporation file these Unanimous Actions of the Board of Directors, including this consent, with the Minutes of the proceedings of this Board of Directors and that said Resolutions shall have the same force and effect as if adopted at a regularly called and noticed meeting of the Board of Directors at which all of the undersigned were personally present.


Michael V. McGee, Director


Harold Struck, Jr., Director

[Home](#)

[Information Center](#)

[Election Center](#)

[Business Center](#)

[Licensing Center](#)

[My Data Reports](#) [Business Entity Search](#) |

PARDEE HOMES OF NEVADA

[New Search](#)

[Printer Friendly](#)

Business Entity Information

Status:	Active	File Date:	2/03/
Type:	Domestic Corporation	Entity Number:	C266
Qualifying State:	NV	List of Officers Due:	2/28/
Managed By:		Expiration Date:	
NV Business ID:	NV19691000242	Business License Exp:	

Registered Agent Information

Name:	NATIONAL REGISTERED AGENTS, INC. OF NV	Address 1:	1000 SUITE
Address 2:		City:	CAR
State:	NV	Zip Code:	8970
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Activ

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

Financial Information

No Par Share Count:	2,500.00	Capital Amount:	\$ 0
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No stock records found for this company

Officers			
Secretary - ANTHONY P DOLIM			
Address 1:	10880 WILSHIRE BOULEVARD	Address 2:	SUITE #19
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	
Treasurer - ANTHONY P DOLIM			
Address 1:	10880 WILSHIRE BOULEVARD	Address 2:	SUITE #19
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	
Director - JON E LASH			
Address 1:	10880 WILSHIRE BOULEVARD	Address 2:	SUITE #19
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	
President - MICHAEL V MCGEE			
Address 1:	10880 WILSHIRE BOULEVARD	Address 2:	SUITE #19
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	

Actions\Amendments

[Click here to view 19 actions\amendments associated with this company](#)

Important Notice: Entities with an October 2009 annual list due date whose list was received by November 13th, 2009, due to processing backlog, may show as in "Default" in the Business Entity Search until all October filings are processed. We expect to complete processing of these filings by December 13th.

Data in this system may be up to fifteen minutes behind actual filings in the Secretary of State's office. In our experience for all our customers, the automated and/or systematic collection of data from this website is not guaranteed.

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

PARDEE HOMES OF NEVADA
10880 WILSHIRE BLVD., #1900
LOS ANGELES, CA 90024

20020522
ESCROW NO. 02280006
R.P.T.T. \$ 355.00
A.P.N. # 125-19-501-016

(2)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **GEORGE R. TOMAO AND GAIL B. TOMAO, HUSBAND AND WIFE**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **PARDEE HOMES OF NEVADA, A NEVADA CORPORATION**

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of **Clark** State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO: 1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any, of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: May 15, 2002

George R. Tomao

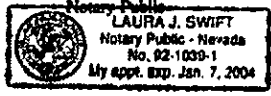
GEORGE R. TOMAO
Gail B. Tomao

GAIL B. TOMAO

STATE OF NV)
COUNTY OF CLARK) ss.

This instrument was acknowledged before me on 5/15/2002
by, GEORGE R. TOMAO and GAIL B. TOMAO

Signature: *Laura J. Swift*



STEWART TITLE COMPANY

COPY

20020522
01493

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 02220016

THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE
60 EAST, M.D.M.

ASSESSOR'S

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

05-22-2002 12:01 AM
OFFICIAL RECORDS
BOOK: 20020522 INST: 01493

FEE: 15.00 RPT: 355.00

COPY

STATE OF NEVADA
DECLARATION OF VALUE

20020522
01493

1. Assessor Parcel Number(s):

a) 125-19-501-016
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

2. Type of Property:

a) Volant Land b) _____ Single Family Res.
c) _____ Condo/Townhouse d) _____ 2-4 Plex
e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
g) _____ Agricultural h) _____ Mobile Home
i) Other: _____

3. Total Value/Sales Price of Property \$ 142,000.00

Deed in Lieu of Foreclosure Only (Value of Property) \$ _____

Transfer Tax Value \$ 142,000.00

Real Property Transfer Tax Due: \$ 355.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

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 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: _____ Capacity: Senior Vice President

Signature: _____ Capacity: SR. v.p.

SELLER (GRANTOR) INFORMATION

(required)

Print Name: GEORGE R. TOMAO
Address: 3665 WILLOW BEND CT.
City/State/Zip: LAS VEGAS, NV 89121

BUYER (GRANTEE) INFORMATION

(required) Homes of Nevada

Print Name: PARDES CONSTRUCTION CO.
Address: 10880 Wilshire Blvd., #1900
City/State/Zip: LOS ANGELES, CA 90024

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF Nevada Escrow No.: 02220016
Address: 4040 S. Eastern Suite 130
City/State/Zip: Las Vegas, NV 89119

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

ASSAULT

1493
COPY

NOTES

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained
 from the Road Document Listing in the Assessor's Office.

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

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 BAIGHAL

ASSESSOR'S PARCELS - CLARK CO., NV.
 M. W. Schofield, Assessor

**AVERAGE
 QA VALUE
 45**

MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- - - - - ROAD EASEMENT
- PW/LD BOUNDARY
- - - - - NDN-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- ROAD ID NUMBER

001 PARCEL NUMBER
 1.80 ACREAGE
 202 PARCEL SUB/SEQ NUMBER
 PB 25-15 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 015 GOV. LOT NUMBER

T19S R60E			19			N 2 NE 4		
ASSE	R60E	R61C	1	2	3	4	5	6
99	188	101	7	8	9	10	11	12
126	125	124	13	14	15	16	17	18
137	136	135	19	20	21	22	23	24
			25	26	27	28	29	30
			31	32	33	34	35	36

Scale: 1"=200' Rev: 05/15/07

