

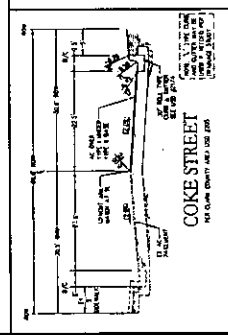
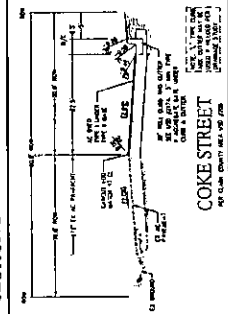
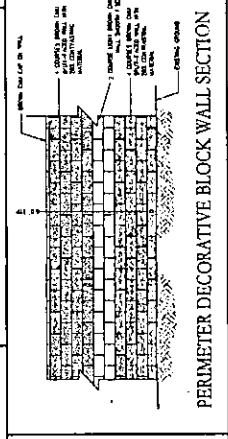
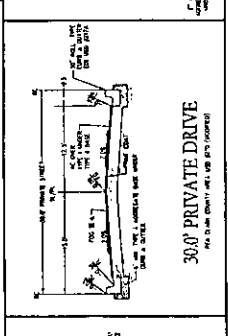
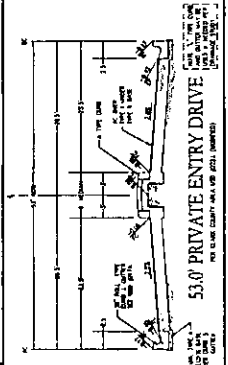
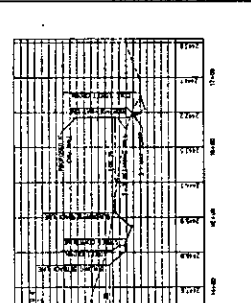
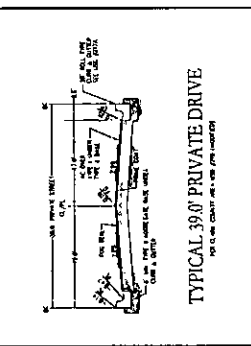
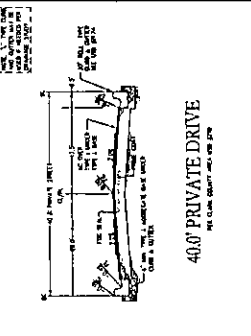
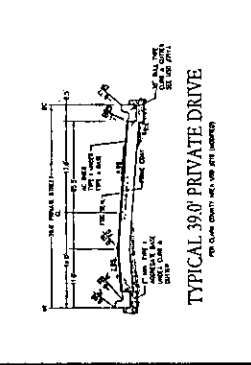
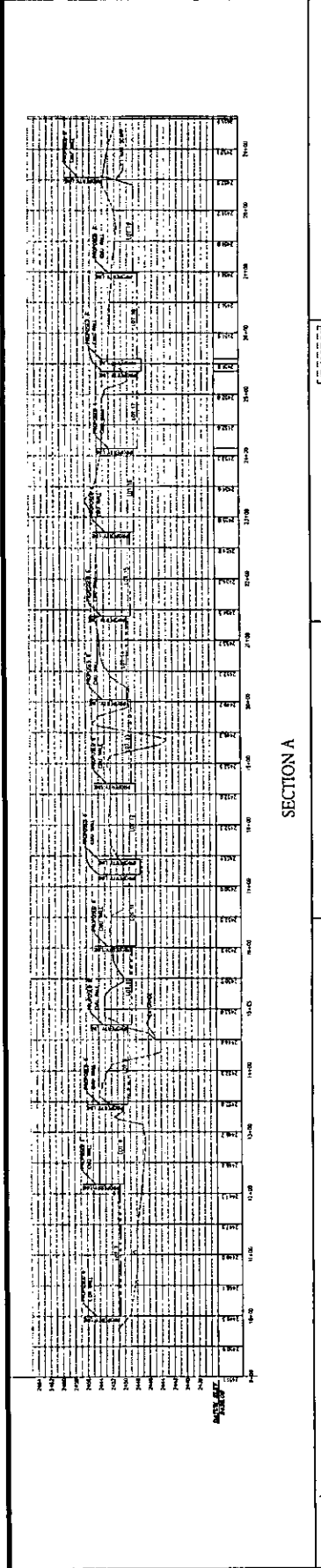


| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |

WILLIAM LYON HOMES, INC.  
 1400 W. 10TH AVENUE  
 DENVER, CO 80202  
 (303) 733-1000  
 TERRY J. HANSEN  
 ARCHITECT  
 1400 W. 10TH AVENUE  
 DENVER, CO 80202  
 (303) 733-1000

HDRS. AND CDKE  
 A RESIDENTIAL SUBDIVISION  
 TENTATIVE MAP

DATE: 04/07/10  
 SCALE: 1"=80'  
 JOB NO.: WLL07054  
 SHEET NO.: 12  
 SHEET NAME: T2  
 2 OF 2



RECEIVED  
 APR 08 2010  
 EOT-37889

# 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](http://www.lasvegasnevada.gov)

May 21, 2010

Mr. Scott Swapp  
Colfin WLH Land and Acquisitions, LLC  
500 Pilot Road, Suite G  
Las Vegas, Nevada 89119

**RE: EOT-37889 - VACATION - EXTENSION**

Dear Mr. Swapp:

Your request for an Extension of Time of a previously approved Vacation (VAC-13850) of public rights-of-way generally located west of the intersection of Horse Drive and Coke Street, Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request subject to the following:

1. This Extension of Time shall expire on April 18, 2011 unless the Order of Vacation is recorded or another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Vacation (VAC-13850) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

This action by the Planning and Development Department staff on May 21, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Scott Swapp  
William Lyon Homes  
500 Pilot Road, Suite G  
Las Vegas, Nevada 89119

Ms. Shaelyn Sandoval  
Taney Engineering  
6030 South Jones Boulevard, Suite #100  
Las Vegas, Nevada 89118

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



*City of Las Vegas*

**AGENDA MEMO**

ADMINISTRATIVE REVIEW DATE: MAY 2010  
 DEPARTMENT: PLANNING AND DEVELOPMENT  
 ITEM DESCRIPTION: APPLICANT: WILLIAM LYON HOMES - OWNER: COLFIN  
 WLH LAND ACQUISITIONS, LLC

---

**\*\* STAFF RECOMMENDATION(S) \*\***

| CASE<br>NUMBER | RECOMMENDATION                                    | REQUIRED FOR<br>APPROVAL |
|----------------|---|--------------------------|
| EOT-37889      | Staff recommends APPROVAL, subject to conditions: |                          |

**\*\* CONDITIONS \*\***

---

**EOT-37889 CONDITIONS**

---

1. This Extension of Time shall expire on April 18, 2011 unless the Order of Vacation is recorded or another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Vacation (VAC-13850) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is the third request for an Extension of Time of an approved Vacation (VAC-13850) of the public rights-of-way generally located west of the intersection of Horse Drive and Coke Street. Currently the site is undeveloped. The petition was submitted in conjunction with a proposed single-family residential development at the southwest corner of Horse Drive and Coke Street. The applicant is requesting the Extension of Time due to the current housing market and lending conditions. The applicant indicates the start of construction should occur within the next three years. The subject site has not changed since the original approval; therefore, staff has no objection to the request and recommends approval.

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</i> |  |
|---|--|
| 01/21/04  | The City Council approved a Petition to Annex (ANX-3103) property generally located on the southwest corner of Horse Drive and Coke Street, containing approximately 4.8 acres. The Planning Commission and staff recommended approval. The effective date was 01/30/04.   |
| 01/04/06  | The City Council approved a request for a Rezoning (ZON-9926) from U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan designation] to R-PD2 (Residential Planned Development - 2 Units per Acre) and a Site Development Review (SDR-9927) for an eight-lot single-family subdivision on 5.93 acres on the northwest corner of Horse Drive and Coke Street. The Planning Commission and staff recommended denial. These approvals were expunged by approval of SDR-13852. |
| 01/12/06  | The Planning Commission approved a Tentative Map (TMP-10525) for the proposed eight-lot subdivision on 5.93 acres encompassing Assessor's Parcel Numbers 125-09-702-001 and 125-09-702-002. Staff recommended approval. No final map based on this tentative map has been recorded on this site.   |
| 04/19/06  | The City Council approved a Petition to Annex (ANX-11001) property generally located on the southwest corner of Horse Drive and Coke Street, containing approximately 16 acres. The Planning Commission and staff recommended approval. The effective date was 04/28/06.   |

Staff Report Page Two  
May 2010 - Administrative Review

|          |   |
|----------|---|
| 09/07/06 | The Planning Commission accepted the applicant's request to table the following items: a Rezoning (ZON-13854) from U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan designation] and U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) to R-PD2 (Residential Planned Development - 2 Units Per Acre); a Variance (VAR-13853) to allow zero open space where 35,293 square feet is the minimum required; and a Site Development Plan Review (SDR-13852) for a proposed 49-lot single-family residential planned development on 24.8 acres at the southwest corner of Horse Drive and Coke Street. |
| 04/18/07 | The City Council approved a Petition (VAC-13850) to Vacate public rights-of-way generally located west of the intersection of Horse Drive and Coke Street. This vacation has not yet been recorded.   |
| 08/01/07 | The City Council approved a request to Rezone (ZON-13854) property from: U (Undeveloped) [RNP (Rural Neighborhood Preservation) Master Plan designation under Resolution of Intent to: R-PD2 (Residential Planned Development - 2 Units Per Acre to: R-PD2 (Residential Planned Development - 2 Units Per Acre; and a request for a Variance (VAR-13853) to allow zero square feet of open space where 35,293 square feet are required for a 49-lot residential subdivision; and a request for a Site Development Plan Review (SDR-13852) for a 49-lot single-family residential development on 24.8 acres at the southwest corner of Horse Drive and Coke Street. The Planning Commission recommended approval of all requests.            |
| 08/23/07 | The Planning Commission approved a request for a Tentative Map (TMP-23104) for a 49-lot single-family residential planned development on 24.8 acres at the southwest corner of Horse Drive and Coke Street. The approval expired 08/23/09.  |
| 05/21/08 | Staff administratively approved an Extension of Time (EOT-27692) of (VAC-13850) to Vacate public rights-of-way generally located west of the intersection of Horse Drive and Coke Street. This vacation has not yet been recorded.  |
| 05/28/09 | Staff administratively approved an Extension of Time (EOT-34070) of (VAC-13850) to Vacate public rights-of-way generally located west of the intersection of Horse Drive and Coke Street. This vacation has not yet been recorded.  |
| 8/19/09  | The City Council approved an Extension of Time (EOT-35061) for a Variance (VAR-13853) to allow zero square feet of open space where 35,293 square feet are required for a 49-lot residential subdivision; and an Extension of Time (EOT-35064) for a Site Development Plan Review (SDR-13852) for a 49-lot single-family residential development on 24.8 acres at the southwest corner of Horse Drive and Coke Street.  |

Staff Report Page Three  
 May 2010 - Administrative Review

**Related Building Permits/Business Licenses**  
 There are no related building permits or business licenses associated with this site.

**Pre-Application Meeting**  
 A pre-application meeting is not required, nor was one held.

**Neighborhood Meeting**  
 A neighborhood meeting is not required, nor was one held.

**Field Check**  
 04/22/10      The subject site contains weeds, trash and an electric fence.

**Details of Application Request**  
**Site Area**  
 Net Acres      24.8

| <i>Surrounding Property</i> | <i>Existing Land Use Per Title 19.04</i> | <i>Planned or Special Land Use Designation</i>                               | <i>Existing Zoning District</i>   |
|-----------------------------|--|--|---|
| Subject Property            | Undeveloped                              | RNP (Rural Neighborhood Preservation)  | R-PD2 (Residential Planned Development – 2 Units per Acre)                          |
| North                       | Single-Family Residences                 | RNP (Rural Neighborhood Preservation)  | R-E (Rural Estates Residential) - Clark County Designation                          |
| South                       | Undeveloped/ Single-Family Residences    | RNP (Rural Neighborhood Preservation)/ DR (Desert Rural Density Residential) | R-E (Rural Estates Residential) - Clark County Designation/ R-E (Residence Estates) |
| East                        | Single Family Residences                 | PCD (Planned Community Development)  | R-E (Rural Estates Residential) - Clark County Designation                          |
| West                        | Undeveloped                              | PR-OS (Park/Recreation/Open Space)   | C-V (Civic)   |

Staff Report Page Four  
 May 2010 - Administrative Review

| <i>Master Plan Areas</i>                     | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|--|------------|-----------|-------------------|
| Master Plan Area                             |            | X         |                   |
| <i>Special Purpose and Overlay Districts</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts        |            | X         |                   |
| Trails                                       |            | X         | N/A               |
| Rural Preservation Overlay District          |            | X         | N/A               |
| Las Vegas Redevelopment Plan Area            |            | X         | N/A               |
| Development Impact Notification Assessment   |            | X         | N/A               |
| Project of Regional Significance             |            | X         | N/A               |

**ANALYSIS**

This is a request for a third Extension of Time of an approved Vacation (VAC-13850). The parent Vacation (VAC-13850) was originally approved by City Council on 04/18/07. The first Extension of Time (EOT-27692) was administratively approved by the Planning and Development Department on 05/21/08 and the second Extension of Time (EOT-34070) was also administratively approved by the Planning and Development Department on 05/28/09. The applicant indicates that additional time is needed to develop a design for the future project on the subject site. Approvals for the proposed residential development have been extended through August 2011. Planning and Development Department staff had no objection to the initial Vacation (VAC-13850) or previous Extensions of Time (EOT-27692) and (EOT-34070) and does not object to the third request for an Extension of Time and recommends approval.

**NOTICES MAILED**            N/A

**APPROVALS**                    0

**PROTESTS**                      0

# 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](http://www.lasvegasnevada.gov)

May 7, 2010

Mr. Scott Swapp  
Colfin WLH Land and Acquisitions, LLC  
500 Pilot Road, Suite G  
Las Vegas, Nevada 89119

**RE: EOT-37889 - VACATION - EXTENSION  
PLANNING COMMISSION MEETING OF MAY 27, 2010**

Dear Mr. Swapp:

Your request for an Extension of Time of a previously approved Vacation (VAC-13850) of public rights-of-way generally located west of the intersection of Horse Drive and Coke Street, Ward 6 (Ross), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Scott Swapp  
William Lyon Homes  
500 Pilot Road, Suite G  
Las Vegas, Nevada 89119

Ms. Shaelyn Sandoval  
Taney Engineering  
6030 South Jones Boulevard, Suite #100  
Las Vegas, Nevada 89118

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Steve Wolfson  
Lois 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:** May 3, 2010  
**Re:** **EOT-37889** Taney Engineering W. of the intersection of Horse Dr. & Coke St.  
Request for an Extension of Time of an approved Petition of Vacation (VAC-13850)

---

## **COMMENTS:**

We have no comment on the Request for an Extension of Time application for a previously approved Petition of Vacation generally located west of the intersection of Horse Drive and Coke Street, as long as all previously imposed conditions of approval for VAC-13850 and all other subsequent site-related actions are ultimately complied with.

**REQUEST FOR COMMENTS  
CITY OF LAS VEGAS  
INTER-OFFICE MEMORANDUM**

**FROM: PLANNING AND DEVELOPMENT DEPARTMENT**

**DATE: 04/16/10**

**TO: OFFICE OF BUSINESS DEVELOPMENT  
CCSD  
FIRE ENGINEERING  
FIRE SERVICES, COMMUNICATIONS  
NEIGHBORHOOD SERVICES  
METRO**

**TOM BURKART  
LINDA PERRI  
OZZIE MIRKHAH**

**ANNE KILPONEN  
BRIAN O'CALLAGHAN**

**SUBJECT: EXTENSION OF TIME - PETITION OF VACATION**

**APPLICANT: TANEY ENGINEERING**

**OWNER: COLFIN WLH LAND ACQUISITIONS, LLC**

**FILE NUMBER: EOT-37889**

A REQUEST HAS BEEN SUBMITTED BY TANEY ENGINEERING AND OWNER: COLFIN WLH LAND ACQUISITIONS, LLC - REQUEST FOR AN EXTENSION OF TIME OF A PREVIOUSLY APPROVED VACATION (VAC-13850) OF PUBLIC RIGHTS-OF-WAY GENERALLY LOCATED WEST OF THE INTERSECTION OF HORSE DRIVE AND COKE STREET, WARD 6 (ROSS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE EASTERN THIRTY FEET (30') OF CONOUGH LANE BEGINNING APPROXIMATELY SIX HUNDRED AND FORTY SIX FEET (646') NORTH OF THE INTERSECTION OF HORSE DRIVE AND CONOUGH LANE AND EXTENDING SOUTH APPROXIMATELY ONE THOUSAND EIGHT HUNDRED AND FORTY FOUR FEET (1,844'), THE SIXTY FOOT (60') WIDE TEASHA AVENUE RIGHT OF WAY FROM CONOUGH LANE TO COKE STREET INCLUDING THE SPANDREL AREAS, THE EIGHTY FOOT (80') WIDE HORSE DRIVE RIGHT OF WAY BEGINNING AT CONOUGH LANE AND EXTENDING EAST APPROXIMATELY TWO HUNDRED AND NINETY FIVE FEET (295') INCLUDING THE SPANDREL AREAS, AND THE SOUTH FORTY FEET (40') OF HORSE DRIVE BEGINNING AT THE INTERSECTION OF COKE STREET AND EXTENDING WEST APPROXIMATELY THREE HUNDRED FEET (300') INCLUDING THE SPANDREL AREAS; SAID PROPERTY BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 09, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

**COMMENTS DUE BY: APRIL 27, 2010**

PLANNING COMMISSION MEETING: MAY 27, 2010

ATTACHMENT:

All others: location map

**REQUEST FOR COMMENTS  
CITY OF LAS VEGAS  
INTER-OFFICE MEMORANDUM**

|  |                       |
|--|-----------------------|
| <b>FROM: PLANNING AND DEVELOPMENT DEPARTMENT</b>         | <b>DATE: 04/16/10</b> |
| <b>TO: COX COMMUNICATIONS</b>                            | <b>YANCY GREEN</b>    |
| <b>NV ENERGY</b>   |                       |
| <b>SOUTHWEST GAS CORPORATION</b>                         |                       |
| <b>SOUTHERN NEVADA WATER AUTHORITY</b>                   | <b>MEGHAN O'NEAL</b>  |
| <b>CENTRAL TELEPHONE COMPANY d/b/a EMBARQ</b>            |                       |
| <b>LAS VEGAS VALLEY WATER DISTRICT</b>                   | <b>SUE MULANAX</b>    |
| <b>SUBJECT: EXTENSION OF TIME - PETITION OF VACATION</b> |                       |
| <b>APPLICANT: TANEY ENGINEERING</b>                      |                       |
| <b>OWNER: COLFIN WLH LAND ACQUISITIONS, LLC</b>          |                       |
| <b>FILE NUMBER: EOT-37889</b>                            |                       |

A REQUEST HAS BEEN SUBMITTED BY TANEY ENGINEERING AND OWNER: COLFIN WLH LAND ACQUISITIONS, LLC - REQUEST FOR AN EXTENSION OF TIME OF A PREVIOUSLY APPROVED VACATION (VAC-13850) OF PUBLIC RIGHTS-OF-WAY GENERALLY LOCATED WEST OF THE INTERSECTION OF HORSE DRIVE AND COKE STREET, WARD 6 (ROSS)

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**COMMENTS DUE BY: APRIL 27, 2010**

PLEASE SEND COMMENTS TO:  
DEPARTMENT OF PUBLIC WORKS  
RIGHT-OF-WAY DIVISION  
731 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101  
ATTN: MARY WULFF

PLANNING COMMISSION MEETING: MAY 27, 2010

**ATTACHMENT:**

Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)  
All others: Location Map

**REQUEST FOR COMMENTS  
CITY OF LAS VEGAS  
INTER-OFFICE MEMORANDUM**

|  |  |   |
|--|--|---|
| <b>FROM: PLANNING AND DEVELOPMENT DEPARTMENT</b> |  | <b>DATE: 04/16/10</b>   |
| <b>TO:</b>                                       | <b>DEVELOPMENT COORDINATION</b><br><b>TEFO</b><br><b>FLOOD CONTROL</b><br><b>LAND DEVELOPMENT</b><br><b>RIGHT-OF-WAY</b><br><b>ROADWAY PLANNING</b><br><b>SANITARY SEWERS</b><br><b>SURVEY</b><br><b>TRAFFIC ENGINEERING</b> | <b>GARY REID</b><br><b>REBECCA WHITLOCK</b><br><b>RAUL CRUZ</b><br><b>DAVID GUERRA</b><br><b>MARY WULFF</b><br><br><b>JOE PEÑA</b><br><b>ALAN RIEKKI</b><br><b>RICK SCHROEDER</b> |
| <b>SUBJECT:</b>                                  | <b>EXTENSION OF TIME - PETITION OF VACATION</b>  |   |
| <b>APPLICANT:</b>                                | <b>TANEY ENGINEERING</b>   |   |
| <b>OWNER:</b>                                    | <b>COLFIN WLH LAND ACQUISITIONS, LLC</b>   |   |
| <b>FILE NUMBER:</b>                              | <b>EOT-37889</b>   |   |

A REQUEST HAS BEEN SUBMITTED BY TANEY ENGINEERING AND OWNER: COLFIN WLH LAND ACQUISITIONS, LLC - REQUEST FOR AN EXTENSION OF TIME OF A PREVIOUSLY APPROVED VACATION (VAC-13850) OF PUBLIC RIGHTS-OF-WAY GENERALLY LOCATED WEST OF THE INTERSECTION OF HORSE DRIVE AND COKE STREET, WARD 6 (ROSS)

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**COMMENTS DUE TO BART ANDERSON BY: APRIL 27, 2010**

PLANNING COMMISSION MEETING: MAY 27, 2010

**ATTACHMENT:**

1. Right-of-way & Devco (Map, Petition, Justification Letter, Deed)
2. All others (Map)

Report Date 04/08/2010 02:26 PM Submitted By Page 1

A/P # 37889 EXTENSION OF TIME

Application Information

Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 04/08/2010 08:53 | 980608 | 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         | <input checked="" type="checkbox"/> Auto Reviews | Bill Group | Actual Valuation     | 0.00 |

Valuation

Description of Work

EOT-37889 - EXTENSION OF TIME - VACATION - APPLICANT: TANEY ENGINEERING - OWNER: COLFIN WLH LAND ACQUISITIONS, LLC - Request for an Extension of Time of a previously approved Vacation (VAC-13850) of public rights-of-way generally located west of the intersection of Horse Drive and Coke Street, Ward 6 (Ross)

Parent A/P # 13850  
 Project # 37889 Project/Phase Name HORSE AND COKE VAC-13850 Phase #  
 Size/Area 0.00 Size Description Subdivision Code  
 Proposed Start Proposed Stop % Completed 0.00  
 % Complete Formula

Property/Site Information

Parcel 12509704001  
 Location

Owner/Tenant

Contact ID AC1732408 Name COLFIN W L H LAND ACQ L L C  
 Mailing Address 2450 BROADWAY 6TH FLR Organization % K TRAENKLE  
 City SANTA MONICA State/Province CA  
 ZIP/PC 90404-3005 Country  Foreign  
 Day Phone Evening Phone  
 Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12509602004  
 12509702001  
 12509702002  
 12509702003  
 12509704001

Report Date 04/08/2010 02:26 PM

Submitted By

Page 2

**Applicants/Contacts**

Primary N Capacity OTHER Other REP Contact ID AC881313  Foreign  
 Effective Expire  
 Name TANEY ENGINEERING  
 Day Phone (702)362-8844 x Eve Phone Organization  
 Pager PIN # Position  
 Fax (702)362-5233 Mobile Profession  
 E-Mail  
 Address 6030 S JONES BLVD #100  
 LAS VEGAS, NV 89118  
 Seasonal Addr

Valid From To  
 Comments No Comments

Primary N Capacity OWNER Contact ID AC1732408  Foreign  
 Effective Expire  
 Name COLFIN W L H LAND ACQ L L C  
 Day Phone Eve Phone Organization % K TRAENKLE  
 Pager PIN # Position  
 Fax Mobile Profession  
 E-Mail  
 Address 2450 BROADWAY 6TH FLR  
 SANTA MONICA, CA 90404-3005  
 Seasonal Addr

Valid From To  
 Comments No Comments

Primary Y Capacity APPL Contact ID AC881313  Foreign  
 Effective Expire  
 Name TANEY ENGINEERING  
 Day Phone (702)362-8844 x Eve Phone Organization  
 Pager PIN # Position  
 Fax (702)362-5233 Mobile Profession  
 E-Mail  
 Address 6030 S JONES BLVD #100  
 LAS VEGAS, NV 89118  
 Seasonal Addr

Valid From To  
 Comments No Comments

**Contractors**

No Contractors

**Item Description**

**Item Status**

|  |                        |
|--|------------------------|
| Check Fees                                       | Fees Successful        |
| PROCESSING FEE (\$300.00)                        | Paid                   |
| Check Inspections                                | Inspections Successful |
| Check Reviews                                    | Reviews Failed         |
| 386291 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW) | Incomplete             |
| 386292 DEVCO #1 (DEVELOPMENT COORDINATION)       | Incomplete             |
| 386293 FIRE COMM #1 (FIRE COMMUNICATION)         | Incomplete             |
| 386295 FLOOD #1 (FLOOD CONTROL)                  | incomplete             |
| 386296 LAND DEV #1 (LAND DEVELOPMENT)            | Incomplete             |

Report Date 04/08/2010 02:26 PM

Submitted By

Page 3

| Item Description                                  | Item Status             |
|---|-------------------------|
| 386294 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT) | Incomplete              |
| 386300 ROW #1 (RIGHT-OF-WAY)                      | Incomplete              |
| 386298 SEWER #1 (COLLECTION SYSTEMS PLANNING)     | Incomplete              |
| 386299 SURVEY #1 (SURVEY)                         | Incomplete              |
| 386301 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)     | Incomplete              |
| 386297 TRAFFIC #1 (TRAFFIC ENGINEERING)           | Incomplete              |
| Check Conditions                                  | Conditions Successful   |
| Check Alert Conditions                            | Alert Conditions Failed |
| (ASSIGN CASE TO A PLANNER)                        |                         |
| (AT-COMPLETE DRT PROCESS)                         |                         |
| (AT-ROUTE PLANS FOR REVIEW)                       |                         |
| (STAFF RECOMMENDATION)                            |                         |
| Check Licenses                                    | Not Checked             |
| Check Children Status                             | Children Successful     |
| Check Open Cases                                  | 0                       |

| Activity Review Details                 |                                     |  |
|---|-------------------------------------|--|
| <b>Detail</b> SUBMITTAL CHECKLIST (EOT) | <b>Modified By</b> MPHOWE           | <b>Modified Date/Time</b> 04/08/2010 08:52 |
| <b>Comments</b>                         |                                     |  |
| No Comments                             |                                     |  |
| <b>SUBMITTAL CHECKLIST</b>              |                                     |  |
| Indicate if item is being submitted     |                                     |  |
| Y                                       | Application/Petition Form           |  |
| Y                                       | Justificaton Letter                 |  |
| Y                                       | Laser Print Site Plan               |  |
| Y                                       | Laser Print Floor Plan              |  |
| Y                                       | Laser Print Elevation               |  |
| Y                                       | Statement of Financial Interest     |  |
| Y                                       | Copy of Approval Letter             |  |
| Y                                       | Business Licensing Requirements Met |  |
| Y                                       | Business License Exempt             |  |

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

Report Date 04/08/2010 02:26 PM

Submitted By

Page 4

EXTENSION OF TIME

N Will this go to the City Council? Final City Council letter received  
 N Will this go DIRECTLY to City Council? Annotated minutes received  
 Parent Application Type VAC Hearing Type  
 Parent Project # 13850 Public, Non-Public or Admin? ADMIN  
 Staff Recommendation  
 Meeting Information

| Meeting Grid<br>Meeting Date<br>Comments<br>Added By | Meeting Type<br>Add Date | Meeting Status<br>Modified by | Modified Date | YES Votes | NO Votes | ABSTENTIONS |
|--|--------------------------|-------------------------------|---------------|-----------|----------|-------------|
| 05/27/2010   | ADMIN                    | SCHEDULED                     |               | 0         | 0        | 0           |
| MPHOWE   | 04/08/2010               | MPHOWE                        | 04/08/2010    |           |          |             |

| Template Type A/P #                | A/P Type | Status | Stage |
|------------------------------------|----------|--------|-------|
| No children exist for this project |          |        |       |

| Employee<br>Employee ID | Last | First | MI | Comments |
|-------------------------|------|-------|----|----------|
| No Employee Entries     |      |       |    |          |

| Log<br>Action<br>Comments   | Description                    | Entered By | Start            | Stop | Hours |
|---|--------------------------------|------------|------------------|------|-------|
| PAYMNT  | CO NAME WHO PICKED UP CONTACT# | 970040     | 04/08/2010 08:57 |      | 0.00  |
| DOUG KROSBAKKEN, 702.362.8844, WILLIAM LYON HOMES INC - NEVADA CK 10304 |                                |            |                  |      |       |



**PLANNING & DEVELOPMENT DEPARTMENT**

**APPLICATION / PETITION FORM**

Application/Petition For: Extension of time-VAC-34070

Project Address (Location) Horse & Coke

Project Name Horse & Coke 125-09-702-001,002,003 Proposed Use \_\_\_\_\_

Assessor's Parcel #(s) 125-09-704-001; 125-09-602-004 Ward # \_\_\_\_\_

General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_

Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_

Gross Acres 24.8 Lots/Units 49 Density \_\_\_\_\_

Additional Information EOT FOR VAC-13850

USITIONS,

**PROPERTY OWNER** Colfin WLH Land ACQ LLC Contact Scott Swapp

Address 500 Pilot Road, Suite G Phone: 263-8200 Fax: 263-8220

City Las Vegas State NV Zip 89119

E-mail Address Scott.swapp@lyonhomes.com

**APPLICANT** William Lyon Homes Contact Scott Swapp

Address 500 Pilot Road, G Phone: 263-8200 Fax: 263-8220

City Las Vegas State NV Zip 89119

E-mail Address Scott.Swapp@Lyonhomes.com

**REPRESENTATIVE** Taney Engineering Contact Shaelyn Sandoval

Address 6030 S. Jones, Suite 100 Phone: 362-8844 Fax: 362-5233

City Las Vegas State NV Zip 89118

E-mail Address Shaes@taneycorp.com

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 Mark M. Hedstrom, Vice President

Subscribed and sworn before me

This 31<sup>st</sup> day of March, 2010

[Signature]

Notary Public in and for said County and State

**FOR DEPARTMENT USE ONLY**

Case # EOT-37889

Meeting Date: 5/27/10\* - ADMIN

Total Fees: \$200

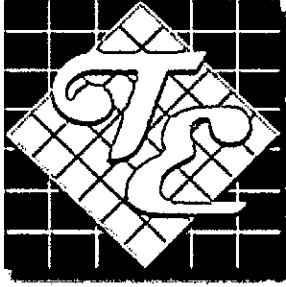
Date Received: 4/8/10

Received By: [Signature]



\*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.

f:\depo\AApplication Packet\AApplication Form.pdf



## TANEY ENGINEERING

6030 S. JONES BLVD. #100

LAS VEGAS, NEVADA 89118

TELEPHONE: (702) 362-8844

FAX: (702) 362-5233

March 18, 2010

City of Las Vegas  
731 S. Fourth Street  
Las Vegas, NV 89101

Re: Extension of time EOT-34070

On behalf of our client, William Lyon Homes, Taney Engineering is requesting for an extension of time on Vacation Vac-13850. Due to the current housing market conditions and lending conditions, the start of construction has been delayed, but it is anticipated will begin within the next 3 years or less. No significant changes have occurred to the area since the original application was approved a few years ago. The patent easements are no longer needed for the development of the project site.

Approval of this application would not create an adverse impact on the surrounding properties. We appreciate your support on our application and are available to answer any questions.

Sincerely,  
Taney Engineering

Shaelyn Sandoval  
Project Coordinator

RECEIVED

APR 08 2010

**EOT-37889**



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **EOT-37889** APN: 125-09-702-001,002,003

Name of Property Owner: Colfin WLH Land Acq<sup>USITIONS,</sup> LLC 125-09-704-001; 125-09-602

Name of Applicant: William Lyon Homes

Name of Representative: Taney Engineering

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: Colfin WLH Land Acquisitions, LLC  
[Signature]

Print Name: Mark M. Hedstrom Vice President

Subscribed and sworn before me

This 31<sup>st</sup> day of March, 2010

[Signature]  
Notary Public in and for said County and State

RECEIVED

APR 08 2010





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
BRENDA J. WILLIAMS  
INTERIM

DOUGLAS A. SELBY  
CITY MANAGER



091950

April 20, 2007

Mr. Terry Connelly  
William Lyon Homes  
500 Pilot Road, Suite G  
Las Vegas, Nevada 89119

RE: VAC-13850 - VACATION  
CITY COUNCIL MEETING OF APRIL 18, 2007

Dear Mr. Connelly:

The City Council at a regular meeting held April 18, 2007 APPROVED the Petition to Vacate public rights-of-way generally located west of the intersection of Horse Drive and Coke Street. The Notice of Final Action was filed with the Las Vegas City Clerk on April 19, 2007. This approval is subject to:

Planning & Development

1. The limits of this Petition of Vacation shall be defined as Horse Drive and Teasha Lane between Conough Lane and Coke Street and Conough Lane, approximately 306 feet north of Racel Avenue north to the City of Las Vegas limits.
2. Appropriate vacation applications for existing rights-of-way within Clark County jurisdiction adjacent to the area to be vacated, such as VS-762-05 and VS-763-05, shall record concurrently with an Order of Vacation for this action.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-13854 may be used to satisfy this requirement provided that it addresses the area to be vacated. Alternatively, in lieu of preparing a Drainage Plan and Technical Drainage Study, public drainage easements may be reserved over the entire area requested to be vacated.
4. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

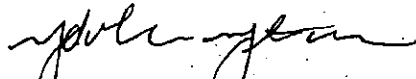
VOICE 702.229.6011  
TDD 702.386.9108  
www.lasvegasnevada.gov

Mr. Terry Connelly  
VAC-13850 - Page Two  
April 20, 2007

right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. The plan shall also show how legal access will continue to be provided to all abutting parcels; the Order of Vacation shall not record until all issues regarding maintaining legal access to all legal parcels have been resolved. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.

5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
9. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,



Ydoleena Yturralde  
Deputy City Clerk II for  
Beverly K. Bridges, CMC, Acting City Clerk

cc: See Attached List

Mr. Terry Connelly  
VAC-13850 – Page Three  
April 20, 2007

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. of Fire Services

Ms. Elena Arrelano  
G.C. Wallace, Inc.  
6655 South Cimarron Road  
Las Vegas, Nevada 89113

---

*City of Las Vegas*

**AGENDA MEMO**

**ADMINISTRATIVE REVIEW DATE: MAY 2010**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT: WILLIAM LYON HOMES - OWNER: COLFIN  
WLH LAND ACQUISITIONS, LLC**

---

**\*\* STAFF RECOMMENDATION(S) \*\***

| <i>CASE<br/>NUMBER</i> | <i>RECOMMENDATION</i>                             | <i>REQUIRED FOR<br/>APPROVAL</i> |
|------------------------|---|----------------------------------|
| EOT-37889              | Staff recommends APPROVAL, subject to conditions: |                                  |

**\*\* CONDITIONS \*\***

---

**EOT-37889 CONDITIONS**

---

1. This Extension of Time shall expire on April 18, 2011 unless the Order of Vacation is recorded or another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Vacation (VAC-13850) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

**Staff Report Page One**  
**May 2010 - Administrative Review**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is the third request for an Extension of Time of an approved Vacation (VAC-13850) of the public rights-of-way generally located west of the intersection of Horse Drive and Coke Street. Currently the site is undeveloped. The petition was submitted in conjunction with a proposed single-family residential development at the southwest corner of Horse Drive and Coke Street. The applicant is requesting the Extension of Time due to the current housing market and lending conditions. The applicant indicates the start of construction should occur within the next three years. The subject site has not changed since the original approval; therefore, staff has no objection to the request and recommends approval.

**BACKGROUND INFORMATION**

| <b><i>Related/Relevant City Actions by P&amp;D, Fire, Bldg., etc</i></b> |  |
|--|--|
| 01/21/04   | The City Council approved a Petition to Annex (ANX-3103) property generally located on the southwest corner of Horse Drive and Coke Street, containing approximately 4.8 acres. The Planning Commission and staff recommended approval. The effective date was 01/30/04.   |
| 01/04/06   | The City Council approved a request for a Rezoning (ZON-9926) from U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan designation] to R-PD2 (Residential Planned Development - 2 Units per Acre) and a Site Development Review (SDR-9927) for an eight-lot single-family subdivision on 5.93 acres on the northwest corner of Horse Drive and Coke Street. The Planning Commission and staff recommended denial. These approvals were expunged by approval of SDR-13852. |
| 01/12/06   | The Planning Commission approved a Tentative Map (TMP-10525) for the proposed eight-lot subdivision on 5.93 acres encompassing Assessor's Parcel Numbers 125-09-702-001 and 125-09-702-002. Staff recommended approval. No final map based on this tentative map has been recorded on this site.   |
| 04/19/06   | The City Council approved a Petition to Annex (ANX-11001) property generally located on the southwest corner of Horse Drive and Coke Street, containing approximately 16 acres. The Planning Commission and staff recommended approval. The effective date was 04/28/06.   |

**Staff Report Page Two**  
**May 2010 - Administrative Review**

|          |   |
|----------|---|
| 09/07/06 | The Planning Commission accepted the applicant's request to table the following items: a Rezoning (ZON-13854) from U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan designation] and U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) to R-PD2 (Residential Planned Development - 2 Units Per Acre); a Variance (VAR-13853) to allow zero open space where 35,293 square feet is the minimum required; and a Site Development Plan Review (SDR-13852) for a proposed 49-lot single-family residential planned development on 24.8 acres at the southwest corner of Horse Drive and Coke Street. |
| 04/18/07 | The City Council approved a Petition (VAC-13850) to Vacate public rights-of-way generally located west of the intersection of Horse Drive and Coke Street. This vacation has not yet been recorded.   |
| 08/01/07 | The City Council approved a request to Rezone (ZON-13854) property from: U (Undeveloped) [RNP (Rural Neighborhood Preservation) Master Plan designation under Resolution of Intent to: R-PD2 (Residential Planned Development - 2 Units Per Acre) to: R-PD2 (Residential Planned Development - 2 Units Per Acre; and a request for a Variance (VAR-13853) to allow zero square feet of open space where 35,293 square feet are required for a 49-lot residential subdivision; and a request for a Site Development Plan Review (SDR-13852) for a 49-lot single-family residential development on 24.8 acres at the southwest corner of Horse Drive and Coke Street. The Planning Commission recommended approval of all requests.           |
| 08/23/07 | The Planning Commission approved a request for a Tentative Map (TMP-23104) for a 49-lot single-family residential planned development on 24.8 acres at the southwest corner of Horse Drive and Coke Street. The approval expired 08/23/09.  |
| 05/21/08 | Staff administratively approved an Extension of Time (EOT-27692) of (VAC-13850) to Vacate public rights-of-way generally located west of the intersection of Horse Drive and Coke Street. This vacation has not yet been recorded.  |
| 05/28/09 | Staff administratively approved an Extension of Time (EOT-34070) of (VAC-13850) to Vacate public rights-of-way generally located west of the intersection of Horse Drive and Coke Street. This vacation has not yet been recorded.  |
| 8/19/09  | The City Council approved an Extension of Time (EOT-35061) for a Variance (VAR-13853) to allow zero square feet of open space where 35,293 square feet are required for a 49-lot residential subdivision; and an Extension of Time (EOT-35064) for a Site Development Plan Review (SDR-13852) for a 49-lot single-family residential development on 24.8 acres at the southwest corner of Horse Drive and Coke Street.  |

Staff Report Page Three  
May 2010 - Administrative Review

| <b>Most Recent Change of Ownership</b> |  |
|--|--|
| 12/29/09                               | A deed was recorded for a change in ownership. |

| <b>Related Building Permits/Business Licenses</b>                                     |
|---|
| There are no related building permits or business licenses associated with this site. |

| <b>Pre-Application Meeting</b>                               |
|--|
| A pre-application meeting is not required, nor was one held. |

| <b>Neighborhood Meeting</b>                               |
|---|
| A neighborhood meeting is not required, nor was one held. |

| <b>Field Check</b> |   |
|--------------------|---|
| 04/22/10           | The subject site contains weeds, trash and an electric fence. |

| <b>Details of Application Request</b> |      |
|---------------------------------------|------|
| <b>Site Area</b>                      |      |
| Net Acres                             | 24.8 |

| <b>Surrounding Property</b> | <b>Existing Land Use Per Title 19.04</b> | <b>Planned or Special Land Use Designation</b>                               | <b>Existing Zoning District</b>   |
|-----------------------------|--|--|---|
| Subject Property            | Undeveloped                              | RNP (Rural Neighborhood Preservation)  | R-PD2 (Residential Planned Development – 2 Units per Acre)                          |
| North                       | Single-Family Residences                 | RNP (Rural Neighborhood Preservation)  | R-E (Rural Estates Residential) - Clark County Designation                          |
| South                       | Undeveloped/ Single-Family Residences    | RNP (Rural Neighborhood Preservation)/ DR (Desert Rural Density Residential) | R-E (Rural Estates Residential) - Clark County Designation/ R-E (Residence Estates) |
| East                        | Single Family Residences                 | PCD (Planned Community Development)  | R-E (Rural Estates Residential) - Clark County Designation                          |
| West                        | Undeveloped                              | PR-OS (Park/Recreation/Open Space)   | C-V (Civic)   |

Staff Report Page Four  
May 2010 - Administrative Review

| <b>Master Plan Areas</b>                     | <b>Yes</b> | <b>No</b> | <b>Compliance</b> |
|--|------------|-----------|-------------------|
| Master Plan Area                             |            | X         |                   |
| <b>Special Purpose and Overlay Districts</b> | <b>Yes</b> | <b>No</b> | <b>Compliance</b> |
| Special Purpose and Overlay Districts        |            | X         |                   |
| Trails                                       |            | X         | N/A               |
| Rural Preservation Overlay District          |            | X         | N/A               |
| Las Vegas Redevelopment Plan Area            |            | X         | N/A               |
| Development Impact Notification Assessment   |            | X         | N/A               |
| Project of Regional Significance             |            | X         | N/A               |

### ANALYSIS

This is a request for a third Extension of Time of an approved Vacation (VAC-13850). The parent Vacation (VAC-13850) was originally approved by City Council on 04/18/07. The first Extension of Time (EOT-27692) was administratively approved by the Planning and Development Department on 05/21/08 and the second Extension of Time (EOT-34070) was also administratively approved by the Planning and Development Department on 05/28/09. The applicant indicates that additional time is needed to develop a design for the future project on the subject site. Approvals for the proposed residential development have been extended through August 2011. Planning and Development Department staff had no objection to the initial Vacation (VAC-13850) or previous Extensions of Time (EOT-27692) and (EOT-34070) and does not object to the third request for an Extension of Time and recommends approval.

**NOTICES MAILED**            N/A

**APPROVALS**                    0

**PROTESTS**                      0



May 22, 2009

Mr. Scott Swapp  
William Lyon Homes  
500 Pilot Road, Suite G  
Henderson, Nevada 89118

**RE: EOT-34070 - VACATION EXTENSION OF TIME**

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN

(INTERIM)

ELIZABETH N. FRETWELL  
CITY MANAGER

Dear Mr. Swapp:

Your request for an Extension of Time of an approved Vacation (VAC-13850) of public rights-of-way generally located west of the intersection of Horse Drive and Coke Street, Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department has administratively **APPROVED** your request subject to the following:

1. This Extension of Time shall expire on April 18, 2010 unless the Order of Vacation is recorded or another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Vacation (VAC-13850) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

This action by the Planning and Development Department staff is final.

Sincerely,

Peter Lowenstein, AICP  
Planning Supervisor  
Case Planning Division

PL:clb

cc: Mr. Robert Cunningham  
Taney Engineering  
6030 South Jones Boulevard, Suite #100  
Las Vegas, Nevada 89118

Ms. Shaelyn Sandoval  
Taney Engineering  
6030 South Jones Boulevard, Suite #100  
Las Vegas, Nevada 89118

CITY OF LAS VEGAS  
STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov

**EOT-37889**

*City of Las Vegas*

**AGENDA MEMO**

**MINOR REVIEW DATE: MAY 2009**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: EOT-34070 - APPLICANT: TANEY ENGINEERING -**

**OWNERS: WILLIAMS LYON HOMES**

---

**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL, subject to:**

1. This Extension of Time shall expire on April 18, 2010 unless the Order of Vacation is recorded or another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Vacation (VAC-13850) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is the second request for an Extension of Time of an approved Vacation (VAC-13850) of the public rights-of-way generally located west of the intersection of Horse Drive and Coke Street.

**BACKGROUND INFORMATION**

| <b>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc. and Property Sales</b> |   |
|---|---|
| 01/21/04  | The City Council approved a Petition to Annex (ANX-3103) property generally located on the southwest corner of Horse Drive and Coke Street, containing approximately 4.8 acres. The Planning Commission and staff recommended approval. The effective date was 01/30/04.  |
| 01/04/06  | The City Council approved a request for a Rezoning (ZON-9926) from U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan designation] to R-PD2 (Residential Planned Development - 2 Units per Acre) and a Site Development Review (SDR-9927) for an eight-lot single-family subdivision on 5.93 acres on the northwest corner of Horse Drive and Coke Street. The Planning Commission and staff recommended denial. These approvals were expunged by approval of SDR-13852.  |
| 01/12/06  | The Planning Commission approved a Tentative Map (TMP-10525) for the proposed eight-lot subdivision on 5.93 acres encompassing Assessor's Parcel Numbers 125-09-702-001 and 125-09-702-002. Staff recommended approval. No final map based on this tentative map has been recorded on this site. The approval expired 01/12/08.   |
| 04/19/06  | The City Council approved a Petition to Annex (ANX-11001) property generally located on the southwest corner of Horse Drive and Coke Street, containing approximately 16 acres. The Planning Commission and staff recommended approval. The effective date was 04/28/06.  |
| 09/07/06  | The Planning Commission accepted the applicant's request to table the following items: a Rezoning (ZON-13854) from U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan designation] and U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre) to R-PD2 (Residential Planned Development - 2 Units per Acre); a Variance (VAR-13853) to allow zero open space where 35,293 square feet is the minimum required; and a Site Development Plan Review (SDR-13852) for a proposed 49-lot single-family residential planned development on 24.8 acres at the southwest corner of Horse Drive and Coke Street. |

**EOT-34070 - Staff Report Page Two**  
**May 2009 - Minor Review Date**

|   |  |
|---|--|
| 04/18/07  | The City Council approved a Petition (VAC-13850) to Vacate public rights-of-way generally located west of the intersection of Horse Drive and Coke Street. This vacation has not yet been recorded.  |
| 08/01/07  | The City Council approved a request to Rezone (ZON-13854) property from: U (Undeveloped) [RNP (Rural Neighborhood Preservation) Master Plan designation under Resolution of Intent to: R-PD2 (Residential Planned Development – 2 Units per Acre to: R-PD2 (Residential Planned Development – 2 Units per Acre; and a request for a Variance (VAR-13853) to allow zero square feet of open space where 35,293 square feet are required for a 49-lot residential subdivision; and a request for a Site Development Plan Review (SDR-13852) for a 49-lot single-family residential development on 24.8 acres at the southwest corner of Horse Drive and Coke Street. The Planning Commission recommended approval of all requests. |
| 08/23/07  | The Planning Commission approved a request for a Tentative Map (TMP-23104) for a 49-lot single-family residential planned development on 24.8 acres at the southwest corner of Horse Drive and Coke Street.  |
| <b>Related Building Permits/Business Licenses</b>                                     |  |
| There are no related building permits or business licenses associated with this site. |  |
| <b>Pre-Application Meeting</b>  |  |
| A pre-application meeting is not required for this application nor was one held       |  |
| <b>Neighborhood Meeting</b>   |  |
| A neighborhood meeting is not required for this application nor was one held          |  |

|                    |  |
|--------------------|--|
| <b>Field Check</b> |  |
| 04/21/09           | Staff conducted a site visit of the subject location and noted the site to be unchanged since the approval of the original Vacation (VAC-13850). |

|                                       |      |
|---------------------------------------|------|
| <b>Details of Application Request</b> |      |
| <b>Site Area</b>                      |      |
| Gross Acres                           | 24.8 |

| Surrounding Property | Existing Land Use        | Planned Land Use                      | Existing Zoning  |
|----------------------|--------------------------|---------------------------------------|--|
| Subject Property     | Undeveloped              | RNP (Rural Neighborhood Preservation) | R-PD2 (Residential Planned Development – 2 Units per Acre) |
| North                | Single-Family Residences | RNP (Rural Neighborhood Preservation) | R-E (Rural Estates Residential) - Clark County Designation |

**EOT-34070 - Staff Report Page Three**  
**May 2009 - Minor Review Date**

|       |                           |                                       |  |
|-------|---------------------------|---------------------------------------|--|
| South | Undeveloped               | RNP (Rural Neighborhood Preservation) | R-E (Rural Estates Residential) - Clark County Designation |
|       | Single-Family Residential | DR (Desert Rural Density Residential) | R-E (Residence Estates)                                    |
| East  | Single-Family Residences  | PCD (Planned Community Development)   | R-PD3 (Residential Planned Development - 3 Units per Acre) |
|       | Single Family Residences  | PCD (Planned Community Development)   | R-E (Rural Estates Residential) - Clark County Designation |
| West  | Undeveloped               | PR-OS (Park/Recreation/Open Space)    | R-E (Residence Estates)                                    |

| <i>Special Districts/Zones</i>             | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|--|------------|-----------|-------------------|
| Special Area Plan                          |            | X         | N/A               |
| <i>Special Districts/Zones</i>             | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts      |            | X         | N/A               |
| Trails                                     |            | X         | N/A               |
| Rural Preservation Overlay District        |            | X         | N/A               |
| Development Impact Notification Assessment |            | X         | N/A               |
| Project of Regional Significance           |            | X         | N/A               |

## ANALYSIS

- **Planning Discussion**

This is the second request for an Extension of Time for the approved Vacation (VAC-13850). The Vacation is required in order to satisfy conditions for a previously approved Site Development Plan Review (SDR-13852), which expires on 08/01/09. The Planning and Development Department has no objection to this request for an Extension of Time.

- **Public Works Discussion**

The Department of Public Works has no objection to the request for an Extension of Time of an approved Petition of Vacation that vacated public rights-of-way generally located west of the intersection of Horse Drive and Coke Street, as long as all previously imposed conditions of approval for VAC-13850 and all subsequent site-related actions are ultimately complied with.

**EOT-34070 - Staff Report Page Four**  
**May 2009 - Minor Review Date**

COPY/REPRODUCTION  
APPROVALS  
7/13

APPROVALS 0

PROTESTS 0

# COLFIN WLH LAND ACQUISITIONS, LLC

| Business Entity Information |                                   |                       |               |
|-----------------------------|-----------------------------------|-----------------------|---------------|
| Status:                     | Active                            | File Date:            | 12/21/2009    |
| Type:                       | Foreign Limited-Liability Company | Entity Number:        | E0652232009-8 |
| Qualifying State:           | DE                                | List of Officers Due: | 12/31/2010    |
| Managed By:                 |                                   | Expiration Date:      |               |
| NV Business ID:             | NV20091614508                     | Business License Exp: | 12/31/2010    |

| Registered Agent Information |   |                    |                      |
|------------------------------|---|--------------------|----------------------|
| Name:                        | CSC SERVICES OF NEVADA, INC.              | Address 1:         | 502 EAST JOHN STREET |
| Address 2:                   |   | City:              | CARSON CITY          |
| State:                       | NV  | Zip Code:          | 89706                |
| 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:            | Active               |

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

| Officers  |               | <input type="checkbox"/> Include Inactive Officers |           |
|---|---------------|--|-----------|
| Managing Member - C-VIII CDCF WLH LAND HOLDING, LLC |               |  |           |
| Address 1:  | 2450 BROADWAY | Address 2:   | 6TH FLOOR |
| City:   | SANTA MONICA  | State:   | CA        |
| Zip Code:   | 90404         | Country:   |           |
| Status:   | Active        | Email:   |           |
| Managing Member - COLONY FINANCIAL, INC.            |               |  |           |
| Address 1:  | 2450 BROADWAY | Address 2:   | 6TH FLOOR |
| City:   | SANTA MONICA  | State:   | CA        |
| Zip Code:   | 90404         | Country:   |           |
| Status:   | Active        | Email:   |           |

| Actions/Amendments         |                                      |                 |   |
|----------------------------|--------------------------------------|-----------------|---|
| Action Type:               | Application for Foreign Registration |                 |   |
| Document Number:           | 20090875008-19                       | # of Pages:     | 2 |
| File Date:                 | 12/21/2009                           | Effective Date: |   |
| (No notes for this action) |                                      |                 |   |
| Action Type:               | Initial List                         |                 |   |
| Document Number:           | 20100039563-49                       | # of Pages:     | 1 |
| File Date:                 | 1/25/2010                            | Effective Date: |   |
| (No notes for this action) |                                      |                 |   |

**COLONY MANAGEMENT, INC.****Business Entity Information**

|                   |                     |                       |             |
|-------------------|---------------------|-----------------------|-------------|
| Status:           | Withdrawn           | File Date:            | 7/30/1998   |
| Type:             | Foreign Corporation | Entity Number:        | C18078-1998 |
| Qualifying State: | DE                  | List of Officers Due: | 7/31/2001   |
| Managed By:       |                     | Expiration Date:      |             |
| NV Business ID:   | NV19981294639       | Business License Exp: |             |

**Registered Agent Information**

|                    |   |                    |                      |
|--------------------|---|--------------------|----------------------|
| Name:              | CSC SERVICES OF NEVADA, INC.              | Address 1:         | 502 EAST JOHN STREET |
| Address 2:         |   | City:              | CARSON CITY          |
| State:             | NV  | Zip Code:          | 89706                |
| 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:            | Active               |

**Financial Information**

|                     |          |                  |             |
|---------------------|----------|------------------|-------------|
| No Par Share Count: | 0        | Capital Amount:  | \$ 1,500.00 |
| Par Share Count:    | 1,500.00 | Par Share Value: | \$ 1.00     |

**Officers** Include Inactive Officers

|  |                      |            |    |
|--|----------------------|------------|----|
| <b>President - THOMAS J BARRACK JR</b> |                      |            |    |
| Address 1:                             | 1999 AVENUE OF STARS | Address 2: |    |
| City:                                  | LOS ANGELES          | State:     | CA |
| Zip Code:                              | 90067                | Country:   |    |
| Status:                                | Active               | Email:     |    |
| <b>Treasurer - MARK M HEDSTROM :</b>   |                      |            |    |
| Address 1:                             | 1999 AVENUE OF STARS | Address 2: |    |
| City:                                  | LOS ANGELES          | State:     | CA |
| Zip Code:                              | 90067                | Country:   |    |
| Status:                                | Active               | Email:     |    |
| <b>Secretary - JOHN E VIOLA</b>        |                      |            |    |
| Address 1:                             | 1999 AVENUE OF STARS | Address 2: |    |
| City:                                  | LOS ANGELES          | State:     | CA |
| Zip Code:                              | 90067                | Country:   |    |
| Status:                                | Active               | Email:     |    |

**Actions/Amendments**

|                            |                       |                 |   |
|----------------------------|-----------------------|-----------------|---|
| Action Type:               | Foreign Qualification |                 |   |
| Document Number:           | C18078-1998-001       | # of Pages:     | 2 |
| File Date:                 | 7/30/1998             | Effective Date: |   |
| (No notes for this action) |                       |                 |   |

|  |                 |                        |   |
|--|-----------------|------------------------|---|
| <b>Action Type:</b>                            | Annual List     |                        |   |
| <b>Document Number:</b>                        | C18078-1998-005 | <b># of Pages:</b>     | 1 |
| <b>File Date:</b>                              | 9/09/1998       | <b>Effective Date:</b> |   |
| <b>(No notes for this action)</b>              |                 |                        |   |
| <b>Action Type:</b>                            | Annual List     |                        |   |
| <b>Document Number:</b>                        | C18078-1998-004 | <b># of Pages:</b>     | 1 |
| <b>File Date:</b>                              | 7/16/1999       | <b>Effective Date:</b> |   |
| <b>(No notes for this action)</b>              |                 |                        |   |
| <b>Action Type:</b>                            | Annual List     |                        |   |
| <b>Document Number:</b>                        | C18078-1998-002 | <b># of Pages:</b>     | 1 |
| <b>File Date:</b>                              | 6/28/2000       | <b>Effective Date:</b> |   |
| <b>List of Officers for 2000 to 2001</b>       |                 |                        |   |
| <b>Action Type:</b>                            | Amendment       |                        |   |
| <b>Document Number:</b>                        | C18078-1998-003 | <b># of Pages:</b>     | 1 |
| <b>File Date:</b>                              | 12/29/2000      | <b>Effective Date:</b> |   |
| <b>NOTICE OF WITHDRAWAL FILED (1 PAGE) RAJ</b> |                 |                        |   |

Vaa-

Expires 4/18/10

Herse & Coke



**PLANNING & DEVELOPMENT DEPARTMENT**

**EXTENSION OF TIME SUBMITTAL REQUIREMENTS**

✓ **APPLICATION/PETITION FORM:** A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Extension of Time is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Extension of Time application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Extension of Time.

✓ **JUSTIFICATION LETTER:** A detailed letter that explains the request, the intended use of the property, and how the project meets/supports existing City policies and regulations is required.

✓ **DEED & LEGAL DESCRIPTION:** In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible. In most cases, the legal description on the deed is sufficient.

✓ **COPY OF APPROVAL LETTER:** Submit a copy of the approval letter for the related case.

✓ **LASER PRINT:** A reduced, black & white 8.5x11 (high resolution) copy of ALL original required plans and drawings is required. All submitted plans shall not reference the original case number or dates.

✓ **FEES:** Administrative or Non-Public Hearing.....\$300  
Public Hearing.....\$300 plus \$500 for notification & advertising fees

✓ **STATEMENT OF FINANCIAL INTEREST:** A completed Statement of Financial Interest is required.

2/2/10 - Rea Fees from Scott Swapp \$ 300.00

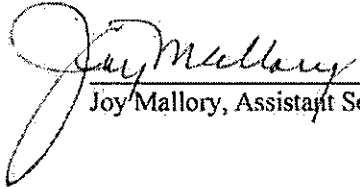
**CERTIFICATE OF ASSISTANT SECRETARY  
OF  
COLFIN WLH LAND ACQUISITIONS, LLC**

The undersigned, the duly appointed, qualified and acting Assistant Secretary of ColFin WLH Land Acquisitions, LLC, a Delaware limited liability company (the "Company"), does hereby certify as of the 5<sup>th</sup> day of April, 2010 as follows:

The individual named below is the duly appointed, qualified and acting Vice President, Secretary and Treasurer of the Company and, as such, is authorized to represent the Company and to execute and deliver all manner of agreements on behalf of the Company:

Mark M. Hedstrom

IN WITNESS WHEREOF, the undersigned has executed this Assistant Secretary's Certificate as of the date first above written.

  
Joy Mallory, Assistant Secretary

RECEIVED  
APR 08 2010

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**[Click Here for a Printable Map](#)**

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***Property Information***

|                                       |   |
|---------------------------------------|---|
| <b>Parcel Number:</b>                 | 12509702001   |
| <b>Owner Name(s):</b>                 | COLFIN W L H LAND ACQ L L C   |
| <b>Site Address:</b>                  | 0   |
| <b>Jurisdiction:</b>                  | Las Vegas - 89131   |
| <b>Zoning Classification:</b>         | Residential Planned Development District (R-PD2)  |
| <b>Planned Landuse:</b>               | Not Available   |
| <b>Parcel Details:</b>                | <a href="#">Assessor's Information</a><br>(link to Assessor's web application)            |
| <b>Parcel Map:</b>                    | <a href="#">Assessor's Parcel Map</a>   |
| <b>Tax Bill Details:</b>              | <a href="#">Treasurer's Information</a><br>(link to Treasurer's web application)          |
| <b>Document Image Records</b>         | <a href="#">Document Image Records</a><br>(link to Development Service's web application) |
| <b>Soil Guidelines Map:</b>           | <a href="#">Development Services Soil Guidelines Map</a>                                  |
| <b>Expansive Soil Guidelines Map:</b> | <a href="#">Development Services Expansive Soil Guidelines Map</a>                        |
| <b>Flood Zone Information</b>         | <a href="#">Flood Zone Information</a><br>(link to Regional Flood's web application)      |

***Miscellaneous Information***

|                             |                     |                                       |
|-----------------------------|---------------------|---------------------------------------|
| <b>Subdivision Name:</b>    | LAND DIVISION 70-87 |                                       |
| <b>Lot Block:</b>           | Lot 1               | <b>Construction Year:</b> 2002        |
| <b>Last Sales Date:</b>     | 12/2009             | <b>T-R-S:</b> 19-60-09                |
| <b>Last Sales Price:</b>    | \$6,762,331         | <b>Census Tract:</b> 3302             |
| <b>Recorded Doc Number:</b> | 2009122903699       | <b>Estimated Lot Size:</b> 2.38 acres |
| <b>Aerial Flight Date:</b>  | 09/02/09 - 09/06/09 |                                       |

***Elected Officials***

|                              |                         |
|------------------------------|-------------------------|
| <b>Commission District:</b>  | C - LARRY BROWN         |
| <b>City Ward:</b>            | 6 - STEVEN D. ROSS      |
| <b>U.S. Senate:</b>          | JOHN ENSIGN, HARRY REID |
| <b>U.S. Congress:</b>        | 01 - SHELLEY BERKLEY    |
| <b>State Senate:</b>         | 9 - DENNIS NOLAN        |
| <b>State Assembly:</b>       | 13 - CHAD CHRISTENSEN   |
| <b>School District:</b>      | B - CHRIS GARVEY        |
| <b>University Regent:</b>    | 12 - ANDREA ANDERSON    |
| <b>Board of Education:</b>   | 1 - GLORIA BONAVENTURA  |
| <b>Minor Civil Division:</b> | Las Vegas Township      |

***Field Descriptions***

**Jurisdiction:**

This box will list the incorporated cities as appropriate: Boulder City, Henderson, Las Vegas, Mesquite or North Las Vegas as well as the property zip code. For areas that are within unincorporated Clark County, the box will list CC and the respective township (ie. CC Paradise, CC Winchester, etc.). [Top](#)

**Zoning Classification:**

This code represents the zoning classification as approved by the appropriate governing body (ie. City Council or County Commission). The hyperlink connects to the jurisdiction's on-line zoning code descriptions. [Top](#)

**Overlay District:**

If present, these districts impose additional development requirements for a particular property. To better understand the requirements, contact the Planning Department of the appropriate jurisdiction. [Top](#)

**Resolution of Intent:**

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**Click Here for a Printable Map**

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**Property Information**

|                                       |   |
|---------------------------------------|---|
| <b>Parcel Number:</b>                 | 12509602004   |
| <b>Owner Name(s):</b>                 | COLFIN W L H LAND ACQ L L C   |
| <b>Site Address:</b>                  | 7770 HORSE DR   |
| <b>Jurisdiction:</b>                  | Las Vegas - 89131   |
| <b>Zoning Classification:</b>         | Residential Planned Oevelopment District (R-PO2)  |
| <b>Planned Landuse:</b>               | Not Available   |
| <b>Parcel Details:</b>                | <a href="#">Assessor's Information</a><br>(link to Assessor's web application)            |
| <b>Parcel Map:</b>                    | <a href="#">Assessor's Parcel Map</a>   |
| <b>Tax Bill Details:</b>              | <a href="#">Treasurer's Information</a><br>(link to Treasurer's web application)          |
| <b>Document Image Records</b>         | <a href="#">Document Image Records</a><br>(link to Oevelopment Service's web application) |
| <b>Soil Guidelines Map:</b>           | <a href="#">Development Services Soil Guidelines Map</a>                                  |
| <b>Expansive Soil Guidelines Map:</b> | <a href="#">Development Services Expansive Soil Guidelines Map</a>                        |
| <b>Flood Zone Information</b>         | <a href="#">Flood Zone Information</a><br>(link to Regional Flood's web application)      |

**Miscellaneous Information**

|                             |                         |                            |            |
|-----------------------------|-------------------------|----------------------------|------------|
| <b>Subdivision Name:</b>    | PT SE4 NE4 SEC 09 19 60 |                            |            |
| <b>Construction Year:</b>   | 1991                    |                            |            |
| <b>Last Sales Date:</b>     | 12/2009                 | <b>T-R-S:</b>              | 19-60-09   |
| <b>Last Sales Price:</b>    | \$6,762,331             | <b>Census Tract:</b>       | 3302       |
| <b>Recorded Doc Number:</b> | 2009122903699           | <b>Estimated Lot Size:</b> | 4.62 acres |
| <b>Aerial Flight Date:</b>  | 09/02/09 - 09/06/09     |                            |            |

**Elected Officials**

|                              |                         |
|------------------------------|-------------------------|
| <b>Commission District:</b>  | C - LARRY BROWN         |
| <b>City Ward:</b>            | 6 - STEVEN O. ROSS      |
| <b>U.S. Senate:</b>          | JOHN ENSIGN, HARRY REIO |
| <b>U.S. Congress:</b>        | 01 - SHELLEY BERKLEY    |
| <b>State Senate:</b>         | 9 - DENNIS NOLAN        |
| <b>State Assembly:</b>       | 13 - CHAO CHRISTENSEN   |
| <b>School District:</b>      | B - CHRIS GARVEY        |
| <b>University Regent:</b>    | 12 - ANOREA ANDERSON    |
| <b>Board of Education:</b>   | 1 - GLORIA BONAVENTURA  |
| <b>Minor Civil Division:</b> | Las Vegas Township      |

**Field Descriptions**

**Jurisdiction:**

This box will list the incorporated cities as appropriate: Boulder City, Henderson, Las Vegas, Mesquite or North Las Vegas as well as the property zip code. For areas that are within unincorporated Clark County, the box will list CC and the respective township (ie. CC Paradise, CC Winchester, etc.). [Top](#)

**Zoning Classification:**

This code represents the zoning classification as approved by the appropriate governing body (ie. City Council or County Commission). The hyperlink connects to the jurisdiction's on-line zoning code descriptions. [Top](#)

**Overlay District:**

If present, these districts impose additional development requirements for a particular property. To better understand the requirements, contact the Planning Oevelopment of the appropriate jurisdiction. [Top](#)

**Resolution of Intent:**

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## Click Here for a Printable Map

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### Property Information

|                                       |   |
|---------------------------------------|---|
| <b>Parcel Number:</b>                 | 12509704001   |
| <b>Owner Name(s):</b>                 | COLFIN W L H LAND ACQ L L C   |
| <b>Site Address:</b>                  | 0   |
| <b>Jurisdiction:</b>                  | Las Vegas - 89131   |
| <b>Zoning Classification:</b>         | Residential Planned Deveopment District (R-PD2)   |
| <b>Planned Landuse:</b>               | Not Available   |
| <b>Parcel Details:</b>                | <a href="#">Assessor's Information</a><br>(link to Assessor's web application)            |
| <b>Parcel Map:</b>                    | <a href="#">Assessor's Parcel Map</a>   |
| <b>Tax Bill Details:</b>              | <a href="#">Treasurer's Information</a><br>(link to Treasurer's web application)          |
| <b>Document Image Records</b>         | <a href="#">Document Image Records</a><br>(link to Development Service's web application) |
| <b>Soil Guidelines Map:</b>           | <a href="#">Development Services Soil Guidelines Map</a>                                  |
| <b>Expansive Soil Guidelines Map:</b> | <a href="#">Development Services Expansive Soil Guidelines Map</a>                        |
| <b>Flood Zone Information</b>         | <a href="#">Flood Zone Information</a><br>(link to Regional Flood's web application)      |

### Miscellaneous Information

|  |                                      |
|--|--------------------------------------|
| <b>Subdivision Name:</b> PARCEL MAP FILE 8 PAGE 56 |                                      |
| <b>Lot Block:</b> Lot 1                            | <b>Construction Year:</b> 0          |
| <b>Last Sales Date:</b> 12/2009                    | <b>T-R-S:</b> 19-60-09               |
| <b>Last Sales Price:</b> \$6,762,331               | <b>Census Tract:</b> 3302            |
| <b>Recorded Doc Number:</b> 2009122903699          | <b>Estimated Lot Size:</b> 6.3 acres |
| <b>Aerial Flight Date:</b> 09/02/09 - 09/06/09     |                                      |

### Elected Officials

|                              |                         |
|------------------------------|-------------------------|
| <b>Commission District:</b>  | C - LARRY BRDWN         |
| <b>City Ward:</b>            | 6 - STEVEN D. ROSS      |
| <b>U.S. Senate:</b>          | JOHN ENSIGN, HARRY REID |
| <b>U.S. Congress:</b>        | 01 - SHELLEY BERKLEY    |
| <b>State Senate:</b>         | 9 - DENNIS NOLAN        |
| <b>State Assembly:</b>       | 13 - CHAD CHRISTENSEN   |
| <b>School District:</b>      | B - CHRIS GARVEY        |
| <b>University Regent:</b>    | 12 - ANDREA ANDERSON    |
| <b>Board of Education:</b>   | 1 - GLORIA BONAVENTURA  |
| <b>Minor Civil Division:</b> | Las Vegas Township      |

### Field Descriptions

**Jurisdiction:**

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**Zoning Classification:**

This code represents the zoning classification as approved by the appropriate governing body (ie. City Council or County Commission). The hyperlink connects to the jurisdiction's on-line zoning code descriptions. [Top](#)

**Overlay District:**

If present, these districts impose additional development requirements for a particular property. To better understand the requirements, contact the Planning Department of the appropriate jurisdiction. [Top](#)

**Resolution of Intent:**

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**[Click Here for a Printable Map](#)**

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***Property Information***

|                                       |   |
|---------------------------------------|---|
| <b>Parcel Number:</b>                 | 12509702002   |
| <b>Owner Name(s):</b>                 | COLFIN W L H LAND ACQ L L C   |
| <b>Site Address:</b>                  | 0   |
| <b>Jurisdiction:</b>                  | Las Vegas - 89131   |
| <b>Zoning Classification:</b>         | Residential Planned Deveopment District (R-PD2)   |
| <b>Planned Landuse:</b>               | Not Available   |
| <b>Parcel Details:</b>                | <a href="#">Assessor's Information</a><br>(link to Assessor's web application)            |
| <b>Parcel Map:</b>                    | <a href="#">Assessor's Parcel Map</a>   |
| <b>Tax Bill Details:</b>              | <a href="#">Treasurer's Information</a><br>(link to Treasurer's web application)          |
| <b>Document Image Records</b>         | <a href="#">Document Image Records</a><br>(link to Development Service's web application) |
| <b>Soil Guidelines Map:</b>           | <a href="#">Development Services Soil Guidelines Map</a>                                  |
| <b>Expansive Soil Guidelines Map:</b> | <a href="#">Development Services Expansive Soil Guidelines Map</a>                        |
| <b>Flood Zone Information</b>         | <a href="#">Flood Zone Information</a><br>(link to Regional Flood's web application)      |

***Miscellaneous Information***

|  |                                       |
|--|---------------------------------------|
| <b>Subdivision Name:</b> LAND DIVISION 70-87   |                                       |
| <b>Lot Block:</b> Lot 2                        | <b>Construction Year:</b> 2002        |
| <b>Last Sales Date:</b> 12/2009                | <b>T-R-S:</b> 19-60-09                |
| <b>Last Sales Price:</b> \$6,762,331           | <b>Census Tract:</b> 3302             |
| <b>Recorded Doc Number:</b> 2009122903699      | <b>Estimated Lot Size:</b> 2.38 acres |
| <b>Aerial Flight Date:</b> 09/02/09 - 09/06/09 |                                       |

***Elected Officials***

|                              |                         |
|------------------------------|-------------------------|
| <b>Commission District:</b>  | C - LARRY BROWN         |
| <b>City Ward:</b>            | 6 - STEVEN D. ROSS      |
| <b>U.S. Senate:</b>          | JOHN ENSIGN, HARRY REID |
| <b>U.S. Congress:</b>        | 01 - SHELLEY BERKLEY    |
| <b>State Senate:</b>         | 9 - DENNIS NOLAN        |
| <b>State Assembly:</b>       | 13 - CHAD CHRISTENSEN   |
| <b>School District:</b>      | B - CHRIS GARVEY        |
| <b>University Regent:</b>    | 12 - ANDREA ANDERSON    |
| <b>Board of Education:</b>   | 1 - GLORIA BONAVENTURA  |
| <b>Minor Civil Division:</b> | Las Vegas Township      |

***Field Descriptions***

**Jurisdiction:**

This box will list the incorporated cities as appropriate: Boulder City, Henderson, Las Vegas, Mesquite or North Las Vegas as well as the property zip code. For areas that are within unincorporated Clark County, the box will list CC and the respective township (ie. CC Paradise, CC Winchester, etc.). [Top](#)

**Zoning Classification:**

This code represents the zoning classification as approved by the appropriate governing body (ie. City Council or County Commission). The hyperlink connects to the jurisdiction's on-line zoning code descriptions. [Top](#)

**Overlay District:**

If present, these districts impose additional development requirements for a particular property. To better understand the requirements, contact the Planning Department of the appropriate jurisdiction. [Top](#)

**Resolution of Intent:**

**AMENDED AND RESTATED  
LIMITED LIABILITY COMPANY AGREEMENT  
OF  
COLFIN WLH LAND ACQUISITIONS, LLC  
A Delaware Limited Liability Company**

Dated as of February 10, 2010

THIS AMENDED AND RESTATED LIMITED LIABILITY COMPANY AGREEMENT OF COLFIN WLH LAND ACQUISITIONS, LLC, a Delaware limited liability company (the "Company"), is made as of the 10th day of February, 2010, by and among C-VIII CDCF WLH LAND HOLDING, LLC, a Delaware limited liability company ("C-VIII CDCF"), and CFI RE HOLDCO, LLC, a Delaware limited liability company ("CFI," and together with C-VIII CDCF, the "Initial Members"), any members admitted to the Company after the date hereof (the "Additional Members," and with the Initial Members, collectively, the "Members") and the Company. Capitalized terms used in this Agreement are defined in Section 10; references to a "Schedule" or an "Exhibit" are, unless otherwise specified, to a Schedule or an Exhibit attached to this Agreement; and references to a "Section" or a "Subsection" are, unless otherwise specified, to a Section or a Subsection of this Agreement.

RECITALS:

A. The Company was formed as a limited liability company pursuant to the Delaware Act by Joy Mallory, acting as the sole organizer (the "Organizer"), by (i) the filing of a Certificate of Formation for the Company with the Secretary of the State of Delaware, and (ii) the execution of that certain Limited Liability Company Agreement of ColFin WLH Land Acquisitions, LLC dated as of December 21, 2009 (the "Original Agreement"); and

B. Colony Financial, Inc. has assigned its membership interests in the Company and has withdrawn as a member of the Company.

WITNESSETH:

For and in consideration of the mutual covenants set forth herein and for other good and valuable consideration, the adequacy, receipt and sufficiency of which are hereby acknowledged, the Members hereby agree as follows:

1. ORGANIZATION.

1.1. Formation. The Members agree to continue the Company as a limited liability company pursuant to the Delaware Limited Liability Company Act, as amended (the "Act"), upon the terms and subject to the conditions set forth in this Agreement, as amended from time to time. The rights and liabilities of the Members of the Company shall be as provided in the Act, except as otherwise expressly provided herein or in the Certificate of Formation. In the event of any inconsistency between any terms and conditions contained in this Agreement and any non-mandatory provisions of the Act, the terms and conditions contained in this Agreement shall govern.

1.2. Name. The name of the Company shall be "ColFin WLH Land Acquisitions, LLC" or such other name or names as may be selected by the Board and approved by the Members from time to time, and its business shall be carried on in such name with such variations and changes as the Board deems necessary to comply with requirements of the jurisdictions in which the Company's operations are conducted.

5. MANAGEMENT.

5.1. Management of the Company. The business and affairs of the Company shall be managed by a board of directors (the "Board") and the Officers designated by the Board, in each case in accordance with this Article 5. Unless authorized to do so by this Agreement or by the Board, no attorney-in-fact, employee, Officer, or agent of the Company other than the Board shall have any power or authority to bind the Company in any way, to pledge its credit or to render it liable for any purpose. No Member shall have any power or authority to bind the

Company unless the Member has been expressly authorized by the Board to act as an agent of the Company. Except as specifically provided in this Agreement and subject to the limitations contained in Section 5.2 and Section 5.14 and except for situations in which the approval of the Members is expressly required by this Agreement or by non-waivable provision of the Act, the Board shall have full and complete authority, power, and discretion to direct, manage, and control business, affairs, and properties of the Company, to make all decisions regarding those matters and to perform any and all other acts or activities customary or incident to the management of the Company's business. The Board may delegate such authority, power, and discretion to the Officers of the Company, including the CEO, as determined by the Board.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand as of the date first set forth above.

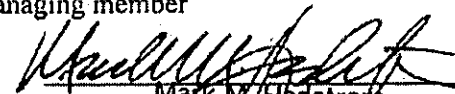
INITIAL MEMBERS:

C-VIII CDCF WLH LAND HOLDING, LLC

By:   
Name: Mark M. Hedstrom  
Title: Vice President

CFI RE HOLDCO, LLC,  
a Delaware limited liability company

By: Colony Financial, Inc.,  
its managing member

By:   
Name: Mark M. Hedstrom  
Title: Vice President

## SCHEDULE B

### RESOLUTIONS OF THE BOARD OF DIRECTORS REGARDING APPOINTMENT OF OFFICERS

#### RECITAL

WHEREAS, the Board desires to appoint Officers of the Company to exercise the power and authority with respect to the business and affairs of the Company as described below;

#### OFFICERS

RESOLVED, that the Company may have, at the discretion of the Board, a Chief Executive Officer, a President, one or more Executive Vice Presidents, one or more Vice Presidents, one or more Assistant Vice Presidents, a Secretary, one or more Assistant Secretaries, a Treasurer, one or more Assistant Treasurers and/or such other Officers as may be appointed by the Members. One person may hold two or more offices. The Officers of the Company shall serve at the discretion of the Board. No Officer shall be deemed a "manager" of the Company, as that term is defined in Section 18-101(10) of the Act, by reason of his or her appointment or by reason of his or her actions as an Officer of the Company. Any Officer may resign at any time by giving written notice to the Board. Any such resignation shall take effect at the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

#### DUTIES

RESOLVED, that the Officers of the Company shall have the powers and authority described below:

**CHIEF EXECUTIVE OFFICER.** The Chief Executive Officer will be the chief executive officer of the Company and, subject to the supervision of the Board, will have general management and control of the business and property of the Company in the ordinary course of its business with all powers with respect to general management and control reasonably incident to such responsibilities, including, but not limited to, the power to employ, discharge or suspend employees and agents, to fix the compensation of employees and agents and to suspend, with or without cause, any Officer pending final action by the Board with respect to continued suspension, removal or reinstatement of such Officer.

**PRESIDENT.** The President will have those powers and duties assigned to him or her by the Board, or delegated by the Chief Executive Officer. The President will exercise the powers of the Chief Executive Officer during the absence or inability to act of the Chief Executive Officer.

**EXECUTIVE VICE PRESIDENTS.** Each Executive Vice President, if any, will have those powers and duties assigned to him by the Board, or delegated by the Chief Executive Officer or the President. The Executive Vice Presidents, in the order designated by the Board or, in the absence of such a designation, as determined by the length of time each has held the office of Executive Vice President, will exercise the powers of the Chief Executive Officer and President during the absence or inability to act of the Chief Executive Officer and President.

**VICE PRESIDENTS.** Each Vice President, if any, will have those powers and duties assigned to him by the Board, or delegated by the Chief Executive Officer, President or Executive Vice President.

**SECRETARY.** Except as otherwise provided in these Regulations, the Secretary must keep the minutes of all meetings of the Board and of any committee thereof, or consents in lieu of such meetings in the Company's minute books and must cause notice of the meetings to be given when requested by any person

authorized to call a meeting. The Secretary may sign with the Chief Executive Officer or the President, in the name of the Company, all contracts of the Company and affix the Company seal (if any) thereto. The Secretary may sign with the Chief Executive Officer or the President all Company Stock certificates, and he is in charge of the certificate books, share transfer records, stock ledgers and any other stock books and papers as the Members may direct, all of which must, at all reasonable times, be open to inspection by any Member at the Company's office during business hours. The Secretary will, in general, perform such other duties incident to the office of the Secretary, or as assigned by the Board or delegated by the Chief Executive Officer or the President.

**ASSISTANT SECRETARIES.** Each assistant secretary, if any, of the Company will have those powers and duties assigned to him by the Board or delegated by the Chief Executive Officer or the President. The Assistant Secretaries, in the order as designated by the Board or, in the absence of such a designation, as determined by the length of time they have held the office of Assistant Secretary, will exercise the powers of the Secretary during the Secretary's absence or inability to act.

**TREASURER.** The Treasurer will have the care and custody of all of the Company's funds and must deposit them in such banks or other depositories as the Board or any Officer(s), or any Officer and agent jointly, duly authorized by the Board, direct or approve. He must keep a full and accurate account of all monies received and paid on account of the Company and must render a statement of his accounts whenever the Members or the Board so require. Except as otherwise provided by the Board, he must perform all other necessary acts and duties in connection with the administration of the Company's financial affairs and generally perform all the duties usually appertaining to the office of the Treasurer. Whenever required by the Board, he must give bonds for the faithful discharge of his duties in such sums and with such securities as the Board may approve. In the absence of the Treasurer, the person designated by the Chief Executive Officer or the President will perform his duties.

**ASSISTANT TREASURERS.** Each assistant treasurer, if any, of the Company will have those powers and duties assigned to him by the Board, or delegated by the Chief Executive Officer or the President. The Assistant Treasurers, in the order as designated by the Board or, in the absence of such a designation, as designated by the length of time they have held the office of Assistant Treasurer, will exercise the powers of the Treasurer during the Treasurer's absence or inability to act.

**COMPENSATION.** The compensation of the Officers of the Company, if any, shall be fixed from time to time by the Board of the Company.

APPOINTMENT OF OFFICERS

RESOLVED, that the individuals listed below be, and they hereby are, elected to the offices set forth opposite their respective names, to serve in such capacities until removal or replacement by the Board or resignation:

| <u>NAME</u>            | <u>OFFICE</u>                        |
|------------------------|--------------------------------------|
| Thomas J. Barrack, Jr. | Chief Executive Officer              |
| Richard B. Saltzman    | President                            |
| Mark M. Hedstrom       | Vice President, Secretary, Treasurer |
| Jonathan H. Grunzweig  | Vice President                       |
| Ronald M. Sanders      | Vice President                       |
| Joy Mallory            | Asst. Secretary                      |

Any one of the Chief Executive Officer, President, Secretary, Treasurer or any Vice President, acting alone, is authorized to sign any and all contracts and documents of any kind and to bind the Company thereto.

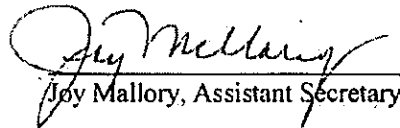
**CERTIFICATE OF ASSISTANT SECRETARY  
OF  
COLFIN WLH LAND ACQUISITIONS, LLC**

The undersigned, the duly appointed, qualified and acting Assistant Secretary of ColFin WLH Land Acquisitions, LLC, a Delaware limited liability company (the "Company"), does hereby certify as of the 5<sup>th</sup> day of April, 2010 as follows:

The individual named below is the duly appointed, qualified and acting Vice President, Secretary and Treasurer of the Company and, as such, is authorized to represent the Company and to execute and deliver all manner of agreements on behalf of the Company:

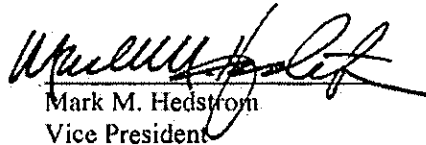
Mark M. Hedstrom

IN WITNESS WHEREOF, the undersigned has executed this Assistant Secretary's Certificate as of the date first above written.

  
Joy Mallory, Assistant Secretary

CERTIFICATION

I, Mark M. Hedstrom, Vice President, Secretary and Treasurer of the Company, do hereby certify and affirm that Joy Mallory is the duly elected, qualified and acting Assistant Secretary of the Company, and that the signature set forth immediately above is her true signature.

  
Mark M. Hedstrom  
Vice President

RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE

259920698

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

ColFin WLH Land Acquisitions, LLC  
2450 Broadway, 6th Floor  
Santa Monica, California 90404  
Attn: Kevin Traenkle

Mail Tax Statements To:

ColFin WLH Land Acquisitions, LLC  
2450 Broadway, 6th Floor  
Santa Monica, California 90404  
Attn: Kevin Traenkle

AP # 125-14-111-001

(Space Above for Recorder's Use Only)

6

**GRANT, BARGAIN AND SALE DEED**

**THE UNDERSIGNED GRANTOR DECLARES AS FOLLOWS:**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WILLIAM LYON HOMES, INC.**, a California corporation ("Grantor"), hereby grants, bargains, sells and conveys to **COLFIN WLH LAND ACQUISITIONS, LLC**, a Delaware limited liability company ("Grantee"), that certain real property located in the County of Clark, State of Nevada, more particularly described on Schedule 1 attached hereto and incorporated herein by reference, together with all and singular the improvements, fixtures, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining ("Property").

**SUBJECT TO:**

1. General and special real property taxes and assessments for the current fiscal year; and
2. All covenants, conditions, restrictions, reservations, rights-of-way, dedications, offers of dedication, and easements of record.

***[Signature Page Follows]***

Inst #: 200912290003699  
Fees: \$19.00 N/C Fee: \$25.00  
RPTT: \$34488.75 Ex: #  
12/29/2009 04:14:18 PM  
Receipt #: 176335  
Requestor:  
SPL INC  
Recorded By: GILKS Pgs: 8  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

IN WITNESS WHEREOF, Grantor has executed this Grant, Bargain and Sale Deed as of the 24<sup>th</sup> day of December, 2009.

**GRANTOR:**

**WILLIAM LYON HOMES, INC.,  
a California corporation**

By: \_\_\_\_\_

Name: Matthew R. Zaist

Its: Vice President

By: \_\_\_\_\_

Name: Colin T. Severn

Its: Vice President  
Chief Financial Officer

STATE OF California )

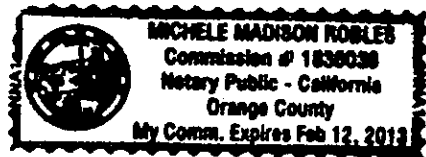
COUNTY OF Orange )

On 12/22/09 before me, Michele Madison Robles NOTARY PUBLIC  
personally appeared Calvin Thomas Sewer  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed  
the same in his/~~her~~/their authorized capacity(~~ies~~), and that by his/~~her~~/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Michele Madison Robles* [Seal]



STATE OF California )

COUNTY OF Orange )

On 12/22/09 before me, Michele Madison Robles NOTARY PUBLIC  
personally appeared Matthew Robert Laint  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed  
the same in his/~~her~~/their authorized capacity(~~ies~~), and that by his/~~her~~/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Michele Madison Robles* [Seal]



Schedule 1

Legal Description of Property

Assessor's Parcel No: 125-14-111-001 through 025; 125-15-610-001 through 009; 125-22-710-001 through 024; 125-11-601-001 and 002; 125-11-304-003; 125-11-311-001 through 009; 125-09-704-001; 125-09-702-001 through 003; and 125-09-602-004

Parcel One (1):

Lots 1 through 25 in Block 1 of the Final Map of Cancun Estates, a common interest community as shown by map thereof on file in Book 132 of Plats, page 12 in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 125-14-111-001 through 025

Parcel Two (2):

Lots 1 through 9 of Whispering Sands & Rainbow, as shown by map thereof on file in Book 138 of Plats, page 13 in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 125-15-610-001 through 009

Parcel Three (3):

Lots 1 through 24 of Desperado Estates as shown by map thereof on file in Book 138 of Plats, page 18 in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 125-22-710-001 through 024

Parcel Four (4):

Parcel Four-A (4-A):

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 11, Township 19 South, Range 60 East, M.D.M.

Excepting therefrom the North Thirty Feet (30.00') and the West Forty Feet (40.00') and that certain spandrel area located in the Northwest of said land, as conveyed to Clark County for road purposes in that certain Deed recorded July 22, 1977, in Book 788 as Document No. 725480, of Official Records.

Assessor's Parcel Number: 125-11-601-001

Parcel Four-B (4-B):

The Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 11, Township 19 South, Range 60 East, M.D.M.

Excepting therefrom the West Forty Feet (40.00') as conveyed to Clark County for road purposes in that certain Deed recorded July 22, 1977 in Book 788 as Document No. 725480, of Official Records

Assessor's Parcel Number: 125-11-601-002

Parcel Five (5):

That portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 11, Township 19 South, Range 80 East, M.D.M., described as follows:

Parcel Three (3) of that certain Parcel Map in File 2 of Parcel Maps, Page 81, in the Office of the County Recorder of Clark County, Nevada, and Recorded June 5, 1974 in Book 432, as Document No. 391182, Official Records.

Assessor's Parcel No: 125-11-304-003

Parcel Six (6): *APN 125-11-311-001 thru 009*

Lots 1 through 9 of The Final Map of Rainbow & Rachel as shown by map thereof on file in Book 137 of Plats, Page 7 in the Office of the County Recorder of Clark County, Nevada.

Parcel Seven (7):

Parcel Seven-A (7-A):

The South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 19 South, Range 80 East, M.D.M., Clark County, Nevada.

EXCEPTING THEREFROM those portions of said land conveyed to Clark County for roads and public utility purposes by Deeds recorded September 13, 1971 in Book 161 as Instrument No. 128895, and recorded August 11, 1993 in Book 930811 as Instrument No. 00869, of Official Records, Clark County, Nevada.

Assessor's Parcel No: 125-09-702-003

Parcel Seven-B (7-B):

That portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 19 South, Range 80 East, M.D.M., Clark County, Nevada, described as follows:

Lot One (1) as shown by map thereof in File 8 of Parcel Maps, Page 56, in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 125-09-704-001

Parcel Seven-C (7-C):

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 19 South, Range 80 East, M.D.M., Clark County, Nevada.

EXCEPTING THEREFROM the North 40.00 feet as conveyed to Clark County by Deed recorded June 7, 1974 in Book 432 as Instrument No. 391817, of Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM the West 30.00 feet thereof, together with that certain spandrel area located at the Northwest corner of said property as conveyed to Clark County by Deed recorded October 2, 1987 in Book 871002 as Instrument No. 00568, of Official Records, Clark County, Nevada.

Also known as Lot One (1) of Certificate of Land Division Map 70-87 as recorded March 18, 1988 in Book 880318 as Instrument No. 00829, of Official Records, Clark County, Nevada.

Assessor's Parcel No: 125-09-702-001

**Parcel Seven-D (7-D):**

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada.

EXCEPTING THEREFROM the Easterly 25.00 feet as conveyed to Clark County by Deed recorded May 21, 1964 as Instrument No. 434392, of Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM the North 40.00 feet as conveyed to Clark County by Deed recorded June 7, 1974 in Book 432 as Instrument No. 391817, of Official Records, Clark County, Nevada.

AND FURTHER EXCEPTING THEREFROM the West 5.00 feet of the East 30.00 feet thereof, together with that certain spandrel area located at the Northeast corner of said property as conveyed to Clark County by Deed recorded October 2, 1987 in Book 871002 as Instrument No. 00568, of Official Records, Clark County, Nevada.

Also known as Lot Two (2) of Certificate of Land Division Map 70-87 as recorded March 18, 1988 in Book 880318 as Instrument No. 00829, of Official Records, Clark County, Nevada.

Assessor's Parcel No: 125-09-702-002

**Parcel Seven-E (7-E):**

The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 8, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada.

EXCEPTING THEREFROM the Westerly 30.00 feet and the Southerly 40.00 feet as conveyed to the County of Clark for road, utility and other public purposes by Deed recorded June 7, 1974 in Book 432 as Instrument No. 91818, of Official Records, Clark County, Nevada.

Assessor's Parcel No: 125-09-602-004

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
- a. 125-14-111-001 thru 025; 125-15-610-001 thru 009; 125-22-710-001 thru 024
  - b. 125-09-702-001 thru 003; 125-09-704-001; 125-09-602-004
  - c. 125-11-601-001 thru 002; 125-11-304-003
  - d. 125-11-311-001 thru 009

2. Type of Property:
- a.  Vacant Land
  - b.  Single Fam. Res.
  - c.  Condo/Twnhse
  - d.  2-4 Plex
  - e.  Apt. Bldg.
  - f.  Comm'/Ind'l
  - g.  Agricultural
  - h.  Mobile Home
  - Other

|                                  |                             |
|----------------------------------|-----------------------------|
| FOR RECORDER'S OPTIONAL USE ONLY |                             |
| Book:                            | <u>Page</u>                 |
| Date of Recording:               | <u>                    </u> |
| Notes:                           | <u>                    </u> |

3. a. Total Value/Sales Price of Property \$ 5,000,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( )
- c. Transfer Tax Value: \$ 474,331.00
- d. Real Property Transfer Tax Due \$ 34,488.75

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 parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owned.

Signature See Attached Capacity Buyer

Signature [Signature] Capacity Seller **Matthew R. Zaist**  
**Vice President**

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: William Lyon Homes, Inc.  
Address: 500 Pilot Road, Suite G  
City: Las Vegas  
State: NV Zip: 89119

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: ColFin WLH Land Acquisitions, LLC  
Address: 2450 Broadway, 6<sup>th</sup> Floor  
City: Santa Monica  
State: CA Zip: 90067


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

Print Name: ColFin WLH Land Acquisitions Escrow #: 259920698  
Address: 2450 Broadway 6<sup>th</sup> Floor  
City: Santa Monica State: CA Zip: 90067

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**

**SIGNATURE PAGE TO STATE OF NEVADA DECLARATION OF VALUE FORM  
(LYON ESTATES)**

**ColFin WLH Land Acquisitions, LLC,  
a Delaware limited liability company**

By:   
Mark M. Hedstrom  
Vice President

RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE

259920698

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

ColFin WLH Land Acquisitions, LLC  
2450 Broadway, 6th Floor  
Santa Monica, California 90404  
Attn: Kevin Traenkle

**Mail Tax Statements To:**

ColFin WLH Land Acquisitions, LLC  
2450 Broadway, 6th Floor  
Santa Monica, California 90404  
Attn: Kevin Traenkle

AP # 125-14-111-001

(Space Above for Recorder's Use Only)

6

**GRANT, BARGAIN AND SALE DEED**

**THE UNDERSIGNED GRANTOR DECLARES AS FOLLOWS:**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WILLIAM LYON HOMES, INC.**, a California corporation ("Grantor"), hereby grants, bargains, sells and conveys to **COLFIN WLH LAND ACQUISITIONS, LLC**, a Delaware limited liability company ("Grantee"), that certain real property located in the County of Clark, State of Nevada, more particularly described on Schedule 1 attached hereto and incorporated herein by reference, together with all and singular the improvements, fixtures, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining ("Property").

**SUBJECT TO:**

1. General and special real property taxes and assessments for the current fiscal year; and
2. All covenants, conditions, restrictions, reservations, rights-of-way, dedications, offers of dedication, and easements of record.

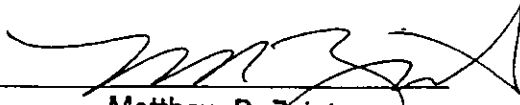
***[Signature Page Follows]***

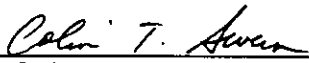
Inst #: 200912290003699  
Fees: \$19.00 N/C Fee: \$25.00  
RPTT: \$34488.75 Ex: #  
12/29/2009 04:14:18 PM  
Receipt #: 176335  
Requestor:  
SPL INC  
Recorded By: GILKS Pgs: 8  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

IN WITNESS WHEREOF, Grantor has executed this Grant, Bargain and Sale Deed as of the 27<sup>th</sup> day of December, 2009.

**GRANTOR:**

WILLIAM LYON HOMES, INC.,  
a California corporation

By:   
Name: Matthew R. Zaist  
Its: Vice President

By:   
Name: Colin T. Severn  
Its: Vice President  
Chief Financial Officer

WILLIAM LYON HOMES, INC.

STATE OF California )

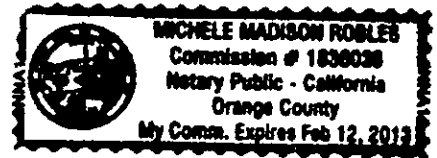
COUNTY OF Orange )

On 12/22/09 before me, Michele Madison Robles NOTARY PUBLIC  
personally appeared Colin Thomas Sewer  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]* [Seal]



STATE OF California )

COUNTY OF Orange )

On 12/22/09 before me, Michele Madison Robles NOTARY PUBLIC  
personally appeared Matthew Robert Lunt  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]* [Seal]



Schedule 1

Legal Description of Property

Assessor's Parcel No: 125-14-111-001 through 025; 125-15-610-001 through 009; 125-22-710-001 through 024; 125-11-601-001 and 002; 125-11-304-003; 125-11-311-001 through 009; 125-09-704-001; 125-09-702-001 through 003; and 125-09-602-004

Parcel One (1):

Lots 1 through 25 in Block 1 of the Final Map of Cancun Estates, a common interest community as shown by map thereof on file in Book 132 of Plats, page 12 in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 125-14-111-001 through 025

Parcel Two (2):

Lots 1 through 9 of Whispering Sands & Rainbow, as shown by map thereof on file in Book 138 of Plats, page 13 in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 125-15-610-001 through 009

Parcel Three (3):

Lots 1 through 24 of Desperado Estates as shown by map thereof on file in Book 138 of Plats, page 18 in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 125-22-710-001 through 024

Parcel Four (4):

Parcel Four-A (4-A):

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 11, Township 19 South, Range 60 East, M.D.M.

Excepting therefrom the North Thirty Feet (30.00') and the West Forty Feet (40.00') and that certain spandrel area located in the Northwest of said land, as conveyed to Clark County for road purposes in that certain Deed recorded July 22, 1977, in Book 768 as Document No. 725480, of Official Records.

Assessor's Parcel Number: 125-11-601-001

Parcel Four-B (4-B):

The Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 11, Township 19 South, Range 60 East, M.D.M.

Excepting therefrom the West Forty Feet (40.00') as conveyed to Clark County for road purposes in that certain Deed recorded July 22, 1977 in Book 768 as Document No. 725480, of Official Records

Assessor's Parcel Number: 125-11-601-002

Parcel Five (5):

That portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 11, Township 19 South, Range 60 East, M.D.M., described as follows:

Parcel Three (3) of that certain Parcel Map in File 2 of Parcel Maps, Page 81, in the Office of the County Recorder of Clark County, Nevada, and Recorded June 5, 1974 in Book 432, as Document No. 391162, Official Records.

Assessor's Parcel No: 125-11-304-003

Parcel Six (6): *APN 125-11-311-001 thru 009*

Lots 1 through 9 of The Final Map of Rainbow & Rachel as shown by map thereof on file in Book 137 of Plats, Page 7 in the Office of the County Recorder of Clark County, Nevada.

Parcel Seven (7):

Parcel Seven-A (7-A):

The South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada.

EXCEPTING THEREFROM those portions of said land conveyed to Clark County for roads and public utility purposes by Deeds recorded September 13, 1971 in Book 161 as Instrument No. 128695, and recorded August 11, 1993 in Book 930811 as Instrument No. 00869, of Official Records, Clark County, Nevada.

Assessor's Parcel No: 125-09-702-003

Parcel Seven-B (7-B):

That portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

Lot One (1) as shown by map thereof in File 8 of Parcel Maps, Page 58, in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 125-09-704-001

Parcel Seven-C (7-C):

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada.

EXCEPTING THEREFROM the North 40.00 feet as conveyed to Clark County by Deed recorded June 7, 1974 in Book 432 as Instrument No. 391817, of Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM the West 30.00 feet thereof, together with that certain spandrel area located at the Northwest corner of said property as conveyed to Clark County by Deed recorded October 2, 1987 in Book 871002 as Instrument No. 00568, of Official Records, Clark County, Nevada.

Also known as Lot One (1) of Certificate of Land Division Map 70-87 as recorded March 18, 1988 in Book 880318 as Instrument No. 00829, of Official Records, Clark County, Nevada.

Assessor's Parcel No: 125-09-702-001

**Parcel Seven-D (7-D):**

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada.

EXCEPTING THEREFROM the Easterly 25.00 feet as conveyed to Clark County by Deed recorded May 21, 1984 as Instrument No. 434392, of Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM the North 40.00 feet as conveyed to Clark County by Deed recorded June 7, 1974 in Book 432 as Instrument No. 391817, of Official Records, Clark County, Nevada.

AND FURTHER EXCEPTING THEREFROM the West 5.00 feet of the East 30.00 feet thereof, together with that certain spandrel area located at the Northeast corner of said property as conveyed to Clark County by Deed recorded October 2, 1987 in Book 871002 as Instrument No. 00568, of Official Records, Clark County, Nevada.

Also known as Lot Two (2) of Certificate of Land Division Map 70-87 as recorded March 18, 1988 in Book 880318 as Instrument No. 00829, of Official Records, Clark County, Nevada.

Assessor's Parcel No: 125-09-702-002

**Parcel Seven-E (7-E):**

The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 9, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada.

EXCEPTING THEREFROM the Westerly 30.00 feet and the Southerly 40.00 feet as conveyed to the County of Clark for road, utility and other public purposes by Deed recorded June 7, 1974 in Book 432 as Instrument No. 91818, of Official Records, Clark County, Nevada.

Assessor's Parcel No: 125-09-602-004

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
- a. 125-14-111-001 thru 025; 125-15-610-001 thru 009; 125-22-710-001 thru 024
  - b. 125-09-702-001 thru 003; 125-09-704-001; 125-09-602-004
  - c. 125-11-601-001 thru 002; 125-11-304-003
  - d. 125-11-311-001 thru 009

2. Type of Property:
- a.  Vacant Land
  - b.  Single Fam. Res.
  - c.  Condo/Twnhse
  - d.  2-4 Plex
  - e.  Apt. Bldg.
  - f.  Comm'/Ind'l
  - g.  Agricultural
  - h.  Mobile Home
  - Other

|                                  |             |
|----------------------------------|-------------|
| FOR RECORDER'S OPTIONAL USE ONLY |             |
| Book: _____                      | Page: _____ |
| Date of Recording: _____         |             |
| Notes: _____                     |             |

3. a. Total Value/Sales Price of Property \$ 5,000,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( )
- c. Transfer Tax Value: \$ 67,423.31
- d. Real Property Transfer Tax Due \$ 34,488.75

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 parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owned.

Signature See Attached Capacity Buyer

Signature [Signature] Capacity Seller **Matthew R. Zaist**  
**Vice President**

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: William Lyon Homes, Inc.  
Address: 500 Pilot Road, Suite G  
City: Las Vegas  
State: NV Zip: 89119

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: ColFin WLH Land Acquisitions, LLC  
Address: 2450 Broadway, 6<sup>th</sup> Floor  
City: Santa Monica  
State: CA Zip: 90067

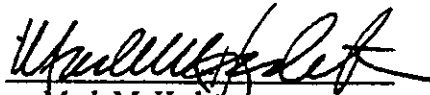
**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: ColFin WLH Land Acquisitions Escrow #: 259920698  
Address: 2450 Broadway 6th Floor  
City: Santa Monica State: CA Zip: 90067

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**

**SIGNATURE PAGE TO STATE OF NEVADA DECLARATION OF VALUE FORM  
(LYON ESTATES)**

**ColFin WLH Land Acquisitions, LLC,  
a Delaware limited liability company**

By:   
Mark M. Hedstrom  
Vice President

MARK M. HEDSTROM  
VICE PRESIDENT

RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE

259920698

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

ColFin WLH Land Acquisitions, LLC  
2450 Broadway, 6th Floor  
Santa Monica, California 90404  
Attn: Kevin Traenkle

Inst #: 200912290003699

Fees: \$19.00 N/C Fee: \$25.00

RPTT: \$34488.75 Ex: #

12/29/2009 04:14:18 PM

Receipt #: 176335

Requestor:

SPL INC

Recorded By: GILKS Pgs: 8

DEBBIE CONWAY

CLARK COUNTY RECORDER

**Mail Tax Statements To:**

ColFin WLH Land Acquisitions, LLC  
2450 Broadway, 6th Floor  
Santa Monica, California 90404  
Attn: Kevin Traenkle

CG-2

AP # 125-14-11R001

(Space Above for Recorder's Use Only)

**GRANT, BARGAIN AND SALE DEED**

**THE UNDERSIGNED GRANTOR DECLARES AS FOLLOWS:**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WILLIAM LYON HOMES, INC.**, a California corporation ("Grantor"), hereby grants, bargains, sells and conveys to **COLFIN WLH LAND ACQUISITIONS, LLC**, a Delaware limited liability company ("Grantee"), that certain real property located in the County of Clark, State of Nevada, more particularly described on Schedule 1 attached hereto and incorporated herein by reference, together with all and singular the improvements, fixtures, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining ("Property").

**SUBJECT TO:**

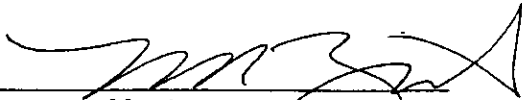
1. General and special real property taxes and assessments for the current fiscal year; and
2. All covenants, conditions, restrictions, reservations, rights-of-way, dedications, offers of dedication, and easements of record.

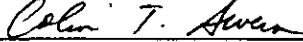
*[Signature Page Follows]*

IN WITNESS WHEREOF, Grantor has executed this Grant, Bargain and Sale Deed as of the 24<sup>th</sup> day of December, 2009.

**GRANTOR:**

WILLIAM LYON HOMES, INC.,  
a California corporation

By:   
Name: Matthew R. Zaist  
Its: Vice President

By:   
Name: Colin T. Severn  
Its: Vice President  
Chief Financial Officer

ASSESSOR'S COPY

STATE OF California )

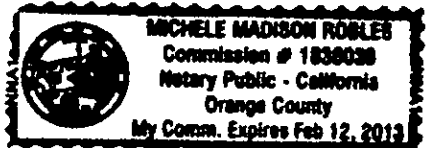
COUNTY OF Orange )

On 12/22/09 before me, Michele Madison Robles NOTARY PUBLIC  
personally appeared Colin Thomas Sewer  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] [Seal]



STATE OF California )

COUNTY OF Orange )

On 12/22/09 before me, Michele Madison Robles NOTARY PUBLIC  
personally appeared Matthew Robert Lunt  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] [Seal]



Schedule 1

Legal Description of Property

Assessor's Parcel No: 125-14-111-001 through 025; 125-15-610-001 through 009; 125-22-710-001 through 024; 125-11-601-001 and 002; 125-11-304-003; 125-11-311-001 through 009; 125-09-704-001; 125-09-702-001 through 003; and 125-09-602-004

Parcel One (1):

Lots 1 through 25 in Block 1 of the Final Map of Cancun Estates, a common interest community as shown by map thereof on file in Book 132 of Plats, page 12 in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 125-14-111-001 through 025

Parcel Two (2):

Lots 1 through 9 of Whispering Sands & Rainbow, as shown by map thereof on file in Book 138 of Plats, page 13 in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 125-15-610-001 through 009

Parcel Three (3):

Lots 1 through 24 of Desperado Estates as shown by map thereof on file in Book 138 of Plats, page 18 in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 125-22-710-001 through 024

Parcel Four (4):

Parcel Four-A (4-A):

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 11, Township 19 South, Range 60 East, M.D.M.

Excepting therefrom the North Thirty Feet (30.00') and the West Forty Feet (40.00') and that certain spandrel area located in the Northwest of said land, as conveyed to Clark County for road purposes in that certain Deed recorded July 22, 1977, in Book 766 as Document No. 725480, of Official Records.

Assessor's Parcel Number: 125-11-601-001

Parcel Four-B (4-B):

The Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 11, Township 19 South, Range 60 East, M.D.M.

Excepting therefrom the West Forty Feet (40.00') as conveyed to Clark County for road purposes in that certain Deed recorded July 22, 1977 in Book 766 as Document No. 725480, of Official Records

Assessor's Parcel Number: 125-11-601-002

Parcel Five (5):

That portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 11, Township 19 South, Range 60 East, M.D.M., described as follows:

Parcel Three (3) of that certain Parcel Map in File 2 of Parcel Maps, Page 81, in the Office of the County Recorder of Clark County, Nevada, and Recorded June 5, 1974 in Book 432, as Document No. 391182, Official Records.

Assessor's Parcel No: 125-11-304-003

Parcel Six (6): *APN 125-11-311-001 thru 009*

Lots 1 through 9 of The Final Map of Rainbow & Rachel as shown by map thereof on file in Book 137 of Plats, Page 7 in the Office of the County Recorder of Clark County, Nevada.

Parcel Seven (7):

Parcel Seven-A (7-A):

The South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada.

EXCEPTING THEREFROM those portions of said land conveyed to Clark County for roads and public utility purposes by Deeds recorded September 13, 1971 in Book 181 as Instrument No. 128695, and recorded August 11, 1993 in Book 930811 as Instrument No. 00869, of Official Records, Clark County, Nevada.

Assessor's Parcel No: 125-09-702-003

Parcel Seven-B (7-B):

That portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

Lot One (1) as shown by map thereof in File 8 of Parcel Maps, Page 58, in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 125-09-704-001

Parcel Seven-C (7-C):

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada.

EXCEPTING THEREFROM the North 40.00 feet as conveyed to Clark County by Deed recorded June 7, 1974 in Book 432 as Instrument No. 391817, of Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM the West 30.00 feet thereof, together with that certain spandrel area located at the Northwest corner of said property as conveyed to Clark County by Deed recorded October 2, 1987 in Book 871002 as Instrument No. 00568, of Official Records, Clark County, Nevada.

Also known as Lot One (1) of Certificate of Land Division Map 70-87 as recorded March 18, 1988 in Book 880318 as Instrument No. 00829, of Official Records, Clark County, Nevada.

Assessor's Parcel No: 125-09-702-001

**Parcel Seven-D (7-D):**

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada.

EXCEPTING THEREFROM the Easterly 25.00 feet as conveyed to Clark County by Deed recorded May 21, 1964 as Instrument No. 434392, of Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM the North 40.00 feet as conveyed to Clark County by Deed recorded June 7, 1974 in Book 432 as Instrument No. 391817, of Official Records, Clark County, Nevada.

AND FURTHER EXCEPTING THEREFROM the West 5.00 feet of the East 30.00 feet thereof, together with that certain spandrel area located at the Northeast corner of said property as conveyed to Clark County by Deed recorded October 2, 1987 in Book 871002 as Instrument No. 00568, of Official Records, Clark County, Nevada.

Also known as Lot Two (2) of Certificate of Land Division Map 70-87 as recorded March 18, 1988 in Book 880318 as Instrument No. 00829, of Official Records, Clark County, Nevada.

Assessor's Parcel No: 125-09-702-002

**Parcel Seven-E (7-E):**

The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 9, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada.

EXCEPTING THEREFROM the Westerly 30.00 feet and the Southerly 40.00 feet as conveyed to the County of Clark for road, utility and other public purposes by Deed recorded June 7, 1974 in Book 432 as Instrument No. 91818, of Official Records, Clark County, Nevada.

Assessor's Parcel No: 125-09-802-004

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
- a. 125-14-111-001 thru 025; 125-15-610-001 thru 009; 125-22-710-001 thru 024
  - b. 125-09-702-001 thru 003; 125-09-704-001; 125-09-602-004
  - c. 125-11-601-001 thru 002; 125-11-304-003
  - d. 125-11-311-001 thru 009

2. Type of Property:
- a.  Vacant Land
  - b.  Single Fam. Res.
  - c.  Condo/Twnhse
  - d.  2-4 Plex
  - e.  Apt. Bldg.
  - f.  Comm'l/Ind'l
  - g.  Agricultural
  - h.  Mobile Home
  - Other

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property: \$ 5,000,000.00
- b. Deed in Lieu of Foreclosure Only (value of property): ( )
- c. Transfer Tax Value: \$ 6,742,331.00
- d. Real Property Transfer Tax Due: \$ 34,488.75

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 parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owned.

Signature See Attached Capacity Buyer

Signature [Signature] Capacity Seller **Matthew R. Zaist**  
**Vice President**

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: William Lyon Homes, Inc.  
 Address: 500 Pilot Road, Suite G  
 City: Las Vegas  
 State: NV Zip: 89119

Print Name: ColFin WLH Land Acquisitions, LLC  
 Address: 2450 Broadway, 6<sup>th</sup> Floor  
 City: Santa Monica  
 State: CA Zip: 90067

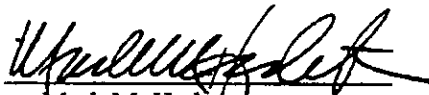
**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: ColFin WLH Land Acquisitions Escrow #: 259920698  
 Address: 2450 Broadway 6th Floor  
 City: Santa Monica State: CA Zip: 90067

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**

**SIGNATURE PAGE TO STATE OF NEVADA DECLARATION OF VALUE FORM  
(LYON ESTATES)**

**ColFin WLH Land Acquisitions, LLC,**  
a Delaware limited liability company

By:   
Mark M. Hedsrom  
Vice President

ASSESSOR'S  
COPY