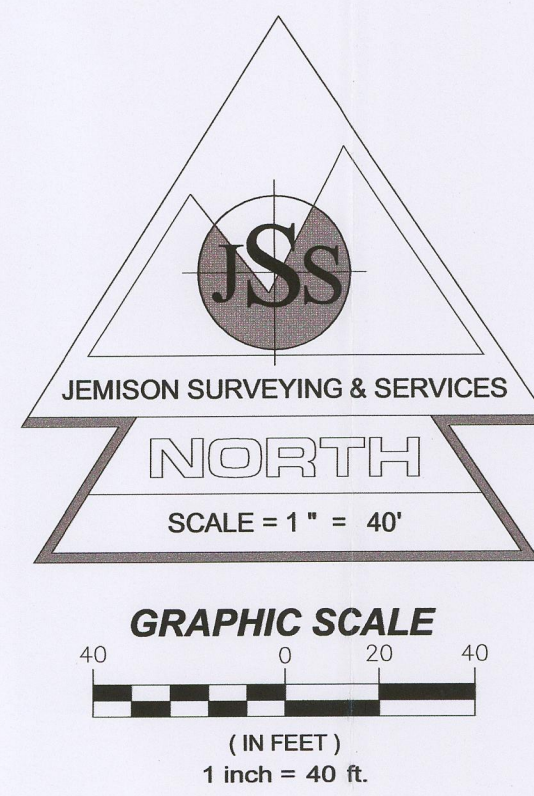




LEGEND	
(E)	EXISTING DISTANCE PER DEED
P.O.C.	POINT OF COMMENCEMENT
---	BOUNDARY LINES OF SUBJECT PROPERTIES
---	NEW BOUNDARY LINE PER THIS MAP
---	STREET CENTERLINE
---	SECTION LINE
---	EXISTING BLOCK WALL
---	EXISTING BUILDING
---	EDGE OF EXISTING EASEMENT

EASEMENTS WITHIN TRANSFERRED LAND

- 1) AN EASEMENT TOGETHER WITH RIGHTS INCIDENTAL THERETO, AS RESERVED IN THE DEED, RECORDED OCTOBER 27, 1965 IN BOOK 668 AS DOCUMENT NO. 537059, OFFICIAL RECORDS.
AFFECTS PARCELS: 162-04-802-002
162-04-802-003
162-04-802-004
162-04-802-005

- 20.00' UNION PACIFIC RAIL ROAD EASEMENT. EASEMENT TO REMAIN UNCHANGED.
- 2) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: NEVADA POWER COMPANY, A NEVADA CORPORATION
PURPOSE: POWER LINES
RECORDED: JANUARY 14, 2008
BOOK: 20080114 DOC/INST. NO. 02567 OF OFFICIAL RECORDS
AFFECTS PARCELS: 162-04-802-002
162-04-802-003
162-04-802-004

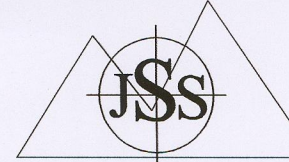
- BLANKET EASEMENT COVERING ENTIRE PROPERTIES. DEFINED BY METES AND BOUNDS NOT PROPERTY LINES.
- 3) THE TERMS, COVENANTS AND PROVISIONS OF THAT CERTAIN ACCESS TO EQUIPMENT AGREEMENT EXECUTED BY AND BETWEEN NEVADA POWER COMPANY, A NEVADA CORPORATION AND BELL REAL ESTATE, LLC RECORDED MARCH 28, 2008 IN BOOK 20080328 DOC/INST. NO. 03308 OF OFFICIAL RECORDS, AND THE EFFECT OF ANY FAILURE TO COMPLY WITH THE SAME.
AFFECTS PARCELS: 162-04-802-002
162-04-802-003
162-04-802-004

- BLANKET EASEMENT COVERING ENTIRE PROPERTIES. DEFINED BY METES AND BOUNDS NOT PROPERTY LINES.

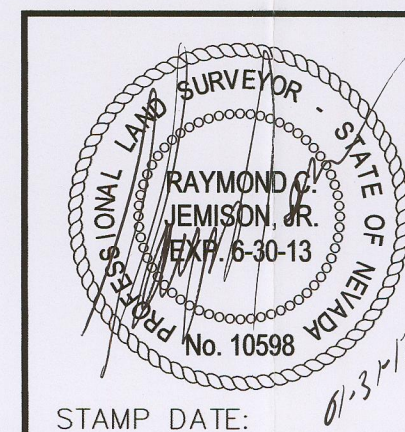
SITE PLAN TO ACCOMPANY BOUNDARY LINE ADJUSTMENT

A PORTION OF THE SOUTHWEST QUARTER (SW4)
OF THE SOUTHEAST QUATER (SE4) OF SECTION 4,
TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

DATE: 11-01-2011 JOB NUMBER: 522-110815 DRAWN BY: RPS



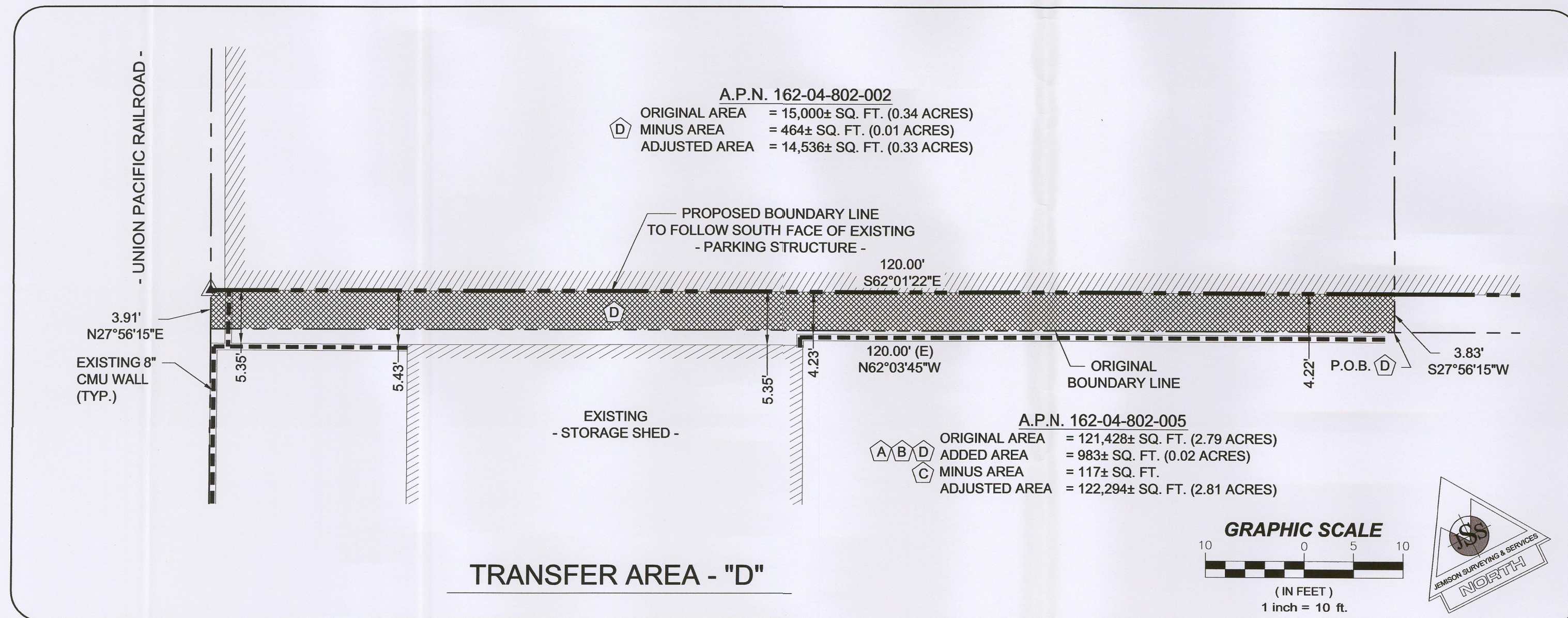
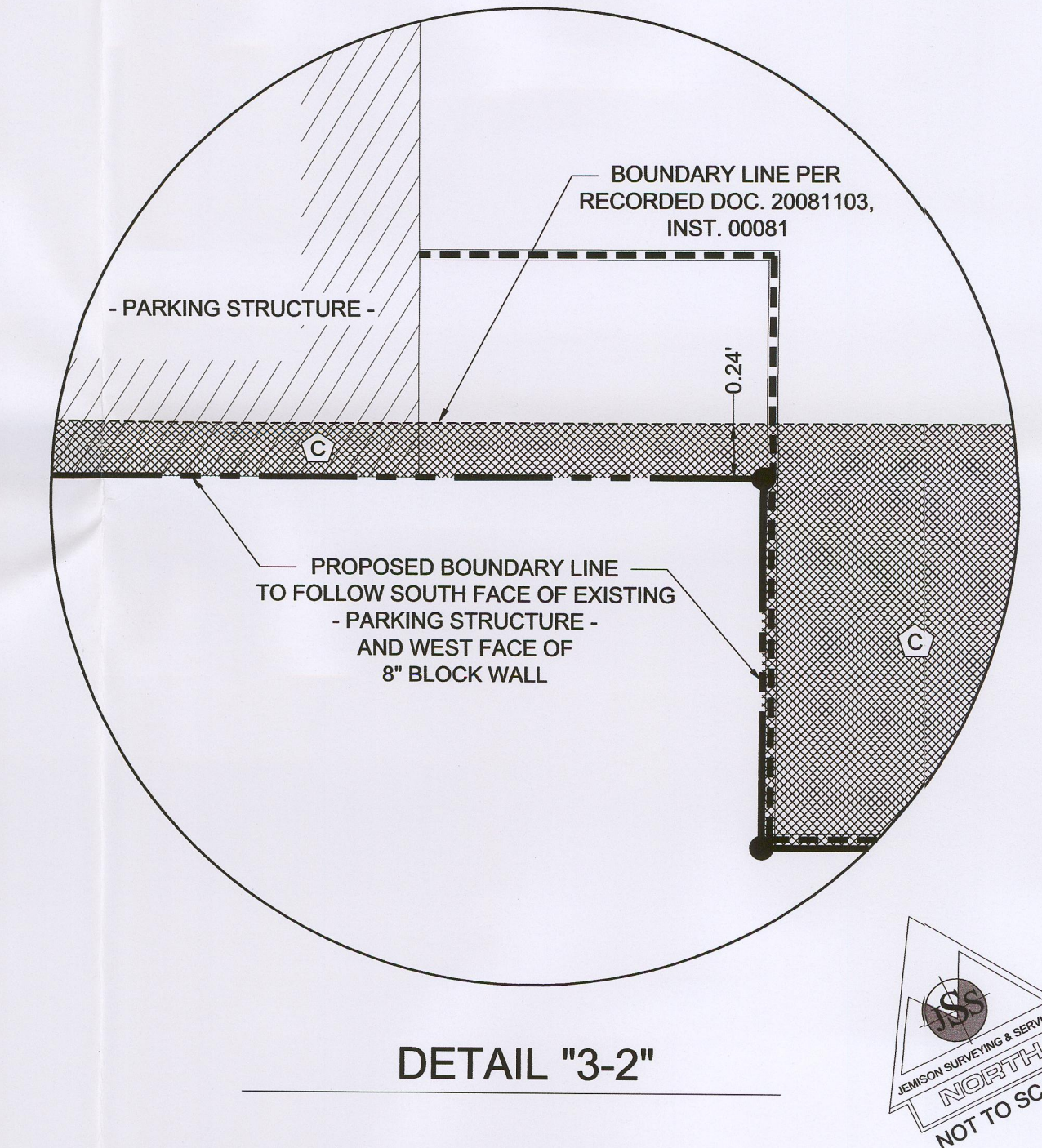
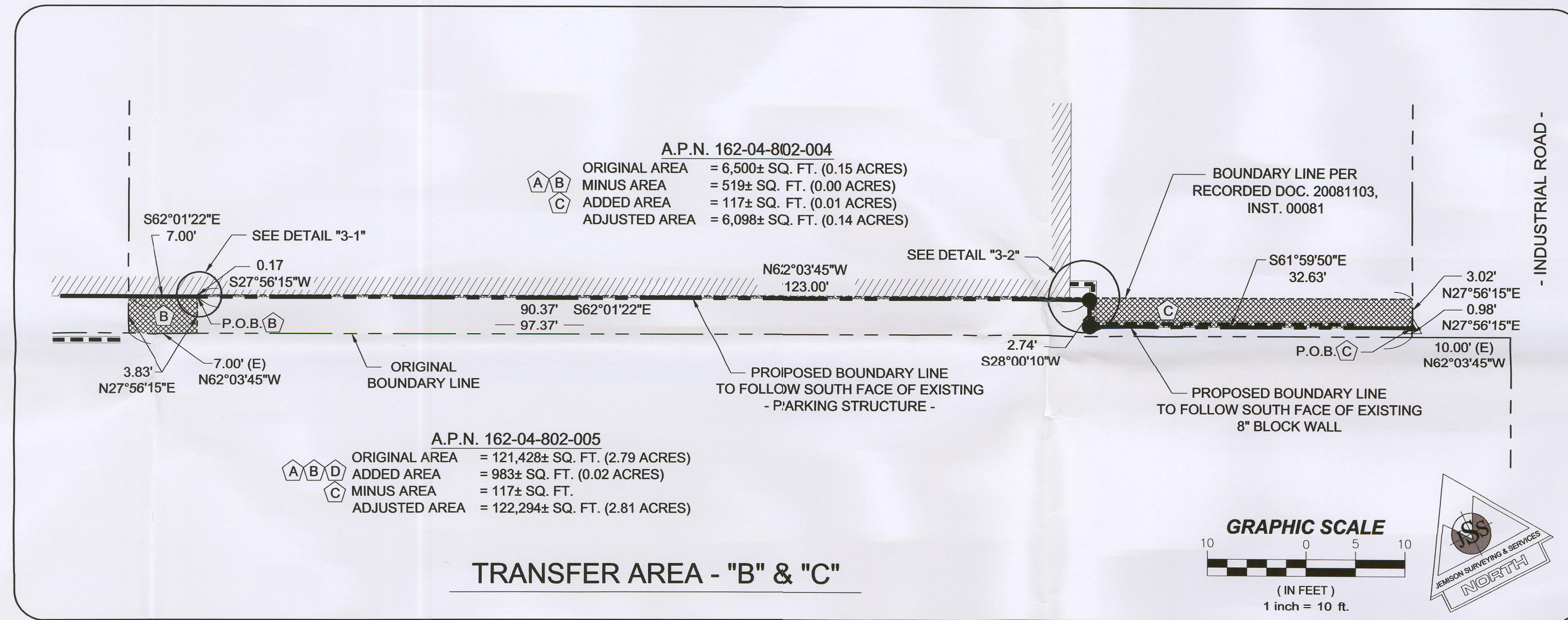
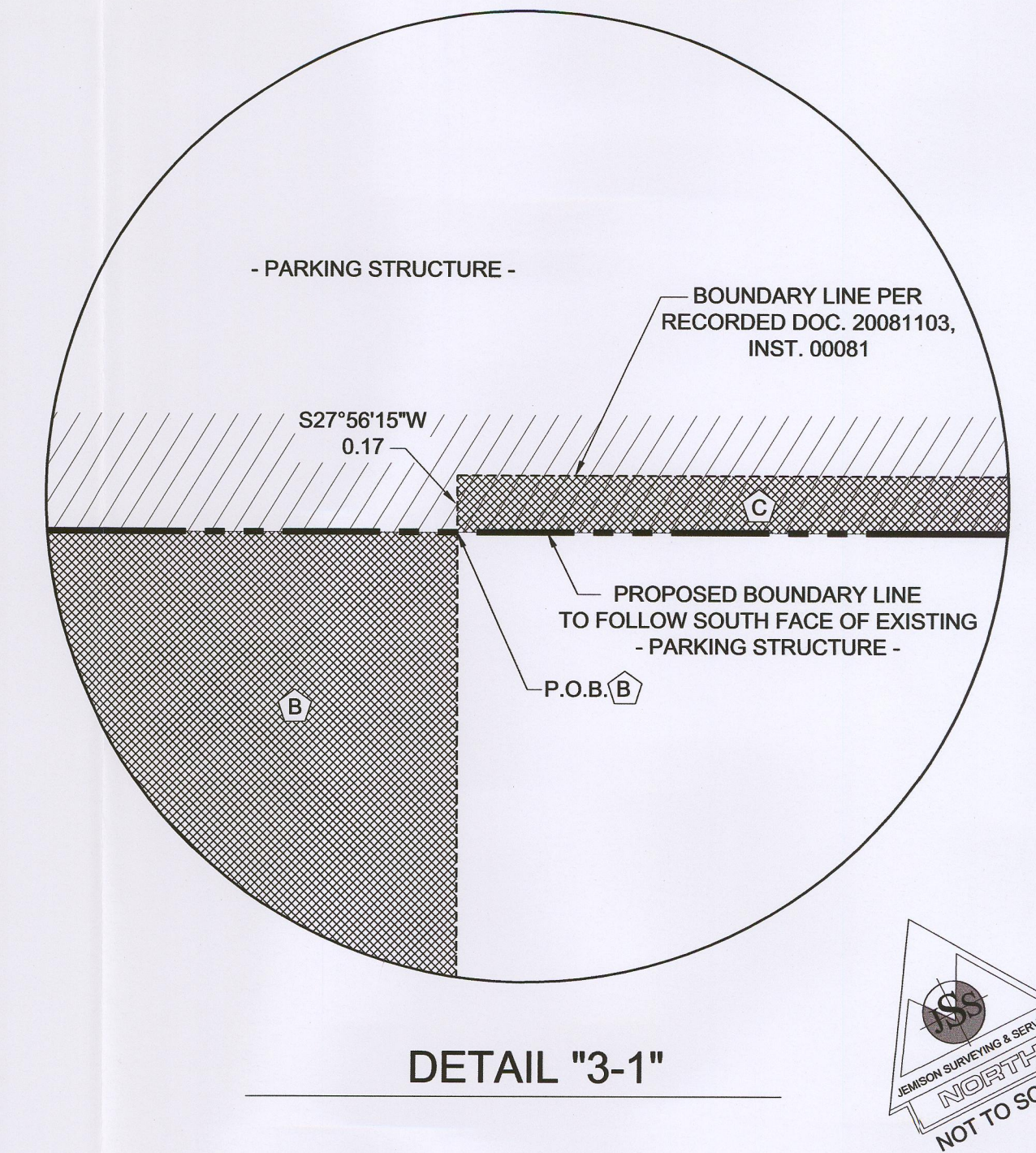
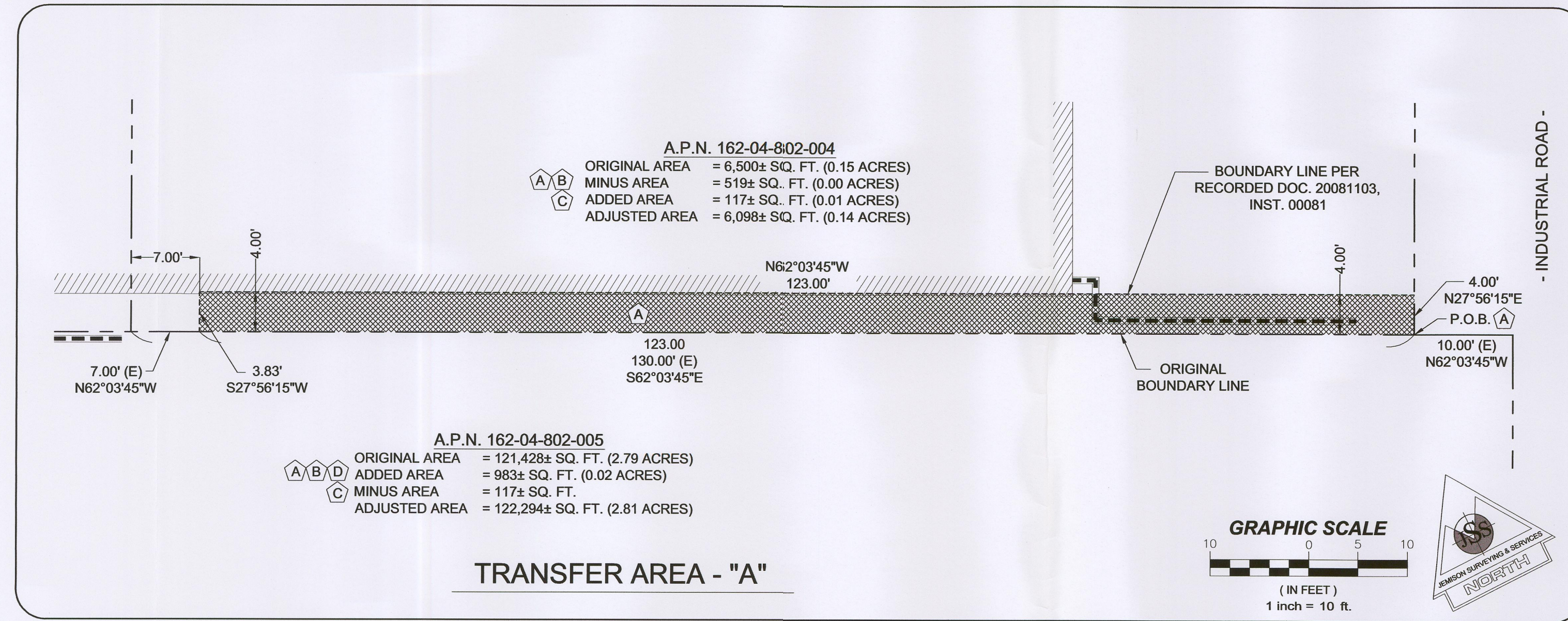
JEMISON SURVEYING & SERVICES
2690 CRIMSON CANYON DRIVE
LAS VEGAS, NEVADA, 89128
702-360-4838 FAX 702-360-4839



SHEET 1 OF 1

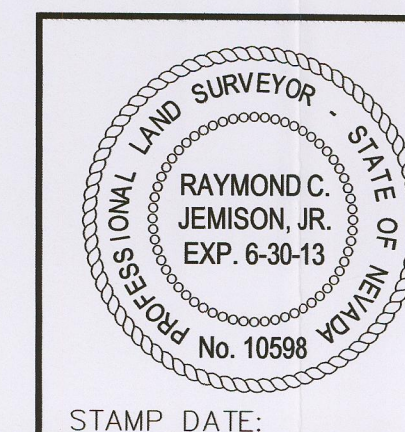
STAMP DATE: 01-31-12

RECEIVED
FEB 02 2012



LEGEND

○	FOUND MONUMENT AS NOTED	---	BOUNDARY LINES OF SUBJECT PROPERTIES
▲	SET REBAR & ALCAP PLS 10598 PER THIS MAP	---	NEW BOUNDARY LINE PER THIS MAP
●	SET NAIL & BRASS TAG PLS 10598 PER THIS MAP	---	BOUNDARY LINE OF TRANSFER AREA
(E)	EXISTING DISTANCE PER DEED	---	STREET CENTERLINE
P.O.C.	POINT OF COMMENCEMENT	---	EXISTING BLOCK WALL
(A)	AREA OF TRANSFER	---	SECTION LINE
P.O.B. (A)	POINT OF BEGINNING	---	EXISTING BUILDING
		---	LAND TO BE TRANSFERRED

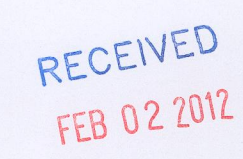


RECORD OF SURVEY
 FOR
BOUNDARY LINE ADJUSTMENT

A PORTION OF THE SOUTHWEST QUARTER (SW4)
 OF THE SOUTHEAST QUATER (SE4) OF SECTION 4,
 TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

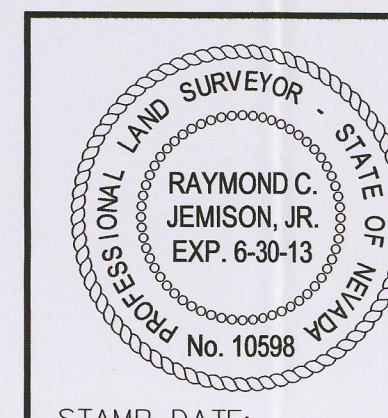
DATE: 11-01-2011 JOB NUMBER: 522-110815 DRAWN BY: RPS

JEMISON SURVEYING & SERVICES
 2690 CRIMSON CANYON DRIVE
 LAS VEGAS, NEVADA, 89128
 702-360-4838 FAX 702-360-4839



A PORTION OF THE SOUTHWEST QUARTER (SW4)
OF THE SOUTHEAST QUATER (SE4) OF SECTION 4,
TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

DATE: 11-01-2011	JOB NUMBER: 522-110815	DRAWN BY: RPS
------------------	------------------------	---------------



STAMP DATE:

JEMISON SURVEYING & SERVICES
2690 CRIMSON CANYON DRIVE
LAS VEGAS, NEVADA, 89128
702-360-4838 FAX 702-360-4839

OWNERS CERTIFICATE

_____ OF BELL REAL ESTATE, LLC AND
_____ OF SHOEN FAMILY, LLC,
DO HEREBY CERTIFY THAT WE ARE THE RESPECTIVE OWNERS OF THE LANDS
SHOWN HEREON, THAT WE HAVE CAUSED A BOUNDARY LINE ADJUSTMENT SURVEY
TO BE PERFORMED AS INDICATED HEREON, AND THAT WE HAVE EXAMINED AND
APPROVED THIS MAP AND CONSENT TO AND AUTHORIZE ITS RECORDATION.
FURTHER, WE AGREE:

TO PREPARE AND EXECUTE THE REQUIRED DOCUMENTS CREATING ANY AND ALL
EASEMENTS AS SHOWN HEREON AND TO EXECUTE ALL REQUIRED
DOCUMENTATION ABANDONING ANY EXISTING EASEMENTS AFFECTING THE LANDS
SHOWN PURSUANT TO THE PROVISIONS OF NRS 278.010 THROUGH 278.630
INCLUSIVE; AND
THAT ALL TAXES ON THE LANDS SHOWN HEREON HAVE BEEN PAID, AND ALL
LENDERS, IMPOUND ACCOUNT HOLDERS FOR PAYMENT OF TAXES, OR BOTH, HAVE
BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE TRANSFER
OF LANDS SHOWN HEREON.

BY: XXXXXXXX DATE
FOR: BELL REAL ESTATE, LLC

BY: XXXXXXXX DATE
FOR: SHOEN FAMILY, LLC

ACKNOWLEDGMENTS

1) STATE OF } SS
COUNTY OF }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS

_____ DAY OF _____,

BY _____

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE (PRINT)

MY COMMISSION EXPIRES _____

2) STATE OF } SS
COUNTY OF }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS

_____ DAY OF _____,

BY _____

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE (PRINT)

MY COMMISSION EXPIRES _____

CITY OF LAS VEGAS APPROVAL

THIS MAP HAS BEEN APPROVED FOR THE PUPOSE OF ACHIEVING A BOUNDARY LINE
ADJUSTMENT IN ACCORDANCE WITH THE PROVISIONS OF NRS 278.010 TO 278.630,
INCLUSIVE ON THIS _____ DAY OF _____, 20____.

DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

ALLEN R. RIEKKI PLS NO. 12469
CITY SURVEYOR
CITY OF LAS VEGAS

BASIS OF BEARING

N 27°56'15" E BEING THE BEARING OF THE CENTERLINE OF INDUSTRIAL
ROAD, AS SHOWN IN FILE 07 , PAGE 35 OF SURVEYS IN THE OFFICE OF
THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

REFERENCE MAPS

R1 FILE 04, OF SURVEYS, PAGE 52
R2 FILE 06, OF PARCEL MAPS, PAGE 64
R3 FILE 07, OF SURVEYS, PAGE 35
R4 FILE 87, OF PARCEL MAPS, PAGE 87
R5 BOOK 135, OF PLATS, PAGE 64

RECORDER'S NOTE

ANY SUBSEQUENT CHANGE TO THIS MAP SHOULD BE EXAMINED AND
MAY BE DETERMINED BY THE REFERENCE TO THE COUNTY RECORDER'S
CUMULATIVE MAP INDEX. (N.R.S. 278-5695)

RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT

SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

TRANSFER AREA "A" - METES AND BOUNDS

ACREAGE TRANSFERRED FROM 162-04-802-004 TO 162-04-802-005

THAT PORTION OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER (S ¼ COR.) OF SAID SECTION 4;
THENCE NORTH 87°15'15" WEST ALONG THE SOUTH LINE OF SECTION 4 A DISTANCE OF 61.79 FEET TO A POINT; THENCE NORTH
27°56'15" EAST A DISTANCE OF 1311.23 FEET; THENCE NORTH 62°03'45" WEST A DISTANCE OF 10.00 FEET ALONG THE SOUTHERLY
LINE OF THE "CITY OF LAS VEGAS GRANT DEED" RECORDED IN BOOK 20071025, DOCUMENT NO. 02280 OF OFFICIAL RECORDS ALSO
BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 27°56'15" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF INDUSTRIAL ROAD, A DISTANCE OF 4.00 FEET; THENCE
NORTH 62°03'45" WEST, A DISTANCE OF 123.00 FEET; THENCE SOUTH 27°56'15" WEST, A DISTANCE OF 4.00 FEET; THENCE SOUTH
62°03'45" EAST, A DISTANCE OF 123.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 492± SQ. FEET. OR 0.01± ACRES.

RECORDED AS DOCUMENT # 20081103, INSTRUMENT # 00081

TRANSFER AREA "B" - METES AND BOUNDS

ACREAGE TRANSFERRED FROM 162-04-802-004 TO 162-04-802-005

THAT PORTION OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER (S ¼ COR.) OF SAID SECTION 4;
THENCE NORTH 87°15'15" WEST ALONG THE SOUTH LINE OF SECTION 4 A DISTANCE OF 61.79 FEET TO A POINT; THENCE NORTH
27°56'15" EAST A DISTANCE OF 1311.23 FEET; THENCE NORTH 62°03'45" WEST A DISTANCE OF 10.00 FEET ALONG THE SOUTHERLY
LINE OF THE "CITY OF LAS VEGAS GRANT DEED" RECORDED IN BOOK 20071025, DOCUMENT NO. 02280 OF OFFICIAL RECORDS;
THENCE NORTH 27°56'15" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF INDUSTRIAL ROAD, A DISTANCE OF 4.00 FEET; THENCE
NORTH 62°03'45" WEST, A DISTANCE OF 123.00 FEET; THENCE SOUTH 27°56'15" WEST, A DISTANCE OF 0.17 FEET TO A POINT ON THE
FACE OF AN EXISTING PARKING GARAGE ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 27°56'15" WEST, A DISTANCE OF 3.83 FEET; THENCE NORTH 62°03'45" WEST, A DISTANCE OF 7.00 FEET;
THENCE NORTH 27°56'15" EAST, A DISTANCE OF 3.83 FEET TO A POINT OF THE FACE OF AN EXISTING PARKING STRUCTURE;
THENCE SOUTH 62°01'22" EAST ALONG THE FACE OF SAID PARKING STRUCTURE, A DISTANCE OF 7.00 TO THE TRUE POINT OF
BEGINNING.

CONTAINING 27± SQ. FEET. OR 0.00± ACRES.

RECORDED AS DOCUMENT # _____, INSTRUMENT # _____

TRANSFER AREA "C" - METES AND BOUNDS

ACREAGE TRANSFERRED FROM 162-04-802-005 TO 162-04-802-004

THAT PORTION OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER (S ¼ COR.) OF SAID SECTION 4;
THENCE NORTH 87°15'15" WEST ALONG THE SOUTH LINE OF SECTION 4 A DISTANCE OF 61.79 FEET TO A POINT; THENCE NORTH
27°56'15" EAST A DISTANCE OF 1311.23 FEET; THENCE NORTH 62°03'45" WEST A DISTANCE OF 10.00 FEET ALONG THE SOUTHERLY
LINE OF THE "CITY OF LAS VEGAS GRANT DEED" RECORDED IN BOOK 20071025, DOCUMENT NO. 02280 OF OFFICIAL RECORDS;
THENCE NORTH 27°56'15" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF INDUSTRIAL ROAD, A DISTANCE OF 0.98 FEET TO THE
TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 27°56'15" EAST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 3.02 FEET, THENCE NORTH
62°03'45" WEST, A DISTANCE OF 123.00 FEET; THENCE SOUTH 27°56'15" WEST, A DISTANCE OF 0.17 FEET TO A POINT ON THE FACE
OF AN EXISTING PARKING STRUCTURE; THENCE SOUTH 62°01'22" EAST ALONG THE FACE OF SAID PARKING STRUCTURE, A
DISTANCE OF 97.37 FEET TO A POINT ON THE FACE OF AN EXISTING BLOCK WALL; THENCE SOUTH 28°00'10" WEST, A DISTANCE OF
2.74 FEET TO THE ANGLE POINT ON THE FACE OF SAID BLOCK WALL; THENCE CONTINUING ALONG SAID BLOCK WALL SOUTH
61°59'50" EAST, A DISTANCE OF 32.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF INDUSTRIAL ROAD ALSO BEING THE
TRUE POINT OF BEGINNING.

CONTAINING 117± SQ. FEET. OR 0.00± ACRES.

RECORDED AS DOCUMENT # _____, INSTRUMENT # _____

TRANSFER AREA "D" - METES AND BOUNDS

ACREAGE TRANSFERRED FROM 162-04-802-002 TO 162-04-802-005

THAT PORTION OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER (S ¼ COR.) OF SAID SECTION 4;
THENCE NORTH 87°15'15" WEST ALONG THE SOUTH LINE OF SECTION 4 A DISTANCE OF 61.79 FEET TO A POINT; THENCE NORTH
27°56'15" EAST A DISTANCE OF 1311.23 FEET; THENCE NORTH 62°03'45" WEST A DISTANCE OF 10.00 FEET ALONG THE SOUTHERLY
LINE OF THE "CITY OF LAS VEGAS GRANT DEED" RECORDED IN BOOK 20071025, DOCUMENT NO. 02280 OF OFFICIAL RECORDS;
THENCE CONTINUING NORTH 62°03'45" WEST, A DISTANCE OF 130.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 62°03'45" WEST, A DISTANCE OF 120.00 FEET TO A POINT ON THE FACE OF THE EASTERLY
RIGHT-OF-WAY OF UNION PACIFIC RAILROAD; THENCE NORTH 27°56'15" WEST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE
OF 3.91 FEET; THENCE SOUTH 62°01'22" EAST ALONG THE FACE OF AN EXISTING PARKING STRUCTURE, A DISTANCE OF 120.00
FEET; THENCE SOUTH 27°56'15" WEST, A DISTANCE OF 3.83 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 464± SQ. FEET. OR 0.01± ACRES.

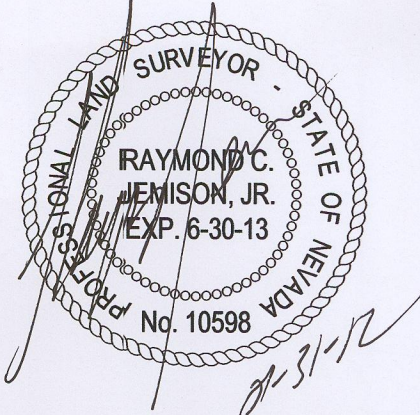
RECORDED AS DOCUMENT # _____, INSTRUMENT # _____

SURVEYOR'S CERTIFICATE

I, RAYMOND C. JEMISON, JR., A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A FIELD SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF BELL
REAL ESTATE, LLC, AND IS SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHWEST QUARTER (SW4) OF THE SOUTHEAST QUARTER (SE4) OF
SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON
OCTOBER 31, 2011.
- THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630
INCLUSIVE, OR ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE LOCAL
GOVERNMENT GAVE ITS FINAL APPROVAL.
- ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN
DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF
RECORD AS REQUIRED BY NRS 625.340.

RAYMOND C. JEMISON, JR.
PROFESSIONAL LAND SURVEYOR
NEVADA REG. NO. 10598



TRANSFER AREAS

	AREA	FROM A.P.N.	TO A.P.N.
A	492± SQ. FT.	162-04-802-004	162-04-802-005
B	27± SQ. FT.	162-04-802-004	162-04-802-005
C	117± SQ. FT.	162-04-802-005	162-04-802-004
D	464± SQ. FT.	162-04-802-002	162-04-802-005

ADJUSTED AREAS

	A.P.N. 162-04-802-002
ORIGINAL AREA	= 15,000.0 SQ. FT. (0.34 ACRES)
MINUS AREA	= 464.3 SQ. FT. (0.01 ACRES)
ADJUSTED AREA	= 14,535.7 SQ. FT. (0.33 ACRES)

	A.P.N. 162-04-802-004
ORIGINAL AREA	= 6,500.0 SQ. FT. (0.15 ACRES)
MINUS AREA	= 519± SQ. FT. (0.00 ACRES)
ADDED AREA	= 117± SQ. FT. (0.01 ACRES)
ADJUSTED AREA	= 6,098± SQ. FT. (0.14 ACRES)

	A.P.N. 162-04-802-005
ORIGINAL AREA	= 121,428± SQ. FT. (2.79 ACRES)
ADDED AREA	= 983± SQ. FT. (0.02 ACRES)
MINUS AREA	= 117± SQ. FT.
ADJUSTED AREA	= 122,294± SQ. FT. (2.81 ACRES)

RECORD OF SURVEY

FOR

BOUNDARY LINE ADJUSTMENT

A PORTION OF THE SOUTHWEST QUARTER (SW4)
OF THE SOUTHEAST QUARTER (SE4) OF SECTION 4,
TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

DATE: 11-01-2011

JOB NUMBER: 552-110815

DWG NAME: RPS



JEMISON SURVEYING & SERVICES
2690 CRIMSON CANYON DRIVE
LAS VEGAS, NEVADA, 89128
702-360-4838 FAX 702-360-4839

INSTRUMENT NO. _____
OFFICIAL RECORDS
BOOK NO. _____

FILED AT THE REQUEST OF
BELL REAL ESTATE, LLC

DATE _____ AT _____

FILE _____ PAGE _____

OF

RECORD OF SURVEY
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY
RECORDER

FEE \$ _____ DEPUTY _____



DEPARTMENT OF PLANNING

BOUNDARY LINE ADJUSTMENT 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 Boundary Line Adjustment 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 Boundary Line Adjustment 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 Boundary Line Adjustment.

☒ **DEED & LEGAL DESCRIPTION:** In order to verify ownership, a copy of the recorded deeds and related legal descriptions for the subject properties, including exhibits and attachments, are required. Deeds and all attachments must be legible.

☒ **REVISED LEGAL DESCRIPTION:** Revised legal descriptions (proposed) of the properties affected by the boundary line adjustment are required.

☒ **JUSTIFICATION LETTER:** A detailed letter that explains the purpose of the request, the intended use of the property, and any pertinent facts or circumstances of the request is required.

ALL PLANS SUBMITTED MUST BE NO SMALLER THAN 11x17 AND NO LARGER THAN 24x36.

☒ **SITE PLAN:** (2 Folded) Draw to scale and make legible: the entire subject parcel(s), all proposed and existing structures, setbacks to existing and proposed property lines, utility/maintenance easements and locations, and adjacent streets.

☒ **RECORD OF SURVEY MAP:** (2 folded copies) The Record of Survey Map must be stamped and signed by the surveyor.

FEES: \$300

☒ **ASSESSOR'S PARCEL MAP:** A copy of the Clark County Assessor's Office Parcel Number Map that is used to verify the parcel number(s) and location(s) of the subject property(ies) is required. These maps may be obtained from the Clark County Assessor's Office located at 500 S. Grand Central Parkway or through the Clark County website at (www.co.clark.nv.us).

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



DEPARTMENT OF PLANNING

Justification Letter

A **Justification Letter** explaining your application will be included in the materials sent to the Planning Commission; multiple related applications shall be addressed in a single comprehensive letter. This letter may be prepared by the applicant or a representative. The following format is provided to assist in the preparation of this letter.

Issue –

Please describe in detail the request and the intended use of the property

Information –

Please provide the following information and any other that will assist the Planning Commission in making their decision:

- # of employees/residents
- Hours of operation
- Any existing similar uses owned or operated by the applicant and their location
- Any required state licenses specific to the use requested

<i>Sustainability (if applicable – if yes, please explain)</i>	<i>Yes</i>	<i>No</i>
Will this project participate in the City of Las Vegas Green Building Program? (Newly constructed buildings are eligible; find on the web at: http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm .)		
Will this project be constructed to LEED or other equivalent standards?		
Will this project utilize alternative energy sources or water savings measures? (Examples: solar, wind, xeriscape)		
Is there connectivity to adjacent parcels? (Automobile or pedestrian)		
Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)? (Walkable communities allow residents to access community amenities needed to conduct routine activities of daily life within a ½ mile.)		
Is the project using any means of sustainable construction? (Examples: Covered parking, light color palate, building orientation, etc.)		
Will this project meet the intent of the Urban Forestry Initiative? (Is there a landscape waiver requested that will result in the loss of tree canopy coverage?)		
Will the project provide any bicycle parking?		
Will the project provide any electric vehicle recharging stations?		

Findings –

Please describe in detail how the project meets/supports existing City regulations (please see back of document for **Determinations of Approval for applications per Title 19.18**)

The Justification Letter must have original signature of named owner, applicant or representative from SOFI & identified as such.

RECEIVED
FEB 02 2012

General Plan Amendment Determinations

In order to approve a proposed General Plan Amendment, the Planning Commission and City Council must determine that:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation; and
4. The proposed amendment conforms to other applicable adopted plans and policies.

Rezoning Determinations

In order to approve a proposed rezoning, the Planning Commission or City Council must determine that:

1. The proposal conforms to the General Plan.
2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Criteria for Site Development Plans

The review of Site Development Plans is intended to ensure that:

1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Special Use Permit Determinations

1. In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:

- a. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan;
- b. The subject site is physically suitable for the type and intensity of land use being proposed;
- c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and
- d. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Variance - Determinations

1. In order to recommend approval of, or to approve a Variance application, the Planning Commission or City Council must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Subsection 2 below.
2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

Vacation

Following the public hearing, the Planning Commission shall take final action on the petition. If the Planning Commission is satisfied that the public will not be materially injured by the proposed vacation, it may order the easement or government patent reservation vacated. The Planning Commission may make the order conditional, and the order shall become effective only upon the fulfillment of the conditions prescribed. In the case of the a government patent reservation, the order may take the form of a relinquishment of interest or its equivalent, and the order shall be treated as an order of vacation under the provisions of this Chapter.



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217

Fax (702) 804-8582

www.lasvegasnevada.gov

From: ALAN R RIEKKI, PLS - CITY SURVEYOR
To: STEVE GEBEKE - DEPARTMENT OF PLANNING
STEVE SWANTON - DEPARTMENT OF PLANNING
BELL REAL ESTATE L L C - % B BELL
SHOEN FAMILY L L C
SHOEN FAMILY L L C
RAYMOND JEMISON - JS & S
CC: BART ANDERSON, P.E. - Engineering Project Manager

Date: February 23, 2012

RE: **BOUNDARY LINE ADJUSTMENT 44517 - BELL REAL ESTATE LLC/SHOEN FAMILY LLC**

Attached is a redlined drawing delineating comments for the above map. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

482817 CURRENT PL Status: Conditional Approval February 23, 2012

If you have any questions regarding the following Planning comments please call 229-6301

The Planning and Development Department staff has administratively approved your request for a Boundary Line Adjustment, subject to the change noted below to be addressed in the original Mylar submitted for signatures.

1. On the cover sheet, enter the file number "BLA-44517" above the signature block in the lower right-hand corner.
2. Revise the City of Las Vegas Approval signature line for the Department of Planning to:

Flinn Fagg, AICP Date
Director of Planning
City of Las Vegas, Nevada

482818 SURVEY Status: Conditional Approval February 09, 2012

If you have any questions regarding the following Survey comments please call 229-6217

Please correct the section number in the Sub-Header of the title.

Please consider removing the acreage notations on the transfer deeds. There appears to be a discrepancy with one of the calls in Transfer Area C as marked and also on Sheet 3.

Please check a discrepancy in the bearing in Transfer Area D as marked.

Please correct all spelling and typographical errors, typos, or omissions as shown on the redlines.

End of Comments.

A.



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Record of Survey - Boundary Line Adjustment
Project Address (Location) 2124, 2112 & 2114 Industrial Road
Project Name Whittlesea Bell Proposed Use Storage
Assessor's Parcel #(s) 162-048-02-004, 002 & 005 Ward #
General Plan: existing X proposed Zoning: existing X proposed
Commercial Square Footage N/A Floor Area Ratio N/A
Gross Acres Lots/Units 3 Density
Additional Information

PROPERTY OWNER Shoen Family LLC Contact Brad Shoen
Address 143 So. Cedros Ave., Suite C-201 Phone: 8587931517 Fax: 8587931587
City Solana Beach State CA Zip 92075
E-mail Address BShoen@msn.com

APPLICANT Shoen Family LLC Contact Brad Shoen
Address 143 So. Cedros Ave., Suite C-201 Phone: 8587931517 Fax: 8587931587
City Solana Beach State CA Zip 92075
E-mail Address BShoen@msn.com

REPRESENTATIVE J.S. & S. Inc. Contact Raymond Jemison PLS
Address 2690 Crimson Canyon Drive Phone: (702) 360-4838 Fax: (702) 360-4839
City Las Vegas State Nevada Zip 89128
E-mail Address jss@jemisonsurveying.com

Property Owner Signature* Brad Shoen

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

Print Name Brad Shoen

Subscribed and sworn before me

This 2ND day of FEBRUARY, 20 12.

Karen Rochambeau

Notary Public in and for said County and State



OFFICIAL SEAL
KAREN ROCHAMBEAU
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1906441
SAN DIEGO COUNTY
MY COMM. EXP. OCT. 2, 2014

FOR DEPARTMENT USE ONLY

Case #	<u>BLA-44517</u>
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Record of Survey - Boundary Line Adjustment

Project Address (Location) 2124, 2112 & 2114 Industrial Road

Project Name Whittlesea Bell

Proposed Use Storage

Assessor's Parcel #(s) 162-048-02-004, 002 & 005

Ward #

General Plan: existing X proposed Zoning: existing X proposed

Commercial Square Footage N/A Floor Area Ratio N/A

Gross Acres Lots/Units 3 Density

Additional Information

PROPERTY OWNER Shoen Family LLC

Contact Brad Shoen

Address 143 So. Cedros Ave., Suite C-201

Phone: 8587931517 Fax: 8587931587

City Solana Beach

State CA Zip 92075

E-mail Address BShoen@msn.com

APPLICANT Shoen Family LLC

Contact Brad Shoen

Address 143 So. Cedros Ave., Suite C-201

Phone: 8587931517 Fax: 8587931587

City Solana Beach

State CA Zip 92075

E-mail Address BShoen@msn.com

REPRESENTATIVE J.S. & S. Inc.

Contact Raymond Jemison PLS

Address 2690 Crimson Canyon Drive

Phone: (702) 360-4838 Fax: (702) 360-4839

City Las Vegas

State Nevada Zip 89128

E-mail Address jss@jemisonsurveying.com

Property Owner Signature* Brad Shoen

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

Print Name Brad Shoen

Subscribed and sworn before me

This 2ND day of FEBRUARY, 20 12.

Karen Rochambeau

RECEIVED

Notary Public in and for said County and State

FEB 02 2012



OFFICIAL SEAL
KAREN ROCHAMBEAU
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1906441
SAN DIEGO COUNTY
MY COMM. EXP. OCT. 2, 2014

FOR DEPARTMENT USE ONLY

Case #

BLA-44517

Meeting Date:

Total Fee: \$300.00

Date Received: 2/2/12

Received By: M. K. Howe

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

f:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Record Of Survey- Boundary Line Adjustment
 Project Address (Location) 2124, 2112 & 2114 Industrial Road
 Project Name Whittlesea Bell Proposed Use Storage
 Assessor's Parcel #(s) 162-048-02-004, 002 & 005 Ward #
 General Plan: existing X proposed Zoning: existing X proposed
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres N/A Lots/Units 3 Density
 Additional Information

PROPERTY OWNER Bell Real Estate, LLC Contact Brent Bell
 Address 1900 Industrial Road Phone: (702) 386-7435 Fax: (702) 387-0096
 City Las Vegas State NV Zip 89102
 E-mail Address brent@belltransportation.com

APPLICANT Bell Real Estate, LLC Contact Brent Bell
 Address 1900 Industrial Road Phone: (702) 386-7435 Fax: (702) 387-0096
 City Las Vegas State NV Zip 89102
 E-mail Address brent@belltransportation.com

REPRESENTATIVE J.S.&S. Inc. Contact Raymond Jemison PLS
 Address 2690 Crimson Canyon Drive Phone: 360-4838 Fax: 360-4839
 City Las Vegas State Nevada Zip 89129
 E-mail Address jss@jemisonsurveying.com

Property Owner Signature Brent Bell

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

Print Name BRENT BELL

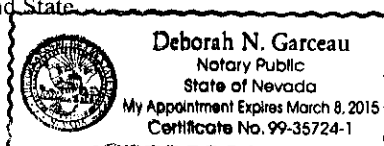
Subscribed and sworn before me

This 23rd day of January, 20 12

Deborah N. Garceau

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>BLA-44517</u>
Meeting Date:	<u>-</u>
Total Fee:	<u>\$300.00</u>
Date Received:	<u>2/2/12</u>
Received By:	<u>M. Howe</u>

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

E:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **BLA-44517** APN: 162-04-802-002 & 004

Name of Property Owner: Bell Real Estate, LLC

Name of Applicant: Brent Bell

Name of Representative: Raymond Jemison (J.S. & S. Inc.)

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: N/A

Partner(s): N/A N/A

APN: 162-04-802-002 & 004

Signature of Property Owner: 

Print Name: Brent Bell

Subscribed and sworn before me

This 23rd day of January, 2012

Deborah N. Garceau

Notary Public in and for said County and State



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FEB 02 2012



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **BLA-44517** APN: 162-04-802-005

Name of Property Owner: Shoen Family LLC

Name of Applicant: _____

Name of Representative: Raymond Jemison (J.S.&S. Inc.)

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: N/A

Partner(s): N/A N/A

APN: 162-04-802-005

Signature of Property Owner: Bradley S. Shoen

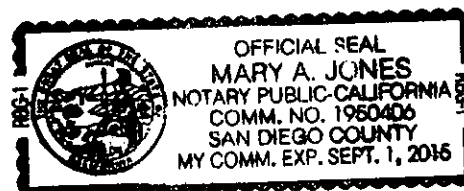
Print Name: Bradley S. Shoen, Manager

Subscribed and sworn before me

This 4th day of January, 20 12

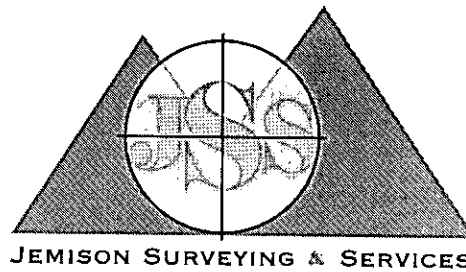
Mary A. Jones
Notary Public in and for said County and State

San Diego County, California



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Justification letter

City of Las Vegas

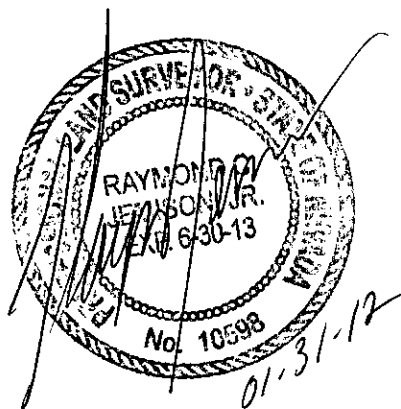
Reference: **APN's 162-04-802-002, 004 & 005**

This letter will serve as the "Justification Letter" submitted concurrently with the Application/Petition Form for the Record of Survey- Boundary Line Adjustment submittal requirements.

The reason for this Record of Survey- Boundary Line Adjustment (ROS-BLA) is to:

- 1) Physically establish the boundary of the above referenced Parcels.
- 2) Officially map, monument and record referenced boundaries
- 3) Clarify any and all ambiguities that exist in the Chain of Title
- 4) Satisfy any code requirements and regulations by the City of Las Vegas.

There is no proposed new development on these Parcels at this time. If you have any questions or concerns, feel free to contact me at your convenience.



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BLA-44517

19-1

Inst #: 201106150004581
Fees: \$21.00 N/C Fee: \$25.00
RPTT: \$0.00 Ex: #001
06/15/2011 09:26:36 AM
Receipt #: 813057
Requestor:
LARRY LAMOREUX (LEGAL WINGS
Recorded By: OSA Pgs: 9
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN: 162-04-802-005
162-04-802-004

MAIL TAX STATEMENT TO:
GRANTEES ADDRESS:
SHOEN FAMILY LLC - Series I
143 S. Cedros Ave, No C-201
Solana Beach, CA 92075-1999

GRANT BARGAIN and SALE DEED

20
THIS INDENTURE WITNESSETH: That SHOEN FAMILY, LLP, aka SHOEN FAMILY LIMITED PARTNERSHIP, without consideration, does hereby Grant, Bargain, Sell and Convey to SHOEN FAMILY LLC - Series I, all Grantor's right title and interest in and to the real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED

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

WITNESS my hand this 7 day of June, 2011

GRANTOR:

Bradley S. Shoen
BRADLEY S. SHOEN,
General Partner

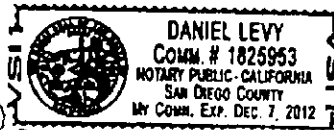
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STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

On the 7 day of June, 2011, before me the undersigned, a Notary Public in and for said State, personally appeared BRADLEY S. SHOEN, known or proven to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same in his authorized capacity.

WITNESS my hand and official seal.

Notary Public



TELESCOPIC COPY

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FEB 02 2012

EXHIBIT "A"

PARCEL 1A.

That portion of Section 4, Township 21 South, Range 61 East, M.D.B.&M., described as follows:

COMMENCING at the South Quarter corner of said Section 4;
THENCE North $87^{\circ}15'15''$ West along the South line thereof a distance of 61.79 feet to a point;
THENCE North $27^{\circ}56'15''$ East a distance of 1136.23 feet to the TRUE POINT OF BEGINNING;
THENCE continuing North $27^{\circ}56'15''$ East a distance of 175 feet to a point;
THENCE North $62^{\circ}03'45''$ West a distance of 260 feet to a point on the East line of the LA & SL (UNION PACIFIC) RAILROAD right of way, 100 feet wide;
THENCE South $27^{\circ}56'15''$ West a distance of 175 feet to a point;
THENCE South $62^{\circ}03'45''$ East a distance of 260 feet to the TRUE POINT OF BEGINNING.

RESERVING from the above described parcel a right of way and easement with the right of ingress and egress over, across and under the North-westerly 20 feet thereof for alley purposes and for the construction, operation, maintenance, repair and renewal of all types of public utilities, together with the right to construct, operate, maintain, repair and renew railroad spur tracks thereon.

THERE IS HEREBY FURTHER CONVEYED an easement and right of way for alley purposes, railroad spur tracks used and for the construction, operation, maintenance, repair and renewal of all types of public utilities with the right of ingress and egress over, across, along and under a strip of land 20 feet in width more particularly described as follows:

BEGINNING at the Southwest corner of the hereinabove described parcel;
THENCE North $27^{\circ}56'15''$ East along the East right of way line of said railroad a distance of 300 feet to a point;
THENCE South $62^{\circ}03'45''$ East a distance of 20.00 feet to a point;
THENCE South $27^{\circ}56'15''$ West a distance of 1524.92 feet to a point;
THENCE North $87^{\circ}15'15''$ West a distance of 22.10 feet to a point;
THENCE North $27^{\circ}56'15''$ East a distance of 1234.33 feet to the POINT OF BEGINNING.

THERE IS HEREBY FURTHER CONVEYED as easement and right of way for alley purposes and for the construction, operation, maintenance, repair and renewal of all types of public utilities with the right of ingress and egress over, across, and under a strip of land 20.00 feet in width more particularly described as follows:

BEGINNING at a point in the East right of way line of said railroad distant North $27^{\circ}56'15''$ East 320 feet from the Southwest corner of the hereinabove described parcel;

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THENCE South 62°03'45" East a distance of 260.00 feet to the West right of way line of Industrial Road (80 feet wide);
THENCE South 27°56'15" West a distance of 20.00 feet to a point;
THENCE North 62°03'45" West a distance of 260.00 feet to a point;
THENCE North 27°56'15" East a distance of 20.00 feet to the POINT OF BEGINNING; said easement shall become null and void in the event that a means of ingress and egress not less than 20.00 feet wide is provided for the first described easement herein granted from Industrial Road on or before the 5th day of September, 1955; said means of ingress and egress shall be located Northeasterly of the herein conveyed temporary easement and in the event that said means of ingress and egress is not granted on or before the said 5th day of September, 1955, the temporary easement granted herein shall become permanent and binding to all parties concerned.

PARCEL 1B

That portion of Section 4, Township 21 South, Range 61 East, M.D.B.&M., described as follows:

COMMENCING at the South Quarter (S 1/4) corner of said Section 4;
THENCE North 87°15'15" West along the South line thereof a distance of 61.79 feet to a point;
THENCE North 27°56'15" East a distance of 998.27 feet to a point, said point being the TRUE POINT OF BEGINNING;
THENCE continuing North 27°56'15" East a distance of 137.96 feet more or less to the Southeasterly corner of that certain parcel of land conveyed to KELBEN AND ASSOCIATES by Deed Number 277338, recorded February 16, 1962 in Book 343 of Official Records, Clark County, Nevada;
THENCE North 62°03'45" West along the South line of the aforementioned parcel of land a distance of 260 feet to the Southwesterly corner thereof, said point being on the East line of the LA & SL (UNION PACIFIC) RAILROAD right of way, 100 feet wide;
THENCE South 27°56'15" West a distance of 137.96 feet to a point;
THENCE South 62°03'45" East a distance of 260 feet to the TRUE POINT OF BEGINNING.

RESERVING from the hereinabove described parcel a right of way and easement with the right of ingress and egress over, across and under the Northwesterly 20 feet thereof for alley purposes and for the construction, operation, maintenance, repair and renewal of all types of public utilities, together with the right to construct, operate, maintain, repair and renew railroad spur tracts thereon.

THERE IS HEREBY FURTHER CONVEYED as easement and right of way for alley purposes, railroad spur tracks use and for the construction, operation, maintenance, repair and renewal of all types of public utilities with the right of ingress and egress over, across, along and under a strip of land 20 feet in width more particularly described as follows:

BEGINNING at the Southwest corner of the hereinabove described parcel;
THENCE North 27°56'15" East along the East right of way line of said railroad a distance of 437.96 feet to a point;
THENCE South 62°03'45" East a distance of 20.00 feet to a point;
THENCE South 27°56'15" West a distance of 1524.92 feet to a point;
THENCE North 87°15'15" West a distance of 22.10 feet to a point;
THENCE North 27°56'15" East a distance of 1096.37 feet to the POINT OF BEGINNING.

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THERE IS HEREBY FURTHER CONVEYED an easement and right of way for alley purposes and for the construction, operation, maintenance, repair and renewal of all types of public utilities with the right of ingress and egress over, across and under a strip of land 20.00 feet in width more particularly described as follows:

BEGINNING at a point in the East right of way line of said railroad distant North $27^{\circ}56'15''$ East 457.96 feet from the Southwest corner of the hereinabove described parcel;
THENCE South $62^{\circ}03'45''$ East a distance of 260.00 feet to the West right of way line of Industrial Road (80 feet wide);
THENCE South $27^{\circ}56'15''$ West a distance of 20.00 feet to a point;
THENCE North $62^{\circ}03'45''$ West a distance of 260.00 feet to a point;
THENCE North $27^{\circ}56'15''$ East a distance of 20.00 feet to the POINT OF BEGINNING; said easement shall become null and void in the event that a means of ingress and egress not less than 20.00 feet wide is provided for the first described easement herein granted from Industrial Road on or before the 5th day of September, 1955; said means of ingress and egress shall be located Northeasterly of the herein conveyed temporary easement and in the event that said means of ingress and egress is not granted on or before the said 5th day of September, 1955, the temporary easement granted herein shall become permanent and binding to all parties concerned.

PARCEL . 1C.

That portion of Section 4, Township 21 South, Range 61 East, M.D.B.&M., described as follows:

COMMENCING at the South Quarter corner of said Section 4;
THENCE North $87^{\circ}15'15''$ West along the South line thereof a distance of 61.79 feet to a point;
THENCE North $27^{\circ}56'15''$ East a distance of 844.20 feet to the TRUE POINT OF BEGINNING;
THENCE continuing North $27^{\circ}56'15''$ East a distance of 154.07 feet to a point; THENCE North $62^{\circ}03'45''$ West a distance of 260.00 feet to a point on the East line of the L.A. & S.L. (UNION PACIFIC) RAILROAD right of way 100 feet wide;
THENCE South $27^{\circ}56'15''$ West a distance of 154.07 feet to a point;
THENCE South $62^{\circ}03'45''$ East a distance of 260.00 feet to the TRUE POINT OF BEGINNING.

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FEB 02 2012

PARCEL 2

APN 162-04-802-004
BELL REAL ESTATE LLC
TO SHOEN FAMILY LLP
LEGAL DESCRIPTION EXHIBIT "A"
PAGE 1 OF 2
JEMISON SURVEYING AND SERVICES
JOB NO. 163-071004

THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO DESCRIBE A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DOCUMENT 20050622:04748, OFFICIAL RECORDS, GENERALLY LOCATED ON THE WESTERLY SIDE OF INDUSTRIAL ROAD APPROXIMATELY 1300 FEET NORTHEASTERLY OF SAHARA AVENUE, BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. SAID PORTION OF LAND IS BEING CONVEYED TO SHOEN FAMILY LLP BY BELL REAL ESTATE LLC AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY MOST CORNER OF SAID PARCEL OF LAND AS DESCRIBED IN DOCUMENT 20050622:04748, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF INDUSTRIAL ROAD, AN 80-FOOT DEDICATED ROAD, AND ON THE LINE COMMON WITH THE PARCEL OF LAND AS DESCRIBED IN DOCUMENT 199310288:0176, OFFICIAL RECORDS, AND COMMONLY KNOWN AS THE LANDS OF SHOEN FAMILY LLP; THENCE A STRIP OF LAND BEARING NORTH 62°03'45" WEST ALONG SAID COMMON LINE, THE WIDTH OF WHICH SHALL BE TO THE SOUTHWESTERLY FACING EXTERIOR WALL OF THE BELL REAL ESTATE PARKING GARAGE, 4 FEET DISTANT AS MEASURED PERPENDICULAR TO SAID COMMON LINE, A DISTANCE OF 140.00 FEET.

EXCEPTING THEREFROM THE NORTHWESTERLY 7 FEET AND THE SOUTHEASTERLY 10 FEET.

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FEB 02 2012

APN 162-04-802-004
BELL REAL ESTATE LLC
TO SHOEN FAMILY LLP
LEGAL DESCRIPTION EXHIBIT "A"
PAGE 2 OF 2
JEMISON SURVEYING AND SERVICES
JOB NO. 163-071004

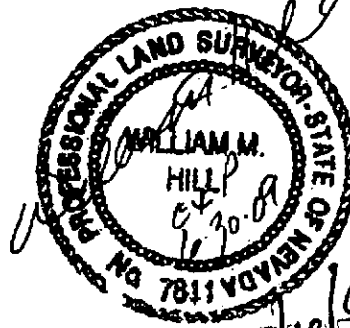
CONTAINS 560 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS

NORTH 27°56'15" EAST, BEING THE CENTER OF INDUSTRIAL ROAD (AN 80-FOOT DEDICATED STREET), BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN IN FILE 44 OF PARCEL MAPS, PAGE 15, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SEE EXHIBIT "B" ATTACHED TO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY:
WILLIAM M. HILL, NEVADA PLS NO. 7811
JEMISON SURVEYING AND SERVICES, INC.
2690 CRIMSON CANYON DRIVE
LAS VEGAS, NV 89128
(702) 360 4838



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JUN 02 2012

APN 162-04-802-004

APN
162-04-
802-005
SHOEN FAMILY LLP
DOC 199310288: 0176

APN
162-04-
802-004

APN
162-04-802
-002, 003

7.00'
ALLEY

N 62°03'45" W

10.00'
R/W

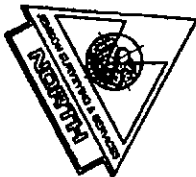
4"

140.00'

N 27°56'15" E

P.O.B.

INDUSTRIAL ROAD



SCALE: 1" = 30'

EXHIBIT B

TO ACCOMPANY LEGAL DESCRIPTION
BELL REAL ESTATE LLC TO
SHOEN FAMILY LLP

DATE:

AUGUST 1, 2008

JOB#:

163-071004

SHEET 1 OF 1

State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number(s)

- a) 162-04-802-005
- b) 162-04-802-004
- c) _____
- d) _____

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
- i) ☐ Other _____

3. Total Value/Sales Price of Property:

\$ _____

Deed in Lieu of Foreclosure Only (value of property)

\$ _____

Transfer Tax Value per NRS 375.010, Section 2:

\$ _____

Real Property Transfer Tax Due:

\$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 1

b. Explain Reason for Exemption: Transfer between affiliated entities with identical owemership

(transfer from Shoen Family Limited Partnership to Shoen Family LLC - Identical ownership)

5. Partial Interest: Percentage being transferred: 100%

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

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity ATTORNEY IN FACT

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Shoen Family Limited Partnership
Address: 143 S CEDROS AVE # C201
City: San Diego
State: California Zip: 92075-1999

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: SHOEN FAMILY LLC
Address: 143 S. CEDROS AVE #C201
City: San Diego
State: California Zip: 92075-1999

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: HARRY G. HANLEY ESQ
Address: 518 S. DECATUR
City: LV

Escrow # _____

State: NV Zip: 89107

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

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FEB 02 2012

(5)

20050622-0004748

A.P. N.: 162-04-802-004
R.P.T.T.: \$4,207.50

Escrow #05-05-3025-JJA

Mail tax bill to and
When recorded mail to:
Bell Real Estate LLC
1900 Industrial Rd.
Las Vegas, NV 89102

Fee: \$18.00 RPTT: \$4,207.50
N/C Fee: \$0.00

06/22/2005 14:10:21
T20050114062

Requestor:
NEVADA TITLE COMPANY

Frances Deane JYB
Clark County Recorder Pgs: 5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Steven E. Bramson Trustee of The Steven E. Bramson 1998 Revocable Trust, Dated December 10, 1998**, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Bell Real Estate, LLC, a Nevada Limited Liability Company** all that real property situated in the County of **Clark**, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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IN WITNESS WHEREOF, this instrument has been executed this 6th day of June, 2005

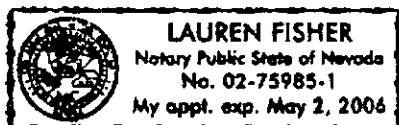
The Steven E. Bramson 1998 Revocable Trust

Steven E. Bramson, Trustee
By: Steven E. Bramson, Trustee

State of NEVADA
County of Clark

This instrument was acknowledged before me on
by Steven E. Bramson as Trustee
of The Steven E. Bramson 1998 Revocable Trust

June 6, 2005



NOTARY PUBLIC
My Commission Expires: 5-2-06

COPY

RECEIVED
FEB 02 2012

EXHIBIT "A"

THAT PORTION OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST,
M.D.B.&M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER (S 1/4 COR.) OF SAID
SECTION 4; THENCE NORTH $87^{\circ}15'15''$ WEST ALONG THE SOUTH LINE
THEREOF A DISTANCE OF 61.79 FEET TO A POINT; THENCE NORTH
 $27^{\circ}56'15''$ EAST A DISTANCE OF 1311.23 FEET TO THE TRUE POINT OF
BEGINNING; THENCE CONTINUING NORTH $27^{\circ}56'15''$ EAST A DISTANCE OF
50 FEET TO A POINT; THENCE NORTH $62^{\circ}03'45''$ WEST A DISTANCE OF 140
FEET TO A POINT; THENCE SOUTH $27^{\circ}56'15''$ WEST A DISTANCE OF 50 FEET
TO A POINT; THENCE SOUTH $62^{\circ}03'45''$ EAST A DISTANCE OF 140 FEET TO A
TRUE POINT OF BEGINNING.

RESERVING THEREFROM THE NORTHERLY 7 FEET OF THE HEREINABOVE
DESCRIBED PROPERTY FOR ALLEY PURPOSES.

SUPERVISOR'S COPY

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**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

a) 162-04-802-004

b) _____

c) _____

d) _____

2. Type of Property:

☐

a) Vacant Land

☐

c) Condo/Twnhse

☐

e) Apt. Bldg.

☐

g) Agricultural

i) Other _____

☐

b) Sgl. Fam. Residence

☐

d) 2-4 Plex

☒

f) Comm'l/Ind'l

☒

h) Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$825,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$825,000.00

Real Property Transfer Tax Due

\$4,207.50

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: Steven E. Bramson, Trustee Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: The Steven Bramson 1998 Revocable Trust

Print Name: Bell Real Estate, LLC, a Nevada limited liability company

Address: 5446 Ukiah Circle

Address: 1900 Industrial Road

City/State/Zip: Las Vegas, NV 89118

City/State/Zip: Las Vegas, NV 89102

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

Print Name: Nevada Title Company

Esc. #: 05-05-3025-JJA

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

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

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4748

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

a) 162-04-802-004
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property

\$825,000.00

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value:

\$825,000.00

Real Property Transfer Tax Due

\$4,207.50

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) 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, 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: _____ Capacity: GRANTOR/SELLER

Signature: [Signature] Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Steven Bramson 1998
Revocable Trust

Print Name: Bell Real Estate, LLC, a Nevada
limited liability company

Address: 5446 Ukiah Circle

Address: 1900 Industrial Road

City/State/Zip: Las Vegas, NV 89118

City/State/Zip: Las Vegas, NV 89102

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

Print Name: Nevada Title Company

Esc. #: 05-05-3025-JJA

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

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

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FEB 02 2012

4748

A.P.N. 162-04-802-002

FROM: BELL REAL ESTATE LLC

TO: SHOEN FAMILY LLC

PAGE 1 OF 2

LEGAL DESCRIPTION AREA "D"
EXHIBIT "A"

THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO DESCRIBE A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DOCUMENT 20000929:01022, OF OFFICIAL RECORDS, GENERALLY LOCATED 130 FEET WESTERLY OF INDUSTRIAL ROAD AND APPROXIMATELY 1311 FEET NORTHEASTERLY OF SAHARA AVENUE, BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. SAID PORTION OF LAND IS BEING CONVEYED TO SHOEN FAMILY LLC BY BELL REAL ESTATE LLC AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER (S ¼ COR.) OF SAID SECTION 4 AS SHOWN IN FILE 04 OF SURVEYS, PAGE 52, OF OFFICIAL RECORDS; THENCE NORTH 87°15'15" WEST ALONG THE SOUTH LINE OF SECTION 4 A DISTANCE OF 61.79 FEET TO A POINT, BEING THE PROJECTION OF THE WESTERLY RIGHT-OF-WAY OF INDUSTRIAL ROAD; THENCE NORTH 27°56'15" EAST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 1311.23 FEET; THENCE NORTH 62°03'45" WEST A DISTANCE OF 10.00 FEET ALONG THE SOUTHERLY LINE OF THE "CITY OF LAS VEGAS GRANT DEED" RECORDED IN BOOK 20071025, DOCUMENT NO. 02280 OF OFFICIAL RECORDS; THENCE CONTINUING NORTH 62°03'45" EAST, A DISTANCE OF 130.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 62°03'45" WEST ALONG THE SOUTHERLY BOUNDARY LINE OF THE LAND DESCRIBED IN DOCUMENT 20000929:01022, OF OFFICIAL RECORDS, A DISTANCE OF 120.00 FEET TO A POINT ON THE FACE OF THE EASTERLY RIGHT-OF-WAY OF UNION PACIFIC RAILROAD; THENCE NORTH 27°56'15" WEST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 3.91 FEET; THENCE SOUTH 62°01'22" EAST ALONG THE FACE OF AN EXISTING PARKING STRUCTURE, A DISTANCE OF 120.00 FEET;

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FEB 02 2012

A.P.N. 162-04-802-002

FROM: BELL REAL ESTATE LLC

TO: SHOEN FAMILY LLC

PAGE 2 OF 2

THENCE SOUTH 27°56'15" WEST, A DISTANCE OF 3.83 FEET TO THE TRUE POINT OF BEGINNING.

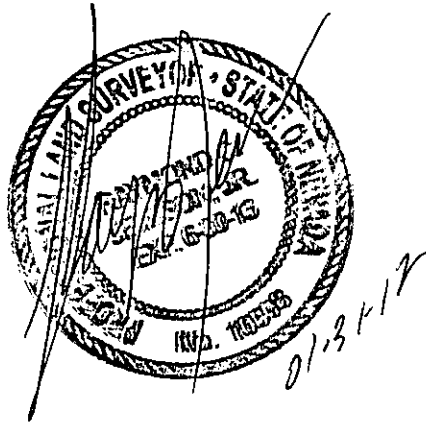
CONTAINING 464± SQ. FEET. OR 0.01± ACRES.

BASIS OF BEARINGS

NORTH 27°56'15" EAST BEING THE BEARING OF THE CENTERLINE OF INDUSTRIAL ROAD, AS SHOWN IN FILE 04 , PAGE 52 OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PREPARED BY:

RAYMOND C. JEMISON, JR., PLS NO. 10598
JEMISON SURVEYING AND SERVICES, INC.
2690 CRIMSON CANYON DR.
LAS VEGAS, NV 89128
(702) 360-4838

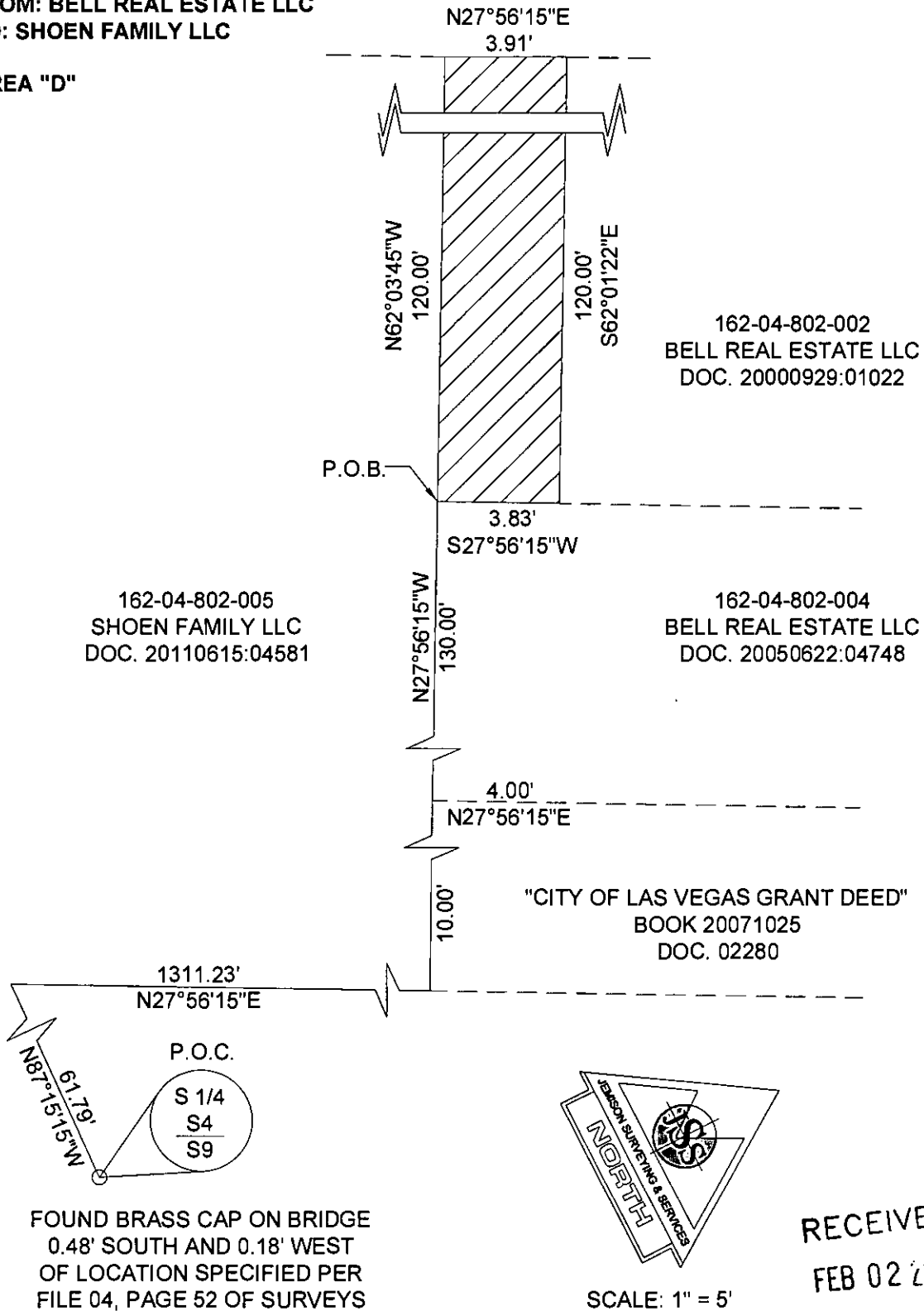


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FEB 02 2012

EXHIBIT "B"

A.P.N. 162-04-802-002
FROM: BELL REAL ESTATE LLC
TO: SHOEN FAMILY LLC

AREA "D"



A.P.N. 162-04-802-005

FROM: SHOEN FAMILY LLC

TO: BELL REAL ESTATE LLC

PAGE 1 OF 2

LEGAL DESCRIPTION AREA "C"
EXHIBIT "A"

THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO DESCRIBE A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DOCUMENT 20110615:04581, OF OFFICIAL RECORDS, GENERALLY LOCATED WESTERLY OF INDUSTRIAL ROAD AND APPROXIMATELY 1311 FEET NORTHEASTERLY OF SAHARA AVENUE, BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. SAID PORTION OF LAND IS BEING CONVEYED TO BELL REAL ESTATE LLC BY SHOEN FAMILY AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER (S ¼ COR.) OF SAID SECTION 4 AS SHOWN IN FILE 04 OF SURVEYS, PAGE 52, OF OFFICIAL RECORDS; THENCE NORTH 87°15'15" WEST ALONG THE SOUTH LINE OF SECTION 4 A DISTANCE OF 61.79 FEET TO A POINT, BEING THE PROJECTION OF THE WESTERLY RIGHT-OF-WAY OF INDUSTRIAL ROAD; THENCE NORTH 27°56'15" EAST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 1311.23 FEET; THENCE NORTH 62°03'45" WEST A DISTANCE OF 10.00 FEET ALONG THE SOUTHERLY LINE OF THE "CITY OF LAS VEGAS GRANT DEED" RECORDED IN BOOK 20071025, DOCUMENT NO. 02280 OF OFFICIAL RECORDS; THENCE NORTH 27°56'15" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF INDUSTRIAL ROAD, A DISTANCE OF 0.98 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 27°56'15" EAST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 3.02 FEET TO A POINT ON THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 20081103:00081, OF OFFICIAL RECORDS; THENCE NORTH 62°03'45" WEST ALONG THE NORTHERLY BOUNDARY OF SAID DOCUMENT, A DISTANCE OF 123.00 FEET; THENCE SOUTH 27°56'15" WEST, A DISTANCE OF 0.17 FEET TO A POINT ON THE FACE OF AN EXISTING PARKING STRUCTURE;

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A.P.N. 162-04-802-005

FROM: SHOEN FAMILY LLC

TO: BELL REAL ESTATE LLC

PAGE 2 OF 2

THENCE SOUTH 62°01'22" EAST ALONG THE FACE OF SAID PARKING STRUCTURE, A DISTANCE OF 97.37 FEET TO A POINT ON THE FACE OF AN EXISTING BLOCK WALL; THENCE SOUTH 28°00'10" WEST, A DISTANCE OF 2.74 FEET TO THE ANGLE POINT ON THE FACE OF SAID BLOCK WALL; THENCE CONTINUING ALONG SAID BLOCK WALL SOUTH 27°56'15 EAST, A DISTANCE OF 32.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF INDUSTRIAL ROAD ALSO BEING THE TRUE POINT OF BEGINNING.

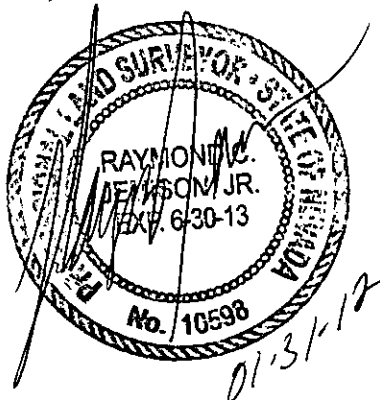
CONTAINING 117± SQ. FEET. OR 0.00± ACRES.

BASIS OF BEARINGS

NORTH 27°56'15" EAST BEING THE BEARING OF THE CENTERLINE OF INDUSTRIAL ROAD, AS SHOWN IN FILE 04 , PAGE 52 OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PREPARED BY:

RAYMOND C. JEMISON, JR., PLS NO. 10598
JEMISON SURVEYING AND SERVICES, INC.
2690 CRIMSON CANYON DR.
LAS VEGAS, NV 89128
(702) 360-4838

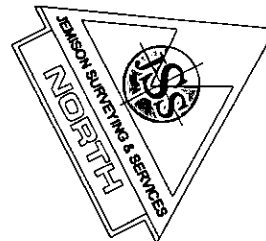
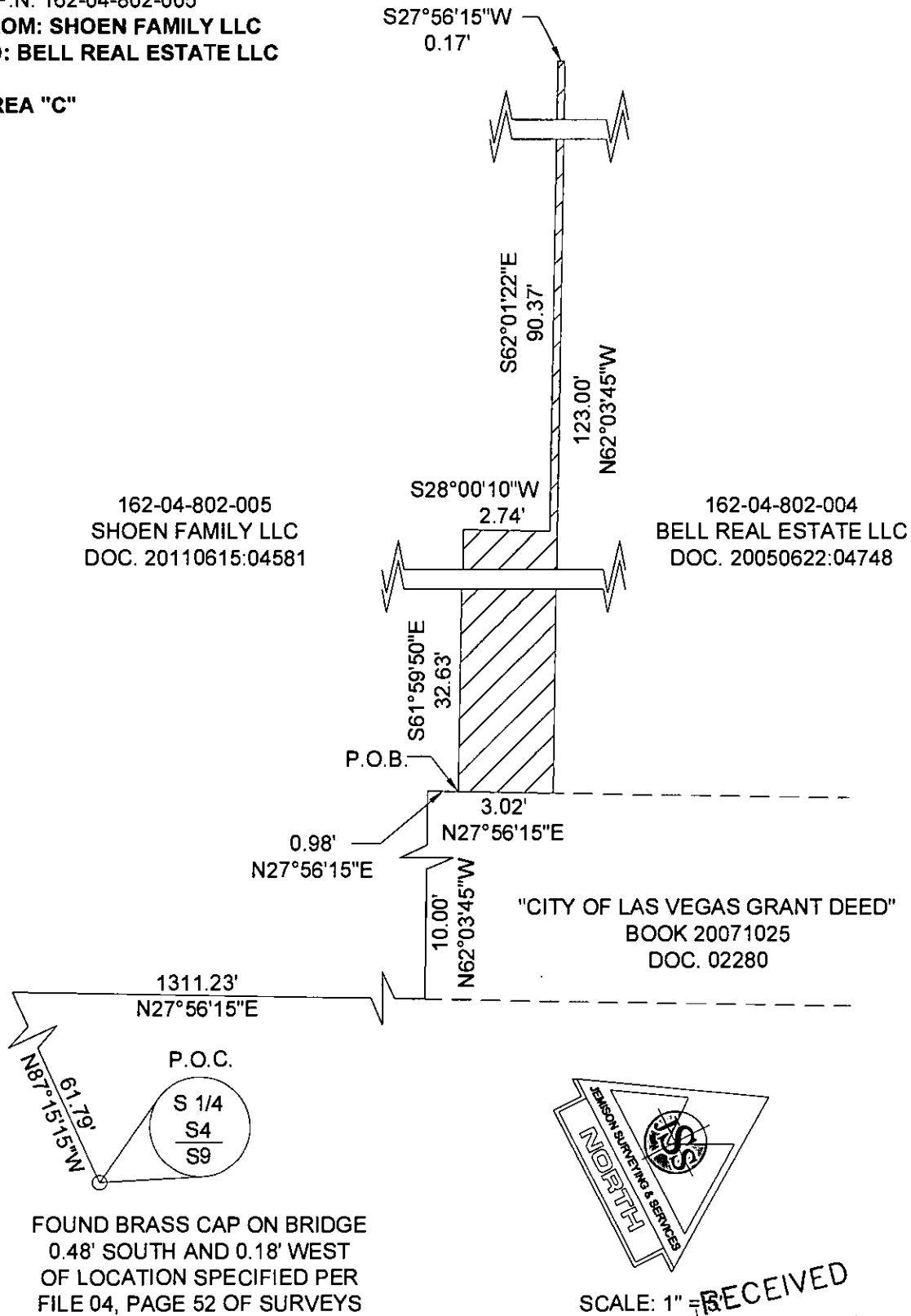


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FEB 02 2012

A.P.N. 162-04-802-005
FROM: SHOEN FAMILY LLC
TO: BELL REAL ESTATE LLC

AREA "C"

EXHIBIT "B"



SCALE: 1" = 100'
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FEB 02 2014

A.P.N. 162-04-802-004

FROM: BELL REAL ESTATE LLC

TO: SHOEN FAMILY LLC

PAGE 1 OF 2

LEGAL DESCRIPTION AREA "B"
EXHIBIT "A"

THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO DESCRIBE A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DOCUMENT 20050622:04748, OF OFFICIAL RECORDS, GENERALLY LOCATED 123 FEET WESTERLY OF INDUSTRIAL ROAD AND APPROXIMATELY 1311 FEET NORTHEASTERLY OF SAHARA AVENUE, BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. SAID PORTION OF LAND IS BEING CONVEYED TO SHOEN FAMILY LLC BY BELL REAL ESTATE LLC AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER (S ¼ COR.) OF SAID SECTION 4 AS SHOWN IN FILE 04 OF SURVEYS, PAGE 52, OF OFFICIAL RECORDS; THENCE NORTH 87°15'15" WEST ALONG THE SOUTH LINE OF SECTION 4 A DISTANCE OF 61.79 FEET TO A POINT, BEING THE PROJECTION OF THE WESTERLY RIGHT-OF-WAY OF INDUSTRIAL ROAD; THENCE NORTH 27°56'15" EAST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 1311.23 FEET; THENCE NORTH 62°03'45" WEST A DISTANCE OF 10.00 FEET ALONG THE SOUTHERLY LINE OF THE "CITY OF LAS VEGAS GRANT DEED" RECORDED IN BOOK 20071025, DOCUMENT NO. 02280 OF OFFICIAL RECORDS; THENCE NORTH 27°56'15" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF INDUSTRIAL ROAD, A DISTANCE OF 4.00 FEET; THENCE NORTH 62°03'45" WEST, A DISTANCE OF 123.00 FEET; THENCE SOUTH 27°56'15" WEST, A DISTANCE OF 0.17 FEET TO A POINT ON THE FACE OF AN EXISTING PARKING GARAGE ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 27°56'15" WEST, A DISTANCE OF 3.83 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE LAND DESCRIBED IN DOCUMENT 20050622:04748, OF OFFICIAL RECORDS; THENCE NORTH 62°03'45" WEST, A DISTANCE OF 7.00 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND AS DESCRIBED IN SAID DOCUMENT;

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FEB 02 2012

A.P.N. 162-04-802-004

FROM: BELL REAL ESTATE LLC

TO: SHOEN FAMILY LLC

PAGE 2 OF 2

THENCE NORTH 27°56'15" EAST, A DISTANCE OF 3.83 FEET TO A POINT OF THE FACE OF AN EXISTING PARKING STRUCTURE; THENCE SOUTH 62°01'22" EAST ALONG THE FACE OF SAID PARKING STRUCTURE, A DISTANCE OF 7.00 TO THE TRUE POINT OF BEGINNING.

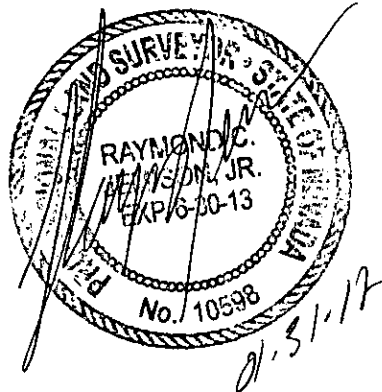
CONTAINING 27± SQ. FEET. OR 0.00± ACRES.

BASIS OF BEARINGS

NORTH 27°56'15" EAST BEING THE BEARING OF THE CENTERLINE OF INDUSTRIAL ROAD, AS SHOWN IN FILE 04 , PAGE 52 OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PREPARED BY:

RAYMOND C. JEMISON, JR., PLS NO. 10598
JEMISON SURVEYING AND SERVICES, INC.
2690 CRIMSON CANYON DR.
LAS VEGAS, NV 89128
(702) 360-4838



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FEB 02 2012

A.P.N. 162-04-802-004
FROM: BELL REAL ESTATE LLC
TO: SHOEN FAMILY LLC

STATE OF NEVADA
DECLARATION OF VALUE

20000929
01022

1. Assessor Parcel Number(s)

a) 102-04-807-002
b) 102-04-807-003
c) _____
d) _____

2. Type of Property:

a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Townhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Indl
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other

FOR RECORDERS USE ONLY
Documentation Reviewed by: _____
Type of Documentation: _____
Assessor's Tag: _____
Recording Deputy: _____

3. Total Value/Sales Price of Property

\$ SEE EXEMPTION BELOW

Deduct Assumed Liens and/or Encumbrances

(Recording information on assumed amounts: Book/Instrument # _____)

4. Taxable Value (per NRS 375.010, Section 2):

\$ 0

Real Property Transfer Tax Due

\$ 0

If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 30 NAC 375, Section _____

b. Explain Reason for Exemption:

TRANSFER TO A BUSINESS ENTITY OF WHICH GRANTOR IS 100% OWNER.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: [Signature]
Print Name: GREGORY J. MORRIS as Attorney-in-Fact for James A. Bell

Address: 1910 Industrial Rd.

City: Las Vegas

State: NV Zip: 89102

Telephone: (702) 471-0990

Capacity: owner

BUYER (GRANTEE) INFORMATION

Buyer Signature: [Signature]
Print Name: GREGORY J. MORRIS as Attorney-in-Fact for James A. Bell

Address: 1910 Industrial Rd.

City: Las Vegas

State: NV Zip: 89102

Telephone: (702) 471-0990

Capacity: owner

COMPANY REQUESTING RECORDING

Co. Name: GREGORY J. MORRIS LTD. Escrow #: _____
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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FEB 02 2001

APN: 162-04-802-002 & 162-04-802-003

(3)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That WHITTLESEA BLUE CAB COMPANY, A NEVADA CORPORATION without consideration, does hereby Grant, Bargain, Sell and Convey to BELL REAL ESTATE, LLC as amended, or restated, or their successors, all of their right, title and interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR A COMPLETE LEGAL DESCRIPTION AND BY THIS REFERENCE MADE A PART HEREOF.

GRANTEES ADDRESS: WHITTLESEA BLUE CAB COMPANY, 1910 Industrial Road, Las Vegas, NV 89102

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

Witness his hand this 11 day of August, 2000.


JAMES A. BELL, President

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FEB 02 2012

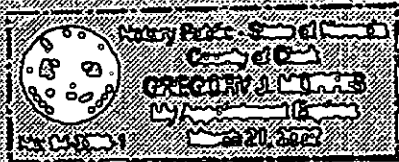
20000929
83022

STATE OF NEVADA)

COUNTY OF CLARK)

On this 11 day of August, 2000, before me the undersigned, a Notary Public in and for the said State, personally appeared JAMES A. BELL known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same. WITNESS my hand and official seal.

Notary Public



When Recorded, Mail to:
WHITTLESEA BLUE CAB COMPANY
1910 Industrial Road
Las Vegas, NV 89102

RECEIVED

FEB 02 2001

20000929
01022

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Section 4, Township 21 South, Range 61 East, M.D.B.&M., described as follows:

COMMENCING at the South Quarter corner of said Section 4, thence North $87^{\circ}15'15''$ West along the South line thereof a distance of 61.79 feet to a point;
thence North $27^{\circ}56'15''$ East a distance of 1361.23 feet to the POINT OF BEGINNING;
thence continuing North $27^{\circ}56'15''$ East a distance of 75 feet to a point;
thence North $62^{\circ}03'45''$ West a distance of 260 feet to a point on the East line of the Los Angeles and Salt Lake (Union Pacific) Railroad right of way 100 feet wide;
thence South $27^{\circ}56'15''$ West a distance of 125 feet to a point;
thence South $62^{\circ}03'45''$ East a distance of 120 feet to a point;
thence North $27^{\circ}56'15''$ East a distance of 50 feet to a point;
thence South $62^{\circ}03'45''$ East a distance of 140 feet to the TRUE POINT OF BEGINNING.

RECEIVED

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

WHITTLESEA BLUE CAB COMPANY

09-25-2009 11:28 AM

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