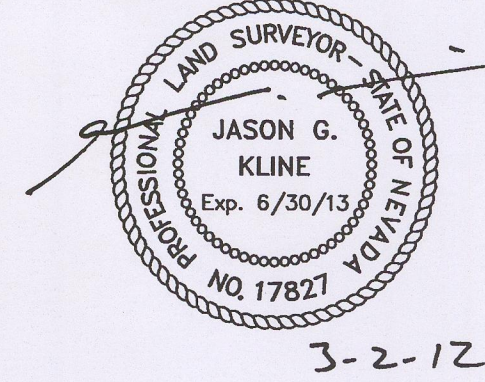
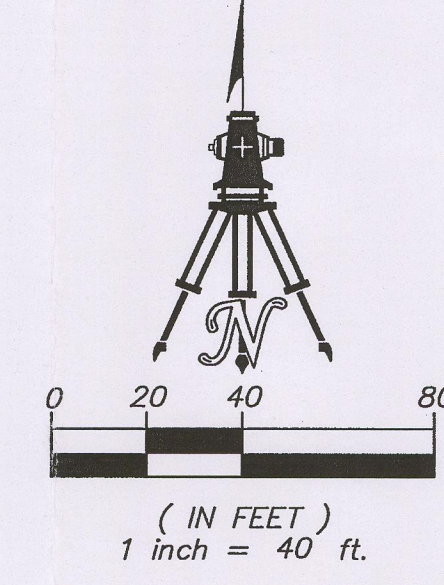
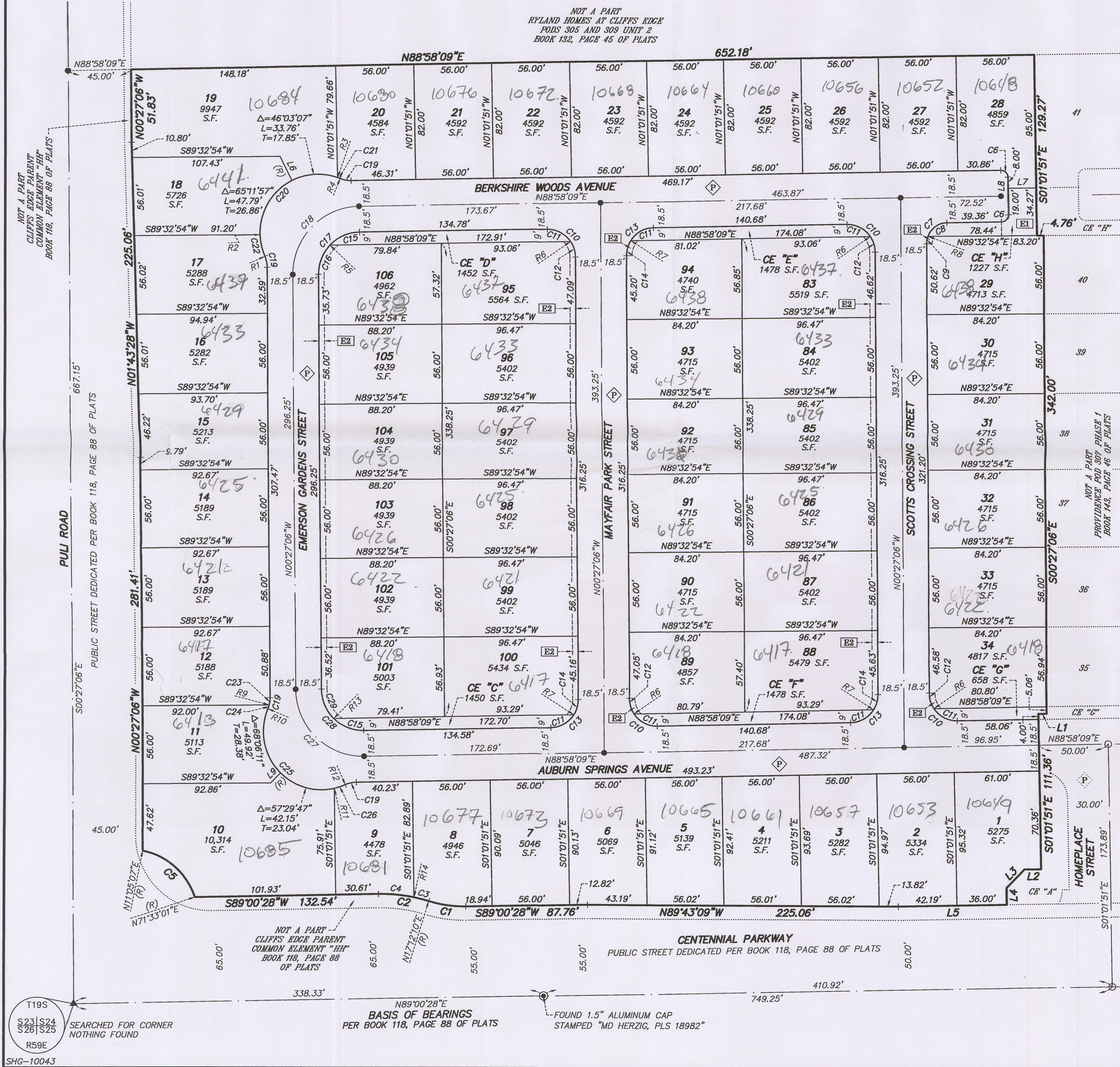


FINAL MAP OF
PROVIDENCE POD 307 PHASE 2
A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF A PORTION OF LOT 307 OF "CLIFFS EDGE PARENT" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



3-2-12



NOTES

- 1) A PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, STREETLIGHT EASEMENT AND PUBLIC DRAINAGE EASEMENT IS GRANTED OVER COMMON ELEMENT "H" AND WILL BE PRIVATELY MAINTAINED.
- 2) A PEDESTRIAN ACCESS EASEMENT, PUBLIC UTILITY EASEMENT AND STREETLIGHT EASEMENT IS GRANTED OVER COMMON ELEMENTS "C, D, E, F AND G" AND WILL BE PRIVATELY MAINTAINED.

LOT TABULATION

SINGLE FAMILY RESIDENTIAL LOTS: 58
COMMON ELEMENTS: 6
PRIVATE STREETS (81,214 S.F.): 1

LEGEND

- FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- SET 5/8" REBAR AND 2" ALUMINUM CAP STAMPED "PLS 17827" WITH REFERENCE MONUMENTS SET IN TOP OF CURB (UNLESS OTHERWISE NOTED)
- ▲ SET TYPE I MONUMENT STAMPED "PLS 17827" WITH REFERENCE MONUMENTS SET IN TOP OF CURB (UNLESS OTHERWISE NOTED)
- LOCATION OF MONUMENT SET PER BOOK 143, PAGE 46 OF PLATS
- 1 LOT NUMBER
- CE "A" COMMON ELEMENT DESIGNATION
- C1 CURVE NUMBER
- L1 LINE SEGMENT NUMBER
- R1 RADIAL BEARING NUMBER
- (R) RADIAL BEARING
- S.F. SQUARE FEET
- OR OFFICIAL RECORDS
- ◇ PRIVATE STREET, PUBLIC UTILITY, PUBLIC SEWER AND PUBLIC DRAINAGE EASEMENT GRANTED PER THIS PLAT TO BE PRIVATELY MAINTAINED.
- ◇ PRIVATE STREET, PUBLIC UTILITY, PUBLIC SEWER AND PUBLIC DRAINAGE EASEMENT GRANTED PER BOOK 143, PAGE 46 OF PLATS.
- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE
- EL LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 201
- EL 4.0' WIDE PEDESTRIAN ACCESS EASEMENT GRANTED PER THIS PLAT TO BE PRIVATELY MAINTAINED

LINE	BEARING
R1	S66°22'49"W
R2	S88°12'37"W
R3	N19°27'41"E
R4	N22°08'14"E
R5	N46°36'14"W
R6	N55°36'08"E
R7	N57°39'50"W
R8	N69°25'18"W
R9	S75°37'03"E
R10	N67°17'01"W
R11	S12°52'58"E
R12	S24°11'56"E
R13	S44°32'32"W
R14	N11°45'49"E

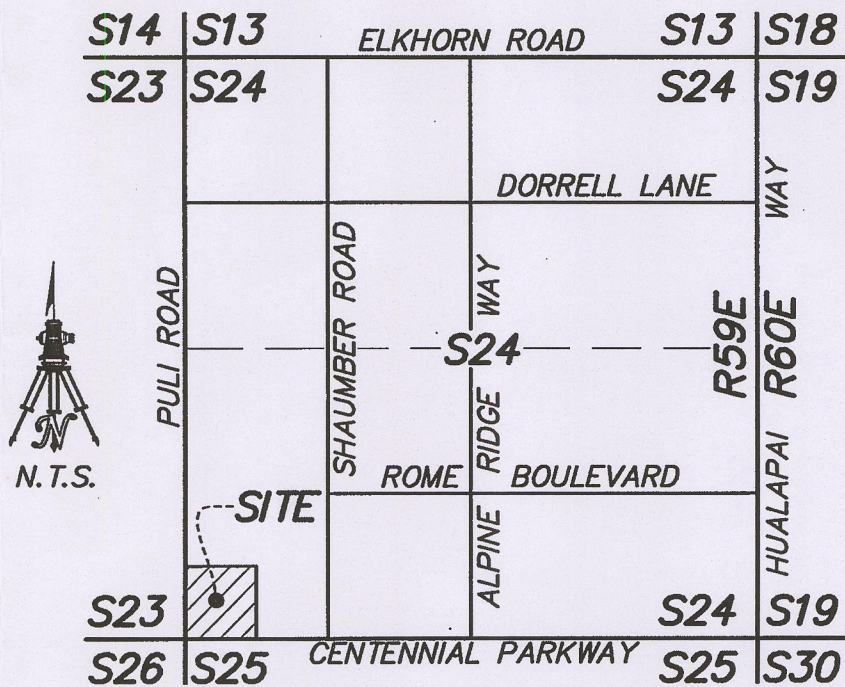
LINE	BEARING	DISTANCE
L1	S89°32'54"W	5.98'
L2	S89°00'28"W	12.00'
L3	S43°59'19"W	18.38'
L4	S01°01'51"E	12.00'
L5	S89°00'28"W	78.19'
L6	N26°35'26"W	19.29'
L7	N88°58'09"E	20.14'
L8	N01°01'51"W	27.00'
L9	S44°36'49"W	10.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	181°14'2"	85.00'	26.99'	13.61'
C2	181°14'2"	115.00'	36.52'	18.41'
C3	05°26'21"	115.00'	10.92'	5.46'
C4	12°45'20"	115.00'	25.60'	12.85'
C5	60°27'54"	50.00'	52.77'	29.14'
C6	90°00'00"	5.00'	7.85'	5.00'
C7	89°25'15"	15.00'	23.41'	14.85'
C8	68°23'27"	15.00'	17.90'	10.19'
C9	21°01'47"	15.00'	5.51'	2.78'
C10	90°34'45"	20.00'	31.62'	20.20'
C11	56°37'59"	20.00'	19.77'	10.78'
C12	33°56'47"	20.00'	11.85'	6.10'
C13	89°25'15"	20.00'	31.21'	19.80'
C14	32°47'16"	20.00'	11.45'	5.88'
C15	45°34'23"	30.00'	23.86'	12.60'
C16	43°50'52"	30.00'	22.96'	12.07'
C17	89°25'15"	30.00'	46.82'	29.70'
C18	89°25'15"	48.50'	75.69'	48.01'
C19	23°10'05"	20.00'	8.09'	4.10'
C20	135°45'25"	42.00'	99.51'	103.32'
C21	02°40'33"	42.00'	1.96'	0.98'
C22	21°49'48"	42.00'	16.00'	8.10'
C23	14°50'02"	20.00'	5.18'	2.60'
C24	08°20'03"	20.00'	2.91'	1.46'
C25	136°54'55"	42.00'	100.36'	106.39'
C26	11°18'58"	42.00'	8.30'	4.16'
C27	90°34'45"	48.50'	76.67'	48.99'
C28	90°34'45"	30.00'	47.43'	30.30'
C29	45°00'23"	30.00'	23.57'	12.43'

RECEIVED
APR 09 2012

FINAL MAP OF
PROVIDENCE POD 307 PHASE 2
A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF A PORTION OF LOT 307 OF "CLIFFS EDGE PARENT" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



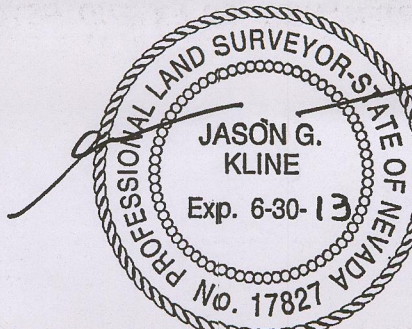
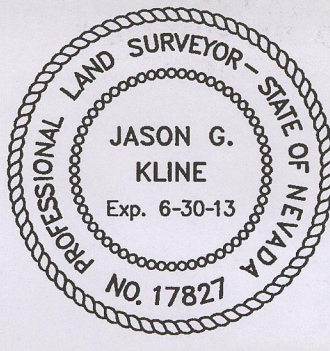
VICINITY MAP
SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST,
M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

SURVEYOR'S CERTIFICATE

I, JASON G. KLINE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF PARDEE HOMES OF NEVADA, A NEVADA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 1, 2012.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE LOCAL GOVERNMENT GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

JASON G. KLINE
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17827



3-2-12

UTILITY APPROVALS

WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

BY: _____ DATE _____
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY

BY: _____ DATE _____
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK

BY: _____ DATE _____
SOUTHWEST GAS CORPORATION

BY: _____ DATE _____
LAS VEGAS VALLEY WATER DISTRICT

BY: _____ DATE _____
COX COMMUNICATIONS LAS VEGAS, INC.

BY: DAVID N. BOWERS, P.E. #16736, P.T.O.E.
ACTING CITY ENGINEER, CITY OF LAS VEGAS

OWNERS CERTIFICATE

PARDEE HOMES OF NEVADA, A NEVADA CORPORATION

DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF:

"PROVIDENCE POD 307 PHASE 2"

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DO HEREBY GRANT TO THE CITY OF LAS VEGAS THE EASEMENTS, AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY, CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS, INC., AND SOUTHWEST GAS CORPORATION, JOINTLY AND SEVERALLY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

- A THREE FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND ALONG UNDERGROUND SERVICES TO METER PANELS, NOT OCCUPIED BY ANY BUILDING STRUCTURE;
- A TEN FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PRIVATE STREETS, WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF CURB OF THE PRIVATE STREET, WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENTS SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK, FOR WATER FACILITIES, ABOVE GROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS, AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS, ELECTRICAL EQUIPMENT PADS AND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL AND/OR ABANDONMENT OF UNDERGROUND POWER, TELEPHONE, GAS, WATER, CABLE TV LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.
- AN EASEMENT OVER ALL AREAS INDICATED HEREON AS "PRIVATE STREETS" AND PUBLIC UTILITY EASEMENT"

FURTHERMORE, THE ABOVE NAMED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND ITS SUCCESSORS AND ASSIGNS, A FIVE FOOT EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS, FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUIT AND APPURTENANCES, THERETO, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, TRAFFIC SIGNAL, CONDUIT AND APPURTENANCE, TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

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

ACKNOWLEDGMENT

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

BY: _____
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

LEGAL DESCRIPTION

ALL OF LOT 307 OF "CLIFFS EDGE PARENT" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ALL OF "PROVIDENCE POD 307 PHASE 1" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 143, PAGE 46 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

CONTAINING 8.96 ACRES, MORE OR LESS.

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF:

"PROVIDENCE POD 307 PHASE 2"

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; AND THAT IF MONUMENTS HAVE NOT BEEN SET, A PROPER PERFORMANCE BOND OR OTHER FINANCIAL ASSURANCE HAS BEEN DEPOSITED GUARANTEEING THEIR SETTING ON OR BEFORE

THE _____ DAY OF _____, 20____

ALAN R. RIEKKI, PLS 12469
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA

CERTIFICATE OF DIRECTOR OF PLANNING

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT ON

THE _____ DAY OF _____, 20____

BY: FLINN FAGG, A.L.C.P.
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

DATE _____

DIVISION OF WATER RESOURCES

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

BY: JOHN GULLORY, P.E.
FOR THE DIVISION OF WATER RESOURCES

DATE _____

DISTRICT BOARD OF HEALTH CERTIFICATE

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

BY: _____ DATE _____
FOR THE SOUTHERN NEVADA HEALTH DISTRICT

COUNTY RECORDER'S NOTE

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

FMP--

FINAL MAP OF
PROVIDENCE POD 307 PHASE 2
A COMMON INTEREST COMMUNITY
BEING A SUBDIVISION OF A PORTION OF LOT 307 OF "CLIFFS EDGE PARENT" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



WALLACE & MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING
5740 SOUTH ARVILLE STREET, #206
LAS VEGAS, NEVADA 89118
PH:702.212.3967 FX:702.212.3963

INSTRUMENT NO. _____
OFFICIAL RECORDS
BOOK NO. _____
FILED AT THE REQUEST OF
WALLACE-MORRIS SURVEYING, INC.
DATE _____ AT _____
BOOK _____ PAGE _____
OF PLATS
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE \$ _____ DEPUTY _____

BOOK _____, PAGE _____

FINAL MAP OF
PROVIDENCE POD 307 PHASE 2

A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF A PORTION OF LOT 307 OF "CLIFFS EDGE PARENT" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

LEGEND

- ⊙ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ▲ SET TYPE I MONUMENT STAMPED "PLS 17827" WITH REFERENCE MONUMENTS SET IN TOP OF CURB (UNLESS OTHERWISE NOTED)
- × CALCULATED POINT PER BOOK 118, PAGE 88 OF PLATS
- C1 CURVE NUMBER
- L1 LINE SEGMENT NUMBER
- (R) RADIAL BEARING
- OR OFFICIAL RECORDS
- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE
- SIXTEENTH SECTION LINE
- SECTION LINE

BASIS OF BEARINGS

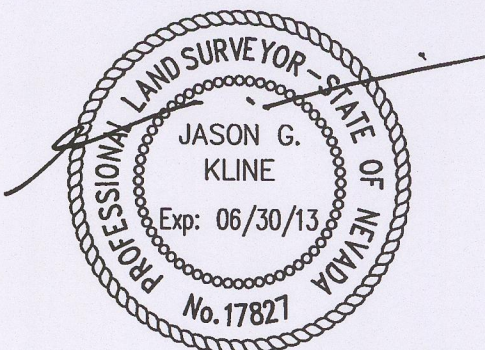
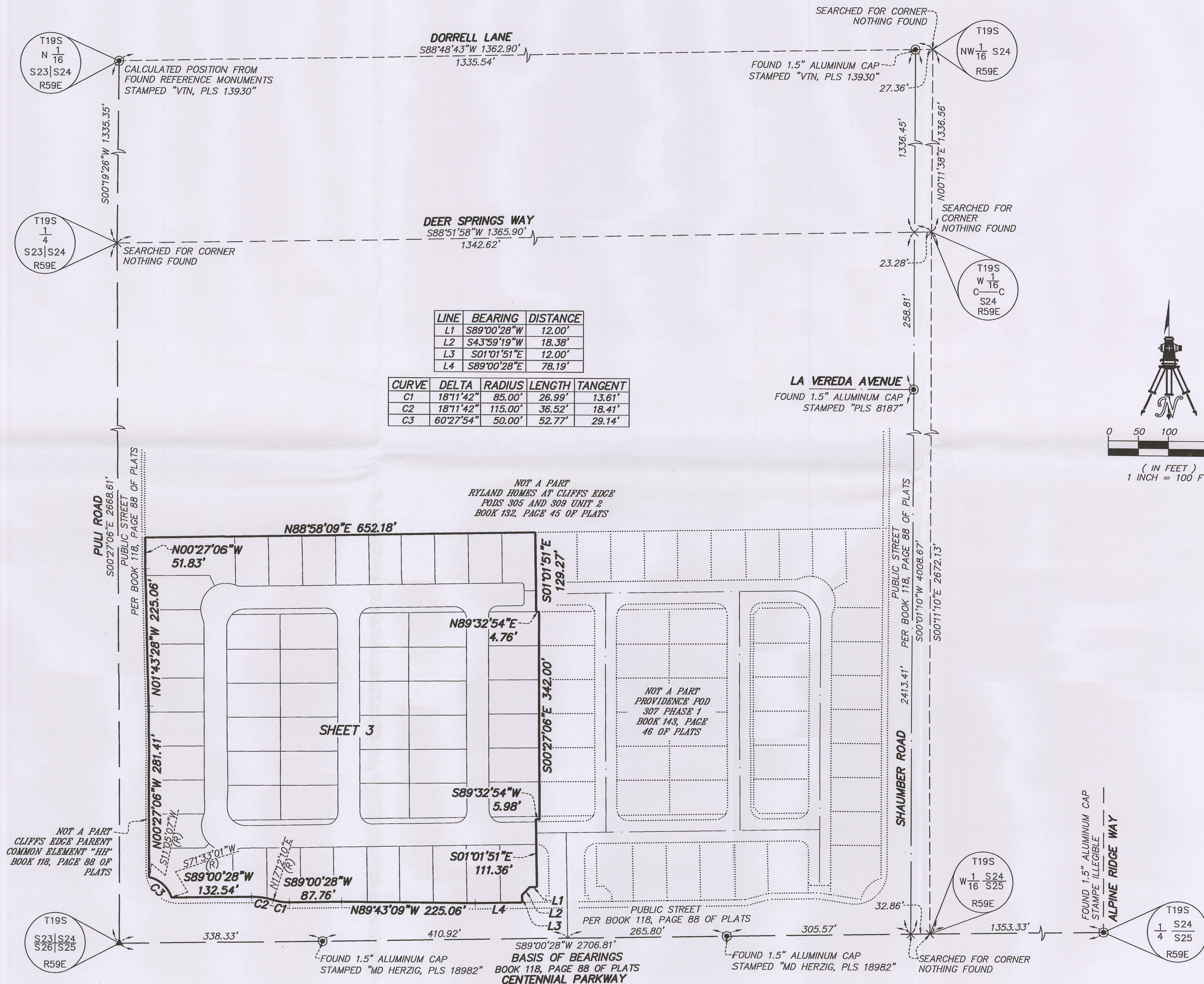
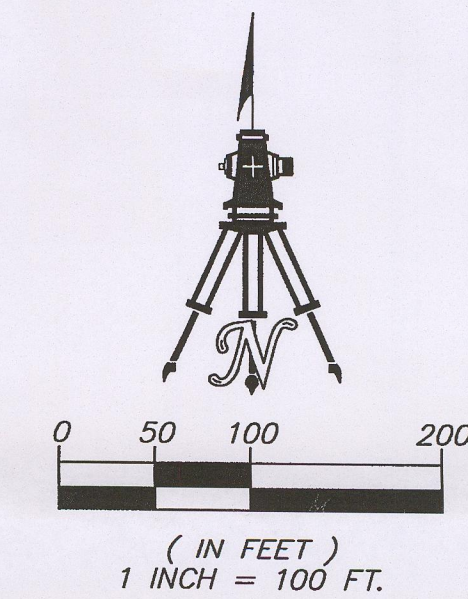
SOUTH 89°00'28" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

MAP REFERENCES

BOOK 118, PAGE 88 OF PLATS
BOOK 132, PAGE 45 OF PLATS
BOOK 141, PAGE 13 OF PLATS
BOOK 143, PAGE 46 OF PLATS

LINE	BEARING	DISTANCE
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L2	S43°59'19"W	18.38'
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3-2-12

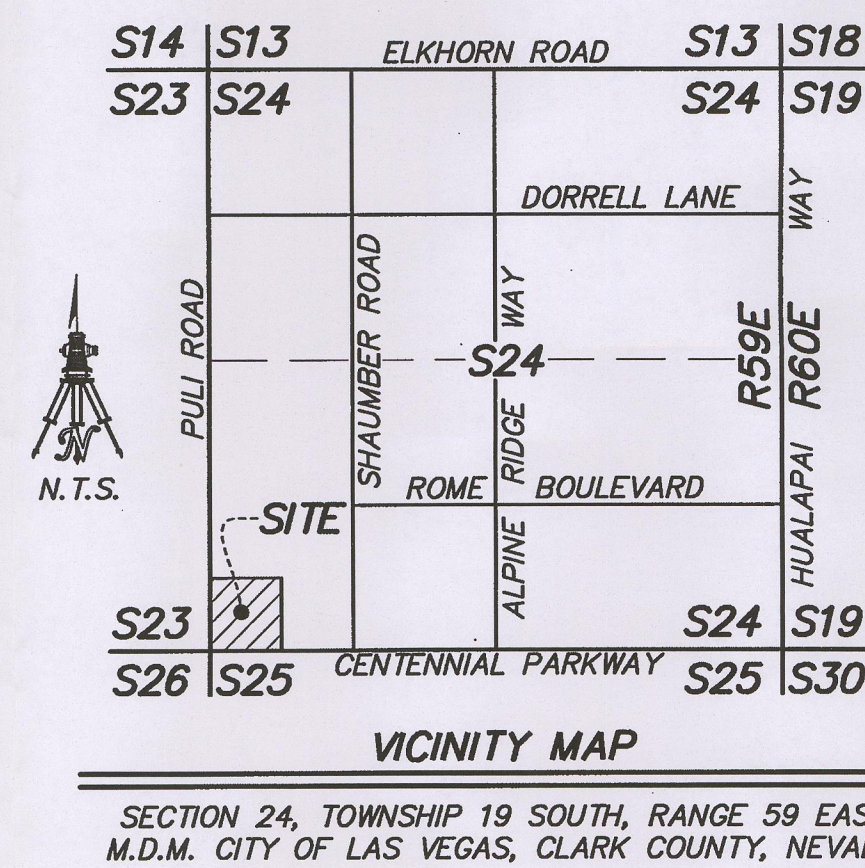
SHEET 2 OF 3

BOOK PAGE

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OWNERS CERTIFICATE

PARDEE HOMES OF NEVADA, A NEVADA CORPORATION

DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF:

"PROVIDENCE POD 307 PHASE 2"

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DO HEREBY GRANT TO THE CITY OF LAS VEGAS THE EASEMENTS, AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY, CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS, INC., AND SOUTHWEST GAS CORPORATION, JOINTLY AND SEVERALLY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

- (1) A THREE FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND ALONG UNDERGROUND SERVICES TO METER PANELS, NOT OCCUPIED BY ANY BUILDING STRUCTURE;
- (2) A TEN FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PRIVATE STREETS, WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF CURB OF THE PRIVATE STREET, WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENTS SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK, FOR WATER FACILITIES, ABOVE GROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS, AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS, ELECTRICAL EQUIPMENT PADS AND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL AND/OR ABANDONMENT OF UNDERGROUND POWER, TELEPHONE, GAS, WATER, CABLE TV LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.
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BY: _____ DATE _____
AS: _____
OF: PARDEE HOMES OF NEVADA, A NEVADA CORPORATION

ACKNOWLEDGMENT

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

BY: _____
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

LEGAL DESCRIPTION

ALL OF LOT 307 OF "CLIFFS EDGE PARENT" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ALL OF "PROVIDENCE POD 307 PHASE 1" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 143, PAGE 46 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

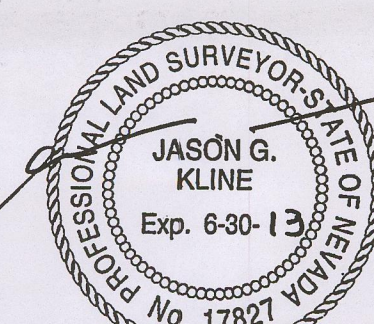
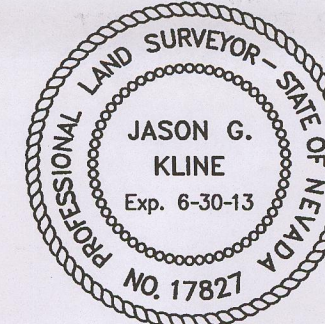
CONTAINING 8.96 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, JASON G. KLINE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF PARDEE HOMES OF NEVADA, A NEVADA CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 1, 2012.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE LOCAL GOVERNMENT GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

JASON G. KLINE
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17827



3-2-12

UTILITY APPROVALS

WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

BY: _____ DATE _____
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY

BY: _____ DATE _____
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK

BY: _____ DATE _____
SOUTHWEST GAS CORPORATION

BY: _____ DATE _____
LAS VEGAS VALLEY WATER DISTRICT

BY: _____ DATE _____
COX COMMUNICATIONS LAS VEGAS, INC.

BY: DAVID N. BOWERS, P.E. #16736, P.T.O.E.
ACTING CITY ENGINEER, CITY OF LAS VEGAS

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF:

"PROVIDENCE POD 307 PHASE 2"

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; AND THAT IF MONUMENTS HAVE NOT BEEN SET, A PROPER PERFORMANCE BOND OR OTHER FINANCIAL ASSURANCE HAS BEEN DEPOSITED GUARANTEEING THEIR SETTING ON OR BEFORE

THE _____ DAY OF _____, 20____.

ALAN R. RIEKKI, PLS 12469
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA

CERTIFICATE OF DIRECTOR OF PLANNING

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT ON

THE _____ DAY OF _____, 20____.

BY: FLINN FAGG, A.L.C.P.
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

DIVISION OF WATER RESOURCES

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

BY: JOHN GUILLORY, P.E.
FOR THE DIVISION OF WATER RESOURCES

DISTRICT BOARD OF HEALTH CERTIFICATE

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

BY: _____ DATE _____
FOR THE SOUTHERN NEVADA HEALTH DISTRICT

COUNTY RECORDER'S NOTE

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

FINAL MAP OF PROVIDENCE POD 307 PHASE 2 A COMMON INTEREST COMMUNITY BEING A SUBDIVISION OF A PORTION OF LOT 307 OF "CLIFFS EDGE PARENT" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.		INSTRUMENT NO. _____ OFFICIAL RECORDS BOOK NO. _____ FILED AT THE REQUEST OF WALLACE-MORRIS SURVEYING, INC. DATE _____ AT _____ BOOK _____ PAGE _____ OF PLATS CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER FEE \$ _____ DEPUTY _____
WALLACE · MORRIS SURVEYING, INC. LAND SURVEY CONSULTING 5740 SOUTH ARVILLE STREET, #206 LAS VEGAS, NEVADA 89118 PH: 702.212.3967 FX: 702.212.3963		FMP-45090

SHEET 1 OF 3

BOOK _____, PAGE _____

FINAL MAP OF
PROVIDENCE POD 307 PHASE 2
A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF A PORTION OF LOT 307 OF "CLIFFS EDGE PARENT" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

LEGEND

- FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ▲ SET TYPE I MONUMENT STAMPED "PLS 17827" WITH REFERENCE MONUMENTS SET IN TOP OF CURB (UNLESS OTHERWISE NOTED)
- X CALCULATED POINT PER BOOK 118, PAGE 88 OF PLATS
- C1 CURVE NUMBER
- L1 LINE SEGMENT NUMBER
- (R) RADIAL BEARING
- OR OFFICIAL RECORDS
- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE
- SIXTEENTH SECTION LINE
- SECTION LINE

BASIS OF BEARINGS

SOUTH 89°00'28" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

MAP REFERENCES

BOOK 118, PAGE 88 OF PLATS
BOOK 132, PAGE 45 OF PLATS
BOOK 141, PAGE 13 OF PLATS
BOOK 143, PAGE 46 OF PLATS

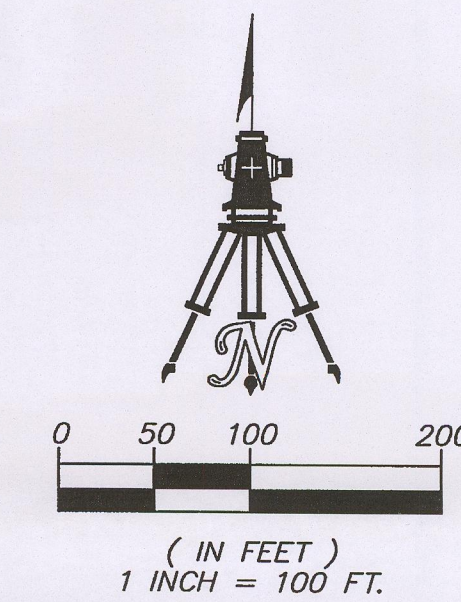
DORRELL LANE
S88°48'43"W 1362.90'
1335.54'

DEER SPRINGS WAY
S88°51'58"W 1365.90'
1342.62'

LINE	BEARING	DISTANCE
L1	S89°00'28"W	12.00'
L2	S43°59'19"W	18.38'
L3	S01°01'51"E	12.00'
L4	S89°00'28"E	78.19'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	18°11'42"	85.00'	26.99'	13.61'
C2	18°11'42"	115.00'	36.52'	18.41'
C3	60°27'54"	50.00'	52.77'	29.14'

LA VEREDA AVENUE
FOUND 1.5" ALUMINUM CAP
STAMPED "PLS 8187"



N88°58'09"E 652.18'

SHEET 3

NOT A PART
RYLAND HOMES AT CLIFFS EDGE
PODS 302 AND 309 UNIT 2
BOOK 132, PAGE 45 OF PLATS

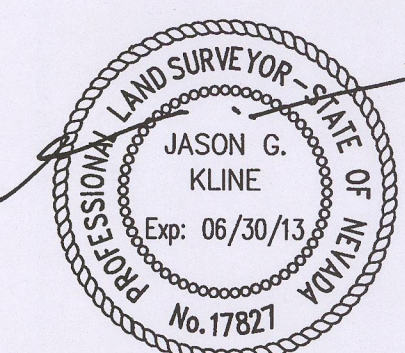
NOT A PART
PROVIDENCE POD
307 PHASE 1
BOOK 143, PAGE
46 OF PLATS

NOT A PART
CLIFFS EDGE PARENT
COMMON ELEMENT "HF"
BOOK 118, PAGE 88 OF
PLATS

FOUND 1.5" ALUMINUM CAP
STAMPED "MD HERZIG, PLS 18982"
BASIS OF BEARINGS
BOOK 118, PAGE 88 OF PLATS
CENTENNIAL PARKWAY

FOUND 1.5" ALUMINUM CAP
STAMPED "MD HERZIG, PLS 18982"

SEARCHED FOR CORNER
NOTHING FOUND



3-2-12

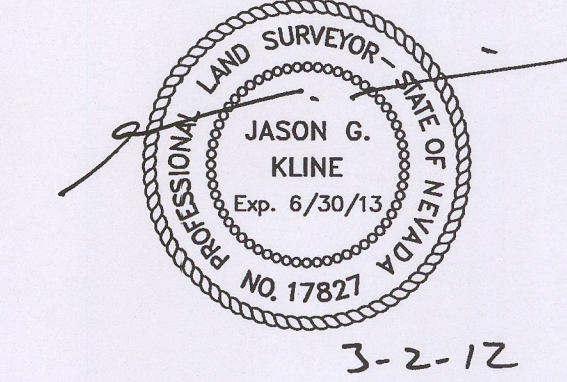
SHEET 2 OF 3

BOOK PAGE

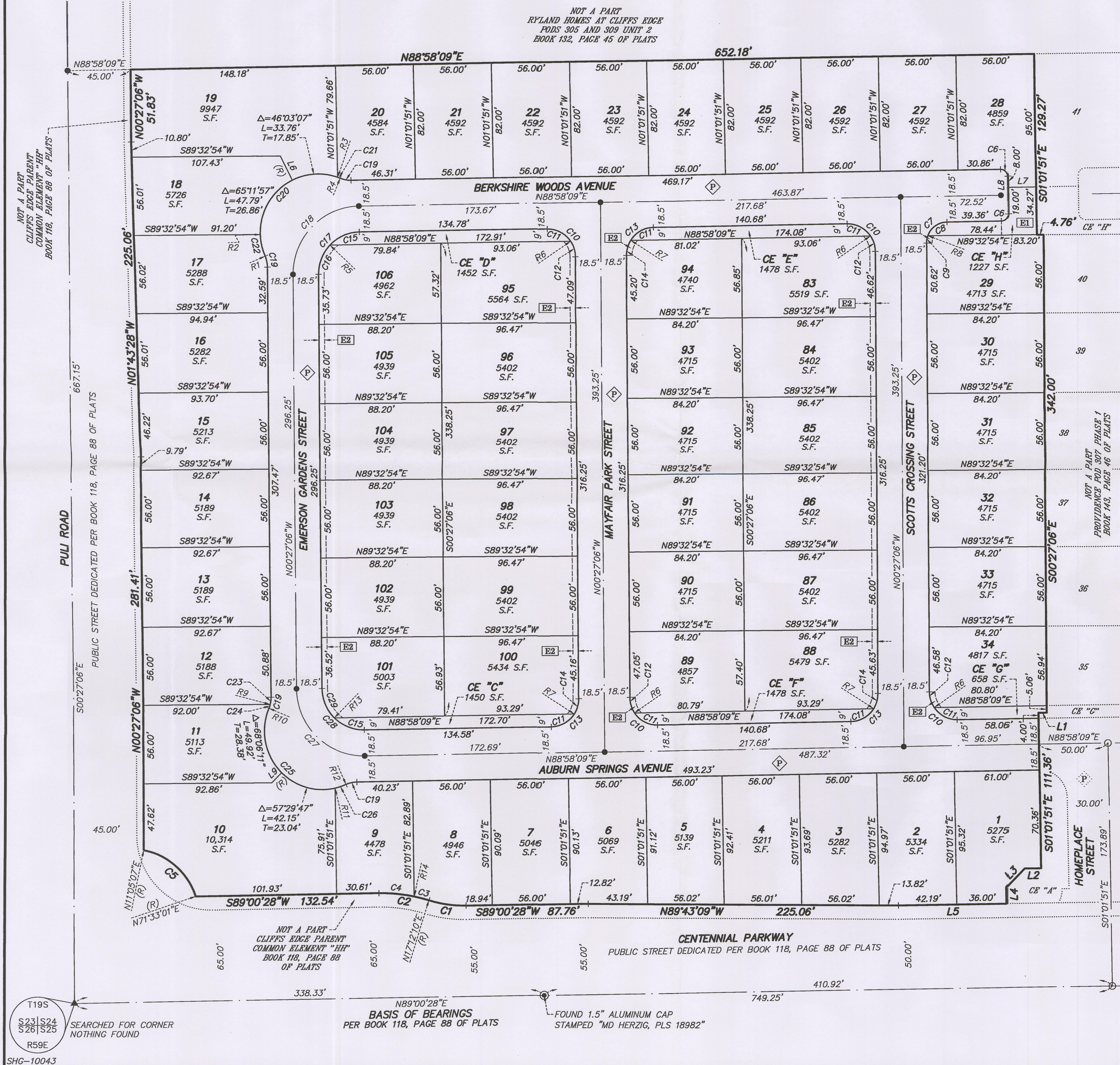
RECEIVED
APR 04 2012

FINAL MAP OF
PROVIDENCE POD 307 PHASE 2
A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF A PORTION OF LOT 307 OF "CLIFFS EDGE PARENT" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



3-2-12



LOT TABULATION

SINGLE FAMILY RESIDENTIAL LOTS: 58
COMMON ELEMENTS: 6
PRIVATE STREETS (81,214 S.F.): 1

LEGEND

- FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- SET 5/8" REBAR AND 2" ALUMINUM CAP STAMPED "PLS 17827" WITH REFERENCE MONUMENTS SET IN TOP OF CURB (UNLESS OTHERWISE NOTED)
- ▲ SET TYPE I MONUMENT STAMPED "PLS 17827" WITH REFERENCE MONUMENTS SET IN TOP OF CURB (UNLESS OTHERWISE NOTED)
- LOCATION OF MONUMENT SET PER BOOK 143, PAGE 46 OF PLATS
- 1 LOT NUMBER
- CE "A" COMMON ELEMENT DESIGNATION
- C1 CURVE NUMBER
- L1 LINE SEGMENT NUMBER
- R1 RADIAL BEARING NUMBER
- (R) RADIAL BEARING
- S.F. SQUARE FEET
- OR OFFICIAL RECORDS
- ◇ PRIVATE STREET, PUBLIC UTILITY, PUBLIC SEWER AND PUBLIC DRAINAGE EASEMENT GRANTED PER THIS PLAT TO BE PRIVATELY MAINTAINED.
- ◇ PRIVATE STREET, PUBLIC UTILITY, PUBLIC SEWER AND PUBLIC DRAINAGE EASEMENT GRANTED PER BOOK 143, PAGE 46 OF PLATS.
- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE
- E1 LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR:201
- E2 4.0' WIDE PEDESTRIAN ACCESS EASEMENT GRANTED PER THIS PLAT TO BE PRIVATELY MAINTAINED

NOTES

- 1) A PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, STREETLIGHT EASEMENT AND PUBLIC DRAINAGE EASEMENT IS GRANTED OVER COMMON ELEMENT "H" AND WILL BE PRIVATELY MAINTAINED.
- 2) A PEDESTRIAN ACCESS EASEMENT, PUBLIC UTILITY EASEMENT AND STREETLIGHT EASEMENT IS GRANTED OVER COMMON ELEMENTS "C, D, E, F AND G" AND WILL BE PRIVATELY MAINTAINED.

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	181°1'42"	85.00'	26.99'	13.61'
C2	181°1'42"	115.00'	36.52'	18.41'
C3	05°26'21"	115.00'	10.92'	5.46'
C4	12°45'20"	115.00'	25.60'	12.85'
C5	60°27'54"	50.00'	52.77'	29.14'
C6	90°00'00"	5.00'	7.85'	5.00'
C7	89°25'15"	15.00'	23.41'	14.85'
C8	68°23'27"	15.00'	17.90'	10.19'
C9	21°01'47"	15.00'	5.51'	2.78'
C10	90°34'45"	20.00'	31.62'	20.20'
C11	56°37'59"	20.00'	19.77'	10.78'
C12	33°56'47"	20.00'	11.85'	6.10'
C13	89°25'15"	20.00'	31.21'	19.80'
C14	32°47'16"	20.00'	11.45'	5.88'
C15	45°34'23"	30.00'	23.86'	12.60'
C16	43°50'52"	30.00'	22.96'	12.07'
C17	89°25'15"	30.00'	46.82'	29.70'
C18	89°25'15"	48.50'	75.69'	48.01'
C19	23°10'05"	20.00'	8.09'	4.10'
C20	135°45'25"	42.00'	99.51'	103.32'
C21	02°40'33"	42.00'	1.96'	0.98'
C22	21°49'48"	42.00'	16.00'	8.10'
C23	14°50'02"	20.00'	5.18'	2.60'
C24	08°20'03"	20.00'	2.91'	1.46'
C25	136°54'55"	42.00'	100.36'	106.39'
C26	11°18'58"	42.00'	8.30'	4.16'
C27	90°34'45"	48.50'	76.67'	48.99'
C28	90°34'45"	30.00'	47.43'	30.30'
C29	45°00'23"	30.00'	23.57'	12.43'

LINE	BEARING
R1	S66°22'49"W
R2	S88°12'37"W
R3	N19°27'41"E
R4	N22°08'14"E
R5	N46°36'14"W
R6	N55°36'08"E
R7	N57°39'50"W
R8	N69°25'18"W
R9	S75°37'03"E
R10	N67°17'01"W
R11	S12°52'58"E
R12	S24°11'56"E
R13	S44°32'32"W
R14	N11°45'49"E

LINE	BEARING	DISTANCE
L1	S89°32'54"W	5.98'
L2	S89°00'28"W	12.00'
L3	S43°59'19"W	18.38'
L4	S01°01'51"E	12.00'
L5	S89°00'28"W	78.19'
L6	N26°35'26"W	19.29'
L7	N88°58'09"E	20.14'
L8	N01°01'51"W	27.00'
L9	S44°36'49"W	10.00'

Steve Swanton

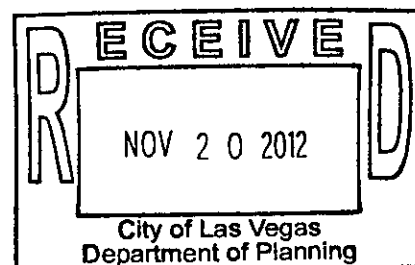
From: Chris Dingell [cdingell@fcglv.com]
Sent: Tuesday, November 20, 2012 3:11 PM
To: Steve Swanton
Cc: 'Chelsea Peltier' (cpeltier@shg-inc.com)
Subject: FW: Providence POD 307 Phase 2 FM

From: Chris Dingell
Sent: Tuesday, November 20, 2012 2:51 PM
To: 'Chelsea Peltier'
Subject: Providence POD 307 Phase 2 FM

Chelsea,

The Providence DRC has reviewed the final map and Providence POD 307 Phase 2 and approves it.

Chris Dingell, AICP
Providence Design Review Committee
Focus Property Group
cdingell@fcglv.com
702.242.4949





**LAS VEGAS VALLEY
WATER DISTRICT**

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

May 22, 2012

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

**SUBJECT: STATEMENT OF WATER AVAILABILITY FOR RESIDENTIAL SUBDIVISION MAP –
FMP-45090, PROVIDENCE POD 307 PHASE 2, A.P.N. 126-24-410-006**

The Las Vegas Valley Water District (District) has reviewed the subject subdivision map and has been unable to confirm any existing commitment for water service. The subject project will not be provided water service from the District's system without a water commitment.

A water commitment may be provided to the subdivision when all requirements of the District's Service Rules are met. The total projected water usage of the subdivision is 33.6 acre-feet/year.

Please add the following note to the final map:

The installation of Las Vegas Valley Water District (LVVWD) municipal water facilities within all streets is assumed to be in compliance with the Uniform Standards, including the placement of asphalt paving street surfaces. Any repair work done by the LVVWD to the municipal water facilities will include the placement of an approximately sized asphalt repair patch on the street surface.

Any decorative paving surface within the street is the responsibility of the Owner's Association, or the individual property owners if no Owner's Association is in existence, or the agency having jurisdiction. Decorative surface materials placed within the ten foot easement abutting a public or private street, if disturbed by the LVVWD during the repair or operation of its facilities, will be replaced by LVVWD with an appropriately sized plain finish concrete patch. The LVVWD will not restore, and will not be responsible for the restoration of, any decorative paving surface within the street. The LVVWD will not attempt to match color or finish of any adjacent materials.

If you have any questions, please contact Greg Smetany at 258-3846.

Sincerely,

**Original Signed By:
JOSEPH MORGAN**

R. Joseph Morgan, P.E., Senior Civil Engineer
Engineering Services Division

RJM/GSS/dlp

cc: Southern Nevada Health District
City of Las Vegas
Slater Hanifan Group
Pardee Homes of Nevada, Inc.
Wallace-Morris Surveying, Inc.



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
SLATER HANIFAN GROUP
PARDEE HOMES NEVADA
JASON KLINE - WALLACE MORRIS
CC: BART ANDERSON, P.E. - Engineering Project Manager
Date: April 25, 2012
RE: **FINAL MAP 45090 - PROVIDENCE POD 307 PHASE 2**

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.**

492393 CURRENT PL Status: Conditional Approval April 25, 2012

If you have any questions regarding the following Planning comments please call 229-6301
Department of Planning staff has administratively approved your request for technical review of the subject final map, subject to the following:

1. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Providence Pod 307 (TMP-38575).
2. The Final Map shall be revised as required by the Department of Planning prior to the submittal of the original Mylar for signature by the city. These revisions include the following:
 - a. The file number "FMP-45090" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
 - b. The Certificate of Director of Planning shall be revised to correct the name of the Department of Planning by removing the words, "and Development."
3. Please provide a review letter to the Department of Planning from the Master Developer consenting to the Final Map prior to or at the time of mylar submittal.

492394 DEVCO Status: Conditional Approval April 23, 2012

If you have any questions regarding the following Development Coordination comments please call 229-6578

We note that an approved Technical Drainage Plan/Study and an approved Traffic Impact Analysis are on file with the Department of Public Works for this Site.

CONDITIONS OF APPROVAL:

1. Per condition #14 of TMP-38575, the private street note provided on the submitted Final Map shall also be on the Mylar of this Final Map prior to recordation.

2. Prior to recordation of this Final Map, the following sewer connection note shall appear on the approved civil improvement plans: "One or more segments of the downstream sewer system that will serve this project has not been completed and/or accepted for maintenance by the city of Las Vegas. Any work done on this project prior to the completion and/or acceptance of the downstream sewer system(s) shall be done at the developer's own risk. The city of Las Vegas reserves the right to prevent the physical connection of this project into the downstream sewer system until all segments have been completed and accepted for maintenance, or until such time as they are deemed available for service."
3. Prior to recordation of this Final Map, revise note #2 & note E2 on sheet 3 to clarify that these are private Pedestrian Easements and state to whom the easements are being granted to on the Final Map Mylar.
4. Prior to the release of this Final Map, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots being created by this Final Map. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.
5. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. Revise drawings as necessary to match changes to this Final Map.
6. Site development to comply with all previous conditions of approval for the Providence Pod 307 Tentative Map (TMP 38575) and all other site related actions.
7. Prior to recordation, this Final Map must show all required easements and right of way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate bonds must be in place, including bonding for survey monument placement and/or removal.

492395 SURVEY Status: Conditional Approval April 25, 2012

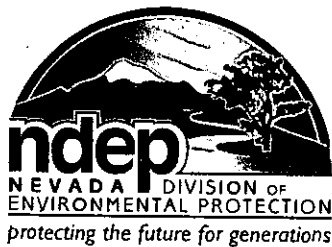
If you have any questions regarding the following Survey comments please call 229-6217

Please correct the title of the City Engineer as shown.

Miscellaneous minor corrections as provided by Development Coordination (DevCo) and Department of Planning.

End of Comments.





STATE OF NEVADA

Department of Conservation & Natural Resources

DIVISION OF ENVIRONMENTAL PROTECTION

Brian Sandoval, Governor

Lea M. Drozdoff, P.E., Director

Colleen Cripps, Ph.D., Administrator

April 3, 2012

WALTER B. ROSS
CLARK COUNTY HEALTH DISTRICT
P.O. BOX 3902/625 SHADOW LANE
LAS VEGAS NV 89127

Re: Final Map-PROVIDENCE POD 307 PHASE 2
1 lot in the City of Las Vegas

Dear Mr. ROSS:

The Nevada Division of Environmental Protection has reviewed the above referenced subdivision and hereby approves said subdivision with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law, provided that the City of Las Vegas commits to provide sewage service to said subdivision.

Please be advised that inclusion under the Nevada Division of Environmental Protection Construction Stormwater General Permit is also required for any project involving land disturbances of one or more acres. If the above-referenced subdivision falls in this category, a stormwater authorization letter must be obtained from this Division prior to commencement of land-disturbing activities at the site. To apply for permit coverage, a Notice of Intent must be submitted along with a \$200 filing fee. For further details regarding this requirement, please contact Mr. Steve McGoff of NDEP at (775) 687-9429.

Sincerely,

Nicholas Brothers, E.I.
Technical Services Branch
Bureau of Water Pollution Control

cc:

TRACY GETER Water Resources, Southern Nevada Branch, 400 Shadow Lane, Suite 203 Las Vegas 89106

FLINN FAGG the City of Las Vegas, Planning and Development
Services, 333 N. Rancho Dr, Fl. 2 Las Vegas 89106

Engineer: SLATER HANIFAN GROUP 5740 S. ARVILLE ST #216 LAS VEGAS, NV 89119
Developer Name: PARDEE HOMES OF NEVADA 10880 WILSHIRE BLVD NO. 1900 LOS ANGELES, CA 90024

Control No. 9166



AMS MANAGER



April 20, 2012

City of Las Vegas – Dept of Planning
333 N RANCHO DR 3rd Floor
LAS VEGAS NV 89106-3703

To Whom It May Concern:

The United States Postal Service has reviewed the Final Map of Providence Pod 307 Phase 2,
Map # FMP-45090.

We have no objections to the development. The following Street Names are acceptable:

Puli Road
Emerson Gardens Street
Berkshire Woods Avenue
La Vereda Avenue
Mayfair Park Street
Homeplace Street
Scotts Crossing Street
Auburn Springs Avenue

Respectfully,

A handwritten signature in black ink, appearing to read "Ron Young", written over the word "Respectfully,".

For.
Ron Young
Address Management, Manager



City of Las Vegas

COMBINED FIRE COMMUNICATIONS CENTER

SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS

**FIRE SERVICES / STREET NAME VALIDATION
SUBDIVISION LISTING**

1/17/2012 6:27:46 AM

FIRM: Slater Hanifan Group

ENTITY: City Of Las Vegas Planning

SUBDIVISION: Providence POD 307

PLANNING No.: TMP-38575

DESCRIPTION:

REF NO: 12979

Street Name	Street Type	Disposition
Auburndale		Approved
Cardona Bay		Approved
Benson Ferry		Street name duplicate
Berkshire Woods		Approved
Brookmere		Street name duplicate
Chatham Park		Approved
Colonial Oaks		Street name duplicate
Emerson Gardens		Approved
Fairburn Road		Name contains 2 suffixes
Harper Hill		Street name duplicate
Haven Heights		Street name duplicate
Haven Hill		Street name duplicate
Haven Point		Street name duplicate
Larkmead		Street name duplicate
Mayfair Park		Approved
Pine Banks		Street name duplicate
Randall Mill		Approved
Ridgedale Park		Approved
Scotts Crossing		Approved
Somerville		Street name duplicate
Vinings View		Approved
Willowcroft		Street name duplicate
Windridge		Street name duplicate
Winter Hill		Street name duplicate
Barney		Street name duplicate
Caillou		Street name sound alike
Chica		Street name duplicate
Elmo		Approved
Franny		Approved
Lucy		Street name duplicate
Noddy		Street name sound alike
Roary		Street name sound alike
Tubby		Approved
Wiggles		Approved
Aldergrove		Street name duplicate
Arbor Stone		Street name duplicate

FIRM: Slater Hanifan Group
ENTITY: City Of Las Vegas Planning
SUBDIVISION: Providence POD 307
PLANNING No.: TMP-38575
DESCRIPTION:

REF NO: 12979

Street Name	Street Type	Disposition
Auburn Springs		Street name duplicate
Brownstone Ledge		Street name duplicate
Cameron Park		Street name duplicate
Cedar Point		Street name duplicate
Clarington		Street name duplicate
Cloverdale		Street name duplicate
Edgemont		Street name duplicate
Forest Trail		Name contains 2 suffixes
Green Arbor		Street name duplicate
Heritage Oaks		Street name duplicate
Hillside View		Street name duplicate
Homeplace		Street name duplicate
Manchester		Street name duplicate
Mayfield		Street name duplicate
Meadowview		Street name duplicate
Mill Run		Street name duplicate
Morning Dove		Street name duplicate
Mountain Sky		Street name duplicate
Sandy Valley		Street name duplicate
Shadetree		Street name duplicate
Stonegate		Street name duplicate
Stonegate		Street name duplicate
Stonegate		Street name duplicate
Summerside		Street name duplicate
Turnbridge		Street name duplicate
Willow Ridge		Street name duplicate
Willowstone		Street name duplicate
Windstone		Street name duplicate
Whispering Canyon		Street name duplicate
Woodspring		Street name duplicate
Ashford Park		Approved
Halfway Rock		Street name duplicate
Cedar Island		Street name duplicate
Sunken Rock		Street name duplicate
Avery Rock		Street name duplicate
Plum Island		Street name duplicate
Pocasset Point		Street name duplicate
Marshall Point		Street name duplicate
Merkel Bluff		Street name duplicate
White Cap Mill		Street name duplicate
Vineyard Haven		Street name duplicate
Butch Moor		Street name duplicate

FIRM: Slater Hanifan Group
ENTITY: City Of Las Vegas Planning
SUBDIVISION: Providence POD 307
PLANNING No.: TMP-38575
DESCRIPTION:

REF NO: 12979

Street Name	Street Type	Disposition
Ladies Delight		Street name duplicate
Sweet Stone		Street name duplicate
Spectacle Reef		Street name duplicate
Goose Rock		Street name duplicate
Curtis Island		Street name duplicate
Boon Island		Street name duplicate
Goat Island		Street name duplicate
Burnt Island		Street name duplicate
Musket Island		Street name duplicate
Sequin Island		Street name duplicate
Monhegan Island		Street name duplicate
Ram Island		Street name duplicate
Caillou		Street name sound alike
Chica		Street name duplicate

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Alan Riecki, City Surveyor
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *A14*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Doug Rankin, Planning
Date: April 19, 2012
Re: **FMP-45090** Providence Pod 307 Phase 2 NEC Centennial Pkwy. & Pull Rd.
Request for a Final Map Technical Review

COMMENTS:

We note that an approved Technical Drainage Plan/Study and an approved Traffic Impact Analysis are on file with the Department of Public Works for this Site.

CONDITIONS OF APPROVAL:

1. Per condition #14 of TMP-38575, the private street note provided on the submitted Final Map shall also be on the Mylar of this Final Map prior to recordation.
2. Prior to recordation of this Final Map, the following sewer connection note shall appear on the approved civil improvement plans: "One or more segments of the downstream sewer system that will serve this project has not been completed and/or accepted for maintenance by the city of Las Vegas. Any work done on this project prior to the completion and/or acceptance of the downstream sewer system(s) shall be done at the developer's own risk. The city of Las Vegas reserves the right to prevent the physical connection of this project into the downstream sewer system until all segments have been completed and accepted for maintenance, or until such time as they are deemed available for service."
3. Prior to recordation of this Final Map, revise note #2 & note E2 on sheet 3 to clarify that these are private Pedestrian Easements and state to whom the easements are being granted to on the Final Map Mylar.
4. Prior to the release of this Final Map, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots being created by this Final Map. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.
5. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. Revise drawings as necessary to match changes to this Final Map.
6. Site development to comply with all previous conditions of approval for the Providence Pod 307 Tentative Map (TMP-38575) and all other site related actions.
7. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate bonds must be in place, including bonding for survey monument placement and/or removal.

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

FMP-45090

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SID (DPW)	PATRICK MURPHY	DSC - 9 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	WSC- 3001 RONEMUS
FIRE COMMUNICATIONS	SHARON OZUNA	500 CASINO CENTER

SENT VIA COURIER "U.S." MAIL

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

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 385-7268 Fax**

4/12/12

FMP-45090 - PROVIDENCE POD 307 PHASE 2 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Final Map Technical Review FOR A 58-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.96 acres at the northeast corner of Centennial Parkway and Puli Road (APN 126-24-410-006), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

PLANNING SUPERVISOR: **STEVE GEBEKE** 229-5410



ADMINISTRATIVE

Comments Due: **APRIL 22, 2012**

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

LIST COMMENTS BELOW:

Report Date 04/11/2012 07:52 AM

Submitted By

Page 1

A/P # 45090 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/09/2012 14:40	984387	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

FMP-45090 - PROVIDENCE POD 307 PHASE 2 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Final Map Technical Review FOR A 58-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.96 acres at the northeast corner of Centennial Parkway and Puli Road (APN 126-24-410-006), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

Parent A/P # 38575
Project # 45090 Project/Phase Name PROVIDENCE POD 307 PHASE 2 Phase #
Size/Area 8.96 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12624410006

Location

Owner/Tenant

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

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

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

12624410006

Report Date 04/11/2012 07:52 AM

Submitted By

Page 2

Applicants/Contacts

Primary	N	Capacity	OTHER	Other	REP	Contact ID	AC1521462	☐	Foreign
Effective		Expire							
Name	SLATER HANIFAN GROUP								
Day Phone	(702)284-5300 x								
Pager		Eve Phone		Organization					
Fax	(702)284-5399	PIN #		Position					
E-Mail		Mobile		Profession					
Address	5740 S. ARVILLE ST #216 LAS VEGAS, NV 89118								
Seasonal Addr									
Valid From		To							
Comments	Chelsea Peltier								
CONTACT ADDITIONAL									

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

(License) Orientation Attender Percent Owner Waiver Health Card Director Letter Original Information

There are no items in this list

Primary	Y	Capacity	OWNER	Contact ID	AC1654659	☐	Foreign
Effective		Expire					
Name	PARDEE HOMES NEVADA						
Day Phone	(702)614-1400 x						
Pager		Eve Phone		Organization			
Fax	(702)614-1466	PIN #		Position			
E-Mail		Mobile		Profession			
Address	10880 WILSHIRE BLVD #1900 LOS ANGELES, CA 90024-4120						
Seasonal Addr							
Valid From		To					
Comments	Dan Hale per doc datedd 01/31/2011						

Report Date 04/11/2012 07:52 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

(License) Percent Owner Waiver Health Exam Director Letter Original Signature
Orientation Attended

There are no items in this list

Contractors

No Contractors

FINAL MAP

Technical Review Process

Mylar Process

58 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

6 # of Common Element Lots

0 # of Common Element Lots

04/09/2012 Blueline Submitted

Mylar Submitted

04/11/2012 Blueline Accepted for Processing

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map NEW

N Parent Project link required?

Flood Study required?

Street Name Has Been Changed

Y Is this a Residential Subdivision?

Traffic Study required? Recordstion Information

CLV Drawing #

Date At 00:00

Subdivision Code (Book and Page)

Legal Subdivision Name

PROVIDENCE POD 307 PHASE 2

Template Type/AP #

AP Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

982110

SWANTON

STEPHEN

L

Planning x4714

Report Date 04/11/2012 07:52 AM

Submitted By

Page 4

Employee EmployeeID	Last	First	MI	Comments
------------------------	------	-------	----	----------

Log Action Comments	Description	Entered By	Start	Stop	Hour
---------------------------	-------------	------------	-------	------	------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	984728	04/09/2012 14:44		0.00
	CHELSEA PELTIER; PARDEE HOMES; CK#02648589; 310.475.3525				

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Final Map
 Project Address (Location) Centennial Pkwy / Shaumber
 Project Name Providence POD 307 Phase 2 Proposed Use _____
 Assessor's Parcel #(s) 126-24-410-006 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 8.96 Lots/Units 58 Density _____
 Additional Information _____

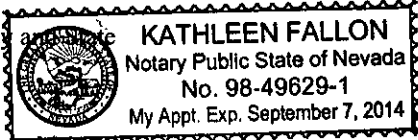
PROPERTY OWNER Pardee Homes of Nevada, Inc. Contact _____
 Address 650 White Drive # 100 Phone: (702) 614-1400 Fax: _____
 City Las Vegas State NV Zip 89119
 E-mail Address _____

APPLICANT Pardee Homes of Nevada, Inc. Contact _____
 Address 650 White Drive # 100 Phone: (702) 614-1400 Fax: _____
 City Las Vegas State NV Zip 89119
 E-mail Address _____

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Peltier
 Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399
 City Las Vegas State NV Zip 89118
 E-mail Address cpeltier@shg-inc.com

Property Owner Signature* Dan Hale
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Dan Hale

Subscribed and sworn before me
 This 12 day of March, 2012
Kathleen Fallon

Notary Public in and for said County of Clark State of Nevada

 Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>FMP-45070</u>
Meeting Date:	<u>N/A</u>
Total Fee:	<u>750.00</u>
Date Received:	<u>4/17/2012</u>
Received By:	<u>M. Rev</u>

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **FMP-45090** APN: 126-24-410-006

Name of Property Owner: Pardee Homes of Nevada, Inc

Name of Applicant: Pardee Homes of Nevada, Inc

Name of Representative: Slater Hanifan Group

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

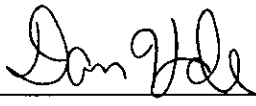
☒ No

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): _____

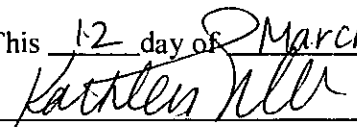
APN: _____

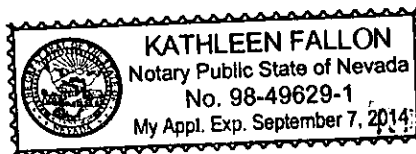
Signature of Property Owner: 

Print Name: Dan Hale

Subscribed and sworn before me

This 12 day of March, 2012


Notary Public in and for said County and State



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APR 09 2012



CITY OF LAS VEGAS
LAND DEVELOPMENT TRANSMITTAL

48
DATE: 4/5/2012

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

To: ENGINEER FIRM: SLATER HANIFAN GROUP 5740 S ARVILLE STREET 216 LAS VEGAS, NV 89118- PHONE NUMBER: (702)284-5300 x FAX NUMBER: (702)284-5399	From: DAVID GUERRA City of Las Vegas Land Development
PROJECT INFORMATION: PROJECT NUMBER: 44782 PROJECT NAME: <u>PROVIDENCE POD 307 PHASE 2</u> APPLICATION TYPE: L-CIVIL WORK TYPE: L-SUB MAP ID: 126-24-4 DEVELOPER CO.: PARDEE HOMES OF NEVADA F-24-7 650 WHITE DRIVE SUITE 100 LAS VEGAS, NV 89119-	
<u>NUMBER OF REVIEW(S) PERFORMED ON THIS PROJECT:</u> 1 CIVILBLUE REC:3/12/12 RET: Result: Incomplete	

DESCRIPTION OF ITEMS ATTACHED

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

REMARK (S):

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

Additional information may be required (if checked).

- ☒ Provide Legal description(s), sketch and ownership document for all public ROW or easement grant/dedication. (CONT ON FINAL MAP) →
- ☒ Bond Must be posted.
- ☒ Fee(s) - see bond estimate and plans for breakdown.
- ☒ Permit request form must be filled out and signed by contractor and return to CLV Land Development.
- ☒ GET DEVIATIONS APPROVED (SEE RED LINED CHECK PRINT)
- ☐ _____

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DEPARTMENT OF PLANNING

FINAL MAP TECHNICAL REVIEW CHECKLIST

FINAL MAP CONTENTS

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

SUPPLEMENTAL REQUIREMENTS

The following supplemental information may be required by the Department of Public Works or the Planning and Development Department. When required, it shall be submitted on separate drawings.

- ☐ A statement from a Title Company which complies with the requirements of NRS 278 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- ☐ A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

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

The undersigned two (2) Directors, constituting all of the members of the Board of Directors of Pardee Homes of Nevada, a Nevada corporation, (the "Corporation"), acting as of January 31, 2011, without a meeting in accordance with Article III, Section 7 of the Corporation's By-Laws, hereby resolve as follows:

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

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

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

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

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APR 09 2011

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

FURTHER RESOLVED, that all actions as contemplated above taken heretofore in accordance with the preceding resolutions are hereby ratified as the due actions of the Corporation;

FURTHER RESOLVED, that no authorization granted hereinabove may be exercised after September 28, 2012; and

FURTHER RESOLVED, that the foregoing Resolutions supersede the Unanimous Actions of the Board of Directors of the Corporation, acting as of September 14, 2010, relative to the subject matter of the foregoing Resolutions.

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



Michael V. McGee, Director



Jon E. Lash, Director

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APR 09 2012

A.P.N.: 126-24-410-002
File No: NCS-445517-HHLV (sgs)
R.P.T.T.: \$12,168.60 C

When Recorded Mail To:
Mail Tax Statements To:
Pardee Homes of Nevada
10880 Wilshire Blvd., Suite 1900
Los Angeles, CA 90024-4101

Inst #: 201107010001022
Fees: \$16.00 N/C Fee: \$0.00
RPTT: \$12168.60 Ex: #
07/01/2011 10:05:55 AM
Receipt #: 831632
Requestor:
FIRST AMERICAN TITLE HOWARD
Recorded By: MSH Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

HOF FINANCIAL I, LLC, a Delaware limited liability company

do(es) hereby GRANT, BARGAIN and SELL to

PARDEE HOMES OF NEVADA, a Nevada corporation

the real property situate in the County of Clark, State of Nevada, described as follows:

PARCEL A1:

LOT 307 IN BLOCK 9 OF CLIFFS EDGE PARENT (A COMMON INTEREST COMMUNITY) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118 OF PLATS, PAGE 88 AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED OCTOBER 2, 2006, IN BOOK 20061002 AS DOCUMENT NO. 2626 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ALL THAT REAL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF THE FINAL MAP OF PROVIDENCE POD 307 PHASE 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 143 OF PLATS, PAGE 46, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL A2:

ALL THAT REAL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF THE FINAL MAP OF PROVIDENCE POD 307 PHASE 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 143 OF PLATS, PAGE 46, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN TRAFFIC, AS PROVIDED FOR AND SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THAT CERTAIN AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS AND RESERVATION OF EASEMENT RECORDED JUNE 22, 2004 IN BOOK 20040622 AS DOCUMENT NO. 03301, OF OFFICIAL RECORDS.

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APR 09 2012

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/28/2011

HOF FINANCIAL I, LLC, a Delaware limited liability company

By: HOUSING CAPITAL COMPANY, a Minnesota Partnership,
its Sole Member

By: DFP FINANCIAL, INC., a California corporation,
its Managing Partner


By: Russ Wakeham
Its: Vice President

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APR 08 2012

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF ORANGE

On June 29, 2011 before me, Shannon Van Atta -
a **Notary Public**, personally appeared **RUSS WAKEHAM**, who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized capacity, and that by his
signature(s) on the instrument the person, or the entity upon behalf of which the person 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.

[SEAL]

Signature

Shannon Van Atta
SHANNON VAN ATTA
1875755 exp. 1-10-14



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
June 28, 2011 under Escrow No. **NCS-445517-HHLV**

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APR 03 2012

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 126-24-410-002
b) _____
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 _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property:

\$2,385,600.00

b) Deed in Lieu of Foreclosure Only (value of

(\$ _____)

c) Transfer Tax Value:

\$2,385,600.00

d) Real Property Transfer Tax Due:

\$12,168.60

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 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 owed.

Signature: _____

Capacity: Authorized Rep

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: HOF Financial I, LLC

Print Name: Pardee Homes of Nevada

Address: 3200 Bristol Street, Suite 800

Address: 10880 Wilshire Blvd., Suite

City: Costa Mesa

City: Los Angeles

State: CA

Zip: 92626

State: CA

Zip: 90024-4101

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

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: NCS-445517-HHLV sgs/kh

Address: 2490 Paseo Verde Parkway, #100

City: Henderson

State: NV

Zip: 89074

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

RECEIVED

APR 08 2002

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 126-24-410-002
b) _____
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 _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: \$2,385,600.00
b) Deed in Lieu of Foreclosure Only (value of) (\$)
c) Transfer Tax Value: \$2,385,600.00
d) Real Property Transfer Tax Due: \$12,168.60

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 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 375.080 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: EVP/COO

Signature: _____

Capacity: _____

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Print Name: HOF Financial I, LLC

Address: 3200 Bristol Street, Suite 800

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