



A3	0
	VG08797-B



LEGAL DESCRIPTION

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A "GRANT BARGAIN AND SALE DEED" RECORDED IN BOOK 2005DB09 AS INSTRUMENT NO. 04898 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 20 SOUTH, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF TENAYA WAY, (80.00' WIDE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 28°52'06" EAST, 301.06 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 61°07'54" WEST, 175.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 22°03'06" EAST, 20.00 FEET; THENCE SOUTH 67°56'54" EAST, 10.00 FEET; THENCE SOUTH 22°03'06" WEST, 20.00 FEET; THENCE NORTH 67°56'54" WEST, 10.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

NORTH 89°39'29" WEST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 38, PAGE 91 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CLARK COUNTY VERTICAL CONTROL NO. 5LV00 15NWS BEING A CITY OF LAS VEGAS PIN AND PLATE IN TOP OF CURB ON THE SOUTHEAST CORNER OF CHEYENNE AVENUE AND BUFFALO DRIVE, NEAR THE PC OF BUFFALO.

ELEVATION: 2367.99 FEET (NAVD 1988)
721.766 METERS (NAVD 1988)

FLOOD NOTE

AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 320D3C2135E, DATED SEPTEMBER 27, 2002, AND PER SAID MAP: ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES & TITLE REPORT EXCEPTIONS

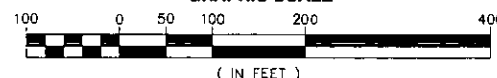
SPECTRUM SURVEYING & ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. NO ABSTRACT OF TITLE, NDR TITLE COMMITMENT, NDR RESULTS OF TITLE SEARCHES WERE FURNISHED BY THE CLIENT.

LEGEND

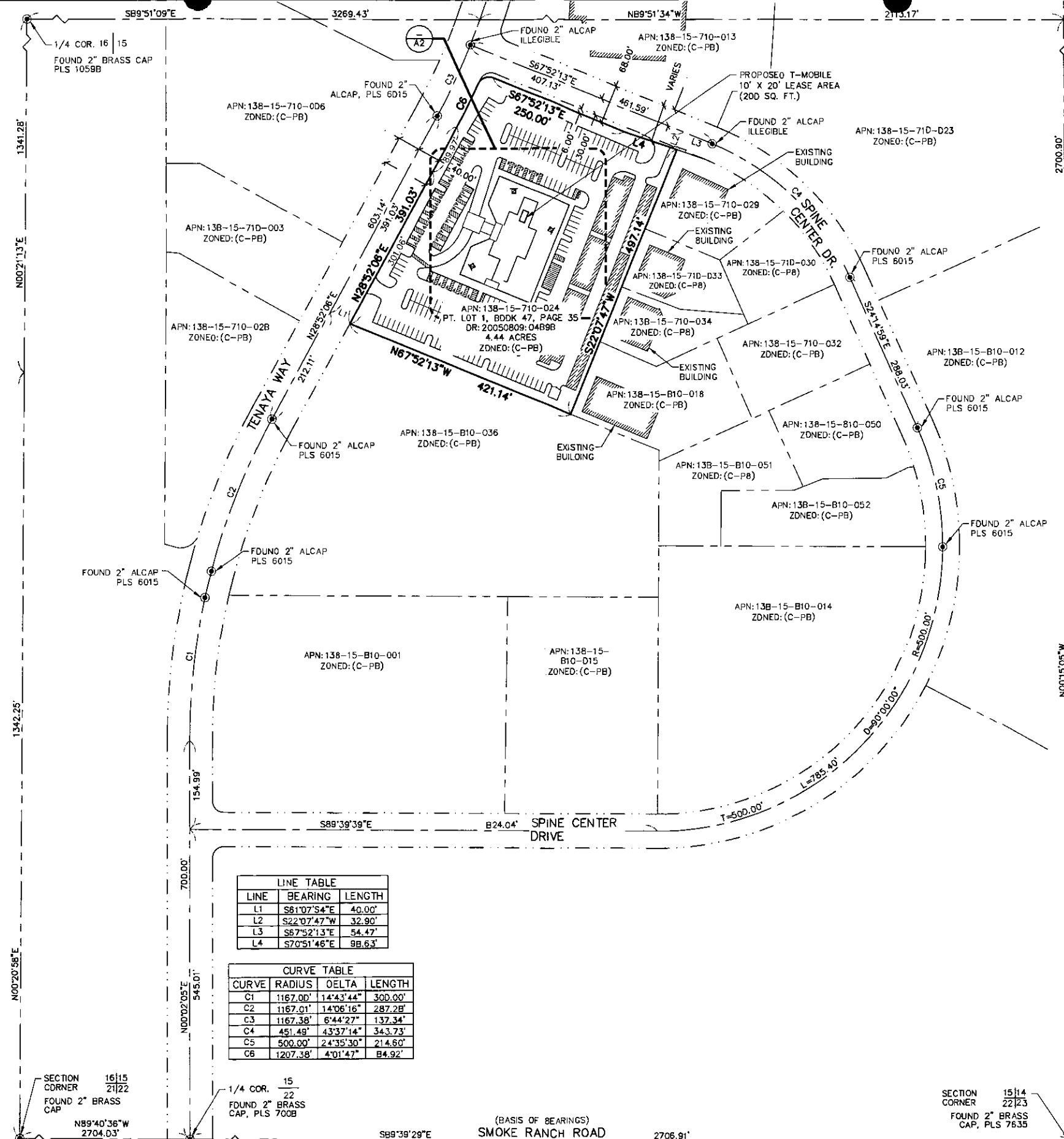
- LEASE AREA
- - - CENTERLINE
- - - EASEMENT
- - - RIGHT-OF-WAY
- - - SECTION LINE
- - - PROPERTY LINE
- - - OVERHEAD POWER
- x - EXISTING CHAINLINK FENCE
- x - PROPOSED CHAINLINK FENCE
- □ - PROPOSED WROUGHT IRON FENCE
- - - - - EXISTING 1' CONTOUR
- - - - - EXISTING 5' CONTOUR
- - - - - EXISTING BLOCK WALL
- - - - - PROPOSED BLOCK WALL
- ⊗ FIRE HYDRANT
- - ○ PARKING LOT AREA LIGHT
- O.R. OFFICIAL RECORD
- ⊕ POWER POLE



GRAPHIC SCALE



(IN FEET)



LINE	BEARING	LENGTH
L1	S81°07'54"E	40.00'
L2	S22°07'47"W	32.90'
L3	S67°52'13"E	54.47'
L4	S70°51'46"E	98.63'

CURVE	RADIUS	DELTA	LENGTH
C1	1167.00'	14°43'44"	300.00'
C2	1167.01'	14°06'16"	287.28'
C3	1167.38'	6°44'27"	132.34'
C4	451.49'	43°37'14"	343.73'
C5	500.00'	24°35'30"	214.60'
C6	1207.38'	4°01'47"	84.92'

SITE PLAN

11" X 17" SCALE 24" X 36" SCALE
1" = 200' 1" = 100'

OMNIPONT
T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION

SPINE CENTER
VG08797-B

2550 NORTH TENAYA WAY
LAS VEGAS, NEVADA 89128

CURRENT ISSUE DATE:

02/10/12

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
1	02/10/12	90% ZONING	C.P.

PLANS PREPARED BY:

SPECTRUM

SURVEYING & ENGINEERING
8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705
FAX: (702) 367-8733

LICENSURE:

SHEET TITLE:

SITE PLAN

SHEET NUMBER: REVISION:

A1

0

VG08797-B

City of Las Vegas

HANSEN CLAIM FOR REFUND FORM

Date prepared _____

Invoice # : _____

FREDRA JUNIOR, OSI

(Invoice # assigned by Finance)

Preparer's name

Service Address: _____

Refund Amount:

500.00

Spectrum Surveying and Engineering

Payee Name

Damien Huggard

Attention to:

8905 W. Post Road Suite 100

Address

Las Vegas, NV 89148

City, State, Zip Code

Return of Cash Bond?

(click below for "Yes" "No" options)

No

For the following :

SDR-44633

(Application Number and Template Type)

Reason for Refund:

Per Planning Supervisor Peter Lowenstein: Please process a refund for the full amount of \$500, as this application is no longer need.

Claimant Signature

Phone Number

**Original Forms must be submitted - no
fax copies will be accepted.**

BELOW FOR DEPARTMENT USE ONLY:

(Refund of a Cash Bond requires two signature approvals)

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

Authorized By

Authorized By

Title

DOUG RANKIN, AICP, PLANNING MANAGER

Title

Date

Date

4/29/2013

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee	500.00	100%	500.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning		100%	0.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (PH)		100%	0.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (NM)			0.00	007301	261100	EE4100	000	000
Mailing Labels Fee			0.00	007301	261100	EE4100	000	000
			0.00					
			0.00					
			0.00					

Total Amount to be Refunded:

500.00

Fredra M. Junior

From: Peter Lowenstein
Sent: Thursday, April 25, 2013 11:34 AM
To: Fredra M. Junior
Subject: Refund of SDR-44633

Fredra,

Please process a refund for the full amount of \$500, as this application is no longer need and the applicant can apply for the proposed improvement via a building permit.

Peter Lowenstein, AICP
Planning Supervisor
Department of Planning
Phone (702) 229-4693
Fax (702) 474-7463

Tell us how we're doing! Please [click here](#) to take a short online survey to help us improve our service.

Report Date 04/25/2013 11:35 AM

Submitted By

Page 1

A/P # 44633 Type SDR Issued Date Issued By

Parcel 13815710024

Location

Owner OTTO C L L C

Phone (702)234-3751 x

Address 9731 ORIENT EXPRESS CT

LAS VEGAS NV 89145-8702

Country ☐ Foreign

Applicant's Full Name T-MOBILE USA, INC.

Day Phone (702)367-7705 x Fax

Pager Address 4175 S. RILEY #100
LAS VEGAS NV
89147

Fees

PROCESSING FEE	500.00
Total Paid	500.00

Declared Value	0.00	Type of Work	Z-CELL	CELL TOWER REVIEW (ADMIN)
Calculated Value	0.00	Square Footage	4.44	ACRE
Actual Value	0.00			

Comments
SDR-44633 - MINOR SITE DEVELOPMENT PLAN REVIEW - APPLICANT: T-MOBILE - OWNER: OTTO C, LLC - For possible action on a request for a Minor Site Development Plan Review TO INSTALL ONE (1) GPS ANTENNA AND TWELVE (12) NEW PANEL ANTENNAS AT THE 58-FOOT CENTERLINE MOUNTED ON A NON-PENETRATING ROOF MOUNT ON THE ROOFTOP OF AN EXISTING BUILDING located at 2550 North Tenaya Way (APN 138-15-710-024), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian).

Fredra M. Junior

From: Damien Huggard [DHuggard@spectrumse.com]
Sent: Friday, April 26, 2013 3:09 PM
To: Fredra M. Junior
Cc: Zamudio, Melissa
Subject: RE: Refund Fees-SDR-44633/ VG08690
Attachments: VG08797B Zoning App check fee.pdf

Hello Fredra,

For the refund of the fees, please see the information below. A copy of the original check is attached for your reference.

Spectrum Surveying and Engineering
8905 W. Post Road
Suite 100
Las Vegas, NV 89148

You can put me down for the contact.

Thank you!

Damien J. Huggard
Manager of Wireless Services
Spectrum Services Inc.
Office-(702) 367-7705 x228
Mobile-(702) 501-1149
Fax-(702) 367-8733
www.spectrumse.com

From: Fredra M. Junior [<mailto:fjunior@LasVegasNevada.GOV>]
Sent: Thursday, April 25, 2013 11:55 AM
To: terry.quinn1@t-mobile.com; Damien Huggard
Subject: Refund Fees

Good Morning Mr./Ms. Quinn and Mr. Huggard,

My name is Fredra and I work for the City of Las Vegas Department of Planning. We need to refund the fees that were provided for SDR-44633 due to the application no longer being needed. In order for the refunds to be processed I need an email from one of you with the following information:

1. The name of the company/individual the refund is being made out to and the name of a contact person if needed.
2. The company/individuals complete address and a contact telephone number/email address.

Please feel free to call me if you have any questions.

Thank you,

Fredra Junior
City of Las Vegas
Department of Planning

(702) 229-4605 Phone
(702) 385-7268 Fax
fjunior@lasvegasnevada.gov

Tell us how we're doing! Please [click here](#) to take a short online survey to help us improve our service.



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Wireless communications facility
 Project Address (Location) 2550 North Tenaya Way, Las Vegas, NV 89128
 Project Name T-Mobile site VG08797B Box Canyon Proposed Use _____
 Assessor's Parcel #(s) 138-15-710-024 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing C-PB proposed _____
 Commercial Square Footage n/a Floor Area Ratio _____
 Gross Acres 4.44 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Otto C, LLC Contact Donna Ahlers
 Address PO Box 370875 Phone: (702) 561-3444 Fax: _____
 City Las Vegas State NV Zip 89137
 E-mail Address _____

APPLICANT T-Mobile Contact Terry Quinn
 Address 2625 S. Plaza Drive, Suite 400 Phone: (480) 638-2659 Fax: _____
 City Tempe State AZ Zip 85282
 E-mail Address terry.quinn1@t-mobile.com

REPRESENTATIVE Spectrum Surveying & Engineering Contact Damien Huggard
 Address 8905 West Post Road, Suite 100 Phone: (702) 367-7705 Fax: (702) 367-8733
 City Las Vegas State NV Zip 89148
 E-mail Address dhuggard@spectrumse.com

Otto C, LLC, a Nevada limited liability company

Property Owner Signature Donna Ahlers

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

Print Name Donna M. Ahlers, Manager

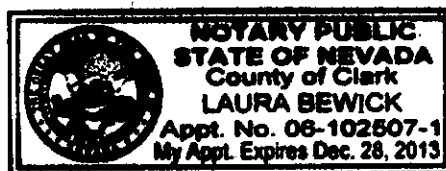
Subscribed and sworn before me

This 13 day of February, 2012

Donna Ahlers

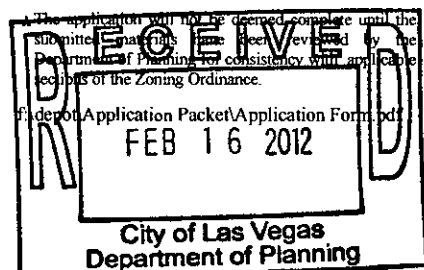
Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-44633</u>
Meeting Date:	<u>3/1/14</u>
Total Fee: \$	<u>500.00</u>
Date Received:*	<u>2/16/12</u>
Received By:	<u>[Signature]</u>



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44633**

APN: 138-15-710-024

Name of Property Owner: Otto C, LLC

Name of Applicant: T-Mobile

Name of Representative: Spectrum Surveying & Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Otto C, LLC

Signature of Property Owner: _____

Donna Ahlers

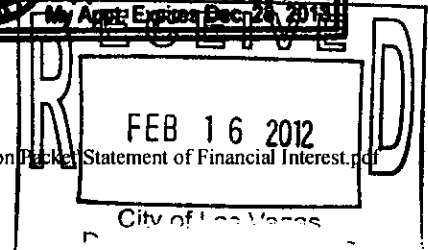
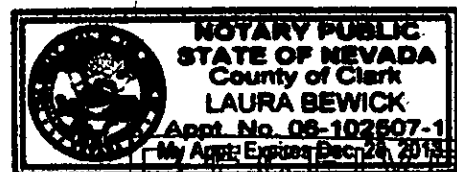
Print Name: Donna M. Ahlers, Manager

Subscribed and sworn before me

This 13 day of February, 2012

Laura Bewick

Notary Public in and for said County and State





8905 West Post Road, Suite 100
Las Vegas, Nevada 89148
telephone: (702) 367-7705
facsimile (702) 367-8733

February 16, 2012

City of Las Vegas, Planning & Development Department
Attn: Flinn Fagg, Director
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: request for Conditional Use Permit; APN 138-15-710-024
T-Mobile site VG08797B Spine Center

Mr. Fagg,

Pursuant to Table 2 of Chapter 19.04 of the Zoning Code for the City of Las Vegas, T-Mobile requests administrative approval of a proposed wireless communication facility at 2550 North Tenaya Way, Las Vegas, Nevada 89128. I have enclosed drawings and photographic simulations that illustrate the project.

The facility qualifies for administrative approval for the following reasons:

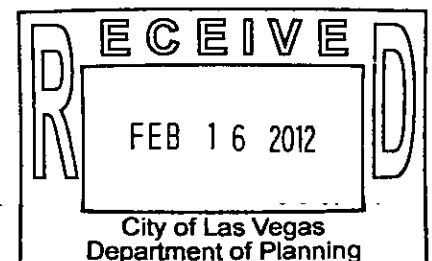
1. The design consists of "antenna[s]...to be co-located on an existing antenna tower or other existing structure."
2. The proposed facility is not located "[w]ithin an area designated as a Historic Preservation District..." The subject property is zoned C-PB (Planned Business Park).
3. "The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility." Panel antennas would be mounted on the roof of the existing building and would be painted to match. T-Mobile's equipment would be completely screened from view and placed on a equipment platform on the existing rooftop.

Please contact me if I may assist your consideration in any way.

Sincerely,

A handwritten signature in black ink, appearing to read 'Damien Huggard'.

Damien Huggard
Project Manager
dhuggard@spectrumse.com

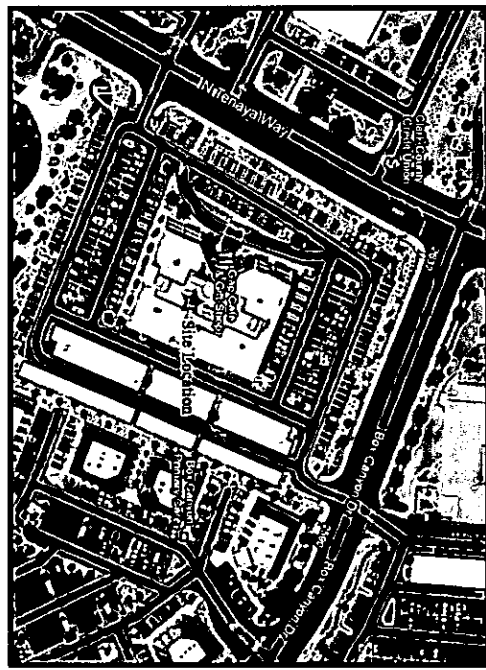


SDR-44633

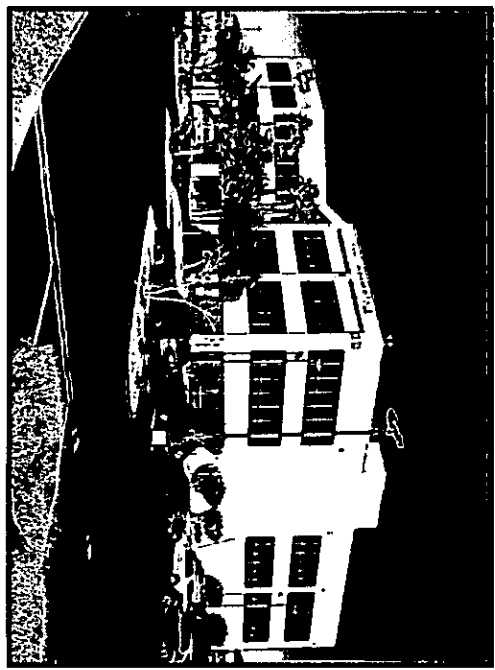
BOX CANYON

2550 NORTH TENAYA WAY, LAS VEGAS, NEVADA 89128

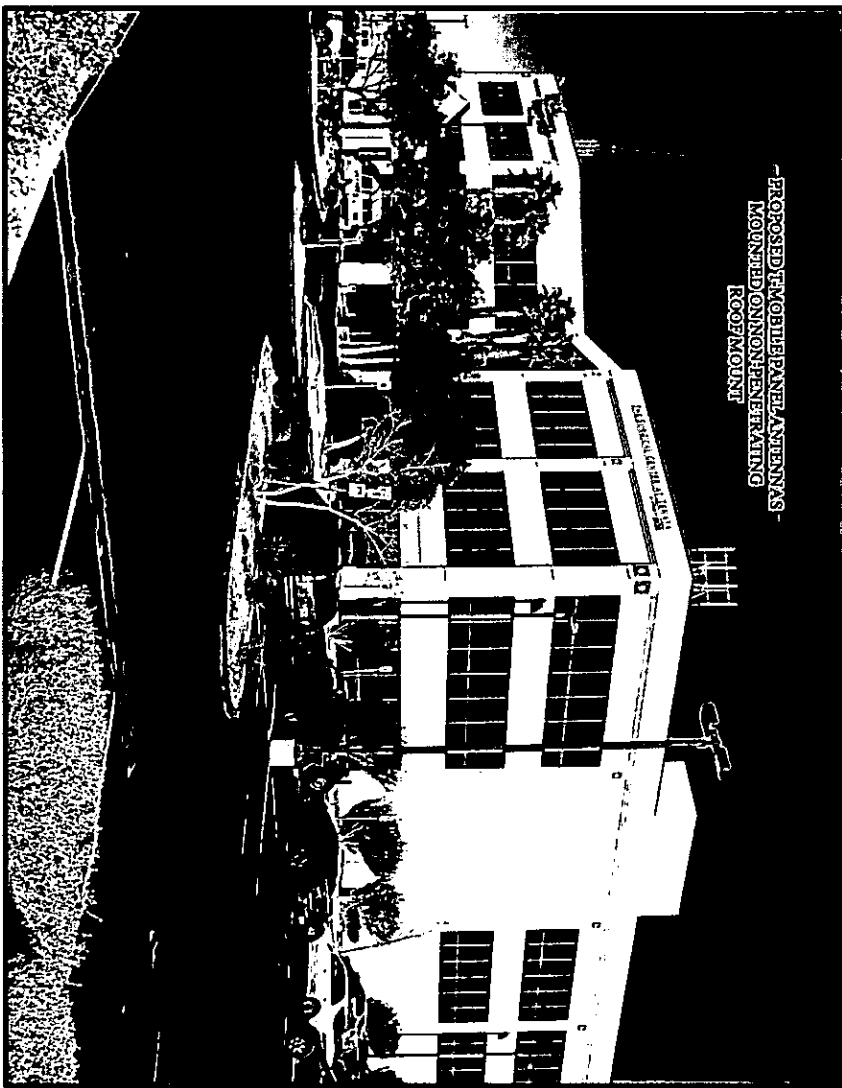
VIEW 1



LOCATION



EXISTING



PROPOSED

SPECTRUM

8906 W POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE (702) 967-7705
FAX (702) 967-8733

T-Mobile

4775 S RALEY STREET STE 100 LAS VEGAS, NV 89147

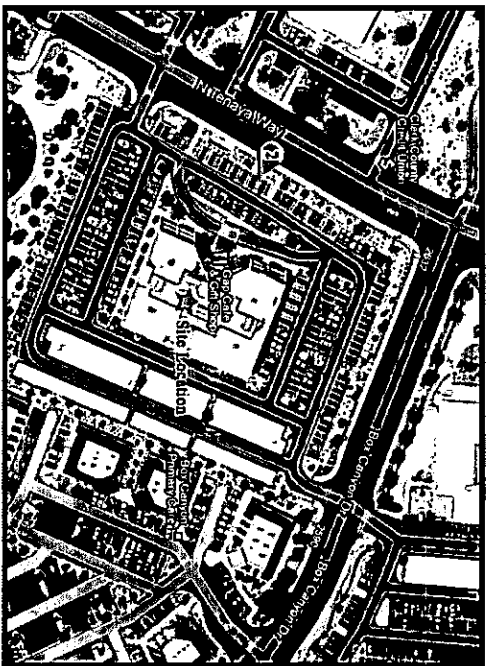
FEB 16 2012
SDR-44633

City of Las Vegas
Department of...

BOX CANYON

2550 NORTH TENAYA WAY, LAS VEGAS, NEVADA 89128

VIEW 2



LOCATION



EXISTING



PROPOSED

SPECTRUM

8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE (702) 367-7705
FAX (702) 367-5733

T-Mobile

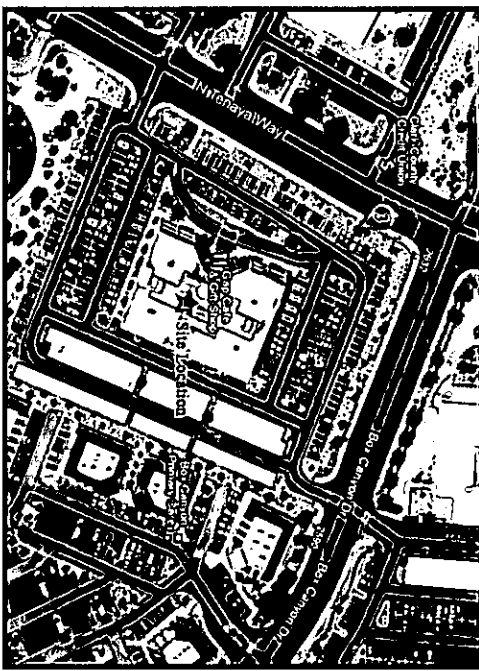
#753 RILEY STREET STE. 101 LAS VEGAS, NEVADA 8947

SDR-44633

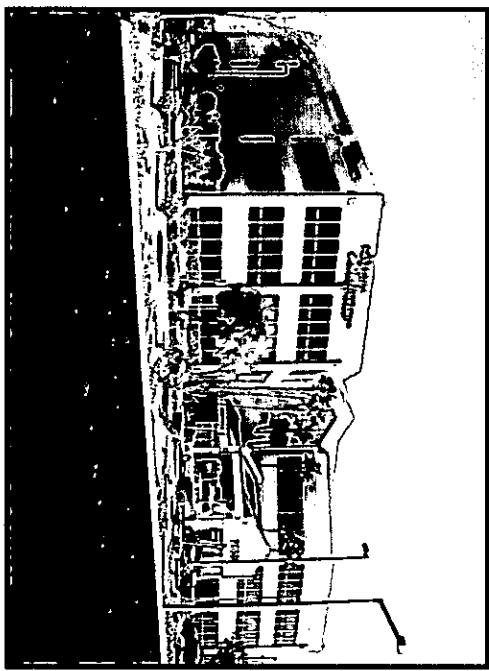
BOX CANYON

2550 NORTH TENAYA WAY, LAS VEGAS, NEVADA 89128

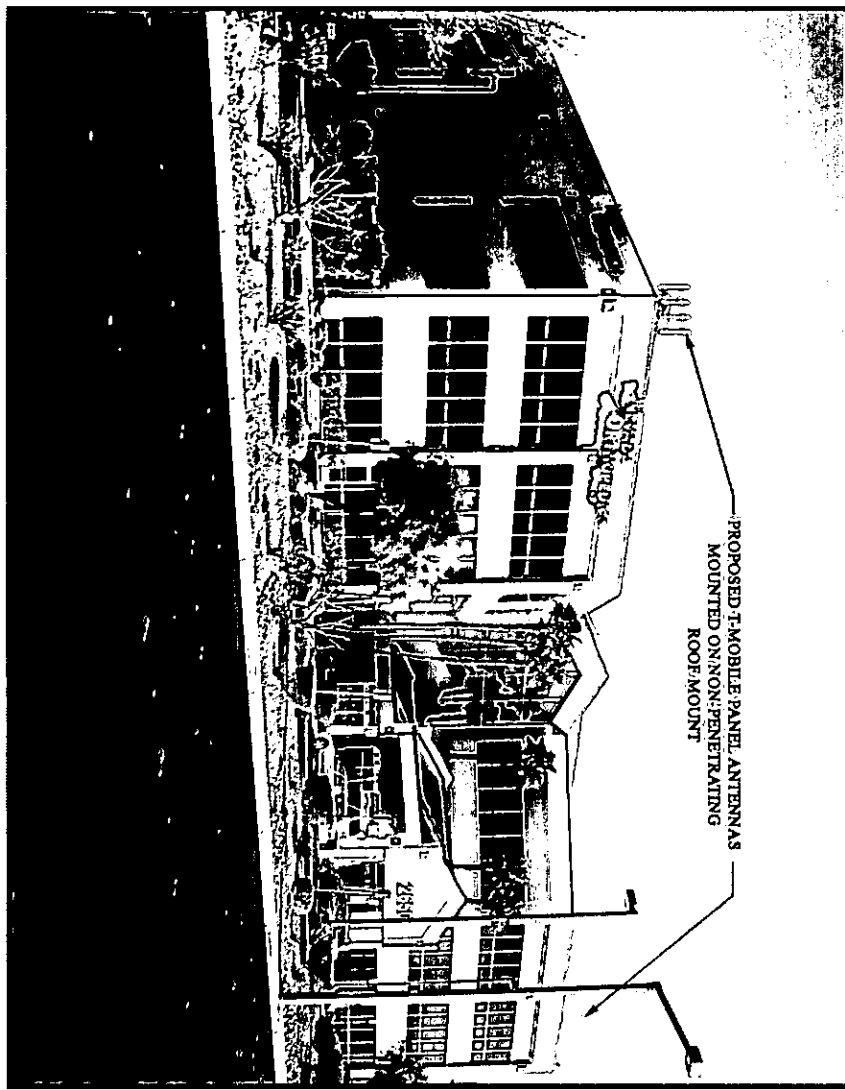
VIEW 3



LOCATION



EXISTING



PROPOSED

SPECTRUM

8805 W. POST ROAD SUITE 100 LAS VEGAS, NV 89148
OFFICE (702) 867-7708
FAX (702) 867-8733

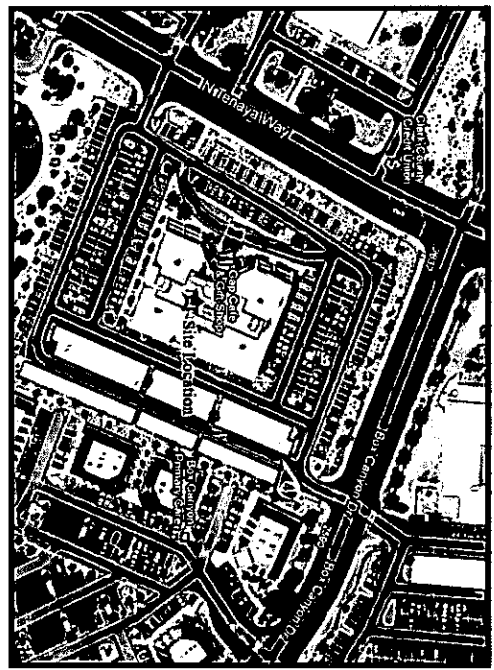
T-Mobile

473 S. RILEY STREET STE. 101 LAS VEGAS, NV 89101

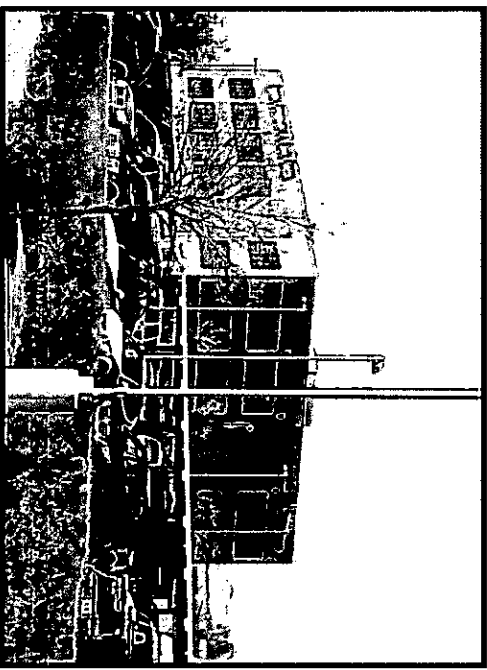
BOX CANYON

2550 NORTH TENAYA WAY, LAS VEGAS, NEVADA 89128

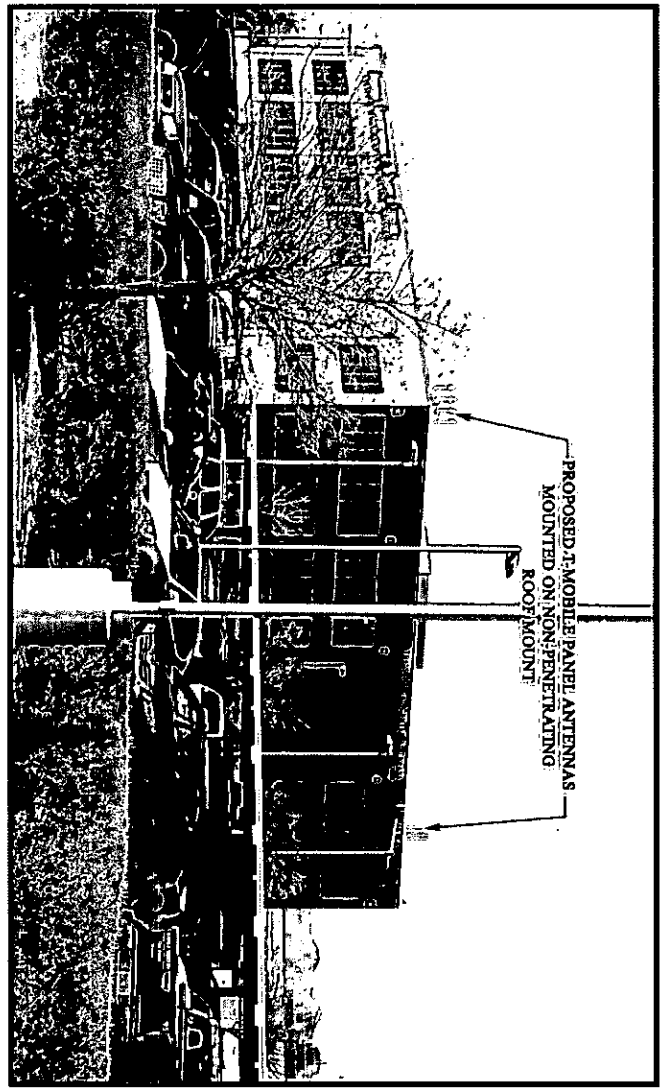
VIEW 4



LOCATION



EXISTING



PROPOSED

SPECTRUM

8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE (702) 367-7705
FAX (702) 367-8733

T-Mobile

4753 RILEY STREET STE. 101 LAS VEGAS, NEVADA 89147



8905 West Post Road, Suite 100
Las Vegas, Nevada 89148
telephone: (702) 367-7705
facsimile (702) 367-8733

February 16, 2012

City of Las Vegas, Planning & Development Department
Attn: Flinn Fagg, Director
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: request for Conditional Use Permit; APN 138-15-710-024
T-Mobile site VG08797B Spine Center

Mr. Fagg,

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1. The design consists of *"antenna[s]...to be co-located on an existing antenna tower or other existing structure."*
2. The proposed facility is not located *"[w]ithin an area designated as a Historic Preservation District..."* The subject property is zoned C-PB (Planned Business Park).
3. *"The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility."* Panel antennas would be mounted on the roof of the existing building and would be painted to match. T-Mobile's equipment would be completely screened from view and placed on a equipment platform on the existing rooftop.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Damien Huggard'.

Damien Huggard
Project Manager
dhuggard@spectrumse.com



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OTTO C, LLC

[New Search](#)[Printer Friendly](#)[Calculate List Fees](#)

Business Entity Information

Status:	Active	File Date:	5/26/2005
Type:	Domestic Limited Liability Company	Entity Number:	E0328362005-6
Qualifying State:	NV	List of Officers Due:	5/31/2012
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20051342507	Business License Exp:	5/31/2012

Additional Information

Central Index Key:	
--------------------	--

Registered Agent Information

Name:	RICE SILBEY REUTHER & SULLIVAN, LLP	Address 1:	3960 HOWARD HUGHES PARKWAY SUITE 700
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89169
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

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

Financial Information

No Par Share Count:	0	Capital Amount:	\$0
---------------------	---	-----------------	-----

No stock records found for this company

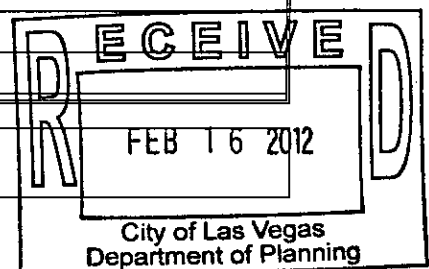
Officers

☐ Include Inactive Officers

Manager - DONNA M AHLERS

Address 1:	PO BOX 370875	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89137	Country:	USA
Status:	Active	Email:	

Actions/Amendments

[Click here to view 8 actions/amendments associated with this company](#)

A.P.N.: 138-15-710-024
R.P.T.T.: \$112,200.00

Escrow #05-05-0995-KR

Mail tax bill to and
When recorded mail to:
Otto C, LLC
9731 Orient Express Court
Las Vegas, Nv 89145

(8)

14

20050809-0004898

Fee: \$21.00 RPTT: \$112,200.00
N/C Fee: \$0.00

08/09/2005 14:15:39
720050145050

Requestor:
NEVADA TITLE COMPANY

Frances Deane DGI
Clark County Recorder Pgs: 8

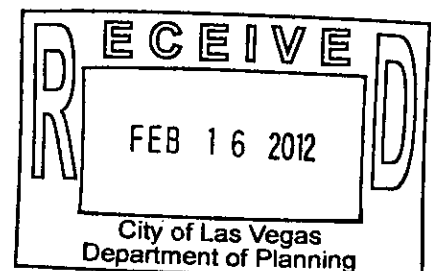
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Patrick McNulty, as trustee of the PMCN Revocable Trust dated July 26, 2005, as to an undivided 14.29% interest, Gary Morris, as trustee of the GM Revocable Trust dated July 27, 2005, as to an undivided 14.29% interest, Michael Bradford, as trustee of the MB Revocable Trust dated July 26, 2005, as to an undivided 14.29% interest, Reynold Rimoldi as trustee of the RR Revocable Trust dated July 26, 2005 as to an undivided 14.28% interest, Crispino Santos, as trustee of the CS Revocable Trust dated July 26, 2005, as to an undivided 14.29% interest, Avi Schlesinger, as trustee of the AS Revocable Trust dated July 26, 2005, as to an undivided 14.28% interest, Arthur Taylor, as trustee of the AT Revocable Trust dated July 26, 2005, as to an undivided 14.28% interest, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Otto C 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.

IN WITNESS WHEREOF, this instrument has been executed this 1st day of August, 2008.

The PMCN Revocable Trust

By: [Signature]

Print Name: Patrick McNulty

Title: Trustee

[Signature]
Joanne McNulty

The GM Revocable Trust

By: [Signature]

Print Name: GARY MURRIS

Title: Trustee

The MB Revocable Trust

By: [Signature]

Print Name: Michael Bedford

Title: Trustee

The RR Revocable Trust

By: [Signature]

Print Name: Reynold Rimolds

Title: Trustee

The CS Revocable Trust

By: [Signature]

Crispino Santos

THE CS REVOCABLE TRUST

Print Name: Crispino Santos

Title: Trustee

The AS Revocable Trust

By: SEE ATTACHED

Print Name: _____

Title: _____

The AT Revocable Trust

By: Arthur Taylor

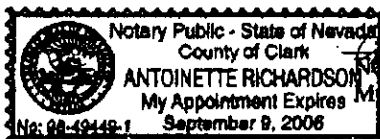
Print Name: Arthur Taylor

Title: Trustee

State of NV }

County of Clark } ss:

This instrument was acknowledged before me on August 1, 2005
by Patrick McHally & John McHally
of _____

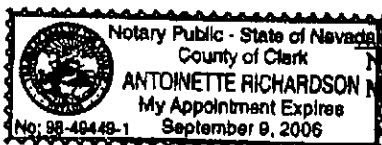


Antoinette Richardson
NOTARY PUBLIC
My Commission Expires: 9/9/05

State of NV }

County of Clark } ss:

This instrument was acknowledged before me on August 1, 2005
by Bry Morrison
of _____



Antoinette Richardson
NOTARY PUBLIC
My Commission Expires: 9/9/05

Print Name: _____

Title: _____

The AS Revocable Trust

By: _____

Print Name: Avi Schlesinger

Title: Trustee

The AT Revocable Trust

By: SEE ATTACHED

Print Name: _____

Title: _____

State of California } ss:

County of Los Angeles }



This instrument was acknowledged before me on Aug 1, 2005
by Avi Schlesinger as _____
of _____

Katherine M. Tiffany
NOTARY PUBLIC
My Commission Expires: Sept. 4, 2008

State of _____ } ss:

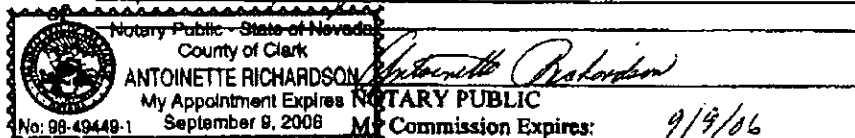
County of _____ }

This instrument was acknowledged before me on _____
by _____ as _____
of _____

NOTARY PUBLIC
My Commission Expires: _____

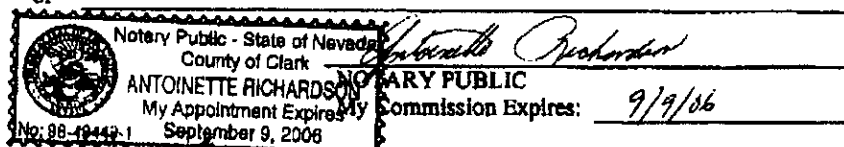
State of NV }
County of Clark } ss:

This instrument was acknowledged before me on August 1, 2005
by Michael Bradford as

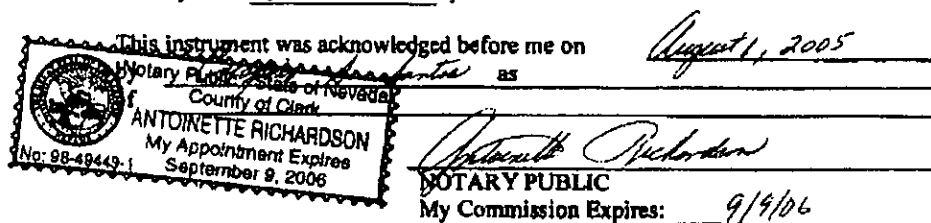


State of NV }
County of Clark } ss:

This instrument was acknowledged before me on August 1, 2005
by Ronald Simolli as
of



State of NV }
County of Clark } ss:



State of _____ }
County of _____ } ss:

This instrument was acknowledged before me on _____
by _____ as
of _____

NOTARY PUBLIC

EXHIBIT "A"

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, BEING THAT PORTION OF LOT ONE (1) IN BLOCK TWO (2) OF THE RESUBDIVISION OF A PORTION OF THE LAS VEGAS TECHNOLOGY CENTER, A COMMERCIAL SUBDIVISION, AS SHOWN ON THE PLAT ON FILE IN BOOK 47 OF PLATS, PAGE 35 OF CLARK COUNTY, NEVADA RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF COMMON AREA LOT "B" AS SHOWN ON THE PLAT OF THE LAS VEGAS TECHNOLOGY CENTER, A COMMERCIAL SUBDIVISION, ON FILE IN BOOK 38 OF PLATS, PAGE 91 CLARK COUNTY, NEVADA RECORDS, SAID NORTHWEST CORNER BEARS NORTH 11°11'46" EAST A DISTANCE OF 1456.88 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 15; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF TENAYA WAY (80 FEET WIDE) AS SHOWN ON SAID PLAT OF THE RESUBDIVISION OF A PORTION OF THE LAS VEGAS TECHNOLOGY CENTER, NORTH 28°52'06" EAST A DISTANCE OF 391.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1207.38 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TENAYA WAY, NORTHEASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 04°01'47", AN ARC DISTANCE OF 84.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE FROM A TANGENT WHICH BEARS NORTH 24°50'19" EAST, EASTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 87°17'28", AN ARC DISTANCE OF 30.47 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 8.00 FEET SOUTHWESTERLY FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BOX CANYON DRIVE (60 FEET WIDE) AS SHOWN ON SAID PLAT OF THE RESUBDIVISION OF A PORTION OF THE LAS VEGAS TECHNOLOGY CENTER; THENCE ALONG THE SAID PARALLEL LINE, SOUTH 67°52'13" EAST A DISTANCE OF 250.00 FEET; THENCE SOUTH 70°51'46" EAST A DISTANCE OF 98.63 FEET; THENCE SOUTH 22°07'47" WEST A DISTANCE OF 497.15 FEET TO THE NORTH LINE OF SAID COMMON AREA LOT "B"; THENCE ALONG THE NORTH LINE OF SAID COMMON AREA LOT "B", NORTH 67°52'13" WEST A DISTANCE OF 421.35 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING FURTHER DESCRIBED AS LOT 2-1 OF THAT CERTAIN RECORD OF SURVEY IN FILE 96, PAGE 5, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED JUNE 19, 1998 IN BOOK 980619 AS DOCUMENT NO. 00631, OFFICIAL RECORDS.

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 138-15-710-024
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

\$22,000,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$22,000,000.00

Real Property Transfer Tax Due

\$112,200.00

4. If Exemption Claimed:

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

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 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: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Wild West II, L.L.C., a Nevada
limited liability company

Print Name: OTTO C LLC

Address: 9546 Bottom Rd
City/State/Zip: LA CA 90034

Address: 9731 Orient Express
City/State/Zip: LV NV 89145

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

Print Name: Nevada Title Company

Esc. #: 05-05-0995-KR

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

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

4998