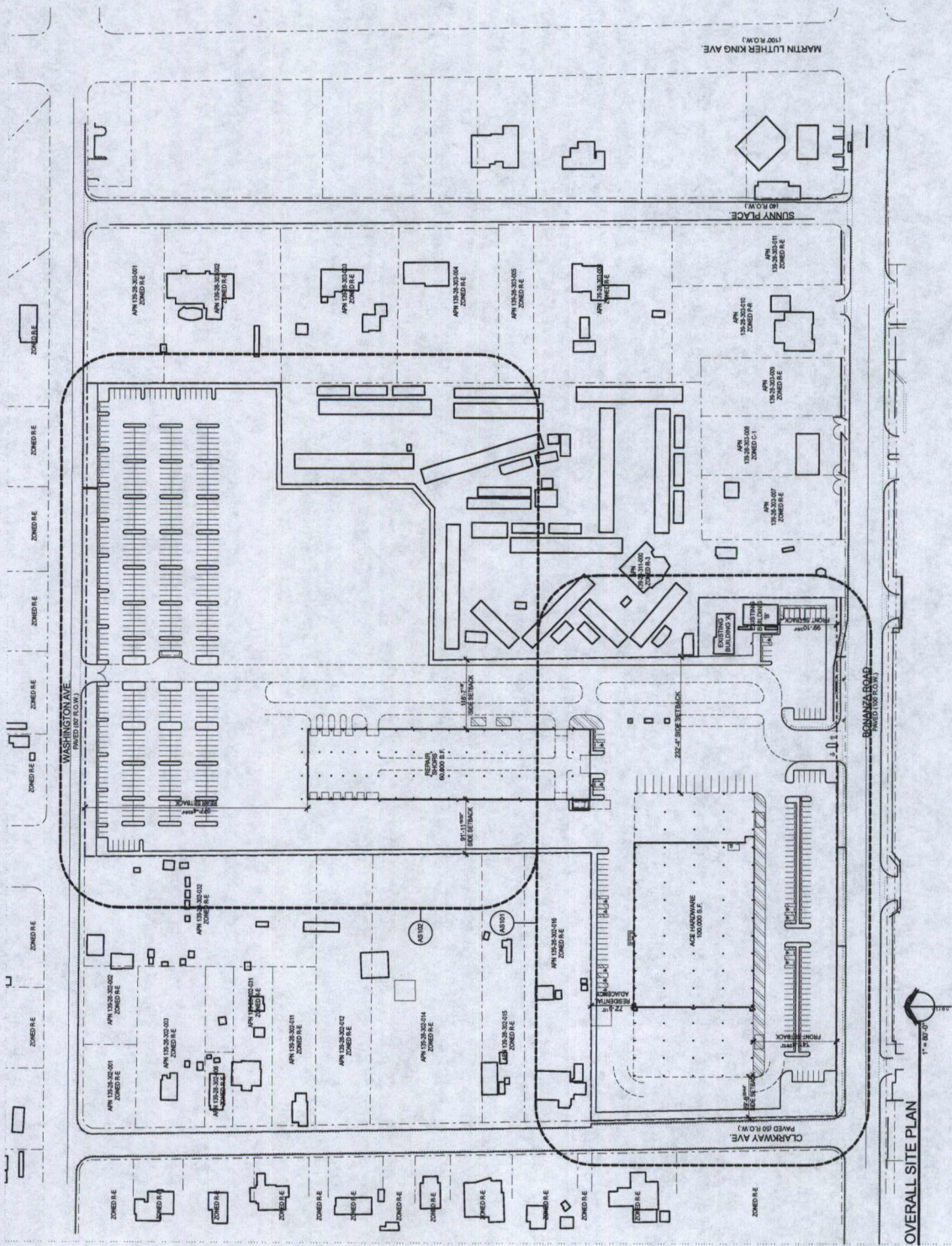
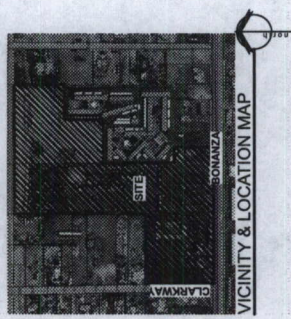
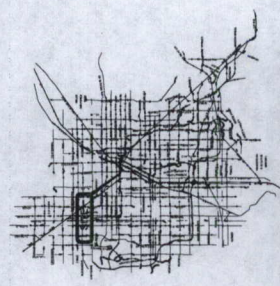




OVERALL SITE PLAN

OVERALL SITE
PLAN

City of Las Vegas DCR Submittal
City of Las Vegas DCR Submittal (Rev)

Ahern Ace - Bonanza
Site Development Review
1800 Bonanza Road
Las Vegas, Nevada 89106

**EOT-51449, EOT-51454,
EOT-51455, EOT-51456,
EOT-51452, EOT-51457,
EOT-51453 & EOT-51451**

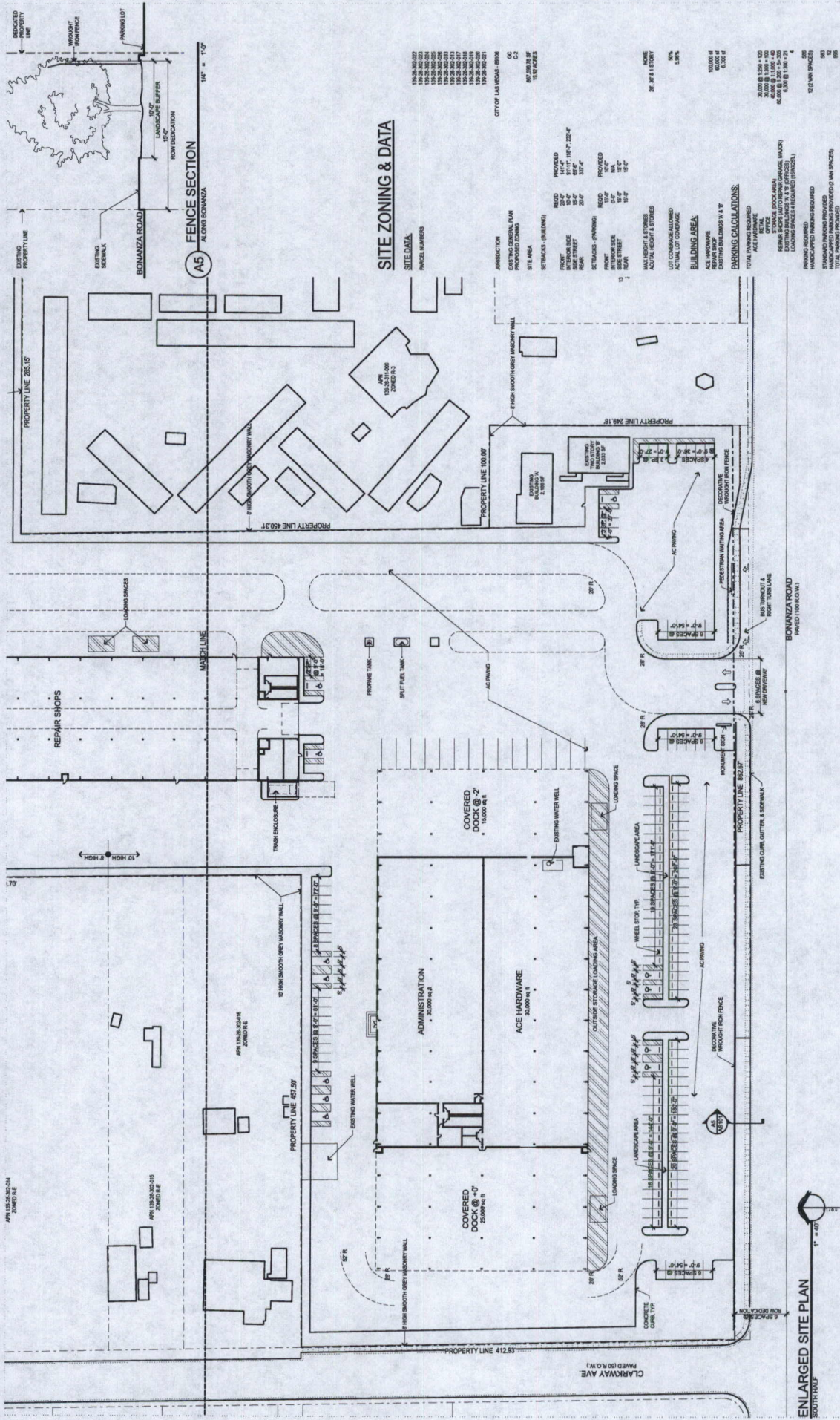
APTUS Architecture
1200 South 4th Street
Las Vegas, Nevada 89104
P 702.251.1200
F 702.251.1211

ASI00

06.151 Ahern Ace - Bonanza

RECEIVED

SFP 3 0 2013



Ahern Ace - Bonanza

Site Development Review

1800 Bonanza Road
Las Vegas, Nevada 89106

ENLARGED SITE PLAN

ASI01

City of Las Vegas, NV
City of Las Vegas, NV

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SEP 30 2013

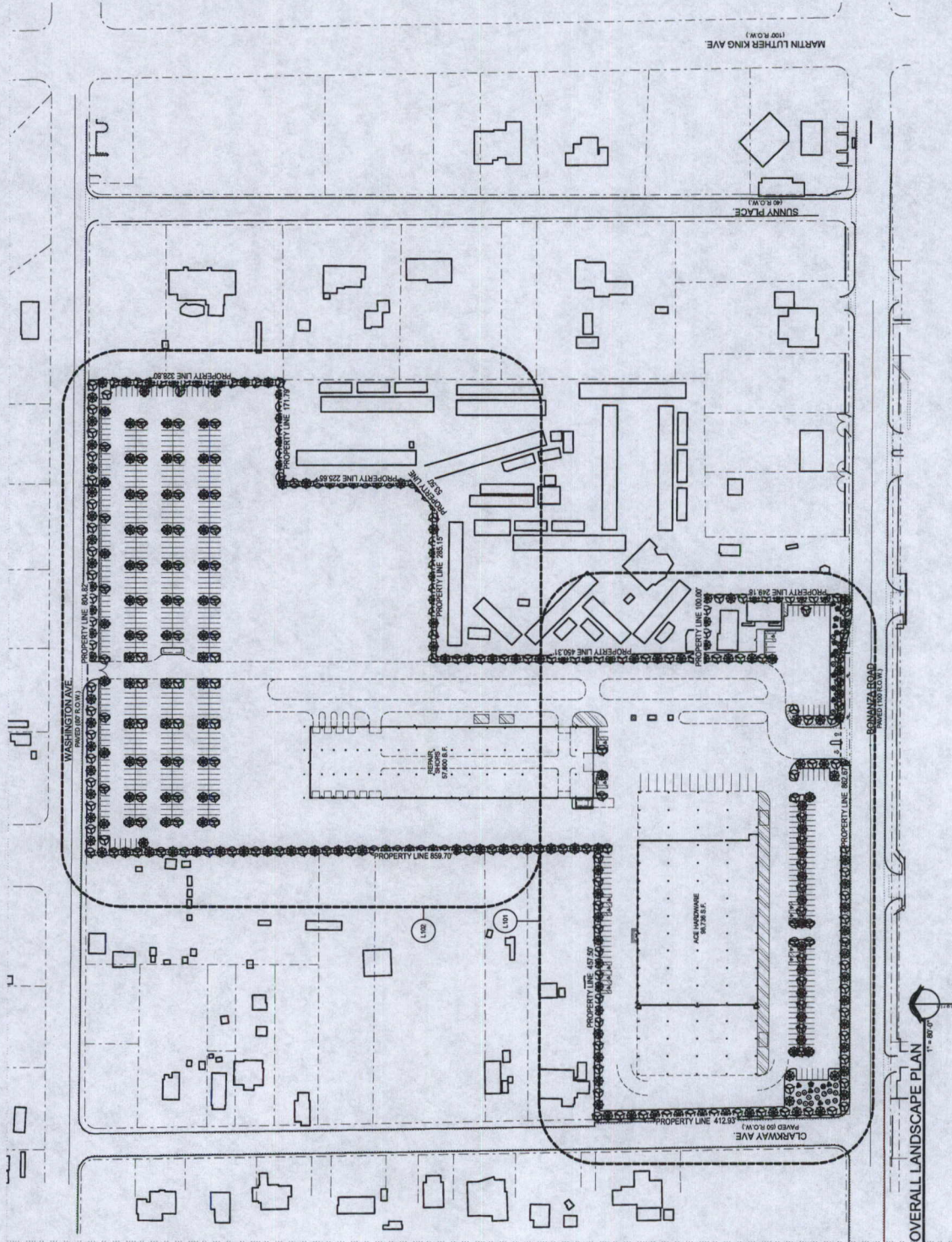
APTUS Architecture
1200 South Las Vegas
Las Vegas, Nevada 89104
P: 702.731.1200
F: 702.731.1201

SITE ZONING & DATA

APN	ZONE	ACRES
130-30-302-01	ASI01	1.00
130-30-302-02	ASI01	1.00
130-30-302-03	ASI01	1.00
130-30-302-04	ASI01	1.00
130-30-302-05	ASI01	1.00
130-30-302-06	ASI01	1.00
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130-30-302-09	ASI01	1.00
130-30-302-10	ASI01	1.00
130-30-302-11	ASI01	1.00
130-30-302-12	ASI01	1.00
130-30-302-13	ASI01	1.00
130-30-302-14	ASI01	1.00
130-30-302-15	ASI01	1.00
130-30-302-16	ASI01	1.00
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130-30-302-96	ASI01	1.00
130-30-302-97	ASI01	1.00
130-30-302-98	ASI01	1.00
130-30-302-99	ASI01	1.00
130-30-302-100	ASI01	1.00

LANDSCAPE BUFFERS AND REQUIREMENTS

PROPERTY	FRONT	REAR	SIDE
100' R.O.W.	10' 0"	10' 0"	10' 0"
50' R.O.W.	5' 0"	5' 0"	5' 0"
25' R.O.W.	2' 6"	2' 6"	2' 6"



OVERALL
LANDSCAPE PLAN

L100

08.151 Ahern Ace - Bonanza

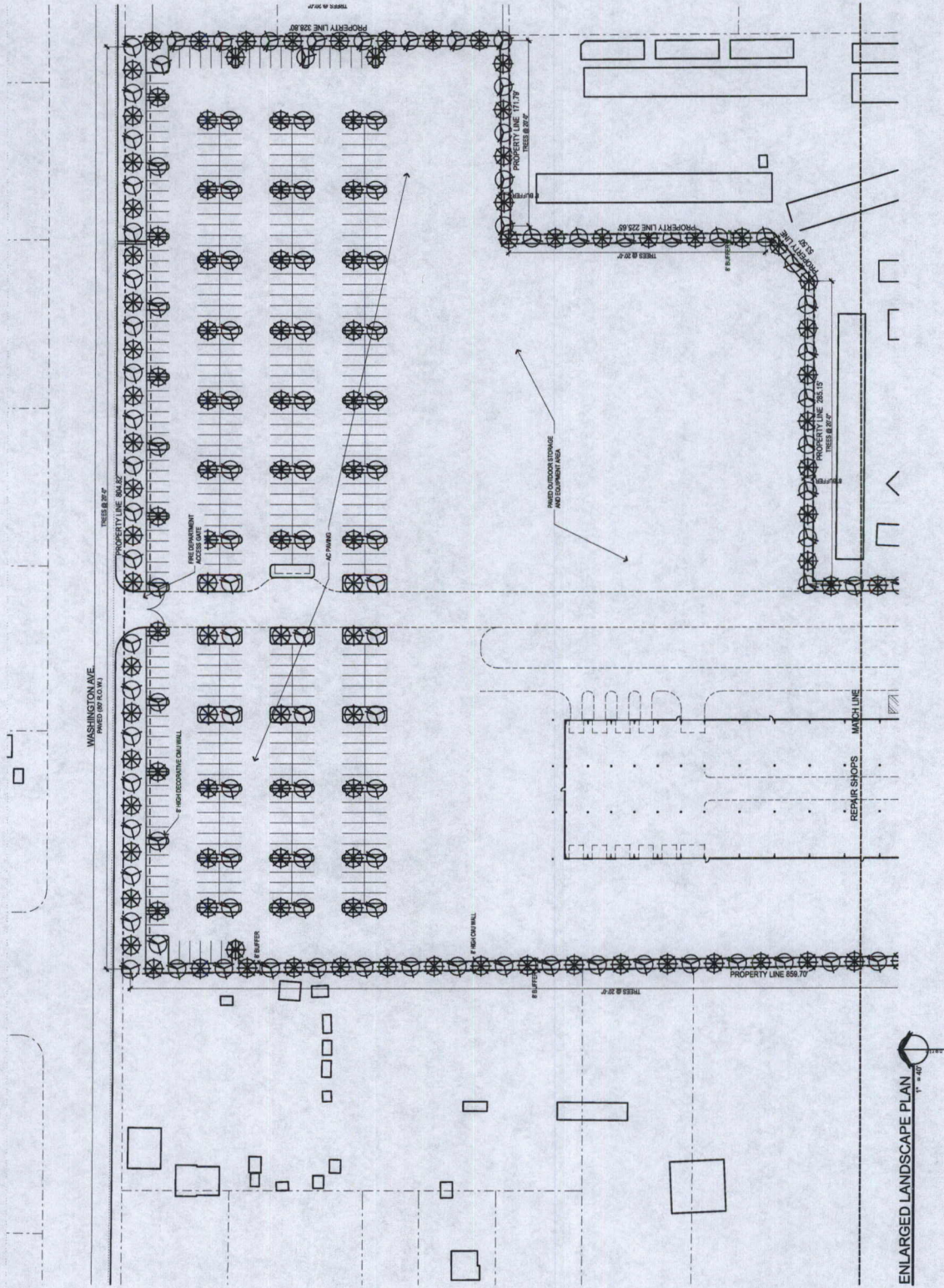
City of Las Vegas, NV
City of Las Vegas, NV
City of Las Vegas, NV

RECEIVED

SEP 30 2013

Ahern Ace - Bonanza
Site Development Review
1800 Bonanza Road
Las Vegas, Nevada 89106

APTUS Architecture
1200 South 400 East
Las Vegas, Nevada 89106
702.735.1170



ENLARGED
LANDSCAPE PLAN

L102

08.111 Ahern Ace - Bonanza

City of Las Vegas - 2013 Selected
City of Las Vegas - 2013 Selected (Rev.)

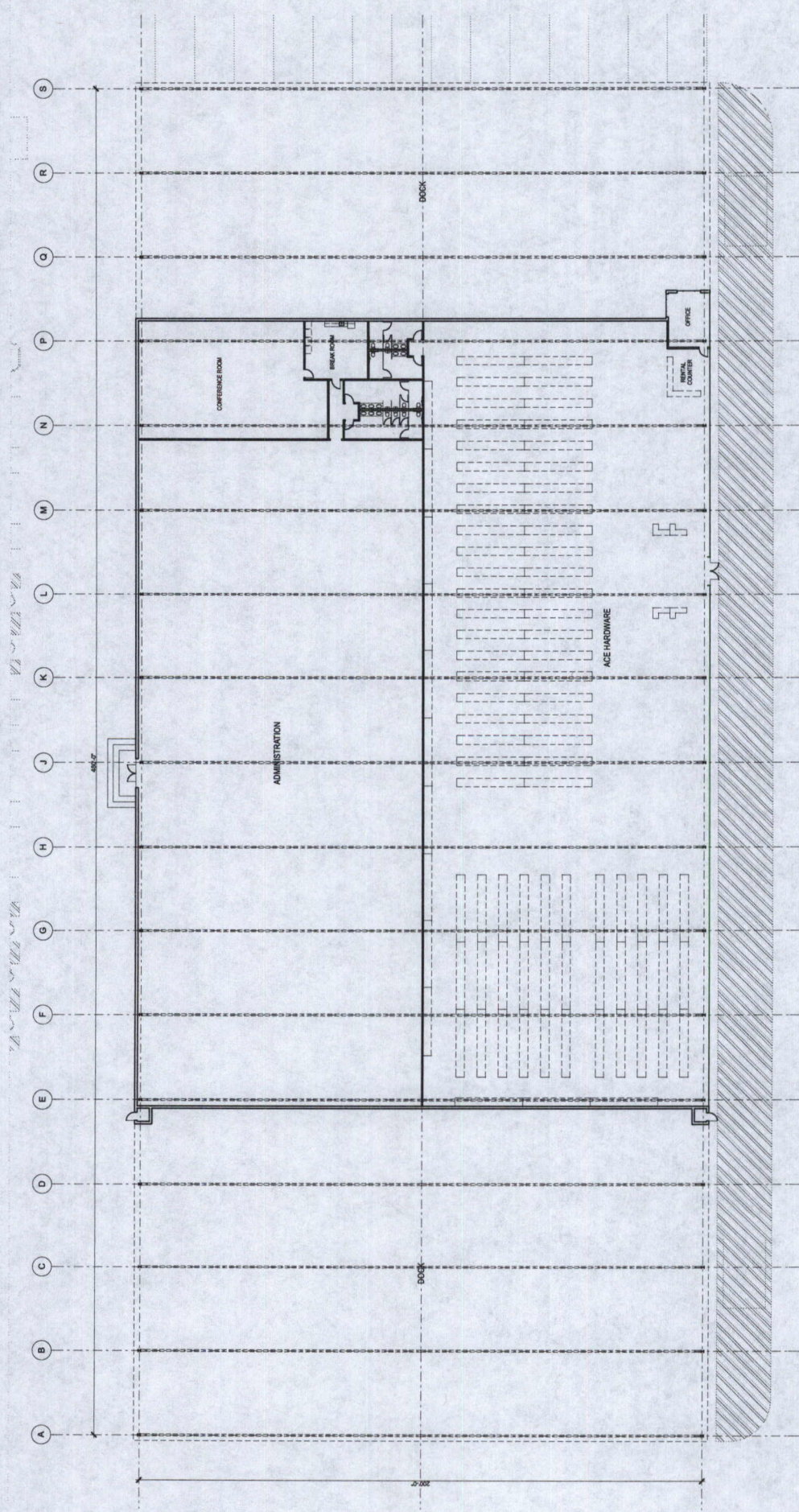
RECEIVED

SFP 3 0 2013

Ahern Ace - Bonanza
Site Development Review
1800 Bonanza Road
Las Vegas, Nevada 89106

APTUS Architecture
1200 South 400 Street
Las Vegas, Nevada 89106
P 702.875.1100
F 702.875.1111

ENLARGED LANDSCAPE PLAN
1" = 40'



FLOOR PLAN



ACE HARDWARE
FLOOR PLAN

A100

06.15 | Ahern Ace - Bonanza

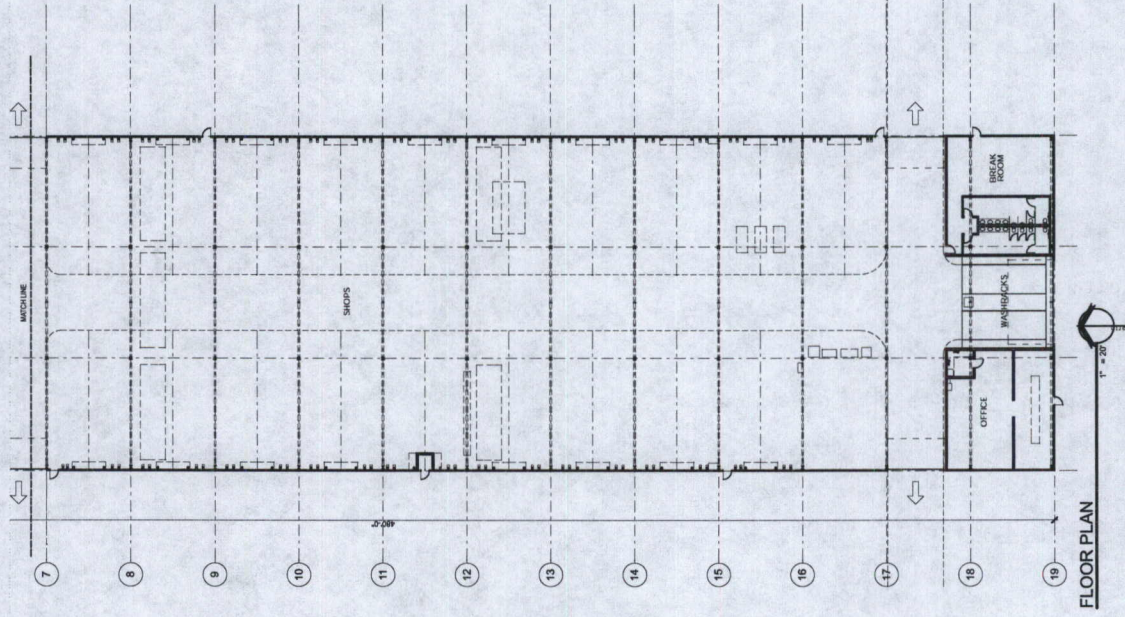
City of Las Vegas, 2013 Schedule
City of Las Vegas, 2013 Schedule (Rev.)
06.15.13
06.15.13

Ahern Ace - Bonanza
Site Development Review
1800 Bonanza Road
Las Vegas, Nevada 89106

APTUS Architecture
1800 South 4th Street
Las Vegas, Nevada 89104
P 702.251.1213

RECEIVED

SEP 30 2013



FLOOR PLAN

SHOPS FLOOR
PLAN

A101

08.151 Ahern Ace - Bonanza

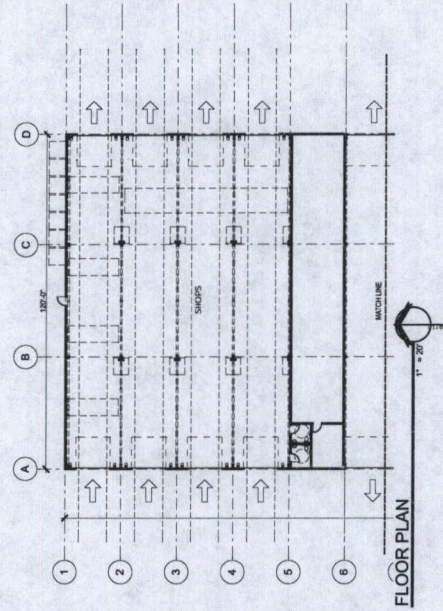
City of Las Vegas - DOB Submitted
City of Las Vegas - DOB Submitted (Rev.)

08.151
08.151

RECEIVED

SEP 30 2013

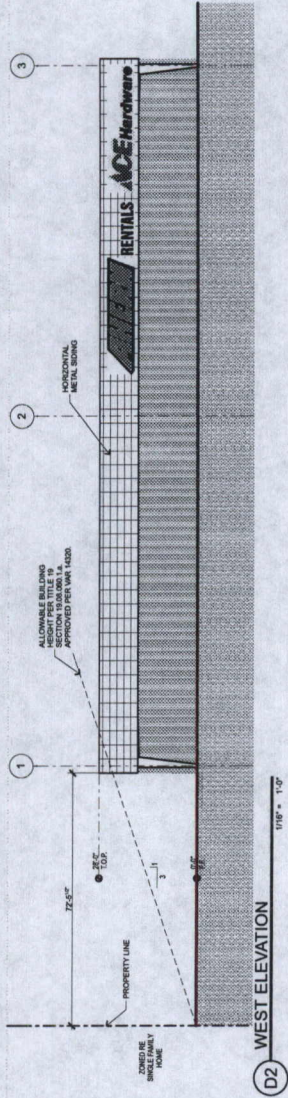
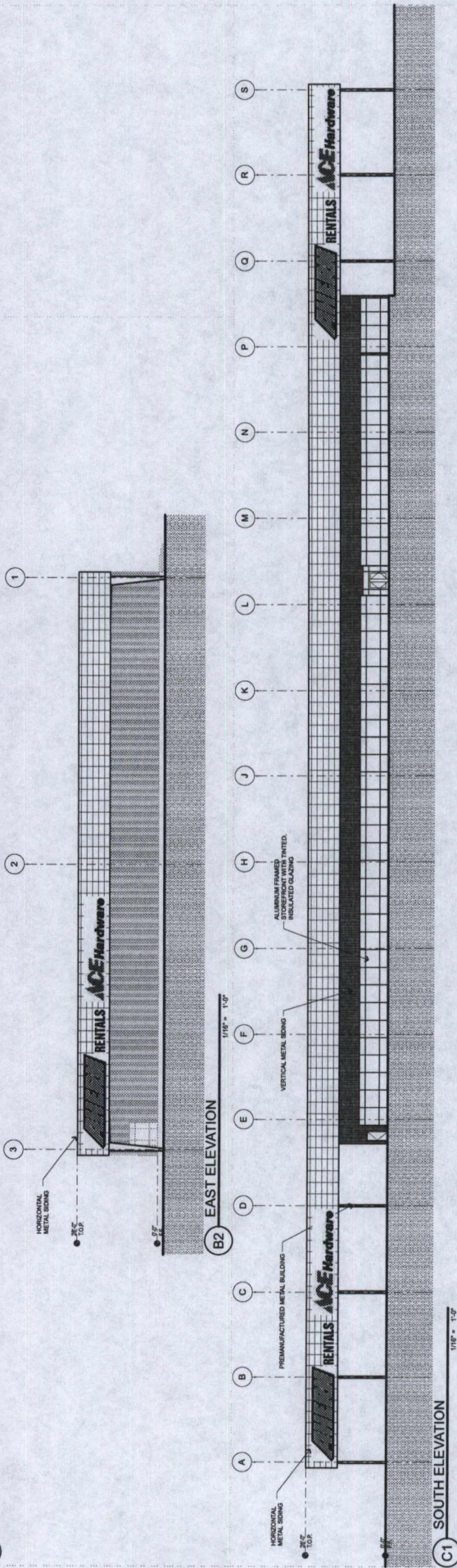
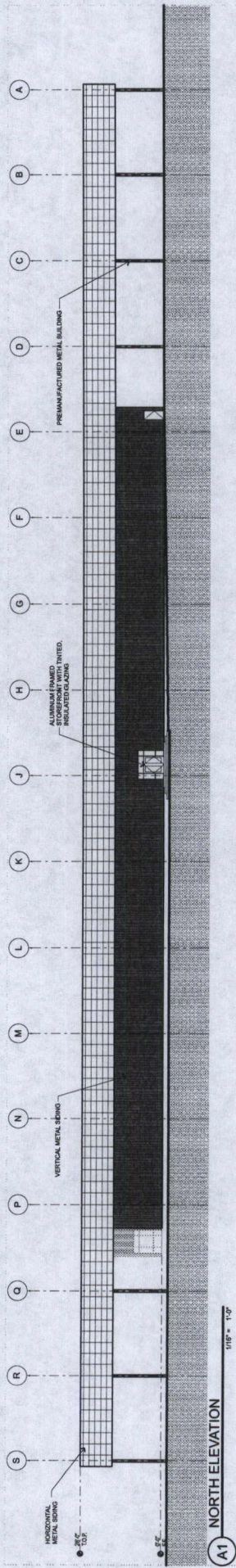
Ahern Ace - Bonanza
Site Development Review
1800 Bonanza Road
Las Vegas, Nevada 89106



FLOOR PLAN

APTUS Architecture

1800 South 4th Street
Las Vegas, Nevada 89104
P: 702.735.1170
F: 702.735.1171



ACE HARDWARE
BUILDING
ELEVATIONS

City of Las Vegas (2013) Submitted
City of Las Vegas (2013) Submitted (Rev.)

A200

06.11 Ahern Ace - Bonanza

Ahern Ace - Bonanza
Site Development Review
1800 Bonanza Road
Las Vegas, Nevada 89106

APTUS Architecture
1000 South 4th Street
Las Vegas, Nevada 89104
P: 702.891.1371

RECEIVED

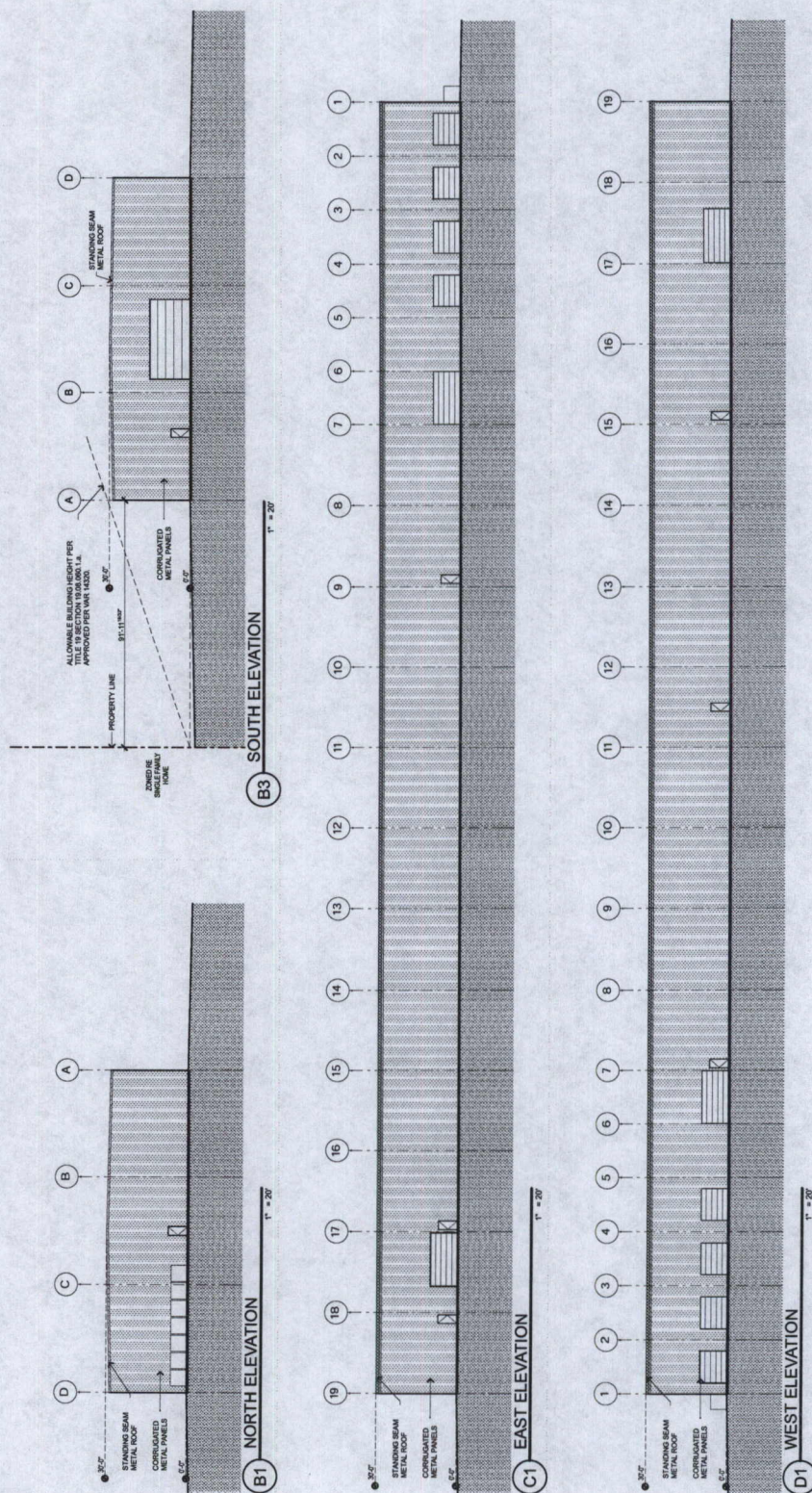
SEP 30 2013

Ahern Ace - Bonanza
Site Development Review
1800 Bonanza Road
Las Vegas, Nevada 89106

APTUS Architecture
1200 South 4th Street
Suite 204
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

RECEIVED

SEP 30 2013



SEP 30 2013

APN 139-28-303-006
ZONED R-E

8' HIGH SMOOTH FACE
CMU WALL

LANDSCAPE AREA

SEE SHEET AS-102

LINE

SEE SHEET AS-101

REPAIR
SHOPS
21,600 S.F.

PROPERTY LINE 3615'

0'-0" SETBACK

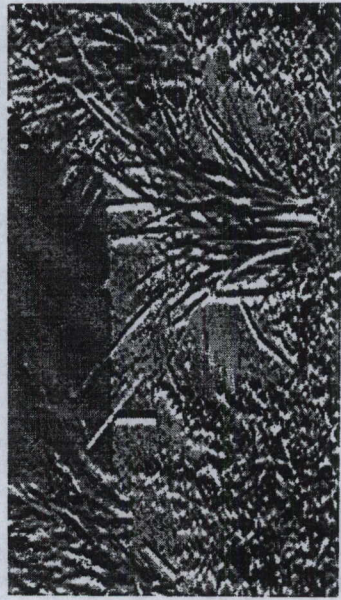
RETAIL
25,200 S.F.

PROPERTY LINE 100.86"

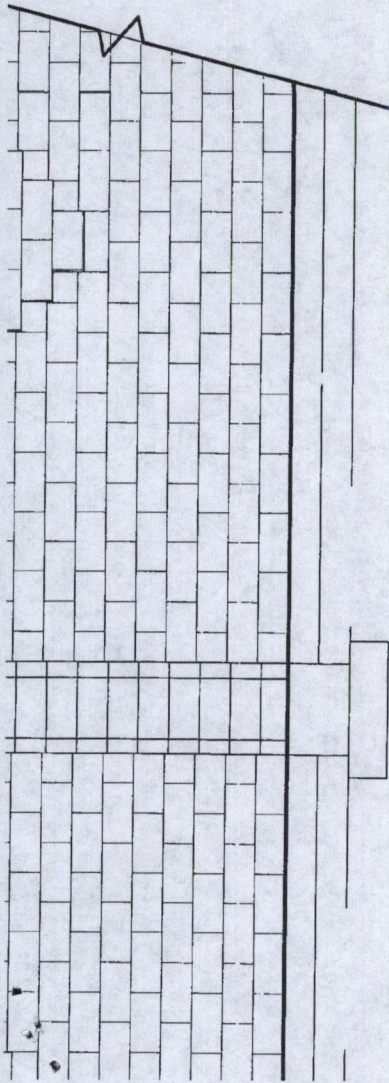
8' HIGH DECORATIVE

APN
139-28-311-000
ZONED R-3

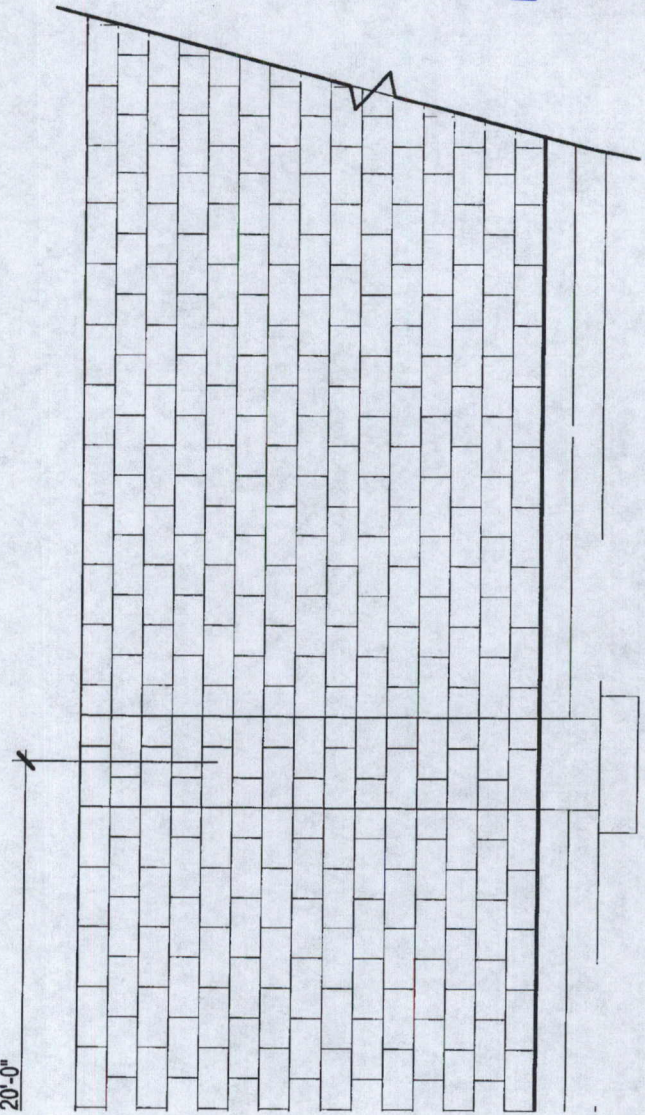
AS101



14 8-FT DECORATI

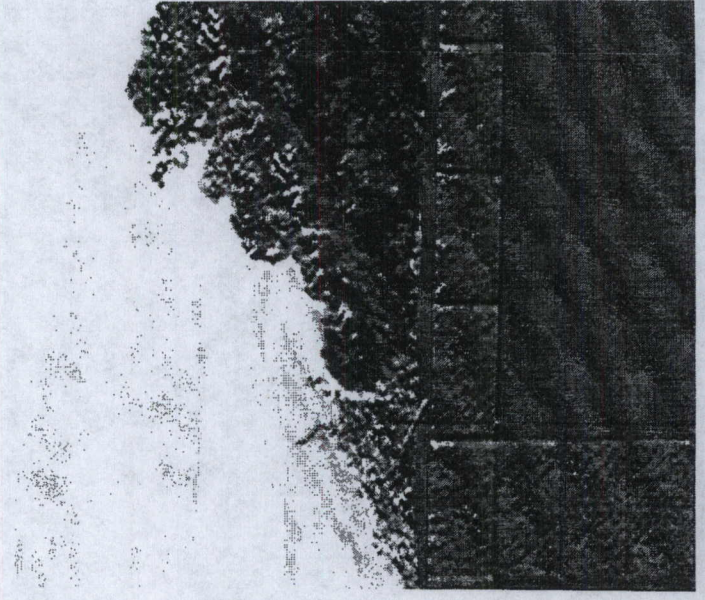


20'-0"



RECEIVED

SEP 3 0 2013



City of Las Vegas

HANSEN CLAIM FOR REFUND FORM

October 17, 2013

Date prepared

Invoice # : _____

(Invoice # assigned by Finance)

FREDRA JUNIOR, OSI

Preparer's name

Service Address: _____

Refund Amount: 300.00

Ahern Rentals

Payee Name

David W. Faircloth

Attention to:

1401 Mineral Avenue

Address

Las Vegas, NV 89106-4342

City, State, Zip Code

Return of Cash Bond?

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

No

For the following :

EOT-51456

(Application Number and Template Type)

Reason for Refund:

Per Planning Supervisor Peter Lowenstein: EOT-51456 needs to be refunded as the approved Variance (VAR-16049) was allowed to expire and a new Variance (VAR-33415) was approved. Please process a full refund (\$300) of the application.

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

Title

Date

Date

17-Oct-13

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee	300.00	100%	300.00	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:

300.00



CORRECTED LETTER

November 18, 2013

Mr. David Faircloth
DFA LLC
1611 West Bonanza Road
Las Vegas, Nevada 89106

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

**RE: EOT-51456 - EXTENSION OF TIME - VARIANCE
OTHER RELATED APPLICATIONS TO THIS SITE: EOT-51455, EOT-51449,
EOT-51454, EOT-51452, EOT-51457, EOT-51453 AND EOT-51451
CITY COUNCIL MEETING OF NOVEMBER 20, 2013**

Dear Applicant:

Please be advised we erroneously sent you a letter in regards to EOT-51456 being considered by the City Council at its regular meeting on *November 20, 2013*, but the City Council will NOT consider your request since the above referenced application was PULLED and a REFUND IS TO BE ISSUED because the approved Variance (VAR-16049) was allowed to expire and a new Variance (VAR-33415) was approved, for which EOT-51454 is being considered.

A copy of staff's recommendations, any conditions related to all other related applications for the site and the *final agenda* will be available on-line on *Thursday, November 14, 2013* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Nora Lares
Agenda Technician
Department of Planning

cc:

Mr. Don F. Ahern
1611 West Bonanza Road
Las Vegas, Nevada 89106

Ms. Kristen Neuman
APTUS
1200 South 4th Street, Suite 206
Las Vegas, Nevada 89104

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

November 7, 2013

Mr. David Faircloth
DFA LLC
1611 West Bonanza Road
Las Vegas, Nevada 89106

**RE: EOT-51456 - EXTENSION OF TIME RELATED TO EOT-51455, EOT-51449,
AND EOT-51454 - VARIANCE
CITY COUNCIL MEETING OF NOVEMBER 20, 2013**

Dear Applicant:

Please be advised the City Council at its regular meeting on *November 20, 2013* as referred to above, will consider your request. This meeting will be held at 1:00 P.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be available on-line on *Thursday, November 14, 2013* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Flinn Fagg, AICP
Director
Department of Planning

FF:nl

cc:

Mr. Don F. Ahern
1611 West Bonanza Road
Las Vegas, Nevada 89106

Ms. Kristen Neuman
APTUS
1200 South 4th Street, Suite 206
Las Vegas, Nevada 89104

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



City of Las Vegas
495 S Main St
Las Vegas, NV 89101

EXTENSION OF TIME

Report Date 10/17/2013 11:11 AM

Submitted By

Page 1

A/P # 51456 Type EOT Issued Date Issued By

Parcel 13928302034

Location

Owner D F A L L C
Phone (702)631-4250 x
Address 1401 MINERAL AVE
LAS VEGAS NV 89106-4342

Country ☐ Foreign

Applicant's Full Name AHERN DON F

Day Phone Fax

Pager

Address 1611 W. BONANZA RD
LAS VEGAS NV
89106

Fees

PROCESSING FEE 300.00

Total Paid 300.00

Declared Value	0.00	Type of Work	
Calculated Value	0.00	Square Footage	0.00
Actual Value	0.00		

Comments

EOT-51456 - EXTENSION OF TIME RELATED TO EOT-51449, EOT-51454 AND EOT-51455 - VARIANCE -

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

Fredra M. Junior

From: Peter Lowenstein
Sent: Thursday, October 17, 2013 8:41 AM
To: Fredra M. Junior
Subject: REFUND - EOT-51456

Fredra,

EOT-51456 needs to be refunded as the approved Variance (VAR-16049) was allowed to expire and a new Variance (VAR-33415) was approved. Please process a full refund (\$300) of the application. Thank you.

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.

March 19, 2009

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

APN: 139-28-302-034

Re: VAR – 10' High Masonry Wall for a small portion of the site in lieu of the allowed 8' high masonry wall and a standard grey block wall in lieu of the required decorative wall and for an 8' high wrought iron fence within the 20' setback along Bonanza.

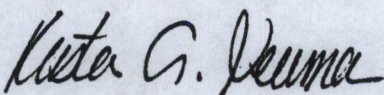
To Whom It May Concern:

We respectfully submit this request for the aforementioned application for a 10' High Masonry Wall for a small portion of the site in lieu of the allowed 8' high masonry wall and a standard grey block wall in lieu of the required decorative wall and for an 8' high wrought iron fence within the 20' setback along Bonanza. This development is located on the north side of Bonanza between Sunny Place and Clarkway Ave. Ahern has teamed up with Ace Hardware to provide a location for customers to rent equipment and to purchase other hardware items. We already have approval for a Site Development Review and the associated Special Use Permits and for this Variance. Extensions of Time were requested for all of the applications last September, but the applications for the Extensions of Time for VAR-16049 and VAR-11006 were inadvertently overlooked. Therefore we are now requesting this new application.

This request is to create a 10' High Standard Grey Masonry Wall for approximately 650' linear feet of the site in lieu of the allowed 8' high masonry wall. This occurs only at the west side of the property directly adjacent to two residences whose parcel numbers are APN 13928302016 and 13928302015. This variance, which was at the request of the adjacent homeowners, will help to buffer these residences from the allowed uses for which Ahern will use their site. The wrought iron is to help screen the intended use along Bonanza. This will be the same fence as is currently installed on the south side of Bonanza along Ahern's property.

In our opinion, this variance request will not negatively impact the design of the proposed project. We have made every attempt to try and follow City of Las Vegas Title 19 as closely as possible in the design and layout of this site. Please join us in our attempt to bring this new project to this area.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

RECEIVED
MAR 26 2009

VAR-33415
REVISED
04/23/09 PC



RECEIVED

SEP 30 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: EDT for VAR 16049
 Project Address (Location) NEC Bonanza Road and Clarkway
 Project Name Ahern Ace Bonanza Proposed Use HW store, office, auto
 Assessor's Parcel #(s) 139-28-302-034 Ward # 5-Barlow
 General Plan: existing _____ proposed n/a Zoning: existing C-2 proposed n/a
 Commercial Square Footage 160,000 Floor Area Ratio n/a
 Gross Acres 20.53 Lots/Units n/a Density n/a
 Additional Information _____

PROPERTY OWNER DFA LLC Contact David Faircloth
 Address 1611 W. Bonanza Phone: 7022962165 Fax: 7026361345
 City Las Vegas State Nevada Zip 89106
 E-mail Address davidwf@ahern.com

APPLICANT Don F. Ahern Contact David Faircloth
 Address 1611 W. Bonanza Phone: 7022962165 Fax: 7026361345
 City Las Vegas State Nevada Zip 89106
 E-mail Address davidwf@ahern.com

REPRESENTATIVE APTUS Contact Kristen Neuman
 Address 1200 S. 4th Street, Suite 206 Phone: 7028391200 Fax: 7028391213
 City Las Vegas State Nevada Zip 89104
 E-mail Address kristen@aptusgroup.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Don F. Ahern

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

Print Name Don F. Ahern

Subscribed and sworn before me

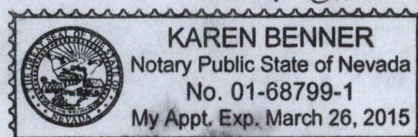
This 26th day of SEPTEMBER, 20 13.

Karen Benner

Notary Public in and for said County and State

Clark County, NV

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # EDT-5456

Meeting Date: 11/20/13

Total Fee: 300.00

Date Received: 9/30/13

Received By: J. Edwards

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

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-51456** APN: 139-28-302-034
Name of Property Owner: DFA LLC
Name of Applicant: Don F. Ahern
Name of Representative: APTUS

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: *Don F. Ahern*

Print Name: Don F. Ahern

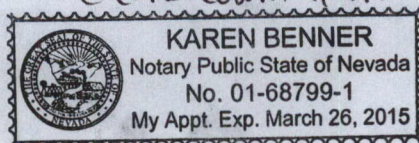
Subscribed and sworn before me

This 26th day of SEPTEMBER, 2013

Karen Benner

Notary Public in and for said County and State

Clark County, NV



Revised 11-14-06

F:\depot\Application Packet\Statement of Financial Interest.pdf

RECEIVED

SEP 30 2013



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

October 5, 2006

Mr. Robert Groesbeck
5820 Pecos Road
Las Vegas, Nevada 89103

RE: VAR-16049 - VARIANCE
CITY COUNCIL MEETING OF OCTOBER 4, 2006
RELATED TO ZON-13837, VAR-14320, SUP-13836, SUP-14324,
SUP-14329 AND SDR-13833

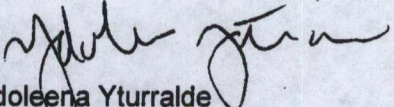
Dear Mr. Groesbeck:

The City Council at a regular meeting held October 4, 2006 APPROVED the request for a Variance TO ALLOW A PROPOSED 10-FOOT HIGH BLOCK WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), R-E (Residence Estates) Zone, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, R-3 (Medium Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 5, 2006. This approval is subject to:

Planning and Development

1. Conformance to the Conditions for Rezoning (ZON-13837), Variance (VAR-14320), Special Use Permit (SUP-13836), Special Use Permit (SUP-14324), Special Use Permit (SUP-14329), and Site Development Plan Review (SDR-13833) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Sincerely,


Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov
18112-001-06-05
CLV 7009

EOT-51456

RECEIVED
SEP 30 2013

Mr. Robert Groesbeck
VAR-16049 – Page Two
October 5, 2006

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

Mr. Robert Groesbeck
Ahern Rentals
4241 South Arville
Las Vegas, Nevada 89103

Mr. Don Ahern
DFA-LLC
4241 South Arville
Las Vegas, Nevada 89103

EOT-51456

September 25, 2013

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

APN: 139-28-302-034

Re: EOT – Extension of Time

To Whom It May Concern:

We respectfully submit this request for an Extension of Time for a combined rental / retail facility for Ahern and Ace Hardware. This development is located on the north side of Bonanza between Sunny Place and Clarkway Ave.

The applications we are requesting extensions on are as follows:

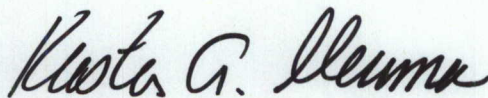
SDR – 22206
SUP – 13836
VAR – 14320
SUP – 14324
SUP – 14329
VAR – 22723
VAR – 33415
VAR - 16049

We are requesting an extension of time for two years.

We believe the project, as submitted, is consistent with the City of Las Vegas' vision in this area of the City. We have endeavored to follow Title 19 of the Code as closely as possible, both in the design and layout of this site. We hope you share in our vision for this site and support us in our effort to bring a high-quality and much-needed amenity to the residents of Las Vegas.

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS

Seal Beach
3020 Old Ranch Parkway
Suite 300
Seal Beach, CA 90740
P 714.686.6292

www.apтусgroup.com

RECEIVED

SEP 30 2013

EOT-51449, EOT-51454,
EOT-51455, EOT-51456,
EOT-51452, EOT-51457,
EOT-51453 & EOT-51451

RECEIVED

SEP 30 2013

APN: 139-28-302-034

WHEN RECORDED MAIL & SEND
TAX STATEMENTS TO:
CITY OF LAS VEGAS – CITY CLERK
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

GRANT DEED

**THIS INDENTURE WITNESSETH: That DFA, LLC,
a Nevada Limited Liability Company**

for and in consideration of \$1.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain and Convey to the **CITY OF LAS VEGAS**, a Municipal Corporation of the County of Clark, State of Nevada, and to its assigns forever, all of his/her/their right, title and interest in and to all that real property situate in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

**For complete legal description, see Exhibit "A" attached hereto
and by this reference made a part hereof**

For: Dedicate 15' on n/side Bonaza where not previously dedicated along with a 20' radius on the NEC of Bonanza & Clarkway

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

**Continued:
Page 1 of 2**

APN: 139-28-302-034
OWNER: DFA, LLC
TYPE DOC: Grant Deed
LOCATION: N/Side Bonanza, E/of Clarkway

Witness _____ hand ^{MA} ~~28th~~ this ~~28th~~ day of April, 2009.

DFA, LLC, A Nevada Limited Liability Company

Don F. Athern

NAME: Don F. Athern

TITLE: Pres

NAME:

TITLE:

STATE OF NEVADA)

) ss.

COUNTY OF CLARK)

On 4-28-2009 personally appeared before me, a Notary Public, _____
(Date)

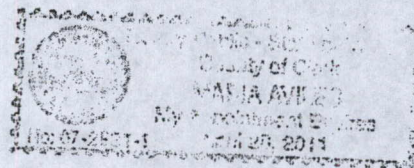
DON F. ATHERN

(Person(s) appearing before Notary)

personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument.

[Signature]

(Notary Public Signature)



DUE TO CLARK COUNTY
RECORDING STANDARDS,
PLEASE DO NOT WRITE/TYPE
AND/OR STAMP WITHIN THE
1" BORDER OF THIS DOCUMENT

Continued:
Page 2 of 2

600 800

MAP LEGE

ROAD EASEMENT
MATCH / LEADER L
HISTORIC LOT LINE
HISTORIC SUB BO
HISTORIC PM/LD B
SECTION LINE

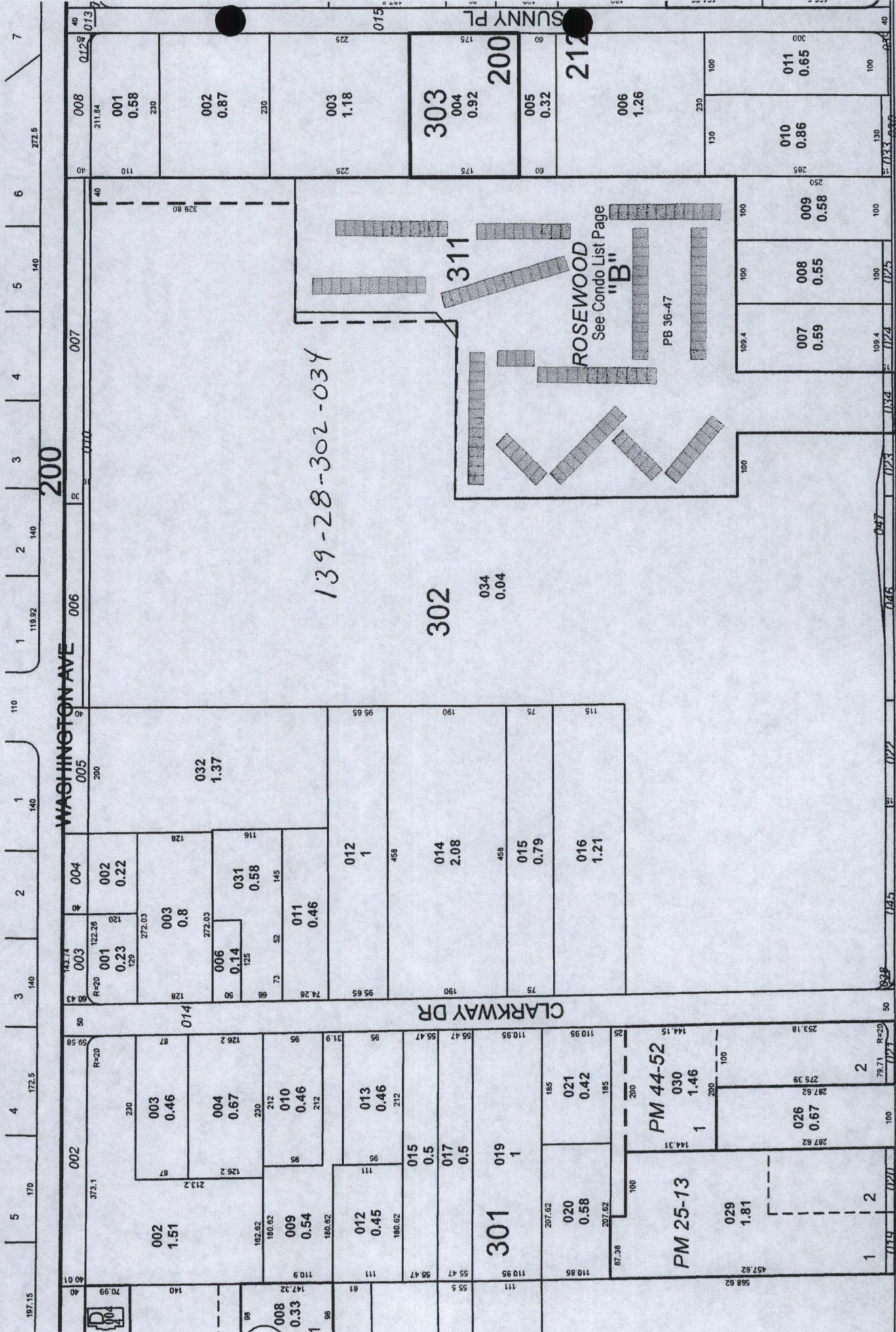
SUB-SURFACE PCL

202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

164	163	162	161
178	176	177	178

19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Scale: 1" = 200'



Receipt/Conformed Copy

Requestor:

EQUITY TITLE OF NEVADA

01/24/2006 15:32:00 T20060014501

Book/Instr: 20060124-0005079

Trust Deed Page Count: 21

Fees: \$34.00 N/C Fee: \$0.00

Assessor Parcel No(s):

139-28-302-013,
139-28-302-021,
139-28-302-022,
139-28-302-023 and
139-28-302-033

RECORDATION
REQUESTED BY:

Equity Title
05500118

Frances Deane
Clark County Recorder

WHEN RECORDED MAIL

TO:

SouthwestUSA Bank
P.O. Box 93656, Las
Vegas, NV.
89193-3656
4043 South Eastern
Avenue
Las Vegas, NV
89119

SEND TAX NOTICES TO:

DFA, LLC
4241 South Arville
Las Vegas, NV
89103

FOR RECORDER'S USE ONLY

REVOLVING CREDIT DEED OF TRUST

SECURITY AGREEMENT AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST is dated January 20, 2006, among DFA, LLC, a Nevada limited liability company, whose address is 4241 South Arville, Las Vegas, NV 89103 ("Grantor"); SouthwestUSA Bank, whose address is P.O. Box 93656, Las Vegas, NV. 89193-3656, 4043 South Eastern Avenue, Las Vegas, NV 89119 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Equity Title of Nevada, whose address is 7360 West Flamingo Road, Las Vegas, NV 89147 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Grantor irrevocably grants, bargains, sells and conveys to Trustee with power of sale for the benefit of Lender as Beneficiary all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures;

Affix R.P.T.T. \$1,000.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Dove Investments, A Nevada limited partnership

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

DFA, 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 Exhibit A attached hereto and made a part hereof.

APN 139-28-302-013 139-28-302-021 139-28-302-022

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 16 day of January, 1998.

Dove Investments, a Nevada limited partnership

By: Todd Sudeck
Todd Sudeck, General Partner

STATE OF CALIFORNIA)
COUNTY OF Orange) ss.

On this Jan 16, 1998
appeared before me, a Notary Public,
Todd Sudeck

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Paula J. Di Leonardo
Notary Public

My commission expires: Jan 29, 2001

Escrow No. 97102378-018-DWS

When recorded, mail to:

Ahern Rentals
4241 S. Arville
Las Vegas, Nevada 89103



Exhibit A

Parcel I:

That Portion of the of the Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

Beginning at the point on the North boundary line of U.S. Highway, also known as Bonanza Road, as same now exists, at the intersection of the West line of said of the Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4) of said Section 28; thence North 0(09' West along the West line of said of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) a distance of 370 feet to the True Point of Beginning.

Thence continuing North 0(09' West along the West line of said of the Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4) of Section 28, a distance of 955.44 feet to the Northwest corner of said of the Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4); thence South 89(31'45" East along the North line of said of the Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4) a distance of 325 feet to a point; thence South 0(25'39" East a distance of 956.02 feet to a point; thence West and parallel with the North boundary of said U.S. Highway 95 a distance of 329.63 feet to a point on the West line of said of Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4) of Section 28, the True Point of Beginning.

Excepting therefrom the interest in and to the North 40 feet of said land as conveyed to the City of Las Vegas for street and incidental purposes by Deeds recorded June 3, 1946 and August 19, 1954 as Document Nos. 224123 and 18083 of Clark County, Nevada Records.

Parcel II:

That portion of the of the Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East, M.D.M., described as follows:

Beginning at a point on the North line of Bonanza Road (Formerly Clark Avenue) as it now exists at the intersection of the West line of said Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4); thence along said West line North, 0(09' West 370 feet to the Southwest corner of the property described in Deed to Theodore Werner, ET UX recorded December 13, 1945 in Book 41 of Deeds, Page 10, as Document No. 209663; thence East along the South line of said Werner property 100 feet, more or less, to the of the Northwest corner of the property described in Deed to Clyde K. Bunker, ET UX, recorded April 1, 1948 as Document No. 282020; thence along the West line of said bunker property South 0(34' West 370.00 feet to the North line of said Bonanza road; thence Westerly along said North line 100 feet, more or less, 100 feet to The Point of Beginning.

Parcel III:

That portion of the of the Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

Beginning at a point in the North line of Bonanza Road, formerly Clark Avenue, as it now exists distant thereon South 89(26' East 175.00 feet from its intersection with the West line of said of the Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4), being the Southwest corner of that certain parcel of land conveyed by Maxwell Kelch ET AL to Jack Weisberger ET UX by Deed dated January 29, 1946 and recorded in Book 41 of Deeds, Page 459, Clark County, Nevada Records, thence North 0(34' East along the West line of the said conveyed parcel a distance of 370 feet to the Northwest corner thereof, being a point on the South line of that certain parcel of land conveyed by Robert Bunker ET UX to Theodore Werner ET UX by Deed dated December 7, 1945 and recorded in Book 41 of Deeds, Page 10, Clark County, Nevada Records; thence North 89(26' West and parallel with the aforementioned North line of Bonanza Road, a distance of 75.00 feet to a point; Thence South 0(34'0" West a distance of 370.00 feet to a point in the North line of said Bonanza Road; thence South 89(26' East along the said North line of Bonanza Road a distance of 75.00 feet to a point; thence South 0(34' West a distance of 370.00 feet to The Point of Beginning.

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

01-27-98 15:48 TML 3
BOOK: 980127 INST: 01855

FEE: DEED 9.00 RPTT: 1,000.00

CONFORMED COPY-HAS NOT BEEN COMPARED TO THE ORIGINAL

Order No.: 212585-ML

APN No.: 139-28-302-017 and 024

R.P.T.T.:

WHEN RECORDED MAIL TO:

RETURN TAX STMTS. TO:

GRANT, BARGAIN & SALE DEED

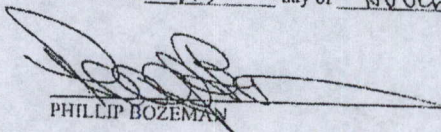
THIS INDENTURE WITNESSETH: That PHILLIP BOZEMAN, an unmarried man in consideration of \$10.00, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to DFA, LLC, A NEVADA LIMITED LIABILITY COMPANY all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

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

SUBJECT TO: 1. Taxes for the fiscal year.
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness this 7th day of November, 2001.

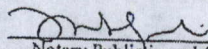

PHILLIP BOZEMAN

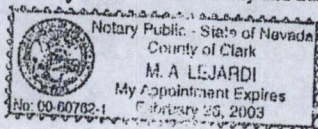
STATE OF NEVADA

COUNTY OF CLARK

} SS

This instrument was acknowledged before me on November 7, 2001
by: PHILLIP BOZEMAN


Notary Public in and for said County and State



A.P. N.: 139-28-302-018, 139-28-302-025

R.P.T.T.: \$1,447.50

Recorded at the Request of: Nevada Title Company - Escrow No.: 02-04-0450-MR

Mail tax bill to and when recorded mail to:

Mr. Don F. Ahern, Manager

DFA, LLC

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Jacquelyn Thebo Miller, Trustee of that certain Declaration of Trust dated December 2, 1988, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to DFA, 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.
3. Any and All Water Rights

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

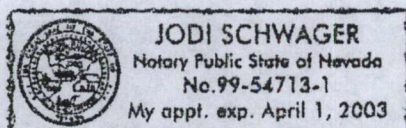
IN WITNESS WHEREOF, this instrument has been executed this 24TH day of APRIL, 2002.

Jacquelyn Thebo Miller, Trustee of that certain
Declaration of Trust dated December 2, 1988

Jacquelyn Thebo Miller
By: Jacquelyn Thebo Miller, Trustee)

State of Nevada }
County of Clark } ss:

This instrument was acknowledged before me on APRIL 24TH, 2002
by Jacquelyn Thebo Miller, Trustee of that certain Declaration of Trust dated December 2, 1988



Jodi Schwager
NOTARY PUBLIC
My Commission Expires: 4-1-03

APN: 120-28 -302-026

20021120
.00166

Recording Requested by:

Lawyers Title of Nevada, Inc.

Escrow No.: 02100120CV

Mail Tax Statements to:

After Recording, mail to:

D.F.A LLC

4241 S. Arville

Las Vegas, NV 89103

Affix R.P.T.T. \$1,000.00

GRANT, BARGAIN, SALE DEED

3

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Henry Moore, an unmarried man

do(es) hereby Grant, Bargain, Sell and Convey to

D.F.A. LLC

the following described real property situate in the
County of CLARK State of Nevada:

PARCEL I:

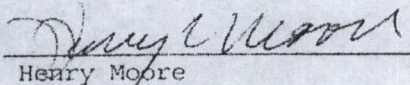
A portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section
28, Township 20 South, Range 61 East, M.D.B.&M., described as follows:

SUBJECT TO:

1. Taxes for the fiscal year 2002-03.
2. Rights of way, reservations, restrictions, easements and conditions of record.

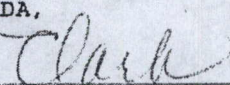
Together with all tenements, hereditaments and appurtenances thereunto belonging or
appertaining, and the reversion and reversions, remainder and remainders, rents, issues
profits thereof.

Dated this 7th day of Nov. , 2002.


Henry Moore

STATE OF NEVADA,

COUNTY OF



) SS

A.P.N.: 139-28-302-020 + 619
R.P.T.T.: \$9,307.50

Escrow #04-07-1260-CLB

Mail tax bill to and
When recorded mail to:
DFA, LLC
4241 S. Arville
Las Vegas, NV 89103

Receipt/Conformed Copy

Requestor:
NEVADA TITLE COMPANY
12/20/2005 13:58:07 T20050230367
Book/Instr: 20051220-0003372
Deed Page Count: 7
Fees: \$20.00 N/C Fee: \$25.00
RPTT: \$9,307.50

Frances Deane
Clark County Recorder

7

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Bruce Wagner, a married man as his sole and separate property, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to DFA, 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.