

STATE OF NEVADA

Department of Conservation & Natural Resources

DIVISION OF ENVIRONMENTAL PROTECTION

Brian Sandoval, Governor

Leo M. Drozdoff, P.E., Director

Colleen Cripps, Ph.D., Administrator

June 6, 2014

WALTER B. ROSS
SOUTHERN NEVADA HEALTH DISTRICT
P.O. BOX 3902
LAS VEGAS NV 89127

**Re: Reversionary Map-Palms at Peccole Ranch Condominiums
1 lot in the City of Las Vegas**

Dear Mr. ROSS:

The Nevada Division of Environmental Protection (NDEP) has reviewed the above referenced subdivision map and hereby approves the reversion to acreage final map with regard to sewage disposal and water pollution.

Please note that if the developer of this subdivision will disturb more than one acre, he/she is required to obtain coverage under NDEP's Construction Stormwater General Permit NVR100000. A Notice of Intent must be filed electronically and submitted with a \$200 fee prior to commencing any earth-disturbing activities at the site. Visit NDEP's Bureau of Water Pollution Control's website at: http://ndep.nv.gov/bwpc/storm_cont03.htm for more information about this permit.

Sincerely,

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

cc:

TRACY GETER Water Resources, So. Nevada Branch, 400 Shadow Lane, Ste #207 Las Vegas 89106
FLINN FAGG the City of Las Vegas, Planning and Development
Services, 333 N. Rancho Dr, Fl. 2 Las Vegas 89106
Engineer: BAUGHMAN & TURNER, INC. 1210 HINSON STREET LAS VEGAS, NV 89102
Developer Name: -- -, NV 99999

Control No. 9891

RECEIVED

JUN 16 2014

**Dept of Planning
City of Las Vegas**

RECEIVED

JUN 16 2014

**Dept of Planning
City of Las Vegas**





Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: RICHARD BAUGHMAN, PLS - BAUGHMAN & TURNER, INC.
From: ALAN R RIEKKI, PLS - CITY SURVEYOR
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
BAUGHMAN & TURNER INC
PECCOLE RANCH 9-B L L C - % ACACIA CAPITAL CORP

Date: April 07, 2014

RE: **FINAL MAP 51496 - PALMS AT PECCOLE RANCH CONDOMINIUMS
REVERSIONARY MAP**

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.**

613793 CURRENT PL Status: Conditional Approval April 07, 2014

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 reversionary final map, subject to the changes and corrections noted as follows:

1. The file number "FMP-51496" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. It is noted that the subtitle of the map title does not match the subdivision name as recorded in Book 141 Page 81 of Plats. Adjust the map title on all sheets to conform to the requirements of the City Surveyor.
3. Revise the title of the Director of Planning Certificate on Sheet 1 to read "Certificate of Director of Planning Approval."
4. Revise the Certificate of Director of Planning jurat to correct the year to 2014.

Please note that a Mylar copy, two 24"x36" bond copies and one 8.5"x11" reduced copy of the recorded reversionary map **MUST** be submitted to the City of Las Vegas.

613794 DEVCO Status: Conditional Approval April 02, 2014

If you have any questions regarding the following Development Coordination comments please call 229-6541

COMMENTS:

We have no objection to this Reversionary Final Map Technical Review application for the purpose of reverting to acreage The Final Map of Palms at Peccole Ranch Condominiums (A

Condominium Development) as shown in Book 141 Page 81 of Plats. No bonds, improvements nor drainage plans/studies are required prior to the recordation of this Reversionary Final Map.

CONDITIONS OF APPROVAL:

1. Include the Final Map number, FMP-51496, above the Recorder's Block on the cover sheet.

613795 SURVEY Status: Denied March 27, 2014

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

Please be sure that the current Owners are reflected in the Owners Certificate and Easement Dedication.

Please correct the basis of bearing to reflect the Map which is being reverted.

Regarding the reversionary map note unless it is your intent to also revert Lot 8 of the underlying Map that Lot should not be referenced. If it is your intent to also revert Lot 8 then it should be referred to as, "together with" or "in addition to", or some other language to indicate that you are stripping all the way down to raw acreage.

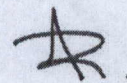
Regarding the legal description, you must describe all of the elements of the "Palms at Peccole Ranch Condominiums" or describe that Map in its entirety. The easements associated with the original Map cannot be reverted. This Map is for the sole purpose of expunging those unit lines and any common element lines and effectively going back to the underlying Lot as mentioned earlier.

Please add a note to the effect that this Reversionary Final Map does not revert, relinquish, or vacate any existing easements.

Please remove any unused symbols from the Legend.

Please correct all spelling and typographical errors as noted.

End of Comments.



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Land Development, Building & Safety; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: April 2, 2014
Re: **FMP-51496** Palms at Peccole Ranch Condominiums SWC Charleston Blvd. & Apple Dr.
Request for a Final Map Technical Review for a Reversion to Acreage

COMMENTS:

We have no objection to this Reversionary Final Map Technical Review application for the purpose of reverting to acreage The Final Map of Palms at Peccole Ranch Condominiums (A Condominium Development) as shown in Book 141 Page 81 of Plats. No bonds, improvements nor drainage plans/studies are required prior to the recordation of this Reversionary Final Map.

CONDITIONS OF APPROVAL:

1. Include the Final Map number, FMP-51496, above the Recorder's Block on the cover sheet.

C I T Y O F L A S V E G A S
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: *DEPARTMENT OF PLANNING*

FMP-51496

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	ERV KRAL	500 CASINO CENTER

SENT VIA COURIER "U.S." MAIL

SOUTHERN NEVADA 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

3/24/14

FMP-51496 - REVERSIONARY FINAL MAP OF PALMS AT PECCOLE RANCH
CONDOMINIUMS - APPLICANT/OWNER: WRPV XI PP VEGAS, LLC - For possible
action on a request for Final Map Technical Review FOR REVERSION TO ACREAGE OF AN
EXISTING 404-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 17.57 acres at the
southwest corner of Charleston Boulevard and Apple Drive (APNs 163-06-521-000 and 465), R-
3 (Medium Density Residential) Zone, Ward 2 (Beers).

PLANNING SUPERVISOR: **PETER LOWENSTEIN** 229-4693



ADMINISTRATIVE

Comments Due: **APRIL 2, 2014**

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 **PETER LOWENSTEIN** (plowenstein@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:

AR

Report Date 03/24/2014 11:17 AM

Submitted By

Page 1

A/P # 51496 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/01/2013 11:26	984478	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-51496 - REVERSIONARY FINAL MAP OF PALMS AT PECCOLE RANCH CONDOMINIUMS - APPLICANT/OWNER: WRPV XI PP VEGAS, LLC - For possible action on a request for Final Map Technical Review FOR REVERSION TO ACREAGE OF AN EXISTING 404-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 17.57 acres at the southwest corner of Charleston Boulevard and Apple Drive (APNs 163-06-521-000 and 465), R-3 (Medium Density Residential) Zone, Ward 2 (Beers).

Parent A/P #	13783		
Project #	51496	Project/Phase Name	PALMS AT PECCOLE RANCH CONDOMI
Size/Area	17.57 ACRE	Size Description	
Proposed Start		Proposed Stop	
% Complete Formula		Phase #	
		Subdivision Code	
		% Completed	0.00

Property/Site Information

Parcel 16306521465

Location

Owner/Tenant

Contact ID	AC1192940	Name	PECCOLE RANCH 9-B L L C	
Mailing Address	101 S ELLSWORTH AVE #300	Organization	% ACACIA CAPITAL CORP	
City	SAN MATEO	State/Province	CA	
ZIP/PC	94401-3957	Country		☐ Foreign
Day Phone	(650)378-8977 x	Evening Phone		
Fax	(650)372-6474	Mobile #		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

9599 W CHARLESTON BLVD
LAS VEGAS, 89117-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16306521465

City of Las Vegas495 S Main St
Las Vegas, NV 89101**FMP Application****Report Date** 03/24/2014 11:17 AM**Submitted By**

Page 2

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1192940 ☐ Foreign
Effective		Expire			
Name	PECCOLE RANCH 9-B L L C				
Day Phone	(650)378-8977 x	Eve Phone		Organization	% ACACIA CAPITAL CORP
Pager		PIN #		Position	
Fax	(650)372-6474	Mobile		Profession	
E-Mail					
Address	101 S ELLSWORTH AVE #300 SAN MATEO, CA 94401-3957				
Seasonal Addr					

Valid From To**Comments** No Comments
CONTACT ADDITIONAL**WORKCARD:** Work Card # 0
Expiration Date**CONTACT REQUIREMENTS**

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
Orientation Attended					

There are no items in this list

Primary	Y	Capacity	OTHER	Other	REP	Contact ID	AC1069649 ☐ Foreign
Effective		Expire					
Name	BAUGHMAN & TURNER INC						
Day Phone	(702)870-8771 x	Eve Phone		Organization			
Pager		PIN #		Position			
Fax	(702)878-2695	Mobile		Profession			
E-Mail							
Address	1210 HINSON ST LAS VEGAS, NV 89102-1604						
Seasonal Addr							

Valid From To**Comments** Richard Baughman or Josh Harney 702-870-8771

Report Date 03/24/2014 11:17 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Orientation Attended Percent Owned Waiver Health Card Director Letter Original Transcripts

There are no items in this list

Contractors

No Contractors

FINAL MAP

Technical Review Process

Mylar Process

1 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

1 # of Common Element Lots

0 # of Common Element Lots

10/01/2013 Blueline Submitted

Mylar Submitted

03/24/2014 Blueline Accepted for Processing

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map REVERSIONARY

Y Parent Project link required?

Flood Study required?

Street Name Has Been Changed

Y Is this a Residential Subdivision?

Traffic Study required? Recordation Information

CLV Drawing #

Date

At 00:00

Subdivision Code (Book and Page)

Legal Subdivision Name

PALMS AT PECCOLE RANCH CONDOMINIUMS (A RESIDENTIAL CONDOMINIUM SUB)

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee Employee ID Last First MI Comments

982110 SWANTON STEPHEN L Planning x4714

Report Date 03/24/2014 11:17 AM

Submitted By

Page 4

Employee Employee ID	Last	First	MI	Comments
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Log Action Comments	Description	Entered By	Start	Stop	Hours
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STATUS	STATUS UPDATE	982110	03/24/2014 11:05		0.00
Received new application reflecting current ownership, accompanied by signature authorization. OK to process.					

EMAIL	EMAIL	982110	01/29/2014 17:17	01/29/2014 17:17	0.00
Email sent to Josh Harney, Baughman & Turner requesting status update on obtaining the necessary owner authorization.					

MISC	MISCELLANEOUS	982110	10/02/2013 14:20	10/02/2013 14:20	0.00
Per Doc 20130830:02089 all prop within the boundaries of the existing sub was conveyed to WRPV XI PP Vegas, LLC c/o Waterton Associates-M Swerdlow. Appl does not reflect this and must be replaced with the current info. Sig needs to be verified.					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	984723	10/01/2013 11:31		0.00
JOSH HARNEY; BAUGHMAN & TURNER - 702.870.8771 FOR 9-B INVESTMENTS - CK#002206 (\$750)					



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Final Map Technical Review
Project Address (Location) 9599 W Charleston Blvd
Project Name The Palms at Peccole Ranch Proposed Use _____
Assessor's Parcel #(s) 163-06-521-465 Ward # 2
General Plan: existing _____ proposed _____ Zoning: existing R-3 proposed R-3
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units 1 Density _____
Additional Information This application is for a Reversionary Map

PROPERTY OWNER WRPV XI PP VEGAS, L.L.C. Contact Marc Swerdlow, Esq.
Address 30 South Wacker Drive, Suite 3600 Phone: (312) 948-4500 Fax: (312) 948-4501
City Chicago State IL Zip 60606
E-mail Address mswerdlow@wallc.com

APPLICANT ACACIA CAPITAL Contact Janet Bray
Address 101 S. Ellsworth Avenue, Suite 300 Phone: (650) 372-6474 Fax: (650) 378-8977
City San Mateo State CA Zip 94401-3911
E-mail Address jbray@acaica-capital.com

REPRESENTATIVE Baughman & Turner, Inc. Contact Josh Harney
Address 1210 Hinson St Phone: (702) 870-8771 Fax: (702) 878-2695
City Las Vegas State NV Zip 89102
E-mail Address josh@baughman-turner.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* [Signature]

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

Print Name Peter M. Vitim

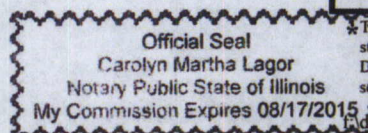
Subscribed and sworn before me

This 28 day of February, 20 14

Carolyn Martha Lagor

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # FMP-51496

Meeting Date: _____

Total Fee: _____

Date Received: *

Received By: _____

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

\\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Final Map Technical Review
 Project Address (Location) 9599 W Charleston Blvd.
 Project Name Acacia Capital - Palms Proposed Use _____
 Assessor's Parcel #(s) 163-06-521-465 Ward # 2
 General Plan: existing _____ proposed _____ Zoning: existing R-PD7 proposed R-PD7
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units 1 Density _____
 Additional Information This application is for a Reversionary Map

PROPERTY OWNER Peccole Ranch 9-B LLC Contact Janet Bray
 Address 101 S Ellsworth Ave #300 Phone: (650) 372-6474 Fax: _____
 City San Mateo State CA Zip 94401
 E-mail Address jbray@acacia-capital.com

APPLICANT Peccole Ranch 9-B LLC Contact Janet Bray
 Address 101 S Ellsworth Ave #300 Phone: (650) 372-6472 Fax: _____
 City San Mateo State CA Zip 94401
 E-mail Address jbray@acacia-capital.com

REPRESENTATIVE Baughman & Turner, Inc Contact Josh Harney
 Address 1210 Hinson St Phone: (702) 870-8771 Fax: (702) 878-2695
 City Las Vegas State NV Zip 89102
 E-mail Address joshh@baughman-turner.com

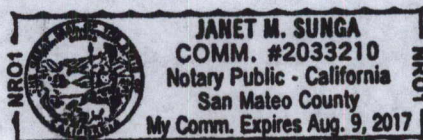
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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* [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Robert Leopold, Co-CEO

Subscribed and sworn before me
 This 18th day of September, 2013.

Janet M. Sunga
State of California, County of San Mateo
 Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # FMP-51496
 Meeting Date: —
 Total Fee: 750-
 Date Received: * 10/1/13
 Received By: [Signature]

* 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

RECEIVED
 OCT 01 2013

PECCOLE RANCH 9-B, LLC**Business Entity Information**

Status:	Active	File Date:	9/24/2004
Type:	Foreign Limited-Liability Company	Entity Number:	LLC22128-2004
Qualifying State:	AZ	List of Officers Due:	9/30/2014
Managed By:	Managers	Expiration Date:	9/24/2504
NV Business ID:	NV20041223965	Business License Exp:	9/30/2014

Registered Agent Information

Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	311 S DIVISION ST
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Officers☐ Include Inactive Officers**Managing Member - 9-B INVESTMENT L.L.C.**

Address 1:	201 E WASHINGTON ST STE 1760	Address 2:	
City:	PHOENIX	State:	AZ
Zip Code:	85004-2233	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	LLC22128-2004-001	# of Pages:	1
File Date:	9/24/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC22128-2004-003	# of Pages:	1
File Date:	10/1/2004	Effective Date:	

RECEIVED
OCT 01 2013

GENERAL INFORMATION	
PARCEL NO.	163-06-521-465
OWNER AND MAILING ADDRESS	W R P V X I P P VEGAS L L C %WATERTON ASSOCIATES-M SWERDLOW 30 S WACKER #3600 CHICAGO IL 60606-7462
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	9599 W CHARLESTON BLVD LAS VEGAS
ASSESSOR DESCRIPTION	PALMS AT PECCOLE RANCH CONDO PLAT BOOK 141 PAGE 81 ALL UNITS ALL BLDGS * SEC 06 TWP 21 RNG 60
RECORDED DOCUMENT NO.	* 20130830:02089
RECORDED DATE	08/30/2013
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2013
FISCAL YEAR	13-14
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2012-13	2013-14
LAND	1414000	1414000
IMPROVEMENTS	8105351	8621192
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	9519351	10035192
TAXABLE LAND+IMP (SUBTOTAL)	27198146	28671977
COMMON ELEMENT ALLOCATION ASSD	21	21
TOTAL ASSESSED VALUE	9519372	10035213
TOTAL TAXABLE VALUE	27198206	28672037

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.00 Acres
ORIGINAL CONST. YEAR	1996
LAST SALE PRICE MONTH/YEAR	45700000 08/13
LAND USE	1-50 RESIDENTIAL APARTMENTS
DWELLING UNITS	1

9-B INVESTMENT L.L.C.**Business Entity Information**

Status:	Active	File Date:	8/17/2004
Type:	Foreign Limited-Liability Company	Entity Number:	LLC18635-2004
Qualifying State:	DE	List of Officers Due:	8/31/2014
Managed By:	Managers	Expiration Date:	8/17/2504
NV Business ID:	NV20041188999	Business License Exp:	8/31/2014

Registered Agent Information

Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	311 S DIVISION ST
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Officers☐ Include Inactive Officers**Managing Member - ACACIA PROPERTY CORPORATION 9-B**

Address 1:	201 E WASHINGTON ST STE 1760	Address 2:	
City:	PHOENIX	State:	AZ
Zip Code:	85004-2233	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	LLC18635-2004-001	# of Pages:	2
File Date:	8/17/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC18635-2004-002	# of Pages:	2
File Date:	9/15/2004	Effective Date:	

RECEIVED

OCT 8 1 2013

ACACIA PROPERTY CORPORATION 9-B**Business Entity Information**

Status:	Active	File Date:	8/17/2004
Type:	Foreign Corporation	Entity Number:	C22119-2004
Qualifying State:	AZ	List of Officers Due:	8/31/2014
Managed By:		Expiration Date:	
NV Business ID:	NV20041566196	Business License Exp:	8/31/2014

Registered Agent Information

Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	311 S DIVISION ST
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 200,000.00
Par Share Count:	20,000,000.00	Par Share Value:	\$ 0.01

Officers☐ Include Inactive Officers

President - F. WESLEY CLELLAND, III			
Address 1:	201 E WASHINGTON ST STE 1760	Address 2:	
City:	PHOENIX	State:	AZ
Zip Code:	85004-2233	Country:	USA
Status:	Active	Email:	
Secretary - ROBERT G LEUPOLD			
Address 1:	101 S ELLSWORTH AVE STE 300	Address 2:	
City:	SAN MATEO	State:	CA
Zip Code:	94401-3957	Country:	USA
Status:	Active	Email:	

RECEIVED
OCT 01 2013

AUTHORIZING RESOLUTION OF
WATERTON VENTURE XI HOLDINGS, L.L.C.
AND WRPV XI PP VEGAS, L.L.C.

The undersigned, David Schwartz and Peter Vilim, as the sole managers of Waterton Associates L.L.C., an Illinois limited liability company, which is the sole member of Waterton Venture XI GP, L.L.C., a Delaware limited liability company, which is general partner of both (i) Waterton Residential Property Venture XI, L.P., a Delaware limited partnership and (ii) Waterton Residential Property Venture XI (PF-1), L.P., a Delaware limited partnership, which are the managers of Waterton Venture XI Holdings, L.L.C., a Delaware limited liability company (the "**Company**"), which is the sole member of WRPV XI PP Vegas, L.L.C., a Delaware limited liability company (the "**Property Owner**"), hereby adopt the following resolutions on behalf of the Company and the Property Owner:

RESOLVED, that each of the following persons have been elected to the offices of the Company and the Property Owner set opposite his name, to hold such offices until his successor shall be duly elected and qualified:

OFFICERS

TITLE

Marc Swerdlow

Authorized Signatory/President

Peter M. Vilim

Authorized Signatory

David Schwartz

Authorized Signatory

RESOLVED, that the Company and the Property Owner are each, individually, hereby authorized and directed to enter into those certain transaction documents listed on Exhibit A attached hereto and made a part hereof and all other agreements, documents and instruments contemplated in connection therewith, including, (collectively, the "**Transaction Documents**"); and

RESOLVED, that any Authorized Signatory of the Company, acting singly, is duly authorized, empowered and directed, on behalf of the Company, to execute and deliver the Transaction Documents and take such other actions as may be necessary or required (as determined in the sole discretion of the Authorized Signatory);

RESOLVED, that any Authorized Signatory of the Property Owner, acting singly, is duly authorized, empowered and directed, on behalf of the Property Owner, to execute and deliver the Transaction Documents and take such other actions as may be necessary or required (as determined in the sole discretion of the Authorized Signatory);

RESOLVED, that any and all acts of the officers or Authorized Signatories of the Company and the Property Owner on or before the date of this resolution, pertaining to the Transaction Documents, and all other transactions referred to in the preceding resolutions, are hereby in each and every respect ratified, confirmed, adopted and approved as the acts of the Company and the Property Owner; and

RESOLVED, that in order to carry out the intent and effectuate the purposes of the foregoing resolutions, any Authorized Signatory, acting singly, be, and hereby is, authorized and directed (i) to take all such further actions contemplated by the Transaction Documents and the other agreements and transactions authorized in the foregoing resolutions, (ii) to negotiate, execute and deliver all such further agreements, instruments, certificates, documents and other amendments relating thereto or contemplated therein or deemed necessary by such Authorized Signatory in order to carry out the transactions contemplated by the foregoing resolutions, and (iii) to pay all such fees and expenses, which shall, in such Authorized Signatory's judgment, be necessary, proper and advisable.

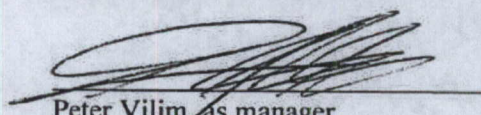
Facsimile transmissions and other copies shall serve the same purpose as originals in connection with the terms of this resolution.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned has executed this resolution as of the 30th day of August, 2013.



David Schwartz, as manager



Peter Vilim, as manager

Exhibit A

Transaction Documents

1. Multifamily Loan and Security Agreement dated as of August ____, 2013, executed by Property Owner and ____ ("**Lender**").
2. Multifamily Note dated as of August ____, 2013, in the original principal amount of ____ Dollars (\$____), executed by Property Owner.
3. Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of August ____, 2013, executed by Property Owner.
4. Assignment of Management Agreement dated as of August ____, 2013, executed by Property Owner and Lender.
5. Guaranty of Non-Recourse Obligations dated as of August ____, 2013, executed by Waterton Venture XI Holdings, L.L.C. for the benefit of Lender.
6. Environmental Indemnity Agreement dated as of August ____, 2013, executed by Property Owner for the benefit of Lender.
7. Assignment and Assumption of Leases by and between Peccole Ranch 9-B, LLC and Property Owner, dated as of August ____, 2013.
8. Assignment and Assumption of Property Documents and Additional Property by and between Peccole Ranch 9-B, LLC and Property Owner, dated as of August ____, 2013.
9. Title Affidavit by Property Owner, dated as of August ____, 2013.
10. Closing Statement by and between Peccole Ranch 9-B, LLC and Property Owner, dated as of August ____, 2013.
11. Purchaser's Bring-Down Certificate by Property Owner, dated as of August ____, 2013.



DEPARTMENT OF PLANNING

FINAL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each final map application:

A. Final Map Contents

- ☒ 1. Name of proposed subdivision (which should include designation as a condominium, townhouse, residential planned development or commercial subdivision, if applicable).
- ☒ 2. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☒ 3. Identification of adjoining properties.
- N/A ☐ 4. A survey analysis sufficient to delineate boundary controlling monuments.
- ☒ 5. 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.
- ☒ 6. Existing and proposed street right of way widths and corner radii.
- N/A ☐ 7. A reproduction of the approved tentative map showing all proposed addresses for the tentative map.
- ☐ 8. A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.
- ☒ 9. Locations and widths of existing and proposed utility rights of way and easements.
- ☒ 10. Locations and widths of existing and proposed irrigation or drainage ditch rights of way and easements.
- N/A ☐ 11. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ 12. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ 13. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ 14. Areas of unobstructed vision at intersections, as described in LVMC 19.02.
- N/A ☐ 15. Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- N/A ☐ 16. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Required Certifications

In addition to any other certifications required by State law, the following certifications shall appear on the title sheet of the final map. Copies of required certificate format are presented in Appendix E of the Unified Development Code.

- ☒ 1. Certificate of ownership and easement dedication. All final maps shall contain a certificate of ownership and easement dedication, dedicating easements and rights of way for alleys, streets, highways or other public ways as shown on the map.
- ☒ 2. Certificate of land surveyor. All final maps shall be signed and sealed by the professional land surveyor who was responsible for the survey.
- ☒ 3. Certificate of City Engineer or City Surveyor. All final maps shall be certified by the City Engineer or City Surveyor stating that the final map is technically correct and complies with City standards.
- ☒ 4. Certificate of Clark County District Board of Health. All final maps shall be certified by the Clark County District Board of Health that they comply with all requirements relating to wastewater disposal, water pollution, water quality and water supply and that they are predicated upon plans for public/private potable water supply and community/individual wastewater system.
- ☒ 5. Certificate of Water Resources Division. All final maps shall be certified by the Division of Water Resources of the State Department of Conservation and Natural Resources as to their compliance with all water quantity requirements.
- ☒ 6. Certificate of Director of Department of Planning/Planning Commission approval. All final maps shall be certified by the Director as to compliance with the approved tentative map, all applicable regulations and all conditions imposed upon the final map. No final map shall be filed with the County Recorder until it has been certified by the Director that he or she (or the Planning Commission) has approved the final map and accepted all rights of way, easements or parcels for public dedication.
- N/A ☐ 7. Certificate of easement recipients.
- ☒ 8. Certificate of acknowledgment.

C. Supplemental Requirements

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

- ☐ 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- ☐ 2. A copy of the deed attesting to the current ownership of the property.
- ☐ 3. A statement from the Title Company which complies with the requirements of NRS Chapters 278 and 116 listing the names of the current owners of record of the land and the holders or record of a security interest in the land and the written consent of each.
- ☐ 4. 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.

D. Final Map Drawings

Following all required final revisions and before the Director signs the final map, the final map drawings shall be submitted at a scale of one (1) inch equals two hundred (200) feet or a digital format as specified by the Department of Planning.

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OCT 01 2013

163-06-521-465
WHEN RECORDED MAIL TAX
STATEMENTS AND RETURN TO:

WRPV XI PP VEGAS, L.L.C.
c/o Waterton Associates
30 South Wacker, Suite 3600
Chicago, IL 60606
Attn: Marc Swerdlow, Esq.

APN: 13-06-521-465

① NCS-603493-CC

GRANT, BARGAIN, SALE DEED

This GRANT, BARGAIN, SALE DEED is made on August 30, 2013 by PECCOLE RANCH 9-B, LLC, an Arizona limited liability company, as GRANTOR to WRPV XI PP VEGAS, L.L.C., a Delaware limited liability company, whose address is c/o Waterton Associates, 30 South Wacker, Suite 3600, Chicago, IL 60606, as GRANTEE.

Witness that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, grants, bargains and sells to Grantee all that real property situated in the County of Clark, State of Nevada, more particularly described as follows:

See EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF.

Together with all tenements, hereditaments and appurtenances thereto; subject to current real property taxes, zoning and other governmental restrictions, and all other covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

To have and to hold, all and singular, the premises aforementioned unto said Grantee, its successors and assigns forever.

Inst #: 201308300002089
Fees: \$20.00 N/C Fee: \$25.00
RPTT: \$233070.00 Ex: #
08/30/2013 10:18:48 AM
Receipt #: 1754052
Requestor:
FIRST AMERICAN TITLE NCS LA
Recorded By: KRISM Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

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OCT 01 2013

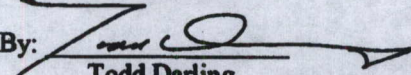
IN WITNESS WHEREOF, this Grant, Bargain, and Sale Deed has been executed by Grantor to be effective as of August 30, 2013.

GRANTOR:

PECCOLE RANCH 9-B, LLC,
an Arizona limited liability company

By: 9-B Investment L.L.C.,
a Delaware limited liability company
its member

By: Acacia Property Corporation 9-B,
an Arizona corporation

By: 
Todd Darling
Chief Operating Officer
and Co-Secretary

ASSESSOR'S

STATE OF CALIFORNIA
COUNTY OF SAN MATEO

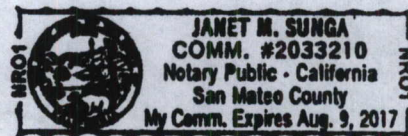
On August 27, 2013 before me, Janet M. Sunga, Notary Public
(insert name and title of the officer)

personally appeared Todd Darling who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: Janet M. Sunga



Janet M Sunga
Comm # 2033210
Exp 8-9-17

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Exhibit "A"

Legal Description

Real property in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

PARCEL 1:

THAT CERTAIN PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF THE FINAL MAP OF PALMS AT PECCOLE RANCH CONDOMINIUMS, A CONDOMINIUM AND COMMON INTEREST COMMUNITY, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 141 OF PLATS, PAGE 81, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 2:

EASEMENTS FOR ENTRY DRIVE AND BUILDING ENCROACHMENTS AS CREATED BY A PERMANENT DRIVEWAY AND ENCROACHMENT EASEMENT RECORDED JUNE 9, 1994, IN BOOK 940609 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 00086 AND A PERMANENT DRIVEWAY AND ENCROACHMENT EASEMENT RECORDED JUNE 8, 1995, IN BOOK 950608 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 00921.

PARCEL 3:

A PRIVATE SEWER EASEMENT AS GRANTED BY THAT INSTRUMENT RECORDED APRIL 13, 2009 IN BOOK 20090413 AS DOCUMENT NO. 03288 AND RERECORDED APRIL 14, 2009 IN BOOK 20090414 AS DOCUMENT NO. 01844, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 163-06-521-465
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 ONLY

Document/Instrument # _____
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$45,700,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$45,700,000.00

Real Property Transfer Tax Due

\$ 233,070.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred:

100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: SEE ATTACHED SIGNATURE PAGE

Capacity: See ATTACHED

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Peccole Ranch 9-B, LLC

Print Name: WRPV XI PP Vegas, L.L.C.

Address: 101 So. Ellsworth Ave., Ste. 300

Address: 30 So. Wacker, Ste. 300

City: San Mateo

City: Chicago

State: CA Zip: 94401

State: IL Zip: 60606

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

Print Name: First American Title File Number: NCS-603493-CC

Address: 2490 Paseo Verde Pkwy #100

City: Henderson State: NV Zip: 89074

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

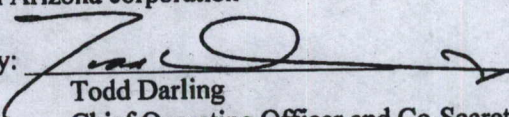
Reproduced by First American Title Insurance Rev 2/2002

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OCT 01 2013

PECCOLE RANCH 9-B, LLC
an Arizona limited liability company

By: 9-B Investment L.L.C.,
a Delaware limited liability company
its member

By: Acacia Property Corporation 9-B,
an Arizona corporation

By: 
Todd Darling
Chief Operating Officer and Co-Secretary

ASSESSOR'S COPY

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OCT 01 2013

Steve Swanton

From: Steve Swanton
Sent: Wednesday, October 02, 2013 3:56 PM
To: 'joshh@baughman-turner.com'
Cc: 'jbray@acacia-capital.com'
Subject: FMP-51496 (Reversionary Final Map of Palms at Peccole Ranch Condominiums)

Josh,

The above referenced application packet submitted October 1, 2013 for Final Map Technical Review was determined by Department of Planning staff to be incomplete. The owner and applicant listed on the Application/Petition form is no longer the owner of record (Ref Doc #20130830:02089). The owner and contact information matching the current deed must be supplied on a new signed and notarized Application/Petition form. As the current owner of the site's properties is a foreign corporation, documentation demonstrating the signatory's authority to sign on behalf of the owner is also required.

Per Title 19.16.060, the Director of Planning (or delegate) must determine within five working days of submittal of the Final Map whether the application is complete and can proceed through the mapping process. If the application is found to be incomplete, written notice specifying the deficiencies must be provided to the applicant. The application will not be processed until such time as the deficiencies are corrected.

You are welcome to contact me at 702-229-4714 to discuss submittal requirements and review procedures, or if you have other questions.

Sincerely,

Steve Swanton, AICP
Senior Planner
Department of Planning
City of Las Vegas
Voice: 702-229-4714
Fax: 702-474-7463
sswanton@lasvegasnevada.gov

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

A RESIDENTIAL CONDOMINIUM SUBDIVISION BEING A RESUBDIVISION OF LOT 8 & SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 45 OF PLATS ON PAGE 83 SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA LYING WITHIN THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST M.D.M.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NORTH-EAST ONE-QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 80 EAST, M.D.M. WHICH BEARS NORTH 89°11'18" EAST AS SHOWN ON THE OFFICIAL PLAT OF PRECOCLE RANCH - UNIT 2 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER WORKS, AS OF PLATS ON PAGE 31.

Walter D. Fox
BY: WALTER S. RALL, JR.
12/19/08
DATE

PALMS AT PECOLE RANCH CONDOMINIUMS
A CONDOMINIUM AND COMMON INTEREST COMMUNITY
A RESIDENTIAL CONDOMINIUM SUBDIVISION BEING A RESUBDIVISION OF LOT
8 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER
IN BOOK 45 OF PLATS ON PAGE 83 SITUATE IN THE CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA, LYING WITHIN THE (N. 1/2) OF THE (N. 1/4) OF
SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, 4TH
MERIDIAN.

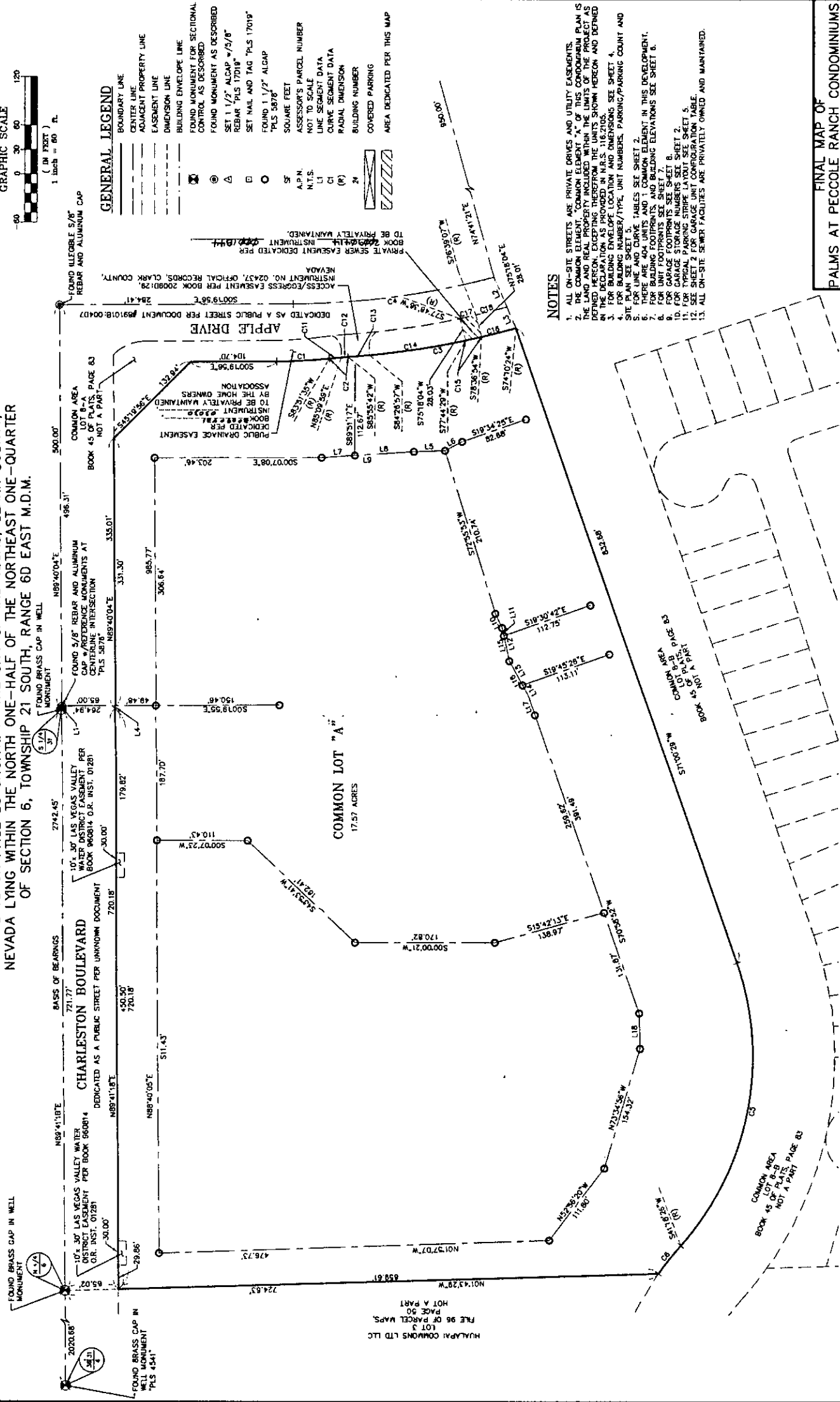
B & T **BAUGHMAN & TURNER, INC.**
 CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
 1210 HINSON STREET LAS VEGAS, NEVADA 89102
 Ph. (702) 870-8771 Fax (702) 878-2685

BOOK	PAGE	81

FINAL MAP

PALMS AT PECCOLE RANCH CONDOMINIUMS

"A CONDOMINIUM AND COMMON INTEREST COMMUNITY"
A RESIDENTIAL CONDOMINIUM SUBDIVISION BEING A RESUBDIVISION OF LOT 8 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 45 OF PLATS ON PAGE 83 SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA LYING WITHIN THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST M.D.M.



NOTES

1. ALL ON-SITE STREETS ARE PRIVATE DRIVES AND UTILITY EASEMENTS.
2. THE COMMON ELEVATION "COMMON ELEVATION" OF THIS CONDOMINIUM PLAN IS THE LAND AND REAL PROPERTY INCLUDED WITHIN THE LIMITS OF THE PROJECT AS DEFINED HEREON, EXCEPTING THEREFROM THE UNITS SHOWN HEREON AND DEFINED IN THE DECLARATION AS PROVIDED IN N.R.S. 116.2105.
3. FOR BUILDING NUMBER/TYPE, UNIT NUMBER, PARKING/PAVING COUNT AND SITE PLAN SEE SHEET 5.
4. FOR BUILDING NUMBER/TYPE, UNIT NUMBER, PARKING/PAVING COUNT AND SITE PLAN SEE SHEET 5.
5. FOR LINE AND CURVE TABLES SEE SHEET 2.
6. THERE ARE 404 UNITS AND 1 COMMON ELEMENT IN THIS DEVELOPMENT.
7. FOR UNIT FOOTPRINTS SEE SHEET 7.
8. FOR UNIT FOOTPRINTS SEE SHEET 7.
9. FOR GARAGE STORAGE NUMBERS SEE SHEET 8.
10. FOR GARAGE STORAGE NUMBERS SEE SHEET 8.
11. FOR GARAGE STORAGE NUMBERS SEE SHEET 8.
12. SEE SHEET 2 FOR GARAGE UNIT CONFIGURATION TABLE.
13. ALL ON-SITE SEWER FACILITIES ARE PRIVATELY OWNED AND MAINTAINED.

FINAL MAP OF PALMS AT PECCOLE RANCH CONDOMINIUMS A CONDOMINIUM AND COMMON INTEREST COMMUNITY

A RESIDENTIAL CONDOMINIUM SUBDIVISION BEING A RESUBDIVISION OF LOT 8 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 45 OF PLATS ON PAGE 83 SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA LYING WITHIN THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST M.D.M.

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS
LAND PLANNERS

1210 HAYSON STREET
LAS VEGAS, NEVADA 89102
Ph: (702) 870-8771 Fax: (702) 878-2885

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., WHICH IS SHOWN ON THE OFFICIAL PLAT OF PECCOLE RANCH UNIT 2 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 45 OF PLATS ON PAGE 83.

FINAL MAP

PALEMS AT PECCOLE RANCH CONDOMINIUMS

"A CONDOMINIUM AND COMMON INTEREST COMMUNITY"
A RESIDENTIAL CONDOMINIUM SUBDIVISION BEING A RESUBDIVISION OF LOT 8 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 45 OF PLATS ON PAGE 83 SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA LYING WITHIN THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST M.D.M.

CHARLESTON BOULEVARD

APPLE DRIVE

- GENERAL LEGEND
- BOUNDARY LINE
 - CENTER LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - DIMENSION LINE
 - FOUND MONUMENT FOR SECTIONAL CONTROL AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - SET 1 1/2" ALCAP "5/5/8"
 - REPAIR "PLS 17015"
 - SET NAIL AND TAG "PLS 17019"
 - FOUND 1 1/2" ALCAP
 - FOUND 1 1/2" ALCAP
 - SF SQUARE FEET
 - ASSESSOR'S PARCEL NUMBER
 - NOT TO SCALE
 - LINE SEGMENT DATA
 - LI
 - CI
 - (R)
 - RADIAL DIMENSION
 - BUILDING NUMBER
 - COVERED PARKING
 - AREA DEDICATED PER THIS MAP

NOTES

1. ALL ON-SITE STREETS ARE PRIVATE DRIVES AND UTILITY EASEMENTS.
2. THE COMMON ELEMENT "A" OF THIS CONDOMINIUM PLAN IS THE LAND AND REAL PROPERTY INCLUDED WITHIN THE LIMITS OF THE PROJECT AS DEFINED HEREON, EXCEPTING THEREFROM THE UNITS SHOWN HEREON AND DEFINED BY THE CONDOMINIUM ACT, CHAPTER 116, NRS, AND THE CONDOMINIUM ACT, CHAPTER 116, NRS.
3. THE BUILDING ENVELOPE LOCATION AND DIMENSIONS SEE SHEET 4.
4. FOR BUILDING NUMBER/TYPE, UNIT NUMBERS, PARKING/PARKING COUNT AND SITE PLAN SEE SHEET 5.
5. FOR LINE AND CURVE TABLES SEE SHEET 2.
6. FOR BUILDING FOOTPRINTS, AND BUILDING ELEVATIONS SEE SHEET 6.
7. FOR UNIT FOOTPRINTS SEE SHEET 7.
8. FOR GARAGE FOOTPRINTS SEE SHEET 8.
9. FOR GARAGE STALLS SEE SHEET 9.
10. FOR GARAGE STALLS SEE SHEET 10.
11. FOR TYPICAL PARKING STOPS SEE SHEET 5.
12. SEE SHEET 2 FOR GARAGE UNIT CONFIGURATION TABLE.
13. ALL ON-SITE STREET FACILITIES ARE PRIVATELY OWNED AND MAINTAINED.

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M. WHICH BEARS NORTH 89°41'15" EAST AS SHOWN ON THE OFFICIAL PLAT OF PECCOLE RANCH UNIT 2 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 45 OF PLATS ON PAGE 83.

NOTE: ALL AREAS OTHER THAN THE BUILDINGS ARE PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION AS OUTLINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

COMMON AREA NOTE: ALL AREAS WHOLLY OUTSIDE THE UNIT BOUNDARIES ARE COMMON AREAS, IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

RECORDING NOTE: THE EXISTING RECORDS OF A UNIT OR THE PHYSICAL DIMENSIONS OF A UNIT RECONSTRUCTED IN SECTIONAL ACCORDANCE WITH THE DECLARATION CONTAINED IN THE ORIGINAL DECLARATION ARE ITS LEGAL DIMENSIONS. ANY DIMENSIONS DERIVED FROM THE DECLARATION CONTAINED IN THE ORIGINAL DECLARATION, REGARDLESS OF THE TYPE OF LITERAL INTERPRETATION OF THE BUILDING OR LATER VARIANCE BETWEEN THESE DIMENSIONS AND THE DIMENSIONS SHOWN ON THE ORIGINAL DECLARATION, SHALL BE DEEMED TO BE THE DIMENSIONS CONTAINED IN THE ORIGINAL DECLARATION.

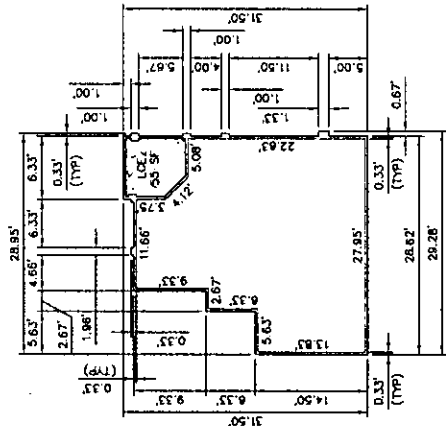
PARKING COUNT
TOTAL COVERED PARKING = 404
TOTAL UNCOVERED PARKING = 360
TOTAL GARAGE PARKING = 56 COVERED STALLS
TOTAL = 820

TYPICAL PARKING
NOT TO SCALE

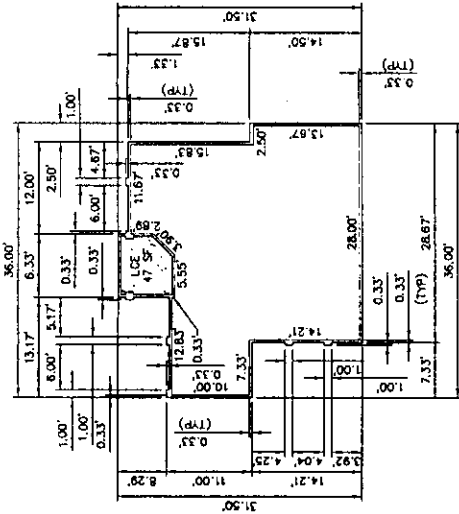
FINAL MAP OF
PALEMS AT PECCOLE RANCH CONDOMINIUMS
A CONDOMINIUM AND COMMON INTEREST COMMUNITY
A RESIDENTIAL CONDOMINIUM SUBDIVISION BEING A RESUBDIVISION OF LOT 8 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 45 OF PLATS ON PAGE 83 SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA LYING WITHIN THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST M.D.M.

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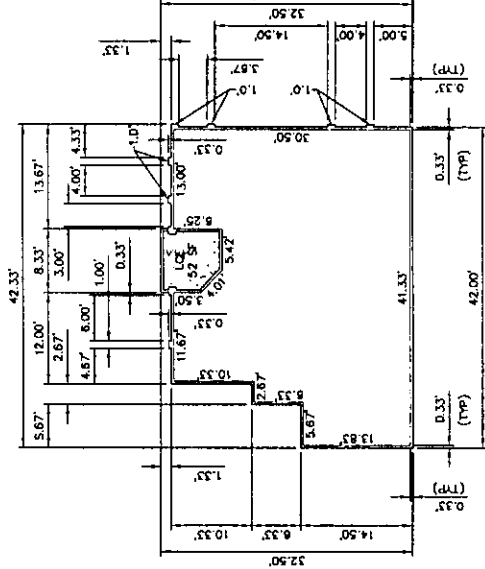
FINAL MAP
OF
PALMS AT PECCOLE RANCH CONDOMINIUMS
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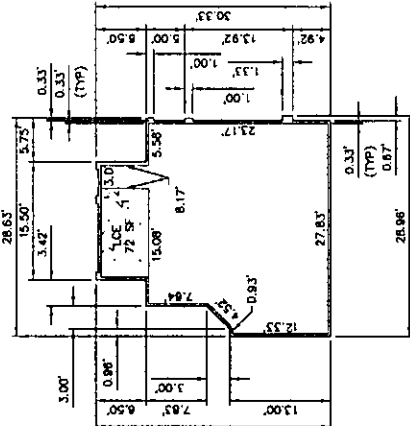
UNIT PLAN "A1" FIRST
AND SECOND FLOOR
682 SQUARE FEET
SCALE 1"=10'



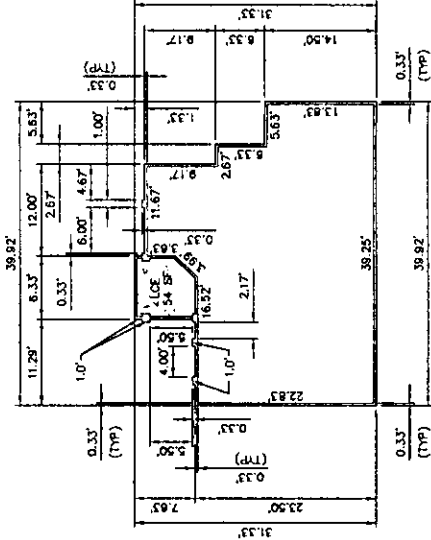
UNIT PLAN "B1" FIRST
AND SECOND FLOOR
788 SQUARE FEET
SCALE 1"=10'



UNIT PLAN "C1" FIRST
AND SECOND FLOOR
1091 SQUARE FEET
SCALE 1"=10'



UNIT PLAN "A2" FIRST
AND SECOND FLOOR
821 SQUARE FEET
SCALE 1"=10'



UNIT PLAN "B2" FIRST
AND SECOND FLOOR
918 SQUARE FEET
SCALE 1"=10'

- NOTES**
1. ALL ON-SITE STREETS ARE PRIVATE DRIVES AND UTILITY EASEMENTS.
 2. THE COMMON ELEMENT, "COMMON ELEMENT "A" OF THIS CONDOMINIUM PLAN IS THE LAND AND REAL PROPERTY INCLUDED WITHIN THE LIMITS OF THE PROJECT AS DEFINED HEREON EXCLUDING HEREFROM THE UNITS SHOWN HEREON AND DEFINED BY THE SUBDIVISION MAP.
 3. FOR BUILDING ENVELOPE LOCATION AND DIMENSIONS SEE SHEET 4.
 4. FOR BUILDING NUMBER/TYPE, UNIT NUMBERS, PARKING/PARKING COUNT AND SITE PLAN SEE SHEET 5.
 5. THERE ARE 40 UNITS AND 3 COMMON ELEMENTS IN THIS DEVELOPMENT.
 6. FOR BUILDING FOOTPRINTS, AND BUILDING ELEVATIONS SEE SHEET 6.
 7. FOR UNIT FOOTPRINTS SEE SHEET 7.
 8. FOR GARAGE FOOTPRINTS SEE SHEET 8.
 9. FOR TYPICAL PARKING STRIP LAYOUT SEE SHEET 9.
 10. FOR TYPICAL PARKING STRIP LAYOUT SEE SHEET 10.
 11. SEE SHEET 2 FOR GARAGE UNIT CONFIGURATION TABLE.
 12. ALL ON-SITE SEWER FACILITIES ARE PRIVATELY OWNED AND MAINTAINED.
 13. ALL ON-SITE SEWER FACILITIES ARE PRIVATELY OWNED AND MAINTAINED.

LEGEND

- EXTERIOR BUILDING LINE
- INTERIOR BUILDING LINE
- CENTERLINE OF WALL AIRSPACE
- BUILDING ENVELOPE LINE
- SQUARE FEET
- UNITED COMMON ELEMENT

(SEE FLOORPLAN FOR DIMENSIONS)

NOTE: ALL UNITS ARE AT RIGHT ANGLES
UNLESS OTHERWISE NOTED.

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BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M. WHICH BEARS NORTH 69°41'18" EAST AS SHOWN ON THE OFFICIAL PLAT OF PECCOLE RANCH - BEING A RESUBDIVISION OF LOT 8 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 45 OF PLATS ON PAGE 83.