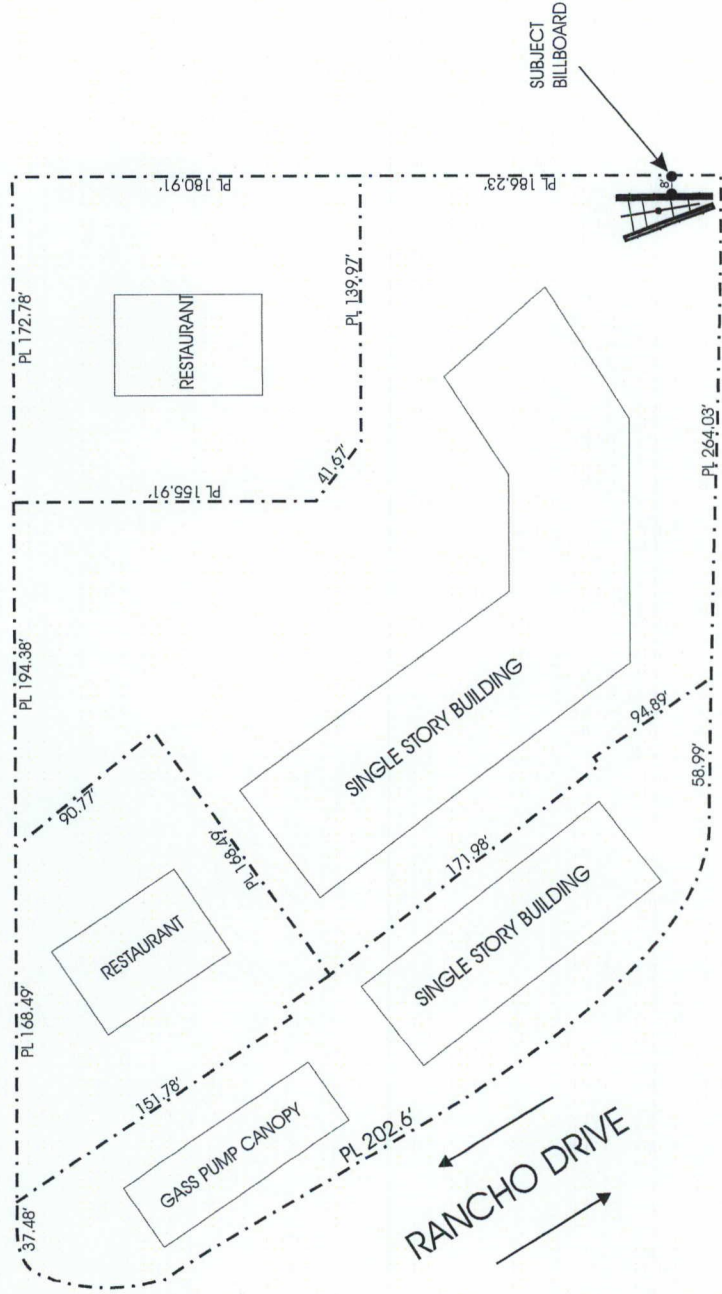




BONANZA ROAD



65'

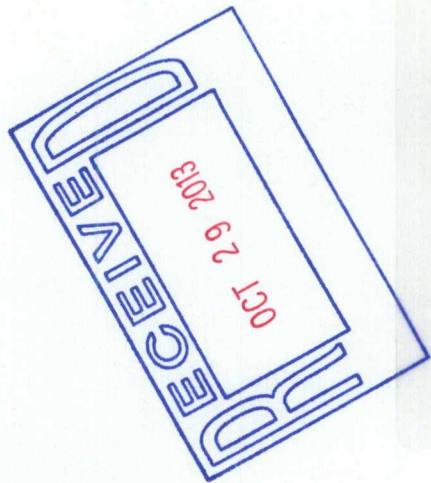
48'

48'

14'



ELEVATION (NO SCALE)



US 95 NORTH

VICINITY MAP (NO SCALE)

US 95 NORTH
(33' ABOVE GRADE OF BILLBOARD)

SDR-51809

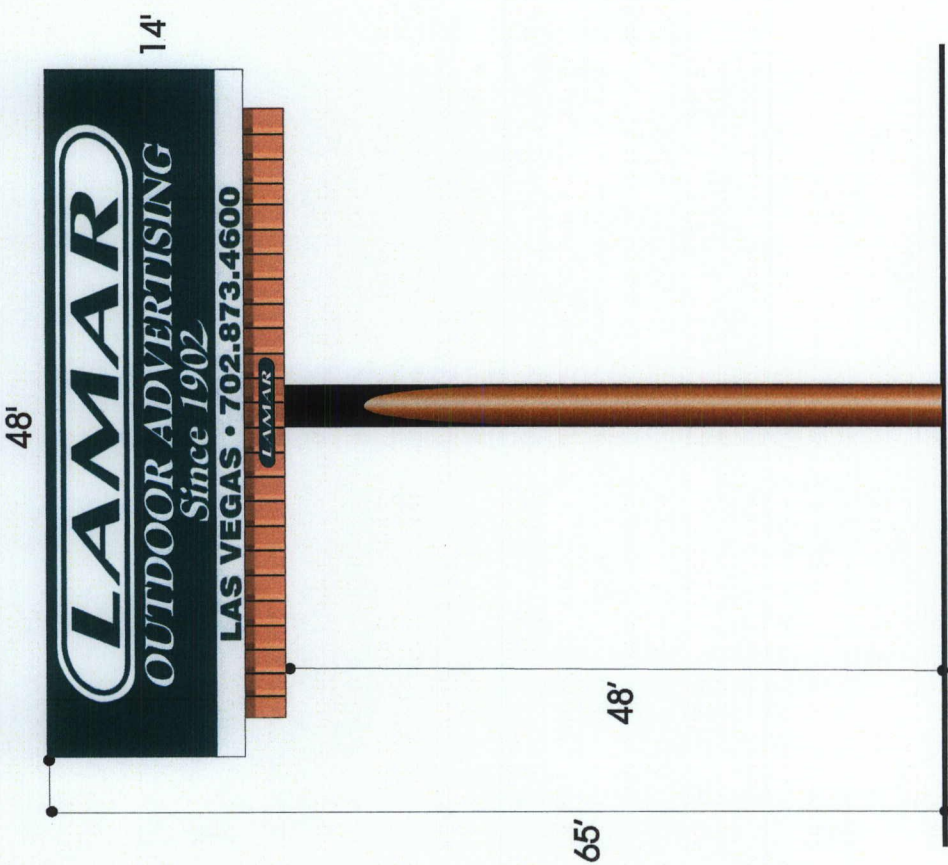
LAMAR OUTDOOR ADVERTISING

SCALE:	NO SCALE	DATE:	06/21/13	DRAWN BY:	S.NAFTZGER
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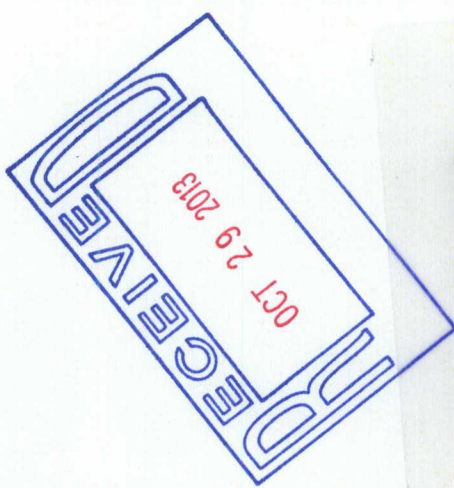
RANCHO CIRCLE SHOPPING CENTER

APN 139-29-813-005

DRAWING NUMBER:



ELEVATION (NO SCALE)



SDR-51809

VICINITY MAP (NO SCALE)



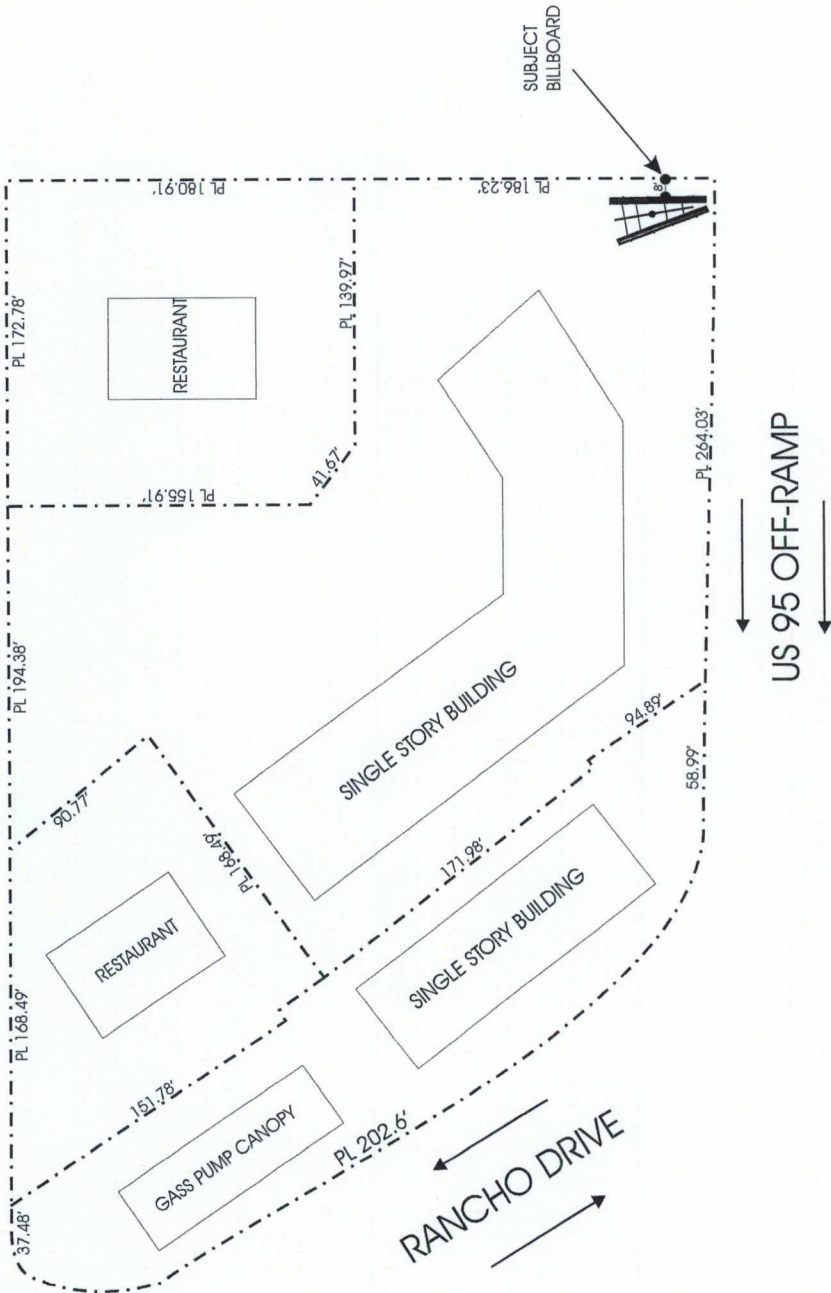
LAMAR OUTDOOR ADVERTISING

SCALE: NO SCALE DATE: 06/21/13 DRAWN BY: S.NAFTZGER

RANCHO CIRCLE SHOPPING CENTER

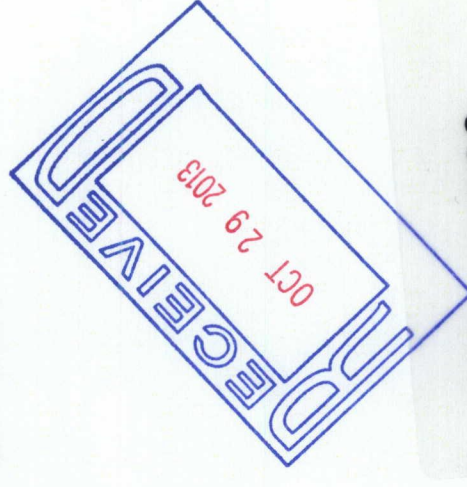
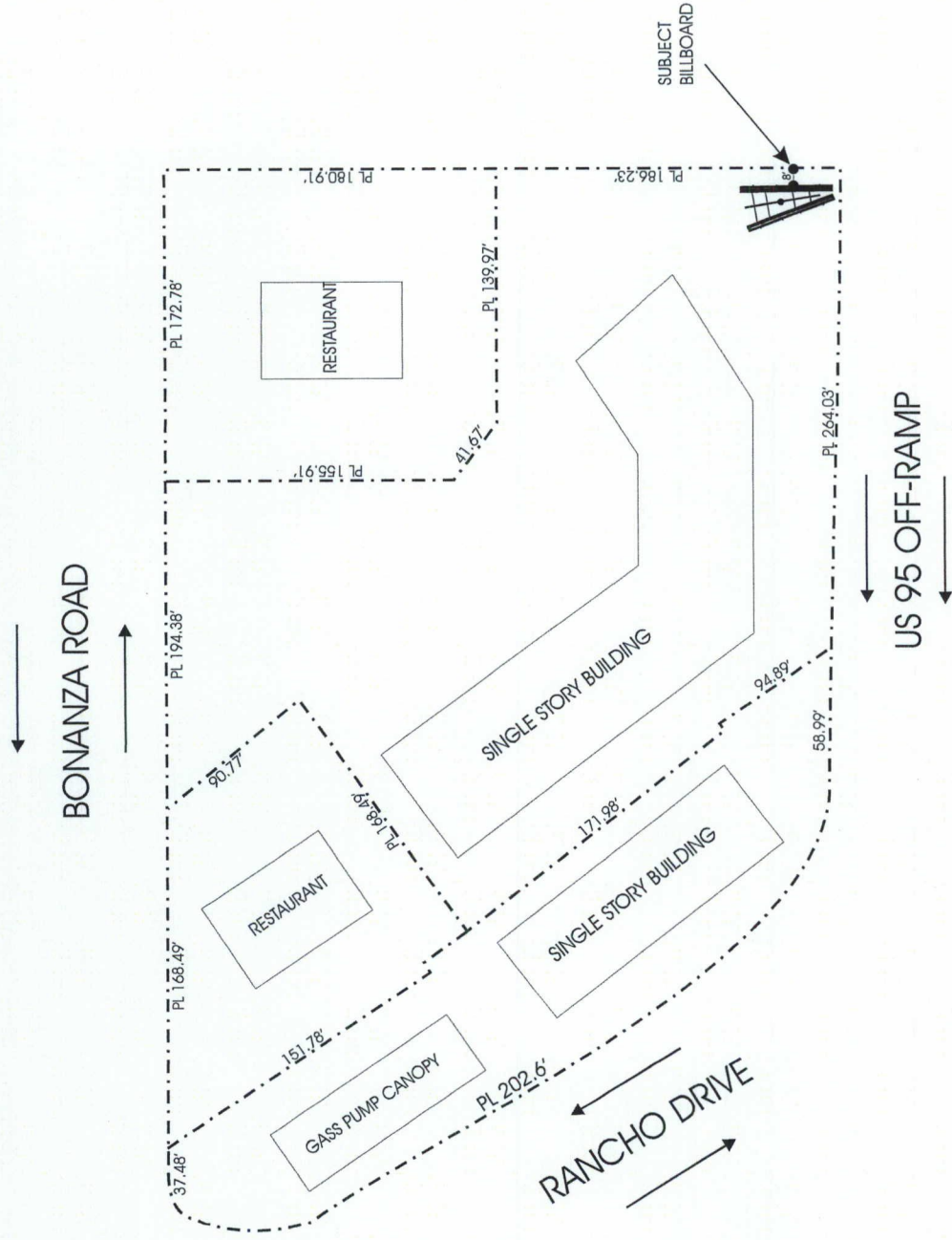
DRAWING NUMBER: APN 139-29-813-005

BONANZA ROAD



US 95 OFF-RAMP

US 95 NORTH
(33' ABOVE GRADE OF BILLBOARD)



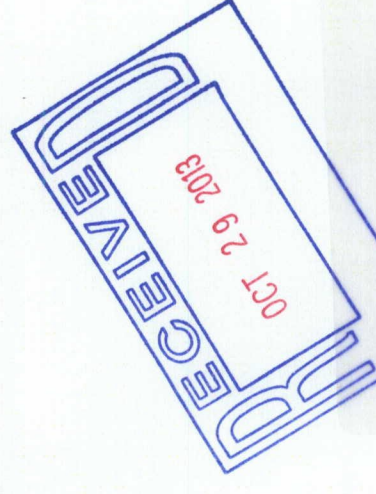
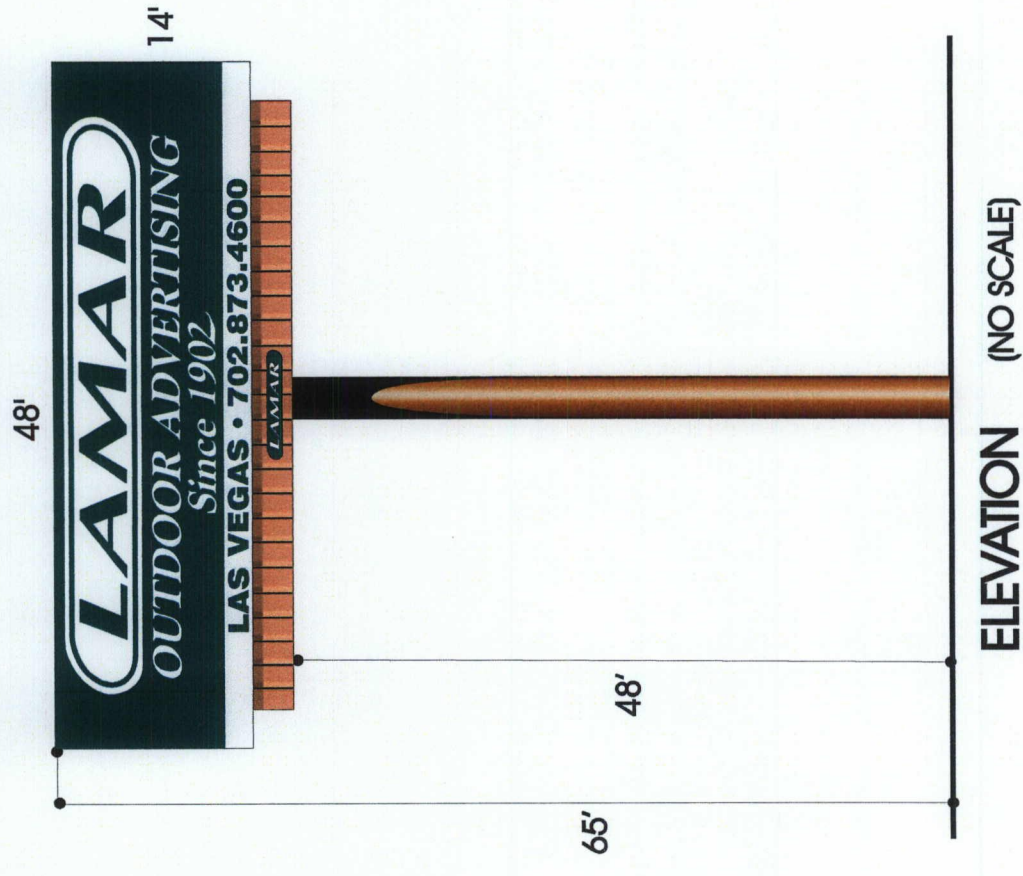
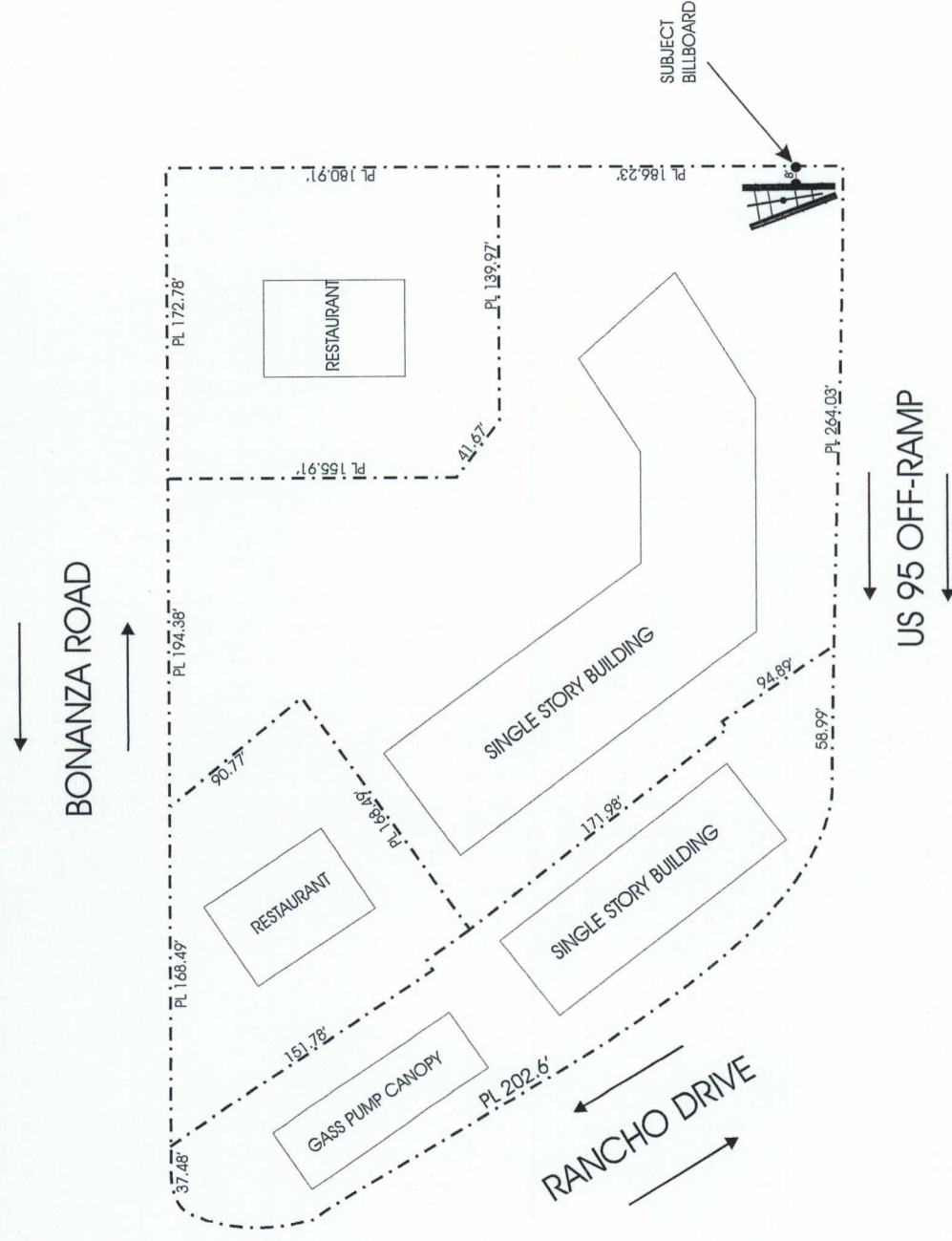
US 95 NORTH



RANCHO DRIVE

VICINITY MAP (NO SCALE)

LAMAR OUTDOOR ADVERTISING		DRAWN BY: S.NAFTZGER
SCALE: NO SCALE	DATE: 06/21/13	
RANCHO CIRCLE SHOPPING CENTER		
APN 139-29-813-005		DRAWING NUMBER:



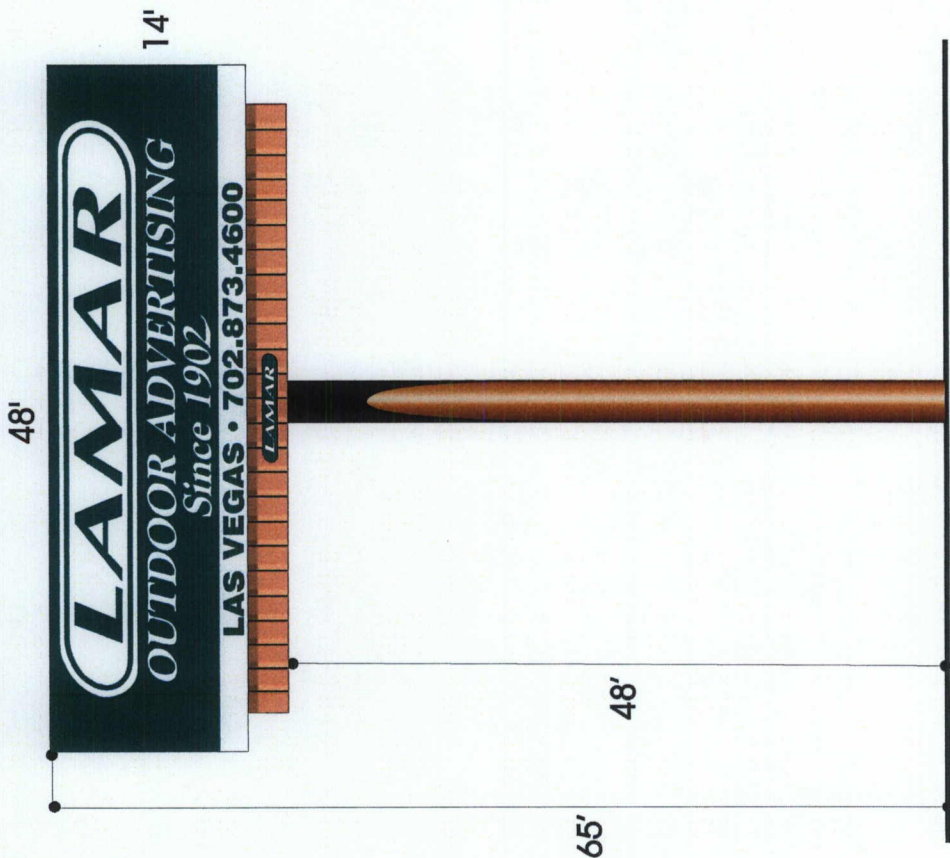
SDR-51809

LAMAR OUTDOOR ADVERTISING

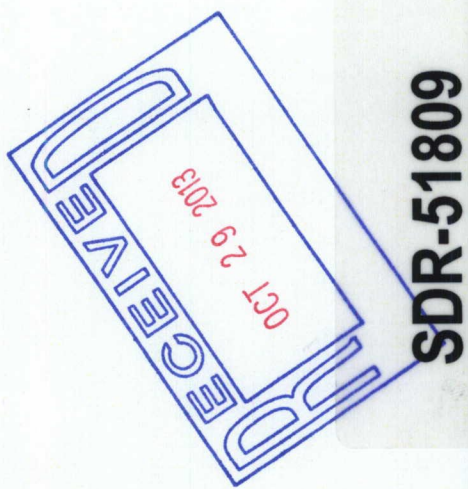
SCALE: NO SCALE	DATE: 06/21/13	DRAWN BY: S.NAFTZGER
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RANCHO CIRCLE SHOPPING CENTER

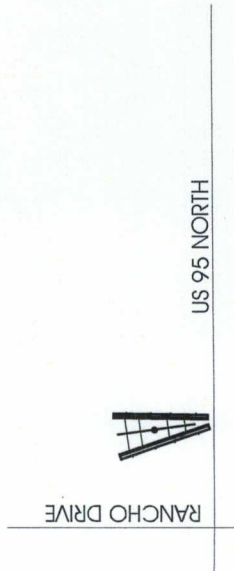
APN 139-29-813-005	DRAWING NUMBER:
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ELEVATION (NO SCALE)

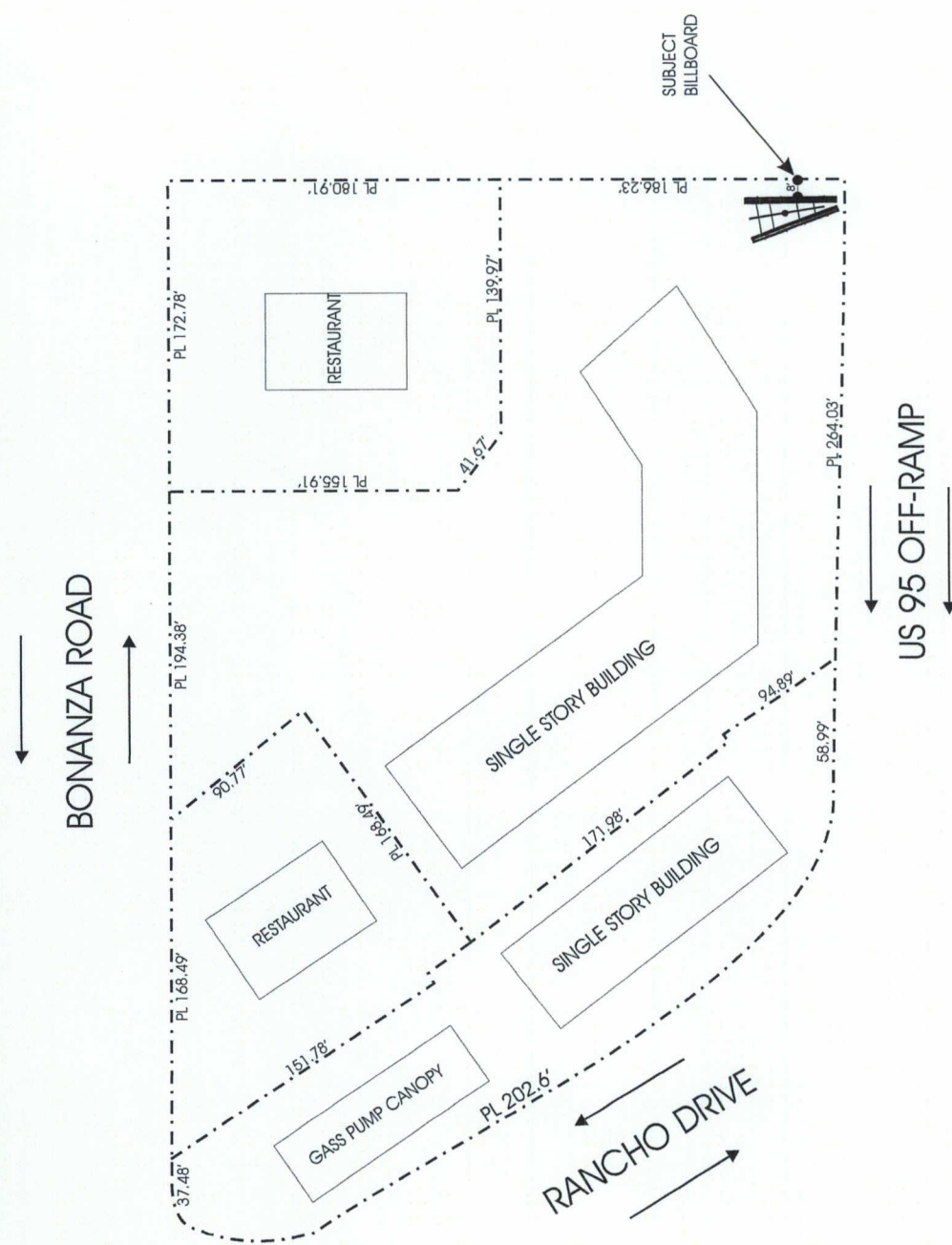


SDR-51809



VICINITY MAP (NO SCALE)

LAMAR OUTDOOR ADVERTISING			
SCALE:	NO SCALE	DATE:	06/21/13
		DRAWN BY:	S.NAFTZGER
RANCHO CIRCLE SHOPPING CENTER			
APN 139-29-813-005		DRAWING NUMBER:	



US 95 NORTH
(33' ABOVE GRADE OF BILLBOARD)

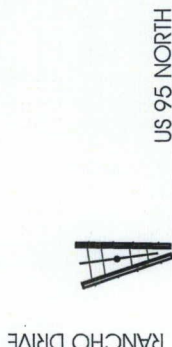


ELEVATION (NO SCALE)

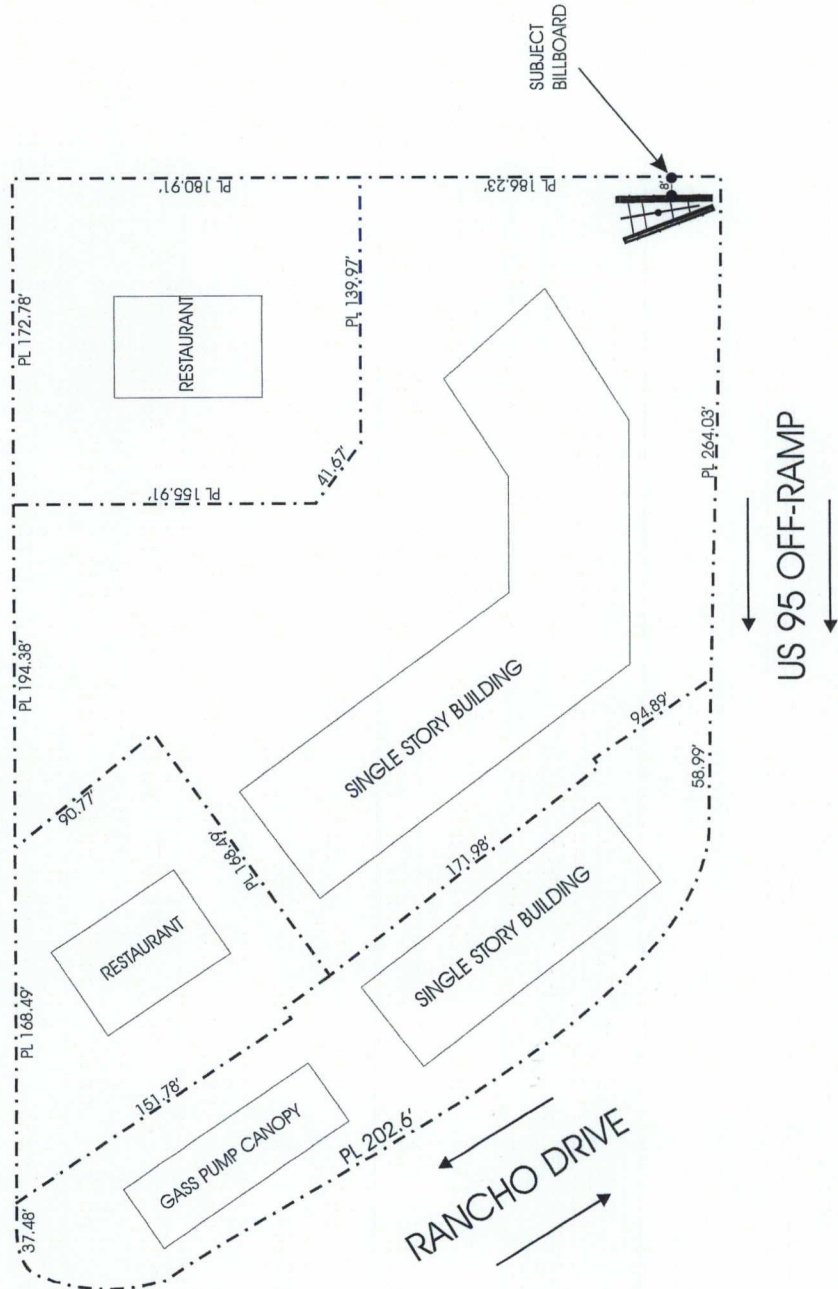


SDR-51809

VICINITY MAP (NO SCALE)



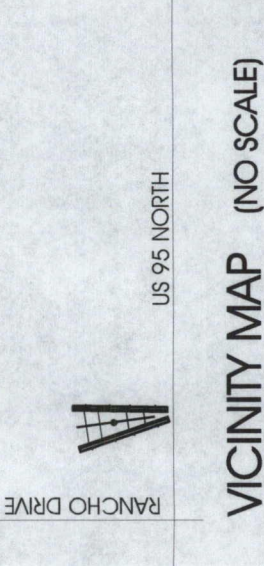
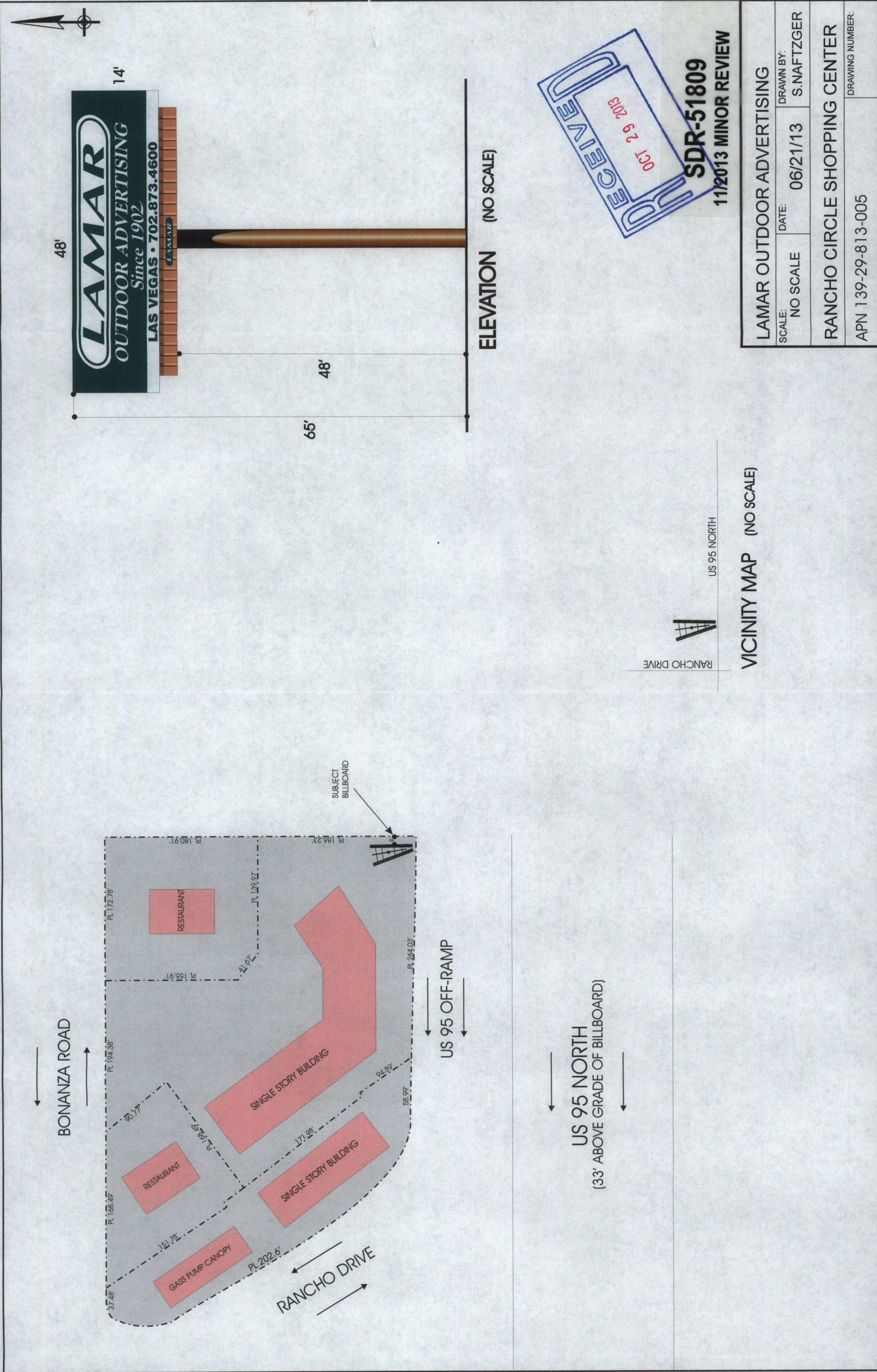
BONANZA ROAD



SUBJECT BILLBOARD

US 95 OFF-RAMP

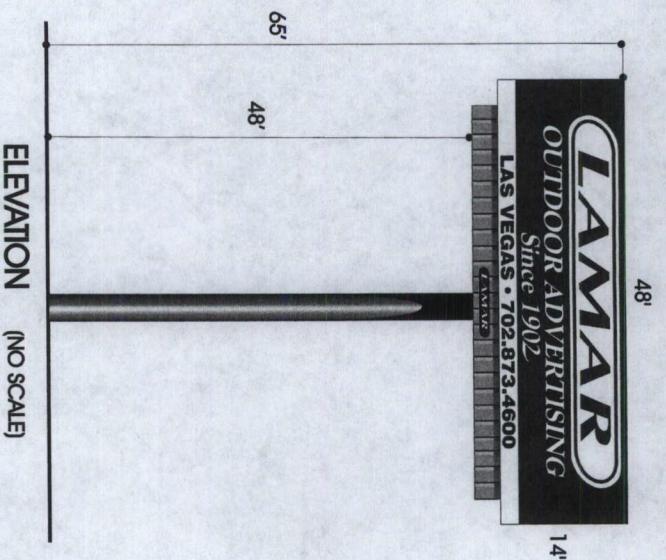
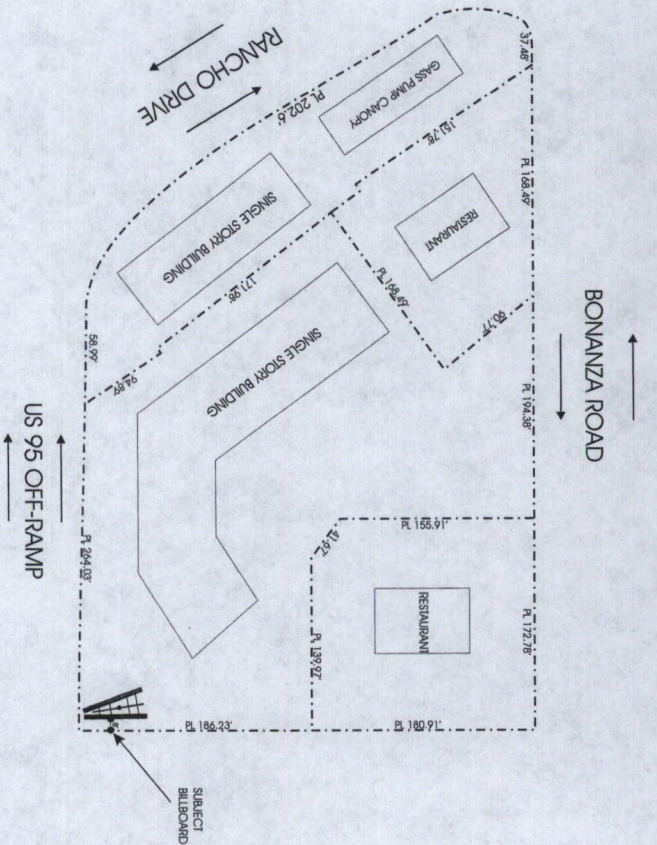
US 95 NORTH
(33' ABOVE GRADE OF BILLBOARD)



RECEIVED
OCT 29 2013

SDR-51809
11/2013 MINOR REVIEW

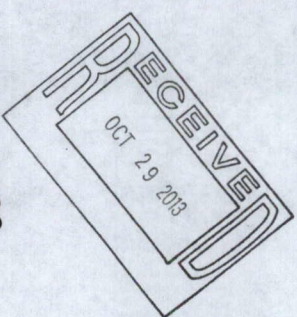
LAMAR OUTDOOR ADVERTISING			
SCALE: NO SCALE	DATE: 06/21/13	DRAWN BY: S.NAFTZGER	
RANCHO CIRCLE SHOPPING CENTER			
APN 139-29-813-005		DRAWING NUMBER:	



ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)



SDR-51809

LAMAR OUTDOOR ADVERTISING			
SCALE:	DATE:	DRAWN BY:	
NO SCALE	06/21/13	S. NAFTZGER	
RANCHO CIRCLE SHOPPING CENTER			DRAWING NUMBER:
APN 139-29-813-005			



SUBJECT SIGN AT PROPOSED 65'

RECEIVED

DEC 09 2013

City of Las Vegas
Department of Planning



SUBJECT SIGN AT CURRENT 60'

RECEIVED

DEC 09 2013

City of Las Vegas
Department of Planning



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

December 17, 2013

Mr. John Bayer
Rancho Circle Shopping Center, LLC
3463 Haverford Avenue
Las Vegas, Nevada 89121

**RE: SDR-51809 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - NOVEMBER 2013**

Dear Applicant:

Your request possible action on a request for a Minor Site Development Plan Review TO RAISE THE HEIGHT OF AN EXISTING 60-FOOT TALL OFF-PREMISE SIGN TO A HEIGHT OF 65 FEET located at 2401 West Bonanza Road (139-29-813-005), C-2 (General Commercial) Zone, Ward 5 (Barlow), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request, subject to the following:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan date stamped 10/29/13 and elevation date stamped 12/09/13, except as amended by conditions herein.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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

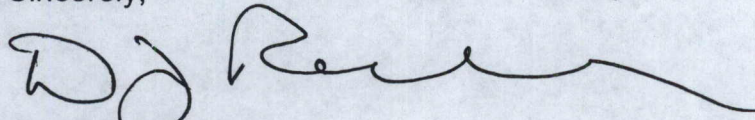
www.lasvegasnevada.gov



Mr. John Bayer
SDR-51809 - Page Two
December 17, 2013

This action by the Department of Planning staff on December 17, 2013 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Doug Rankin', with a long horizontal flourish extending to the right.

Doug Rankin, AICP
Planning Manager
Case Planning Division

DR:nl

cc:

Mr. Scott Naftzger
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, Nevada 89119

*City of Las Vegas***AGENDA MEMO - PLANNING**

ADMINISTRATIVE REVIEW DATE: NOVEMBER 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER:
RANCHO SHOPPING CENTER, LLC**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-51809	Staff Recommends Approval.	N/A

**** CONDITIONS ******SDR-51809 CONDITIONS****Planning**

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan date stamped 10/29/13 and elevation date stamped 12/09/13, except as amended by conditions herein.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Staff Report Page One
November 2013 - Administrative Review Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Minor Site Development Plan Review to increase the height of the existing 60-foot tall, 14-foot by 48-foot Off-Premise Sign to a height of 65 feet located at 2401 West Bonanza Road, within an existing Shopping Center. The applicant is proposing to raise the height of the existing Off-Premise Sign, due to an elevated on-ramp that was constructed around 2009.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
10/13/66	The Board of City Commissioners approved a request for Rezoning (Z-0058-66) from R-E (Residential Estates) to C-1 (Limited Commercial), with the immediate area of the car wash to C-2 (General Commercial) on property generally located at the southeast corner of Rancho Road and Bonanza Road.
11/22/83	The Planning Commission approved a request for a Plot Plan Review [Z-0058-66(1)] for a proposed Automotive Tire Store on property generally located at the southeast corner of Rancho Road and Bonanza Road.
08/01/84	The City Council approved a request for Rezoning (Z-0044-84) from C-1 (Limited Commercial) to C-2 (General Commercial) to include a Tavern (Adult Oriented) at 2401 West Bonanza Road.
01/18/95	The City Council approved a request for a Special Use Permit (U-0284-94) for On-Premise Sale of Beer and Wine in conjunction with a proposed Restaurant and Bakery at 2301 West Bonanza Road.
01/29/99	The Department of Planning administratively a Site Development Plan Review [Z-0058-66(2)] for a proposed expansion of a portion of the existing Shopping Center with the addition of a Service Station, Car Wash and Convenience Store on property located at 2441 West Bonanza Road.
05/02/01	The City Council approved a request for a Site Development Plan Review [Z-0058-66(3)] for a proposed 3,200 square-foot Convenience Store with a Car Wash and Gas Pumps at the southeast corner of Rancho Drive and Bonanza Road.
	The City Council approved a request for a Special Use Permit (U-0032-01) for a proposed Liquor Establishment (Off-Premise Consumption) in conjunction with a proposed Convenience Store at the southeast corner of Rancho Drive and Bonanza Road.

Staff Report Page Two
November 2013 - Administrative Review Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/15/02	The City Council approved a request for a Special Use Permit (U-0021-02) for a Restaurant Service Bar in conjunction with a proposed restaurant at 2301 West Bonanza Road.
03/05/03	The City Council approved a request for a Master Sign Plan (MSP-1194) for a proposed Convenience Store, Gas Canopy and Car Wash at 2401 West Bonanza Road.
08/18/04	The City Council approved a request for a Special Use Permit (SUP-4576) for a Liquor Establishment (Off-Premise Consumption) in conjunction with an approved Convenience Store at the southeast corner of Rancho Drive and Bonanza Road.
09/15/04	The City Council approved a request for a Variance (VAR-4701) to allow a proposed 100-foot tall Flag Pole, where 40 feet is the maximum height allowed at 2401 West Bonanza Road.
10/21/10	The Planning Commission approved a request for a Tentative Map (TMP-39484) for a one-lot commercial subdivision on 4.65 acres at 320 North Rancho Drive.
	The Planning Commission approved a request for a Petition to Vacate (VAC-39480) a 12-foot wide public drainage easement at 320 North Rancho Drive.

<i>Most Recent Change of Ownership</i>	
02/22/13	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
06/04/82	A building permit (1139-1) was issued for a 60-foot tall, 14-foot by 48-foot Off-Premise Sign at 2401 West Bonanza Road. The permit Was finalized on 02/17/83.
11/03/82	A building permit (4603-4) was issued for electrical service to a 60-foot tall, 14-foot by 48-foot Off-Premise Sign at 2401 West Bonanza Road. The permit was finalized on 02/17/83.
11/15/06	A building permit (176285) was issued for overhead lighting to a 60-foot tall, 14-foot by 48-foot Off-Premise Sign at 2401 West Bonanza Road. The permit was finalized on 01/17/07.

<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one held.	

Staff Report Page Three
November 2013 - Administrative Review Meeting

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required, nor was one held.

Field Check	
11/12/13	Staff conducted a field check of the subject site and found the sign faces and supporting structures were in good condition with no discrepancies noted.
Details of Application Request	
Site Area	
Net Acres	2.19

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Shopping Center	LI/R (Light Industry/Research)	C-2 (General Commercial)
North	Facility to Provide Testing, Treatment or Counseling for Drug or Alcohol Abuse	SC (Service Commercial)	C-V (Civic)
South	US-95 (Right-of-Way)	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Multi-Family Residential	MXU (Mixed Use)	R-PD46 (Residential Planned Development - 46 Units Per Acre)
West	Government Facility	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Compliance</i>
West Las Vegas Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (140 feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Staff Report Page Four
November 2013 - Administrative Review Meeting

DEVELOPMENT STANDARDS

Standards	Code Requirements	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way	The sign is not in public right-of-way, nor is it in the Off-Premise Exclusionary Sign Zone.	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M, and M zoning districts only	The sign is located within a C-2 (General Commercial) zoning district.	Y

Standards	Code Requirements	Provided	Compliance
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	The sign is 672 square feet in size and has no embellishments.	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	The sign is 60 feet tall.	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	All structural elements of the sign are screened from public view.	Y
Off-Premise Sign	At least 750 feet to another Off-Premise Sign along US-95 or at least 300 feet to another Off-premise Sign (if not along US-95)	The subject Off-Premise Sign is located more than 750 feet from another Off-Premise Sign (along US-95).	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" or U" zoned districts.	Sign is more than 300 feet from any property line zoned either "R" or "U."	N*

Staff Report Page Five
November 2013 - Administrative Review Meeting

Standards	Code Requirements	Provided	Compliance
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is permanently attached to the ground and is located on property zoned C-2 (General Commercial).	Y

*The Off-Premise Sign was constructed prior to the adoption of the distance separation requirements.

ANALYSIS

This is a request for a Minor Site Development Plan Review to raise the height of an existing 60-foot tall, 14-foot by 48-foot Off-Premise Sign to a height of 65 feet at 2401 West Bonanza Road. The subject Off-Premise Sign was constructed in 1982 by way of a building permit (1139-1), prior to the adoption of Ordinance #3217 which was approved on March 15, 1986, which required approval of a Special Use Permit for an Off-Premise Sign. During a field check of the subject site, staff noted the sign faces and supporting structures were in good condition with no discrepancies. The sign is located in the 140-foot Airport Overlay; however, no additional height is being proposed and thus the sign continues to meet the requirements of the overlay. A final inspection on the Off-Premise Sign was completed on 02/17/83. Per Title 19.12.120(G).1.a Adjustments, relocation and modifications of signs near freeways, the Director shall have the authority to grant approval, by means of a Minor Site Development Plan Review to Adjust the height or angle of an Off-Premise Sign to a height or angle that: (i) Restores the visibility of the sign to the same or comparable visibility as before the construction of a noise abatement or highway improvement project; (ii) Is not more than 45 feet above the abatement improvement project, measured from the tallest point of the improvement project to the top of the sign; and (iii) Is not more than 65 feet from the existing grade at the base of the sign to the top thereof. Staff is recommending approval of this Minor Site Development Plan Review, with conditions.

FINDINGS

The sign is located in a C-2 (General Commercial) zoning district and is not within the Off-Premise Sign Exclusionary Zone. Staff recommends approval of this Minor Site Development Plan Review as raising the subject Off-Premise Sign to 65 feet tall will not negatively impact the surrounding uses.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A

JG



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Minor Site Development Plan Review
Project Address (Location) 2401 W. Bonanza Road
Project Name Rancho Circle Shopping Center SDR Proposed Use _____
Assessor's Parcel #(s) 139-29-813-005 Ward # 5
General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information Application to raise existing sign to 45 feet above the elevated US 95 on

PROPERTY OWNER Rancho Circle Shopping Ctr., LLC Contact John Bayer
Address 3463 Haverford Ave. Phone: _____ Fax: _____
City Las Vegas State NV Zip 89121
E-mail Address _____

APPLICANT Lamar Central Outdoor, LLC Contact Scott Naftzger
Address 1863 Helm Drive Phone: (702) 873-4600 Fax: (702) 873-4344
City Las Vegas State NV Zip 89119
E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

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* _____

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

Print Name Christopher Pickett

Subscribed and sworn before me

This 4th day of September, 2013.

Michelle McFadden

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # SDR-51809

Meeting Date: 11-15-13

Total Fee: 500.00

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.

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-51809** APN: 139-29-813-005

Name of Property Owner: Rancho Circle Shopping Center, LLC

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Christopher Prockett

Subscribed and sworn before me

This 4th day of September, 2013

Michelle McFadden
Notary Public in and for said County and State

Revised 11-14-06



f:\deposit\Application Packet\Statement of Financial Interest.pdf



LAMAR ADVERTISING COMPANY

October 8, 2013

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

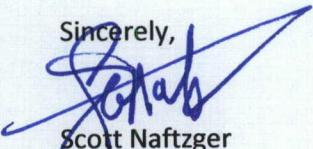
Dear Sir:

Please accept this letter of justification for the application to raise an existing billboard located adjacent to the U.S. Highway 95 at 2401 W. Bonanza Rd.

In or around 2009, an elevated on-ramp to north bound U.S. 95 was constructed which diminished the quality of the view of our sign. In order to restore the quality of the view from the on-ramp, we are requesting to raise the overall height of the sign from the current height of sixty feet (60') to sixty-five feet (65') as permitted under Section 19.12.120(G) of the development code.

Thank you for your consideration.

Sincerely,


Scott Naftzger
Lease Manager
Lamar Central Outdoor, LLC



1863 Helm Drive • Las Vegas, Nevada 89119
PH. (702) 873-4600 FAX (702) 873-4344

SDR-51809

**RESOLUTION OF THE EXECUTIVE COMMITTEE
ACTING ON BEHALF OF THE BOARD OF DIRECTORS
LAMAR MEDIA CORP., sole member of
LAMAR CENTRAL OUTDOOR, LLC**

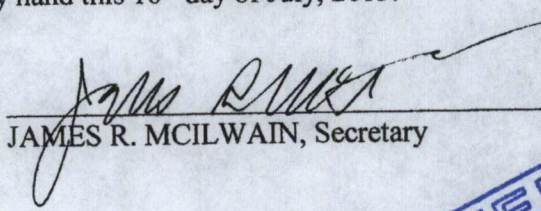
RESOLVED, that Chris Prickett, Vice President, is hereby authorized and directed to execute on behalf of the Corporation, any and all letters to the City of Las Vegas Planning Department pertaining to the review of use permits.

FURTHER RESOLVED, that any changes in the terms and conditions of such letters, including any other instruments and documents necessary or desirable in connection therewith, be and the same are left to the discretion and judgment of Chris Prickett, who is authorized to execute on behalf of this Corporation any and all instruments and documents to carry out the terms and conditions of such letters and said instruments and documents, when so executed, shall be conclusively presumed to be the duly authorized act of this Corporation.

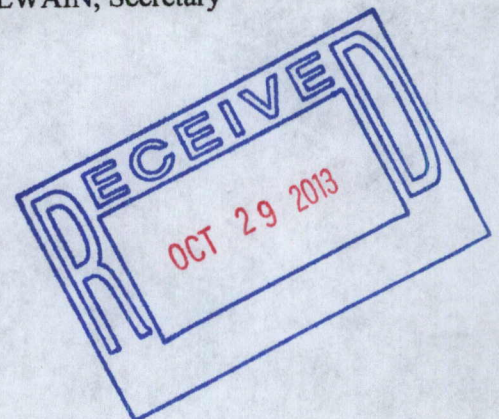
CERTIFICATE

I, James R. McIlwain, Secretary of Lamar Media Corp., hereby certify that a duly convened meeting of the Executive Committee of this Corporation was held on the 10th day of July, 2013, at the offices of this Corporation, at which meeting a quorum was present and acting throughout and that the foregoing resolutions were unanimously adopted, during the interval between meetings of the Board of Directors and in accordance with the Bylaws, and that such resolutions are still in full force and effect and have not been repealed.

IN WITNESS WHEREOF, I hereunto set my hand this 10th day of July, 2013.



JAMES R. MCILWAIN, Secretary



THE **LAMAR** COMPANIES

This Instrument Prepared by:
James R. McIlwain
5551 Corporate Boulevard
Baton Rouge, Louisiana 70808

James R. McIlwain

James R. McIlwain

SIGN LOCATION LEASE

THIS LEASE AGREEMENT, made this 2nd day of June, 20 06, by and between:

Rancho Circle Shopping Center

(hereinafter referred to as "Lessor") and **THE LAMAR COMPANIES** (hereinafter referred to as "Lessee"), provides

WITNESSETH

"LESSOR hereby leases to LESSEE, it successors or assigns, as much of the hereinafter described lease premises as may be necessary, not to exceed the space presently used for said sign, for the construction, repair and relocation of an outdoor advertising structure ("sign"), including necessary structures, advertising devices, utility service, power poles, communications devices and connections, with the right of access to and egress from the sign by LESSEE'S employees, contractors, agents and vehicles and the right to survey, post, illuminate and maintain advertisements on the sign, and to modify the sign to have as many advertising faces, including changeable copy faces or electronic faces, as are allowed by local and state law, and to maintain telecommunications devices or other activities necessary or useful in LESSEE'S use of the sign. Any discrepancies or errors in the location and orientation of the sign are deemed waived by LESSOR upon LESSOR'S acceptance of the first rental payment due after the construction of the sign.

The premises are a portion of the property located in the County of Clark, State of Nevada, more particularly described as:

US 95 475' E/O Rancho Drive
APN# 139-29-801-004

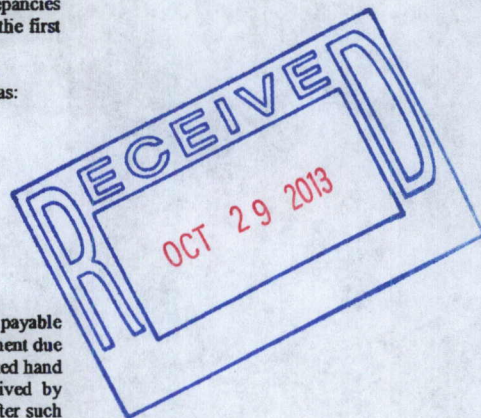
1. This Lease shall be for a term of five (5) years commencing on July 1, 2006 ("commencement date").

2. LESSEE shall pay to LESSOR an annual rental of ~~thirty (30) days~~ payable monthly in advance in equal installments of ~~thirty (30) days~~ each, with the first installment due on the first day of the month following commencement. Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designated by LESSOR, whether or not actually received by LESSOR. Should LESSEE fail to pay rent or perform any other obligation under this lease within thirty (30) days after such performance is due, LESSEE will be in default under the lease. In the event of such default, LESSOR must give LESSEE written notice by certified mail and allow LESSEE thirty (30) days thereafter to cure any default.

3. LESSEE may terminate this lease upon giving thirty (30) days written notice in the event that the sign becomes entirely or partially obstructed in any way or in LESSEE'S opinion the location becomes economically or otherwise undesirable. LESSEE shall have the right to renegotiate the monthly rental payment accordingly based upon the diminished advertising value caused by any obstruction erected by LESSOR or other tenants of LESSOR. If LESSEE is prevented from constructing or maintaining a sign at the premises by reason of any final governmental law, regulation, subdivision or building restriction, order or other action, LESSEE may elect to terminate this lease. In the event of termination of this Lease prior to expiration, LESSOR will return to LESSEE any unearned rentals on a pro rata basis.

4. All structures, equipment and materials placed upon the premises by the LESSEE or its predecessor shall remain the property of LESSEE and may be removed by LESSEE at any time prior to or within a reasonable time after expiration of the term hereof or any renewal. At the termination of this lease, LESSEE agrees to restore the surface of the premises to its original condition. The LESSEE shall have the right to make any necessary applications with, and obtain permits from, governmental bodies for the construction and maintenance of LESSEE'S sign, at the sole discretion of LESSEE. All such permits shall be the property of LESSEE.

5. LESSOR represents that he is the owner or lessee under written lease of the premises and has the right to make this agreement and to grant LESSEE free access to the premises to perform all acts necessary to carry on LESSEE'S business activities related to the sign. LESSOR is not aware of any unrecorded rights, servitudes, easements, subdivision or building restrictions, or agreements affecting the premises that prohibit the erection, posting, painting, illumination or maintenance of the sign. LESSOR acknowledges that the terms and conditions of this agreement are confidential and proprietary.



ORIGINAL

6. In the event of any change of ownership of the property herein leased, LESSOR agrees to notify LESSEE promptly of the name, address, and phone number of the new owner, and LESSOR further agrees to give the new owner formal written notice of the existence of this lease and to deliver a copy thereof to such new owner at or before closing. In the event that LESSEE assigns this lease, assignee will be fully obligated under this Lease and LESSEE will no longer be bound by the lease, additionally, LESSOR shall have the right to approve of assignee based on its ability to financially fulfill the terms of the lease but will not unreasonably withhold such approval. This lease is binding upon the personal representatives, heirs, executors, successors, and assigns of both LESSEE and LESSOR.

7. In the event of condemnation of the subject premises or any part thereof by proper authorities, or relocation of the highway, the LESSOR grants to the LESSEE the right to relocate its sign on LESSOR'S remaining property adjoining the condemned property or the relocated highway. Any condemnation award for LESSEE'S property, including the structure and future advertising revenues shall accrue to LESSEE and any condemnation award for LESSOR's property, including the real property and pro-rated monthly rental interest in this lease agreement shall accrue to LESSOR

8. LESSEE agrees to indemnify LESSOR from all claims of injury and damages to LESSOR or third parties caused by the installation, operation, maintenance, or dismantling of LESSEE'S sign during the term of this lease. LESSEE further agrees to repair any damage to the premises or property at the premises resulting from the installation, operation, maintenance, or dismantling of the sign, less ordinary wear and tear.

9. LESSOR agrees to indemnify LESSEE from any and all damages, liability, costs and expenses, including attorney's fees, resulting from any inaccuracy in or nonfulfillment of any representation, warranty or obligation of LESSOR herein.

10. Any provision to the contrary in this lease notwithstanding, LESSOR and LESSEE agree that LESSOR may terminate this lease upon ninety (90) days written notice and the return of any unearned rentals under the following circumstances:

- (1) Intention of the LESSOR, as evidenced by a copy of the building permit, to construct upon the premises (APN 139-29-801-004) a permanent substantial building requiring the removal of Lessee's sign, structure and equipment.
- (2) A bona fide sale of the premises to a third party. In the event of the bona fide sale requiring removal of the sign, LESSEE agrees to remove the structure within 10 days upon closing of escrow.

11. This Lease is **NOT BINDING UNTIL ACCEPTED** by the General Manager of a Lamar Advertising Company.

THE LAMAR COMPANIES, LESSEE:

LESSOR: Rancho Circle Shopping Center

BY: _____

VICE PRESIDENT/GENERAL MANAGER

DATE: 7/7, 1986

BY: _____

BY: _____

DATE: 6/2/86

(702) 968-8056

LESSOR'S TELEPHONE NUMBER

481275131

LESSOR'S SSN AND TIN

139-29-801-004

Tax ID Parcel # (for land on which sign is located)

Address of LESSEE:

1863 Helm Drive
Las Vegas, NV 89119

Address of LESSOR:

4270 S. Decatur # B-11
Las Vegas, NV 89103

Witnesses (LESSEE)

Witnesses (LESSOR)

THE



COMPANIES

Lease Addendum

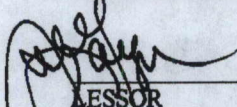
This is the first addendum to that certain lease agreement (257-1198-01) dated June 2, 2006, by and between Rancho Circle Shopping Center (LESSOR) and The Lamar Companies (LESSEE) on the property located along the north side of U.S. 95 475' east of Rancho Drive (APN 139-29-801-004). Where any of the provisions hereinafter conflict with the printed portion of said lease or any other prior agreements, the provisions of this Addendum shall govern. The terms of the lease are amended as follows:

1. The term of this lease shall be extended for a period of five (5) years beyond the original term and expire on June 30, 2016.
2. LESSOR shall receive an annual CPI increase beginning July 1, 2013.

All other terms and conditions of the original lease shall remain in full force and effect.

LESSOR

Rancho Circle Shopping Center LLC



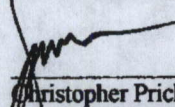
LESSOR
manager

8/24/2010

Date

LESSEE

Lamar Central Outdoor, LLC



Christopher Prickett Date
Vice President/General Manager

8/25/10

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CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF
FIRST AMERICAN TITLE COMPANY OF

09-30-2003 10:05 OSA

OFFICIAL RECORDS

BOOK/INSTR: 20030930-02368

PAGE COUNT: 7

FEE
RPT: 20.00
EXN003

RE-RECORDED

13

APN# 139-29-8001-004

CERANT, DARWIN

SALE

(Title on Document)

Be record to add legal

7
555

RECORDER'S MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT

Recording requested by

First American Title Company of Nevada

Return to:

Name

First American Title Company

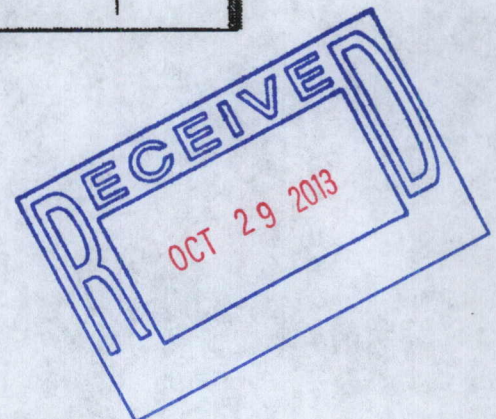
Address

2490 Paseo Verde Parkway, Suite 100
Henderson, Nevada 89074

City/State/Zip

This page added to provide additional information required by NRS 111.312 Sections 1-2
(Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.



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COPY
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File No: 108-2031452 (PT)
A.P.N.: 139-29-801-004
When Recorded, Mail Tax Statements To:
John D. Bayer
3463 Haverford Ave.
Las Vegas, NV. 89121

R.P.T.T.: \$12,500.00

GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John D. Bayer and Jo Ann Bayer, Co-Trustees of the Amendment and Restatement of The John D. Bayer Family Trust Dated 12/18/84, John M. Verglela, a married man as his sole and separate property and Patricia E. Beasley, Trustee of the Beasley Family Trust (Act 1460-7243)

do(es) hereby GRANT, BARGAIN, and SELL to

Rancho Circle Shopping Center, LLC, a Nevada limited liability company the real property situate in the County of Clark, State of Nevada, described as follows:

Re-recorded to correct the legal description. See Exhibit "A"*

PARCEL I:

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, N.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, SAID TOWNSHIP AND RANGE (HEREINAFTER CALLED LINE 1) WITH THE SOUTH BOUNDARY LINE OF CLARK AVENUE, NOW KNOWN AS BONARZA ROAD (HEREINAFTER CALLED LINE 2); THENCE WEST ALONG SAID LINE 2, A DISTANCE OF 2900 FEET, THE POINT OF BEGINNING; THENCE SOUTH ALONG A LINE PARALLEL TO SAID LINE 2, A DISTANCE OF 100 FEET; THENCE NORTH ALONG 89°36' WEST AND PARALLEL TO SAID LINE 2, A DISTANCE OF 100 FEET; THENCE NORTH ALONG A LINE PARALLEL TO SAID LINE 1, A DISTANCE OF 378.0 FEET TO SAID LINE 2; THENCE EAST ALONG SAID LINE 2, 100 FEET TO THE POINT OF BEGINNING.

PARCEL II:

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, N.D.B. & M., DESCRIBED AS FOLLOWS:

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A.P.N. 139-29-801-004

Grant, Bargain and Sale Deed -
continued

File No : 108-2031452 (P)

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29 WITH THE NORTHEASTERLY LINE OF RANCHO ROAD, SAID NORTHEASTERLY LINE OF THE NOW ABANDONED LAS VEGAS AND TONOPAH RAILROAD RIGHT OF WAY; THENCE SOUTH 36°07' EAST ALONG THE SAID NORTHEASTERLY LINE TO THE BEGINNING OF A CURVE TO THE RIGHT OF SAID RANCHO ROAD, THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 36°07' EAST ALONG THE SAID NORTHEASTERLY LINE OF THE NOW ABANDONED RAILROAD RIGHT OF WAY TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY TO JOHN L. RUSSELL BY DEED RECORDED MARCH 31, 1919 IN BOOK 6 OF DEEDS, PAGE 191, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE NORTH 88°44' WEST ALONG THE WESTERN PROLONGATION OF THE SOUTH LINE OF THE SAID CONVEYED PARCEL TO A POINT IN THE AFOREMENTIONED NORTHEASTERLY LINE OF RANCHO ROAD; THENCE NORTHWESTERLY ALONG THE SAID NORTHEASTERLY LINE OF RANCHO ROAD BEING A CURVE TO THE LEFT HAVING A RADIUS OF 4050.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL III:

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, SAID TOWNSHIP AND RANGE, WITH THE SOUTH LINE OF CLARK AVENUE (ORIGINAL ALIGNMENT 60 FEET WIDE) NOW KNOWN AS HORNZA ROAD; THENCE WESTERLY ALONG SAID SOUTH LINE OF CLARK AVENUE, A DISTANCE OF 3,000 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY SAM KRING ET UX, TO W.C. SHOLES, BY DEED RECORDED OCTOBER 20, 1943 AS DOCUMENT NO. 172634 IN THE CLARK COUNTY, NEVADA RECORDS; THENCE CONTINUING WESTERLY ALONG SAID SOUTH LINE OF CLARK AVENUE, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE AFOREMENTIONED SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 378 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED BY JOHN L. RUSSELL AND JULIA RUSSELL TO CHARLOTTE ROGERS BY DEED RECORDED APRIL 7, 1941, AS DOCUMENT NO. 108384, CLARK COUNTY, NEVADA RECORDS; THENCE WESTERLY ALONG THE SOUTH LINE OF THE LAST MENTIONED PARCEL CONVEYED TO ROGERS AND PARALLEL WITH THE SOUTH LINE OF CLARK AVENUE AND THE WESTERLY PROLONGATION THEREOF TO A POINT ON THE EAST LINE OF THE ORIGINAL RAILROAD RIGHT OF WAY BY DEED BY SAN PEDRO, LOS ANGELES & SALT LAKE RAILROAD BOOK "W" OF DEEDS, PAGE 223, LINCOLN COUNTY, NEVADA RECORDS; THENCE NORTHWESTERLY ALONG THE LAST MENTIONED EAST LINE TO A POINT DISTANT 80 FEET SOUTHEASTERLY FROM THE POINT OF INTERSECTION OF THE EAST LINE OF SAID RAILROAD WITH THE SAID WESTERLY PROLONGATION OF THE SOUTH LINE OF CLARK AVENUE; THENCE NORTHEASTERLY ALONG A LINE AT A RIGHT ANGLE TO THE EAST LINE OF SAID RAILROAD RIGHT OF WAY TO A POINT ON SAID WESTERLY PROLONGATION OF THE SOUTH LINE OF CLARK AVENUE; THENCE EASTERLY ALONG THE SAID WESTERLY PROLONGATION OF THE SOUTH LINE OF CLARK AVENUE TO THE TRUE POINT OF BEGINNING.

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A.P.N. 139-29-801-004

Grant, Bargain and Sale Deed -
continued

File No.: 108-203452 (PT)

PARCEL IV:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, SAID TOWNSHIP AND RANGE, WITH THE SOUTH LINE OF CLARK AVENUE (ORIGINAL ALIGNMENT 50 FEET WIDE) NOW KNOWN AS BONANZA ROAD; THENCE IN A WESTERLY DIRECTION ALONG THE SAID SOUTH LINE OF CLARK AVENUE A DISTANCE OF 3,000 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY SAM KRING, ET AL, TO W.G. THOMAS BY DEED RECORDED OCTOBER 20, 1943 AS DOCUMENT NO. 172634 IN THE CLARK COUNTY, NEVADA RECORDS, THE TRUE POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL CONVEYED TO THOMAS, A DISTANCE OF 378 FEET MORE OR LESS TO THE SOUTHWEST CORNER THEREOF; THENCE IN A WESTERLY DIRECTION AND PARALLEL TO THE SAID SOUTH LINE OF CLARK AVENUE, A DISTANCE OF 100 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE AFOREMENTIONED EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 378 FEET TO A POINT ON THE SAID SOUTH LINE OF CLARK AVENUE; THENCE IN AN EASTERLY DIRECTION ALONG THE SAID SOUTH LINE OF CLARK AVENUE, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM THE HEREBY AFORE DESCRIBED PARCELS I THROUGH IV THOSE PORTIONS CONVEYED TO THE STATE OF NEVADA AND THE CITY OF LAS VEGAS FOR HIGHWAY PURPOSES BY DEED RECORDED JULY 23, 1943 AS DOCUMENT NO. 168450, BY DEED RECORDED MARCH 21, 1969 AS DOCUMENT NO. 750848; BY DEED RECORDED APRIL 15, 1969 AS DOCUMENT NO. 756654; AND BY DEED RECORDED APRIL 15, 1969 AS DOCUMENT NO. 756656, CLARK COUNTY, NEVADA RECORDS, TOGETHER WITH IMPROVEMENTS LOCATED THEREON.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 12, 1998 IN BOOK 980612 AS INSTRUMENT NO. 00533 OF OFFICIAL RECORDS.

Subject to:

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

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A.P.N. 139-29-001-004

Grant, Bargain and Sale Deed -
continued

File No.: 106-2021-52 (PT)

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

ASSESSOR'S

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A.P.N. 139-29-001-004

Grant, Bargain and Sale Deed -
continued

File No.: 108-203452 (PT)

Date: 9-27-02

John D. Bayer and Jo Ann Bayer, Co-
Trustees of the Amendment and
Restatement of The John D. Bayer Family
Trust Dated 12/18/84

John D. Bayer
John D. Bayer, Co-Trustee

Jo Ann Bayer
Jo Ann Bayer, Co-Trustee

John M. Vergies
John M. Vergies Vergies

Patricia E. Beesley, Trustee of The Beesley
Family Trust (Act 1480-7241)

Patricia E. Beesley
Patricia E. Beesley, Trustee

STATE OF NEVADA

COUNTY OF Clark

This instrument was acknowledged before me on
September 27, 2002 by
John D. Bayer, Jo Ann Bayer, Patricia E. Beesley, Trustee
of the Beesley Family Trust (Act 1480-7241)

John D. Bayer and Jo Ann Bayer, Co-Trustees
of the Amendment and Restatement of The
John D. Bayer Family Trust Dated 12/18/84

John D. Bayer
Notary Public

(My commission expires: 5-24-03)



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

FIRST AMERICAN TITLE COMPANY OF

10-01-2002 15:15 STX
OFFICIAL RECORDS
BOOK: 20021001 INST: 03476

FEE: 10.00 HPT: EX0210

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EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 01 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PROPERTY AS SHOWN BY MAP THEREOF ON FILE IN FILE 99, PAGE 14 OF SURVEYS IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BONANZA ROAD;
THENCE THE NEXT SEVEN COURSES ALONG THE BOUNDARY OF SAID PROPERTY:
SOUTH 00°33'10" WEST, A DISTANCE OF 367.14 FEET;
THENCE NORTH 88°22'12" WEST, A DISTANCE OF 323.85 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 55°16'10";
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 192.93 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 56°53'58" WEST, ALSO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 4050.00 FEET AND A CENTRAL ANGLE OF 2°52'48", ALSO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RANCHO ROAD;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.59 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 54°01'10" EAST, ALSO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 23°34'06";
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 49.36 FEET, TO A POINT TO WHICH RADIAL LINE BEARS SOUTH 77°35'16" WEST, ALSO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 51.10 FEET AND A CENTRAL ANGLE OF 103°09'31";
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 92.35 FEET TO A POINT OF TANGENCY, ALSO SAID SOUTH RIGHT-OF-WAY LINE OF BONANZA ROAD;
THENCE SOUTH 89°15'12" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 573.12 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DEED RECORDED APRIL 15, 1969 IN BOOK 942 AS INSTRUMENT NO. 756654, OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION WAS PREPARED BY JAMES C. FIVASH, PLS NO. 11429, THE KEITH COMPANIES, 444 E. WARM SPRINGS ROAD, SUITE 110, LAS VEGAS, NEVADA.

20030930
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 139-29-801-004

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

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$ 0.00

\$ 0.00

\$ 0.00

\$ 0.00

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #

Book

Page

Date of Recording:

Notes:

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section

b. Explain Reason for Exemption: Re-record Book 20021001, Instrument No. 03476

5. Partial Interest: Percentage being transferred:

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

Signature

Capacity

Signature

Capacity

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name:

Address:

City:

State:

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name:

Address:

City:

State:

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

Print Name: Fidelity American Title

Escrow #

Address: 100 Las Vegas Way, #502

City: Henderson

State: Nevada

Zip: 89014

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

2368