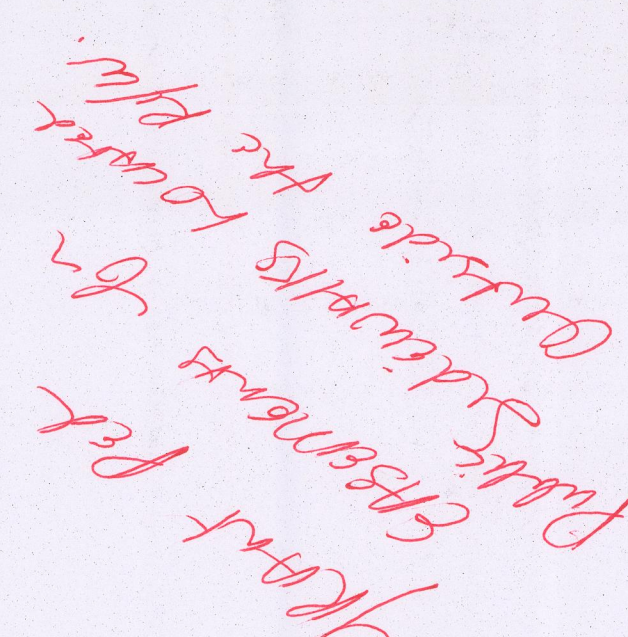


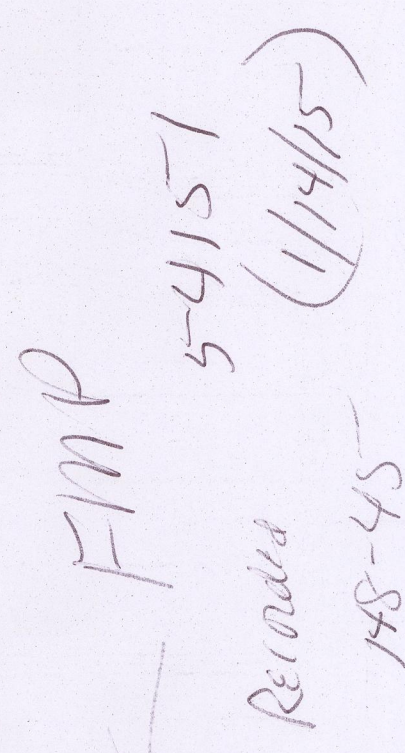
APNs: 125-20-301-006, 125-20-301-007, 125-20-301-015 AND A PORTION OF 125-20-301-016

BOOK 0111, PAGE 0056

MASSI ALBERT D ETAL
APN: 125-20-301-020

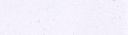


-003 deer springs\dwg\entitlements\drh1231-003_site-plan.dwg 3/28/2013 9:27 AM Efrain Balizon



LEGEND

	BOUNDARY LINE
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	LOT LINE

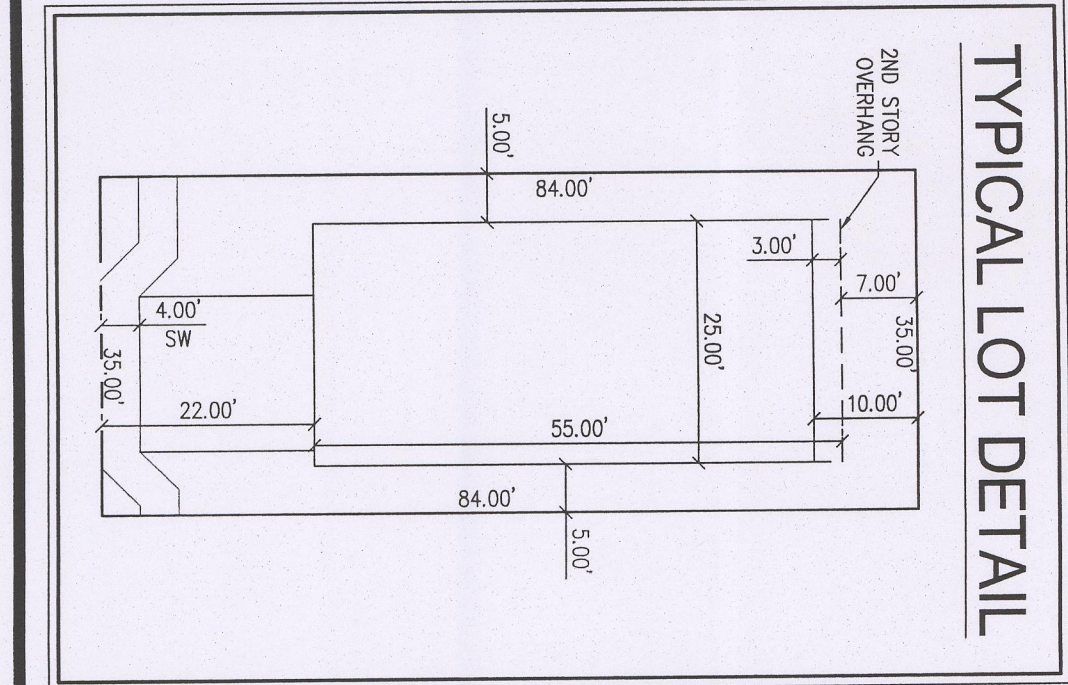
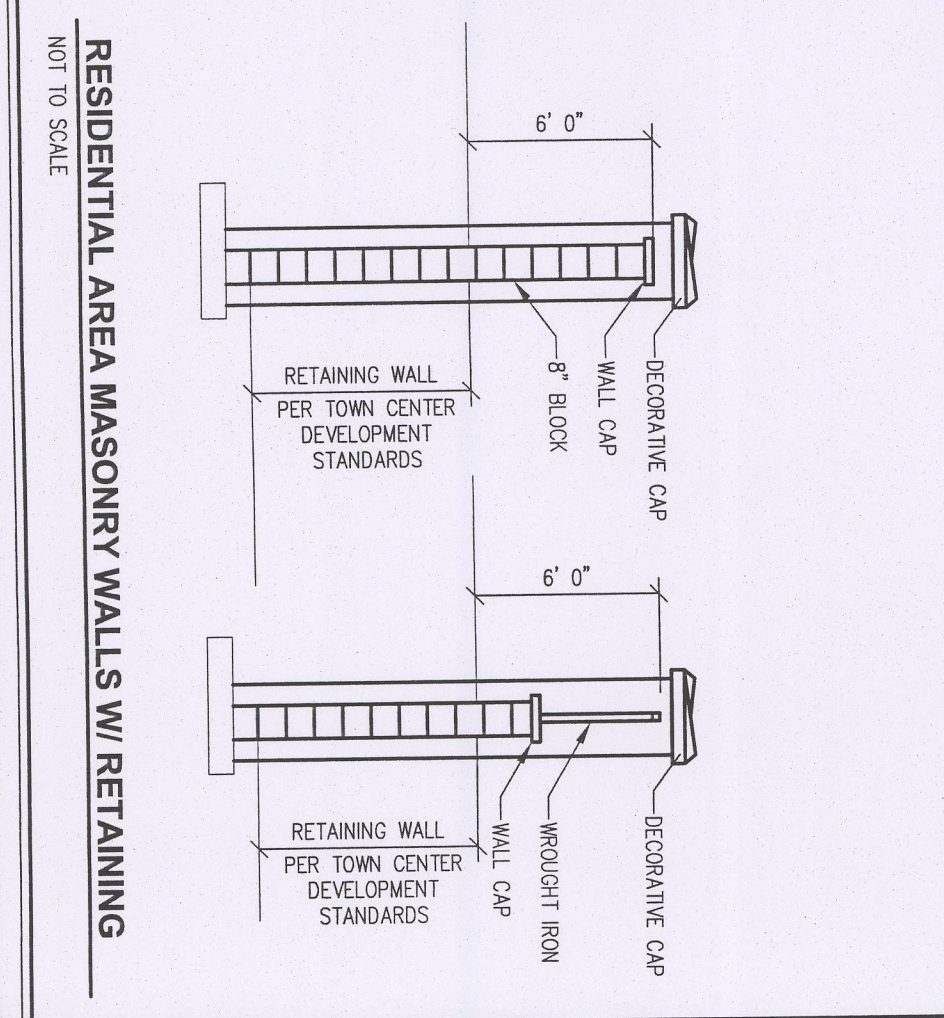
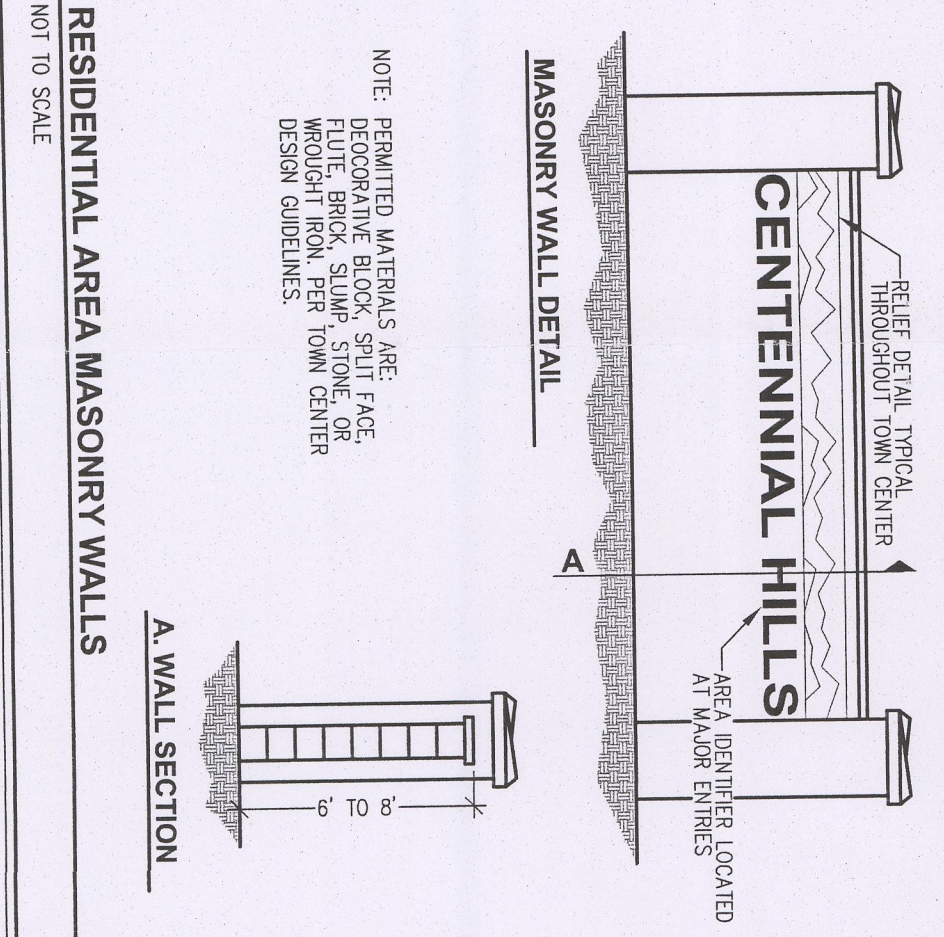
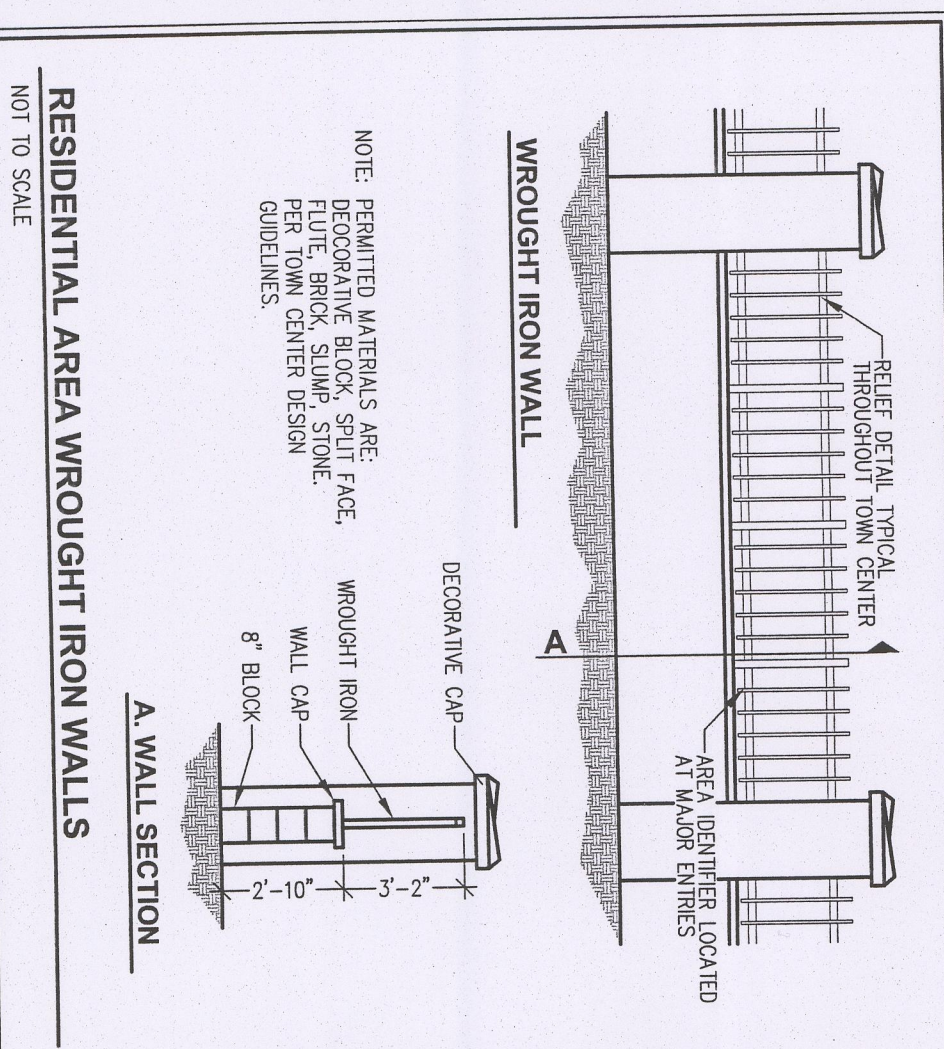
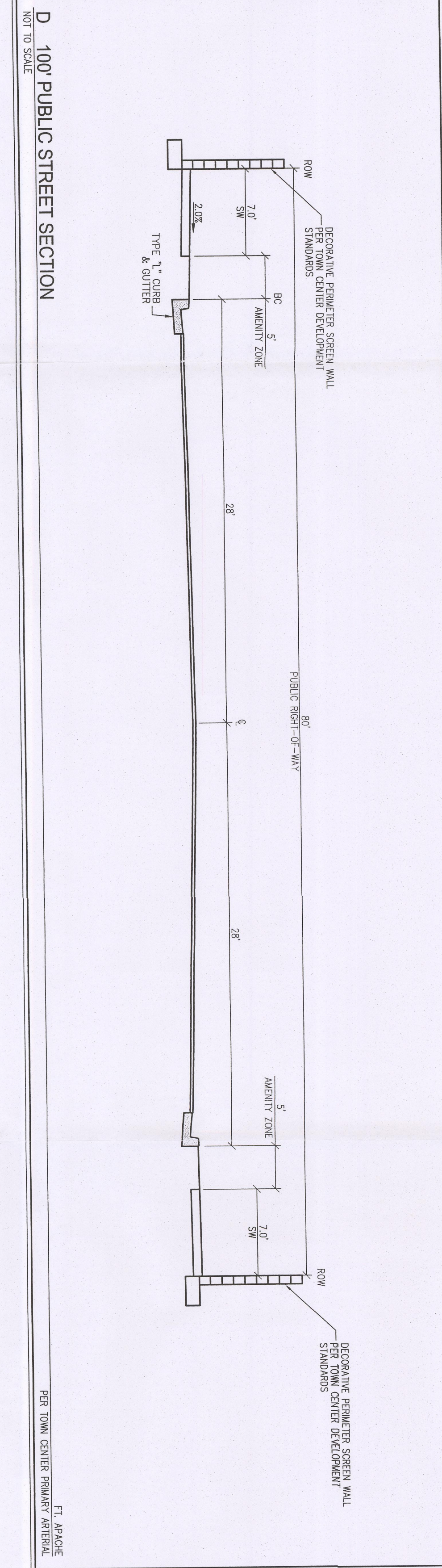
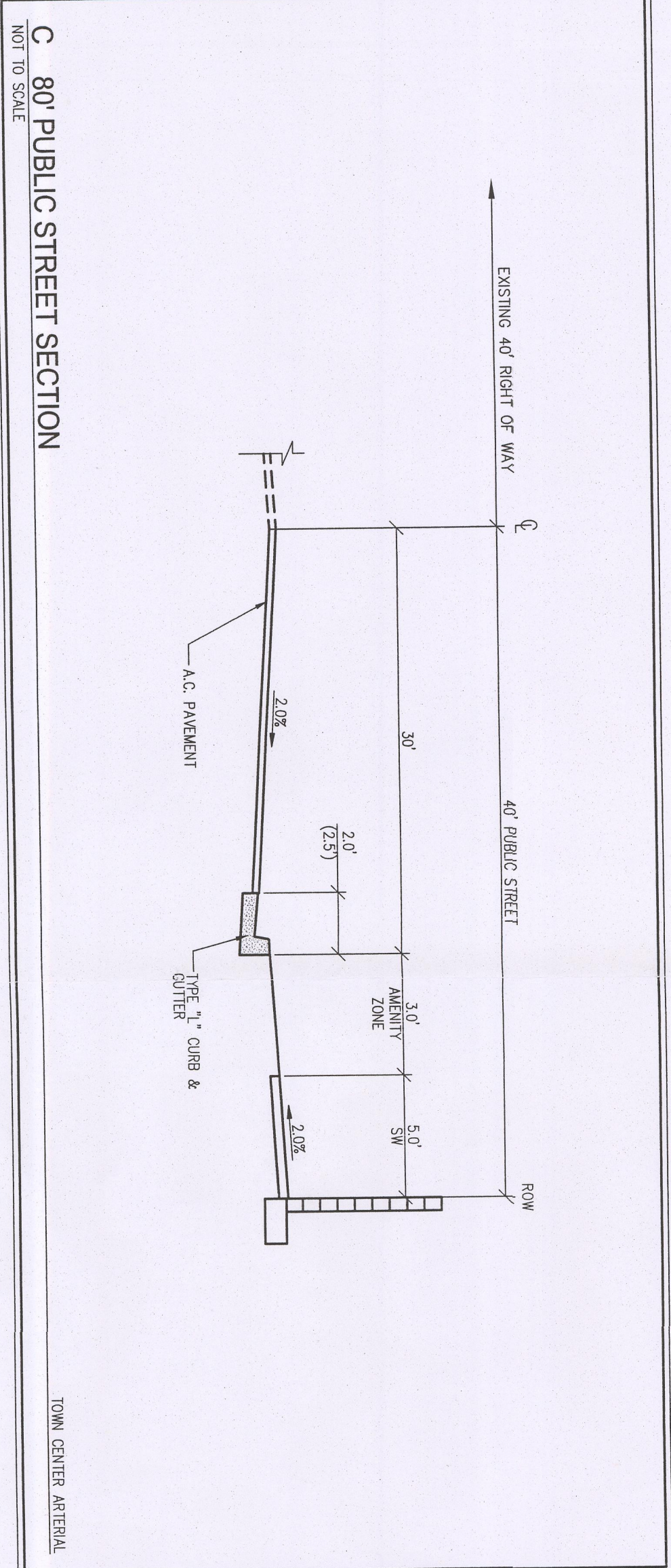
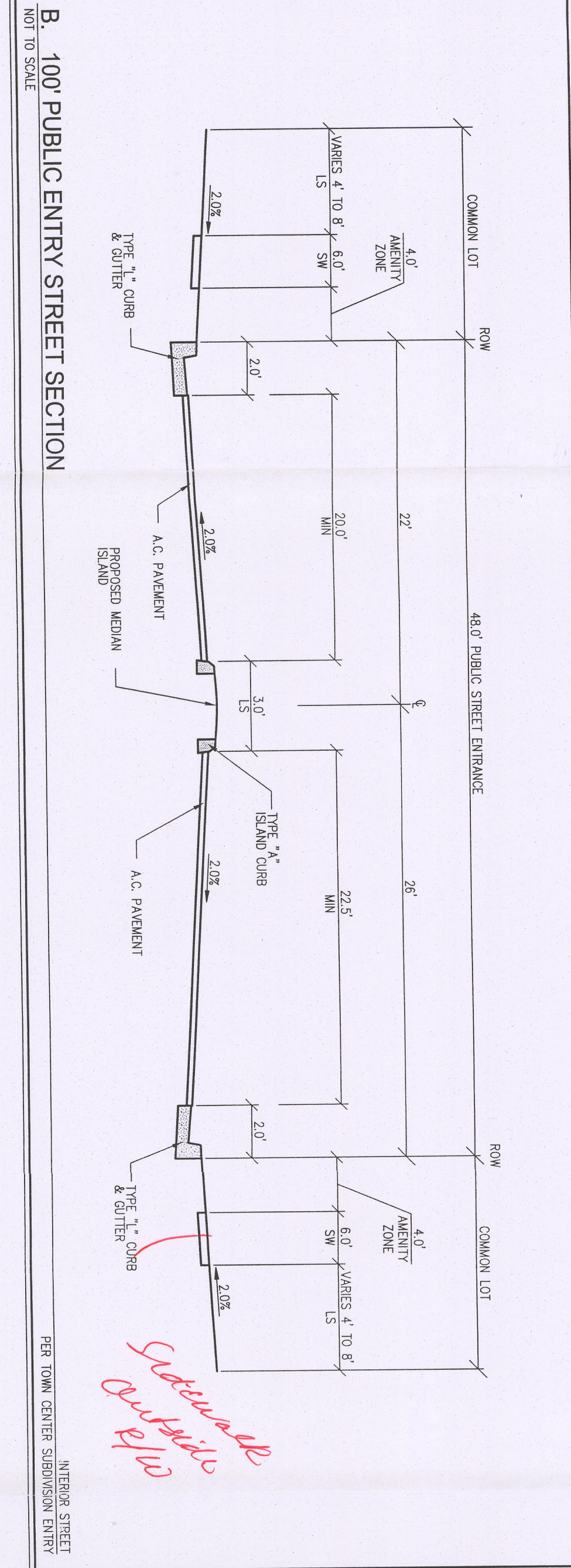
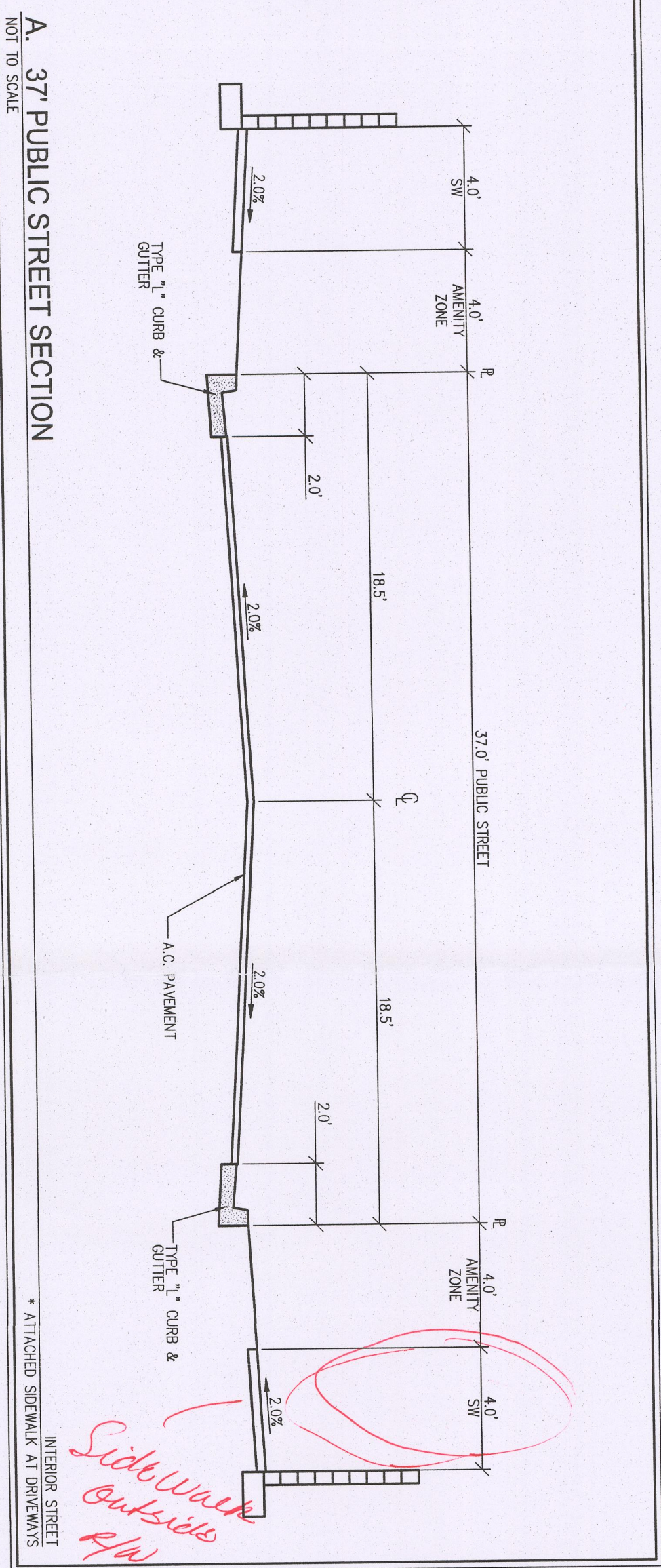
	DATE	03/28/13
	DRAFTER	EB
	DESIGNER	EB
	CHECKED	DP
	PROJECT NO.	

SLATER MANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

SP-1
SHEET 1 OF 2

VICINITY MAP

NOT TO SCALE



NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.
1	DESIGN	03/28/13	EB		
2	CHECKED	03/28/13	DP		
3	PROJECT NO.	DRH1231-003			
4	DRAWN BY	EB			
5	DATE	03/28/13			
6	DESIGNER	EB			
7	CHECKED	DP			
8	PROJECT NO.	DRH1231-003			
9	DRAWN BY	EB			
10	DATE	03/28/13			
11	DESIGNER	EB			
12	CHECKED	DP			
13	PROJECT NO.	DRH1231-003			
14	DRAWN BY	EB			
15	DATE	03/28/13			
16	DESIGNER	EB			
17	CHECKED	DP			
18	PROJECT NO.	DRH1231-003			
19	DRAWN BY	EB			
20	DATE	03/28/13			
21	DESIGNER	EB			
22	CHECKED	DP			
23	PROJECT NO.	DRH1231-003			
24	DRAWN BY	EB			
25	DATE	03/28/13			
26	DESIGNER	EB			
27	CHECKED	DP			
28	PROJECT NO.	DRH1231-003			
29	DRAWN BY	EB			
30	DATE	03/28/13			
31	DESIGNER	EB			
32	CHECKED	DP			
33	PROJECT NO.	DRH1231-003			
34	DRAWN BY	EB			
35	DATE	03/28/13			
36	DESIGNER	EB			
37	CHECKED	DP			
38	PROJECT NO.	DRH1231-003			
39	DRAWN BY	EB			
40	DATE	03/28/13			
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44	DRAWN BY	EB			
45	DATE	03/28/13			
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49	DRAWN BY	EB			
50	DATE	03/28/13			
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54	DRAWN BY	EB			
55	DATE	03/28/13			
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59	DRAWN BY	EB			
60	DATE	03/28/13			
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95	DATE	03/28/13			
96	DESIGNER	EB			
97	CHECKED	DP			
98	PROJECT NO.	DRH1231-003			
99	DRAWN BY	EB			
100	DATE	03/28/13			

D.R. HORTON
DEER SPRINGS / ECHELON
SITE PLAN

SP-2
SHEET 2 OF 2

RECEIVED
MAR 28 2013

SLATE HANIFA GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119
PHONE (702) 284-5300 FAX (702) 284-5301

After recording return to:
BILZIN SUMBERG BAENA PRICE
& AXELROD LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131-3456
Attn: Jon Chassen, Esq.

LIMITED POWER OF ATTORNEY

RL RES 2009-1 INVESTMENTS, LLC, a Delaware limited liability company (the "**Manager**"), having a business address of 730 NW 107 Avenue, Suite 400, Miami, Florida 33172, hereby makes, constitutes and appoints each of (A) **RIALTO CAPITAL ADVISORS, LLC**, a Delaware limited liability company, with a business address of 730 NW 107 Avenue, Suite 400, Miami, Florida 33172 ("**RCA**"), and (B) **RIALTO CAPITAL ADVISORS OF NEW YORK, LLC**, a Delaware limited liability company, with a business address of 850 Third Avenue, Suite 16B, New York, NY 10022 ("**RCA of NY**," each of RCA and RCA of NY being henceforth defined as an "**Attorney**") its true and lawful attorney, and, in its name, place and stead and for its use and benefit, to execute, endorse, deliver and acknowledge all documents, and to take all such further actions, necessary or appropriate, on behalf of Manager in its capacity as Manager of Multibank 2009-1 RES-ADC Venture, LLC, a Delaware limited liability company ("**Lender**") with respect to certain loans and related assets and agreements (the "**Loans**") acquired by Lender from the Federal Deposit Insurance Corporation as Receiver for several failed financial institutions:

1. To service any Loan acquired or held by Lender, including, without limitation, to issue statements for and collect any sums due or otherwise payable under the Loans, including but not limited to statements and affidavits and similar documents in connection with any litigation concerning any Loan or REO (defined below), and otherwise representing the Manager, Lender and any single purpose entity owned directly or indirectly by Lender (an "**SPE**") in connection with any litigation concerning any Loan, REO or property which serves as collateral for a Loan (each a "**Property**") and/or any nonjudicial foreclosure concerning any Loan or Property;
2. To communicate with borrowers and guarantors obligated under the Loans, along with the agents and attorneys of such borrowers and guarantors (each a "**Borrower Party**" and collectively, the "**Borrower Parties**"), including, without limitation, being authorized to send Notices of Default and Pre-Negotiation Letters to such Borrower Parties;
3. To commence negotiations with Borrower Parties with respect to workouts ("**Workouts**") of Loans in default (or imminent threat of default), modifications ("**Modifications**") of Loans (whether in default, under imminent threat of default or otherwise), and specifically including those Workouts and Modifications which include agreements ("**Short Pay Agreements**") to release any collateral, borrower or guarantor in exchange for anything less than payment in full of any Loan (so long as such Short Pay Agreement provides for the releases required by the agreements between Lender, Manager and the FDIC (among others) to which Lender and the SPE's are bound), and with respect to settlement of litigation, ("**Settlements**," and collectively with Workouts and Modifications, "**Loan Resolution Agreements**");

4. To negotiate the sale, conveyance, endorsement or assignment to third parties of (A) Loans, mortgages and deeds of trust and notes, (B) real and personal property acquired through foreclosure sales or deeds in lieu of foreclosure with respect to such Loans ("**REO**"), (C) any other transfer relating to such Loans, mortgages, deeds of trust, notes, REO or other assets of the Lender or any SPE (including but not limited to leases of REO for terms of more than one year), and (D) any amendments to those leases, contracts, agreements and/or other documents described in subsections (A) through (C) of this Section 4 that result in material and substantive changes to such leases, contracts, agreements and/or other documents (collectively, "**Asset Transfers**," with the documentation effectuating any Asset Transfer being hereafter defined as the "**Asset Transfer Documents**;" provided, however, that leases of REO for terms of one year or less ("**Short Term Leases**") and non-material and non-substantive amendments of Asset Transfer Documents ("**Non-Material Amendments**") shall not be deemed to be Asset Transfers), and to execute Asset Transfer Documents and Ancillary Documents (as defined below) on behalf of the Manager;

5. To negotiate and execute (on behalf of the Manager) agreements ("**Third Party Agreements**") with third parties for products and services in connection with the Loans, REO and the Property which serves as collateral for the Loans, including but not limited to (A) agreements for the inspection and maintenance of any REO or Property (including agreements for repairs and completion of construction of any REO or Property), (B) engaging outside counsel, accountants, engineers, consultants and other professionals to represent Lender and/or any SPE in connection with any Loan, litigation, and/or Property or REO, (C) agreements for property, casualty, liability, title and other insurance concerning the Property or REO, and (D) listing agreements with brokers for sale of Property and/or REO;

6. To execute and deliver any and all documents required (A) to create SPE's, (B) to assign the Loans and the Loan Documents to SPE's, and (C) in connection with such assignments, such as Joinder Agreements (collectively, "**SPE Documents**");

7. For the day-to-day operation, management, leasing, repair, maintenance and disposition and conveyance of REO;

8. For the exercise of any and all of the foregoing in the context of any case filed under Titles 7, 11 or 13 of the United States Code or any other provision of federal or state law relating to bankruptcy or insolvency, including, without limitation, the filing of proofs of claim, filing of motions to dismiss or for stay of relief, voting on plans, and acting as plan proponent; and

9. To execute and deliver any and all documents which are ancillary to and made in connection with (X) Asset Transfers, Settlements, Modifications and/or (Y) the management, leasing, repair, maintenance and disposition and conveyance of REO and/or (Z) the day-to-day operations of the Company in connection with its SPE's, Loan servicing and REO owned by its SPE's ("**Ancillary Documents**"), such as (but not limited to):

(i) resolutions, affidavits and certificates (i.e., documents which in and of themselves do not bind the Company, or act to convey or transfer assets or rights of the

Company to an unrelated third party, but are executed in connection with such documents);

- (ii) substitutions of trustees in connection with deeds of trust;
- (iii) assignments of foreclosure judgments and/or successful bids to any of the Company's (or the Fund's) directly or indirectly wholly owned single purpose entities in connection with judicial and/or nonjudicial foreclosures;
- (iv) deeds made by the Company to transfer REO to any of the Company's (or the Fund's) directly or indirectly wholly owned single purpose entities; and
- (v) consents to transfers of Property subject to and/or in connection with the assumption of any Loan.

Subject to the limitations and qualifications set forth herein below, the Lender grants unto each Attorney, acting separately (i.e., any instrument which may be executed by an Attorney pursuant to this Limited Power of Attorney need only be executed by one or the other Attorney, and need not be executed by both Attorneys), as the Lender's attorney-in-fact full power and authority to execute and deliver such instruments and to take such actions as if the Lender were personally present, hereby ratifying and confirming all that Attorney as the Lender's attorney-in-fact shall lawfully do or cause to be done by authority hereof.

Each Attorney's asset managers and directors are authorized to execute statements, affidavits and similar communications with Borrower Parties, and in connection with any litigation concerning Loans, Property or REO.

Anything contained herein to the contrary notwithstanding, the power and authority granted to Attorney with respect to execution of Loan Resolution Agreements and Asset Transfer Documents and Third Party Agreements set forth herein is and shall be subject to the following limitations:

- (A) In order to bind the Manager, Lender and/or an SPE, a Loan Resolution Agreement or Asset Transfer Document (or other, similar instrument) must be executed by two (2) Authorized Signatories;
- (B) Only the following individuals shall be authorized to execute Loan Resolution Agreements and Asset Transfer Documents on behalf of RCA (in its capacity as attorney-in-fact): **Jeffrey Krasnoff, Jay Mantz, Thekla Salzman, Anthony Seijas, Eric Feder, Adam Singer, Tom Skoko, Mark King, Cheryl Baizan, Liat Heller, Jonathan Horowitz, Stephen Tyde, Michael Guynn, Jonathan D. Levy, Niral Shah, Tony Del Grippo, Mike Farley, Scott Shipley, Matt Papunen, Kevin Borkenhagen and Frank Llano.**
- (C) Only the following individuals shall be authorized to execute Loan Resolution Agreements and Asset Transfer Documents on behalf of RCA of NY (in its capacity as attorney-in-fact): **Steven Engel, Peter Lindner, Matt Salem, Joseph Bachkosky and Josh Cromer.**

- (D) Each of Eric Feder, Steven Engel, Peter Lindner, Matt Salem, Joseph Bachkosky, Josh Cromer, Jonathan Horowitz, Stephen Tyde, Adam Singer, Tom Skoko, Mark King, Cheryl Baizan, Liat Heller, Michael Guynn, Jonathan D. Levy, Niral Shah, Tony Del Grippo, Mike Farley, Scott Shipley, Matt Papunen, Kevin Borkenhagen and Frank Llano, is an "Authorized Signatory."
- (E) Ancillary Documents which are made in connection with a Loan Resolution Agreement and/or Asset Transfer Document may be executed by a single Authorized Signatory, so long as the applicable Loan Resolution Agreement and/or Asset Transfer Document has been executed by two Authorized Signatories.
- (F) At least one of the Authorized Signatories must approve and execute any Third Party Agreement:
- (i) for the inspection, maintenance and/or repair of any Property or REO (including agreements for repairs and/or completion of construction of any Property or REO) with an anticipated cost to the Lender or SPE in excess of \$25,000.00, but less than \$100,000.00 (with Third Party Agreements with an anticipated cost to the Lender or SPE equal to or in excess of \$100,000.00 requiring execution by two Authorized Signatories);
 - (ii) engaging outside counsel (so long as such outside counsel have executed the approved forms of engagement letters), real estate brokers, accountants, engineers, consultants and other professionals to represent the Lender and/or any SPE in connection with any Loan, litigation, REO and/or Property.
- (G) Any asset manager of RCA and/or RCA of NY shall have the authority to approve and execute any Third Party Agreement:
- (i) for the inspection and maintenance of any Property or REO (including agreements for repairs and completion of construction of any Property or REO) with an anticipated cost to the Lender or SPE not exceeding \$25,000.00; and
 - (ii) for any other purpose, so long as the cumulative cost to the Lender or SPE with respect to any single Third Party Agreement applicable to a single Property or REO does not exceed \$5,000.00; provided, however, that notwithstanding the cumulative cost to the Lender or SPE with respect to any single Third Party Agreement, at least one of the Authorized Signatories must approve and execute any Third Party Agreement to engage any outside counsel, accountant and/or broker to represent the Lender and/or any SPE.
- (H) Any single Authorized Signatory shall have the authority to approve and execute:
- (i) any Short Term Lease;
 - (ii) any Non-Material Amendment;

(iii) any satisfaction or release of any lien securing any Loan (following payment in full of such Loan, or pursuant to a properly executed Loan Resolution Agreement);

(iv) any Ancillary Document (subject to the limitation set forth in (E) above);

(v) any document in the nature of a substitution of trustee in connection with the nonjudicial foreclosure sale of any Property; and

(vi) statements and affidavits and similar documents in connection with any litigation concerning any Loan or REO and/or any nonjudicial foreclosure concerning any Loan or Property.

(I) Lori Buckler may execute any and all SPE Documents.

(J) Each of the following officers (each a "**Senior Officer**") of the Manager is also an "**Authorized Signatory**:" Jeffrey Krasnoff, Chief Executive Officer; Jay Mantz, President; Thekla Salzman, Chief Administrative Officer; Cheryl Baizan, Chief Financial Officer; and Anthony Seijas, Vice President.

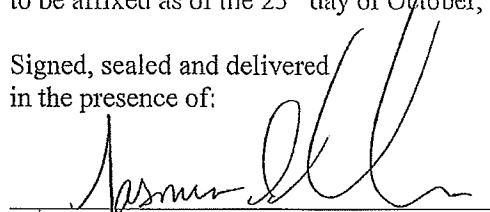
Anything contained herein to the contrary notwithstanding, any single Senior Officer shall have the authority to execute documents on behalf of the Manager and therefore bind Lender and/or any SPE to any Loan Resolution Agreement, Asset Transfer Document, Third Party Agreement, Short Term Lease, Non-Material Amendment, SPE Document and/or Ancillary Document.

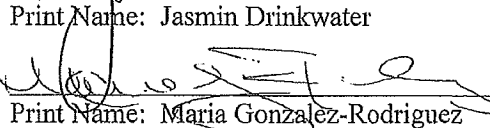
Subject to the foregoing limitations, third parties without actual notice may rely upon the powers granted under this instrument upon the exercise of any such powers by Attorney as the Manager's attorney-in-fact (and by the Senior Officers as officers of Attorney), and may assume that all conditions precedent to the exercise of any such powers have been satisfied. This Limited Power of Attorney shall remain in full force and effect unless a revocation hereof has been recorded in the official public records of the county wherein this instrument has been recorded and/or a written notice of revocation is delivered to the person to whom this Limited Power of Attorney was delivered.

SIGNATURE PAGE FOLLOWS:

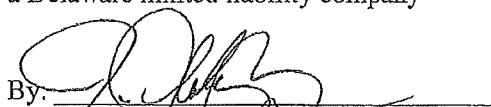
IN WITNESS WHEREOF, the Manager has executed this instrument and caused its seal to be affixed as of the 25th day of October, 2012.

Signed, sealed and delivered
in the presence of:


Print Name: Jasmin Drinkwater


Print Name: Maria Gonzalez-Rodriguez

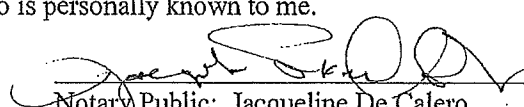
RL RES 2009-1 INVESTMENTS, LLC
a Delaware limited liability company

By: 
Name: Thekla Salzman
Title: Chief Administrative Officer

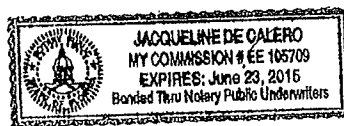
[SEAL]

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 25th day of October, 2012, by Thekla Salzman as Chief Administrative Officer of RL RES 2009-1 Investments, LLC, a Delaware limited liability company, who is personally known to me.


Notary Public: Jacqueline De Calero
Florida Notary Commission No: EE105709

[NOTARY SEAL/STAMP]



**AUTHORIZATION OF CORPORATE ACTION
BY PROPER OFFICERS OF
LENNAR CORPORATION**

November 8, 2010

The undersigned, as duly elected, qualified and acting Proper Officers (as such term is defined in the minutes of the Meeting, as hereinafter defined) of LENNAR CORPORATION, a Delaware corporation (the "Corporation"), authorize and approve, pursuant to the authority granted to such Proper Officers at a meeting of the Corporation's Board of Directors, duly called and convened and held on November 13, 2006 (the "Meeting"), the following actions of the Corporation specified herein:

WHEREAS, the Corporation is the owner of 100% of the membership interests of RIALTO CAPITAL MANAGEMENT, LLC, a Delaware limited liability company ("RCM");

WHEREAS, RCM is the sole member of both: (i) Rialto PPIP Holdings, LLC, a Delaware limited liability company ("Rialto PPIP"), and (ii) Rialto Capital Holdings, LLC, a Delaware limited liability company ("Rialto Holdings");

WHEREAS, Rialto Holdings is the sole member of both: (i) Rialto RL RES 2009-1, LLC, a Delaware limited liability company ("Rialto RES"), and (ii) Rialto RL CML 2009-1, LLC, a Delaware limited liability company ("Rialto CML");

WHEREAS, Rialto RES is the Managing Member of RL RES 2009-1, LLC, a Delaware limited liability company (the "RES Member"), and Rialto CML is the Managing Member of RL CML 2009-1, LLC, a Delaware limited liability company (the "CML Member");

WHEREAS, the RES Member is the sole member of RL RES 2009-1 Investments, LLC, a Delaware limited liability company (the "RES Manager"), and the RES Manager is the Manager of Multibank 2009-1 RES-ADC Venture, LLC, a Delaware limited liability company;

WHEREAS, the CML Member is the sole member of RL CML 2009-1 Investments, LLC, a Delaware limited liability company (the "CML Manager"), and the CML Manager is the Manager of Multibank 2009-1 CML-ADC Venture, LLC, a Delaware limited liability company;

WHEREAS, the Proper Officers have determined it is in the best interest of the Corporation, in its capacity as the sole member of RCM, on behalf of Rialto Holdings, in RCM's capacity as the sole member of Rialto Holdings, in Rialto Holdings' capacity as the sole member of Rialto RES and Rialto CML, to confirm the appointment of the existing officers of, and appoint an additional officer to,

Chief Operating Officer and Chief Financial Officer: In the case of the absence or disability of the President, each of the Chief Operating Officer and the Chief Financial Officer shall perform the duties and exercise the powers of the President, including the execution of documents binding the Company.

Chief Accounting Officer: The Chief Accounting Officer shall have responsibility for the day-to-day management and general oversight of the accounting and finance function of the Company and supervision of the accounting and reporting staff, and other such duties and responsibilities as determined by the Chief Financial Officer, the Chief Executive Officer, the President or the Member. In the case of the absence or disability of the Chief Financial Officer, the Chief Accounting Officer shall perform the duties and exercise the powers of the Chief Financial Officer, including the execution of documents binding the Company. As between third parties and the Company, any action taken by the Chief Accounting Officer in the performance of the duties of or delegated by the Chief Financial Officer shall be conclusive evidence of the absence or inability to act of or such delegation by the Chief Financial Officer at the time such action was taken.

Dissolution of each of Rialto PPIP and Rialto Holdings:

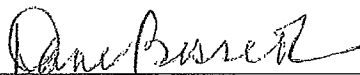
RESOLVED, that RCM be, and it hereby is, authorized and empowered to execute and file in all appropriate jurisdictions any and all Certificates of Dissolution and/or Cancellation for each of Rialto PPIP and Rialto Holdings, and any other documents and instruments necessary to effectuate the dissolution of each of Rialto PPIP and Rialto Holdings, as shall be approved in the sole discretion of any one of the Chief Executive Officer, the President, the Chief Operating Officer, the Chief Financial Officer or any Vice President of RCM (each, an "Authorized Officer," and, as to two or more, the "Authorized Officers"), and that the Authorized Officers, and each of them, be, and each hereby is, authorized, empowered and directed on behalf of RCM, to take all such acts, actions and things and to pay such costs, expenses and taxes, as such Authorized Officer or Authorized Officers may deem necessary, desirable or appropriate in connection therewith, incidental thereto, or in furtherance thereof, including, without limitation, the execution of any documents or instruments necessary to effectuate the transfer of the assets of Rialto PPIP and Rialto Holdings to RCM;

Approval of Second Amended and Restated LLC Agreement:

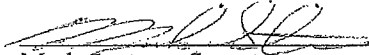
RESOLVED, that the Corporation be, and it hereby is, authorized and empowered to execute and deliver the Second Amended and Restated LLC

IN WITNESS WHEREOF, the undersigned have executed this Authorization of Corporate Action in order to give their consent thereto effective as of date first above written.

PROPER OFFICERS:



Diane Bessette, Treasurer



Mark Sustana, Secretary

[Signature page to Authorization of Corporate Action by Proper Officers
of Lennar Corporation effective November 8, 2010]

APN: 125-20-301-006; 125-20-301-007 & 125-20-301-015

Following recording this instrument
should be returned to:

D.R. Horton, Inc.
330 Carousel Parkway
Henderson, Nevada 89014

Send Tax Notice to:

D.R. Horton, Inc.
330 Carousel Parkway
Henderson, Nevada 89014

Inst #: 201302200002442

Fees: \$20.00 N/C Fee: \$25.00

RPTT: \$15759.00 Ex: #

02/20/2013 02:35:10 PM

Receipt #: 1504528

Requestor:

NEVADA TITLE LAS VEGAS

Recorded By: MSH Pgs: 5

DEBBIE CONWAY

CLARK COUNTY RECORDER

GRANT, BARGAIN AND SALE DEED

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

LPP MORTGAGE LTD., a Texas limited partnership ("Grantor") does hereby *GRANT, BARGAIN and SELL* to D.R. HORTON, INC., a Delaware corporation ("Grantee"), the real property situated in Clark County, Nevada, which is described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

This Grant, Bargain and Sale Deed (and title to the Property) is expressly made and accepted subject to the exceptions set forth in Exhibit "B" attached hereto and made a part hereof (said exceptions being called the "Permitted Exceptions").

Grantor additionally has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, WITHOUT RECOURSE OR WARRANTY, OF ANY KIND, EITHER EXPRESS OR IMPLIED, all of Grantor's right, title and interest (if any) in and to all and singular all rights and appurtenances to the Property in anywise belonging including, but not limited to, appurtenant easements, adjacent roads, highways and rights-of-way, and any strips and gores adjacent to or lying between the Property and any adjacent real property.

TO HAVE AND TO HOLD the Property, together with all singular the rights and appurtenances thereof to the Grantee, its successors and/or assigns, subject to the Permitted Exceptions; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, and subject to the Permitted Exceptions.

THE PROPERTY IS HEREBY SOLD AND CONVEYED "AS IS, WHERE IS", AND WITHOUT ANY WARRANTIES OF ANY NATURE WHATSOEVER, EXPRESSED OR IMPLIED, BETWEEN GRANTOR AND GRANTEE, EXCEPT FOR THE WARRANTY OF TITLE SET FORTH HEREIN, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO NEGATE AND EXCLUDE ALL WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE, WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY, AND ALL OTHER WARRANTIES WHATSOEVER.

[Signatures on following page]

Escrow No.: 12-12-0743-KR

EXHIBIT "A"

PROPERTY DESCRIPTION

PARCEL I:

THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE
NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL II:

THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE
NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL III:

THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE
NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY
BY DEED RECORDED MARCH 30, 1998 IN BOOK 980330 AS DOCUMENT NO.
01904, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)

- a) 125-20-301-006
b) 125-20-301-007
c) 125-20-301-015
d) _____

2. Type of Property:

- a. ☒ Vacant Land b. ☐ Sgl. Fam. Residence
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg. f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

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

3. a. Total Value/Sales Price of Property \$3,090,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$3,090,000.00
d. Real Property Transfer Tax Due \$ 15,759.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: Michael D. Wyant Capacity: GRANTOR/SELLER

Michael D. Wyant
his Authorized Signatory

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: LPP Mortgage LTD., a Texas
limited partnership
Address: 7195 Dallas Parkway
City: Plano
State: Texas Zip: 75024

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: D.R. Horton, Inc, a Delaware
corporation
Address: 330 Carousel Parkway
City: Henderson
State: Nevada Zip: 89014

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

Print Name: Nevada Title Company Esc. #: 12-12-0743-KR
Address: 3993 Howard Hughes Parkway, Suite 120
City: Las Vegas State: NV Zip: 89169

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

Inst #: 201011180000994
Fees: \$19.00 N/C Fee: \$0.00
RPTT: \$5100.00 Ex: #
11/18/2010 08:04:59 AM
Receipt #: 582361
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: LEX Pgs: 7
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN: 125-20-313-001
RETURN / MAIL TAX STATEMENTS TO:
RES-NV TVL, LLC
700 NW 107 AVENUE, SUITE 200
MIAMI, FL 33172

TRUSTEE'S DEED UPON SALE

FORECLOSURE NO: B0-06-0047 FCL RPTT \$ 5,100.00

THIS INDENTURE, made November 10, 2010 between NEVADA TITLE COMPANY a Nevada corporation, as Trustee as hereinafter stated, herein called Trustee, and

RES-NV TVL, LLC, A FLORIDA LIMITED LIABILITY COMPANY
herein called Grantee, WITNESSETH:

WHEREAS, TOWNE VISTAS, LLC, A NEVADA LIMITED LIABILITY COMPANY, by Deed of Trust dated NOVEMBER 14, 2006, and recorded on NOVEMBER 14, 2006, in Book 20061114, as Document No. 0004236, in the Office of the County Recorder of CLARK County, State of Nevada as modified or amended, if applicable (the "Deed of Trust"), did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of that certain promissory note and interest according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Breach and Election to Sell Under Deed of Trust hereinafter referred to, to which reference is hereby made; and,

WHEREAS, the Beneficiary or holder of said note did execute and deliver to the Trustee written Declaration of Default and made demand for sale and thereafter there was filed for record on JULY 6, 2010 in the Office of the County Recorder of CLARK County, Nevada, a Notice of Breach and Election to Sell Under Deed of Trust to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which said Notice was recorded as Instrument No. 201007060000585, in the Office of the County Recorder of CLARK County, Nevada; and,

WHEREAS, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the statutes in such cases made and provided, made and published three (3) times, once each week for three (3) consecutive weeks, before the date of sale therein fixed in a newspaper of general circulation in the county and state in which the premises to be sold are situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on November 10, 2010, at the hour of 9:30 AM of said day, at

IN WITNESS WHEREOF said NEVADA TITLE COMPANY, has this day, caused its corporate name to be affixed hereto and this instrument to be executed by its authorized officers.

NEVADA TITLE COMPANY, Trustee

By: 

SUE DUDZINSKI, SR VICE PRESIDENT

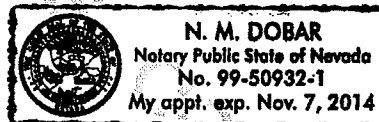
By: 

TROY LOCHHEAD, SR VICE PRESIDENT

STATE OF: NEVADA
COUNTY OF: CLARK

This instrument was acknowledged before me on NOVEMBER 10, 2010
by SUE DUDZINSKI AND TROY LOCHHEAD AS SR VICE PRESIDENTS OF NEVADA
TITLE COMPANY.

Signature N.M. Dobar
(Notary Public)



N.M. Dobar
No. 99-50932-1
Exp. Nov. 7, 2014

installed or used or intended to be installed or used therein; and all renewals or replacements thereof or articles in substitution thereof.

All general intangibles relating to design, development, operation, management and use of the Property and construction of the Improvements, including, but not limited to, (i) all names under which or by which the Property or the Improvements may at any time be operated or known, all rights to carry on business under any such names or any variant thereof, and all goodwill in any way relating to the Property, (ii) ~~all permits, licenses, authorizations, variances, land use entitlements, approvals and consents issued or obtained in connection with the construction of the~~ Improvements, (iii) all permits, licenses, approvals, consents, authorizations, franchises and agreements issued or obtained in connection with the construction of the Improvements, or the use, occupancy or operation of the Property, (iv) all materials prepared for filing or filed with any governmental agency, and (v) all of Trustor's rights under any contract in connection with the development, design, use, operation, management and construction of the Property.

All construction, service, engineering, consulting, leasing, architectural and other similar contracts of any nature (including, without limitation, those of any general contractors and subcontractors), as such may be modified, amended or supplemented from time to time, concerning the design, construction, management, operation, occupancy, use, and/or disposition of any portion of or all of the Property.

All architectural drawings, plans, specification, soil tests, feasibility studies, appraisals, engineering reports and similar materials relating to any portion of or all of the Property.

All payment and performance bonds or guarantees and any and all modifications and extensions thereof relating to the Property.

All reserves, deferred payments, deposits, refunds, cost savings and payments of any kind relating to the construction, design, development, operation, occupancy, use and disposition of any portion of or all of the Property.

All proceeds and claims arising on account of any damage to or taking of the Property or any part thereof, and all causes of action and recoveries for any loss or diminution in the value of the Property.

All policies of, and proceeds resulting from, insurance relating to the Property or any of the above collateral, and any and all riders, amendments, extensions, renewals, supplements or extensions thereof, and all proceeds thereof.

All shares of stock or other evidence of ownership of any part of the Property that is owned by Trustor in common with others, including all water stock relating to the Property, if any, and all documents or rights of membership in any owners' or members' association or similar group having responsibility for managing or operating any part of the Property.

**State of Nevada
Declaration of Value Form**

1. Assessor Parcel Number(s)

- a) 125-20-313-063
b) _____
c) _____
d) _____

2. Type of Property:

- a. ☒ Vacant Land b. ☐ Sgl. Fam. Residence
☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg. f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
☐ Other _____

FOR RECORDERS'S OPTIONAL USE ONLY

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

3. a. Total Value/Sales Price of Property \$1,000,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$1,000,000.00
d. Real Property Transfer Tax Due \$5,100.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned 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: Michelle Adair Capacity: Trustee Sale Officer

Signature: _____ Capacity: Foreclosing Beneficiary

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nevada Title Company
Address: 2500 N. Buffalo Drive, Suite 150
City: Las Vegas,
State: NV Zip: 89128

Print Name: RES-NV TVL, LLC
Address: 700 NW 107 Avenue, Suite 200
City: Miami
State: FL Zip: 33172

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

Print Name: Nevada Title Company Esc. #: B0-06-0047-FCL
Address: 2500 N. Buffalo Drive, Suite 150
City: Las Vegas State: NV Zip: 89128

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

WALLACE • MORRIS SURVEYING, INC.
Land Survey Consulting

APN#125-20-313-000

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS CITY OF LAS VEGAS PUBLIC EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE VACATED IN SUPPORT OF THE "DEER SPRINGS" PROJECT.

DESCRIPTION

~~ALL OF THE CITY OF LAS VEGAS PUBLIC EASEMENTS AND PUBLIC DRAINAGE EASEMENTS GRANTED PER "ECHELON, PHASE 1" AS SHOWN BY MAP THEREOF IN BOOK 132, PAGE 69 OF PLATS AND "AMENDED FINAL MAP OF THE ECHELON, PHASE 1", AS SHOWN BY MAP THEREOF IN BOOK 137, PAGE 19 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND FURTHER LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED AS FOLLOWS:~~

BEGINNING AT THE SOUTHWEST CORNER OF SAID AMENDED SUBDIVISION PLAT;

THENCE ALONG THE WESTERLY LINE OF SAID AMENDED SUBDIVISION PLAT, NORTH 00°10'30" WEST, 272.13 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID AMENDED SUBDIVISION PLAT, SOUTH 89°54'50" EAST, 343.54 FEET;

THENCE NORTH 00°06'35" WEST, 86.46 FEET;

THENCE SOUTH 89°54'50" EAST, 18.73 FEET;

THENCE NORTH 00°05'10" EAST, 109.07 FEET;

THENCE NORTH 05°45'51" WEST, 26.61 FEET;

THENCE NORTH 00°06'35" WEST, 129.84 FEET TO A POINT ON THE NORTHERLY LINE OF SAID AMENDED SUBDIVISION PLAT;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AMENDED SUBDIVISION PLAT THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 89°53'25" EAST, 346.49 FEET;
- 2) THENCE NORTH 00°06'49" WEST, 40.00 FEET;

BDY.TXT

ECHELON ALTA BOUNDARY

Page 1

03/21/13 @ 11:26:21

			Northing	Easting
			-----	-----
Begin at			0.0000	0.0000
Course #1				
N 00-10-30	W	272.13'	272.1287	-0.8312
Course #2				
S 89-54-50	E	343.54'	271.6124	342.7084
Course #3				
N 00-06-35	W	86.46'	358.0723	342.5429
Course #4				
S 89-54-50	E	18.73'	358.0441	361.2728
Course #5				
N 00-05-10	E	109.07'	467.1140	361.4368

BDY.TXT

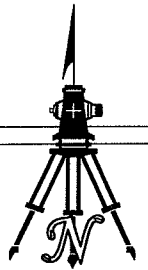
Closure: S 06°41'43" W, 0.0030'

Area: 508171.9 Sq.Ft. or 11.6660 Acres±

APN: 125-20-313-000
PUBLIC EASEMENT AND PUBLIC DRAINAGE EASEMENT VACATIONS

ECHELON POINT DRIVE

PUBLIC STREET DEDICATED PER
BOOK 132, PAGE 69 OF PLATS



1" = 100'

A PORTION OF
AMENDED FINAL MAP OF
THE ECHELON, PHASE 1
BOOK 137, PAGE 19
OF PLATS

N05°45'51"W
26.61'

S89°54'50"E
18.73'

N00°06'35"W
86.46'

S89°54'50"E 343.54'

NOT A PART
APN 125-20-301-022
OR:20130221:00237

N00°10'30"W 272.13'

LINE	BEARING	DISTANCE
L1	N89°53'25"E	346.49'

POINT OF
BEGINNING

S89°47'54"W

666.24'

PUBLIC STREET

ROME BOULEVARD ALIGNMENT

PUBLIC STREET

MATCH LINE - SEE PAGE 2

P:\SHG\13031\DWG\EXHIBITS\13031-ESMT-VAC-01.DWG

WALLACE • MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
OF SECTION 20, T. 19 S., R. 60 E., M.D.M., CITY
OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 2

WALLACE • MORRIS SURVEYING, INC.
Land Survey Consulting

APN#125-20-313-000

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS CITY OF LAS VEGAS PUBLIC EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE VACATED IN SUPPORT OF THE "DEER SPRINGS" PROJECT.

DESCRIPTION

ALL OF THE CITY OF LAS VEGAS PUBLIC EASEMENTS AND PUBLIC DRAINAGE EASEMENTS GRANTED PER "ECHELON, PHASE 1" AS SHOWN BY MAP THEREOF IN BOOK 132, PAGE 69 OF PLATS AND "AMENDED FINAL MAP OF THE ECHELON, PHASE 1", AS SHOWN BY MAP THEREOF IN BOOK 137, PAGE 19 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND FURTHER LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID AMENDED SUBDIVISION PLAT;

THENCE ALONG THE WESTERLY LINE OF SAID AMENDED SUBDIVISION PLAT, NORTH 00°10'30" WEST, 272.13 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID AMENDED SUBDIVISION PLAT, SOUTH 89°54'50" EAST, 343.54 FEET;

THENCE NORTH 00°06'35" WEST, 86.46 FEET;

THENCE SOUTH 89°54'50 EAST, 18.73 FEET;

THENCE NORTH 00°05'10" EAST, 109.07 FEET;

THENCE NORTH 05°45'51" WEST, 26.61 FEET;

THENCE NORTH 00°06'35" WEST, 129.84 FEET TO A POINT ON THE NORTHERLY LINE OF SAID AMENDED SUBDIVISION PLAT;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AMENDED SUBDIVISION PLAT THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 89°53'25" EAST, 346.49 FEET;
- 2) THENCE NORTH 00°06'49" WEST, 40.00 FEET;

- 3) THENCE NORTH 89°53'07" EAST, 293.42 FEET TO THE NORTHEAST CORNER OF SAID AMENDED SUBDIVISION PLAT;

THENCE ALONG THE EASTERLY LINE OF SAID AMENDED SUBDIVISION PLAT, SOUTH 00°05'21" EAST, 661.07 FEET TO THE SOUTHEAST CORNER OF SAID AMENDED SUBDIVISION PLAT;

THENCE ALONG THE SOUTHERLY LINE OF SAID AMENDED SUBDIVISION PLAT, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89°46'58" WEST, 333.14 FEET;
- 2) THENCE SOUTH 89°47'54" WEST, 666.24 FEET TO THE POINT OF BEGINNING.

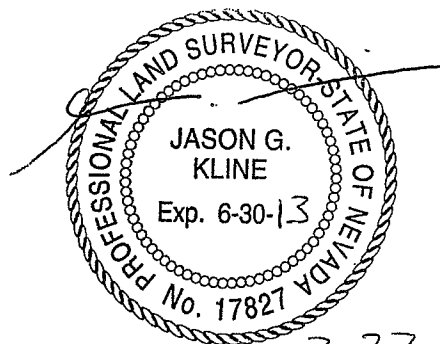
CONTAINING 11.66 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT 20.00 FOOT WIDE PUBLIC SEWER EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER BOOK 132, PAGE 69 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BASIS OF BEARINGS

NORTH 89°46'58" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 111, PAGE 56 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827

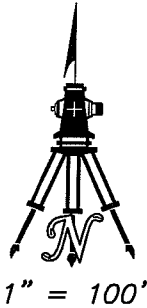


APN: 125-20-313-000

PUBLIC EASEMENT AND PUBLIC DRAINAGE EASEMENT VACATIONS

ECHELON POINT DRIVE

PUBLIC STREET DEDICATED PER
BOOK 132, PAGE 69 OF PLATS



1" = 100'

A PORTION OF
AMENDED FINAL MAP OF
THE ECHELON, PHASE 1
BOOK 137, PAGE 19
OF PLATS

N05°45'51"W
26.61'

S89°54'50"E
18.73'

N00°06'35"W
86.46'

S89°54'50"E 343.54'

LINE	BEARING	DISTANCE
L1	N89°53'25"E	346.49'

POINT OF
BEGINNING

S89°47'54"W

666.24'

PUBLIC STREET

ROME BOULEVARD ALIGNMENT

PUBLIC STREET

P:\SHG\13031\DWG\EXHIBITS\13031-ESMT-VAC-01.DWG

WALLACE • MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
OF SECTION 20, T. 19 S., R. 60 E., M.D.M., CITY
OF LAS VEGAS, CLARK COUNTY, NEVADA

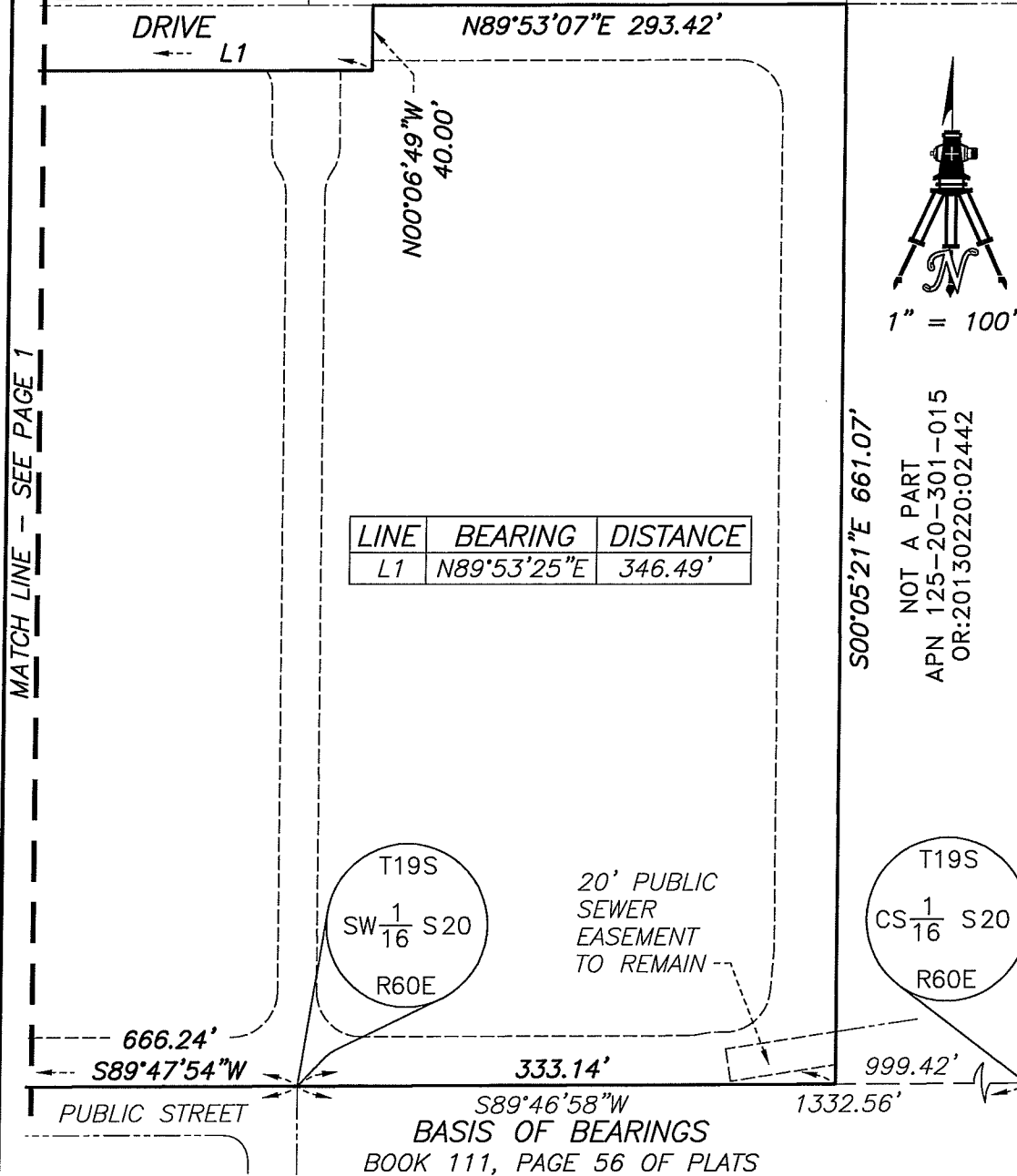
PAGE 1 OF 2

MATCH LINE - SEE PAGE 2

APN: 125-20-313-000

PUBLIC EASEMENT AND PUBLIC DRAINAGE EASEMENT VACATIONS

ECHELON POINT



P:\SHG\13031\DWG\EXHIBITS\13031-ESMT-VAC-01.DWG

WALLACE • MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
OF SECTION 20, T. 19 S., R. 60 E., M.D.M., CITY
OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 2 OF 2

BDY.TXT

ECHELON ALTA BOUNDARY

Page 1

03/21/13 @ 11:26:21

		Northing	Easting
		-----	-----
Begin at		0.0000	0.0000
Course #1			
N 00-10-30 W	272.13'	272.1287	-0.8312
Course #2			
S 89-54-50 E	343.54'	271.6124	342.7084
Course #3			
N 00-06-35 W	86.46'	358.0723	342.5429
Course #4			
S 89-54-50 E	18.73'	358.0441	361.2728
Course #5			
N 00-05-10 E	109.07'	467.1140	361.4368

BDY.TXT

Course #6

N 05-45-51 W	26.61'	493.5894	358.7642
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Course #7

N 00-06-35 W	129.84'	623.4292	358.5156
--------------	---------	----------	----------

Course #8

N 89-53-25 E	346.49'	624.0927	705.0049
--------------	---------	----------	----------

Course #9

N 00-06-49 W	40.00'	664.0927	704.9256
--------------	--------	----------	----------

Course #10

N 89-53-07 E	293.42'	664.6802	998.3450
--------------	---------	----------	----------

Course #11

S 00-05-21 E	661.07'	3.6110	999.3738
--------------	---------	--------	----------

Course #12

S 89-46-58 W	333.14'	2.3480	666.2362
--------------	---------	--------	----------

Course #13

S 89-47-54 W	666.24'	0.0030	0.0003
--------------	---------	--------	--------

BDY.TXT

Closure: S 06°41'43" W, 0.0030'

Area: 508171.9 Sq.Ft. or 11.6660 Acres±

WALLACE • MORRIS SURVEYING, INC.
Land Survey Consulting

APN#125-20-313-000

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS CITY OF LAS VEGAS PUBLIC EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE VACATED IN SUPPORT OF THE "DEER SPRINGS" PROJECT.

DESCRIPTION

ALL OF THE CITY OF LAS VEGAS PUBLIC EASEMENTS AND PUBLIC DRAINAGE EASEMENTS GRANTED PER "ECHELON, PHASE 1" AS SHOWN BY MAP THEREOF IN BOOK 132, PAGE 69 OF PLATS AND "AMENDED FINAL MAP OF THE ECHELON, PHASE 1", AS SHOWN BY MAP THEREOF IN BOOK 137, PAGE 19 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND FURTHER LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID AMENDED SUBDIVISION PLAT;

THENCE ALONG THE WESTERLY LINE OF SAID AMENDED SUBDIVISION PLAT, NORTH 00°10'30" WEST, 272.13 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID AMENDED SUBDIVISION PLAT, SOUTH 89°54'50" EAST, 343.54 FEET;

THENCE NORTH 00°06'35" WEST, 86.46 FEET;

THENCE SOUTH 89°54'50" EAST, 18.73 FEET;

THENCE NORTH 00°05'10" EAST, 109.07 FEET;

THENCE NORTH 05°45'51" WEST, 26.61 FEET;

THENCE NORTH 00°06'35" WEST, 129.84 FEET TO A POINT ON THE NORTHERLY LINE OF SAID AMENDED SUBDIVISION PLAT;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AMENDED SUBDIVISION PLAT THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 89°53'25" EAST, 346.49 FEET;
- 2) THENCE NORTH 00°06'49" WEST, 40.00 FEET;

3) THENCE NORTH 89°53'07" EAST, 293.42 FEET TO THE NORTHEAST CORNER OF SAID AMENDED SUBDIVISION PLAT;

THENCE ALONG THE EASTERLY LINE OF SAID AMENDED SUBDIVISION PLAT, SOUTH 00°05'21" EAST, 661.07 FEET TO THE SOUTHEAST CORNER OF SAID AMENDED SUBDIVISION PLAT;

THENCE ALONG THE SOUTHERLY LINE OF SAID AMENDED SUBDIVISION PLAT, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89°46'58" WEST, 333.14 FEET;
- 2) THENCE SOUTH 89°47'54" WEST, 666.24 FEET TO THE POINT OF BEGINNING.

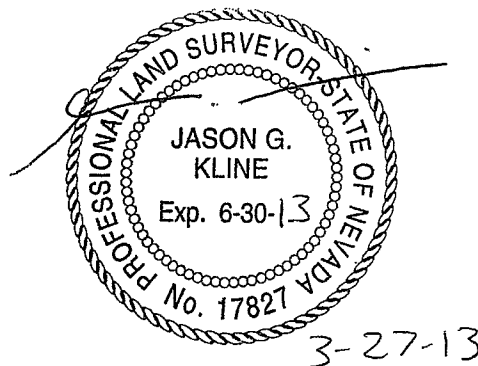
CONTAINING 11.66 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT 20.00 FOOT WIDE PUBLIC SEWER EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER BOOK 132, PAGE 69 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BASIS OF BEARINGS

NORTH 89°46'58" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 111, PAGE 56 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827

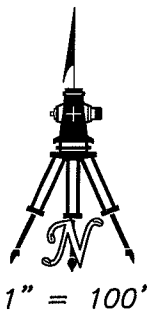


APN: 125-20-313-000

PUBLIC EASEMENT AND PUBLIC DRAINAGE EASEMENT VACATIONS

ECHELON POINT DRIVE

PUBLIC STREET DEDICATED PER
BOOK 132, PAGE 69 OF PLATS



1" = 100'

NOT A PART
APN 125-20-301-022
OR:20130221:00237

N00°10'30"W 272.13'

A PORTION OF
AMENDED FINAL MAP OF
THE ECHELON, PHASE 1
BOOK 137, PAGE 19
OF PLATS

N05°45'51"W
26.61'

S89°54'50"E
18.73'

N00°06'35"W
86.46'

S89°54'50"E 343.54'

LINE	BEARING	DISTANCE
L1	N89°53'25"E	346.49'

POINT OF
BEGINNING

S89°47'54"W

666.24'

PUBLIC STREET

ROME BOULEVARD ALIGNMENT

PUBLIC STREET

MATCH LINE - SEE PAGE 2

P:\SHG\13031\DWG\EXHIBITS\13031-ESMT-VAC-01.DWG

WALLACE • MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
OF SECTION 20, T. 19 S., R. 60 E., M.D.M., CITY
OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 2

APN: 125-20-313-000

PUBLIC EASEMENT AND PUBLIC DRAINAGE EASEMENT VACATIONS

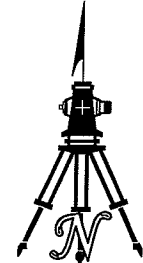
ECHELON POINT

DRIVE

L1

N89°53'07"E 293.42'

N00°06'49"W
40.00'



1" = 100'

MATCH LINE - SEE PAGE 1

LINE	BEARING	DISTANCE
L1	N89°53'25"E	346.49'

S00°05'21"E 661.07'

NOT A PART
APN 125-20-301-015
OR:20130220:02442

T19S

SW $\frac{1}{16}$ S20

R60E

20' PUBLIC
SEWER
EASEMENT
TO REMAIN

T19S

CS $\frac{1}{16}$ S20

R60E

666.24'

S89°47'54"W

PUBLIC STREET

333.14'

S89°46'58"W

BASIS OF BEARINGS

BOOK 111, PAGE 56 OF PLATS

1332.56'

999.42'

P:\SHG\13031\DWG\EXHIBITS\13031-ESMT-VAC-01.DWG

WALLACE • MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
OF SECTION 20, T. 19 S., R. 60 E., M.D.M., CITY
OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 2 OF 2

BDY.TXT

ECHELON ALTA BOUNDARY

Page 1

03/21/13 @ 11:26:21

		Northing	Easting
		-----	-----
Begin at		0.0000	0.0000
Course #1			
N 00-10-30 W	272.13'	272.1287	-0.8312
Course #2			
S 89-54-50 E	343.54'	271.6124	342.7084
Course #3			
N 00-06-35 W	86.46'	358.0723	342.5429
Course #4			
S 89-54-50 E	18.73'	358.0441	361.2728
Course #5			
N 00-05-10 E	109.07'	467.1140	361.4368

BDY.TXT

Course #6

N 05-45-51	W	26.61'	493.5894	358.7642
------------	---	--------	----------	----------

Course #7

N 00-06-35	W	129.84'	623.4292	358.5156
------------	---	---------	----------	----------

Course #8

N 89-53-25	E	346.49'	624.0927	705.0049
------------	---	---------	----------	----------

Course #9

N 00-06-49	W	40.00'	664.0927	704.9256
------------	---	--------	----------	----------

Course #10

N 89-53-07	E	293.42'	664.6802	998.3450
------------	---	---------	----------	----------

Course #11

S 00-05-21	E	661.07'	3.6110	999.3738
------------	---	---------	--------	----------

Course #12

S 89-46-58	W	333.14'	2.3480	666.2362
------------	---	---------	--------	----------

Course #13

S 89-47-54	W	666.24'	0.0030	0.0003
------------	---	---------	--------	--------

BDY.TXT

Closure: S 06°41'43" W, 0.0030'

Area: 508171.9 Sq.Ft. or 11.6660 Acres±

CERTIFICATE OF ASSISTANT SECRETARY

The undersigned hereby certifies as follows:

1. He is a duly elected, qualified and acting Assistant Secretary of D.R. Horton, Inc., a Delaware corporation (the "Company"), is familiar with the facts herein certified and is duly authorized to certify the same.
2. The following is a true, correct and complete copy of resolutions related to the subject matter as adopted by the Consent of Executive Committee of the Board of Directors of the Company dated November 7, 2011 (the "Resolutions"). The Resolutions have not been amended, rescinded or modified and remain in full force and effect as of the date hereof.

Election of Vice President and Division President

RESOLVED, that Bradley F. Burns is hereby elected to the office of Vice President of the Company and Division President (the "Division President") of the Company's Las Vegas Division (the "Division"), to serve until the next annual meeting of the directors of the Company and until his successor is duly elected and qualified or until his earlier death, resignation or removal.

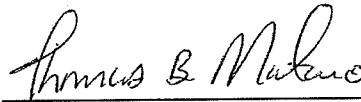
RESOLVED FURTHER, that the Division President is hereby authorized and empowered, in the Division and in the name and on behalf of (A) the Company, (B) any partnership of which the Company is a general partner, manager or agent, and (C) any limited liability company of which the Company is a member, manager or agent (collectively the "Entities"), (i) subject to written approval by any one of the following officers of the Company: (a) Chairman of the Board, (b) President, (c) Senior Executive Vice President, (d) Executive Vice President or (e) the Region President of the Division (the "Approving Officers"), to execute and deliver contracts, agreements and other documents and instruments (other than promissory notes) for the purchase of real property, and any improvements or appurtenances constructed thereon or affixed thereto, or any interest therein, including without limitation any right-of-way, easement, leasehold or other tangible or intangible property, right or interest, and any personal property relating or incident thereto, (ii) subject to written approval by any one of the Approving Officers, to execute and deliver contracts, agreements, deeds, conveyances or other obligations of the Entities, closing statements and other documents and instruments for the sale of improved or unimproved real property, or any interest or right therein, owned, leased or otherwise controlled by the Entities and (iii) to execute and deliver model home leases and such other agreements, instruments or documents as the Approving Officers shall direct.

RESOLVED FURTHER, that in connection with the management of the Entities' business, the Division President is hereby authorized and empowered, in the name and on behalf of the Entities in the Division, to execute and deliver (i) contracts, agreements and other documents and instruments for the subdivision,

development and/or improvement of real property, (ii) contracts, agreements, deeds, closing statements and other documents and instruments for the sale, transfer and/or conveyance of mineral rights, groundwater and other water rights owned, leased or controlled by any of the Entities to DRH Energy, Inc., an affiliate of the Entities, (iii) home sales contracts, sales person employment agreements and similar or equivalent agreements, documents or instruments and (iv) personal property leases for, among other things, office equipment and construction trailers.

RESOLVED FURTHER, that in connection with the management of the Entities' business in the Division, the Division President shall be authorized and empowered, in the name and on behalf of the Entities in the Division, to execute and deliver any and all documents and instruments, necessary to sell and convey title to single-family homes.

IN WITNESS WHEREOF, the undersigned has set his hand on the 8th day of November, 2011.



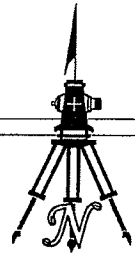
Thomas B. Montano
Assistant Secretary

APN: 125-20-313-000

PUBLIC EASEMENT AND PUBLIC DRAINAGE EASEMENT VACATIONS

ECHELON POINT DRIVE

PUBLIC STREET DEDICATED PER
BOOK 132, PAGE 69 OF PLATS



1" = 100'

A PORTION OF
AMENDED FINAL MAP OF
THE ECHELON, PHASE 1
BOOK 137, PAGE 19
OF PLATS

N05°45'51"W
26.61'

S89°54'50"E
18.73'

N00°06'35"W
86.46'

S89°54'50"E 343.54'

LINE	BEARING	DISTANCE
L1	N89°53'25"E	346.49'

POINT OF
BEGINNING

S89°47'54"W

666.24'

PUBLIC STREET

ROME BOULEVARD ALIGNMENT

PUBLIC STREET

P:\SHG\13031\DWG\EXHIBITS\13031-ESMT-VAC-01.DWG

WALLACE • MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

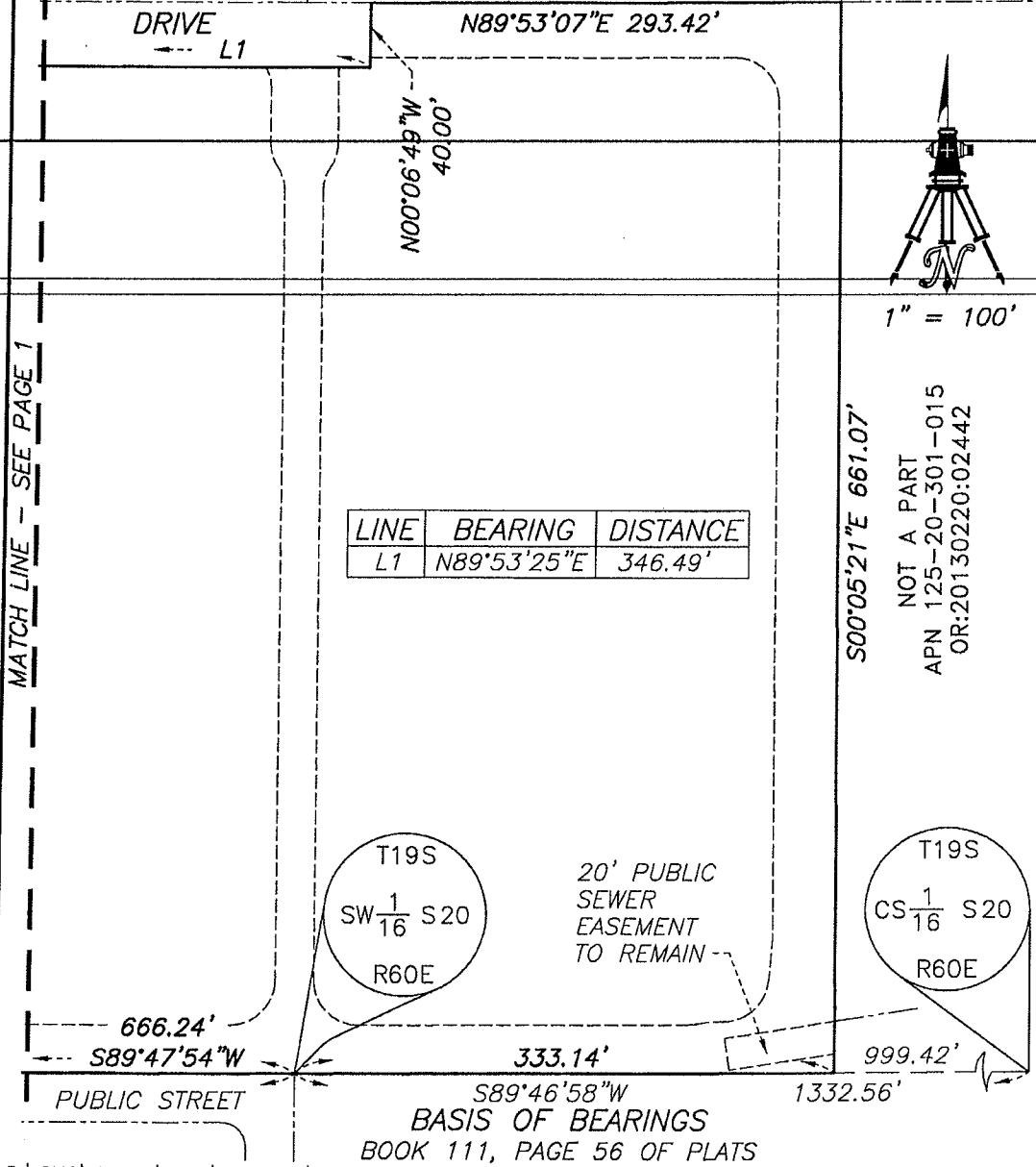
EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
OF SECTION 20, T. 19 S., R. 60 E., M.D.M., CITY
OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 2

MATCH LINE - SEE PAGE 2

APN: 125-20-313-000
 PUBLIC EASEMENT AND PUBLIC DRAINAGE EASEMENT VACATIONS
 ECHELON POINT



LINE	BEARING	DISTANCE
L1	N89°53'25"E	346.49'

P:\SHG\13031\DWG\EXHIBITS\13031-ESMT-VAC-01.DWG

WALLACE · MORRIS SURVEYING, INC. LAND SURVEY CONSULTING	EXHIBIT "B"
5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 2 OF 2

COPY

Inst #: 201011180000994

Fees: \$19.00 N/C Fee: \$0.00

RPTT: \$5100.00 Ex: #

11/18/2010 08:04:59 AM

Receipt #: 582361

Requestor:

NEVADA TITLE LAS VEGAS

Recorded By: LEX Pgs: 7

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN: 125-20-313-001
RETURN / MAIL TAX STATEMENTS TO:
RES-NV TVL, LLC
700 NW 107 AVENUE, SUITE 200
MIAMI, FL 33172

TRUSTEE'S DEED UPON SALE

FORECLOSURE NO: B0-06-0047 FCL RPTT \$ 5,100.00

THIS INDENTURE, made November 10, 2010 between NEVADA TITLE COMPANY a Nevada corporation, as Trustee as hereinafter stated, herein called Trustee, and

RES-NV TVL, LLC, A FLORIDA LIMITED LIABILITY COMPANY
herein called Grantee, WITNESSETH:

WHEREAS, TOWNE VISTAS, LLC, A NEVADA LIMITED LIABILITY COMPANY, by Deed of Trust dated NOVEMBER 14, 2006, and recorded on NOVEMBER 14, 2006, in Book 20061114, as Document No. 0004236, in the Office of the County Recorder of CLARK County, State of Nevada as modified or amended, if applicable (the "Deed of Trust"), did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of that certain promissory note and interest according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Breach and Election to Sell Under Deed of Trust hereinafter referred to, to which reference is hereby made; and,

WHEREAS, the Beneficiary or holder of said note did execute and deliver to the Trustee written Declaration of Default and made demand for sale and thereafter there was filed for record on JULY 6, 2010 in the Office of the County Recorder of CLARK County, Nevada, a Notice of Breach and Election to Sell Under Deed of Trust to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which said Notice was recorded as Instrument No. 201007060000585, in the Office of the County Recorder of CLARK County, Nevada; and,

WHEREAS, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the statutes in such cases made and provided, made and published three (3) times, once each week for three (3) consecutive weeks, before the date of sale therein fixed in a newspaper of general circulation in the county and state in which the premises to be sold are situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on November 10, 2010, at the hour of 9:30 AM of said day, at

COPY

IN WITNESS WHEREOF said NEVADA TITLE COMPANY, has this day, caused its corporate name to be affixed hereto and this instrument to be executed by its authorized officers.

NEVADA TITLE COMPANY, Trustee

By: 

SUE DUDZINSKI, SR VICE PRESIDENT

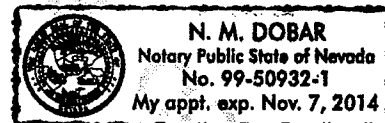
By: 

TROY LOCHHEAD, SR VICE PRESIDENT

STATE OF: NEVADA
COUNTY OF: CLARK

This instrument was acknowledged before me on NOVEMBER 10, 2010
by SUE DUDZINSKI AND TROY LOCHHEAD AS SR VICE PRESIDENTS OF NEVADA
TITLE COMPANY.

Signature N.M. DOBAR
(Notary Public)



N.M. DOBAR
NO. 99-50932-1
Exp. NOV. 7, 2014

installed or used or intended to be installed or used therein; and all renewals or replacements thereof or articles in substitution thereof.

All general intangibles relating to design, development, operation, management and use of the Property and construction of the Improvements, including, but not limited to, (i) all names under which or by which the Property or the Improvements may at any time be operated or known, all rights to carry on business under any such names or any variant thereof, and all goodwill in any way relating to the Property, (ii) all permits, licenses, authorizations, variances, land use entitlements, approvals and consents issued or obtained in connection with the construction of the Improvements, (iii) all permits, licenses, approvals, consents, authorizations, franchises and agreements issued or obtained in connection with the construction of the Improvements, or the use, occupancy or operation of the Property, (iv) all materials prepared for filing or filed with any governmental agency, and (v) all of Trustor's rights under any contract in connection with the development, design, use, operation, management and construction of the Property.

All construction, service, engineering, consulting, leasing, architectural and other similar contracts of any nature (including, without limitation, those of any general contractors and subcontractors), as such may be modified, amended or supplemented from time to time, concerning the design, construction, management, operation, occupancy, use, and/or disposition of any portion of or all of the Property.

All architectural drawings, plans, specification, soil tests, feasibility studies, appraisals, engineering reports and similar materials relating to any portion of or all of the Property.

All payment and performance bonds or guarantees and any and all modifications and extensions thereof relating to the Property.

All reserves, deferred payments, deposits, refunds, cost savings and payments of any kind relating to the construction, design, development, operation, occupancy, use and disposition of any portion of or all of the Property.

All proceeds and claims arising on account of any damage to or taking of the Property or any part thereof, and all causes of action and recoveries for any loss or diminution in the value of the Property.

All policies of, and proceeds resulting from, insurance relating to the Property or any of the above collateral, and any and all riders, amendments, extensions, renewals, supplements or extensions thereof, and all proceeds thereof.

All shares of stock or other evidence of ownership of any part of the Property that is owned by Trustor in common with others, including all water stock relating to the Property, if any, and all documents or rights of membership in any owners' or members' association or similar group having responsibility for managing or operating any part of the Property.

COPY

State of Nevada Declaration of Value Form

1. Assessor Parcel Number(s)

- a) 125-20-313-063
 b) _____
 c) _____
 d) _____

2. Type of Property:

- a. ☒ Vacant Land b. ☐ Sgl. Fam. Residence
☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg. f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
☐ Other _____

FOR RECORDERS'S OPTIONAL USE ONLY

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

3. a. Total Value/Sales Price of Property \$1,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) _____
 c. Transfer Tax Value: \$1,000,000.00
 d. Real Property Transfer Tax Due \$5,100.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned 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: Nichelle Adair Capacity: Trustee Sale Officer

Signature: _____ Capacity: Foreclosing Beneficiary

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Nevada Title Company
 Address: 2500 N. Buffalo Drive, Suite 150
 City: Las Vegas,
 State: NV Zip: 89128

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: RES-NV TVL, LLC
 Address: 700 NW 107 Avenue, Suite 200
 City: Miami
 State: FL Zip: 33172

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

Print Name: Nevada Title Company Esc. #: B0-06-0047-FCL
 Address: 2500 N. Buffalo Drive, Suite 150
 City: Las Vegas State: NV Zip: 89128

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

COPY

Inst #: 201302200002442

Fees: \$20.00 N/C Fee: \$25.00

RPTT: \$15759.00 Ex: #

02/20/2013 02:35:10 PM

Receipt #: 1504528

Requestor:

NEVADA TITLE LAS VEGAS

Recorded By: MSH Pgs: 5

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN: 125-20-301-006; 125-20-301-007 & 125-20-301-015

Following recording this instrument
should be returned to:

D.R. Horton, Inc.
330 Carousel Parkway
Henderson, Nevada 89014

Send Tax Notice to:

D.R. Horton, Inc.
330 Carousel Parkway
Henderson, Nevada 89014

GRANT, BARGAIN AND SALE DEED

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

LPP MORTGAGE LTD., a Texas limited partnership ("Grantor") does hereby GRANT, BARGAIN and SELL to D.R. HORTON, INC., a Delaware corporation ("Grantee"), the real property situated in Clark County, Nevada, which is described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

This Grant, Bargain and Sale Deed (and title to the Property) is expressly made and accepted subject to the exceptions set forth in Exhibit "B" attached hereto and made a part hereof (said exceptions being called the "Permitted Exceptions").

Grantor additionally has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, WITHOUT RECOURSE OR WARRANTY, OF ANY KIND, EITHER EXPRESS OR IMPLIED, all of Grantor's right, title and interest (if any) in and to all and singular all rights and appurtenances to the Property in anywise belonging including, but not limited to, appurtenant easements, adjacent roads, highways and rights-of-way, and any strips and gores adjacent to or lying between the Property and any adjacent real property.

TO HAVE AND TO HOLD the Property, together with all singular the rights and appurtenances thereof to the Grantee, its successors and/or assigns, subject to the Permitted Exceptions; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, and subject to the Permitted Exceptions.

THE PROPERTY IS HEREBY SOLD AND CONVEYED "AS IS, WHERE IS", AND WITHOUT ANY WARRANTIES OF ANY NATURE WHATSOEVER, EXPRESSED OR IMPLIED, BETWEEN GRANTOR AND GRANTEE, EXCEPT FOR THE WARRANTY OF TITLE SET FORTH HEREIN, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO NEGATE AND EXCLUDE ALL WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE, WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY, AND ALL OTHER WARRANTIES WHATSOEVER.

[Signatures on following page]

COPY

Escrow No.: 12-12-0743-KR

EXHIBIT "A"

PROPERTY DESCRIPTION

PARCEL I:

THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE
NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL II:

THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE
NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL III:

THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE
NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY
BY DEED RECORDED MARCH 30, 1998 IN BOOK 980330 AS DOCUMENT NO.
01904, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

COPY

State of Nevada Declaration of Value Form

1. Assessor Parcel Number(s)

- a) 125-20-301-006
- b) 125-20-301-007
- c) 125-20-301-015
- d) _____

2. Type of Property:

- a. ☒ Vacant Land
- b. ☐ Sgl. Fam. Residence
- c. ☐ Condo/Twnhse
- d. ☐ 2-4 Plex
- e. ☐ Apt. Bldg.
- f. ☐ Comm'l/Ind'l
- g. ☐ Agricultural
- h. ☐ Mobile Home
- ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

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

3 a. Total Value/Sales Price of Property

\$3,090,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

c. Transfer Tax Value:

\$3,090,000.00

d. Real Property Transfer Tax Due

\$ 15,759.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: _____ %

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: Michael D. Wyant

Capacity: GRANTOR/SELLER

Michael D. Wyant
Its Authorized Signatory

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: LPP Mortgage LTD., a Texas limited partnership
Address: 7195 Dallas Parkway
City: Plano
State: Texas Zip: 75024

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: D.R. Horton, Inc, a Delaware corporation
Address: 330 Carousel Parkway
City: Henderson
State: Nevada Zip: 89014

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

Print Name: Nevada Title Company Esc. #: 12-12-0743-KR
Address: 3993 Howard Hughes Parkway, Suite 120
City: Las Vegas State: NV Zip: 89169

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

COPY

BDY.TXT

Closure: S 06°41'43" W, 0.0030'

Area: 508171.9 Sq.Ft. or 11.6660 Acres±

COPY

BDY.TXT

ECHELON ALTA BOUNDARY

Page 1

03/21/13 @ 11:26:21

			Northing	Easting
			-----	-----
Begin at			0.0000	0.0000
Course #1				
N 00-10-30	W	272.13'	272.1287	-0.8312
Course #2				
S 89-54-50	E	343.54'	271.6124	342.7084
Course #3				
N 00-06-35	W	86.46'	358.0723	342.5429
Course #4				
S 89-54-50	E	18.73'	358.0441	361.2728
Course #5				
N 00-05-10	E	109.07'	467.1140	361.4368

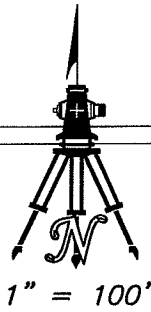
COPY

APN: 125-20-313-000

PUBLIC EASEMENT AND PUBLIC DRAINAGE EASEMENT VACATIONS

ECHELON POINT DRIVE

PUBLIC STREET DEDICATED PER
BOOK 132, PAGE 69 OF PLATS



A PORTION OF
AMENDED FINAL MAP OF
THE ECHELON, PHASE 1
BOOK 137, PAGE 19
OF PLATS

N05°45'51"W
26.61'

S89°54'50"E
18.73'

N00°06'35"W
86.46'

S89°54'50"E 343.54'

LINE	BEARING	DISTANCE
L1	N89°53'25"E	346.49'

POINT OF
BEGINNING

S89°47'54"W

666.24'

PUBLIC STREET

ROME BOULEVARD ALIGNMENT

PUBLIC STREET

NOT A PART
APN 125-20-301-022
OR:20130221:00237
N00°10'30"W 272.13'

129.84'
N00°06'35"W

N00°05'10"E
109.07'

MATCH LINE - SEE PAGE 2

P:\SHG\13031\DWG\EXHIBITS\13031-ESMT-VAC-01.DWG

WALLACE • MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
OF SECTION 20, T. 19 S., R. 60 E., M.D.M., CITY
OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 2

COPY

WALLACE • MORRIS SURVEYING, INC.
Land Survey Consulting

APN#125-20-313-000

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS CITY OF LAS VEGAS PUBLIC EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE VACATED IN SUPPORT OF THE "DEER SPRINGS" PROJECT.

DESCRIPTION

~~ALL OF THE CITY OF LAS VEGAS PUBLIC EASEMENTS AND PUBLIC DRAINAGE EASEMENTS GRANTED PER "ECHELON, PHASE 1" AS SHOWN BY MAP THEREOF IN BOOK 132, PAGE 69 OF PLATS AND "AMENDED FINAL MAP OF THE ECHELON, PHASE 1", AS SHOWN BY MAP THEREOF IN BOOK 137, PAGE 19 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND FURTHER LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED AS FOLLOWS:~~

BEGINNING AT THE SOUTHWEST CORNER OF SAID AMENDED SUBDIVISION PLAT;

THENCE ALONG THE WESTERLY LINE OF SAID AMENDED SUBDIVISION PLAT, NORTH 00°10'30" WEST, 272.13 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID AMENDED SUBDIVISION PLAT, SOUTH 89°54'50" EAST, 343.54 FEET;

THENCE NORTH 00°06'35" WEST, 86.46 FEET;

THENCE SOUTH 89°54'50" EAST, 18.73 FEET;

THENCE NORTH 00°05'10" EAST, 109.07 FEET;

THENCE NORTH 05°45'51" WEST, 26.61 FEET;

THENCE NORTH 00°06'35" WEST, 129.84 FEET TO A POINT ON THE NORTHERLY LINE OF SAID AMENDED SUBDIVISION PLAT;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AMENDED SUBDIVISION PLAT THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 89°53'25" EAST, 346.49 FEET;
- 2) THENCE NORTH 00°06'49" WEST, 40.00 FEET;



COPY

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VacationProject Address (Location) Deer Springs Way/Durango DriveProject Name Deer Springs 15

Proposed Use _____

Assessor's Parcel #(s) 125-20-301-006, 007, 015

Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER DR Horton, Inc.

Contact _____

Address 330 Carousel Parkway

Phone: (702) 635-3650

Fax: _____

City HendersonState NevadaZip 89014

E-mail Address _____

APPLICANT DR Horton, Inc.

Contact _____

Address 330 Carousel Parkway

Phone: (702) 635-3650

Fax: (702) 635-3650

City HendersonState NevadaZip 89014

E-mail Address _____

REPRESENTATIVE Slater Hanifan GroupContact Chelsea PeltierAddress 5740 S. Arville St. # 216

Phone: (702) 284-5300

Fax: (702) 284-5399

City Las VegasState NevadaZip 89118E-mail Address cpeltier@shg-inc.comProperty Owner Signature* [Signature]

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

Print Name Bradley F. Burns

Subscribed and sworn before me

This 19th day of March, 20 13Barbara A. Bross

BARBARA A. BROSS

NOTARY PUBLIC

STATE OF NEVADA

Appt. No. 98-2673-1

My Appt. Expires Mar 23, 2014

FOR DEPARTMENT USE ONLY

Case #

VAC-48854

Meeting Date:

5/14/13

Total Fee:

\$1000.00

Date Received:*

3/28/13

Received By:

[Signature]

Notary Public in and for said County and State

*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.



COPY

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) Deer Springs Way/Durango Drive

Project Name Deer Springs 15 Proposed Use _____

Assessor's Parcel #(s) 125-20-313-000 Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

2013 APR - 3 A 11:58
RECEIVED
CITY CLERK

Additional Information _____

PROPERTY OWNER RES NV TVL, LLC Contact Paul Kenner

Address 2490 Paseo Verde Pkwy Suite 120 Phone: (702) 821-4881 Fax: (702) 736-9200

City Henderson State Nevada Zip 89178

E-mail Address paul.kenner@rialtocapital.com

APPLICANT DR Horton, Inc. Contact _____

Address 330 Carousel Parkway Phone: (702) 635-3650 Fax: (702) 635-3650

City Henderson State Nevada Zip 89014

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Peltier

Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399

City Las Vegas State Nevada Zip 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name Anthony Seijas

Subscribed and sworn before me

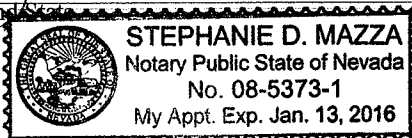
This 20th day of March, 2013

[Signature]

FOR DEPARTMENT USE ONLY

Case #	<u>VAC-48854</u>
Meeting Date:	<u>5/14/13</u>
Total Fee:	<u>\$1000.</u>
Date Received:*	<u>3/28/13</u>
Received By:	<u>[Signature]</u>

Notary Public in and for said County and State



INTER-OFFICE MEMORANDUM

April 1, 2013

TO:

City Clerk's Office

FROM:

Mike Howe, Planner II
Current Planning
X6821

2013 APR - 3 A 11:58

RECEIVED
CITY CLERK

SUBJECT:

Stamp In Planning Application

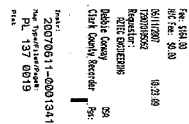
COPIES TO:

Attached is one (1) Vacation application that needs to be stamped in and returned to Case Planning:

VAC-48854 - VACATION - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC AND RES NV TVL, LLC. - For possible action on a request for a Petition to Vacate all of the City of Las Vegas public easements and public drainage easements generally located adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006 and 007), Ward 6 (Ross).

This application will be considered at the May 14, 2013 Planning Commission meeting.

Please return the stamped application materials to Carman Burney, x6897. Please contact me if there are any questions. Thank you.

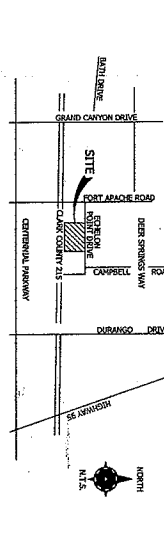


THE TOWNE SQUARE LLC, A NEWBORN LIMITED LIABILITY COMPANY, JOINTLY OWNED THE PROPERTY, AND THE OWNERS OF THE PLOT OF LAND WHICH IS SHOWN ON THE PLO-
ANDED FINAL MAP OF THE ELECTION, SHEET 1, BOOK 132, PAGE 6, A CONDITIONAL SUBDIVISION
AND BY HOLDING CERTAIN TO PREPARE AND CONVEY TO THE CITY OF LOS ANGELES ALL THE STREET EIGHTY PRIVATE
STREETS, AND PUBLIC HIGH-ROADS AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC
FOR THE USE OF THE PUBLIC, NO PART OF THE PAVEDS WARED NOT A PART OF THE SUBDIVISION IS OFFERED
FOR REDEMPTION.

[illegible][illegible]

801 DEWING, CITY OF WASHINGTON JOHN CAMPBELL, M.L. 1977, 78 <i>June 24</i> 5/10/07	7000 WEST 10TH AVENUE BOONHEART D&S CORPORATION, HALEE L. SMITH <i>Rebecca Smith</i> DATE: 4/30/07
1000 N. 10TH STREET, WYOMING KENNEDY, KAY WOODARD <i>Kennedy Woodard</i> DATE: 4/30/07	1000 N. 10TH STREET, WYOMING KENNEDY, KAY WOODARD <i>Kennedy Woodard</i> DATE: 4/30/07
1000 N. 10TH STREET, WYOMING KENNEDY, KAY WOODARD <i>Kennedy Woodard</i> DATE: 4/30/07	1000 N. 10TH STREET, WYOMING KENNEDY, KAY WOODARD <i>Kennedy Woodard</i> DATE: 4/30/07

VICINITY MAP
 BEING THE AMENDMENT OF ECHELON PHASE 1, AS SHOWN ON BOOK 132, PAGE 69 OF PLAT CLARK COUNTY, NEVADA, SAID PLAT BEING A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



ALAN R. BIRRO, P.J.
CITY ENGINEER
CITY OF NEW YORK
CERTIFICATE NO. 018489

6/5/67

ALAN R. BIRRO, CITY ENGINEER FOR THE CITY OF NEW YORK, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL AMENDED FINAL MAP OF THE ECHOLON, PHASE I, BLOCK 32, PAGE 89, A CONDOMINIUM SUBDIVISION, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. CONDOMINIUMS HAVE NOT BEEN SET OFF BY A SPOKEN PERFORMANCE AND THEREFORE THE MAP IS NOT SUBJECT TO THE PROVISIONS OF SECTION 220-A OF THE E.C.P.C.

6/5/67

ALAN R. BIRRO, P.J.
CITY ENGINEER
CITY OF NEW YORK
CERTIFICATE NO. 018489

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

[Signature]
ASSISTANT COMMISSIONER, GENERAL COUNSEL, D.C.
DIVISION OF WATER RESOURCES

05/10/07
DWH

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

Heidi K. Davis
Public Health Officer
SOUTHERN NEVADA HEALTH DISTRICT

4-30-07
DATE

[illegible][illegible][illegible]

BRAND AVERAGE, THE NORTH HAVEN, CT, DIVISION OF GENERAL ELECTRIC, HAS DEVELOPED A NEW TYPE OF LIGHT BULB. THE NEW BULB, CALLED "ECONOMY," SAVES ENERGY AND COSTS LESS TO BUY. CALLED "ECONOMY" BECAUSE IT CONSUMES 25 PERCENT LESS ENERGY THAN THE STANDARD 40-WATT INCANDESCENT BULB, IT LASTS 10 TIMES LONGER. THE NEW BULB IS AVAILABLE IN 100-WATT, 75-WATT, AND 60-WATT SIZES. IT IS AVAILABLE IN THE FOLLOWING COLORS: CLEAR, WARM WHITE, COOL WHITE, AND FULL SPECTRUM. THE NEW BULB IS AVAILABLE IN THE FOLLOWING SHAPES: A19, A21, A25, A30, A35, A40, A45, A50, A55, A60, A65, A70, A75, A80, A85, A90, A95, A100, A105, A110, A115, A120, A125, A130, A135, A140, A145, A150, A155, A160, A165, A170, A175, A180, A185, A190, A195, A200, A205, A210, A215, A220, A225, A230, A235, A240, A245, A250, A255, A260, A265, A270, A275, A280, A285, A290, A295, A300, A305, A310, A315, A320, A325, A330, A335, A340, A345, A350, A355, A360, A365, A370, A375, A380, A385, A390, A395, A400, A405, A410, A415, A420, A425, A430, A435, A440, A445, A450, A455, A460, A465, A470, A475, A480, A485, A490, A495, A500, A505, A510, A515, A520, A525, A530, A535, A540, A545, A550, A555, A560, A565, A570, A575, A580, A585, A590, A595, A600, A605, A610, A615, A620, A625, A630, A635, A640, A645, A650, A655, A660, A665, A670, A675, A680, A685, A690, A695, A700, A705, A710, A715, A720, A725, A730, A735, A740, A745, A750, A755, A760, A765, A770, A775, A780, A785, A790, A795, A800, A805, A810, A815, A820, A825, A830, A835, A840, A845, A850, A855, A860, A865, A870, A875, A880, A885, A890, A895, A900, A905, A910, A915, A920, A925, A930, A935, A940, A945, A950, A955, A960, A965, A970, A975, A980, A985, A990, A995, A1000, A1005, A1010, A1015, A1020, A1025, A1030, A1035, A1040, A1045, A1050, A1055, A1060, A1065, A1070, A1075, A1080, A1085, A1090, A1095, A1100, A1105, A1110, A1115, A1120, A1125, A1130, A1135, A1140, A1145, A1150, A1155, A1160, A1165, A1170, A1175, A1180, A1185, A1190, A1195, A1200, A1205, A1210, A1215, A1220, A1225, A1230, A1235, A1240, A1245, A1250, A1255, A1260, A1265, A1270, A1275, A1280, A1285, A1290, A1295, A1300, A1305, A1310, A1315, A1320, A1325, A1330, A1335, A1340, A1345, A1350, A1355, A1360, A1365, A1370, A1375, A1380, A1385, A1390, A1395, A1400, A1405, A1410, A1415, A1420, A1425, A1430, A1435, A1440, A1445, A1450, A1455, A1460, A1465, A1470, A1475, A1480, A1485, A1490, A1495, A1500, A1505, A1510, A1515, A1520, A1525, A1530, A1535, A1540, A1545, A1550, A1555, A1560, A1565, A1570, A1575, A1580, A1585, A1590, A1595, A1600, A1605, A1610, A1615, A1620, A1625, A1630, A1635, A1640, A1645, A1650, A1655, A1660, A1665, A1670, A1675, A1680, A1685, A1690, A1695, A1700, A1705, A1710, A1715, A1720, A1725, A1730, A1735, A1740, A1745, A1750, A1755, A1760, A1765, A1770, A1775, A1780, A1785, A1790, A1795, A1800, A1805, A1810, A1815, A1820, A1825, A1830, A1835, A1840, A1845, A1850, A1855, A1860, A1865, A1870, A1875, A1880, A1885, A1890, A1895, A1900, A1905, A1910, A1915, A1920, A1925, A1930, A1935, A1940, A1945, A1950, A1955, A1960, A1965, A1970, A1975, A1980, A1985, A1990, A1995, A2000, A2005, A2010, A2015, A2020, A2025, A2030, A2035, A2040, A2045, A2050, A2055, A2060, A2065, A2070, A2075, A2080, A2085, A2090, A2095, A2100, A2105, A2110, A2115, A2120, A2125, A2130, A2135, A2140, A2145, A2150, A2155, A2160, A2165, A2170, A2175, A2180, A2185, A2190, A2195, A2200, A2205, A2210, A2215, A2220, A2225, A2230, A2235, A2240, A2245, A2250, A2255, A2260, A2265, A2270, A2275, A2280, A2285, A2290, A2295, A2300, A2305, A2310, A2315, A2320, A2325, A2330, A2335, A2340, A2345, A2350, A2355, A2360, A2365, A2370, A2375, A2380, A2385, A2390, A2395, A2400, A2405, A2410, A2415, A2420, A2425, A2430, A2435, A2440, A2445, A2450, A2455, A2460, A2465, A2470, A2475, A2480, A2485, A2490, A2495, A2500, A2505, A2510, A2515, A2520, A2525, A2530, A2535, A2540, A2545, A2550, A2555, A2560, A2565, A2570, A2575, A2580, A2585, A2590, A2595, A2600, A2605, A2610, A2615, A2620, A2625, A2630, A2635, A2640, A2645, A2650, A2655, A2660, A2665, A2670, A2675, A2680, A2685, A2690, A2695, A2700, A2705, A2710, A2715, A2720, A2725, A2730, A2735, A2740, A2745, A2750, A2755, A2760, A2765, A2770, A2775, A2780, A2785, A2790, A2795, A2800, A2805, A2810, A2815, A2820, A2825, A2830, A2835, A2840, A2845, A2850, A2855, A2860, A2865, A2870, A2875, A2880, A2885, A2890, A2895, A2900, A2905, A2910, A2915, A2920, A2925, A2930, A2935, A2940, A2945, A2950, A2955, A2960, A2965, A2970, A2975, A2980, A2985, A2990, A2995, A3000, A3005, A3010, A3015, A3020, A3025, A3030, A3035, A3040, A3045, A3050, A3055, A3060, A3065, A3070, A3075, A3080, A3085, A3090, A3095, A3100, A3105, A3110, A3115, A3120, A3125, A3130, A3135, A3140, A3145, A3150, A3155, A3160, A3165, A3170, A3175, A3180, A3185, A3190, A3195, A3200, A3205, A3210, A3215, A3220, A3225, A3230, A3235, A3240, A3245, A3250, A3255, A3260, A3265, A3270, A3275, A3280, A3285, A3290, A3295, A3300, A3305, A3310, A3315, A3320, A3325, A3330, A3335, A3340, A3345, A3350, A3355, A3360, A3365, A3370, A3375, A3380, A3385, A3390, A3395, A3400, A3405, A3410, A3415, A3420, A3425, A3430, A3435, A3440, A3445, A3450, A3455

BENCHMARK

NOTE

ALL CHANGES MUST BE MADE BY A BUILDING AND ZONING DEPARTMENT LICENSED DESIGNER. CHANGES TO THE COUNTY RECORDS CUMULATIVE MAP NO. 18-3-2734680.

MAINTAINED BY A HOME OWNERS ASSOCIATION.

62 RESERVATION UNITS AND 1 COMMON AREA

FMP-1
SHEET 1 OF 1

[illegible]

BOOK _____ PAGE _____

MOD-48855

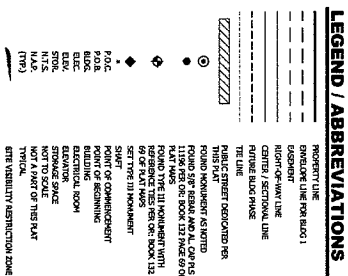
RECEIVED

VAC-48854

MAR 28 2013

SDR-48852

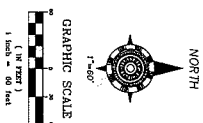
BEING THE AMENDMENT OF ECHELON PHASE 1 AS SHOWN ON BOOK 132, PAGE 89 OF PLATS CLARK COUNTY, NEVADA. SAID PLAT BEING A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 80 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



NOTE FOR COMMON AREA "A"

DEFINED HEREIN, EXCEPTING THE UNITS SHOWN HEREIN AND DEFINED IN N.R.S. CHAPTER 116.053 AND/OR FURTHER DEFINED IN THE DECLARATION, AS PROVIDED FOR IN N.R.S. CHAPTER 116.2105.

* To be privately maintained



FMP - 18942

SHEET 2 OF 12

R:\Lias Vagstad\IP\ref00001\Survey\05003 Echelon\img\PH1\PM05003 PH1-AFM-P3.dwg

BOOK BAG

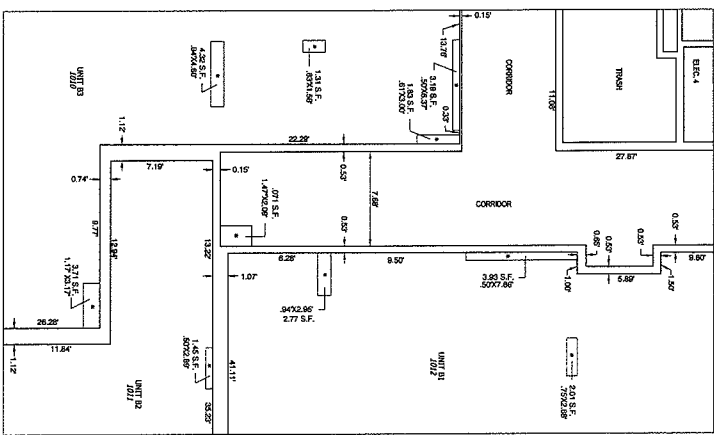
MOD-48855

VAC-48854

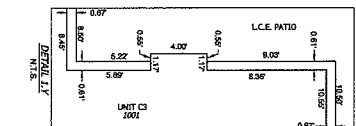
SDR-48852

MAR 28 2013

BEING THE AMENDMENT OF ECHELON PHASE 1 AS SHOWN ON BOOK 132, PAGE 69 OF PLATS CLARK COUNTY, NEVADA, SAID PLAT BEING A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19N14E, RANGE 60 EAST, 11D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



1. SEE SHEET 2 OF 12 FOR SECTION ANALYSIS AND LEGEND.
2. SEE SHEET 3 OF 12 FOR FIRST FLOOR UNITS AND DETAILS 1A, 1.B, 1.C, 1.E, 1.F, 1.G, 1.H, 1.I, 1.J, 1.K AND 1X.
3. SEE SHEET 12 OF 12 FOR SITE VISIBILITY RESTRICTION ZONES.



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MAR 28 2013

SDR-48852

A CONDOMINIUM SUBDIVISION

SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

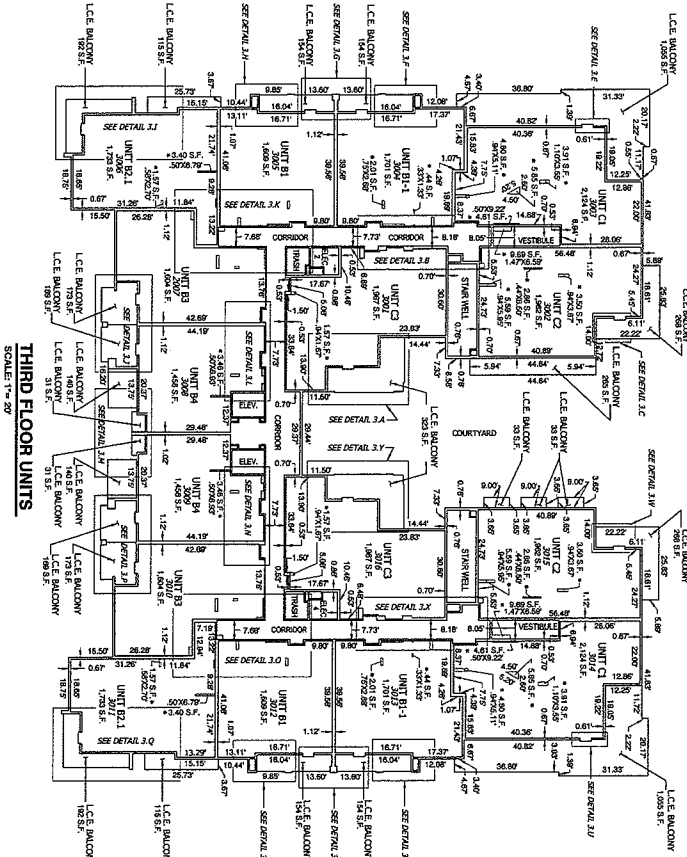
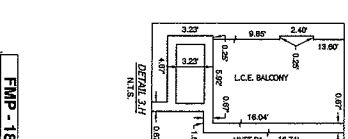
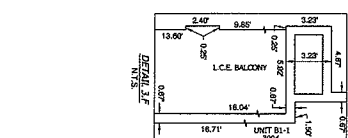
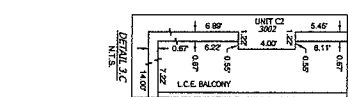
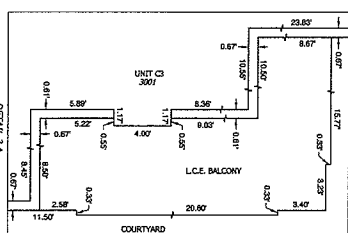
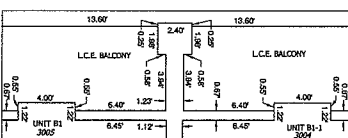
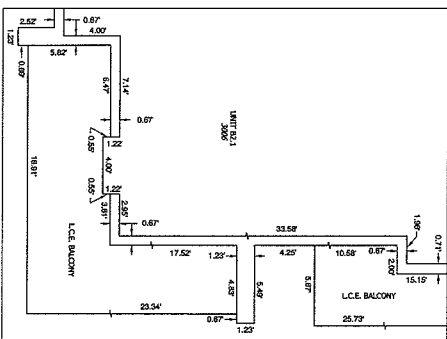
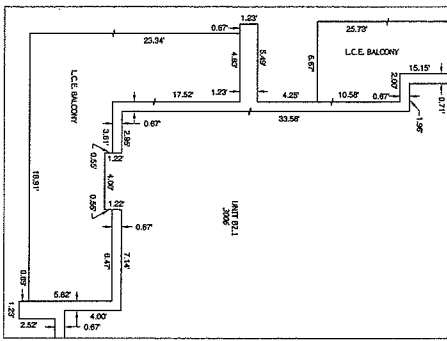
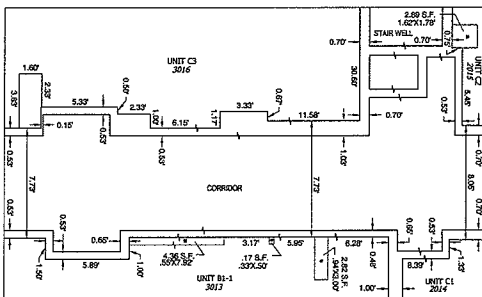
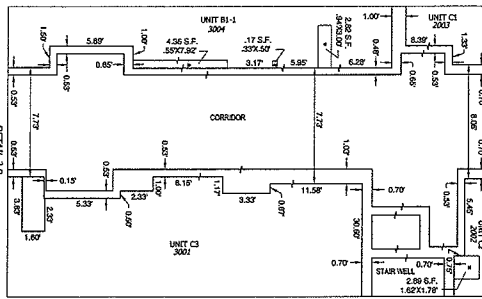
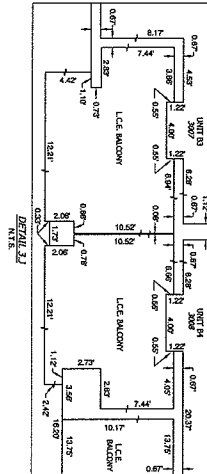


- UNLIMITED NOTES**
(DOES NOT INCLUDE INFORMATION FOR ALL SHEETS)
1. SEE SHEET 2 OF 12 FOR SECTION ANALYSIS, AND LEGEND.
 2. SEE SHEET 5 OF 12 FOR SECOND FLOOR UNITS AND DETAILS 2A, 2B, 2C, 2F, 2G, 2H, 2I, 2J, 2O, AND 2X.
 3. SEE SHEET 12 OF 12 FOR SITE VISIBILITY RESTRICTION ZONES.



UNITED NOTES

1. SEE SHEET FOR 12' ON
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THIRD FLOOR UNITS
SCALE 1"=20'

AMENDED FINAL MAP OF
THE ECHELON, PHASE 1
A CONDOMINIUM SUBDIVISION
BEING THE AMENDMENT OF ECHOLON PHASE 1 AS SHOWN ON BOOK 132, PAGE 69 OF PLATS CLARK COUNTY,
NEVADA, SAID PLAT BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 19
SOUTH, RANGE 60 EAST, 114 D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

FMP - 18942
SHEET 7 OF 12

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SDR-48852

VAC-48854

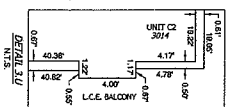
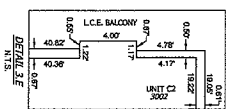
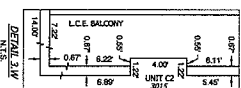
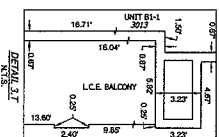
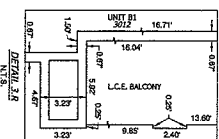
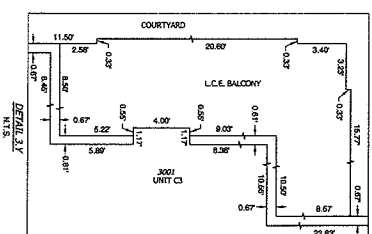
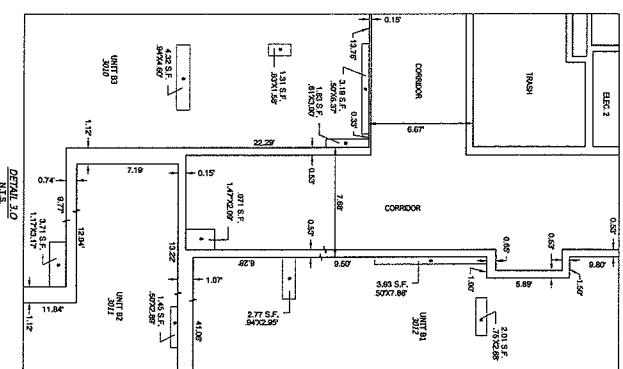
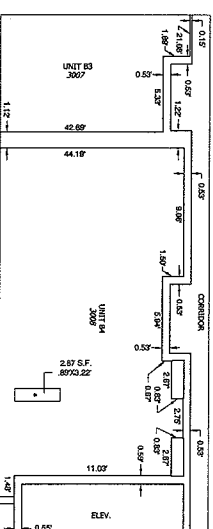
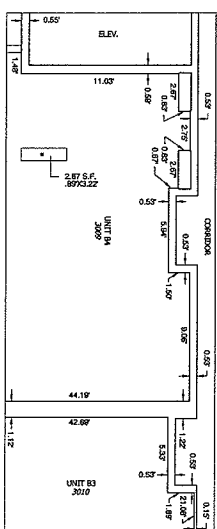
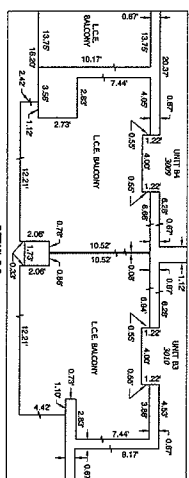
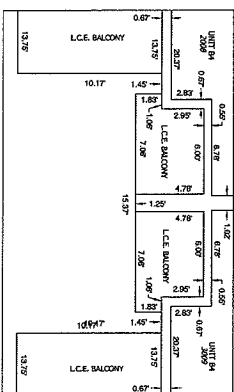
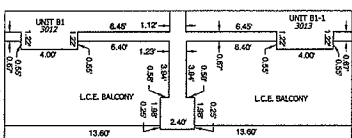
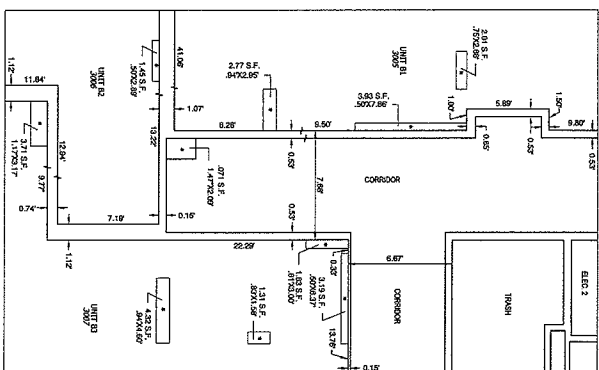
MOD-48855

A CONDOMINIUM SUBDIVISION

SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

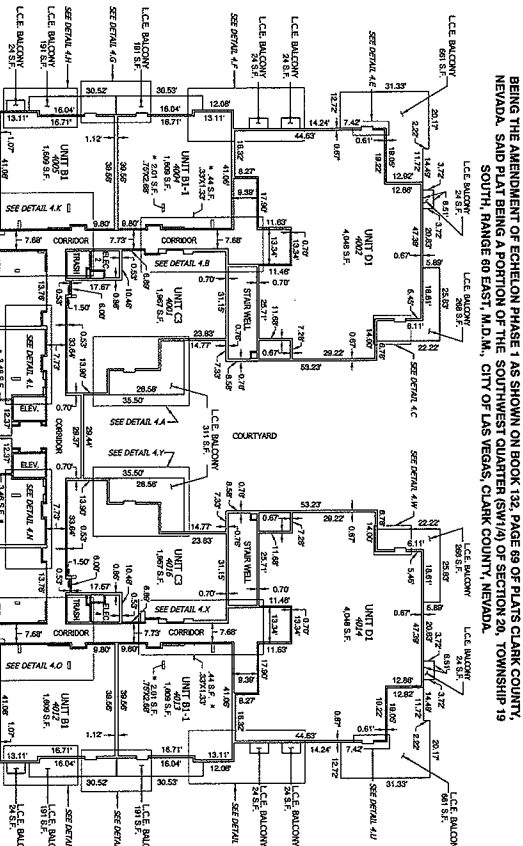
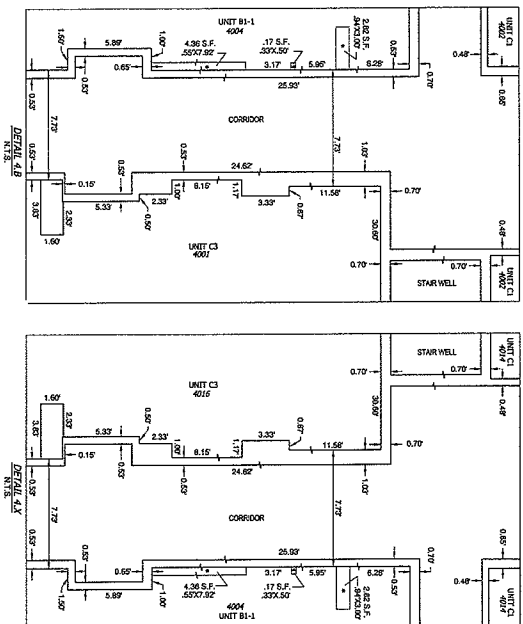
LIMITED NOTES

- (DOES NOT INCLUDE INFORMATION FOR ALL SHEETS)
1. SEE SHEET 2 OF 12 FOR SECTION ANALYSIS, AND LEGEND.
 2. SEE SHEET 7 OF 12 FOR THIRD FLOOR UNITS AND DETAILS 3.A, 3.B, 3.C, 3.F, 3.G, 3.H, 3.I, 3.J, 3.O, AND 3.X.
 3. SEE SHEET 12 OF 12 FOR SITE VISIBILITY RESTRICTION ZONES

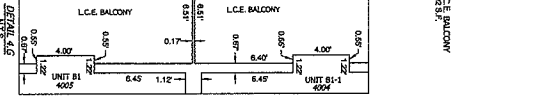
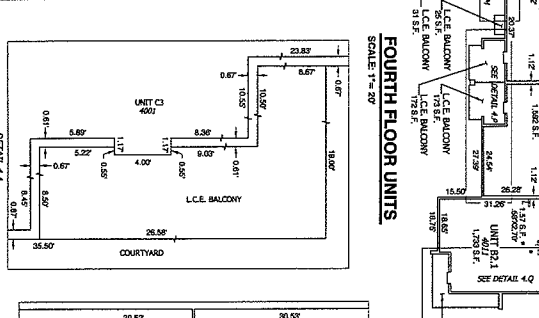
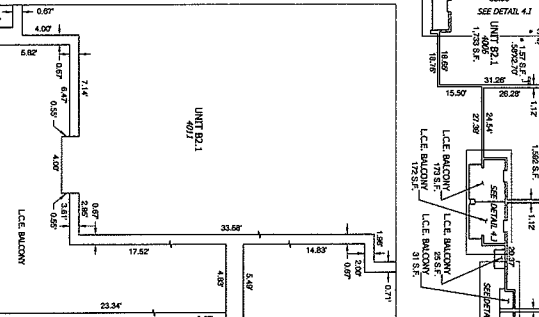
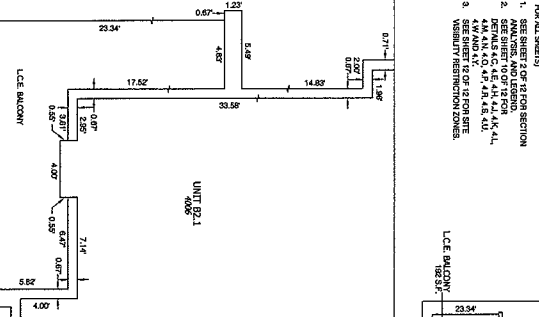
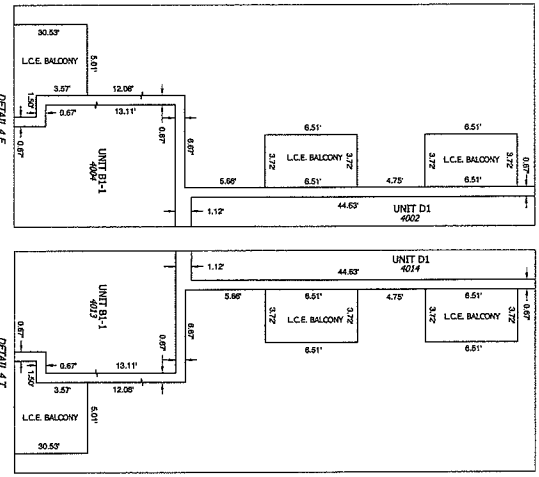
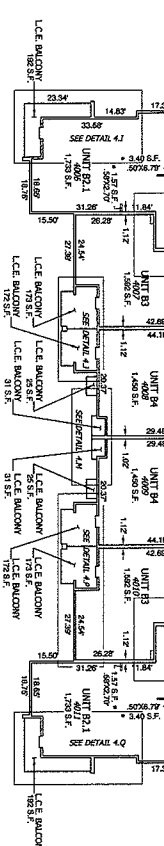


AMENDED FINAL MAP OF THE ECHELON, PHASE 1

BEING THE AMENDMENT OF ECHELON PHASE 1 AS SHOWN ON BOOK 132, PAGE 69 OF PLATS CLARK COUNTY,
NEVADA, SAID PLAT BEING A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19
SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



- LIMITED NOTES**
1. SEE SHEET 2 OF 12 FOR SECTION INFORMATION
 2. SEE SHEET 3 OF 12 FOR SECTION INFORMATION
 3. SEE SHEET 4 OF 12 FOR SECTION INFORMATION
 4. SEE SHEET 5 OF 12 FOR SECTION INFORMATION
 5. SEE SHEET 6 OF 12 FOR SECTION INFORMATION
 6. SEE SHEET 7 OF 12 FOR SECTION INFORMATION
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 8. SEE SHEET 9 OF 12 FOR SECTION INFORMATION
 9. SEE SHEET 10 OF 12 FOR SECTION INFORMATION
 10. SEE SHEET 11 OF 12 FOR SECTION INFORMATION

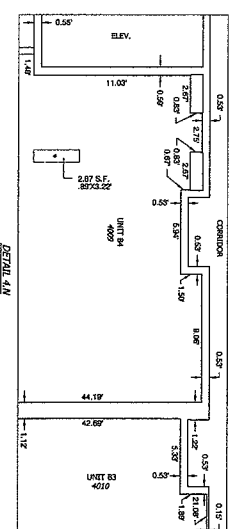
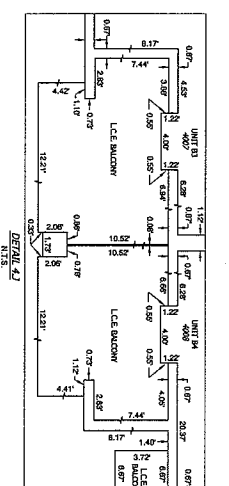
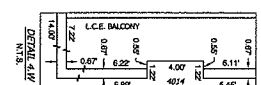
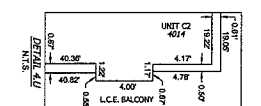
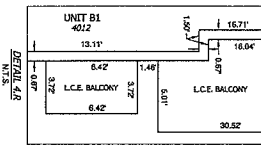
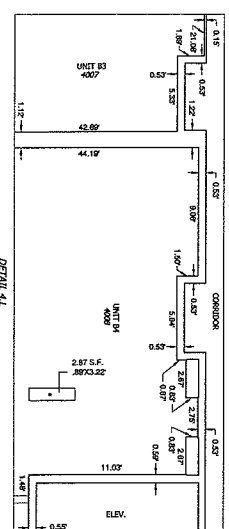
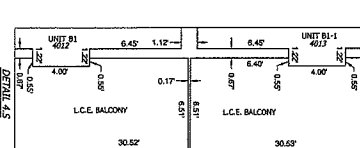
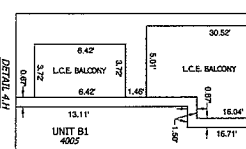
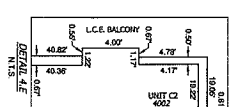
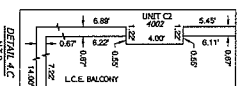
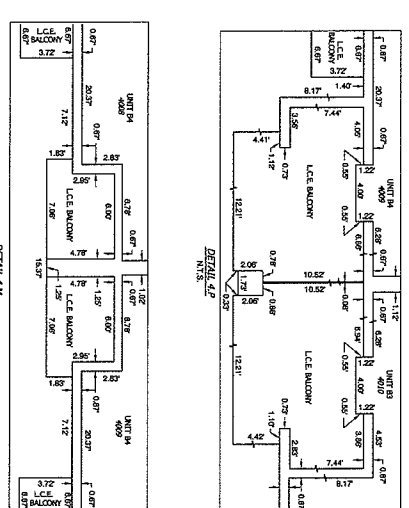
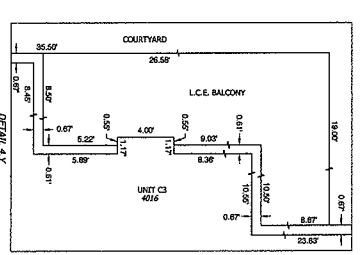
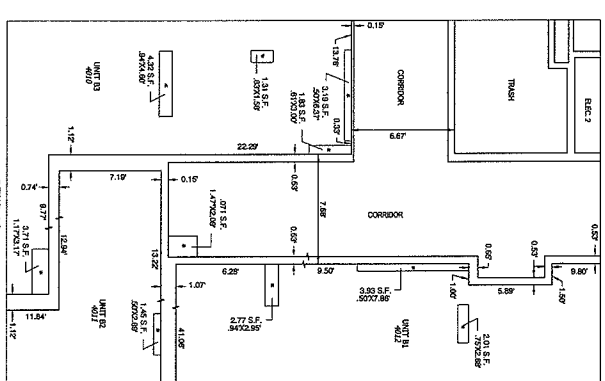
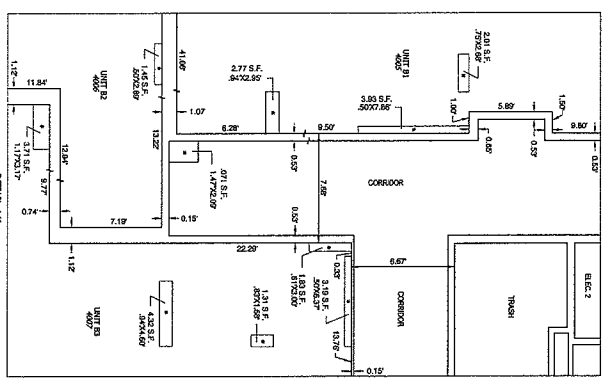


FOURTH FLOOR UNITS

SCALE 1/8" = 1'-0"

**AMENDED FINAL MAP OF
THE ECHELON, PHASE 1**
A CONDOMINIUM SUBDIVISION

BEING THE AMENDMENT OF ECHOLON PHASE 1 AS SHOWN ON BOOK 152, PAGE 89 OF PLATS CLARK COUNTY,
NEVADA, SAID PLAT BEING A PLAT OF THE ECHOLON PHASE 1 CONDOMINIUM SUBDIVISION, TOWNSHIP 19
SOUTH, RANGE 90 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



LIMITED NOTES

1. SEE SHEET 2 OF 12 FOR SECTION

2. ANALYSIS AND DESIGN FOR

3. FLOOR SLABS AND BEAMS

4. SEE SHEET 10 OF 12 FOR

5. VISIBILITY RESTRICTION ZONES

MOD-48855

VAC-48854

SDR-48852

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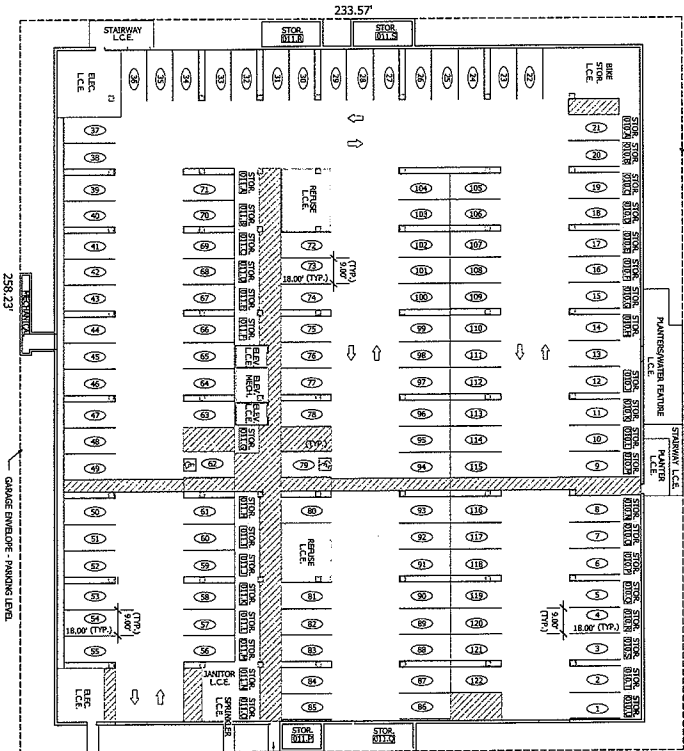
MAR 28 2013

SHEET 10 OF 12

PAGE

A CONDOMINIUM SUBDIVISION

SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



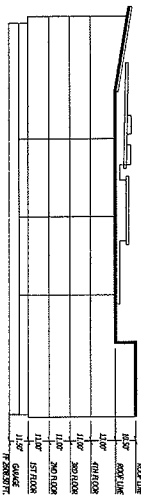
SCALE: 1" = 20'

(FOR THIS SHEET ONLY)

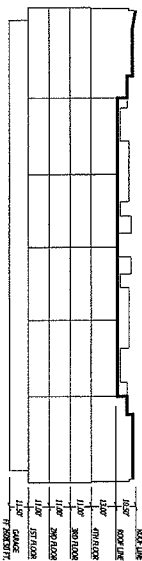
- (110) PARKING SPACE DESIGNATION (NOT TO BE ASSIGNED PER THIS MAP)
 (111) STORAGE SPACE DESIGNATION (LIMITED COMMON ELEMENT, NOT TO BE ASSIGNED PER THIS MAP)
 (112) LIMITED COMMON ELEMENT
 (113) MECH. MECHANICAL ROOM
 (114) TYPICAL

LIMITED NOTES

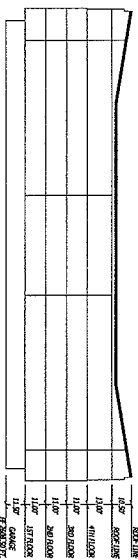
- (TOOLS NOT INCLUDE INFORMATION ON ALL SHEETS)
1. GRADE LEVEL IS COMMON ELEMENT EXCEPT THOSE PORTIONS DESIGNATED LIMITED COMMON ELEMENT
 2. SEE SHEET 2 OF 12 FOR SECTION ANALYSIS, AND LEGEND.
 3. SEE SHEET 12 OF 12 FOR SITE VISIBILITY RESTRICTION ZONES.



SCALE: 1"=30'



SCALE: 1"=30'



SCALE: 1"=30'

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MAR 28 2013
FMP - 18942
SHEET 11 OF 11

R:\Las Vegas\Projects\Survey\080603 Echelon\dwg\PH1\VF\080603 PH1-A\FM-F6.dwg

MOD-4885

VAC-48854

SDR-48852

**AMENDED FINAL MAP OF
THE ECHELON, PHASE 1**



RIGHT-OF-WAY LINE
CENTER LINE
BUILDING ENVELOPE
SITE VISIBILITY RESTRICTION ZONES.



(DOES NOT INCLUDE INFORMATION ON ALL SHEETS)

1. SEE SHEET 11 OF 12 FOR GARAGE LEVEL.
2. SEE SHEET 2 OF 12 FOR SECTION ANALYSIS, AND LEGEND.
3. SEE THIS SHEET FOR SITE VISIBILITY RESTRICTION ZONES.

MAR 28 2013

FMP - 18942
SHEET 12 OF 12

MOD-48855
VAC-48854
SDR-48852



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

May 22, 2014

Mr. Brad Burns
DR Horton, Inc.
1081 Whitney Ranch Drive, Suite #141
Henderson, Nevada 89014

**RE: EOT-54039 - EXTENSION OF TIME
ADMINISTRATIVE CYCLE - JUNE 2014**

Dear Applicant:

Your request for an Extension of Time of an approved Vacation (VAC-48854) a Petition to Vacate all of the City of Las Vegas public drainage easements generally located adjacent to the southeast corner of Deer Springs Way and Campbell Road, Ward 6 (Ross), 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 expire on 06/19/16, unless another Extension of Time is administratively approved.
2. Conformance to the Conditions of Approval for a Petition to Vacate (VAC-48854) and all other related actions as required by the Department of Planning and the Department of Public Works.

This action by the Department of Planning staff on May 22, 2014 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,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc:

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118

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 702.386.9108
www.lasvegasnevada.gov



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

June 20, 2013

Mr. Paul Kenner
RES NV TVL, LLC
2490 Paseo Verde Parkway, Suite #120
Henderson, Nevada 89178

RE: VAC-48854 – VACATION
CITY COUNCIL MEETING OF JUNE 19, 2013
RELATED TO MOD-48855 AND SDR-48852

Dear Mr. Kenner:

The City Council at a regular meeting held June 19, 2013, APPROVED the request for a Petition to Vacate all of the City of Las Vegas public easements and public drainage easements generally located adjacent to the southeast corner of Deer Springs Way and Campbell Road. The Notice of Final Action was filed with the Las Vegas City Clerk on June 20, 2013. This approval is subject to:

1. The limits of this Petition of Vacation shall be the unused portions of the public sewer and drainage easements granted by FMP-10004 recorded with Subdivision Map, File 132 Page 69.
2. Prior to the recordation of the Order of Vacation, a sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works for the existing public sewers proposed to be abandoned or relocated by this project. This Petition of Vacation shall be modified to include those portions of the existing public sewer easement this project proposes to relocate or abandon. Provide written proof that the owner of the private sewer lines overlying this area agrees with the development plans proposed by SDR-48852 prior recordation of the Order of Vacation.
3. The Order of Vacation shall record concurrent with the recordation of a Final map subdivision overlying the areas requesting to be vacated.
4. Prior to recordation of the Order of Vacation, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



Mr. Paul Kenner
VAC-48854 – Page Two
June 20, 2013

Drainage Plan/Study concurrent with development of this site. The Drainage Study required by SDR-48852 may be used to satisfy this condition.

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: DR Horton, Inc.
330 Carousel Parkway
Henderson, Nevada 89014

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118



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

May 15, 2013

Mr. Paul Kenner
RES NV TVL, LLC
2490 Paseo Verde Parkway, Suite #120
Henderson, Nevada 89178

**RE: VAC-48854 - VACATION RELATED TO MOD-48855 AND SDR-48852
PLANNING COMMISSION MEETING OF MAY 14, 2013**

Dear Mr. Kenner:

Your request for a Petition to Vacate all of the City of Las Vegas public easements and public drainage easements generally located adjacent to the southeast corner of Deer Springs Way and Campbell Road, Ward 6 (Ross), was considered by the Planning Commission on May 14, 2013.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. The limits of this Petition of Vacation shall be the unused portions of the public sewer and drainage easements granted by FMP-10004 recorded with Subdivision Map, File 132 Page 69.
2. Prior to the recordation of the Order of Vacation, a sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works for the existing public sewers proposed to be abandoned or relocated by this project. This Petition of Vacation shall be modified to include those portions of the existing public sewer easement this project proposes to relocate or abandon. Provide written proof that the owner of the private sewer lines overlying this area agrees with the development plans proposed by SDR-48852 prior recordation of the Order of Vacation.
3. The Order of Vacation shall record concurrent with the recordation of a Final map subdivision overlying the areas requesting to be vacated.
4. Prior to recordation of the Order of Vacation, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The Drainage Study required by SDR-48852 may be used to satisfy this condition.

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 702.386.9108

www.lasvegasnevada.gov

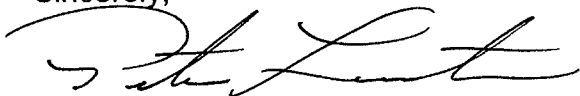


Mr. Paul Kenner
RES NV TVL, LLC
VAC-48854 - Page Two
May 15, 2013

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6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

This item will be considered by the City Council on June 19, 2013, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc: DR Horton, Inc.
330 Carousel Parkway
Las Vegas, Nevada 89014

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

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

ELIZABETH N. FRETWELL
CITY MANAGER

May 2, 2013

Mr. Paul Kenner
RES NV TVL, LLC
2490 Paseo Verde Parkway, Suite #120
Henderson, Nevada 89178

**RE: VAC-48854 - VACATION RELATED TO MOD-48855 AND SDR-48852
PLANNING COMMISSION MEETING OF MAY 14, 2013**

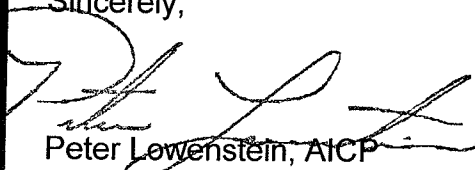
Dear Mr. Kenner:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on *May 14, 2013* as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on *Wednesday, May 8, 2013* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,


Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: DR Horton, Inc.
330 Carousel Parkway
Las Vegas, Nevada 89014

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
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CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
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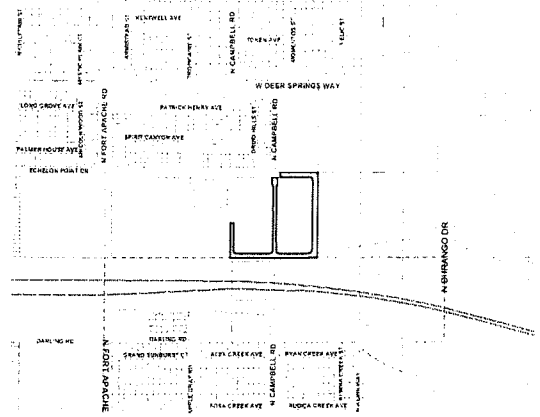
www.lasvegasnevada.gov



Application Information

VAC-48854 - VACATION RELATED TO MOD-48855 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC AND RES NV TVL, LLC. - For possible action on a request for a Petition to Vacate all of the City of Las Vegas public easements and public drainage easements generally located adjacent to the southeast corner of Deer Springs Way and Campbell Road, Ward 6 (Ross).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

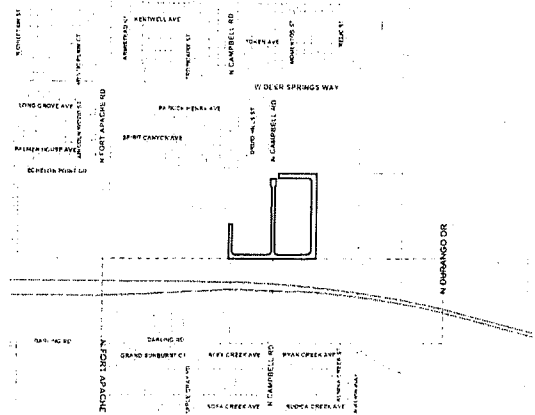
Meeting: Planning Commission
Date: May 14, 2013
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

VAC-48854 - VACATION RELATED TO MOD-48855 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC AND RES NV TVL, LLC. - For possible action on a request for a Petition to Vacate all of the City of Las Vegas public easements and public drainage easements generally located adjacent to the southeast corner of Deer Springs Way and Campbell Road, Ward 6 (Ross).

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The proposed project may not pertain to the entire highlighted project site.

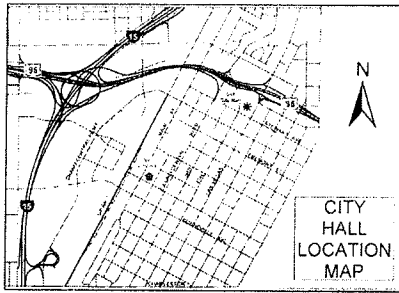
Public Hearing Information

Meeting: Planning Commission
Date: May 14, 2013
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

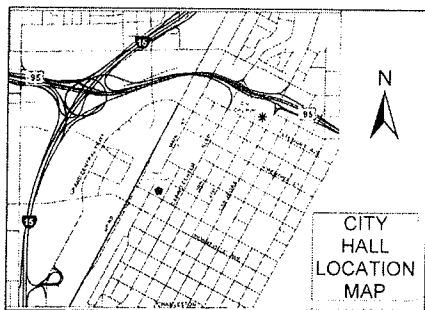
Please use available blank space on card for your comments.

VAC-48854

Planning Commission Meeting of 5/14/2013

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAC-48854

Planning Commission Meeting of 5/14/2013

Development Notification

PC Meeting: May 14, 2013

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

VAC-48854

18b The Las Vegas Arts District
Beverly Palms Apartments
Cultural Corridor Coalition NCG
Downtown Business Operators Council
Downtown Professional District
Fremont Apartments
Fremont Plaza Apartments
Fremont Street Experience Business Association
Gateway Neighborhood Association
Hoover Apartments
Horizon Studio Apartments
Huntridge Park NA
John S. Park NA
Las Vegas Historic District
L'Octaine Apartments Resident Council
Marble Manor Annex Resident Council
Molasky Corporate Center Owners Assn.
Newport Lofts
Ogden Villas Apartments
Orleans Square HOA
Rancho Manor NA
Rancho Oakey NA
Robert Gordon Plaza Resident Council
Saratoga Meadows NA
Stewart Arms Apartments
Towne Terrace Apartments
Village Paseo HOA
West Huntridge NA
Western - Highland Business Association
WLV-NAA1
WLV-NAA4
WLV-NAA6

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; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: April 15, 2013
Re: **VAC-48854** D.R. Horton, Inc. SWC Echelon Point Dr. & Campbell Rd.
Request for a Petition of Vacation of public sewer and drainage easements

COMMENTS:

This Vacation application proposes to vacate all of the public sewer and drainage easements generally located at the southwest corner of Echelon Point Drive and Campbell Road. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this VAC request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved, any utility company interests will need to be addressed with each respective utility company and will not be affected by the City vacating its interest. Furthermore, we recommend that this item be declared final action at Planning Commission.

CONDITIONS OF APPROVAL:

1. The limits of this Petition of Vacation shall be the unused portions of the public sewer and drainage easements granted by FMP-10004 recorded with Subdivision Map, File 132 Page 69.
2. Prior to the recordation of the Order of Vacation, a sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works for the existing public sewers proposed to be abandoned or relocated by this project. This Petition of Vacation shall be modified to include those portions of the existing public sewer easement this project proposes to relocate or abandon. Provide written proof that the owner of the private sewer lines overlying this area agrees with the development plans proposed by SDR-48852 prior recordation of the Order of Vacation.
3. The Order of Vacation shall record concurrent with the recordation of a Final map subdivision overlying the areas requesting to be vacated.
4. Prior to recordation of the Order of Vacation, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The Drainage Study required by SDR-48852 may be used to satisfy this condition.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

Carman Burney

From: Doa Meade [Doa.Meade@lvvwd.com]
Sent: Thursday, April 11, 2013 1:37 PM
To: Carman Burney
Subject: CLV Planning Commission -- LVVWD Comments

Hi Carman,

Below are our comments. Thank you and have a great weekend!

Thanks!
Doa

Agenda Item #12, 13, 14 (MOD-48855, VAC-48854, SDR-48852)

APN-125-20-301-006 & 007

LVVWD facilities may be impacted. Civil plans will need to be submitted to LVVWD.

Agenda Item #15, 16, 17 & 18 (ZON-48835, VAR-48833, VAR-48834, VAR-48832)

APN-139-34-810-002

Parcel has existing services without backflow protection, which is required for this use per NAC445A.67195.

A fire flow review may be required. Civil plans will need to be submitted to LVVWD.

Agenda Item #35 (SUP-48741)

APN-162-03-110-066 & 067

Project site is currently being provided water service by LVVWD. However any tenant improvements involving plumbing fixtures will need to be submitted to LVVWD for review of capacity and any applicable region fees. Civil plans will need to be submitted to LVVWD.

Agenda Item #40, 41 (SUP-48810, SDR-48811)

APN-139-28-301-020 & 029

If project will span over multiple parcels affected parcels will need to be merged to comply with LVVVWD Service Rules.

Agenda Item #44, 46, 47 (SUP-48845, SUP-48846, SUP-48844)

APN-163-01-803-004 & 005

Civil plans will need to be submitted to LVVWD.

Agenda Item #51 (SDR-48856)

APN-139-34-501-004, 007, 008

If project will span over multiple parcels affected parcels will need to be merged to comply with LVVVWD Service Rules. A fire flow review may be required. Existing domestic service/fire protection may not be adequate. Civil plans will need to be submitted to LVVWD.

Agenda Item #52 (SDR-48857)

APN-139-34-510-001, 002, 003

If project will span over multiple parcels affected parcels will need to be merged to comply with LVVVWD Service Rules. A fire flow review may be required. Existing domestic service/fire protection may not be adequate. Civil plans will need to be submitted to LVVWD.

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: DEAPRTMENT OF PLANNING		DATE: 04/02/13								
TO:	<table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top;">DEVELOPMENT COORDINATION FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SURVEY TEFO TRAFFIC ENGINEERING</td><td style="width: 50%; vertical-align: top;">ROGER BAILEY OH-SANG KWON DAVID GUERRA MARY WULFF GREG McDERMOTT JOE PEÑA ALAN RIEKKI REBECCA WHITLOCK RICK SCHROEDER</td></tr></table>		DEVELOPMENT COORDINATION FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SURVEY TEFO TRAFFIC ENGINEERING	ROGER BAILEY OH-SANG KWON DAVID GUERRA MARY WULFF GREG McDERMOTT JOE PEÑA ALAN RIEKKI REBECCA WHITLOCK RICK SCHROEDER						
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A REQUEST HAS BEEN SUBMITTED FOR A REQUEST FOR A PETITION TO VACATE ALL OF THE CITY OF LAS VEGAS PUBLIC EASEMENTS AND PUBLIC DRAINAGE EASEMENTS GENERALLY LOCATED ADJACENT TO THE SOUTHEAST CORNER OF DEER SPRINGS WAY AND CAMPBELL ROAD (APNS 125-20-301-006 AND 007), WARD 6 (ROSS).

HE ABOVE PROPERTY IS GENERALLY DESCRIBED AS FOLLOWS:

ALL OF THE CITY OF LAS VEGAS PUBLIC EASEMENTS AND PUBLIC DRAINAGE EASEMENTS GRANTED PER "ECHELON, PHASE I" AS SHOWN BY MAP THEREOF IN BOOK 132, PAGE 69 OF PLATS AND "AMENDED FINAL MAP OF THE ECHELON, PHASE I", AS SHOWN BY THE MAP THEREOF IN BOOK 137, PAGE 19 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

COMMENTS DUE TO BART ANDERSON BY: ASAP

PLANNING COMMISSION MEETING: MAY 14, 2013

ATTACHMENT:

1. Right-of-way & Devco (Map, Petition, Justification Letter, Deed)
2. All others (Map)

(Revised 1/02)

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: DEPARTMENT OF PLANNING		DATE: 04/02/13								
<table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top; padding-right: 20px;">TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO</td><td style="width: 50%; vertical-align: top;">TOM BURKART LINDA PERRI KEN MILLER SHARON OZUNA ANNE KILPONEN BRIAN O'CALLAGHAN</td></tr></table>			TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO	TOM BURKART LINDA PERRI KEN MILLER SHARON OZUNA ANNE KILPONEN BRIAN O'CALLAGHAN						
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COMMENTS DUE BY: ASAP

PLANNING COMMISSION MEETING: MAY 14, 2013

ATTACHMENT:

 All others: location map

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: DEPARTMENT OF PLANNING		DATE: 04/02/13
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE d/b/a CENTURYLINK LAS VEGAS VALLEY WATER DISTRICT	DAN DeFIESTA SHARON McSHEA JOHN HILL MEGHAN O'NEAL DONNI FIELDS SUE MULANAX
SUBJECT:	VACATION	
APPLICANT:	DR HORTON, INC.	
OWNER:	DR HORTON, INC AND RES NV TVL, LLC	
FILE NUMBER:	VAC-48854	

A REQUEST HAS BEEN SUBMITTED FOR A REQUEST FOR A PETITION TO VACATE ALL OF THE CITY OF LAS VEGAS PUBLIC EASEMENTS AND PUBLIC DRAINAGE EASEMENTS GENERALLY LOCATED ADJACENT TO THE SOUTHEAST CORNER OF DEER SPRINGS WAY AND CAMPBELL ROAD (APNS 125-20-301-006 AND 007), WARD 6 (ROSS).

HE ABOVE PROPERTY IS GENERALLY DESCRIBED AS FOLLOWS:

ALL OF THE CITY OF LAS VEGAS PUBLIC EASEMENTS AND PUBLIC DRAINAGE EASEMENTS GRANTED PER "ECHELON, PHASE I" AS SHOWN BY MAP THEREOF IN BOOK 132, PAGE 69 OF PLATS AND "AMENDED FINAL MAP OF THE ECHELON, PHASE I", AS SHOWN BY THE MAP THEREOF IN BOOK 137, PAGE 19 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

COMMENTS DUE BY: ASAP

**PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
ATTN: MARY WULFF**

PLANNING COMMISSION MEETING: MAY 14, 2013

ATTACHMENT:

Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)
All others: Location Map

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

VAC Application

5/14/13 PC

(M4)

Report Date 04/01/2013 04:36 PM

Submitted By

Page 1

A/P # 48854 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/28/2013 15:47	984478	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAC-48854 - VACATION - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC AND RES NV TVL, LLC. - For possible action on a request for a Petition to Vacate all of the City of Las Vegas public easements and public drainage easements generally located adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006 and 007), Ward 6 (Ross).

Parent A/P

Project # 48854 Project/Phase Name DEER SPRINGS 15 211-LOT SFD Phase #
Size/Area 26.40 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12520301006

Location

Owner/Tenant

Contact ID AC1587553 Name DR HORTON, INC.
Mailing Address 330 CAROUSEL PKWY.
City HENDERSON
ZIP/PC 89014
Day Phone (702)635-3655 x
Fax (800)550-7012

Organization
State/Province NV
Country
Evening Phone
Mobile #

☐ Foreign

Contact ID AC2139673 Name RES NV TVL, LLC
Mailing Address 2490 PASEO VERDE PKWY, STE 120
City HENDERSON
ZIP/PC 89074
Day Phone (702)821-4881 x
Fax

Organization
State/Province NV
Country
Evening Phone
Mobile #

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

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

VAC Application

Report Date 04/01/2013 04:36 PM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12520301006

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1587553	☐ Foreign
Effective		Expire				
Name	DR HORTON, INC.					
Day Phone	(702)635-3655 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(800)550-7012	Mobile		Profession		
E-Mail						
Address	330 CAROUSEL PKWY. HENDERSON, NV 89014					
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	N	Capacity	OTHER	Contact ID	AC1521462	☐ Foreign
Effective		Expire				
Name	SLATER HANIFAN GROUP					
Day Phone	(702)284-5300 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)284-5399	Mobile		Profession		
E-Mail						
Address	5740 S. ARVILLE ST #216 LAS VEGAS, NV 89118					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

City of Las Vegas495 S Main St
Las Vegas, NV 89101**VAC Application****Report Date** 04/01/2013 04:36 PM**Submitted By**

Page 3

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 N **Capacity** OWNER **Contact ID** AC2139673 ☐ **Foreign**

Effective **Expire**

Name RES NV TVL, LLC

Day Phone (702)821-4881 x **Eve Phone** **Organization**

Pager **PIN #** **Position**

Fax **Mobile** **Profession**

E-Mail

Address 2490 PASEO VERDE PKWY, STE 120
HENDERSON, NV 89074

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

City of Las Vegas495 S Main St
Las Vegas, NV 89101**VAC Application****Report Date** 04/01/2013 04:36 PM**Submitted By**

Page 4

Applicants/Contacts

Primary	Y	Capacity	APPL	Contact ID	AC1587553 ☐ Foreign
Effective		Expire			
Name	DR HORTON, INC.				
Day Phone	(702)635-3655 x	Eve Phone		Organization	
Pager		PIN #		Position	
Fax	(800)550-7012	Mobile		Profession	
E-Mail					
Address	330 CAROUSEL PKWY. HENDERSON, NV 89014				
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

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	13
DEVCO	

City of Las Vegas495 S Main St
Las Vegas, NV 89101**VAC Application****Report Date** 04/01/2013 04:36 PM**Submitted By**

Page 5

Item Description**Item Status**FIRE COMM
NEIGH P&S
SEWER
LAND DEV
FLOOD
ROW
SID
SURVEY
TEFO
TRAFFIC
FIRE ENG
ENGDESIGNFees Added: 0
Conditions Added: 0
Periodic Inspection Schedules Added: 0**Fees****Status****Paid Date****Amount**PROCESSING FEE P 03/28/2013 16:09 500.00
NOTIFICATION & ADVERTISING FEE P 03/28/2013 16:09 500.00**Total Unpaid** 0.00 **Total Paid** 1000.00**Review Activities**
Review #
Comments**Review Type****#****Status****Waived****Issued****Started****Completed****Comp By**

549901	DEVCO	1	Incomplete	☐	04/01/2013 15:19			
549902	FIRE COMM	1	Incomplete	☐	04/01/2013 15:19			
549903	NEIGH P&S	1	Incomplete	☐	04/01/2013 15:19			
549904	SEWER	1	Incomplete	☐	04/01/2013 15:19			
549905	LAND DEV	1	Incomplete	☐	04/01/2013 15:19			
549906	FLOOD	1	Incomplete	☐	04/01/2013 15:19			
549907	ROW	1	Incomplete	☐	04/01/2013 15:19			
549908	SID	1	Approved	☐	04/01/2013 15:19	04/01/2013 16:30	04/01/2013 16:30	981665
No comment								
549909	SURVEY	1	Incomplete	☐	04/01/2013 15:19			
549910	TEFO	1	Incomplete	☐	04/01/2013 15:19			
549911	TRAFFIC	1	Incomplete	☐	04/01/2013 15:19			
549912	FIRE ENG	1	Incomplete	☐	04/01/2013 15:19			
549913	ENGDESIGN	1	Incomplete	☐	04/01/2013 15:19			

Activity Review Details**Detail** SUBMITTAL CHECKLIST (VAC)
Comments**Modified By** DSULLIVAN**Modified Date/Time** 03/28/2013 15:47

No Comments

Report Date 04/01/2013 04:36 PM

Submitted By

Page 6

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Deed and Legal Description
- Y Assessors Parcel Map
- Y Patent Reservation Document (for Patent Res. Vacations only)
- Y Vacation Exhibit (3 Folded/ 1 Rolled)
- Y Statement of Financial Interest
- Y Justification Letter
-
- Y Business Licensing Requirements Met
- N Business License Exempt

Detail PLANNING LEGAL DESCRIPTION

Modified By MPHWE

Modified Date/Time 04/01/2013 14:48

Comments

No Comments

PLANNING LEGAL

Enter legal description

A REQUEST HAS BEEN RECEIVED FROM DR HORTON, INC TO VACATE THE PUBLIC EASEMENTS AND PUBLIC DRAINAGE EASEMENTS ON PROPERTY GENERALLY LOCATED SOUTH OF DEER SPRINGS WAY, EAST OF CAMPBELL ROAD, AND SOUTH OF ECHELON POINT DRIVE, WARD 6 (ROSS).

THE ABOVE PROPERTY IS GENERALLY DESCRIBED AS FOLLOWS:

ALL OF THE CITY OF LAS VEGAS PUBLIC EASEMENTS AND PUBLIC DRAINAGE EASEMENTS GRANTED PER "ECHELON, PHASE I" AS SHOWN BY MAP THEREOF IN BOOK 132, PAGE 69 OF PLATS AND "AMENDED FINAL MAP OF THE ECHELON, PHASE I", AS SHOWN BY THE MAP THEREOF IN BOOK 137, PAGE 19 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

Check Conditions
Condition
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

No Conditions

Planning Condition Description

Effective

Expire

Comments

There is no planning condition for this project.

Report Date 04/01/2013 04:36 PM

Submitted By

Page 7

VACATION

N Parent Project link required?

Vacation Routing Process after City Council

Y External (Utility) Comments required?

Entitlement Exercised?

Staff Recommendation

Meeting Information

Meeting Information
Meeting Date
Comments
Added By

Meeting Type

Meeting Status

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

05/14/2013

PC

SCHEDULED

0

0

0

DSULLIVAN

03/28/2013

Vacation Final Review Process
CC Expiration Date
Planning Received Legal
Recorded Doc Number

Request for Legal
Request for Order
Comments

Devco Received Legal
Order Received

Legal sent back to ROW
Request for Recordation

Recorded Date

There are no items in this list

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

No Employee Entries

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

No Log Entries



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation
Project Address (Location) Deer Springs Way/Durango Drive
Project Name Deer Springs 15 Proposed Use _____
Assessor's Parcel #(s) 125-20-313-000 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER RES NV TVL, LLC Contact Paul Kenner
Address 2490 Paseo Verde Pkwy Suite 120 Phone: (702) 821-4881 Fax: (702) 736-9200
City Henderson State Nevada Zip 89178
E-mail Address paul.kenner@rialtocapital.com

APPLICANT DR Horton, Inc. Contact _____
Address 330 Carousel Parkway Phone: (702) 635-3650 Fax: (702) 635-3650
City Henderson State Nevada Zip 89014
E-mail Address _____

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

Property Owner Signature* _____

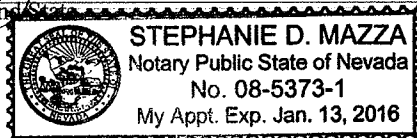
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Anthony Seijas

Subscribed and sworn before me

This 20th day of March, 2013.

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAC-48854</u>
Meeting Date:	<u>5/14/13</u>
Total Fee:	<u>\$1000.</u>
Date Received:*	<u>3/28/13</u>
Received By:	<u>[Signature]</u>

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

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



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation
Project Address (Location) Deer Springs Way/Durango Drive
Project Name Deer Springs 15 Proposed Use _____
Assessor's Parcel #(s) 125-20-301-006, 007, 015 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER DR Horton, Inc. Contact _____
Address 330 Carousel Parkway Phone: (702) 635-3650 Fax: _____
City Henderson State Nevada Zip 89014
E-mail Address _____

APPLICANT DR Horton, Inc. Contact _____
Address 330 Carousel Parkway Phone: (702) 635-3650 Fax: (702) 635-3650
City Henderson State Nevada Zip 89014
E-mail Address _____

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

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 Bradley F. Burns

Subscribed and sworn before me

This 19th day of March, 20 13

Barbara A. Bros

Notary Public in and for said County and State



BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

FOR DEPARTMENT USE ONLY

Case # VAC-48854
Meeting Date: 5/14/13
Total Fee: \$1000.00
Date Received: 3/28/13
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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-48854** APN: 125-20-313-000

Name of Property Owner: RES NV TVL, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

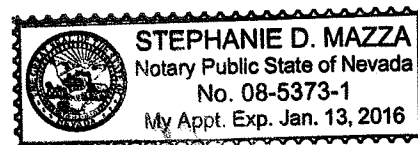
Signature of Property Owner: _____

Print Name: Anthony Seijas

Subscribed and sworn before me

This 20 day of March, 2013

[Signature]
Notary Public in and for said County and State



RECEIVED
MAR 28 2013
City of Las Vegas
Department of Planning



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-48854** APN: 125-26-301-006, 007, 015

Name of Property Owner: DR Horton, Inc.

Name of Applicant: _____

Name of Representative: Slater Hanifan Group

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

☐ Yes

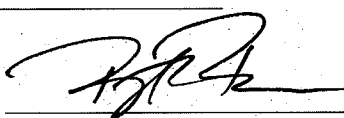
☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: 

Print Name: _____

Subscribed and sworn before me

This 19th day of March, 2013

Barbara A. Bross

Notary Public in and for said County and State



BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014



DRH1231.003

March 28, 2013

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

RECEIVED

MAR 28 2013

City of Las Vegas
Department of Planning

SUBJECT: Justification Letter for a Modification (MOD) and Site Development Review (SDR) Application for Deer Springs (APN 125-20-301-006, 007, 015, and a portion of 125-20-313-000)

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a Modification (MOD) and Site Development Review (SDR) on the subject site. The site is located at the intersection of Echelon Point Drive and N. Campbell Road. It is bordered on the north by Deer Springs Way, the east by undeveloped parcels, the south by the I-215 Beltway and the west by an existing condominium site, apartment project, and existing Campbell Road. The Assessor's Parcel Numbers are 125-20-301-006, 007, 015 and a portion of 125-20-313-000, and contains 26.4 gross acres.

The purpose of the Modification request is to revise the Town Center Land Use from Medium Residential (M-TC) to Medium-Low Residential (ML-TC), and to modify Town Center Design Standards as described below.

Project Description

The accompanying site plan includes 211 residential lots on 26.4 gross acres, which results in a density of 7.99 du/ac. The minimum lot size will be 35'x84'. The project is proposed with public internal streets.

There are two entries providing access to the site. The first entry aligns with the existing Campbell Road, at Echelon Point Drive, providing access the southern half of the project. The 2nd entry is also located along the Echelon Point Drive alignment, and provides access to the north half of the site. The two entries to the site in addition to emergency access drives should provide adequate emergency vehicle access to the development. Pedestrian access points will be provided in several

locations, including three at Deer Springs Way, for the northern half of the site, and 3 at Echelon Point Drive, plus one more near the entry at Echelon Point Drive, for the southern half of the site.

Connectivity

The project site does meet the connectivity ratio requirement of 1.3, with a 1.3 ratio calculated for the site.

Open Space

The requirement for open space on the subject project is 7% based on the density of being in the range of 5.6 to 8 dwelling units per acre. 7% of 26.4 acres is 1.85 acres (80,586 square feet). The site provides 2.62 acres (114,127 square feet) of open space set aside in common lots and a community park area for community use.

Setbacks

Below are the minimum setbacks being requested for the subject development:

Front (Garage):	22-ft
Front (Living):	14-ft
Rear (Living):	10-ft
Rear 2 nd Floor (Living):	7-ft
Rear (Patio):	5-ft
Side (Interior):	5-ft
Side (Corner):	10-ft

RECEIVED

MAR 28 2013

City of Las Vegas
Department of Planning

Internal Streets

The internal streets will be public. This application proposes to waive the Town Center Standard Residential Street standard, by reducing the amenity zone from 6.5-ft to 4.0-ft, and reducing the sidewalk from 5-ft to 4-ft. The sidewalk will be attached at the driveway locations and detached where possible in all other locations. This waiver will allow a better transition from detached sidewalk to the driveway transitions and it will provide a larger backyard for the proposed community. This waiver has been approved previously in numerous Town Center residential developments (such as Town Center 44/50 No.1). The back of curb to back of curb dimension of 37 feet for L-curb will remain the same as the Town Center standard. In addition, this application proposes to waive the standard street knuckle design for the internal private streets, as has been similarly approved within Town Center, as example, the existing residential subdivision directly north of the site on Deer Springs.

Surrounding Development

The zoning for the land surrounding this project is Medium Low Residential to the north, Undeveloped, Urban Center Mixed-Use to the east (UC-TC), with both Medium Residential (M-TC)

Deer Springs MOD/SDR
March 28, 2013

and Medium Low Residential (ML-TC) to the west. The I-215 Beltway, is the southern boundary. The proposed land use designation and zoning are consistent with the zoning in the immediate area and consistent with the densities throughout the Town Center Planning Area.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding these applications.

Slater Hanifan Group, Inc.



Darrin Pappa, P.E.
Project Manager

Cc:
Mark Jones, DR Horton
Todd Steadham, SHG
Chelsea Peltier, SHG

RECEIVED

MAR 28 2013

City of Las Vegas
Department of Planning

MOD-48855
VAC-48854
SDR-48852



June 3, 2014

CITY OF LAS VEGAS
Department of Public Works
Right-of-Way Division
333 North Rancho Drive
Las Vegas, Nevada 89109
Attention: Mary Wulff

Reference: CLV EOT-54039 for CLV-VAC-48854
NV Energy# RV 0098-2014

Nevada Power Company d/b/a NV Energy has no objection to the vacation of the public easements as described in CLV EOT-54039 for CLV-VAC-48854.

It is Nevada Power Company d/b/a NV Energy's intent and understanding that this Vacation shall not reduce our rights to any other existing easements we have on this site or in the area.

Nevada Power Company d/b/a NV Energy hereby requests notification of the recording of this Vacation, either with a copy of the recorded document or the recording number sent to my attention.

Sincerely,

A handwritten signature in cursive script that reads "Sharon McShea".

Sharon McShea, SR/WA
Supervisor, ROW

RECEIVED
APR 22 2013
RIGHT-OF-WAY



April 17, 2013

CITY OF LAS VEGAS
Department of Public Works
Right-of-Way Division
333 N. Rancho, 8th Floor
Las Vegas, Nevada 89106
Attn: Ms. Mary Wulff

Reference: CLV VAC-48854
NV Energy # RV 0052-2013

Dear Ms. Wulff,

Nevada Power Company d/b/a NV Energy has **no objection** to the City of Las Vegas vacating their interests in the various public easements as described in CLV VAC-48854.

It is the intent and understanding of NV Energy that this Vacation shall not reduce our rights to any other existing easements we have on this site or in the area.

Sincerely,

A handwritten signature in cursive script that reads "Sharon McShea".

Sharon McShea, SR/WA
Supervisor, ROW



SWG has existing or proposed facilities in all or a portion of the area proposed to be vacated and has no objection to the request for vacation as presented but is not requesting an easement be reserved to SWG.

SWG objects to the request for vacation as presented.

If SWG facilities are within the area to be vacated, the Applicant may request that the facilities be relocated. Said relocation shall be at the Applicant's expense, in accordance with SWG's approved Nevada Gas Tariff, and to a location satisfactory to SWG.

It is the intent and understanding of Southwest Gas Corporation that this Vacation shall not affect, reduce, or diminish any other existing property rights or easements it may have on this site or in the area. SWG retains the right to use any other reservations, easements, licenses or other property rights in which it may have an interest or that otherwise may be located within the area being vacated.

If you or the applicant have any questions; or if the applicant wishes to discuss this matter further, please contact SWG's Right of Way Department at 702-365-2027.

Respectfully,

William Grennan,
Supervisor/Right of Way/Eng
Southern Nevada Division



CenturyLink
6700 Via Austi Parkway
Las Vegas, Nevada 89119
(702) 244-7055

EOT-54039
Not Applicable

June 11, 2014

City of Las Vegas
Ms. Mary Wulff
Right of Way
333 North Rancho 8th Floor
Las Vegas, NV 89106

RE: EOT-54039 Request for extension of time from Slater Hanifan Group on behalf of D R Horton on VAC-48854: request received from Slater Hanifan Group on behalf of D R Horton, Inc. to vacate City of Las Vegas public easements and public drainage easements generally located adjacent to the southeast corner of Deer Springs Way and Campbell Road lying in the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 20, Township 19 South, Range 60 East, MDM, City of Las Vegas, Clark County, Nevada. APN: 125-20-301-006, 007, 015; 125-20-313-000 ptn

Dear Ms. Wulff:

CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK has reviewed the request for the vacation of the above referenced rights-of-way or easement, and finds that we have no facilities within the area proposed for vacation and require no reservations.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

CenturyLink is not aware of any rights granted to it under the Public Access Easements or Drainage Easements and therefore, is not claiming any rights.

If the applicant desires to meet to discuss this action, they are welcome to contact the CenturyLink Right-of-Way Department at (702) 244-7055 to set up an appointment.

Sincerely yours,

Ricky Naugle
Manager of Engineering & Construction
CENTURYLINK
PRN: 490670
North 5 Wire Center



CenturyLink®

Your link to what's next™

CenturyLink
6700 Via Austli Parkway
Las Vegas, Nevada 89119
(702) 244-7055

VAC-48854
Not Applicable

June 7, 2013

City of Las Vegas
Ms. Mary Wulff
Right of Way
333 North Rancho 8th Floor
Las Vegas, NV 89106

**RE: VAC-48854 Request received from Slater Hanifan Group on behalf of D R Horton, Inc. to vacate City of Las Vegas public easements and public drainage easements generally located adjacent to the southeast corner of Deer Springs Way and Campbell Road lying in the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 20, Township 19 South, Range 60 East, MDM, City of Las Vegas, Clark County, Nevada
APN: 125-20-301-000**

Dear Ms. Wulff:

CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK has reviewed the request for the vacation of the above referenced rights-of-way or easement, and finds that we have no facilities within the area proposed for vacation and require no reservations.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

CenturyLink is not aware of any rights granted to it under the Public Access Easements or Drainage Easements and therefore, is not claiming any rights.

If the applicant desires to meet to discuss this action, they are welcome to contact the CenturyLink Right-of-Way Department at (702) 244-7055 to set up an appointment.

Sincerely yours,

Jack Ryan
Manager Network Real Estate
CENTURYLINK
PRN: 484060
North 5 Wire Center



VACATE REVIEW & COMMENTS

DATE: 4/26/13

SUBJECT: VAC-48854

APPLICANT: DR HORTON, INC.

OWNER: DR HORTON, INC. AND RES. NV. TVL, LLC

REP: SLATER HANIFAN GROUP

APN: 125-20-313-000

Review requested: VAC-48854

Any of Cox Communications Facilities adjacent to or in conflict with this vacation application which needs to be modified as necessary is at the applicants expense prior to the recordation of order to vacate.

We have no objection to applicants request, we do, however, request consideration for a reservation of rights within the proposed utility corridor & Proposed Public R.O.W. over the subject parent property for the installation of future facilities, and request that new owner grants and conveys Cox Communications, Las Vegas, Inc. within all utility easements described in proposed Final map.

Please feel free to contact me should you have any questions. Please call 702-545-1674

Sincerely,

Dan DeFiesta ,P.P.II

702-545-1674

Right of Way Dept.

1700 W. Vegas Dr

Cox Communications Las Vegas, Inc.

Condition #2

Mary A. Wulff

From: Michael P Cuddy <MPCuddy@drhorton.com>
Sent: Thursday, September 03, 2015 10:13 AM
To: Mary A. Wulff
Cc: Keith Letus; Mark E Jones; ebalizan@shg-inc.com; Brian Wilson (bwilson5280@gmail.com)
Subject: Deer Springs, Phase II / Echelon Condominiums: Vacation and Access Acknowledgment
Attachments: 15.0903 Echelon Vacation and Access.Capitol Solutions.pdf

Mary:

Echelon Condominiums, through its owner Condo Capital Solutions, has execute the requisite acknowledgment for sewer vacation.

In addition, the acknowledgment provide DRHorton access to complete related civil improvements associated with the Improvement Plans for Deer Springs, Phase II.

Chief among those civil improvements is the sewer connection and extension of water main across the shared property line.

Thank you

MICHAEL P. CUDDY, DIRECTOR

ENGINEERING SERVICES, DRHORTON - LAS VEGAS

702-806-1488 / mpcuddy@drhorton.com



(H: 59218)



STATEMENT OF INTENT

Project Name:	Deer Springs South - Echelon
Project Location:	9053 Echelon Point Drive
Assessor's Parcel:	125-20-302-001
Legal Description:	Township 19, Range 60, Section 20

May 29, 2015

Brian Wilson
Vice President - Condo Capital Solutions
371 Centennial Pkwy, Suite 200
Louisville, CO 80027

Dear Brian:

D.R. Horton, Inc. (DRH) is proposing development of 122-single family homes immediately adjacent to Condo Capital Solutions' (CCS) property on Echelon Point Drive in Las Vegas, Nevada. DRH is discussing improvement plans and related development requirements with the City of Las Vegas, the Las Vegas Valley Water District and Dry Utility providers. DRH improvement plans depict the construction of three shared elements wherein DRH will be required to access CCS property to:

1. Affect removal and construction of a shared CMU (block) property wall (approximately 6 to 8-feet in height).
2. Affect connection of CCS private sewer outfall to new CLV public sewer, while vacating the existing-offsite private sewer easement that resides on DRH property.
3. Extend a public water main across CCS bounds, as prescribed by whatever cooperative agreement/understanding DRH and CCS establish with the Las Vegas Valley Water District.

All proposed improvements will be depicted on DRH Improvement plans; plans that are subject to review and approval by the City of Las Vegas and Las Vegas Valley Water District. At no time shall a CCS grant of access be construed to extend any more than 20-feet onto CCS property.

In conjunction with vacation of the private sewer easement, the City of Las Vegas is requesting CCS's acknowledgment of DRH's intent (Reference Attachment A). DRH would appreciate return of the acknowledgment at your earliest convenience.

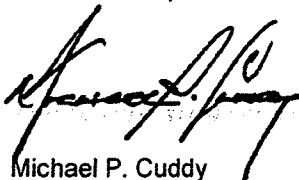
Due to the complexity of extending a public water main across CCS bounds and providing the requisite Fire Service easement, DRH and CCS will separately define intent after jointly conferring with the Las Vegas Valley Water District (Reference Attachment B).

20

Deer Springs Echelon South
May 29, 2015
Page 2

DRH is committed to facilitating CCS's efforts to restore adequate fire service; service that may have been compromised via the removal of LVVWD appurtenances by others. DRH will not consent to the release of associated Echelon Drive capacity connection fees to others (fees currently held by LVVWD) without first conferring with CCS.

Sincerely,
D.R. Horton, Inc.



Michael P. Cuddy
Engineering Director

Attachment (2): A. Acknowledgment of Intent to Vacate Private Sewer Easement
 B. Construction Access Area / LVVWD Future Facilities

Cc: Matt Stark – D.R. Horton
 Mark Jones – D.R. Horton
 Dave Jennings - D.R. Horton



OFFSITE SEWER VACATION
ASSESSOR'S PARCEL NO. 125-20-302-001

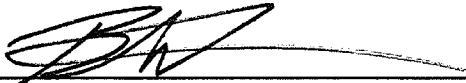
MARY WULFF, CITY OF LAS VEGAS
mwulff@LasVegasNevada.GOV

Mary:

Condo Capital Solution, as owner of the above referenced Parcel of land, acknowledges D.R. Horton's vacation of the private sewer easement that resides on their property.

It is our understanding that the vacation and all related public sewer construction is represented in Improvement Plans to be first reviewed and approved by the City of Las Vegas prior to the commencement of any related construction activities.

In concert with the installation of walls and related public sewer facilities, the depicted Temporary Access is understood to extend no further than 20-feet from the shared property line. We further understand that D.R.Horton has agreed to maintain appropriate liability insurance to cover all DRH construction activities on, or near the above referenced Parcel. The referenced property is depicted in Exhibits 'A' and 'B'.



Brian Wilson, Vice President - Condo Capital Solution



NOTARY

STATE OF ~~NEVADA~~ **COLORADO**
COUNTY OF ~~CLARK~~ **BOULDER**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 3, 2015
BY BRIAN WILSON, AS VICE PRESIDENT OF CONDO CAPITAL SOLUTIONS

SIGNATURE: _____

(Notary Public)

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES 5/22/18

SARAH GEHRINGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144019672
MY COMMISSION EXPIRES MAY 22, 2018

EXHIBIT 'A'

ECHELON DRIVE

ECHELON CONDOMINIUMS

9051 Echelon Point Drive

Condo Capital Solutions
371 Centennial Pkwy, Suite 200
Louisville, CO 80027

DRHORTON

NORTH

PRIVATE-OFFSITE
SEWER EASEMENT
(TO BE VACATED BY DRH)

DRHORTON

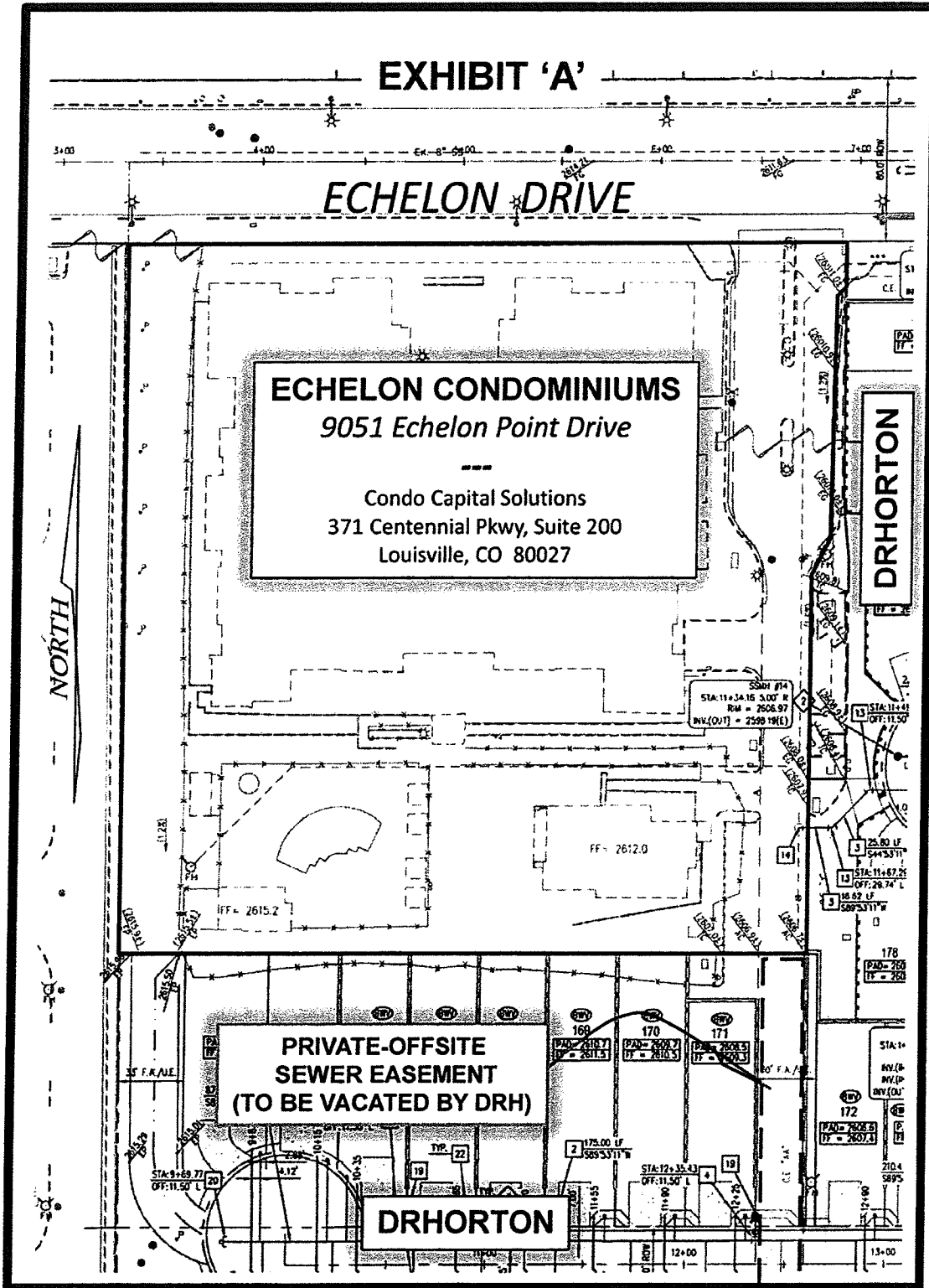


EXHIBIT 'B'

ECHELON DRIVE

ECHELON CONDOMINIUMS

9051 Echelon Point Drive

Condo Capital Solutions
371 Centennial Pkwy, Suite 200
Louisville, CO 80027

TEMPORARY ACCESS
(LVVWD RESOLUTION)

TEMPORARY ACCESS
(WALL CONSTRUCTION)

DRHORTON

DRHORTON

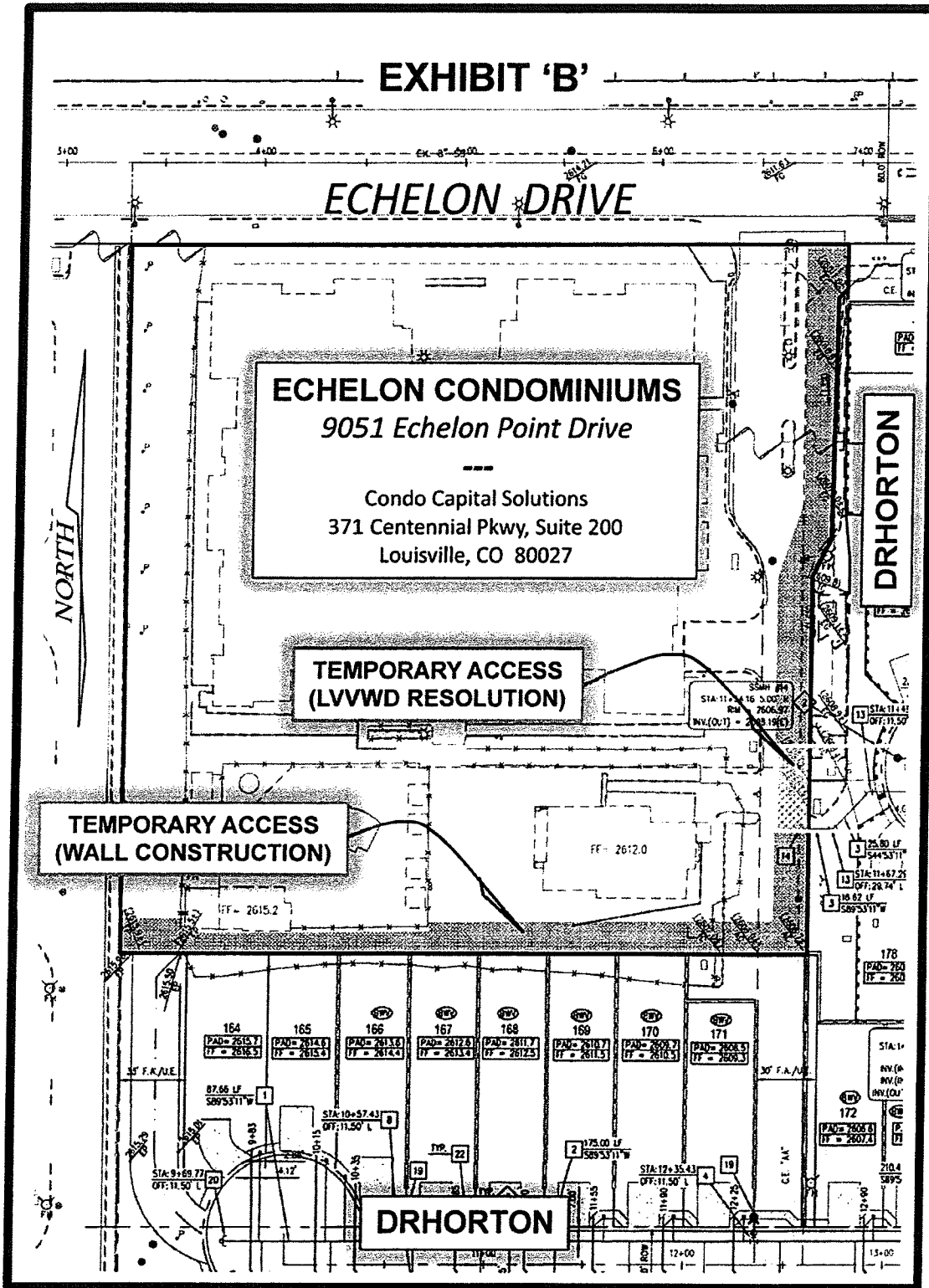


EXHIBIT 'A'

ECHELON DRIVE

ECHELON CONDOMINIUMS

9051 Echelon Point Drive

Condo Capital Solutions
371 Centennial Pkwy, Suite 200
Louisville, CO 80027

DRHORTON

NORTH

PRIVATE-OFFSITE
SEWER EASEMENT
(TO BE VACATED BY DRH)

DRHORTON

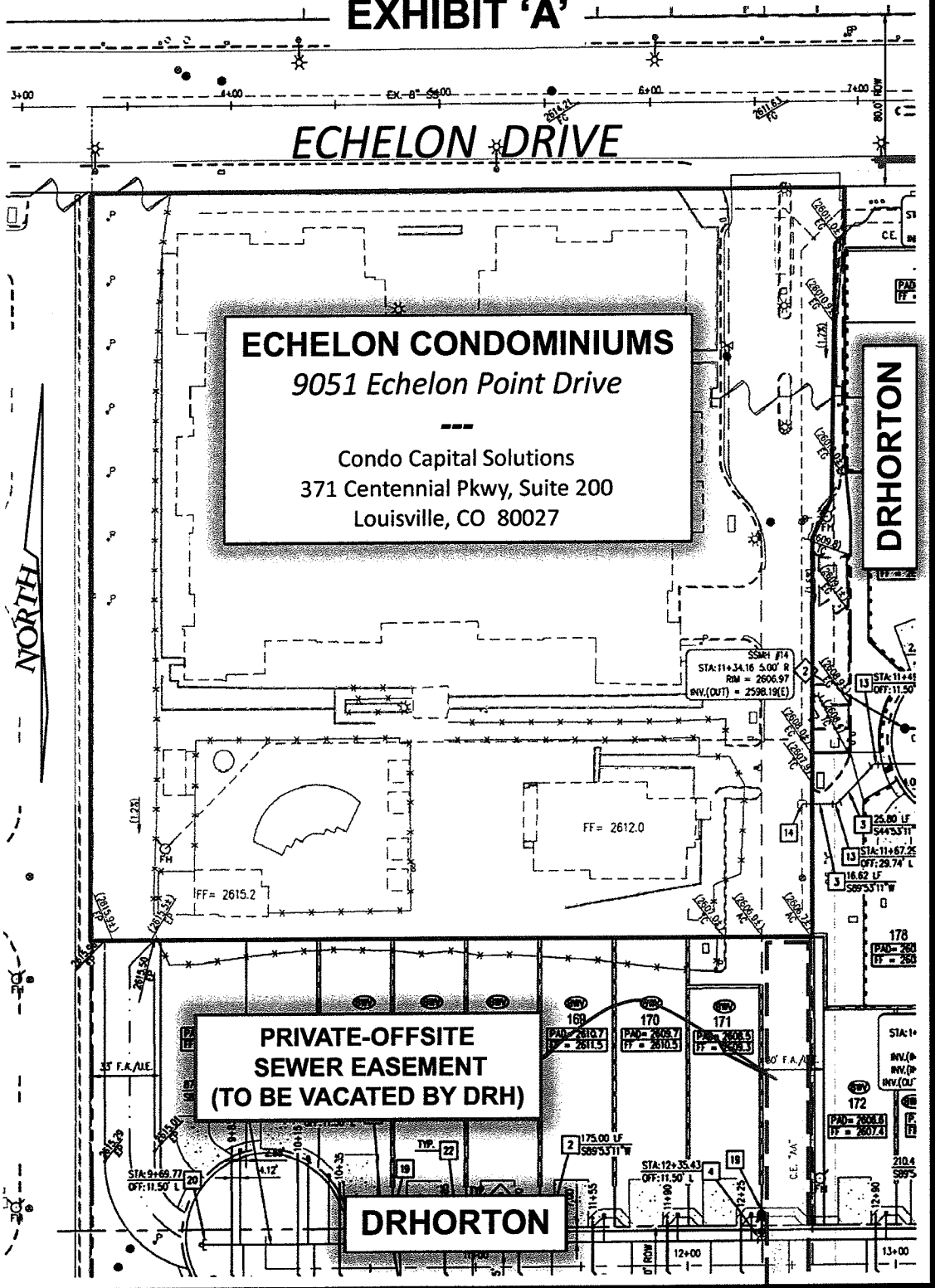


EXHIBIT 'B'

ECHELON DRIVE

ECHELON CONDOMINIUMS
 9051 Echelon Point Drive

 Condo Capital Solutions
 371 Centennial Pkwy, Suite 200
 Louisville, CO 80027

TEMPORARY ACCESS (LVWD RESOLUTION)

TEMPORARY ACCESS (WALL CONSTRUCTION)

DRHORTON

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ECHELON CONDOMINIUMS
9051 Echelon Point Drive

Condo Capital Solutions
371 Centennial Pkwy, Suite 200
Louisville, CO 80027

**TEMPORARY ACCESS
(LVVWD RESOLUTION)**

**TEMPORARY ACCESS
(WALL CONSTRUCTION)**

DRHORTON

DRHORTON

Roger Bailey

From: Neil Wacaser
Sent: Monday, October 05, 2015 11:20 AM
To: Roger Bailey
Cc: Bart Anderson; Bill L. Snyder; Brian Yu; Mary A. Wulff; Nancy Almanzan
Subject: VAC-48854
Attachments: VAC-48854-Legal OK.pdf

Roger,

Please see the attached file for a copy of the legal description and map exhibit prepared by Wallace-Morris Surveying for VAC-48854. I checked them and they're OK.

Our flood control, sanitary sewer, and traffic staff have signed off as well, I believe that pretty much amounts to all of the conditions on the City's June 30, 2013 response letter to the applicant as having been met. If you have any questions or need more information regarding any of the individual conditions, please let me know.

Thanks,
Neil

Neil Wacaser
Engineering Associate
City of Las Vegas
Dept. of Operations and Maintenance
333 N. Rancho Dr.
Las Vegas, NV. 89106
(702) 229-2475
nwacaser@lasvegasnevada.gov

Legal looks good
RB 10/5/15

FMP- 59612

*Deer Springs Ph 2 - mylar in 9/28/15
(verco)*

*okay to record
concurrent with
(or immediately before)
FMP-59612*

BA 10/6/15



When recorded mail to:
City Hall - City Clerk
495 S. Main St.
Las Vegas, Nevada 89101

APN: 125-20-302-001

Inst #: 20151104-0002863
Fees: \$26.00
N/C Fee: \$25.00
11/04/2015 02:08:18 PM
Receipt #: 2597873
Requestor:
CITY OF LAS VEGAS
Recorded By: CYV Pgs: 10
DEBBIE CONWAY
CLARK COUNTY RECORDER

ORDER OF PUBLIC EASEMENTS, PUBLIC SEWER AND PUBLIC DRAINAGE EASEMENT VACATION

WHEREAS, pursuant to Chapter 18.20.10 of the Municipal Code of the City of Las Vegas, Nevada ("City"), a Petition for the vacation of sewer and drainage easement ("Easement Area"), depicted and legally described in Exhibit A, attached hereto and incorporated herein by this reference, dated March 28, 2013, signed by the property owner(s) abutting the affected area, was filed with the Secretary of the City's Planning Commission. The Petition was determined to be in order and was referred by the Secretary to the Planning Commission for its recommendation; and

WHEREAS, the Planning Commission public hearing to consider the Petition was held on May 14, 2013, at the hour of 6:00 p.m. in the City Council Chamber at Las Vegas City Hall located at 495 S. Main Street, Las Vegas, County of Clark, Nevada; and

WHEREAS, the Planning Commission made a finding regarding the Petition by way of a recommendation to the City Council to order the vacation of the easements; and

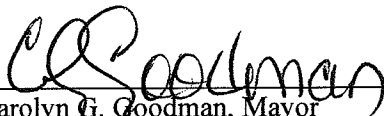
WHEREAS, not less than ten business days before consideration by the City Council, notice of the City Council public hearing, setting forth the extent of the proposed vacation and setting the date for the public hearing was sent by mail on May 2, 2013, sufficient to meet the requirements of NRS 278.480, to each owner of property abutting the proposed vacation. Notice was published in Las Vegas Review Journal and Las Vegas Sun, a newspaper of general circulation in the City, on May 2, 2013; and

WHEREAS, the City Council made a finding at the June 19, 2013 public hearing that the public will not be materially injured by the proposed vacation and thereby ordered the vacation of the Vacation Area, subject to fulfillment of the conditions of approval letter in Exhibit B, attached hereto and incorporated herein by this reference.

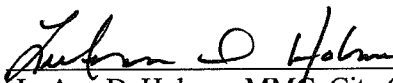
This Order vacates only the City's easement interest as described herein in the Easement Area. Any other property interest over the Easement Area, including any City utility, traffic or other City easements, shall remain in place and this Order and shall not be deemed to affect the property interest therein of any other public utility, governmental or business entity, or person.

DATED this 20th day of October, 2015.

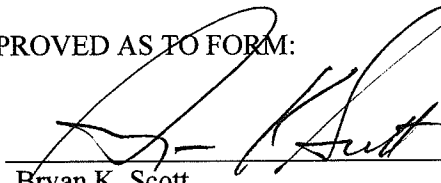
CITY OF LAS VEGAS

By: 
Carolyn G. Goodman, Mayor

ATTEST:

By:  10/20/15
LuAnn D. Holmes, MMC, City Clerk Date

APPROVED AS TO FORM:

By:  10/13/15
Bryan K. Scott Date
Assistant City Attorney

CONDITIONS SATISFIED:

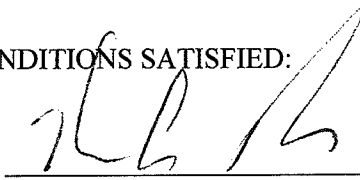
By:  10/22/15
Thomas A. Perrigo, Director Date
Department of Planning

EXHIBIT A

VACATION AREA DESCRIPTION

WALLACE • MORRIS SURVEYING, INC.
Land Survey Consulting

APN#125-20-302-001

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS CITY OF LAS VEGAS PUBLIC EASEMENTS, PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE VACATED IN SUPPORT OF THE "DEER SPRINGS" PROJECT.

DESCRIPTION

ALL OF THE CITY OF LAS VEGAS PUBLIC EASEMENTS, PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS GRANTED PER "ECHELON, PHASE 1" AS SHOWN BY MAP THEREOF IN BOOK 132, PAGE 69 OF PLATS AND "AMENDED FINAL MAP OF THE ECHELON, PHASE 1", AS SHOWN BY MAP THEREOF IN BOOK 137, PAGE 19 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND FURTHER LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID AMENDED SUBDIVISION PLAT;

THENCE ALONG THE WESTERLY LINE OF SAID AMENDED SUBDIVISION PLAT, NORTH 00°10'30" WEST, 272.13 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID AMENDED SUBDIVISION PLAT, SOUTH 89°54'50" EAST, 343.54 FEET;

THENCE NORTH 00°06'35" WEST, 86.46 FEET;

THENCE SOUTH 89°54'50" EAST, 18.73 FEET;

THENCE NORTH 00°05'10" EAST, 109.07 FEET;

THENCE NORTH 05°45'51" WEST, 26.61 FEET;

THENCE NORTH 00°06'35" WEST, 129.84 FEET TO A POINT ON THE NORTHERLY LINE OF SAID AMENDED SUBDIVISION PLAT;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AMENDED SUBDIVISION PLAT THE FOLLOWING THREE (3) COURSES:

1) NORTH 89°53'25" EAST, 346.49 FEET;

Page 1 of 2

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5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

- 2) THENCE NORTH 00°06'49" WEST, 40.00 FEET;
- 3) THENCE NORTH 89°53'07" EAST, 293.42 FEET TO THE NORTHEAST CORNER OF SAID AMENDED SUBDIVISION PLAT;

THENCE ALONG THE EASTERLY LINE OF SAID AMENDED SUBDIVISION PLAT, SOUTH 00°05'21" EAST, 661.07 FEET TO THE SOUTHEAST CORNER OF SAID AMENDED SUBDIVISION PLAT;

THENCE ALONG THE SOUTHERLY LINE OF SAID AMENDED SUBDIVISION PLAT, THE FOLLOWING TWO (2) COURSES:

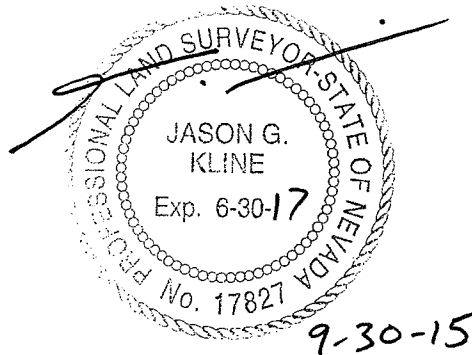
- 1) SOUTH 89°46'58" WEST, 333.14 FEET;
- 2) THENCE SOUTH 89°47'54" WEST, 666.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.66 ACRES, MORE OR LESS.

BASIS OF BEARINGS

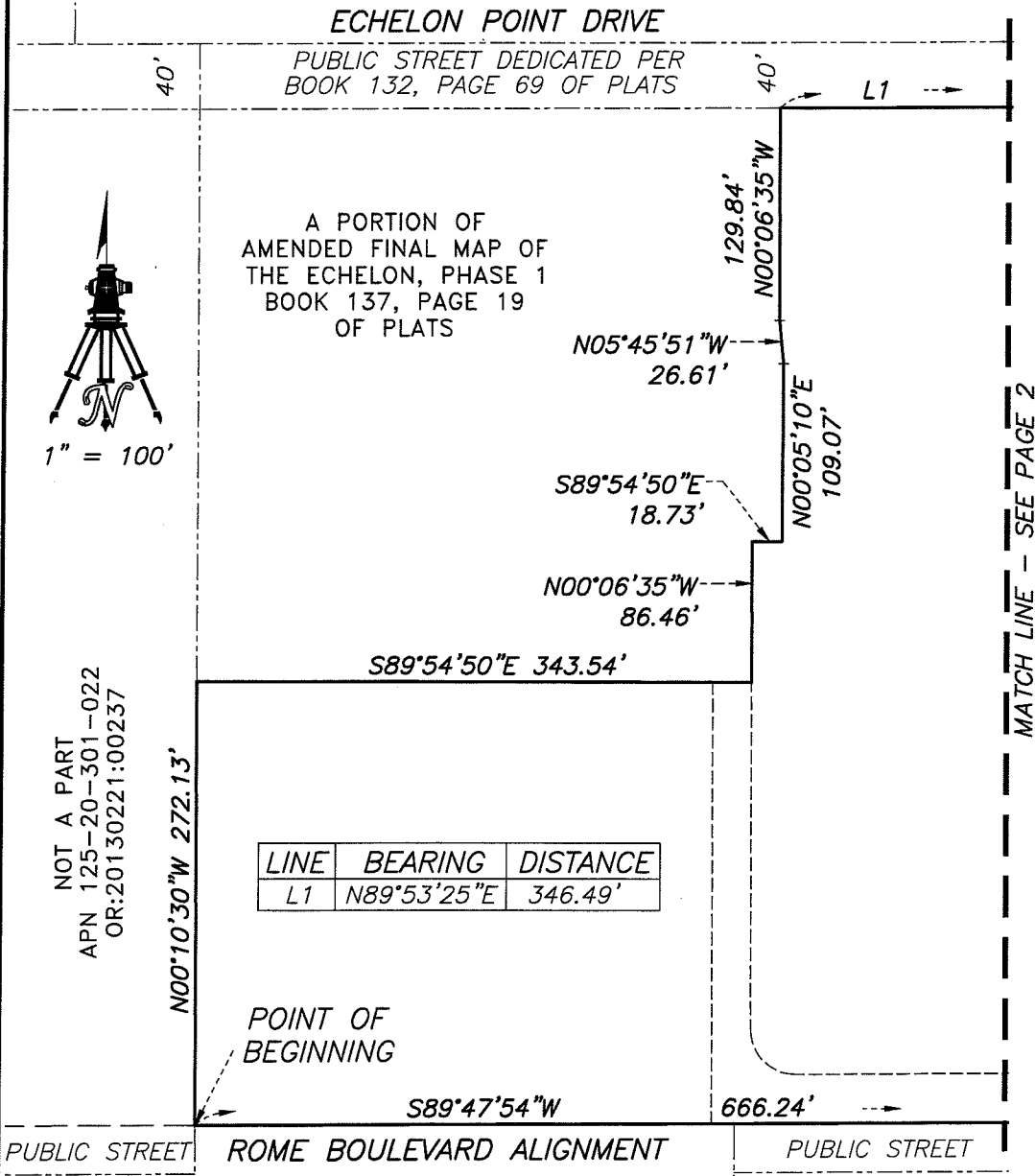
NORTH 89°46'58" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 111, PAGE 56 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



APN: 125-20-302-001

PUBLIC EASEMENT, PUBLIC SEWER AND PUBLIC DRAINAGE EASEMENT VACATIONS



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WALLACE · MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING

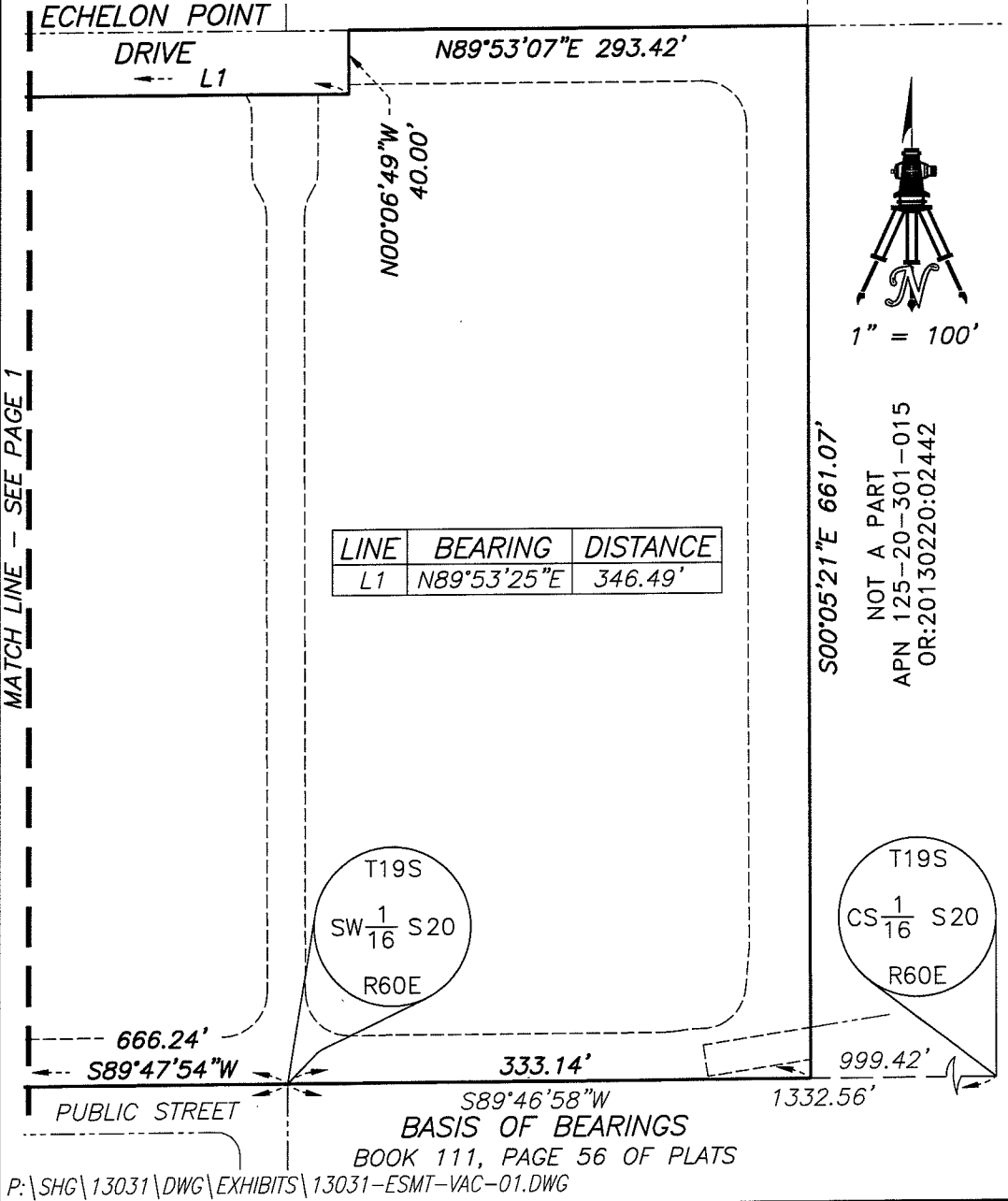
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
OF SECTION 20, T. 19 S., R. 60 E., M.D.M., CITY
OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 2

APN: 125-20-302-001
 PUBLIC EASEMENT, PUBLIC SEWER AND PUBLIC DRAINAGE EASEMENT VACATIONS



WALLACE · MORRIS SURVEYING, INC. LAND SURVEY CONSULTING	EXHIBIT "B" LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	PAGE 2 OF 2

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EXHIBIT B

CONDITIONS OF APPROVAL LETTER



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

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

June 20, 2013

Mr. Paul Kenner
RES NV TVL, LLC
2490 Paseo Verde Parkway, Suite #120
Henderson, Nevada 89178

RE: VAC-48854 – VACATION
CITY COUNCIL MEETING OF JUNE 19, 2013
RELATED TO MOD-48855 AND SDR-48852

Dear Mr. Kenner:

The City Council at a regular meeting held June 19, 2013, APPROVED the request for a Petition to Vacate all of the City of Las Vegas public easements and public drainage easements generally located adjacent to the southeast corner of Deer Springs Way and Campbell Road. The Notice of Final Action was filed with the Las Vegas City Clerk on June 20, 2013. This approval is subject to:

1. The limits of this Petition of Vacation shall be the unused portions of the public sewer and drainage easements granted by FMP-10004 recorded with Subdivision Map, File 132 Page 69.
2. Prior to the recordation of the Order of Vacation, a sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works for the existing public sewers proposed to be abandoned or relocated by this project. This Petition of Vacation shall be modified to include those portions of the existing public sewer easement this project proposes to relocate or abandon. Provide written proof that the owner of the private sewer lines overlying this area agrees with the development plans proposed by SDR-48852 prior recordation of the Order of Vacation.
3. The Order of Vacation shall record concurrent with the recordation of a Final map subdivision overlying the areas requesting to be vacated.
4. Prior to recordation of the Order of Vacation, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved



Mr. Paul Kenner
VAC-48854 – Page Two
June 20, 2013

Drainage Plan/Study concurrent with development of this site. The Drainage Study required by SDR-48852 may be used to satisfy this condition.

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: DR Horton, Inc.
330 Carousel Parkway
Henderson, Nevada 89014

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118