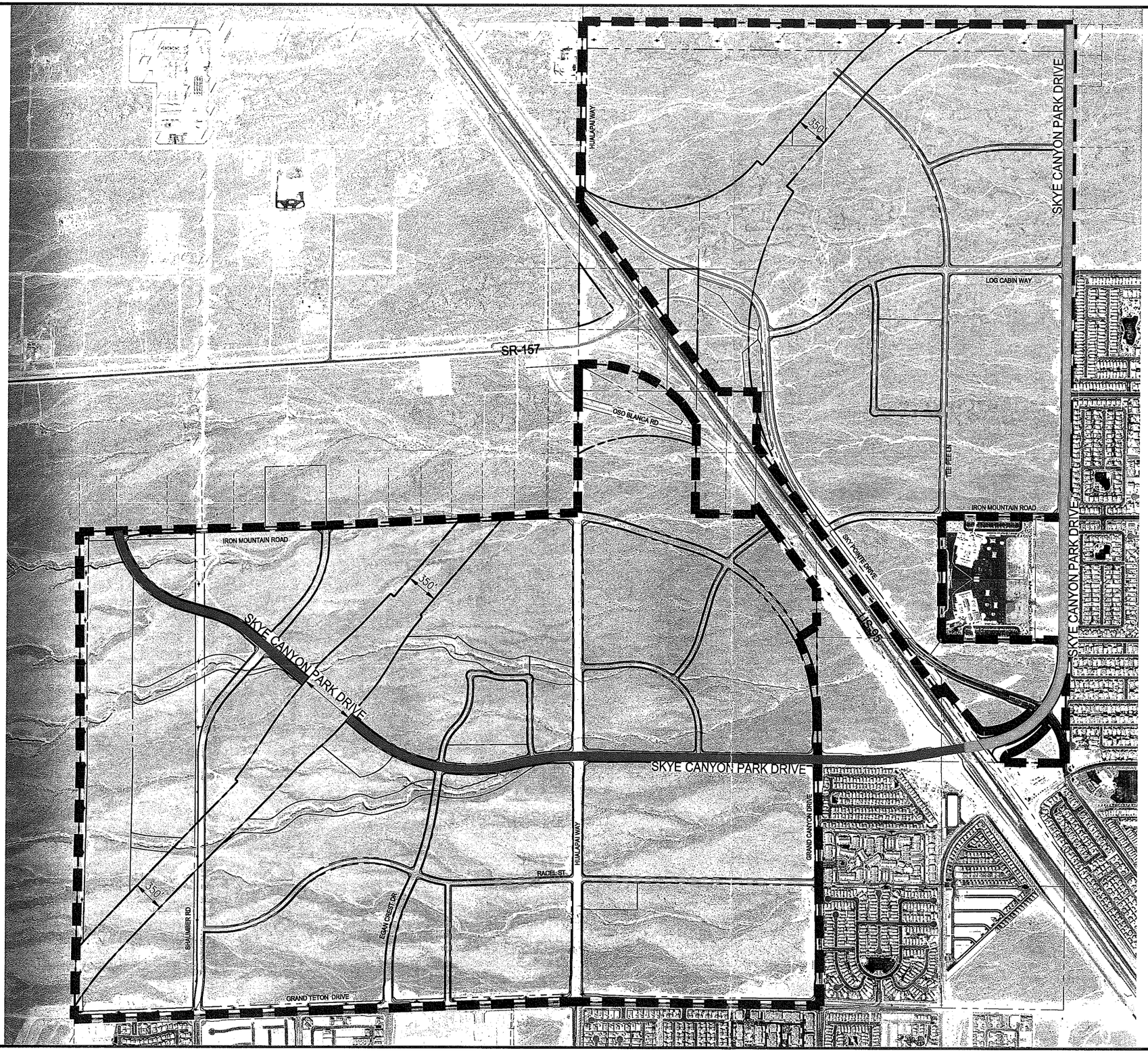

LEGEND

- MASTER PLAN BOUNDARY
- PROPOSED SKYE CANYON PARK DRIVE (CURRENTLY HORSE DRIVE)
- PROPOSED SKYE CANYON PARK DRIVE (CURRENTLY FORT APACHE ROAD)

RECEIVED

JUL 15 2014

Dept of Planning
City of Las Vegas

N

0 500 1000

SCALE – 1"=500' FEET

SNC-55060

SKYE CANYON

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

Olympia Companies L.L.C.

J:\dsv\401.001 skye canyon\dwg\entitlements\base stnome chcngs\dsv1401-000 stnome chcngs exhibit.dwg 7/15/2014 11:49 AM Brent Wilson

A.P.N.: 125-07-301-001, 002
125-07-401-001, 002

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

KAG DEVELOPMENT SOUTH LLC
c/o Ninety Five Management, L.L.C.
Attn: Douglas Hensley
11411 Southern Highlands Parkway, Suite 300
Las Vegas, NV 89141

MAIL TAX STATEMENTS TO:

KAG DEVELOPMENT SOUTH LLC
c/o Ninety Five Management, L.L.C.
Attn: Douglas Hensley
11411 Southern Highlands Parkway, Suite 300
Las Vegas, NV 89141

RPTT: 0

(Space above Line for Recorder's Use Only)

Inst #: 201311070003064
Fees: $20.00 N/C Fee: $25.00
RPTT: $0.00 Ex: #001
11/07/2013 01:32:56 PM
Receipt #: 1836152
Requestor:
FIRST AMERICAN TITLE NCS LA
Recorded By: LEX Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

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City of Las Vegas

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That KAG Property LLC, a Delaware limited liability company, as sub-agent for Kyle Agent LLC, a Delaware limited liability company, as successor Administrative Agent, f/k/a KAG Property LLC, a Delaware limited liability company, as sub-agent for Wachovia Bank, National Association, as Administrative Agent ("*Grantor*"), for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to KAG DEVELOPMENT SOUTH LLC, a Delaware limited liability company ("*Grantee*"), that certain real property (the "*Real Property*") situated in Clark County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO:
1. All general and special taxes for the fiscal year; and
2. Encumbrances, covenants, conditions, restrictions, reservations, rights-of-way and easements now existing of record.

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

SNC-55060

ACKNOWLEDGEMENT AND ACCEPTANCE:

Grantee hereby unequivocally acknowledges and accepts the terms of this instrument and the real property conveyed hereby.

GRANTEE:

KAG DEVELOPMENT SOUTH LLC, a Delaware limited liability company

By: Paul Malek

Print Name: Paul Malek

Its: Authorized Signatory

STATE OF New York)
) ss.
COUNTY OF New York)

This instrument was acknowledged before me on this 4th day of November, 2013, by Paul Malek, the Authorized Signatory of KAG DEVELOPMENT SOUTH LLC, a Delaware limited liability company.

Ann F. Kalter
Notary Public

My Commission Expires: 8/25/17

ANN F. KALTER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KA5083975
Qualified in Queens County
My Commission Expires August 25, 2017

THIS GRANT, BARGAIN, SALE DEED AND THE REAL PROPERTY HEREIN DESCRIBED AND ANY SUBSEQUENT CONVEYANCE THEREOF IS SUBJECT TO all matters set forth in that certain document captioned "Declaration Of Covenants, Conditions And Restrictions Concerning Future Use And Development Of Real Property With Reverter" (the "Covenant Agreement") dated on or about October 31, 2013, and recorded in the official land records of Clark County, Nevada at instrument no. 201310310004386 by Declarant thereunder (the "Declarant") which provide, without limitation for: (i) the reservation of certain easements as referenced in the Declaration at Sections 2.9, 2.10 and 2.11; (ii) the reversion of the Real Property unto Declarant as referenced in the Declaration at Section 2.14; (iii) the appointment by Declarant as attorney-in-fact as referenced in the Declaration at Section 3.8; and (iv) other rights to Declarant as further detailed in the Declaration.

Dated this 4 day of November, 2013.

GRANTOR:

KAG Property LLC, a Delaware limited liability company, as sub-agent for Kyle Agent LLC, a Delaware limited liability company, as successor Administrative Agent, f/k/a KAG Property LLC, a Delaware limited liability company, as sub-agent for Wachovia Bank, National Association, as Administrative Agent

By: _____
Michael L. Stern

Its: Duly Authorized Signatory

STATE OF NEW YORK)
) ss.
COUNTY OF New York)

This instrument was acknowledged before me on this 4th day of November, 2013, by Michael L. Stern as Duly Authorized Signatory for KAG Property LLC, a Delaware limited liability company, as sub-agent for Kyle Agent LLC, a Delaware limited liability company, as successor Administrative Agent, f/k/a KAG Property LLC, a Delaware limited liability company, as sub-agent for Wachovia Bank, National Association, as Administrative Agent.

Ann F. Kalter
Notary Public

My Commission Expires: 8/25/17

ANN F. KALTER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KA5083975
Qualified in Queens County
My Commission Expires August 25, 2017

PAGES SCANNED COPY

Exhibit "A" to Grant, Bargain, Sale Deed

Legal Description

APNS: 125-07-301-001, 002, 125-07-401-001 AND 002

EXPLANATION: THIS DESCRIPTION REPRESENTS THE PORTION OF KYLE CANYON ASSIGNED TO "KAG DEV. SOUTH LLC". THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO BE USED TO TRANSFER TITLE PRIOR TO FULL COMPLIANCE WITH THE PROVISIONS OF N.R.S. CHAPTER 278.

DESCRIPTION

ALL OF GOVERNMENT LOTS 18, 19, 20 AND 21 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 163.647 ACRES, MORE OR LESS.

BASIS OF BEARINGS
SOUTH 00°22'12" WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 151, PAGE 14 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a) 125-07-301-001, 002
   b) 125-07-401-001, 002
   c) _____
   d) _____
2. Type of Property:
   a) [X] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   [ ] Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes:

3. Total Value/Sales Price of Property $ 0
   Deed in Lieu of Foreclosure Only (value of property) (_____)
   Transfer Tax Value: $ 0
   Real Property Transfer Tax Due $ 0
4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section 1
   b. Explain Reason for Exemption: Transfers from a parent to a Subsidiary entity
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 _____ Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: KAG Property LLC	Print Name: KAG DEVELOPMENT SOUTH LLC
Address: 11411 Southern Highlands Pkwy #300	Address: 11411 Southern Highlands Pkwy #300
City: Las Vegas	City: Las Vegas
State: Nevada Zip: 89141	State: Nevada Zip: 89141

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

Print Name: First American Title Escrow #: _____
Address: 8500 Paseo Verde Pkwy #120
City: Henderson State: NV Zip: 89074

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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JUL 15 2014
Dept of Planning
City of Las Vegas

WRITTEN CONSENT
OF THE MANAGING MEMBER OF
KAG PROPERTY, LLC

November 26, 2013

The undersigned, being managing member (the "**Managing Member**") of KAG Property LLC, a Delaware limited liability company (the "**Company**"), acting pursuant to Section 18-404(d) of the Delaware Limited Liability Company Act, as amended (the "**Act**") and the Third Amended and Restated Limited Liability Company Agreement of the Company dated as of November 7, 2013 (the "**Operating Agreement**"), authorize and adopt the following resolutions:

WHEREAS, pursuant to Section 8 of the Operating Agreement, the Managing Member manages the business and affairs of the Company and pursuant to Section 9 of the Operating Agreement, the Managing Member is authorized to appoint officers of the Company;

WHEREAS, the Company is the sole member of each of KAG Development South LLC, a Delaware limited liability company ("**KAG South**") and KAG Development West LLC, a Delaware limited liability company ("**KAG West**"), and pursuant to the operating agreements of each of KAG South and KAG West, the member is authorized to appoint officers of such company;

WHEREAS, the undersigned, being the Managing Member of the Company, hereby consent to the adoption of the following resolutions and direct that this consent (this "**Consent**") be filed with the minutes of the Company and each of KAG South and KAG West:

NOW, THEREFORE, BE IT RESOLVED, that the following named persons be, and each of them hereby is, ratified, confirmed and approved to serve, effective as of the date of this Consent, in the offices of each of the Company, KAG South and KAG West set forth opposite their respective names until their resignation or removal, or until their successors shall be duly elected and qualified:

Marc Bolduc	Development Officer
Christopher Armstrong	Assistant Development Officer

FURTHER RESOLVED, that each of the Development Officer and the Assistant Developer Officer be, and each of them is hereby, authorized, empowered and directed to prepare, execute and deliver, acknowledge, file and record any and all such agreements, instruments and documents necessary in connection with the day to day administration of the business of each of the Company, KAG South and KAG West (including, but not limited to, maps, applications, permits, approvals, submissions, and other normal and customary documents in the administration of each of the Company's, KAG South's and KAG West's day to day affairs), to seek necessary approvals and to take or cause to be taken any and all such other actions as such officers shall deem necessary, appropriate or advisable in order to carry out the day to day purpose of each of the foregoing resolutions and the intent thereof, including all things incidental thereto, and that the taking of any such action be conclusive evidence of the due authorization thereof by the Company, KAG South or KAG West, as applicable;

SNC-55060

FURTHER RESOLVED, that any actions heretofore taken by the Development Officer or the Assistant Developer Officer of the Company, KAG South or KAG West on behalf of such entity in good faith and in furtherance of the day to day business of the Company, KAG South or KAG West otherwise permitted under or contemplated by these resolutions be, and each of them hereby is, ratified, confirmed and approved for all purposes and in all respects;

FURTHER RESOLVED, that neither the Development Officer nor the Assistant Developer Officer shall be entitled to any compensation for their services in such capacity;

FURTHER RESOLVED, that this Consent may be executed in counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument; and

FURTHER RESOLVED, that this Consent be filed and kept with the minutes of the Company.

KAG Property LLC, a Delaware limited liability company
By: KAG Property Manager LLC, a Delaware limited liability company, its Managing Member
By: Kyle Agent LLC, a Delaware limited liability company, its Sole Member

By: _____
Michael L. Stern
Its: Duly Authorized Signatory

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
JUL 15 2014
Dept of Planning
City of Las Vegas

Application/Petition For: Street Name Change

Project Address (Location) Horse/Grand Canyon

Project Name Skye Canyon **Proposed Use**

Assessor's Parcel #(s) 125-07-301-001 and 125-07-301-002 **Ward #**

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

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER KAG Development South, LLC **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

APPLICANT Ninety Five Management, LLC **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

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

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

Ninety Five Management, L.L.C., a Nevada limited liability company in its capacity as authorized Manager of KAG Property LLC, a Delaware limited liability company on behalf of KAG Development South LLC

By: _____
Marc Bolduc, Development Officer

Subscribed and sworn before me

This 19th day of May, 2014.

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA GRAHAM
Appt. No. 07-5052-1
My Appt. Expires Jan. 17, 2016

FOR DEPARTMENT USE ONLY

Case #	SNC-55060
Meeting Date:	9/9/14
Total Fee:	800.00
Date Received:*	7/15/14
Received By:	

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

Revised 10/27/08

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

DEPARTMENT OF PLANNING

RECEIVED
JUL 15 2014
Dept of Planning
City of Las Vegas

STATEMENT OF FINANCIAL INTEREST

Case Number: **SNC-55060** APN: 125-07-401-001 and 002

Name of Property Owner: KAG Development, LLC

Name of Applicant: Ninety Five Management, LLC

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: _____

Ninety Five Management, L.L.C., a Nevada limited liability company in its capacity as authorized Manager of KAG Property LLC, a Delaware limited liability company on behalf of KAG Development South LLC

Signature of Property Owner: _____

Print Name: Marc Bolduc, Authorized Signatory

Subscribed and sworn before me

This 19th day of May, 2014

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA GRAHAM
Appt. No. 07-5062-1
My Appt. Expires Jan. 17, 2018

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

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JUL 15 2014
Dept of Planning
City of Las Vegas

OLY1401-001

July 15, 2014

City of Las Vegas
Development Services Department
333 North Rancho Drive
Las Vegas, NV 89106

Subject: **Skye Canyon Master Development Plan**
Horse Drive/Fort Apache Road Street Name Change

On behalf of our client, Ninety-Five Management LLC, we respectfully request your review of the attached Street Name Change application. This request is to change the names of Horse Drive and Fort Apache Road to "Skye Canyon Park Drive" through and along the perimeter of the master-planned development.

The applicant intends to change the name of Horse Drive in its approved and future planned alignments in the roadway's entirety west of the US-95 freeway. Since this same roadway alignment perpetuates across, east from, then north of US-95 as Fort Apache Road, we also request to change the name from Fort Apache Road to Skye Canyon Park Drive as it extends north along the boundary of the Skye Canyon Master Development Plan to the Moccasin Road alignment.

There are presently no existing homes or businesses with Horse Drive or Fort Apache Road addresses that would be impacted by the proposed Street Name Change. The intent of this request is to provide a street name that is consistent with this roadway's nature as the main at-grade traffic thoroughfare in and along the master-planned community. This will enhance the master plan identity and add perceived value to both the master plan and the City as a result.

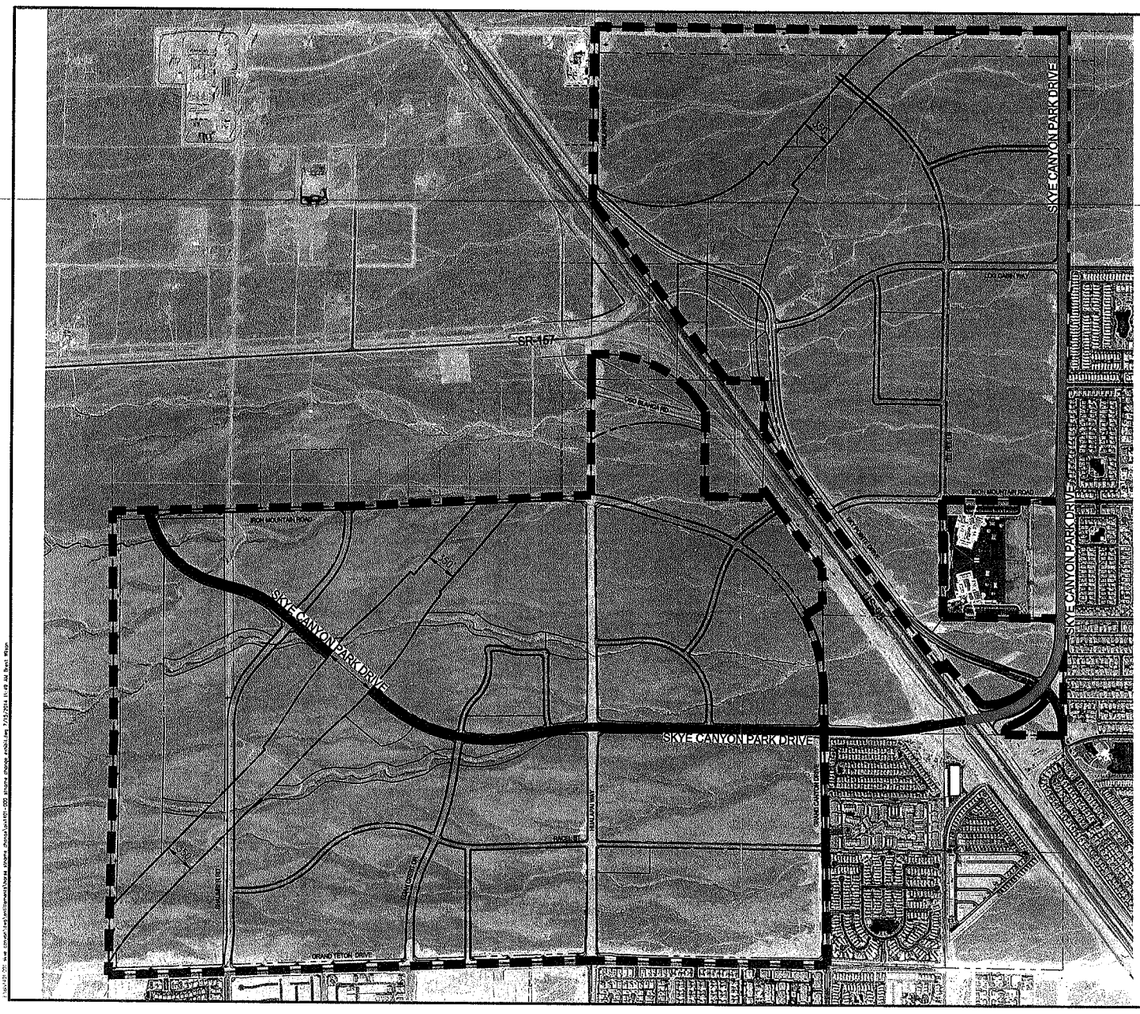
We feel the proposed street name change supports the City's 2020 Master Plan policy 3.5.2 "That the City work with the developers of master planned communities to ensure that the standards for these communities meet or exceed those for citywide development."

Please contact our office if you have any questions or require additional information. Thank you for your consideration of this project.

Yours truly,
Slater Hanifan Group

Chelsea Peltier
Process Coordinator

SNC-55060



LEGEND

MASTER PLAN BOUNDARY

PROPOSED SKYE CANYON PARK DRIVE (CURRENTLY HORSE DRIVE)

PROPOSED SKYE CANYON PARK DRIVE (CURRENTLY FORT APACHE ROAD)

RECEIVED

JUL 15 2014

Dept of Planning
City of Las Vegas

N

SCALE: 1"=500' FT.

SNC-55060

SKYE CANYON

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5386 FAX (702) 284-5389

Olympia Companies LLC

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data deliniated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

MAP LEGEND

PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE

CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL

001 ROAD PARCEL NUMBER
001 PARCEL NUMER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

BOOK T19S R60E

089	088	087	086
098	099	100	101
127	126	125	124
136	137	138	139

SEC. 7

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

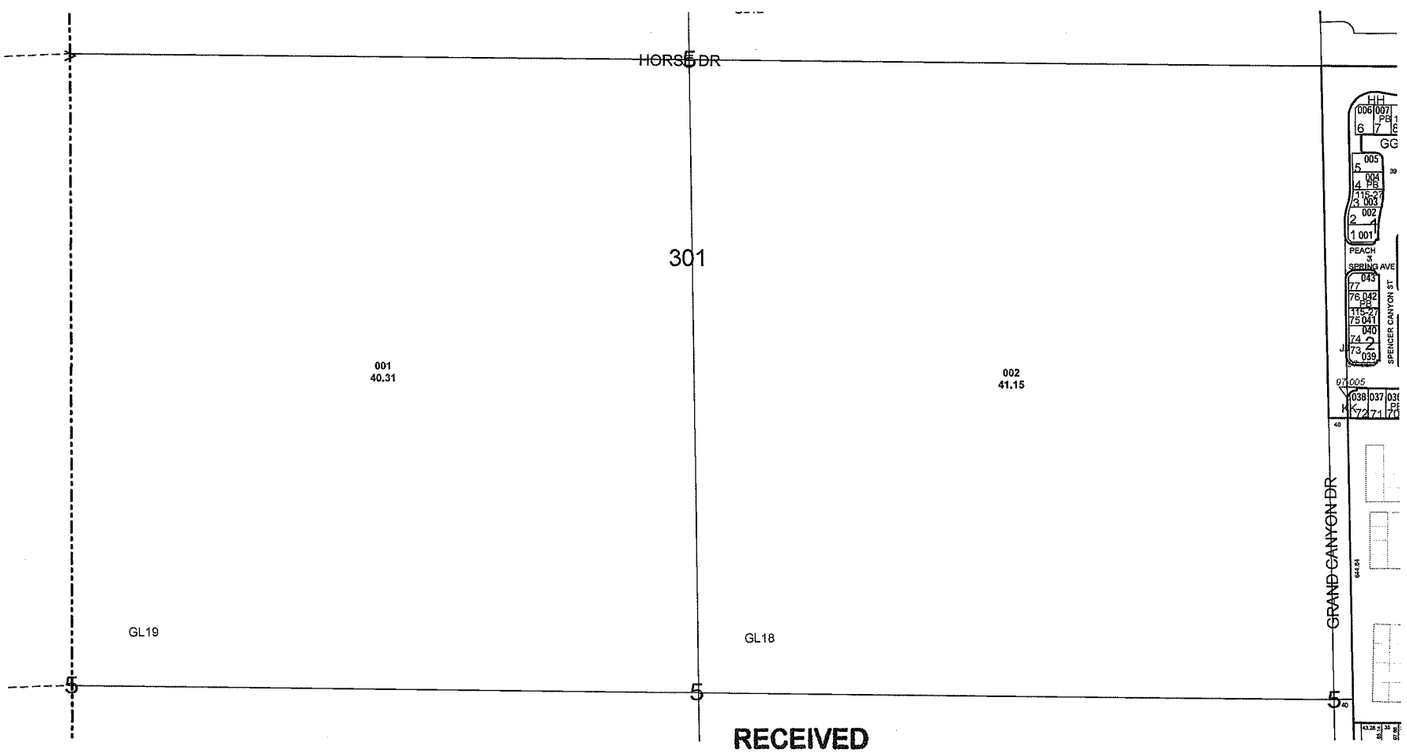
MAP N 2 SW 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

125-07-3

Scale: 1" = 200 ' Rev: 02/09/2011

CLARK COUNTY NEVADA



TAX DIST 200

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Dept of Planning
City of Las Vegas

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