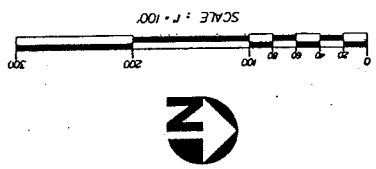


APPROVED BY: _____
PRESIDENT _____
EXEC. V.P. _____
GROUP V.P./M.E. _____
GRP. V.P./M.E. ESTATE _____
SIGNED _____ 4-27-98
SIGNED _____ 4-27-98
SIGNED _____ 4-27-98
SIGNED _____ 4-27-98
SIGNED _____ 4-27-98
DATE: _____

MOD 42261 SUP-42265

TOTAL GROSS BUILDING AREA	113,571 S.F.
TOTAL CARPARKS REQUIRED	568 (1/200)
TOTAL CARPARKS PROVIDED	657 (1.89)
TOTAL SITE AREA	721,315 (16.56 AC.)

CALCULATIONS INCLUDE MAX. BUILDING AREAS.
 BUT DOES NOT INCLUDE PAD 2A

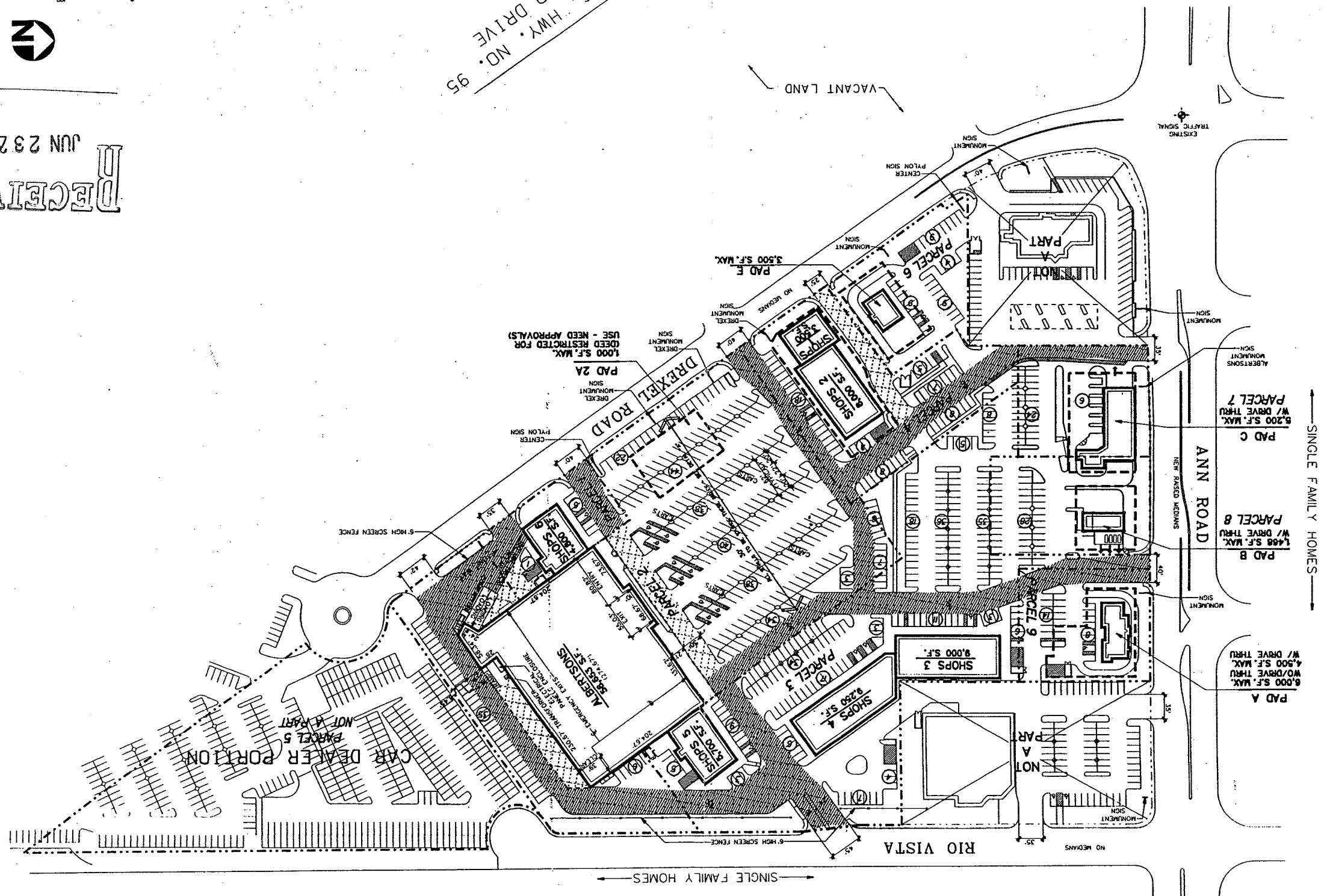
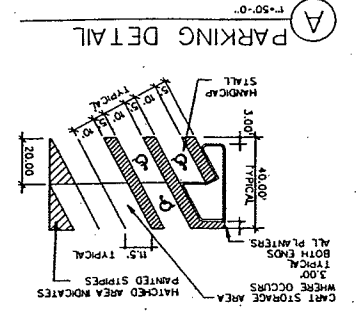
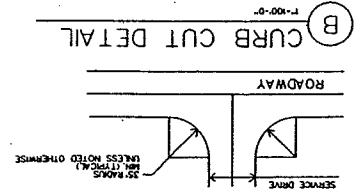
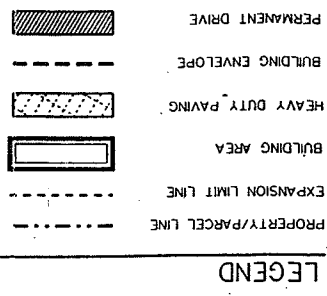


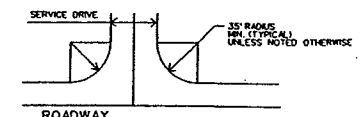
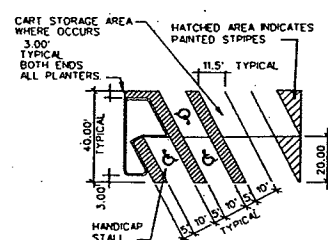
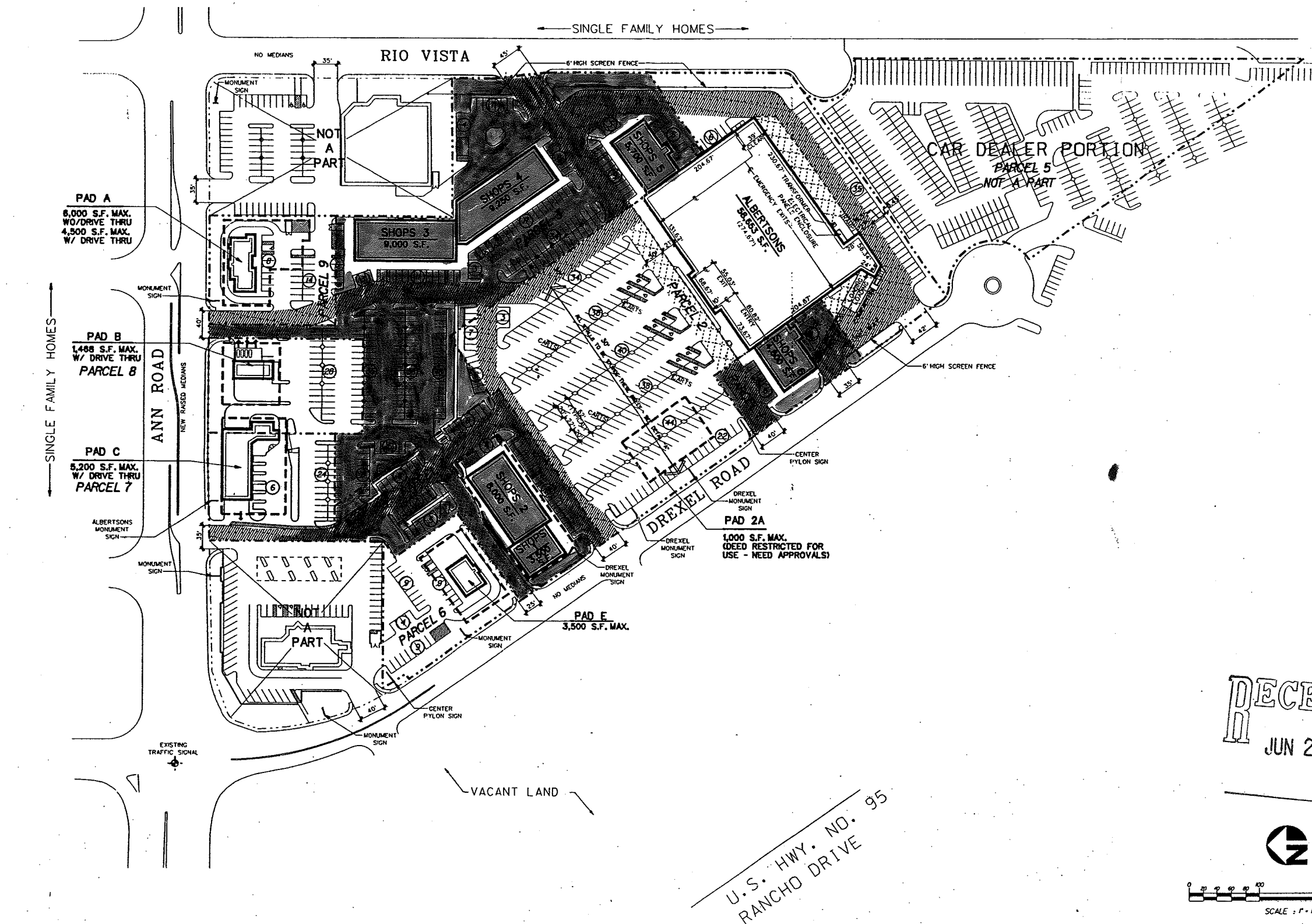
RECEIVED
JUN 23 2011

GENERAL NOTES

U.S. HWY. NO. 95
RANCHO DRIVE

DRAWN WITH DOT METHOD OF SURVEY
 NO TRACK WELLS, NATURAL DOCK ONLY
 PARKING REQUIREMENTS:
 ALBERTSONS REQUIREMENT -
 1/200 S.F. OR G.A.
 BUILDING SETBACK REQUIREMENTS:
 RIO VISTA - 25'
 ANN ROAD - 20'
 DEKCELL ROAD - 20'
 LANDSCAPE REQUIREMENTS:
 RIO VISTA - 25' BUFFER
 ANN ROAD - 15' BUFFER
 DETAIL ROAD - 15' BUFFER
 EXISTING - UNKNOWN
 REQUIRED - COMMERCIAL





GENERAL NOTES

DRAWN WITH OUT BENEFIT OF SURVEY
NO TRUCK WELLS, NATURAL DOCK ONLY
PARKING REQUIREMENTS:
ALBERTSONS REQUIREMENT-
1/200 S.F. OF G.B.A.
BUILDING SETBACK REQUIREMENTS:
RIO VISTA - 25'
ANN ROAD - 20'
DREXEL ROAD - 20'
LANDSCAPE REQUIREMENTS:
RIO VISTA - 25' BUFFER
ANN ROAD - 15' BUFFER
DREXEL ROAD - 15' BUFFER
ZONING REQUIREMENTS:
EXISTING- UNKNOWN
REQUIRED- COMMERCIAL

LEGEND

PROPERTY/PARCEL LINE	---
EXPANSION LIMIT LINE	---
BUILDING AREA	[Solid Black Box]
HEAVY DUTY PAVING	[Hatched Box]
BUILDING ENVELOPE	---
PERMANENT DRIVE	[Hatched Box]

EXHIBIT 'A' SITE PLAN

TOTAL GROSS BUILDING AREA 113,571 S.F.
TOTAL CARPARKS REQUIRED 568 (1/200)
TOTAL CARPARKS PROVIDED 657 (1/89)
TOTAL SITE AREA 721,315 (16.56 AC.)
CALCULATIONS INCLUDE MAX. BUILDING AREAS,
BUT DOES NOT INCLUDE PAD 2A.

APPROVED BY:	DATE:
CHAIRMAN	SIGNED 4-27-98
PRESIDENT	SIGNED 4-27-98
EXEC. V.P./S.D.	SIGNED 4-27-98
EXEC. V.P./OPS.	
SR. V.P./REG.	
GROUP V.P./R.E.	SIGNED 4-27-98
GRP. V.P./REAL ESTATE	SIGNED 4-27-98

REVISIONS
1-2-98 AM
REV. PAD C, PARKING
1-2-98 AM
ADD PARCELS 7 & 8, ADDS A
& C, ADD PERM. DRIVES,
REV. PHOTO, C.B.A.
1-30-98 CSD
CHANGED TO EXHIBIT 'A'
5-14-98 RAC/AM
REV. PARCELS 7 & 8, BOUNDARY
MOVE ALB MON SIGN, ADD
PAD 2A, REV. PERM. DRIVE
5-30-98 CSD
REV. PARCEL LINES
1-27-98 AM
REV. ALBERTSONS MON SIGN
COMMENTS & S.F.
1-27-98 AM
REV. LAYOUT PARKING
REV. PARCEL CALLOUTS
REV. NOTES/CALLOUTS
4-21-99 TFW
REV. CHANGE & CHANGE
PARCEL 5 TO 'HOT A'
PART
10-04-99 TLP
REV. SITE AREA
7-23-01 TFW
REV. PAD 2A 'W' & 'C' &
PARKING, ADD. CALCS.
11-4-02 PW
ADJUST LAYOUT ON
PARCELS 7 AND 8 AND
REV. PARKING, REV.
PARCEL LINES ON
PARCELS 7 AND 8
REV. BLDG. AREA &
TOTAL, C.B.A.
R.K.B.
C.P.B.
R.G.G.
7/31
3/5/02



PROJECT
S.E.C.
ANN ROAD
&
DREXEL ROAD
LAS VEGAS,
NEVADA

STORE NO.
6090

DATE
2-18-98

SHEET TITLE
EXHIBIT "A"
SITE PLAN

SHEET
1
OF 1
6090_eva.dgn

Affix R.P.T.I., \$ 292.50
APN: 125-34-601-001

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
SEBASTAIN N. PATERNOSTRO and
ANNE C. PATERNOSTRO

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to:

Rio Vista Plaza, LLC, a Nevada limited liability company

all that real property situated in the city of LAS VEGAS County of CLARK
State of Nevada, bounded and described as follows:

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

SUBJECT TO: 1. Taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights of way and Easements now of record.

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

Witness our hand 5 this 15th day of May, 1998

STATE OF NEVADA } SS.

COUNTY OF Clark

On May 15, 1998

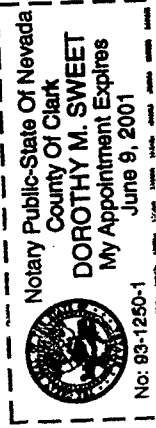
Before me, a Notary Public, personally appeared

Sebastain N. Paternostro

Anne C. Paternostro

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is
subscribed to this instrument and acknowledged that he
(she or they) executed it.

Signature Dorothy M. Sweet
Notarial Seal (Notary Public)



NEVADA TITLE INSURANCE COMPANY:

ESCROW NO: 97-07-0204 RWC 671207112WC

MAIL TAX STATEMENTS TO:

DONALD K. BENEDICT
1000 QUAIL STREET, ST. 100
NEWPORT BEACH, CA. 90026

RECEIVED
JUN 23 2011

Affix R.P.T.T., \$ 687.50
APN: 125-34-502-015

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
MARK B. KLEIN and
LUCINDA M. KLEIN, HUSBAND AND WIFE AS JOINT TENANTS

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to:

Rio Vista Plaza, LLC, a Nevada limited liability company

all that real property situated in the city of LAS VEGAS County of CLARK
State of Nevada, bounded and described as follows:

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

SUBJECT TO: 1. Taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights of way and Easements now of record.

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

Witness our hand 5 this 31 day of March, 1998

STATE OF NEVADA UT } SS.

COUNTY OF Tooele

On 3/31/1998

Before me, a Notary Public, personally appeared

Mark B. Klein
Lucinda M. Klein

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is
subscribed to this instrument and acknowledged that he
(she or they) executed it.

Signature

Notarial Seal



NOTARY PUBLIC
CINDY N. PORTER
213 E. Main
Grantsville, UT 84029
COMMISSION EXPIRES
OCT. 15, 2000
STATE OF UTAH

NEVADA TITLE INSURANCE COMPANY:

ESCROW NO: 97-07-0203 RWC/97120711 RWC

MAIL TAX STATEMENTS TO:

DONALD K. BENEDICT
1000 QUAIL STREET, ST. 100
NEWPORT BEACH, CA. 90026

RECEIVED
JUN 23 2011

ESCROW NO. 97-14 0711 RWC
4th Amendment 97-07-0203 bwc

EXHIBIT "A" (continued)
LEGAL DESCRIPTION

PARCEL EIGHT (8):

THAT PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF (W 1/2) 1135.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID WEST HALF (W 1/2) 210.00 FEET TO A POINT IN THE EAST LINE OF THE LAND DESCRIBED IN THE DEED TO ROBERT L. STEPHENSON, ET UX, RECORDED MARCH 31, 1955, AS DOCUMENT NO. 41459 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA; THENCE ALONG SAID EAST LINE SOUTHERLY 75.00 FEET TO AN ANGLE POINT IN SAID LAND; THENCE ALONG THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE LAST-MENTIONED DEED SOUTHWESTERLY 103.83 FEET TO THE SOUTHWESTERLY LINE OF SAID LAND; THENCE ALONG THE SOUTHEASTERLY PROLONGATION OF SAID SOUTHWESTERLY LINE SOUTHEASTERLY 90.00 FEET; THENCE PARALLEL WITH SAID SOUTHEASTERLY LINE NORTHWESTERLY 40.00 FEET TO A POINT IN THE SOUTHERLY PROLONGATION OF SAID EAST LINE OF STEPHENSON LAND; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID WEST HALF (W 1/2) 210.00 FEET TO THE EAST LINE OF SAID WEST HALF (W 1/2); THENCE ALONG SAID EAST LINE OF SAID WEST HALF (W 1/2) NORTHERLY 200.00 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THE INTEREST IN AND TO THE EASTERLY 30 FEET OF SAID LAND, AS CONVEYED TO CLARK COUNTY, NEVADA, FOR STREET AND ROAD PURPOSES BY DEED RECORDED JULY 16, 1953, AS DOCUMENT NO. 409113, CLARK COUNTY, NEVADA, RECORDS.

EXCEPT THE INTEREST IN AND TO THAT PORTION OF SAID LAND CONVEYED TO CLARK COUNTY, NEVADA, AND TO THOSE AGENCIES ENTITLED TO OCCUPY PUBLIC ROADS, STREETS AND HIGHWAYS IN SAID CLARK COUNTY FOR ROAD, UTILITIES AND OTHER PUBLIC PURPOSES, BY DEED RECORDED DECEMBER 23, 1963, AS DOCUMENT NO. 403452 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS.

RECEIVED
JUN 23 2011

CLARK COUNTY, NEVADA			
JUDITH A. VANDEVER, RECORDER			
RECORDED AT REQUEST OF:			
NEVADA TITLE COMPANY			
05-19-98	15:20	CPD	2
BOOK: 980519	INST: 01627		
FEE: DEED	8.00	RPTT:	687.50
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL			

7
Affix R.P.T.T. \$ 1625.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

HENRY PAUL KINGHORN, An Unmarried Man and ROSEMARY C. ARRIGO, An Unmarried Woman

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

RIO VISTA PLAZA, LLC, A NEVADA LIMITED LIABILITY COMPANY

all that real property situated in the City of Las Vegas County of Clark

State of Nevada, bounded and described as follows:

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

Assessor's Parcel No: 125-34-502-003, 125-34-502-016 and 125-34-502-017

SUBJECT TO:

1. Taxes for this current fiscal year, not due or delinquent and any and all taxes and assessments levied or assessed after the recording date of this document. This will include the lien of supplemental taxes, if any.
2. Restrictions, conditions, reservations, rights, rights of way and easements, now of record (if any) affecting the use and occupancy of this property as the same may now appear of record.

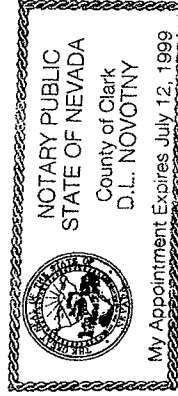
Together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness our hand s this 12th day of May, 19 98

STATE OF NEVADA
COUNTY OF Clark } ss.

On 5-12-98 personally
appeared before me, a Notary Public,
HENRY PAUL KINGHORN and
ROSEMARY C. ARRIGO
personally known (or proven) to me
to be the persons whose names
subscribed to the above instrument who
acknowledged that they executed
the instrument.

Signature H. Novotny
(Notary Seal)



Henry Paul Kinghorn
HENRY PAUL KINGHORN
Rosemary C. Arrigo
ROSEMARY C. ARRIGO

ESCROW NO. 179129-PM1
ORDER NO. 179129-PM1

WHEN RECORDED MAIL TO: RIO VISTA PLAZA, LLC
3320 W. SAHARA AVE., #380, LAS VEGAS, NV 89102

RECEIVED
JUN 23 2011

Legal Description

Situate in the County of Clark, State of Nevada described as follows:

PARCEL I:

The West 210 feet of the East 550 feet of the North 210 feet of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 19 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the interest in and to the Northerly Thirty (30) feet, as conveyed to Clark County, Nevada for street and road purposes by Deed recorded July 16, 1952 as Document No. 409114, Clark County, Nevada records.

PARCEL II:

Lot Two (2) of that certain Parcel Map on file in File 6, Page 21, in the Office of the County Recorder of Clark County, Nevada and Recorded June 26, 1975 in Book 530 of Official Records as Document No. 489231.

Our No.:97 179129 PM-1

--- 6 ---

RECEIVED
JUN 23 2011

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

LAND TITLE OF NEVADA

05-15-98 08:02 NEL

OFFICIAL RECORDS

980515 INST: 00225

BOOK:

8.00 RPTT:

1,625.00

FEE:

2

Affix R.P.T.T., \$ 260.00
APN: 125-34-502-010

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
MICHAEL A. FISCHBACH and
ELEANOR FISCHBACH

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to:

Rio Vista Plaza, LLC, a Nevada limited liability company

all that real property situated in the city of LAS VEGAS County of CLARK
State of Nevada, bounded and described as follows:

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

SUBJECT TO: 1. Taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights of way and Easements now of record.

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

Witness OUR hand S this 14th day of May, 19 98

STATE OF NEVADA } SS.
COUNTY OF Clark

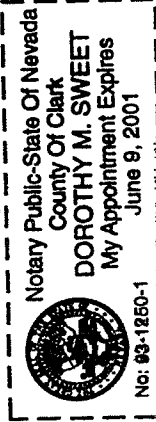
On May 14, 1998

Before me, a Notary Public, personally appeared

Michael A. Fischbach
Eleanor Fischbach

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is
subscribed to this instrument and acknowledged that he
(she or they) executed it.

Signature _____
Notarial Seal



NEVADA TITLE INSURANCE COMPANY:

ESCROW NO: 97-07-0192 RWC/97120711 RWC

MAIL TAX STATEMENTS TO:

DONALD K. BENEDICT
1000 QUAIL STREET, ST. 100
NEWPORT BEACH, CA. 90026

RECEIVED
JUN 23 2011

EXHIBIT "A" (continued)
LEGAL DESCRIPTION

PARCEL TWO (2):

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34, A DISTANCE OF 410.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE WESTERLY AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34, A DISTANCE OF 210.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY LLOYD T. JONES ET UX, TO ELMER V. BISSELL, ET UX, BY DEED RECORDED NOVEMBER 3, 1953 AS DOCUMENT NO. 417391, CLARK COUNTY, NEVADA RECORDS; THENCE SOUTHERLY ALONG THE EAST LINE OF THE SAID CONVEYED PARCEL, A DISTANCE OF 100.00 FEET TO A POINT; THENCE EASTERLY PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, A DISTANCE OF 210.00 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34; THENCE NORTHERLY ALONG THE LAST MENTIONED EAST LINE, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE EAST 30.00 FEET THEREOF, AS CONVEYED TO THE COUNTY OF CLARK, FOR ROAD PURPOSES, BY DEED RECORDED JULY 16, 1953 AS DOCUMENT NO. 409113, CLARK COUNTY, NEVADA RECORDS.

RECEIVED
JUN 23 2011

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

05-19-98 15:20 CPD 2
BOOK: 980519 INST: 01626

FEE: DEED 8.00 RPTT: 612.50

CONFORMED COPY-HAS NOT BEEN COMPARED TO THE ORIGINAL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **EULES ROMANS AND BETTY ROMANS**, husband and wife, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **RIO VISTA PLAZA, LLC**, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART
HEREOF AS EXHIBIT "A".**

APN: 125-34-502-013
RPTT: \$662.50

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

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

RECEIVED
JUN 23 2011

IN WITNESS WHEREOF, this instrument has been executed this 14 day of May, 1998.

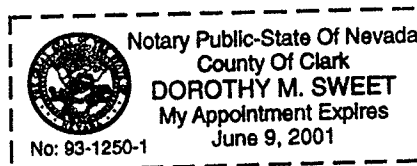
By: Eules Romans
Eules Romans

By: Betty Romans
Betty Romans

STATE OF NEVADA }
 }SS
County of Clark }

On this 14 day of May, 1998, before me a Notary Public personally appeared Eules Romans and Betty Romans personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

Dorothy M. Sweet
Notary Public



Recorded at the Request of: Nevada Title Company
Escrow No: 97-07-0170 RWC 197120711 RWC

Mail tax bill to and
When recorded mail to:

RIO VISTA LLC
c/o Interstate Properties
1000 Quail, Suite 190
Newport Beach, CA 92660

RECEIVED
JUN 23 2011

EXHIBIT "A" (continued)
LEGAL DESCRIPTION

PARCEL SIX (6):

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M. BEING MORE PARTICULARLY DESCRIBED AS:

LOT TWO (2) AS SHOWN BY MAP THEREOF IN FILE 14 OF PARCEL MAPS, PAGE 75, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF RAINBOW EXPRESSWAY FRONTAGE ROAD AS CONVEYED TO CLARK COUNTY BY DEED RECORDED DECEMBER 23, 1963 IN BOOK 501 AS DOCUMENT NO. 403452 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED JANUARY 21, 1972 IN BOOK 201 AS DOCUMENT NO. 160693 OF OFFICIAL RECORDS.

RECEIVED
JUN 23 2011

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

05-19-98	15:20	CPD	3
BOOK: 980519	INST: 01628		
FEE: 9.00	RPTT: 662.50		

DEED
CONFORMED COPY-HAS NOT BEEN COMPARED TO THE ORIGINAL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **HERBERT ROMANS AND SOPHIE ROMANS, husband and wife**, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **RIO VISTA PLAZA, LLC, a Nevada limited liability company**, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART
HEREOF AS EXHIBIT "A".**

APN: 125-34-502-009 & 011

RPTT: 1125.00

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

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

RECEIVED
JUN 23 2011

Handwritten initials and signature

IN WITNESS WHEREOF, this instrument has been executed this 14 day of May, 1998.

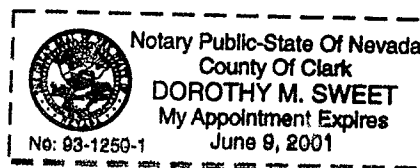
By: Herbert Roman
Herbert Romans

By: Sophie Romans
Sophie Romans

STATE OF NEVADA }
 }SS
County of Clark }

On this 14 day of May, 1998, before me a Notary Public personally appeared Herbert Romans and Sophie Romans personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

Notary Public



Recorded at the Request of: Nevada Title Company
Escrow No: 97-07-0206 RWC/97120711RWC

Mail tax bill to and
When recorded mail to:

RIO VISTA LLC
c/o Interstate Properties
1000 Quail, Suite 190
Newport Beach, CA 92660

RECEIVED
JUN 23 2011

EXHIBIT "A" (continued)
LEGAL DESCRIPTION

PARCEL THREE (3):

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MONT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34; THENCE SOUTH $1^{\circ}26'17''$ EAST ALONG THE EAST LINE OF THE SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 935.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY LLOYD T. JONES, ET. UX., TO RAYMOND F. LAYTON, ET. UX, BY DEED RECORDED APRIL 10, 1953, AS DOCUMENT NO. 403242, CLARK COUNTY, NEVADA, RECORDS; THENCE SOUTH $89^{\circ}13'23''$ WEST ALONG THE SOUTH LINE OF THE LAST MENTIONED CONVEYED PARCEL, A DISTANCE OF 210.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH $1^{\circ}26'17''$ WEST ALONG THE WESTERLY LINE OF THE LAST MENTIONED CONVEYED PARCEL, A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF LOT 1 AS SHOWN ON THE MAP RECORDED IN FILE 14 OF PARCEL MAPS, PAGE 75, THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH $1^{\circ}26'17''$ WEST, A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY JOHN A. BIASI, ET. UX. TO GARY W. OLAFSON, ET. AL., BY DEED RECORDED JANUARY 19, 1978, AS DOCUMENT NO. 796144, CLARK COUNTY, NEVADA, RECORDS; THENCE SOUTH $89^{\circ}13'23''$ WEST ALONG THE SOUTH LINE OF THE LAST MENTIONED CONVEYED PARCEL, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF THE LAST MENTIONED CONVEYED PARCEL; THENCE SOUTH $1^{\circ}26'17''$ EAST ALONG THE EAST LINE OF GRETA LANE, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF THE SAID LOT 1 IN FILE 14 OF PARCEL MAPS AT PAGE 75; THENCE NORTH $89^{\circ}13'23''$ EAST ALONG THE NORTH LINE OF THE LAST MENTIONED LOT 1, A DISTANCE OF 200 FEET TO THE TRUE POINT OF BEGINNING.

RECEIVED
JUN 23 2011

ESCROW NO. 97-12-0711 RWC
4th Amendment 97070206 RWC

EXHIBIT "A" (continued)
LEGAL DESCRIPTION

PARCEL TEN (10):

LOT ONE (1) AS SHOWN BY MAP THEREOF IN FILE 14 OF PARCEL MAPS,
PAGE 75, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY,
NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED
RECORDED JANUARY 21, 1972 IN BOOK 201 AS DOCUMENT NO. 160693 OF
OFFICIAL RECORDS.

RECEIVED
JUN 23 2011

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

05-19-98 15:20 CPD 4
BOOK: 980519 INST: 01624

FEE: 10.00 RPTT: 1,125.00
DEED

CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

ESCROW NO. 97-12-0711 RWC

4th Amendment 97070204 RWC

EXHIBIT "A" (continued)
LEGAL DESCRIPTION

PARCEL NINE (9):

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34,
TOWNSHIP 10 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS
FOLLOWS:

PARCEL ONE (1) OF THE CERTAIN PARCEL MAP ON FILE IN FILE 39, PAGE
82, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,
NEVADA.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO CLARK COUNTY BY
DEED RECORDED DECEMBER 23, 1963 AS DOCUMENT NO. 403452 OF
OFFICIAL RECORDS.

RECEIVED
JUN 23 2011

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

05-19-98 15:20 CPD 2
BOOK: 980519 INST: 01632

FEE: 8.00 RPTT: 562.50
DEED

CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That GARY W. OLAFSON and CINDY LEE OLAFSON, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Rio Vista Plaza, LLC, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRPTION ATTACHED HERETO AND MADE A PART
HEREOF AS EXHIBIT "A"

APN: 125-34-502-007

RPTT: 357.50

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

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

IN WITNESS WHEREOF, this instrument has been executed this 7 day of September, 1997.

RECEIVED
JUN 23 2011

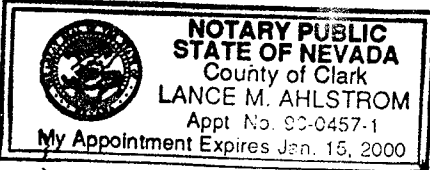
By: [Signature]
Gary W. Olafson

By: [Signature]
Cindy Lee Olafson

State of Nevada }
 } ss:
County of Clark }

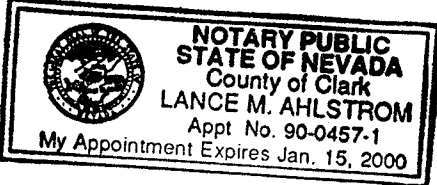
This instrument was acknowledged before me on the 7 day of SEPTEMBER
199 7 by LANCE AHLSTROM

State of Nevada }
 } ss:
County of Clark }



[Signature]
Notary Public

This instrument was acknowledged before me on the 7 day of SEPTEMBER
199 7 by LANCE AHLSTROM



[Signature]
Notary Public

Recorded at the Request of: Nevada Title Company
Escrow No: 97-04-1804 RWC/ 97120711/RWC

Mail tax bill to and
When recorded mail to:

1000 QUAIL STREET
SUITE 100
NEWPORT BEACH, CA 90026

RECEIVED
JUN 23 2011

ESCROW NUMBER: 97-12-0711 RWC
4th Amendment 97 04 1804 RWC

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE (1):

THAT PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34; THENCE SOUTHERLY ALONG THE EAST LINE THEREOF A DISTANCE OF 935.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY LLOYD T. JONES ET UX TO RAYMOND P. LANYON, ET UX BY DEED RECORDED APRIL 10, 1953, AS DOCUMENT NO. 403242, CLARK COUNTY, NEVADA RECORDS; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SAID CONVEYED PARCEL A DISTANCE OF 210.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY AND PARALLEL TO THE EAST LINE OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34 A DISTANCE OF 525.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE WESTERLY AND PARALLEL TO THE NORTH LINE OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34, A DISTANCE OF 200.00 FEET TO A POINT; THENCE SOUTHERLY AND PARALLEL TO THE EAST LINE OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34, A DISTANCE OF 200.00 FEET TO A POINT; THENCE EASTERLY AND PARALLEL TO THE SAID NORTH LINE A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTHERLY PARALLEL TO THE LAST MENTIONED EAST LINE A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING.

RECEIVED
JUN 23 2011

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

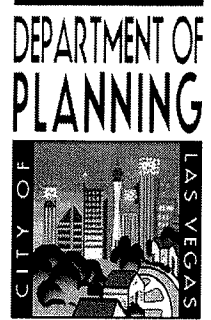
05-19-98 15:20 CPD 3
BOOK: 980519 INST: 01625

FEE: 9.00 DEED RPTT: 687.50

CONFORMED COPY-HAS NOT BEEN COMPARED TO THE ORIGINAL



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-42265

MEETING DATE: 08/09/11 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

7-29-11
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



July 27, 2011

Mr. Don Benedict
Rio Vista Plaza, LLC
1300 Bristol Street North, Suite #218
Newport Beach, California 92660

**RE: SUP-42265 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF AUGUST 9, 2011**

Dear Mr. Benedict:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **August 9, 2011** 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, 400 Stewart Avenue, 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, August 3, 2011** 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,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Chris Kaempfer
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

S LAS VEGAS CITY COUNCIL

AROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

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

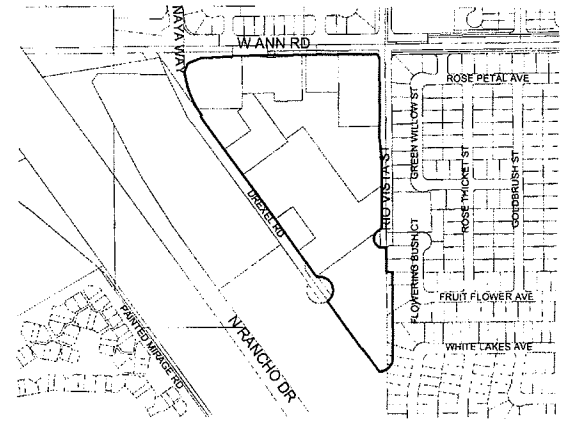
www.lasvegasnevada.gov



Application Information

SUP-42265 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RIO VISTA PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 260 SQUARE-FOOT MASSAGE ESTABLISHMENT IN CONJUNCTION WITH A 1,500 SQUARE-FOOT DAY SPA WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 50 FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 7045 West Ann Road, Suite #130 (APN 125-34-515-003), PD (Planned Development) Zone, Ward 6 (Ross).

Application Location



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

Public Hearing Information

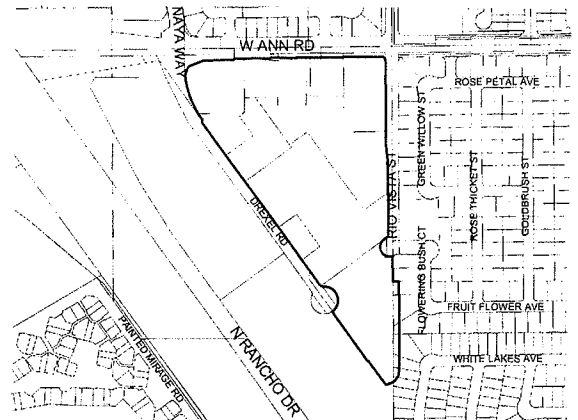
Meeting: Planning Commission
Date: August 09, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

SUP-42265 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RIO VISTA PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 260 SQUARE-FOOT MASSAGE ESTABLISHMENT IN CONJUNCTION WITH A 1,500 SQUARE-FOOT DAY SPA WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 50 FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 7045 West Ann Road, Suite #130 (APN 125-34-515-003), PD (Planned Development) Zone, Ward 6 (Ross).

Application Location



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

Public Hearing Information

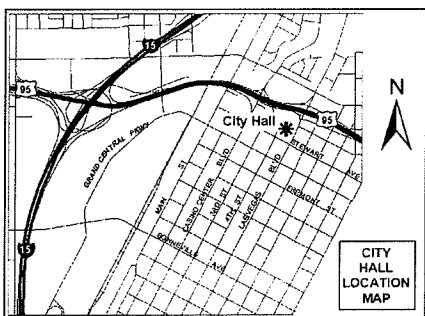
Meeting: Planning Commission
Date: August 09, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

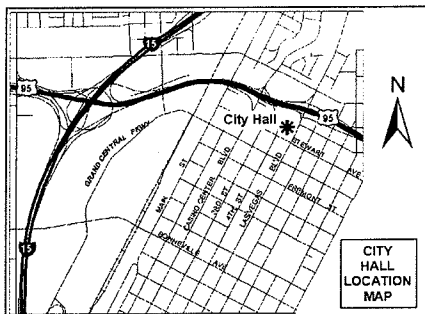
Please use available blank space on card for your comments.

SUP-42265

Planning Commission Meeting of 8/9/2011

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.

SUP-42265

Planning Commission Meeting of 8/9/2011

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 Riekkki, Survey (FM, PM, & A's only)
Date: July 6, 2011
Re: **SUP-42265** Rio Vista Plaza, LLC 7085 W. Ann Rd.
Request for a Special Use Permit for a proposed massage establishment

COMMENTS:

We have no comment on the Request for a Special Use Permit application to allow a 1,500 square foot massage establishment with a Waiver to allow a distance separation of zero feet from a residential use where 400 feet is required at 7085 West Ann Road, Suite #120.

Carman Burney

From: Doa.Gregory@lvvwd.com
Sent: Thursday, July 07, 2011 5:50 PM
To: Carman Burney
Subject: CLV Planning Commission Review -- LVVWD Comments

Hi Carman. Here are our comments.

Thanks!
Doa

Agenda Item: #11 (SUP-42265)
APN #: 125-34-515-001
Address: 7085 West Ann Road, Suite #120
Comments: Special Use Permit for a 1,500 square-foot massage establishment. **Ex. 2" meter w/2" RPPA, (4) 1 1/2" meters w/1 1/2" RPPAs; no fire line for this property. If one is to be added, civil plans will need to be submitted to LVVWD.**

Agenda Item: #15 & #16 (SUP-41599 & SDR-41829)
APN #: 139-34-410-056 through 059
Address: Northeast corner of Casino Center Boulevard and Coolidge Avenue
Comments: Special Use Permit for a proposed 16-story mixed-use development and a Site Development Plan Review for 16,000 square-foot commercial space and 330 multi-family residential units.
056 - Ex. 3/4" meter w/1" DCVA.
057 - Ex. 5/8" meter without backflow prevention.
058 - Ex. 5/8" meter without backflow prevention.
059 - (2) Ex. 5/8" meters without backflow prevention.
No fireline exists. Meters will need to be upsized and backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item: #17 & #18 (SUP-42182 & SDR-41600)
APN #: 162-03-115-001 and 002
Address: Southwest corner of Charleston Boulevard and Fourth Street
Comments: Special Use Permit and Site Development Plan Review for a proposed 24-story mixed-use development, consisting of 33,000 square-feet of commercial space, 1,150 residential units and a 135-foot tall parking structure.
001 - Ex. 4" meter without backflow prevention; 1 1/2" meter w/1 1/2" RPPA; 6" meter w/6" DCDA; 5/8" meter without backflow prevention.
002 - (2) Ex. 1" meters w/1" RPPAs; 4" meter and 5/8" meter both require backflow protection for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item: #22 & #23 (SUP-42177 & SUP-42178)
APN #: 126-24-517-004
Address: 7161 North Hualapai Way
Comments: Special Use Permit for liquor Sales (For off-premise consumption) and Gaming Establishment within a proposed 5,730 square-foot Convenience Store. **Ex. 1" meter w/1" RPPA. No fire line for this property. If one is to be added, civil plans will need to be submitted to LVVWD.**

Agenda Item: #24 (SDR-42176)
APN #: 126-24-517-003 and 004
Address: 7161 North Hualapai Way
Comments: Site Development Plan Review for a proposed 5,730 square-foot Convenience Store with Gas Pumps and a 2,360 square-foot Car Wash. **Ex. 1" meter w/1" RPPA. Car Wash requires an increase in meter size and backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

Agenda Item: #25 (SUP-42225)
APN #: 162-05-402-007

Development Notification

PC Meeting: August 09, 2011

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:

SUP-42265

Ambiance Estates HOA

Cimarron Village North HOA

Copper Crest HOA

Desert Creek HOA

Desert Greens HOA

Eagle Crest Apartments

Lone Mountain Village HOA

Mountain Gate HOA

Northwest Citizens Board NA

Ranch House Estates HOA

Rancho Santa Fe HOA

Sandpiper Golf Villas HOA

Solana Del Mar Community Association

Summerhills Owners Association

Tierra Vista NA

Timber Creek HOA

Tropical Meadows HOA

Turning Point Community Association

Vintage Hills HOA

Viscaya HOA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SUP-42265

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

Report Date 07/05/2011 09:05 AM

Submitted By

Page 1

A/P # 2041 SPECIAL USE PERMIT

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	03/11/2003 16:17	981612	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>	06/04/2003	

Associated Information

<u>Type of Work</u>	<u># Plans</u>	0	<u>Valuation</u>	
<u>Dept of Commerce</u>	<u># Plans</u>	0	<u>Declared Valuation</u>	0.00
<u>Priority</u>	☒ <u>Auto Reviews</u>	<u>Bill Group</u>	<u>Calculated Valuation</u>	0.00
			<u>Actual Valuation</u>	0.00

Description of Work

SUP-2041 - SECOND BAPTIST CHURCH, INC. ON BEHALF OF THE ALLIANCE COLLEGIUMS ASSOCIATION OF NEVADA - Request for a Special Use Permit FOR A CRIMINAL HALFWAY HOUSE (FOR SIX BEDS) on 0.16 acres located at 1111 and 1113 E Street (APN: 139-27-210-053 and 026), R-4 (High Density Residential) Zone, Ward 5 (Weekly).

Parent A/P #

<u>Project #</u>	2041	<u>Project/Phase Name</u>	E STREET HALFWAY HOUSE	<u>Phase #</u>	
<u>Size/Area</u>	0.16 ACRE	<u>Size Description</u>		<u>Subdivision Code</u>	
<u>Proposed Start</u>		<u>Proposed Stop</u>		<u>% Completed</u>	0.00
<u>% Complete Formula</u>					

Property/Site Information

Parcel 13927210053
Location SW4 NW4 SEC 27 T20S R61E

Owner/Tenant

<u>Contact ID</u> AC152534	<u>Name</u> CHURCH BAPTIST SECOND INC	<u>Organization</u>	
<u>Mailing Address</u> P O BOX 4736		<u>State/Province</u> NV	
<u>City</u> LAS VEGAS		<u>Country</u>	☐ Foreign
<u>ZIP/PC</u> 89127-4267		<u>Evening Phone</u>	
<u>Day Phone</u>		<u>Mobile #</u>	
<u>Fax</u>			

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1111 E ST
LAS VEGAS, 89106-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13927210053

Report Date 07/05/2011 09:05 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC152534 ☐ Foreign
Effective Expire
Name CHURCH BAPTIST SECOND INC
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address P O BOX 4736
LAS VEGAS, NV 89127-4267
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary Y Capacity APPL Contact ID AC510805 ☐ Foreign
Effective Expire
Name ALLIANCE COLLEGIUMS ASSOCIATION OF NEVADA
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address P O BOX 270328
LAS VEGAS, NV 89106
Seasonal Addr

Valid From To
Comments Rev. McTheron Jones 300-7260 Fax 648-7530

Report Date 07/05/2011 09:05 AM

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

Contractors

No Contractors

Project #	AP Type	Status	Stage	Relation
2040	SDR		Completed	Not Dependent

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SPECIAL USE PERMIT

N DINA Required? Y Will this go to the City Council? Hearing Type
Public or Admin?
N Project of Regional Significance?
N Parent Project link required? Is there a condition of approval for a Required Review? N
If yes, when does it need to be reviewed?
Type of Use
FACILITY FOR TRANSITIONAL LIVING FOR RELEASED OFFENDERS
Is this an Alcohol related Use? Staff Recommendation DENIAL Entitlement Exercised?

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date Comments Added By	Add Date	Modified By Modified Date			
06/04/2003	CC	DENIED	0	0	0
SDINICOLA	06/05/2003				

Report Date 07/05/2011 09:05 AM

Submitted By

Page 4

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
06/04/2003	CC	SCHEDULED	0	0	0
SDINICOLA 05/08/2003	05/15/2003 PC	APPEALED TO CC	0	0	0
SDINICOLA 05/08/2003	05/15/2003 PC	DENIED	5	0	0
CCOMBS 05/08/2003	05/12/2003 PC	SCHEDULED	0	0	0
JADONOHUE	03/11/2003				

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	Mi	Comments
982110	SWANTON	STEPHEN	L	
880202	PINJUV	MATTHEW	J	

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

No Log Entries



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
Project Address (Location) 7035, 7045, 7065, 7085, 7135 and 7145 W. ANN RD.
Project Name RIO VISTA PLAZA Proposed Use MASSAGE ESTABLISHMENT
Assessor's Parcel #(s) 125-34-515-001, 003, 004 Ward # _____
General Plan: existing PD proposed _____ Zoning: existing PD proposed PD
Commercial Square Footage 40,200 Floor Area Ratio 1:5.8
Gross Acres 5.36 Lots/Units — Density _____
Additional Information PROPERTY IS SHOWN AS PARCEL 1, PARCEL 3 AND PARCEL 4
ON THE SUBMITTED SITE PLAN

PROPERTY OWNER RIO VISTA PLAZA LLC Contact DON BENEDICT
Address 1300 BRISTOL ST. NORTH, SUITE 218 Phone: 949250865 Fax: 9492501320
City NEWPORT BEACH, CA. State CA. Zip 92660
E-mail Address interprop@sbcglobal.net

APPLICANT SAME AS ABOVE Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

REPRESENTATIVE CHRIS KAEMPFER Contact _____
Address 8345 W. SUNSET RD., Suite 250 Phone: 7027427000 Fax: 7027467181
City LAS VEGAS State NV. Zip 89113
E-mail Address _____

Property Owner Signature: Donald K. Benedict

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

Print Name DONALD K. BENEDICT
MANAGER, RIO VISTA PLAZA LLC
Subscribed and sworn before me

This _____ day of _____, 20____.

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-42265</u>
Meeting Date:	<u>8-9-11 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>6-23-11</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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this

22nd day of June, 2011, by
Date Month Year

(1) Donald R. Benedict
Name of Signer

proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (.)

(and

(2) _____
Name of Signer

proved to me on the basis of satisfactory evidence
to be the person who appeared before me.)

Signature

Signature of Notary Public



Place Notary Seal Above

OPTIONAL

*Though the information below is not required by law, it may prove
valuable to persons relying on the document and could prevent
fraudulent removal and reattachment of this form to another document.*

Further Description of Any Attached Document

Title or Type of Document: Application / Petition Form

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT
OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here

RECEIVED
JUN 23 2011



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42265** APN: 125-34-515-001, 003, 004

Name of Property Owner: RIO VISTA PLAZA LLC

Name of Applicant: DON BENEDICT

Name of Representative: DONALD CHRIS KAEMPFER

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: *Donald K. Benedict*

Print Name: DONALD K. BENEDICT
MANAGER, RIO VISTA PLAZA LLC

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

RECEIVED
JUN 23 2011

CALIFORNIA JURAT WITH AFFIANT STATEMENT

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this

22nd day of June, 2011, by
Date Month Year

(1) Donald K. Benedict
Name of Signer

proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (.)

(and

(2) _____
Name of Signer

proved to me on the basis of satisfactory evidence
to be the person who appeared before me.)

Signature [Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

*Though the information below is not required by law, it may prove
valuable to persons relying on the document and could prevent
fraudulent removal and reattachment of this form to another document.*

Further Description of Any Attached Document

Title or Type of Document: Statement of financial interest

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT
OF SIGNER #1

Top of thumb here

RIGHT THUMBPRINT
OF SIGNER #2

Top of thumb here

JUSTIFICATION LETTER

Massage use over 150 square feet as an incidental use is requested as the additional space needed to have 2 massage therapists working within the proposed day spa which is a total of approximately 1,500 square feet. Total massage space within the day spa would be approximately 260 square feet.

The day spa will have approximately employees/independent contractors of which one or two will be massage therapists.

The hours of operation are proposed to be:

Monday-Thursday	8:00 am to 7:00 pm
Friday-Saturday	8:00 am to 9:00 pm
Sunday	8:00 am to 3:00 pm

The business model will consist of providing professional spa services including massage therapy. Retail sales of green products will support healthy living along with affordable pricing. There will be monthly essential oil education classes for small groups. Discounts will be given to Clark County School District employees.

Licenses required within the day spa include Cosmetology State License, Massage Administration License and Massage Establishment License.

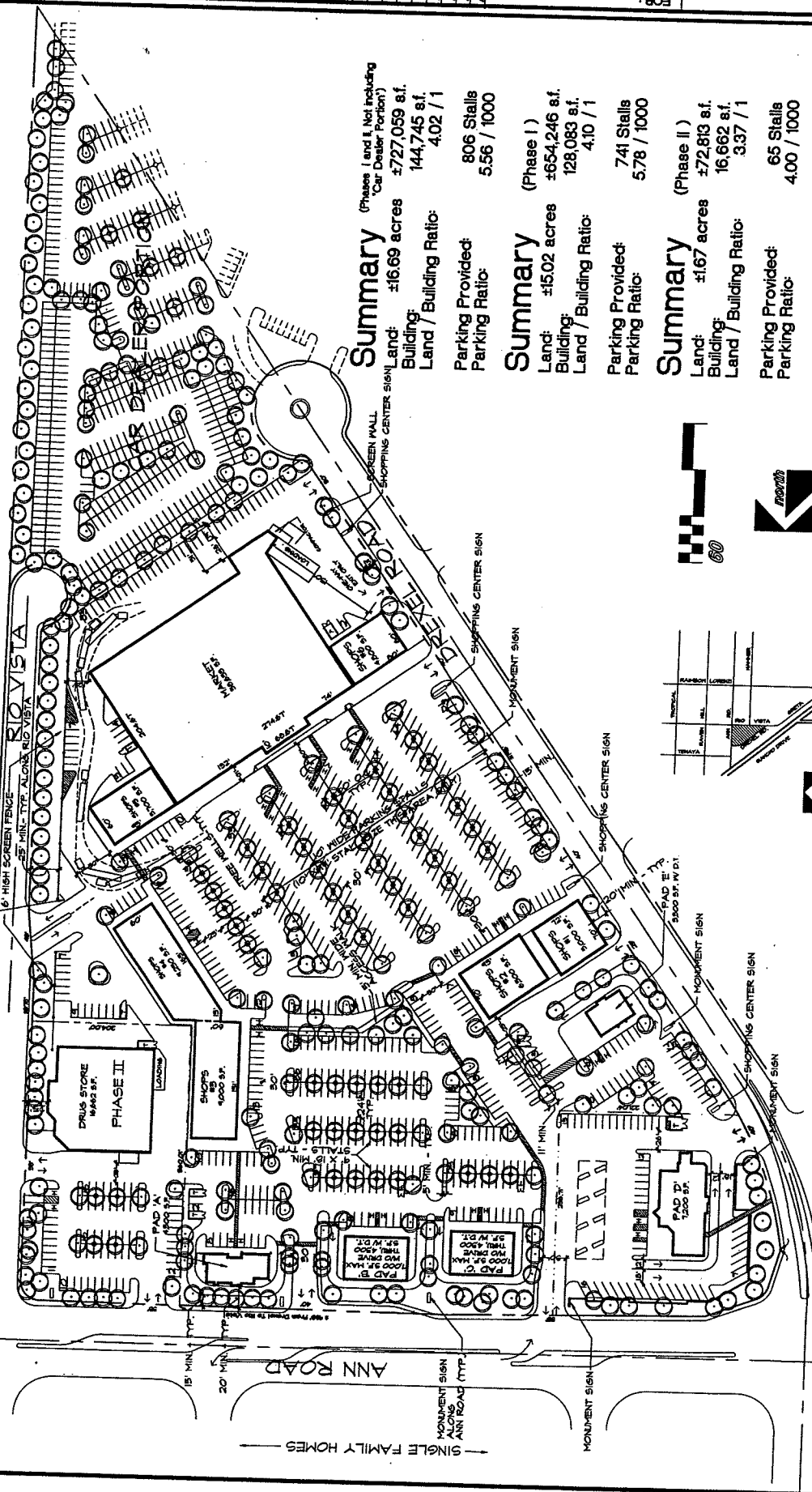
Answers to "Sustainability" are all NO.

The location of the proposed massage use is suitable for the use proposed. There is adequate street access and parking. The proposed use will not be inconsistent with or compromise the public health, safety and welfare of the overall objective of the General Plan.

RECEIVED
JUN 23 2011
SUP-42265

SINGLE FAMILY HOMES

SIGN: NO TRUCKS
ONTO RIO VISTA



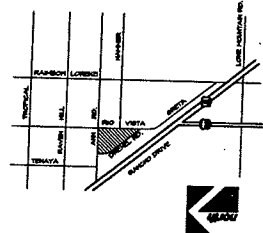
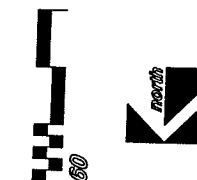
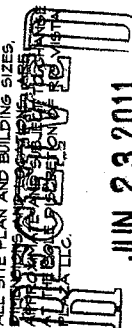
Summary (Phases I and II Not Including
"Car Dealer Portion")
Land: ±16.69 acres
Building: ±727,059 s.f.
Land / Building Ratio: 144,745 s.f.
4.02 / 1
Parking Provided: 806 Stalls
Parking Ratio: 5.56 / 1000

Summary (Phase I)
Land: ±15.02 acres
Building: ±654,246 s.f.
Land / Building Ratio: 128,083 s.f.
4.10 / 1
Parking Provided: 741 Stalls
Parking Ratio: 5.78 / 1000

Summary (Phase II)
Land: ±1.67 acres
Building: ±72,813 s.f.
Land / Building Ratio: 16,662 s.f.
3.37 / 1
Parking Provided: 65 Stalls
Parking Ratio: 4.00 / 1000

Summary (Car Dealer Portion)
Land: ±1.91 acres
Parking Provided: 378 Stalls

NOTE:
ALL SITE PLAN AND BUILDING SIZES,
INCLUDING BUT NOT LIMITED TO,
ARE BASED ON THE FOLLOWING ASSUMPTIONS:
1. ALL BUILDINGS WILL BE CONSTRUCTED
IN ACCORDANCE WITH THE LATEST EDITION
OF THE MGCDC ZONING ORDINANCE.



VICINITY MAP
NO SCALE
U.S. HWY. NO. 95
RANCHO DRIVE

VACANT LAND

SINGLE FAMILY HOMES

Nadel

Herbert Nadel & Associates, Inc.

REVISIONS	DATE	BY	CHKD
1	10-23-11	JM	JS
2	10-23-11	JM	JS
3	10-23-11	JM	JS
4	10-23-11	JM	JS
5	10-23-11	JM	JS
6	10-23-11	JM	JS
7	10-23-11	JM	JS
8	10-23-11	JM	JS
9	10-23-11	JM	JS
10	10-23-11	JM	JS
11	10-23-11	JM	JS
12	10-23-11	JM	JS
13	10-23-11	JM	JS
14	10-23-11	JM	JS
15	10-23-11	JM	JS
16	10-23-11	JM	JS
17	10-23-11	JM	JS
18	10-23-11	JM	JS
19	10-23-11	JM	JS
20	10-23-11	JM	JS

FOR:
INTERSTATE PROPERTIES
1000 QUAIL STREET, SUITE #190
NEWPORT BEACH, CA 92660
(714) 250-2651

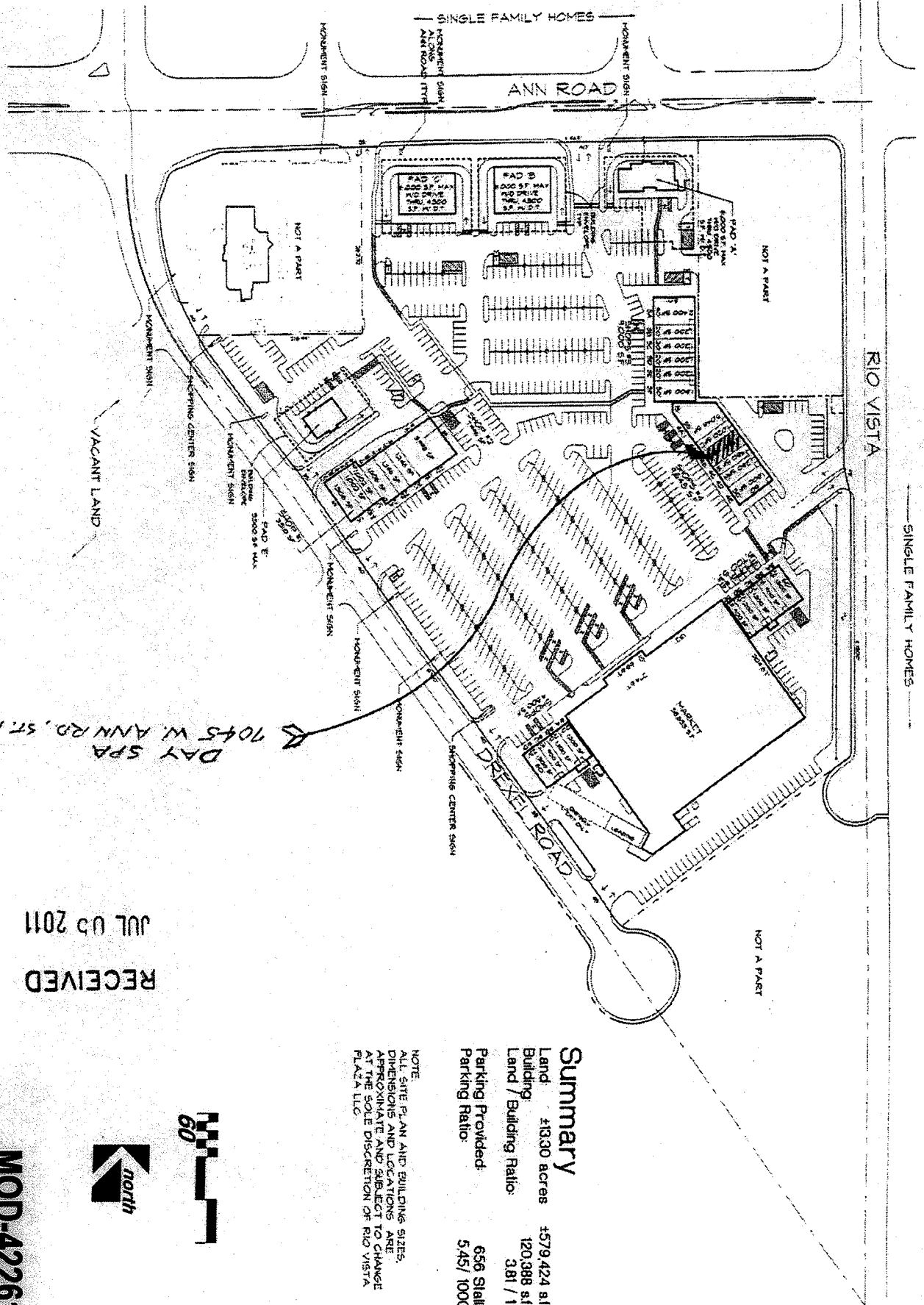
RIO VISTA PLAZA
LAS VEGAS, NEVADA

SITE PLAN
DRAWING TITLE

DATE: 10-23-11
JOB NO: 11221
SHEET

JUN 23 2011

MOD-42261 SUP-42265



DAY SPA
7045 W. ANN RD., ST. 130

RECEIVED
JUL 03 2011

NOTE:
ALL SITE PLAN AND BUILDING SIZES,
DIMENSIONS AND LOCATIONS ARE
APPROXIMATE AND SUBJECT TO CHANGE
AT THE SOLE DISCRETION OF RIO VISTA
PLAZA LLC.

Summary

Land	±1330 acres	±579,424 s.f.
Building		120,988 s.f.
Land / Building Ratio:		3.81 / 1
Parking Provided:	656 Stalls	
Parking Ratio:	5.45 / 1000	

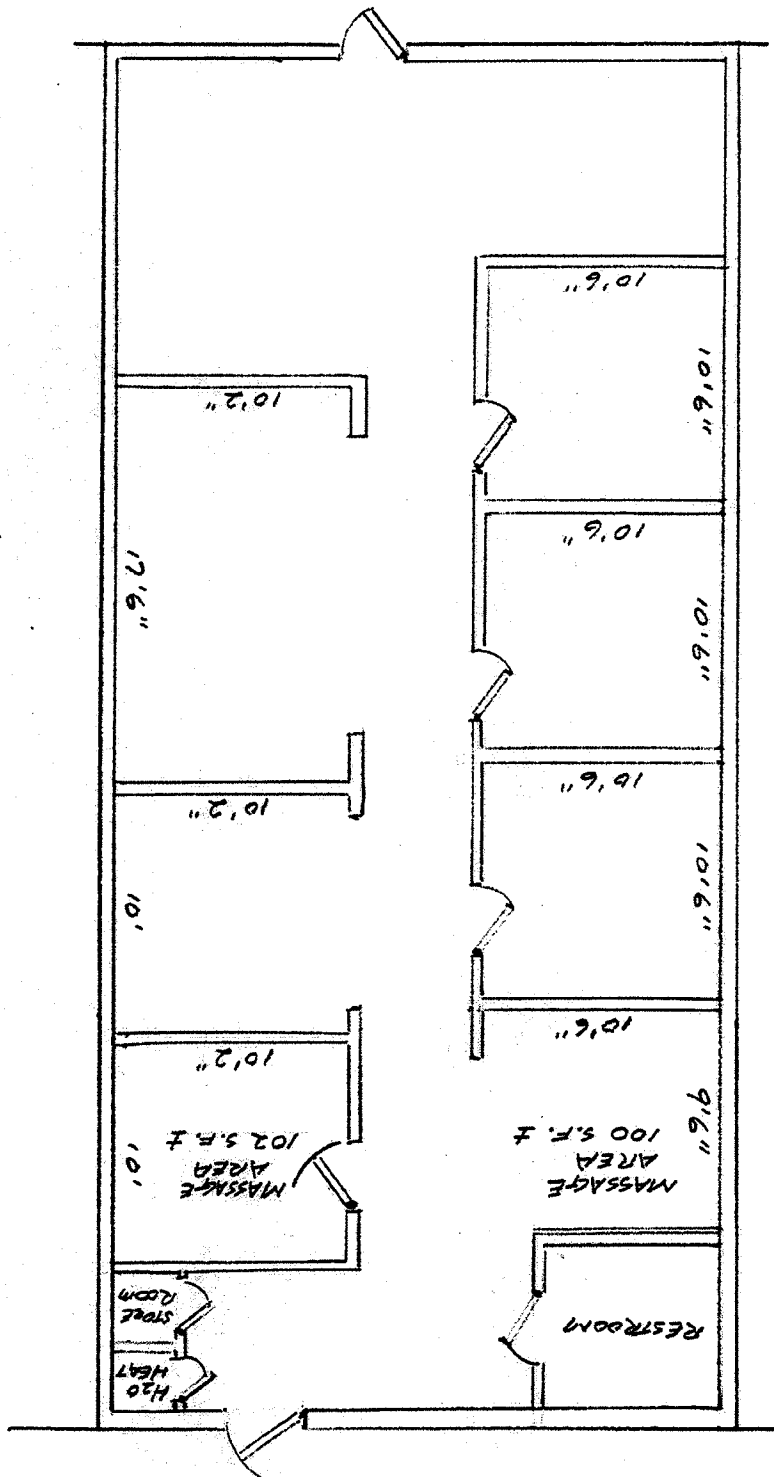


MOD-42261
SUP-42265
REVISED

MOD-42261
SUP-42265
REVISED

7045 W. ANN RD. SUITE 130

DAY SPA



RECEIVED
JUL 05 2011



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN

STEVEN D. ROSS
RICKI Y. BARLOW

BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

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.lasvegassnevada.gov

August 10, 2011

Mr. Don Benedict
Rio Vista Plaza, LLC
1300 Bristol Street North, Suite #218
Newport Beach, California 92660

RE: SUP-42265 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF AUGUST 9, 2011

Dear Mr. Benedict:

Your request for a Special Use Permit for a PROPOSED 260 SQUARE-FOOT MASSAGE ESTABLISHMENT IN CONJUNCTION WITH A 1,500 SQUARE-FOOT DAY SPA WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 50 FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 7045 West Ann Road, Suite #130 (APN 125-34-515-003), PD (Planned Development) Zone, Ward 6 (Ross), was considered by the Planning Commission on August 9, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request.

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use.
2. Approval of Major Modification (MOD-42261) shall be required.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. A Waiver to allow for a 50 foot distance separation from a residentially zoned property where a minimum of 400 feet distance separation is required is approved.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

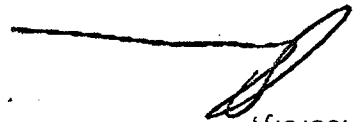
Mr. Don Benedict
SUP-42265 - Page Two
August 10, 2011

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for a building permit.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on September 7, 2011, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, 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,



Steve Gebekke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Chris Kaempfer
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN

MAYOR

STAVROS S. ANTHONY

MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegassnevada.gov

September 8, 2011

Mr. Don Benedict

Rio Vista Plaza, LLC

1300 Bristol Street North, Suite No. 218

Newport Beach, CA 92660

RE: SUP-42265 - SPECIAL USE PERMIT

CITY COUNCIL MEETING OF SEPTEMBER 7, 2011

Dear Applicant:

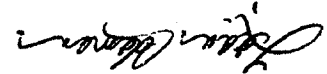
The City Council at a regular meeting held September 7, 2011, APPROVED the request for a Special Use Permit for a PROPOSED 260 SQUARE-FOOT MASSAGE ESTABLISHMENT IN CONJUNCTION WITH A 1,500 SQUARE-FOOT DAY SPA WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 50 FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 7045 West Ann Road, Suite #130 (APN 125-34-515-003), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2011. This approval is subject to:

- Planning
1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use.
 2. Approval of Major Modification (MOD-42261) shall be required.
 3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
 4. A Waiver to allow for a 50 foot distance separation from a residentially zoned property where a minimum of 400 feet distance separation is required is approved.
 5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
 6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for a building permit.

Mr. Don Benedict
SUP-42265 - Page Two
September 8, 2011

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Chris Kaempfer
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 W. Sunset Road, Suite No. 250
Las Vegas, NV 89113

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE (1):

THAT PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34, THENCE ALONG THE NORTHERLY LINE THEREOF, ALSO BEING THE CENTERLINE OF ANN ROAD, SOUTH 89°11'18" WEST, 234.01 FEET TO THE NORTHWEST BOUNDARY CORNER OF PARCEL MAP FILE 6, PAGE 20; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL MAP, SOUTH 00°48'42" EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF ANN ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°11'18" WEST, 315.99, TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°48'39" EAST, 160.00 FEET; THENCE SOUTH 89°11'18" WEST, 164.05 FEET; THENCE NORTH 00°47'38" WEST, 156.82 FEET TO THE AFOREMENTIONED RIGHT-OF-WAY OF ANN ROAD; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 87°45'23" EAST, 127.38 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 89°11'18" EAST, 36.66 FEET TO THE POINT OF BEGINNING.

PARCEL TWO (2):

THAT PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34, THENCE ALONG THE NORTHERLY LINE THEREOF, ALSO BEING THE CENTERLINE OF ANN ROAD, SOUTH 89°11'18" WEST, 234.01 FEET TO THE NORTHWEST BOUNDARY CORNER OF PARCEL MAP 6, PAGE 20, THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL MAP, SOUTH 00°48'42" EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF ANN ROAD (50.00 FEET TO THE CENTERLINE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°11'18" WEST, 315.99 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°48'39" EAST, 160.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°48'39" EAST, 199.35 FEET; THENCE SOUTH 89°11'18" WEST, 322.98 FEET TO THE EASTERLY RIGHT-OF-WAY OF DREXEL ROAD (30.00 TO CENTERLINE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 36°28'55" WEST, 75.59 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 53°33'40" EAST, 4.65 FEET TO THE BEGINNING OF A 465.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 04°55'11", THROUGH WHICH A RADIAL LINE BEARS SOUTH 53°33'41" WEST; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY OF DREXEL ROAD (WIDTH VARIES), 39.93 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 89°12'22" EAST, 221.04 FEET; THENCE NORTH 00°47'38" WEST, 101.89 FEET; THENCE NORTH 89°11'18" EAST, 164.05 FEET TO THE POINT OF BEGINNING.

RECEIVED
JUN 23 2011

EXHIBIT "A" (continued)
LEGAL DESCRIPTION

PARCEL THREE (3) :

THAT PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. BEING BOUNDED ON THE SOUTHWEST BY THE NORTHEAST RIGHT OF WAY LINE OF DREXEL ROAD AS DESCRIBED IN DEEDS TO CLARK COUNTY, RECORDED DECEMBER 23, 1963 IN BOOK 501 AS DOCUMENT NOS. 403452 AND 403453 OF OFFICIAL RECORDS AND BOUNDED ON THE NORTH AND EAST BY THOSE CERTAIN PARCELS DESCRIBED IN DEED TO CLARK COUNTY, RECORDED JANUARY 21, 1972 IN BOOK 201 AS DOCUMENT NO. 160693 OF OFFICIAL RECORDS.

(SAID PARCEL BEING FURTHER DESCRIBED AS PARCEL FOUR (4), AS SHOWN IN FILE 55 OF SURVEYS, PAGE 25, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.)

PARCEL FOUR (4) :

THAT PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34, THENCE ALONG THE EASTERLY LINE OF SAID WEST HALF (W 1/2), ALSO BEING THE CENTERLINE OF RIO VISTA STREET, SOUTH 00°48'39" EAST, 1,511.38 FEET, THENCE DEPARTING SAID CENTERLINE, SOUTH 89°11'18" WEST, 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF RIO VISTA STREET (30.00 FEET TO THE CENTERLINE), SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG WESTERLY RIGHT-OF-WAY, SOUTH 00°48'39" EAST, 72.37 FEET TO THE EASTERLY RIGHT-OF-WAY OF DREXEL ROAD (30.00 FEET TO THE CENTERLINE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 36°28'55" WEST, 89.08 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 89°11'18" EAST, 51.95 FEET TO THE AFOREMENTIONED RIGHT-OF-WAY OF RIO VISTA STREET AND THE POINT OF BEGINNING.

RECEIVED
JUN 23 2011

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE COMPANY
05-19-98 15:20 CPD 01636 5
BOOK: 980519 INST: 01636
FEE: 11.00 RPT: 5,158.75
DEED
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

STATE OF
} SS
} County of
On this _____ day of _____, 199____, before me a Notary Public personally appeared _____

Notary Public

STATE OF
} SS
} County of

On this _____ day of _____, 199____, before me a Notary Public personally appeared _____

Notary Public

Recorded at the Request of: Nevada Title Company
Escrow No: 97-06-2288 RWC / 97-12-0711 JWC

Mail tax bill to and
When recorded mail to:

Rio Vista Plaza
c/o Interstate Properties
1000 Quail, Suite 190
Newport Beach, CA 92660

RECEIVED
JUN 23 2011

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That H & GG Properties Co., a General Partnership aka H & GG Properties, Co., a California Partnership, Point Investment, a general partnership, James Shoughro and Trudi Shoughro, husband and wife, William Balelo and Gail Balelo, husband and wife, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Rio Vista Plaza, LLC, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof by this reference for complete legal description.

APN: Ptm 125-34-502-002; Ptm 125-34-502-001; 125-34-504-001; 125-34-601-002

RPTT: 5/15/25

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

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

RECEIVED
JUN 23 2011

IN WITNESS WHEREOF, this instrument has been executed this _____ day of _____, 199__.

William Balelo
Gail Balelo
By: _____
Name: JAMES SHOUGHRO
Title: GEN. PTL.

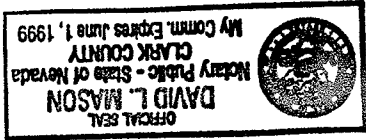
Point Investment, a general partnership

H & GG Properties Co., a General Partnership
Aka H & GG Properties, Co., a California

James Shoughro
Trudi Shoughro
By: _____
Name: JAMES SHOUGHRO
Title: MANAGING GEN. PTL.

STATE OF Nevada
County of Clark
On this _____ day of _____, 1998, before me a Notary Public personally appeared

James Shoughro, Trudi Shoughro, William Balelo, Gail Balelo
On this _____ day of _____, 1998, before me a Notary Public personally appeared



STATE OF
County of
On this _____ day of _____, 199__

before me a Notary Public personally appeared

Notary Public

RECEIVED
JUN 23 2011

ESCROW NO. 97-12-0711 RWC
4th Amendment 97091018 llw

EXHIBIT "A" (continued)
LEGAL DESCRIPTION

PARCEL SEVEN (7) :

A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, THENCE SOUTH 1°26'17" EAST ALONG THE EAST LINE OF THE SAID WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, A DISTANCE OF 935.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY LLOYD T. JONES, ET. UX., TO RAYMOND F. LAYTON, ET. UX., BY DEED RECORDED APRIL 10, 1953, AS DOCUMENT NO. 403242, CLARK COUNTY, NEVADA RECORDS; THENCE SOUTH 89°13'23" WEST ALONG THE SOUTH LINE OF THE LAST MENTIONED CONVEYED PARCEL, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF RIO VISTA STREET, THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°13'23" WEST ALONG THE LAST MENTIONED SOUTH LINE, A DISTANCE OF 180.00 FEET TO THE SOUTHWEST CORNER OF THE LAST MENTIONED CONVEYED PARCEL; THENCE SOUTH 1°26'17" EAST ALONG THE EAST LINE OF LOTS 1 AND 2 AS SHOWN ON THE MAP RECORDED IN FILE 14 OF PARCEL MAPS, AT PAGE 75, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY RALPH IRA STILES TO EMMA F. STILES BY DEED RECORDED MARCH 13, 1978 AS DOCUMENT NO. 817430, CLARK COUNTY, NEVADA RECORDS; THENCE NORTH 89°13'23" EAST ALONG THE NORTH LINE OF THE LAST MENTIONED CONVEYED PARCEL, A DISTANCE OF 180.00 FEET TO A POINT ON THE SAID WEST LINE OF RIO VISTA STREET; THENCE NORTH 1°26'17" WEST ALONG THE LAST MENTIONED WEST LINE, A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING.

RECEIVED
JUN 23 2011

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE COMPANY
05-19-98 15:20 CPD 01635 3
BOOK: 980519 INST: 01635
FEE: DEED 9.00 RPTT: 312.50
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

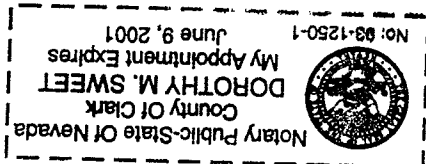
IN WITNESS WHEREOF, this instrument has been executed this 15 day of May, 1998.

By: [Signature] Rex Ewing III
By: [Signature] Jay T. Ewing

STATE OF NEVADA }
} SS
} County of Clark

On this 15 day of May, 1998, before me a Notary Public personally appeared Rex Ewing III and Jay T. Ewing personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

[Signature]
Notary Public



Recorded at the Request of: Nevada Title Company
Escrow No: 97-07-0185 RWC

Mail tax bill to and
When recorded mail to:

RIO VISTA PLAZA
c/o Interstate Properties
1000 Quail, Suite 190
Newport Beach, CA 92660

RECEIVED
JUN 23 2011

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That REX EWING III, husband of JUDY ABERCROMBIE and JAY T. EWING, a married man as his sole and separate property, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to RIO VISTA PLAZA, LLC, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART
HEREOF AS EXHIBIT "A".

APN: 125-34-502-014
RPTT: \$312.50

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:

2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

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

RECEIVED
JUN 23 2011

ESCROW NO. 97-12-0711 RWC
4th Amendment 97090192 LLC
EXHIBIT "A" (continued)
LEGAL DESCRIPTION

PARCEL FOUR (4) :

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 34, A DISTANCE OF 510.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE WESTERLY AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34 ALONG THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO MICHAEL D. FLINT, BY DEED RECORDED NOVEMBER 17, 1972 AS DOCUMENT NO. 239339, CLARK COUNTY RECORDS, A DISTANCE OF 210.00 FEET TO THE SOUTHWEST CORNER OF SAID FLINT PARCE; THENCE SOUTHERLY ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID FLINT PARCEL, A DISTANCE OF 215.00 FEET TO A POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO DAVID G. YUNGK ET UX BY DEED RECORDED APRIL 28, 1972 AS DOCUMENT NO. 186349, CLARK COUNTY RECORDS; THENCE EASTERLY PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34, ALONG THE NORTH LINE OF SAID YUNGK PARCEL, A DISTANCE OF 210.00 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34; THENCE NORTHERLY ALONG THE LAST MENTIONED EAST LINE, A DISTANCE OF 215.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE EAST 30.00 FEET, THEREOF, AS CONVEYED TO THE COUNTY OF CLARK, FOR ROAD PURPOSES, BY DEED RECORDED JULY 15, 1953 AS DOCUMENT NO. 409113, CLARK COUNTY, NEVADA RECORDS.

RECEIVED
JUN 23 2011

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

05-19-98 15:20 CPD 2
BOOK: 980519 INST: 01631
FEE: 8.00 RPTT: 500.00
DEED
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

2011 PLANNING COMMISSION MEETING SCHEDULE

Generally, the Planning Commission meetings are held on the second Tuesday of each month.
* Denotes a GPA Cycle

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 19, 2010	December 09, 2010	January 25, 2011*	February 16, 2011
December 02, 2010	December 23, 2010	February 08, 2011	March 16, 2011
December 23, 2011	January 20, 2011	March 08, 2011	April 06, 2011
February 03, 2011	February 24, 2011	April 12, 2011*	May 18, 2011
March 03, 2011	March 24, 2011	May 10, 2011	June 15, 2011
April 07, 2011	April 28, 2011	June 14, 2011	July 20, 2011
May 05, 2011	May 26, 2011	July 12, 2011*	August 17, 2011
June 02, 2011	June 23, 2011	August 09, 2011	September 07, 2011
July 07, 2011	July 28, 2011	September 13, 2011	October 19, 2011
August 04, 2011	August 25, 2011	October 11, 2011*	November 16, 2011
September 01, 2011	September 22, 2011	November 08, 2011	December 07, 2011
October 06, 2011	October 27, 2011	December 13, 2011	January 18, 2012
November 03, 2011	November 23, 2011	January 10, 2012*	February 15, 2012
December 08, 2011	December 29, 2011	February 14, 2012	March 07, 2012

Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS,
or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information

Important GPA Dates for 2011

Ward Number	Pre-Application Submittal Date	Application Closing Date	Last Day for Neighborhood Mailing	Last Day for Neighborhood Meeting	Planning Commission Meeting Date	City Council Meeting Date
ALL	Nov 19, 2010	Dec 09, 2010	Dec 20, 2010	Dec 30, 2010	Jan 25, 2011	Feb 16, 2011
ALL	Feb 03, 2011	Feb 24, 2011	March 10, 2011	March 17, 2011	Apr 12, 2011	May 18, 2011
ALL	May 05, 2011	May 26, 2011	June 06, 2011	June 16, 2011	July 12, 2011	Aug 17, 2011
ALL	Aug 04, 2011	Aug 25, 2011	Sept 01, 2011	Sept 15, 2011	Oct 11, 2011	Nov 16, 2011
ALL	Nov 03, 2011	Nov 23, 2011	Dec 05, 2011	Dec 15, 2011	Jan 10, 2012	Feb 15, 2012

*** FAILURE TO NOTICE AND HOLD A NEIGHBORHOOD MEETING BY THE DATE REQUIRED WILL AUTOMATICALLY MOVE YOUR PROJECT MINIMALLY TO THE NEXT AVAILABLE PLANNING COMMISSION MEETING DATE ***

For notification of neighborhood meetings, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

City Of Las Vegas

Submittal Checklist (Cont.)

City Of Las Vegas Department Of Planning Submission Checklist (Cont.)	Pre-Application Conference	Item Required	APPLICATION PACKET (ALL ITEMS ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)		Fees						
			YES	NO	Application	Recordation	Notification	Sub-Total			
			☐	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots						
			☐	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots						
			☐	☐	Detailed justification letter (the same letter addressing all applications, included with each application)						
			☐	☐	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)						
			☐	☐	Grant deed and legal description (from County Assessor, may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)						
			☐	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)						
			☐	☐	Copy of Business License(s) – requested, but submittals will be accepted without						
			☐	☐	If required, copy(ies) of approval letter(s) for						
			☐	☐	Neighborhood Meeting (see General Plan submittal req's for details) – Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add \$50; Full notification, add \$500						
			☐	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)						
					Grand Total All Fees: \$1000.00						
			REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)								
			SITE PLAN		TOTAL REQUIRED FOR ALL APPLICATIONS						
					North arrow, scale, and vicinity map	6	1	1	NOTES: Include parking analysis of entire site		
					All property lines and present dimensions labeled	Folded Plans (5, plus 1 per application):					
					All building setbacks labeled	Colored, Rolled Plans:					
					All adjacent existing land uses and street names labeled	Reduced Copy (8-1/2"x11" BW; 1 per application):					
					All points of ingress and egress shown						
					ADA accessibility requirements shown/labeled						
					Parking standard(s) utilized:						
					Parking space count and typical dimensions labeled						
					# regular + [30% or less of total] # compact + # handicap = Total						
					All free-standing sign locations shown and heights and sizes noted						
			THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.								
			APN(s):	125-34-515-001 thru 006, 009 & 010; 125-34-516-001; 125-34-501-005 thru 007, 125-34-601-003 thru 006; 125-34-502-006	Legal Desc:	Lots 1-6, 9 and 10 of PB 90-44 (Rio Vista Plaza); Lot 1 of PB 106-16 (Rio Vista Plaza Amd); Lot 1 of PM 6-20; Pt NE1/4 NE1/4 Sec 34 T19S R60E; Pt SE1/4 NE 1/4 Sec 34 T19S R60E				Ward:	6 - Ross
			Planner's Signature:								
			Planner:	Steve Swanton, Senior Planner - 229-4714							
			Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following: In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.								

City of Las Vegas Department of Planning Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. A Major Modification of the Rio Vista Plaza Master Development Plan and Development Standards is required to add the use "Massage Establishment" to the list of permitted uses. The Rio Vista Plaza MDP and Development Standards state that listed uses are permitted subject to the requirements of Title 19. This use will require a Special Use Permit, which is subject to public hearing.
2. Other uses that are requested to be added are "General Personal Service" and "Massage, Accessory" as those terms are defined by Title 19. The Rio Vista Plaza MDP and Development Standards state that listed uses are permitted subject to the requirements of Title 19.
3. Signatures of all property owners in the PD area are required, one per application and Statement of Financial Interest.
4. A parking analysis of the entire site is required, to be indicated on the site plan. Per Section H of the Development Standards, a ratio of one space per 180 square feet of building area is required overall.
5. Other requests to add uses to the Master Development Plan and Development Standards have included the following:
- 6.
7. 09/14/98: Z-0074-97(2) – Auto Display and Parking
8. 08/16/00: Z-0074-97(8) – Secondhand Sales
9. 07/05/01: Z-0074-98(11) – Car Wash and Mini-Lube
10. 09/20/01: Z-0074-98(12) – Medical Office

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --
****Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions****

City Of Las Vegas Department Of Planning Pre-Application Conference Notes

Project Name: Rio Vista Plaza Major Modification - add uses

7

C
E
L
C
Y

APN(s): 125-34-515-001 thru 006, 009 & 010; 125-34-516-001; 125-34-501-005 thru 007; 125-34-601-003 thru 006; 125-34-502-006	Location: SEC Ann Rd/Drexel Rd	Ward #: 6 - Ross	Acres: 20.14	Time: 1:00 p.m.	Meeting Location: DSC Conference Room 3A - 321
Pre-app Date: 05/23/11					

Ownership Info: M E RYAN, LLC; RIO VISTA PLAZA LLC; NEW ALBERTSONS INC; STORCH BERND & MIYAKO LIVING TR, ET AL; ISLAND VET LLC; SYSTEM CAPITAL REAL PTY CORP, ANN S D LLC Last Change of Ownership Date:	Phone: (702)-	Fax: (702)-	Email:
	Rio Vista Plaza, LLC	Phone: (949)-250-8651	Fax: (949)-250-1320
Applicant Info:	Phone: (702)-	Fax: (702)-	Email:
Representative	same as applicant	Phone: (702)-	Fax: (702)-
Info:	Phone: (702)-	Fax: (702)-	Email:

Use:	Existing:	Various commercial uses
	Proposed:	add General Personal Service; Massage, Accessory; and Massage Establishment uses to list of permitted uses in Rio Vista Plaza
General Plan:	Existing:	SC (Service Commercial)
	Proposed:	No change proposed
Zoning:	Existing:	PD (Planned Development)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Rio Vista Plaza	
	Special Land Use Designation (per plan, if applicable): N/A	

☒ Meeting ☐ Conversation Record ☐ Telephone Record

Between CLV Planning Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax /
sswanton@lasvegassnevada.gov), and:

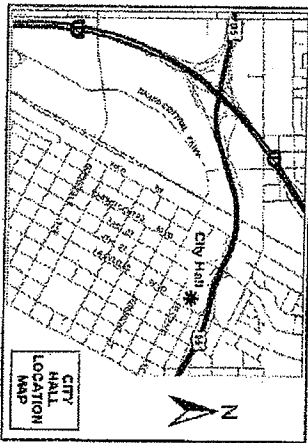
Name	Company/Department	Phone	Fax	Email
------	--------------------	-------	-----	-------

1. Don Benedict	Rio Vista Plaza, LLC	949-250-8651	949-250-1320	interprop@sbcglobal.net
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

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.

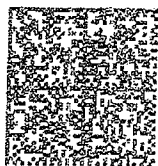
SUP-42265

Planning Commission Meeting of 8/9/2011

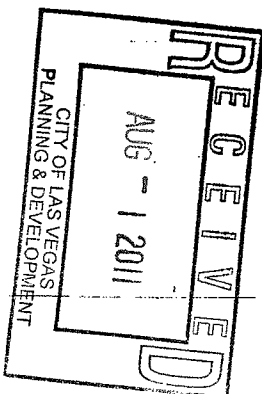
I disagree. Based on the type of people that may be associated with having a massage establishment close to my home and children. I do not want a service like this by my residence.

Case: SUP-42265
12534511011
CANCIL MARVIN & RHONDA
P O BOX 572052
LAS VEGAS NV 89157-2052 89157-2052

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
\$0.44
02 1M
0004279218
MAILED FROM ZIP CODE 89101
JUL 28 2011
MINNEY BOWEN

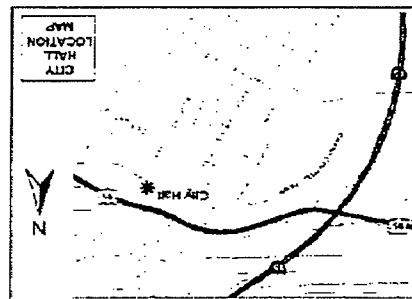


RECEIVED

238

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

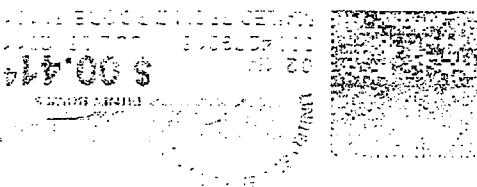
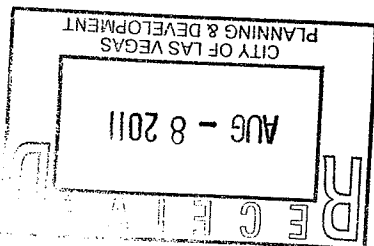


If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact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

☒ I SUPPORT this Request
☐ I OPPOSE this Request

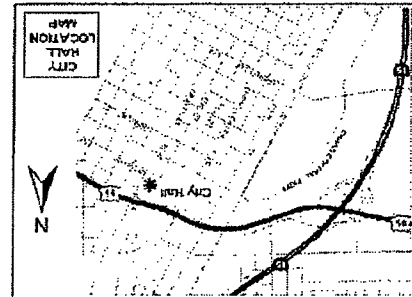
MOD-42261
Please use available blank space on card for your comments.
Planning Commission Meeting of 8/9/2011

12534117094
BAZAR EDWARD J JR & KAREN K
528 SYLVAN BAY DR
LINN CREEK MO 65052-2605
Case: MOD-42261



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

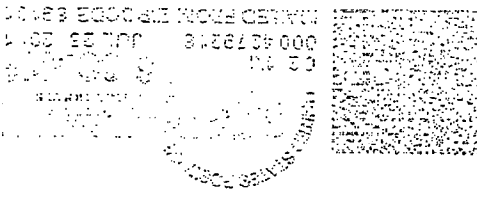
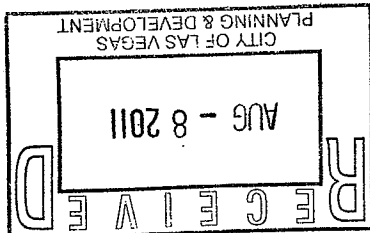


If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact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

☒ I SUPPORT this Request
☐ I OPPOSE this Request

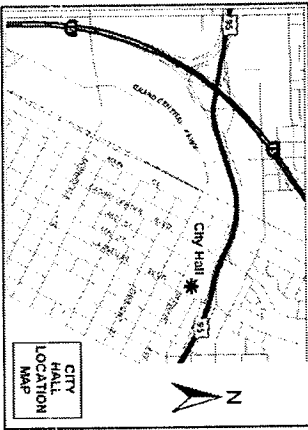
SUP-42265
Please use available blank space on card for your comments.
Planning Commission Meeting of 8/9/2011

12534117094
BAZAR EDWARD J JR & KAREN K
528 SYLVAN BAY DR
LINN CREEK MO 65052-2605
Case: SUP-42265



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



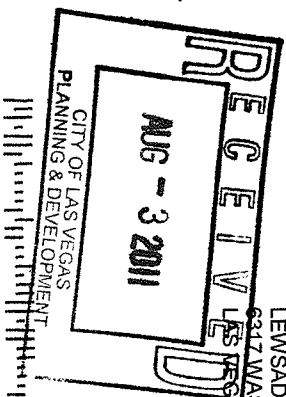
If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact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

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

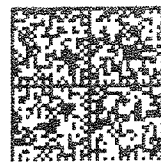
Please use available blank space on card for your comments.
SUP-42265
Planning Commission Meeting of 8/9/2011

702 726 7444 634130



12527812029
LEWSADER SHELLY
6342 WASHBURN RD
LAS VEGAS NV 89130-2194
Case: SUP-42265

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
PRIMEV BOWEN
02 1M
0004279218 JUL 28 2011
MAILED FROM ZIP CODE 89101
\$00.41

There is a reason
that 400 ft is the
minimum. why
change it?

COPY

1238

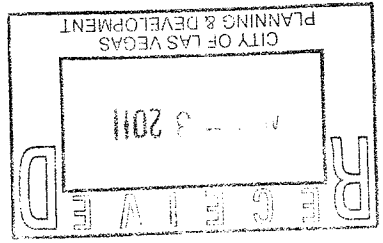
2328



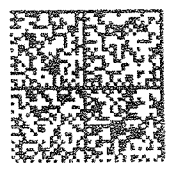
70 FPM11 89130

COPY

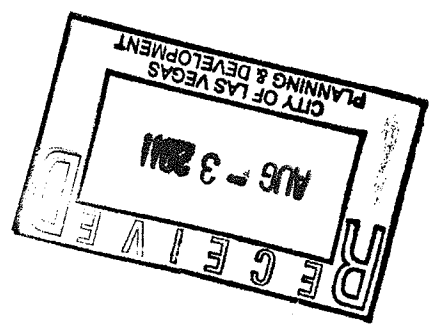
Case: SUP-42265
12534511048
MARCOM NORA H
5524 ROSE THICKET ST
LAS VEGAS NV 89130-1652



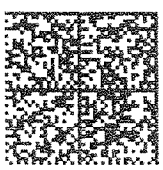
UNITED STATES POSTAGE
\$00.414
02 1M
0004279218 JUL 28 2011
MAILED FROM ZIP CODE 89101



PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
\$00.414
02 1M
0004279218 JUL 28 2011
MAILED FROM ZIP CODE 89101



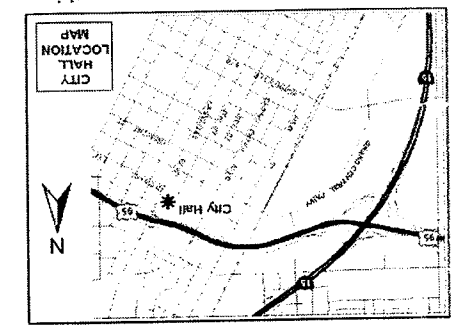
PRESORTED
FIRST CLASS

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.

SUP-42265
Planning Commission Meeting of 8/9/2011



Return Service Requested
Official Notice of Public Hearing

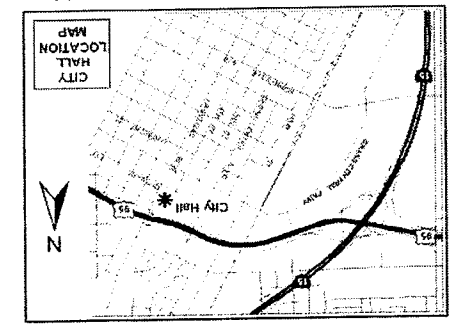
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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.

SUP-42265
Planning Commission Meeting of 8/9/2011



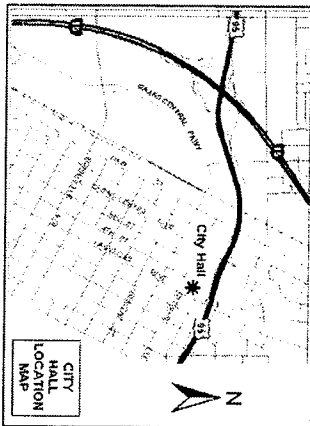
Return Service Requested
Official Notice of Public Hearing

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

PRESORTED
FIRST CLASS

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

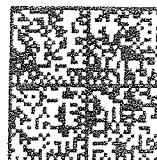
☒ I OPOSE
this Request

Please use available blank space on card for your comments.

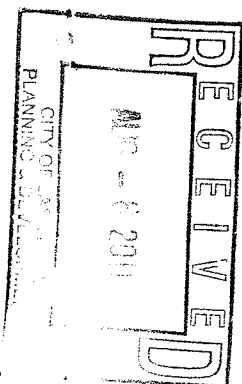
SUP-42265

Planning Commission Meeting of 8/9/2011

PRESORTED
FIRST CLASS

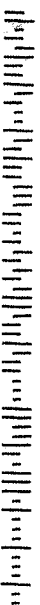


UNITED STATES POSTAGE
02 1M
0004279218 JUL 28 2011
MAILED FROM ZIP CODE 89101
\$00.414



Case: SUP-42265
12527810004
STONE DALE W & CYNTHIA N
5600 EMPEROR WY
LAS VEGAS NV 89130-1100 89130-1100

70 PREPARED 89130



COPY

238