



September 6, 2011

LAS VEGAS CITY COUNCIL
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MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Spectrum Engineering & Surveying
Attn: Tracy Cline
8905 West Post Road, Suite 100
Las Vegas, Nevada 89148

**RE: Cell Facility for Cricket Communications (APN 138-24-215-006) located
at 2101 North Jones Boulevard: SDR-42096**

Dear Mr. Cline:

Planning and Development Department staff has reviewed the proposed plans to install six (6) new antennas and two (2) microwave dish antennas at the 90-foot centerline of an existing 110-foot tall Wireless Communication Facility, Non-Stealth Design (Monopole); in addition to installing one (1) GPS antenna near the base of the facility located at 2101 North Jones Boulevard. The determination has been made that this request cannot be approved administratively.

A Special Use Permit application will be required prior to submittal of building permits. A copy of this letter must be included in the application package.

If you decide to pursue the Special Use Permit, please contact me at (702) 229-6895 and I will be glad to assist in preparing your submittal checklist for the application.

Sincerely,


Debbie Sullivan, Planner I
Case and Public Planning

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

FM-0073-07-11





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Wireless Communications Facility, Non-Stealth Design
Project Address (Location) 2003 N. Jones Blvd., Las Vegas, Nevada 89108
Project Name Cricket site LAS-362B Verizon Jones Proposed Use _____
Assessor's Parcel #(s) 138-24-215-006 Ward # 5
General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed C-1
Commercial Square Footage n/a Floor Area Ratio n/a
Gross Acres _____ Lots/Units n/a Density n/a
Additional Information Add antennas to an existing communications tower.

PROPERTY OWNER LM Jones, LLC Contact Ernest Becker, Jr.
Address 8090 S. Durango Drive, Suite 115 Phone: (702) 395-9244 Fax: _____
City Las Vegas State Nevada Zip 89113-4427
E-mail Address _____

APPLICANT Cricket Communications, Inc. Contact Amy Maggard-Jones
Address 4031 Sorrento Valley Blvd. Phone: (858) 882-6306 Fax: (858) 550-2025
City San Diego State CA Zip 92121
E-mail Address amaggardjones@cricketcommunications.com

REPRESENTATIVE Spectrum Surveying & Engineering, Inc. Contact Tracy Cline
Address 8905 West Post Road, Suite 100 Phone: 702-985-1964 Fax: 702-367-8733
City Las Vegas State Nevada Zip 89148
E-mail Address tccline@spectrumse.com

LM Jones, LLC

Property Owner Signature*

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

Print Name ERNEST A. BECKER JR., Manager

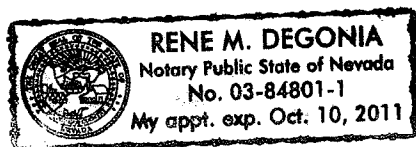
Subscribed and sworn before me

This 2 day of June, 20 11

Rene M. Degonia

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-42096</u>
Meeting Date:	<u>Admin</u>
Total Fee:	<u>\$500</u>
Date Received:*	<u>6/13/11</u>
Received By:	<u>Romeo</u>

* This application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department in consistency with applicable rules of local planning and zoning.

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



8905 West Post Road, Suite 100
Las Vegas, Nevada 89148
telephone: (702) 367-7705 ext 219
facsimile (702) 367-8733
mobile (702) 985-1964

June 9, 2011

City of Las Vegas, Planning & Development Department
Attn: Flinn Fagg, Acting Director
333 N. Rancho Drive
Las Vegas, Nevada 89106

re: Conditional Use Permit Application; APN 138-24-215-006; Cricket site LAS-362E

Mr. Fagg,

Pursuant to Section 19A.04.040(C) of the Zoning Code of the City of Las Vegas, enclosed please find an application for a Wireless Communications Facility, Non-Stealth Design, at 2003 N. Jones Blvd., Las Vegas, Nevada 89108. The project consists of adding six panel antennas and two microwave dishes to an existing monopole-type wireless communications facility. I have enclosed drawings that illustrate the project and a photographic simulation of the proposed installation.

The project qualifies for administrative approval for the following reasons:

- It is "[a]n antenna that is to be co-located on an existing antenna tower..."
- "The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility." A finding of "compatibility" was made when the existing tower was approved, there has been no material change in the surrounding area since that finding, and there would be no material change to the appearance of the facility.

Please contact me if I may assist your consideration in any way.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Tracy Cline'.

Tracy Cline
tcline@spectrumse.com



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-42096 APN: 138-24-215-006

Name of Property Owner: LM Jones, L.L.C.

Name of Applicant: Cricket Communications, Inc.

Name of Representative: Spectrum Surveying & Engineering, Inc.

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

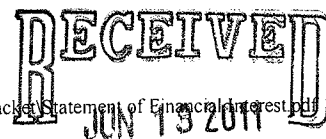
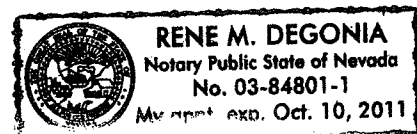
Signature of Property Owner: _____

Print Name: Ernest A. Becker, IV

Subscribed and sworn before me

This 2 day of June, 2011

Rene M. Degonia
Notary Public in and for said County and State



LM JONES, L.L.C.**Business Entity Information**

Status:	Active	File Date:	7/29/2009
Type:	Domestic Limited-Liability Company	Entity Number:	E0405492009-9
Qualifying State:	NV	List of Officers Due:	7/31/2011
Managed By:	Managers	Expiration Date:	12/31/2055
NV Business ID:	NV20091432019	Business License Exp:	7/31/2011

Registered Agent Information

Name:	LM JONES, L.L.C. / MANAGER	Address 1:	8090 S DURANGO DR.
Address 2:	STE 115	City:	LAS VEGAS
State:	NV	Zip Code:	89113
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

Manager - BRIAN T BECKER			
Address 1:	8090 S DURANGO DR	Address 2:	STE 115
City:	LAS VEGAS	State:	NV
Zip Code:	89113	Country:	
Status:	Active	Email:	
Manager - SALLIE E BECKER			
Address 1:	8090 S DURANGO DR	Address 2:	STE 115
City:	LAS VEGAS	State:	NV
Zip Code:	89113	Country:	
Status:	Active	Email:	
Manager - ERNEST A BECKER IV			
Address 1:	8090 S DURANGO DR	Address 2:	STE 115
City:	LAS VEGAS	State:	NV
Zip Code:	89113	Country:	
Status:	Active	Email:	
Manager - KIMBERLY B RIGGS			
Address 1:	8090 S DURANGO DR	Address 2:	STE 115
City:	LAS VEGAS	State:	NV
Zip Code:	89113	Country:	
Status:	Active	Email:	

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Actions\Amendments

10-1

Inst #: 201011190004155
Fees: \$22.00 N/C Fee: \$0.00
RPTT: \$0.00 Ex: #001
11/19/2010 03:33:20 PM
Receipt #: 585427
Requestor:
NATIONAL TITLE COMPANY
Recorded By: STN Pgs: 10
DEBBIE CONWAY
CLARK COUNTY RECORDER

A.P.N. #	138-24-215-006
Escrow No.	280065-MW
R.P.P.T.	EXEMPT
14	Recording Requested By:
NATIONAL TITLE COMPANY	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
LM JONES, L.L.C., A NEVADA LIMITED LIABILITY COMPANY	
8090 S. DURANGO, SUITE 115	
LAS VEGAS, NV 89113	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That effective as of October 29, 2010, BECKER ENTERPRISES L.L.C., A NEVADA LIMITED LIABILITY COMPANY, AS SUCCESSOR BY MERGER TO FREMONT WEST, LLC, A NEVADA LIMITED LIABILITY COMPANY for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to LM JONES, L.L.C., 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 by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year 2010-11;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

SEE PAGE 2 FOR SIGNATURE AND NOTARY ACKNOWLEDGMENT

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Dated: Nov 16, 2010

BECKER ENTERPRISES L.L.C., A NEVADA LIMITED
LIABILITY COMPANY, AS SUCCESSOR BY MERGER
TO FREMONT WEST, L.L.C., A NEVADA LIMITED
LIABILITY COMPANY

BY ERNEST A. BECKER, JR., CLASS B. MANAGER

State of Nevada }

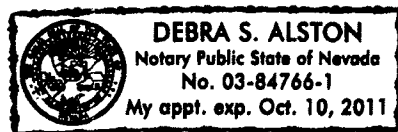
} ss.

County of Clark }

This instrument was acknowledged before me on November 16, 2010
by ERNEST A. BECKER, JR., CLASS B. MANAGER

Signature:

Debra S. Alston
Notary Public



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Exhibit A
LEGAL DESCRIPTION

File Number: 280065

PARCEL I:

Situate in the City of Las Vegas, Clark County, Nevada being a portion of the Southwest One-quarter of the Northwest One-quarter of Section 24, Township 20 South, Range 60 East, M.D.M., also being a portion of Lot 1 of Block 1 as shown on the official plat of SHADOW HILLS SHOPPING CENTER, A COMMERCIAL SUBDIVISION in the office of the Clark County, Nevada Recorder in Book 37 of Plats on Page 92 more particularly described as follows:

Commencing at the brass cap in well monument stamped PLS 5571 which marks the Southwest corner of said Southwest One-quarter of said Northwest One-quarter;

THENCE North 01° 12' 03" East along the West line thereof, 643.00 feet;

THENCE South 88° 54' 19" East, 30.00 feet to the Northwest corner of Lot 1-2 of Block 1 as shown in the Office of the Clark County, Nevada Recorder in File 80 of Surveys on Page 44, said point also being the Point of Beginning;

THENCE South 88° 54' 19" East along the North line of said Lot 1-2, a distance of 419.61 feet;

THENCE along the East line of said Lot 1-2, South 01° 05' 38" West, 145.00 feet;

THENCE continuing along said East line, South 88° 54' 22" East, 79.96 feet;

THENCE continuing along said East line, South 01° 05' 40" West, 19.99 feet;

THENCE North 89° 00' 47" West, 199.68 feet;

THENCE South 00° 59' 13" West, 277.30 feet;

THENCE North 89° 01' 43" West, 151.24 feet;

THENCE North 01° 11' 48" East, 31.00 feet to the Southeast corner of Lot 1-1 of Block 1 as shown in the Office of the Clark County, Recorder in File 75 of Surveys on Page 91;

THENCE North 01° 12' 03" East along the East line of said Lot 1-1, a distance of 244.00 feet to the Northeast corner of said Lot 1-1;

THENCE North 88° 54' 22" West along the North line of said Lot 1-1, a distance of 150.00 feet to the

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Northwest corner of said Lot 1-1;

THENCE North $01^{\circ} 12' 03''$ East along the aforementioned West line of Lot 1-2, a distance of 168.00 feet to the Point of Beginning;

Being further described as Lot 1 of that certain Record of Survey in File 98, page 39, recorded October 27, 1998 in Book 981027 as Document No. 00803 of Official Records, Clark County, Nevada.

PARCEL II:

Situate in the City of Las Vegas, Clark County, Nevada, being a portion of the Southwest One-quarter of the Northwest One-quarter of Section 24, Township 20 South, Range 60 East, M.D.M., also being a portion of Lot 1 of Block 1 as shown on the official plat of SHADOW HILLS SHOPPING CENTER, A COMMERCIAL SUBDIVISION in the Office of the Clark County, Nevada Recorder, in Book 37 of Plats on Page 92 more particularly described as follows:

Commencing at the brass cap in well monument stamped PLS 5571 which marks the Southwest corner of said Southwest One-quarter of said Northwest One-quarter;

THENCE South $88^{\circ} 54' 22''$ East along the South line thereof, 530.77 feet;

THENCE North $01^{\circ} 05' 38''$ East, 50.00 feet to the Southeast corner of Lot 1-2 of Block 1 as shown in the Office of the Clark County, Nevada Recorder in File 80 of Surveys on Page 44, said point also being the Point of Beginning;

THENCE North $01^{\circ} 05' 38''$ East along the East line of said Lot 1-2, a distance of 428.01 feet;

THENCE North $89^{\circ} 00' 47''$ West, 199.68 feet;

THENCE South $00^{\circ} 59' 13''$ West, 277.30 feet;

THENCE South $88^{\circ} 54' 22''$ East, 164.16 feet;

THENCE South $01^{\circ} 05' 38''$ West, 150.32 feet to a point on the South line of the aforementioned Lot 1-2;

THENCE South $88^{\circ} 54' 22''$ East, 35.00 feet to the Point of Beginning.

Being further described as Lot 2 of that certain Record of Survey in File 98, page 39 recorded October 27, 1998 in Book 98, page 39 recorded October 27, 1998 in Book 981027 as Document No. 00803 of Official Records, Clark County, Nevada.

PARCEL III:

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Situate in the City of Las Vegas, Clark County, Nevada being a portion of the Southwest One-quarter of the Northwest One-quarter of Section 24, Township 20 South, Range 60 East, M.D.M., also being a portion of Lot 1 of Block 1 as shown on the official plat of SHADOW HILLS SHOPPING CENTER, A COMMERCIAL SUBDIVISION in the Office of the Clark County, Nevada Recorder in Book 37 of Plats on Page 92 more particularly described as follows:

Commencing at the brass cap in well monument stamped PLS 5571 which marks the Southwest corner of said Southwest One-quarter of said Northwest One-quarter;

THENCE South $88^{\circ} 54' 22''$ East along the South line thereof, 530.77 feet;

THENCE North $01^{\circ} 05' 38''$ East, 50.00 feet to the Southeast corner of Lot 1-2 of Block 1 as shown in the Office of the Clark County, Nevada Recorder in File 80 of Surveys on Page 44;

THENCE North $88^{\circ} 54' 22''$ West along the South line of said Lot 1-2, a distance of 35.00 feet to the Point of Beginning;

THENCE continuing along said South line, North $88^{\circ} 54' 22''$ West, 144.00 feet;

THENCE North $01^{\circ} 05' 38''$ East, 150.32 feet;

THENCE South $88^{\circ} 54' 22''$ East, 144.00 feet;

THENCE South $01^{\circ} 05' 38''$ West, 150.32 feet to the Point of Beginning.

Being further described as Lot 3 of that certain Record of Survey in File 98, page 39 recorded October 27, 1998 in Book 981027 as Document No. 00803 of Official Records, Clark County, Nevada.

PARCEL IV:

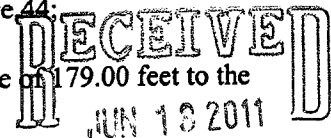
Situate in the City of Las Vegas, Clark County, Nevada being a portion of the Southwest One-quarter of the Northwest One-quarter of Section 24, Township 20 South, Range 60 East, M.D.M., also being a portion of Lot 1 of Block 1 as shown on the official plat of SHADOW HILLS SHOPPING CENTER, A COMMERCIAL SUBDIVISION in the Office of the Clark County, Nevada Recorder in Book 37 of Plats on page 92 more particularly described as follows:

Commencing at the brass cap in well monument stamped PLS 5571 which marks the Southwest corner of said Southwest One-quarter of said Northwest One-quarter;

THENCE South $88^{\circ} 54' 22''$ East along the South line thereof, 530.77 feet;

THENCE North $01^{\circ} 05' 38''$ East, 50.00 feet to the Southeast corner of Lot 1-2 of Block 1 as shown in the Office of the Clark County, Nevada Recorder in File 80 of Surveys on page 44;

THENCE North $88^{\circ} 54' 22''$ West along the South line of said Lot 1-2, a distance of 179.00 feet to the



Point of Beginning;

THENCE continuing along said South line, North $88^{\circ} 54' 22''$ West, 20.16 feet;

THENCE North $01^{\circ} 05' 38''$ East, 150.32 feet;

THENCE South $88^{\circ} 54' 22''$ East, 20.16 feet;

THENCE South $01^{\circ} 05' 38''$ West, 150.32 feet to the Point of Beginning.

Being further described as Lot 4 of that certain Record of Survey in File 98, page 39, recorded October 27, 1998 in Book 981027 as Document No. 00803 of Official Records, Clark County, Nevada.

PARCEL V:

Situate in the City of Las Vegas, Clark County, Nevada being a portion of the Southwest One-quarter of the Northwest One-quarter of Section 24, Township 20 South, Range 60 East, M.D.M., also being a portion of Lot 1 of Block 1 as shown on the official plat of SHADOW HILLS SHOPPING CENTER, A COMMERCIAL SUBDIVISION in the Office of the Clark County, Nevada Recorder in Book 37 of Plats on page 92 more particularly described as follows:

Commencing at the brass cap in well monument stamped PLS 5571 which marks the Southwest corner of said Southwest One-quarter of said Northwest One-quarter;

THENCE South $88^{\circ} 54' 22''$ East along the South line thereof, 530.77 feet;

THENCE North $01^{\circ} 05' 38''$ East, 50.00 feet to the Southeast corner of Lot 1-2 of Block 1 as shown in the Office of the Clark County, Nevada Recorder in File 80 of Surveys on page 44;

THENCE North $88^{\circ} 54' 22''$ West along the South line of said Lot 1-2, a distance of 350.68 feet to the Point of Beginning;

THENCE North $01^{\circ} 12' 03''$ East, 107.20 feet to a point on the Southeast face of an existing building;

THENCE North $46^{\circ} 15' 29''$ East along said building face 1.92 feet to the corner of said building;

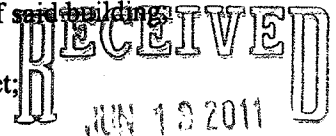
THENCE, along the Northeast face of said building, North $43^{\circ} 44' 31''$ West, 1.92 feet;

THENCE North $01^{\circ} 12' 03''$ East, 40.08 feet;

THENCE North $88^{\circ} 54' 22''$ West, 39.93 feet to a point on said Northeast face of said building;

THENCE North $43^{\circ} 44' 31''$ West along said Northeast face, 1.55 feet to the corner of said building;

THENCE along the Northwest face of said building, South $46^{\circ} 15' 29''$ West, 1.56 feet;



THENCE North 88° 54' 22" West, 107.87 feet to a point on the Westerly line of said Lot 1-2;

THENCE South 01° 12' 03" West along said Westerly line, 124.95 feet to a point of curvature;

THENCE along the arc of a curve to the left having a radius of 25.00 feet; concave Northeasterly, through a central angle of 90° 06' 25", an arc distance of 39.32 feet to a point on the aforementioned South line of said Lot 1-2;

THENCE South 88° 54' 22" East along said South line, 124.95 feet to the Point of Beginning.

Being further described as Lot 6 of that certain Record of Survey in File 98, page 39 recorded October 27, 1998 in Book 981027 as Document No. 00803 of Official Records, Clark County, Nevada.

PARCEL VI:

Situate in the City of Las Vegas, Clark County, Nevada being a portion of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 24, Township 20 South, Range 60 East, M.D.M., also being a portion of Lot 1 of Block 1 as shown on the official plat of SHADOW HILLS SHOPPING CENTER, A COMMERCIAL SUBDIVISION in the Office of the Clark County, Nevada Recorder's Office in Book 37 of Plats on page 92 more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼);

THENCE along the South line of said Southwest Quarter (SW ¼) South 88° 54' 22" East, 180.09 feet;

THENCE departing said South line North 01° 05' 38" East, 50.00 feet to a point on the North right-of-way line of Lake Mead Boulevard, said point being the POINT OF BEGINNING;

THENCE North 01° 12' 03" East, 107.20 feet;

THENCE North 46° 15' 29" East, 1.92 feet;

THENCE North 43° 44' 31" West, 1.92 feet;

THENCE North 01° 12' 03" East, 40.08 feet;

THENCE South 89° 02' 43" East, 151.24 feet;

THENCE South 01° 05' 38" West, 150.32 feet to the North right-of-way line of said Lake Mead Boulevard;

THENCE along said North right-of-way line North 88° 54' 22" West, 151.52 feet to the POINT OF BEGINNING.

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Being further described as Lot 5 of that certain Record of Survey in File 98, Page 39 recorded October 27, 1998 in Book 981027 as Document No. 00803 of Official Records, Clark County, Nevada.

PARCEL VII:

Situate in the City of Las Vegas, Clark County, Nevada being a portion of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 24, Township 20 South, Range 60 East, M.D.M., also being a portion of Lot 1 of Block 1 as shown on the official plat of SHADOW HILLS SHOPPING CENTER, A COMMERCIAL SUBDIVISION in the Office of the Clark County, Nevada Recorder's Office in Book 37 of Plats on page 92 more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼);

THENCE along the West line of said Southwest Quarter (SW ¼) North 01° 12' 03" East, 200.05 feet;

THENCE departing said West line South 88° 47' 57" East, 30.00 feet to a point on the East right-of-way line of Jones Boulevard, said point being the POINT OF BEGINNING;

THENCE along said East right-of-way line North 01° 12' 03" East, 15.94 feet to the South line of Lot 1-1, as shown by map thereof on file in the Clark County Recorder's Office in File 75, Page 91 of Surveys;

THENCE departing said East right-of-way line and along said South line the following three (3) courses:

(1) South 88° 54' 22" East, 12.00 feet;

(2) North 77° 39' 32" East, 64.82 feet;

(3) South 88° 54' 22" East, 74.98 feet;

THENCE departing said South line of Lot 1-1 South 01° 11' 48" West 31.00 feet;

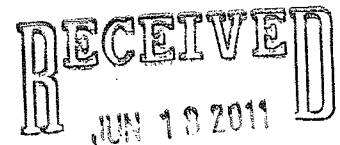
THENCE North 88° 54' 22" West 39.93 feet;

THENCE North 43° 44' 31" West, 1.55 feet;

THENCE South 46° 15' 29" West, 1.56 feet;

THENCE North 88° 54' 22" West, 107.87 feet to the POINT OF BEGINNING.

Being further described as Lot 7 of that certain Record of Survey in File 98, page 39 recorded October 27, 1998 in Book 981027 as Document No. 00803 of Official Records, Clark County, Nevada.



PARCEL VIII:

Being a portion of Lot 1, Block 1 of that certain plat known as Shadow Hills Shopping Center, a Commercial Subdivision, on file at the Clark County Recorder's Office in Book 37 of Plats, Page 92, located in the Northwest Quarter (NW ¼) of Section 24, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada More Particularly described as follows:

COMMENCING AT THE Northwest corner of said Lot 1, Block 1, being on the Easterly right of way of Jones Boulevard (80 feet wide);

THENCE South 88° 54' 22" East departing said Easterly right of way and along the North line of said Lot 1, 419.61 feet to the POINT OF BEGINNING;

THENCE continuing South 88° 54' 22" East, along said North line 21.00 feet;

THENCE South 01° 05' 38" West, departing said North line, 145.00 feet;

THENCE North 88° 54' 22" West 21.00 feet;

THENCE North 01° 05' 38" East 145.00 feet to the POINT OF BEGINNING.

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 138-24-215-006
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No. _____

Book _____ Page _____

Date of Recording: _____

Notes: _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Family Residence
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apartment Bldg f) ☒ Commercial/Industrial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (_____ \$0.00)
Transfer Tax Value _____
Real Property Transfer Tax Due: _____ \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 1
b. Explain Reason for Exemption: EXEMPT-Transfer by parent to subsidiary

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____

Capacity: _____ Grantor

BECKER ENTERPRISES, L.L.C., A NEVADA LIMITED LIABILITY COMPANY

ERNEST A. Becker JR

Signature: _____

Capacity: _____ Grantee

LM JONES, L.L.C., A NEVADA LIMITED LIABILITY COMPANY

ERNEST A. Becker JR

SELLER (GRANTOR) INFORMATION

Print Name: BECKER ENTERPRISES, L.L.C., A NEVADA LIMITED LIABILITY COMPANY
Address: 8090 S. DURANGO, SUITE 115
City/State/Zip: LAS VEGAS, NV 89113

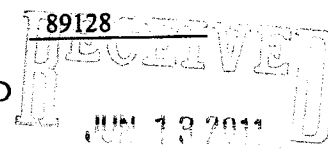
BUYER (GRANTEE) INFORMATION

Print Name: LM JONES, L.L.C., A NEVADA LIMITED LIABILITY COMPANY
Address: 8090 S. DURANGO, SUITE 115
City/State/Zip: LAS VEGAS, NV 89113

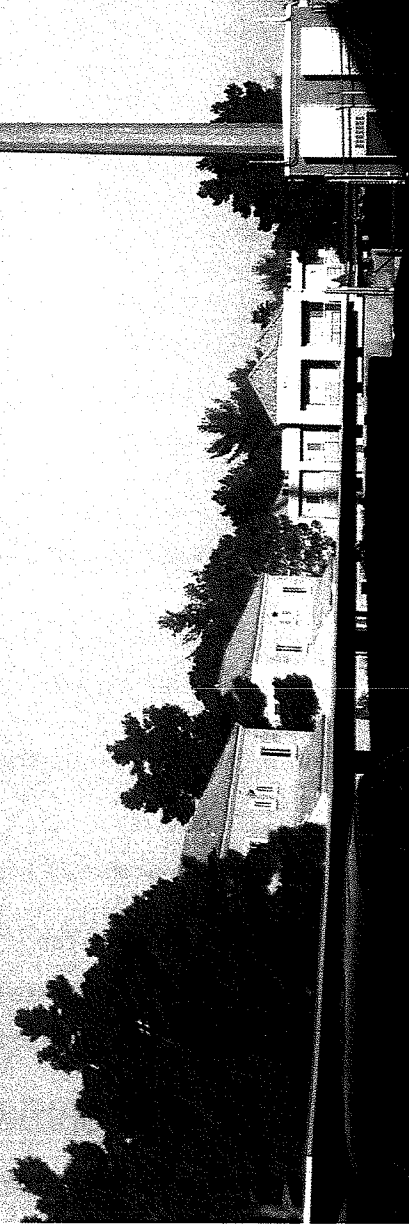
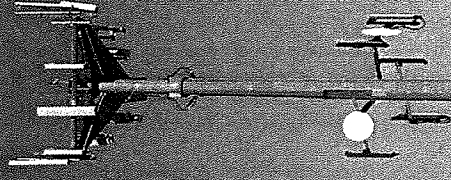
COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: National Title Co Escrow No 280065-MW
Address: 7251 West Lake Mead Blvd, Ste 350
City Las Vegas State: NV Zip 89128

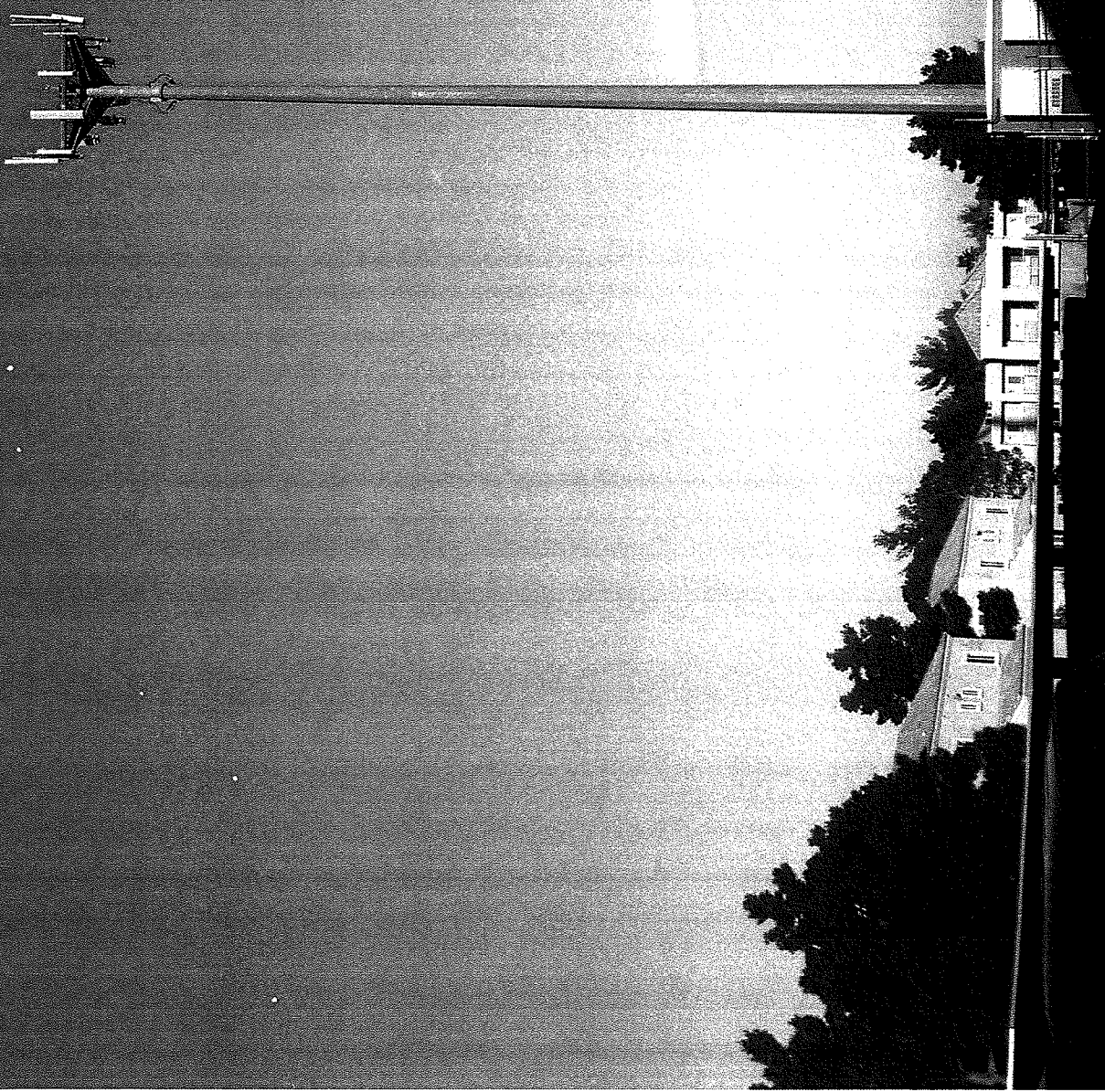
AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



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JONES
LAS-362-E
2003 N JONES BLVD
LAS VEGAS, NEVADA 89108

CONSULTANT TEAM

ARCHITECT/ ENGINEER:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

ELECTRICAL ENGINEER:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
RICHARD TOMASIELLO
PHONE: (702) 363-9530

SURVEYOR:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

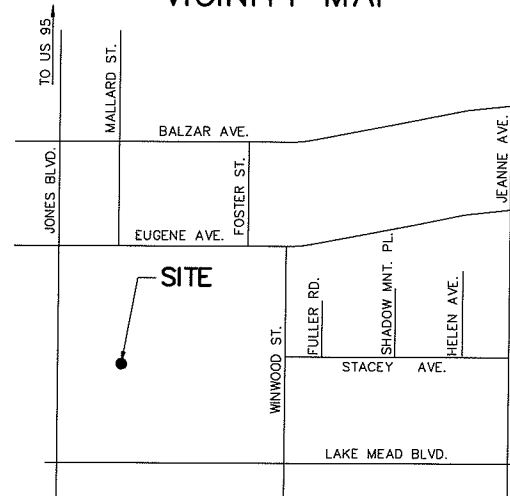
POWER:
NV ENERGY

TELEPHONE:
CENTURYLINK

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT
THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE
PRINTED IN AN 11" x 17" FORMAT

VICINITY MAP



COORDINATES: LATITUDE: 36.1966
LONGITUDE: -115.223



DRIVING DIRECTIONS

BEGINNING AT THE CRICKET COMMUNICATIONS OFFICE AT
5795 W BADURA AVE, LAS VEGAS, NEVADA 89118:

- GOING WEST ON W BADURA AVE 0.2 MILES
- TOWARD S JONES BLVD.
- TURN RIGHT ONTO S JONES BLVD. 9.3 MILES
- 2003 N JONES BLVD IS ON THE RIGHT
- END AT 2003 N JONES BLVD

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS
FACILITY AND IS EXEMPT FROM DISABLED ACCESSIBILITY
REQUIREMENTS PER IBC 1103.2.9 (EQUIPMENT SPACES)

PROJECT SUMMARY

APPLICANT: CRICKET COMMUNICATIONS
10307 PACIFIC CENTER CT
SAN DIEGO, CALIFORNIA 92121
CONTACT: GEORGE HICE
PHONE: (858) 926-8665

PROPERTY OWNER: FREMONT WEST SHOPPING CENTER
50 S JONES BLVD #100
LAS VEGAS, NEVADA 89107

DEVELOPMENT SUMMARY:

- INSTALLATION OF TELECOMMUNICATIONS CABINETS MOUNTED
ON A NEW POURED IN PLACE, 7'-0" X 14'-4" POURED IN
PLACE CONCRETE PAD
- INSTALLATION OF (6) ANTENNAS AND (2) MICROWAVE
DISHS MOUNTED AT A 90' CENTERLINE ON AN EXISTING
110' MONOPOLE
- INSTALLATION OF A 5'-6" BLOCK WALL TO MATCH EXISTING
BLOCK WALL
- INSTALLATION OF A 4' WIDE SWING GATE
- INSTALLATION OF A NEW GPS ANTENNA
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE
- INSTALLATION OF NEW TELCO SERVICE

LAND USE DATA:
ASSESSORS PARCEL NUMBER: 138-24-215-006
CURRENT ZONING: C-1 (COMMERCIAL DISTRICT)
ZONING APPLICATION:
TOTAL PARCEL AREA: 5.72 ACRES

BUILDING CLASSIFICATION:
PROPOSED AREA OF CONSTRUCTION: 127 SQ. FT.
EXISTING OCCUPANCY: S-2
PROJECT OCCUPANCY: NONE (OUTDOOR RADIO
EQUIPMENT CABINET ONLY)
TYPE OF CONSTRUCTION: V-B

SHEET SCHEDULE

T-1 TITLE SHEET & PROJECT DATA
A-1 SITE PLAN AND ANTENNA & CABLE SCHEDULE
A-2 ENLARGED SITE PLAN AND ANTENNA LAYOUT
A-3 EXTERIOR ELEVATIONS

APPLICABLE CODES

JURISDICTION: CITY OF LAS VEGAS
INTERNATIONAL BUILDING CODE (IBC) 2006 EDITION WITH
NEVADA STATE AMENDMENTS
NATIONAL ELECTRIC CODE (NEC) 2006 EDITION
UNIFORM MECHANICAL CODE (UMC) 2006 EDITION
UNIFORM PLUMBING CODE (UPC) 2006 EDITION
UNIFORM FIRE CODE (UFC) 2006 EDITION
ANSI/EIA/TIA STANDARDS FOR BROADCAST STRUCTURES
LOCAL CODES AND ORDINANCES
IN THE EVENT OF A CONFLICT, THE MOST RESTRICTIVE
CODE SHALL PREVAIL

APPROVALS

PROPERTY OWNER/LANDLORD _____ DATE _____
CRICKET R.F. ENGINEER _____ DATE _____

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10307 PACIFIC CENTER CT
SAN DIEGO, CALIFORNIA 92121

PROJECT NAME

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LAS-362-E

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SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

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DRAWING DATES

06/20/07 PRELIM 2D REVIEW (C.P.)
07/31/07 FINAL 2D REVIEW (B.M.)
01/15/08 REVISE TOWER HEIGHT (J.H.)
11/02/10 UPDATE DRAWINGS (C.P.)
01/25/11 CLIENT REVISION (R.S.)
03/09/11 CLIENT REVISION (R.R.)

DRAWN BY: C. PANGANIBAN
CHK.: M. CEFALU
APV.: C. WENER

SHEET TITLE

TITLE SHEET
&
PROJECT DATA

T-1

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED RECORDED JULY 6, 1995 IN BOOK 950706 AS INSTRUMENT NO. 00706 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

BASIS OF BEARINGS:

NORTH 01°12'03" EAST, BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 37 OF PLATS, PAGE 92 ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT #1LV00 24NWW6, BEING A RIVET AND PLATE IN TOP OF CURB, NW RETURN AT JONES BLVD. AND EUGENE AVENUE.

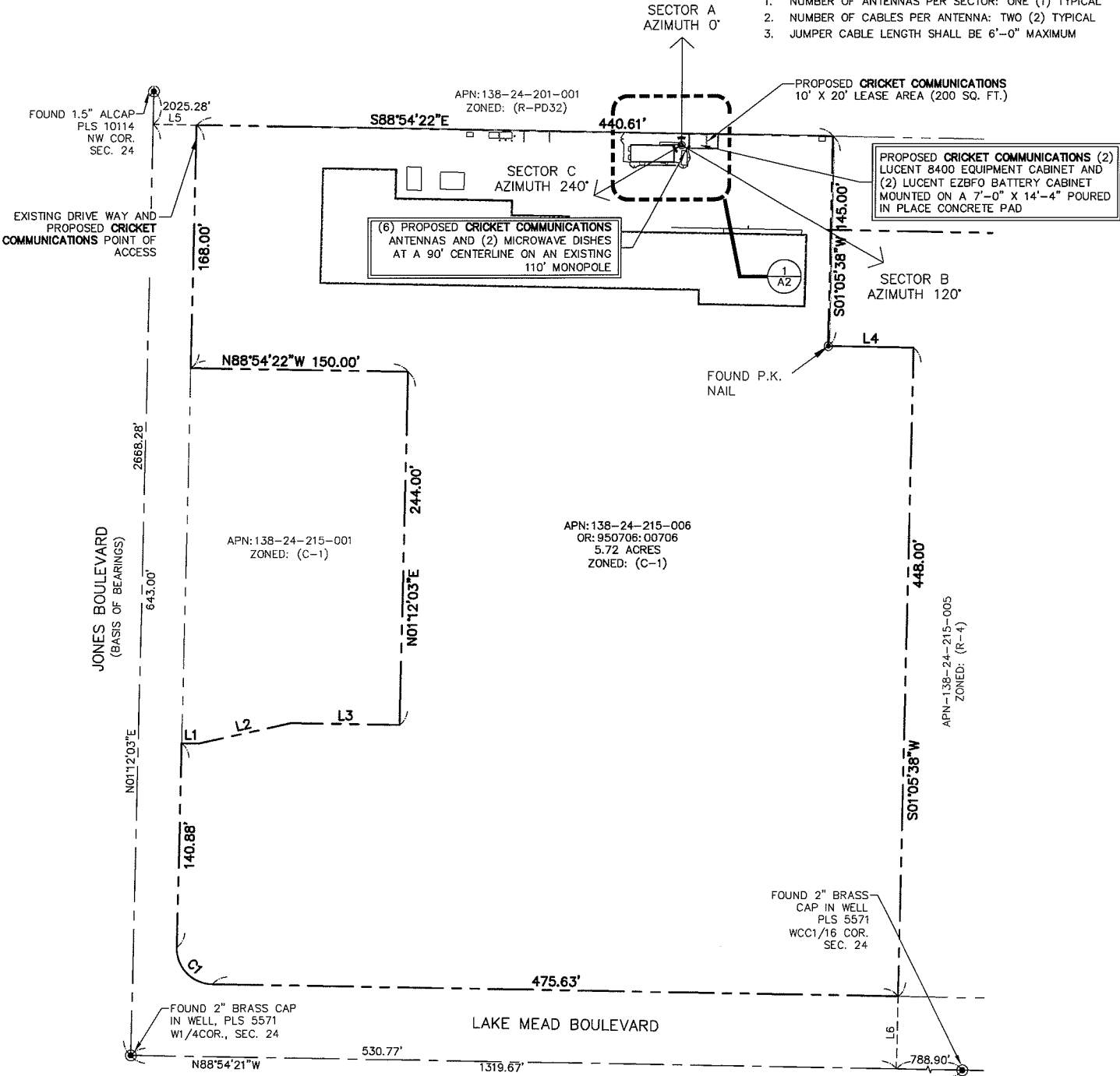
ELEVATION: 2264.93 FEET (NAVD 1988)
690.3535 METERS (NAVD 1988)

NOTES & TITLE REPORT EXCEPTIONS

PENDING TITLE INFORMATION

ANTENNA AND COAXIAL CABLE SCHEDULE						
ANTENNA SECTOR	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	DIMENSIONS AND WEIGHT	COAX. CABLE LENGTH (+ / - 5')	COAX SIZE
A	0°	UMWD-03319-XDM	0°	10.6" WIDTH x 5.2" DEPTH x 57.5" LONG x 29.0 LBS.	100'	7/8"
B	120°	UMWD-03319-XDM	0°	10.6" WIDTH x 5.2" DEPTH x 57.5" LONG x 29.0 LBS.	100'	7/8"
C	240°	UMWD-03319-XDM	0°	10.6" WIDTH x 5.2" DEPTH x 57.5" LONG x 29.0 LBS.	100'	7/8"

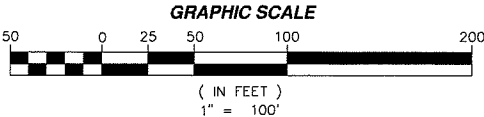
- NOTES:
1. NUMBER OF ANTENNAS PER SECTOR: ONE (1) TYPICAL
 2. NUMBER OF CABLES PER ANTENNA: TWO (2) TYPICAL
 3. JUMPER CABLE LENGTH SHALL BE 6'-0" MAXIMUM



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R.
- POWER POLE

SITE PLAN
SCALE: 1" = 100'



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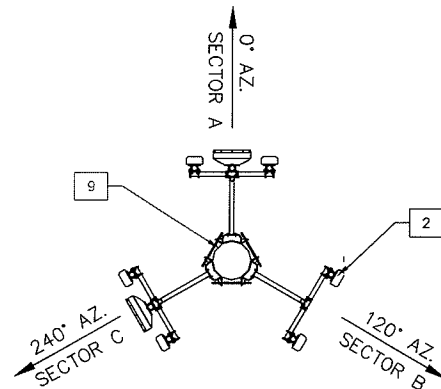
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DRAWN BY: C. PANGANIBAN
CHK.: M. CEFALU
APV.: C. WENER

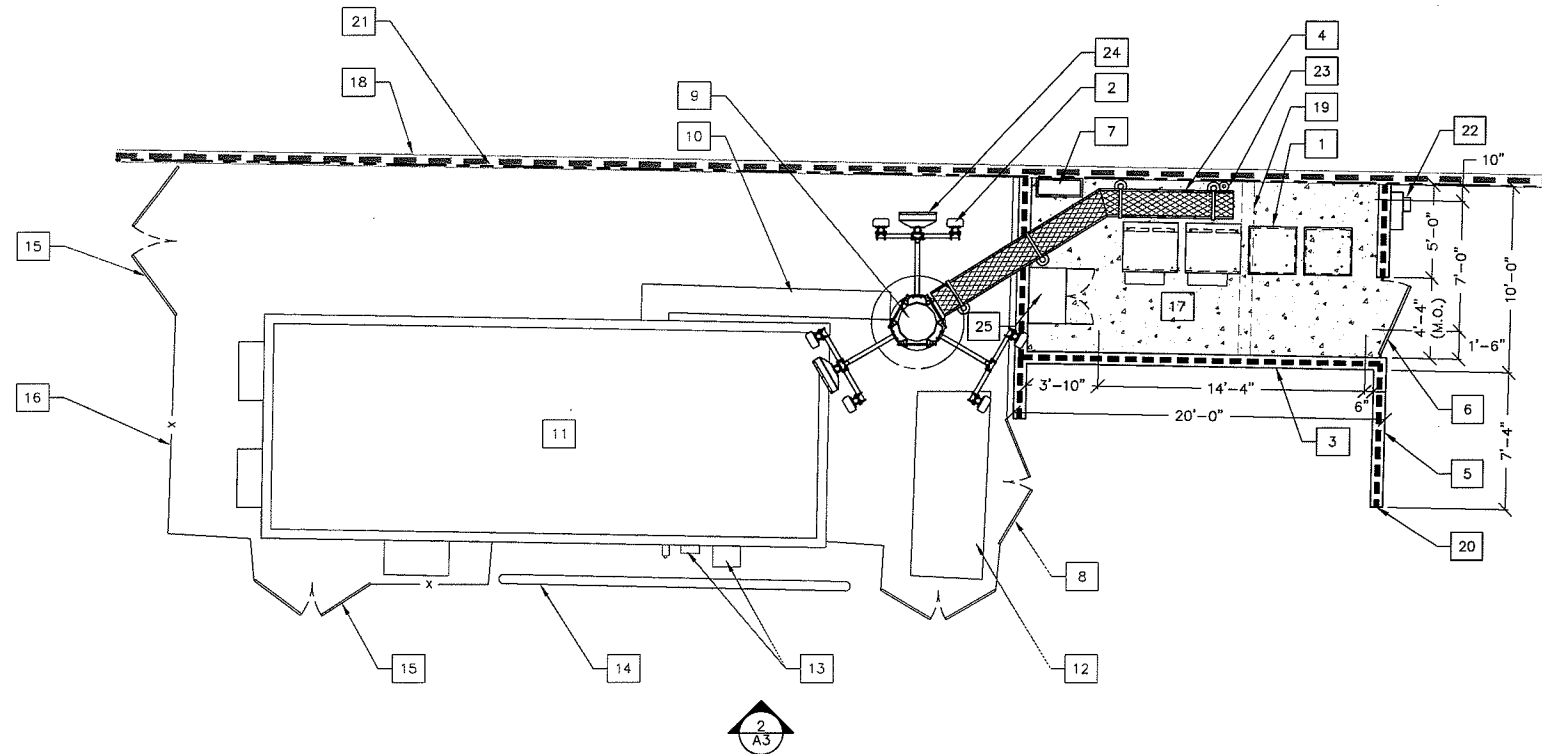
SHEET TITLE

SITE PLAN AND
ANTENNA & CABLE
SCHEDULE

A-1



ANTENNA LAYOUT
SCALE: 1" = 10'



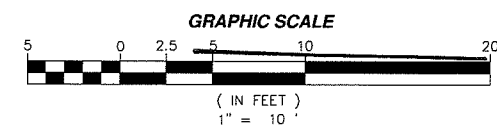
① ENLARGED SITE PLAN
SCALE: 1" = 10'

LEGEND

	LEASE AREA
	CENTERLINE
	EASEMENT
	RIGHT-OF-WAY
	SECTION LINE
	PROPERTY LINE
	OVERHEAD POWER
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING BLOCK WALL
	PROPOSED BLOCK WALL
	FIRE HYDRANT
	PARKING LOT AREA LIGHT
	O.R. OFFICIAL RECORD
	POWER POLE

- 1 PROPOSED **CRICKET COMMUNICATIONS** (2) LUCENT 8400 EQUIPMENT CABINET AND (2) LUCENT EZBFO BATTERY CABINET MOUNTED ON A 7'-0" X 14'-4" POURED IN PLACE CONCRETE PAD
- 2 PROPOSED **CRICKET COMMUNICATIONS** ANTENNAS AT A 90° CENTERLINE
- 3 PROPOSED **CRICKET COMMUNICATIONS** 10' X 20' LEASE AREA (200 SQ. FT.)
- 4 PROPOSED **CRICKET COMMUNICATIONS** COAX SUPPORT (~17')
- 5 PROPOSED **CRICKET COMMUNICATIONS** 5'-6" HIGH BLOCK WALL TO MATCH EXISTING BLOCK WALL
- 6 PROPOSED **CRICKET COMMUNICATIONS** 4' WIDE CHAINLINK SWING GATE
- 7 PROPOSED **CRICKET COMMUNICATIONS** PTC CABINET AND DISCONNECT MOUNTED TO BLOCK WALL
- 8 EXISTING CHAINLINK SWING GATE
- 9 EXISTING VERIZON WIRELESS 110' MONOPOLE (EXISTING ANTENNAS AND MOUNTS NOT SHOWN FOR CLARITY)
- 10 EXISTING VERIZON WIRELESS CABLE TRAY
- 11 EXISTING VERIZON WIRELESS MODULAR EQUIPMENT SHELTER
- 12 EXISTING VERIZON WIRELESS GENERATOR ON CONCRETE PAD
- 13 EXISTING VERIZON WIRELESS ELECTRIC SWITCH
- 14 EXISTING VERIZON WIRELESS METAL GUARDRAIL
- 15 EXISTING VERIZON WIRELESS (2) CHAINLINK SWING GATES (TYP. 4)
- 16 EXISTING VERIZON WIRELESS 8' CHAINLINK FENCE ENCLOSURE
- 17 EXISTING TRASH ENCLOSURE TO BE RELOCATED
- 18 EXISTING 5'-6" BLOCK WALL
- 19 EXISTING 5'-6" BLOCK WALL TO BE REMOVED
- 20 PROPOSED NEW LOCATION OF EXISTING TRASH ENCLOSURE
- 21 PROPERTY LINE
- 22 PROPOSED **CRICKET COMMUNICATIONS** 200A METER MOUNTED TO BLOCK WALL WITH UNISTRUT
- 23 PROPOSED **CRICKET COMMUNICATIONS** GPS ANTENNA
- 24 PROPOSED **CRICKET COMMUNICATIONS** (2) MICROWAVE ANTENNAS
- 25 PROPOSED **CRICKET COMMUNICATIONS** MICROWAVE CABINET

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DRAWN BY: C. PANGANIBAN
CHK.: M. CEFALU
APV.: C. WENER

SHEET TITLE

**ENLARGED SITE PLAN AND
ANTENNA LAYOUT**

A-2

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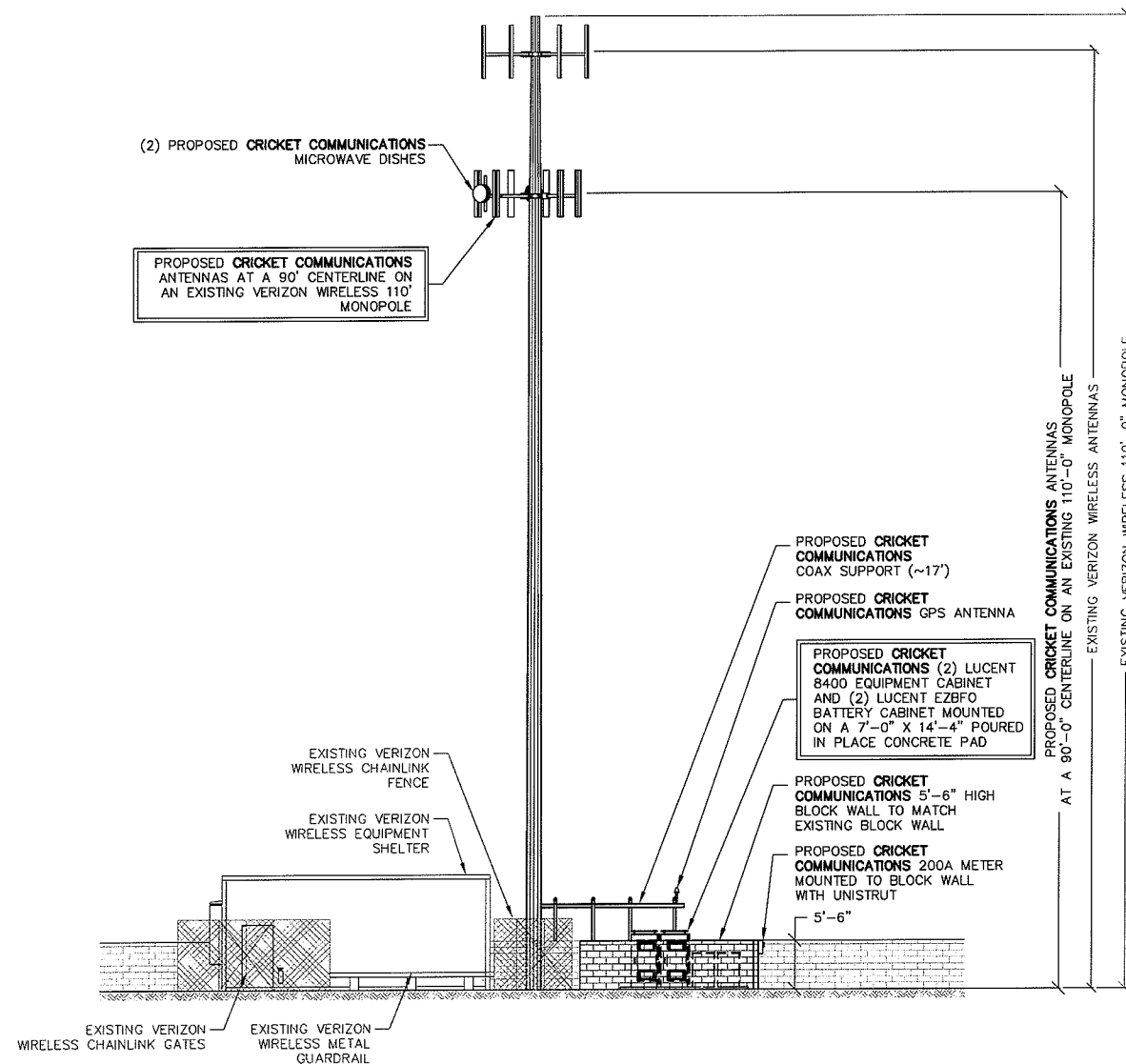
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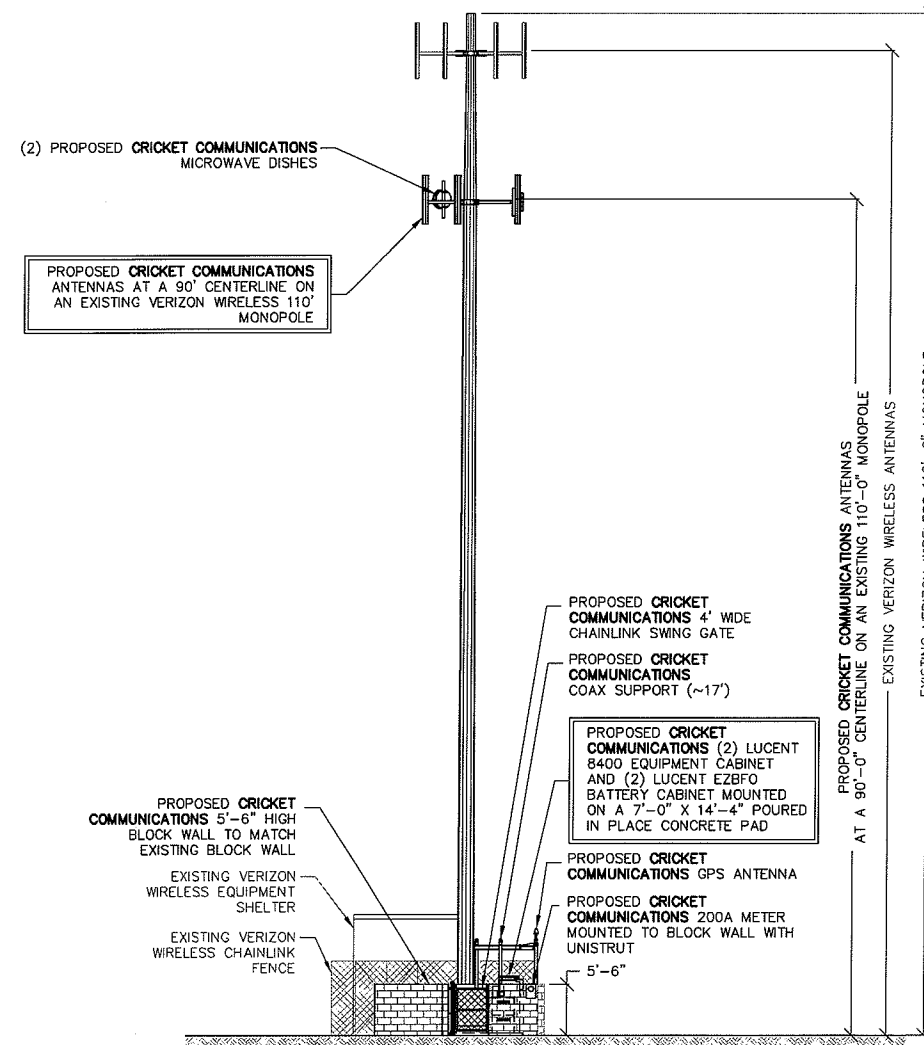
SHEET TITLE

**EXTERIOR
ELEVATIONS**

A-3



SOUTH ELEVATION ②
SCALE: 1" = 20'



EAST ELEVATION ①
SCALE: 1" = 20'

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