



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: ESYLN BRENNER, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
BRENNER & ASSOCIATES INC
CHARTER SCHOOLS DEVELOPMENT CORP
KJE

Date: March 09, 2017

RE: **PARCEL MAP 69169 - CHARTER SCHOOL DEVELOPMENT**

Attached is a redlined drawing delineating comments for the above map. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

826745 CURRENT PL Status: Conditional Approval March 02, 2017

If you have any questions regarding the following Planning comments please call 229-6301

1. PMP# must be noted on the bottom right corner of the plans. PMP-69169
2. It does not appear that the LVVWD parcel map jurat form has been signed by the LVVWD.

826743 DEVCO Status: Conditional Approval March 09, 2017

If you have any questions regarding the following Development Coordination comments please call 229-6327

This one-lot Parcel Map is for the purpose of lot consolidation; therefore we have no objection to the recordation of this Parcel Map to combine the two portions of assessor parcel lot 140-30-601-016.

This Map satisfies Condition #6 of SDR-64431. Off-site improvements are required per the previously approved Site Development Review; however no improvements are required prior to the recordation of this Parcel Map.

CONDITIONS OF APPROVAL:

1. Revise the Lamb Boulevard dedication reference from 0193:015309 to 0193:0153609 on the myalr of this Parcel Map.
2. Provide a note on this Parcel Map that states that all subdivided parcels comprising this Parcel Map shall provide perpetual inter-site common drainage rights across all existing and future parcel limits.

3. Provide "PMP 69169" on Sheet 1 above the recording information.

826746 SURVEY Status: Denied March 08, 2017

If you have any questions regarding the following Survey comments please call 229-6217

Please expand the signature area to be a 1" minimum height for the City Surveyor's Certificate and the Director of Planning Certificate.

Revise the Las Vegas Valley Water District Note to match the verbiage contained within the LVVWD Jurat Application. We note that an un-approved LVVWD jurat form was submitted to CLV as part of the application for PMP-69169. Please submit an approved original to CLV executed by the LVVWD.

Add an acreage to the end of the Legal Description.

Provide PLS seal, signature and date on all sheets per NAC 625.611 2(a).

End of Comments.

.

**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CASE PLANNING DIVISION	DATE 3/1/17						
TO: <table style="width: 100%;"><tr><td style="width: 50%;">SO.NEVADA HEALTH DISTRICT</td><td style="width: 50%;">DANIEL LaRUBIO JR.</td></tr><tr><td>FIRE PREVENTION</td><td>DAVID KLEIN</td></tr><tr><td>FIRE SERVICES\COMMUNICATIONS</td><td>ERV KRAL</td></tr></table>		SO.NEVADA HEALTH DISTRICT	DANIEL LaRUBIO JR.	FIRE PREVENTION	DAVID KLEIN	FIRE SERVICES\COMMUNICATIONS	ERV KRAL
SO.NEVADA HEALTH DISTRICT	DANIEL LaRUBIO JR.						
FIRE PREVENTION	DAVID KLEIN						
FIRE SERVICES\COMMUNICATIONS	ERV KRAL						
<table style="width: 100%;"><tr><td style="width: 30%; vertical-align: top;">SUBJECT</td><td>PARCEL MAP – PMP-69169 PMP-69169 - A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA - APPLICANT/OWNER: CHARTER SCHOOLS DEVELOPMENT CORPORATION - For possible action on a request for a Parcel Map for a merger and re-subdivision resulting in ONE COMMERCIAL LOT 3.96 acres at the northwest corner of East Washington Avenue and North Lamb Boulevard (APN 140-30-601-016), C-1 (Limited Commercial), Ward 3 (Coffin).</td></tr></table>		SUBJECT	PARCEL MAP – PMP-69169 PMP-69169 - A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA - APPLICANT/OWNER: CHARTER SCHOOLS DEVELOPMENT CORPORATION - For possible action on a request for a Parcel Map for a merger and re-subdivision resulting in ONE COMMERCIAL LOT 3.96 acres at the northwest corner of East Washington Avenue and North Lamb Boulevard (APN 140-30-601-016), C-1 (Limited Commercial), Ward 3 (Coffin).				
SUBJECT	PARCEL MAP – PMP-69169 PMP-69169 - A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA - APPLICANT/OWNER: CHARTER SCHOOLS DEVELOPMENT CORPORATION - For possible action on a request for a Parcel Map for a merger and re-subdivision resulting in ONE COMMERCIAL LOT 3.96 acres at the northwest corner of East Washington Avenue and North Lamb Boulevard (APN 140-30-601-016), C-1 (Limited Commercial), Ward 3 (Coffin).						

STEVE GEBEKE, AICP, PLANNING SUPERVISOR

DEVELOPMENT SERVICES CENTER,
CASE PLANNING DIVISION
333 NORTH RANCHO DRIVE, 3RD FLOOR
LAS VEGAS, NEVADA 89107

RETURN COMMENTS ON OR BEFORE - MARCH 10, 2017

ATTACHMENT: MAP

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CASE PLANNING DIVISION	DATE 3/1/17
TO:	
DEVELOPMENT COORDINATION	ROGER BAILEY
FLOOD CONTROL	ALBERT SUNG
RIGHT-OF-WAY	RAE HELLER
SANITARY SEWERS	JOE PEÑA
ELECTRICAL SERVICES	REBECCA WHITLOCK
LAND DEVELOPMENT	DAVID GUERRA
SURVEY	ALAN R. RIEKKI
SPECIAL IMPROVEMENT DISTRICT	ALISHA AUSCH
TRAFFIC ENGINEERING	RICK SCHRODER
SUBJECT	
PARCEL MAP – PMP-69169	
PMP-69169 - A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA - APPLICANT/OWNER: CHARTER SCHOOLS DEVELOPMENT CORPORATION - For possible action on a request for a Parcel Map for a merger and re-subdivision resulting in ONE COMMERCIAL LOT 3.96 acres at the northwest corner of East Washington Avenue and North Lamb Boulevard (APN 140-30-601-016), C-1 (Limited Commercial), Ward 3 (Coffin).	

PLEASE RETURN ANY COMMENTS TO:

ROGER BAILEY, SR. ENGINEERING ASSOCIATE
ENGINEERING/PLANNING DIVISION
DEPARTMENT OF PUBLIC WORKS

RETURN COMMENTS ON OR BEFORE - MARCH 10, 2017

ATTACHMENTS: APPLICATION, DEED & MAP

City of Las Vegas

495 S Main St
Las Vegas, NV 89101

PMP Application

Report Date 03/01/2017 08:16 AM

Submitted By C6

Page 1

A/P # 69169 PARCEL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/22/2017 09:50	984548	Temp COO		010014
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

PMP-69169 - A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA - APPLICANT/OWNER: CHARTER SCHOOLS DEVELOPMENT CORPORATION - For possible action on a request for a Parcel Map for a merger and re-subdivision resulting in ONE COMMERCIAL LOT 3.96 acres at the northwest corner of East Washington Avenue and North Lamb Boulevard (APN 140-30-601-016), C-1 (Limited Commercial), Ward 3 (Coffin).

Parent A/P

Project #	69169	Project/Phase Name	CHARTER SCHOOL DEVELOPMENT	Phase #	
Size/Area	3.96 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 14030601016

Location

Owner/Tenant

Contact ID	AC3205104	Name	CHARTER SCHOOLS DEVELOPMENT CORP	
Mailing Address	6731 COLUMBIS GATEWAY DR #220	Organization		
City	COLUMBIA	State/Province	MD	
ZIP/PC	21046	Country		☐ Foreign
Day Phone		Evening Phone		
Fax		Mobile #		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

900 N LAMB BLVD
LAS VEGAS, 89110-920 N LAMB BLVD
LAS VEGAS, 89110-

A/P Addresses

No Other Addresses are associated to this Application

City of Las Vegas495 S Main St
Las Vegas, NV 89101**PMP Application****Report Date** 03/01/2017 08:16 AM**Submitted By**

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

14030601016

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC3205104	☐ Foreign
Effective		Expire				
Name	CHARTER SCHOOLS DEVELOPMENT CORP					
Day Phone		Eve Phone		Organization		
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	6731 COLUMBIS GATEWAY DR #220 COLUMBIA, MD 21046					
Seasonal Addr						

Valid From To**Comments** No Comments

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date**CONTACT REQUIREMENTS**

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

There are no items in this list

Primary	N	Capacity	OTHER	Other	REP	Contact ID	AC3249054	☐ Foreign
Effective		Expire						
Name	KJE							
Day Phone		Eve Phone		Organization				
Pager		PIN #		Position				
Fax		Mobile		Profession				
E-Mail								
Address	4222 EAST PINECREST CIRCLE LAS VEGAS, NV 89121							
Seasonal Addr								

Valid From To**Comments** No Comments

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

PMP Application

Report Date 03/01/2017 08:16 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
-----------	---------------	--------	-------------	-----------------	----------------------

There are no items in this list

Primary	Y	Capacity	APPL	Contact ID	AC440568	☐ Foreign
Effective		Expire				
Name	BRENNER & ASSOCIATES INC					
Day Phone	(702)877-0317 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)877-0358	Mobile		Profession		
E-Mail						
Address	3942 OCTAGON ROAD NORTH LAS VEGAS, NV 89030					
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
-----------	---------------	--------	-------------	-----------------	----------------------

There are no items in this list

Report Date 03/01/2017 08:16 AM

Submitted By

Page 4

Contractors

No Contractors

Activity Review Details

Detail BLUELINE SUBMIT CHECKLIST(PMP)

Modified By JGRIDER

Modified Date/Time 02/22/2017 09:50

Comments

No Comments

BLUELINE SUBMITTAL

BlueLine Submittal Checklist

- Y Application/Petition Form
- Y Deed and Legal Description
- Y Parcel Map Checklist
- Y Parcel Map (13 folded blue line)
- Y Assessors Parcel map
- Y Surveyor Seal and Signature are on the plat
- Y Lot sizes comply with the zoning
- Y Statement of Financial Interest
- Y Business Licensing Requirements Met
- N Business License Exempt

PARCEL MAP

Type of Map MERGE & RESU

CLV Drawing #

N Parent Project link required? N Is this a Residential Subdivision?

Flood Study required? Traffic Study required?

BlueLine Process

Covenant Running with Land Required?

1 # of Residential/Commercial Lots

Mylar Process

0 # of Common Element Lots

0 # of Residential/Commercial Lots

02/22/2017 BlueLine Submitted

0 # of Common Element Lots

03/01/2017 BlueLine Accepted for Processing

Mylar Submitted

Mylar Accepted for Processing

Mylar Comments Sent

Mylar Released for Recordation

Recordation Information

Date At 00:00

Subdivision Code (File and Page)

Street Name Has Been Changed

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

No Employee Entries

Report Date 03/01/2017 08:16 AM

Submitted By

Page 5

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

PAYMNT	CO NAME WHO PICKED UP CONTACT#	988430	02/22/2017 09:52		0.00
\$300.00 brenner and assoc. 702-877-0317 ch#10711 estlin brenner					



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PARCEL MAP
 Project Address (Location) 900 N. Lamb Blvd.
 Project Name Charter School Development Proposed Use Charter School
 Assessor's Parcel #(s) 140-30-601-016 Ward #
 General Plan: existing proposed Zoning: existing X proposed
 Commercial Square Footage Floor Area Ratio
 Gross Acres 3.96 Lots/Units One Density
 Additional Information

PROPERTY OWNER Charter Schools Devel. Corp. Contact Rebecca Secrest
 Address 6731 Columbia Gateway Dr. Suite 220 Phone: Fax:
 City Columbia State MD Zip 21046
 E-mail Address

APPLICANT Brenner & Assoc., Inc. Contact Eslyn Brenner
 Address 3942 Octagon Rd. Phone: Fax:
 City North Las Vegas State NV Zip 89030
 E-mail Address surveys@bai.lvcoxmail.com

REPRESENTATIVE KJE Contact Ken Erlanger
 Address 4222 E Pinecrest Cir. Phone: Fax:
 City Las Vegas State NV Zip 89121
 E-mail Address

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

Property Owner Signature* [Signature]

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

Print Name Rebecca Secrest

Subscribed and sworn before me Anne Arundel County, MD

This 15th day of February, 20 17.

[Signature]

Notary Public in and for said County and State

Revised 03/28/16

Joji Barsa
 Notary Public - Maryland
 Anne Arundel County
 My Comm. Expires June 18, 2018

FOR DEPARTMENT USE ONLY

Case # PMP-69169
 Meeting Date: Admin
 Total Fee: \$ 300.00
 Date Received: * 2/22/17
 Received By: [Signature]

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

FEB 22 2017

Dept of Planning
 City of Las Vegas



DEPARTMENT OF PLANNING

PARCEL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each parcel map application:

- ✓ ☒ A. One (1) copy of the County Assessor's map showing all area within six hundred sixty (660) feet of subject property and depicting all area therein owned by the applicant.
- ✓ ☒ B. One (1) copy of the recorded deed reflecting current ownership and description of property, or one (1) copy of any other document which shows such ownership to the satisfaction of the City Attorney.
- ☒ C. Signed approval form from the Las Vegas Valley Water District.
- D. Parcel Map Contents:
- ☒ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public ways as shown on the map (per Appendix E);
- ✓ ☒ 2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix E of the Unified Development Code);
- ✓ ☒ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto;
- ✓ ☒ 4. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map;
- ✓ ☒ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts;
- ✓ ☒ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries, if applicable;
- ✓ ☒ 7. Street names, location and width of existing and proposed rights of way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets;
- NA ☐ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations;
- ✓ ☒ 9. Survey analysis sufficient to delineate boundary controlling monuments;
- ✓ ☒ 10. Identification of adjoining properties;
- ✓ ☒ 11. A legend, as necessary, which denotes the meaning of all symbols utilized and includes the date and north arrow;
- ✓ ☒ 12. Dimensions of property and parcels to be created, which shall be shown in acres, calculated to the nearest one hundredth (0.01) of an acre, if an area is two (2) acres or more, or in square feet if area is less than two (2) acres;
- NA ☐ 13. All proposed and existing structures and other physical features that have bearing on the proposed division, which shall be shown to scale and with setbacks clearly defined;
- ✓ ☒ 14. Certificate of approval by the Director of the Department of Planning and the City Surveyor;
- NA ☐ 15. Impact Statement, if required; and
- NA ☐ 16. Location of all trails.

E. Supplemental Information

The following supplemental information may be required by the Department of Public Works prior to the approval of the parcel map. When required, it shall be submitted on separate drawings or sheets:

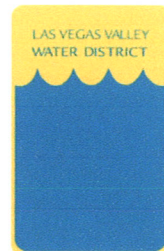
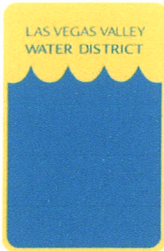
- NA ☐ A. All off-site improvements proposed by the applicant that have a bearing on the proposed division; and
- ✓ ☒ B. Certification by a surveyor that the parcel map complies with NRS Chapter 278, if the City Surveyor has waived the requirement for a new survey and the map is prepared from a previously recorded survey.

RECEIVED

Updated 3/16/2016

FEB 22 2017

Dept of Planning
City of Las Vegas



Las Vegas Valley Water District
Parcel Map Jurat Application

The Las Vegas Valley Water District Service Rules Section 6.10.c states the following:

In the event a parcel is divided into more than one (1) lot after water service is obtained from the District, it is the property owner's responsibility to obtain additional water services for the additional lots from the District prior to the parcel division. Inter-connection(s) which include, but are not limited to, the expansion of on-site systems to serve adjacent parcels, are not allowed.

Property Owner Name: CHARTER SCHOOL DEVELOPMENT CORP

Signature of Owner: [Signature] Date: 2/15/17

APN of parcel to be divided: 140-30-601-016

Jurisdiction (City of Las Vegas or Clark County): CITY OF LAS VEGAS

To Be Completed By LVVWD

Related Project Number (If Applicable): _____

Status of existing or proposed services: _____

Engineering Services Reviewer or Supervisor: _____

*By signature of this form, LVVWD has authorized the text only (no signature line) for the corresponding Jurat to be placed on the parcel map to be submitted to the agency having jurisdiction. Do **NOT** put the signature line on the parcel map. Please submit this form along with the parcel map application to the agency.*

☐ "These parcels currently have no water service, and a water commitment is not granted, implied, or guaranteed by the approval of this map."

LVVWD Engineering Services Manager

Date

☐ "Separate and independent water service for each parcel has been established through, and is governed and limited by, the approved civil improvement plans for such parcel."

LVVWD Engineering Services Manager

Date

RECEIVED

FEB 22 2017

Dept of Planning
City of Las Vegas

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

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

USE THIS SCALE WHEN MAP REDUCED FROM 1:10,000 ORIGINAL

MAP LEGEND

- PACEL BOUNDARY
- SUB BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE POL
- RIGHT OF WAY POL
- ROAD EASEMENT
- RIGHT OF WAY POL
- ROAD EASEMENT
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE

ASSESSOR'S PARCELS - CLARK CO., NV.

Michele W. Shale - Assessor

BOOK T20S R62E

SEC. 30

MAP S 2 NE 4

140-30-6

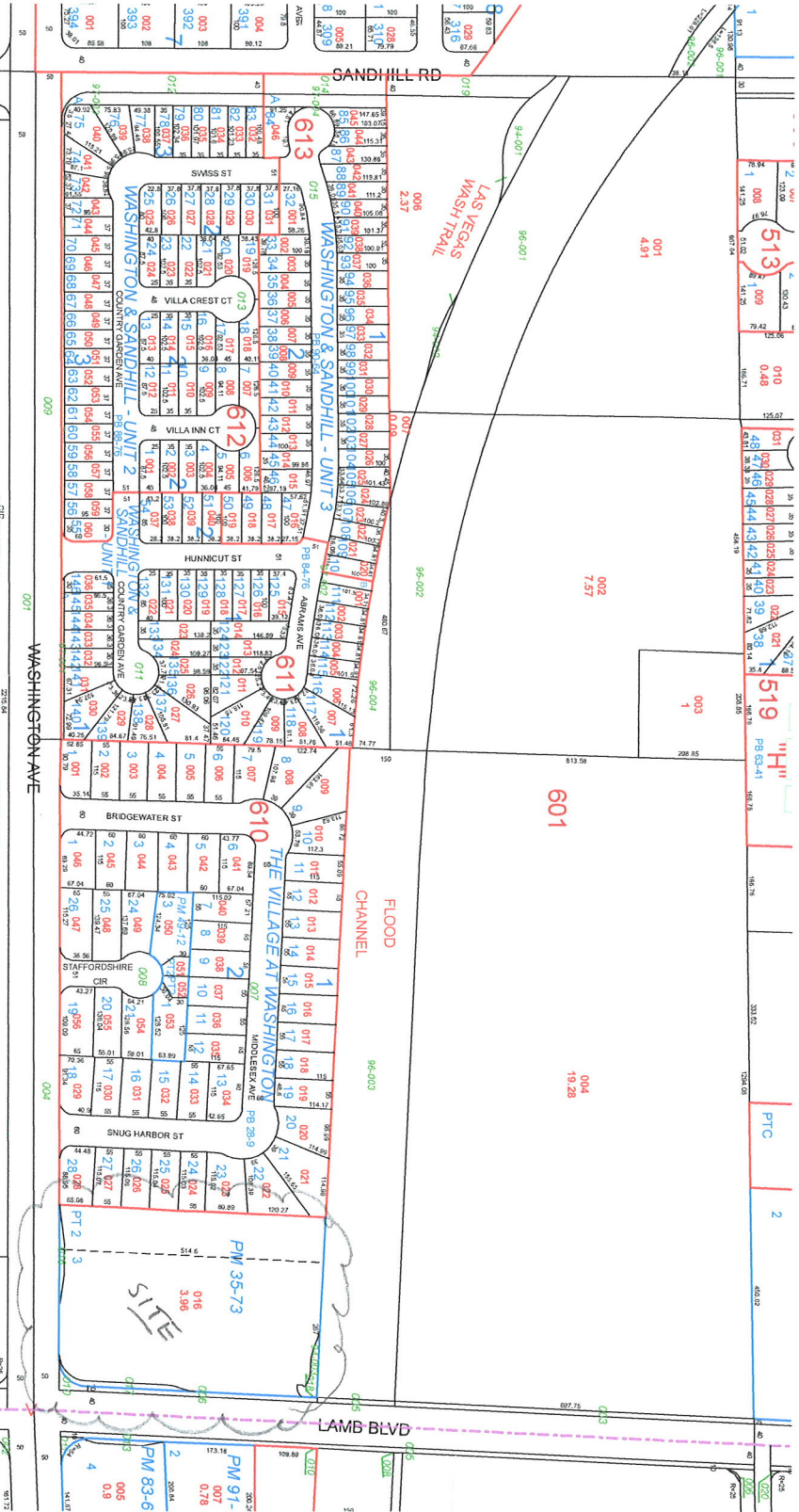
125	124	123	122																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												</
-----	-----	-----	-----	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50



Scale: 1" = 200'

Rev: 02/09/2011



RECEIVED

TAX DIST 200

FEB 22 2017

Dept of Planning
City of Las Vegas

This map is for assessment use only and does NOT represent a survey, No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessors's Office.

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

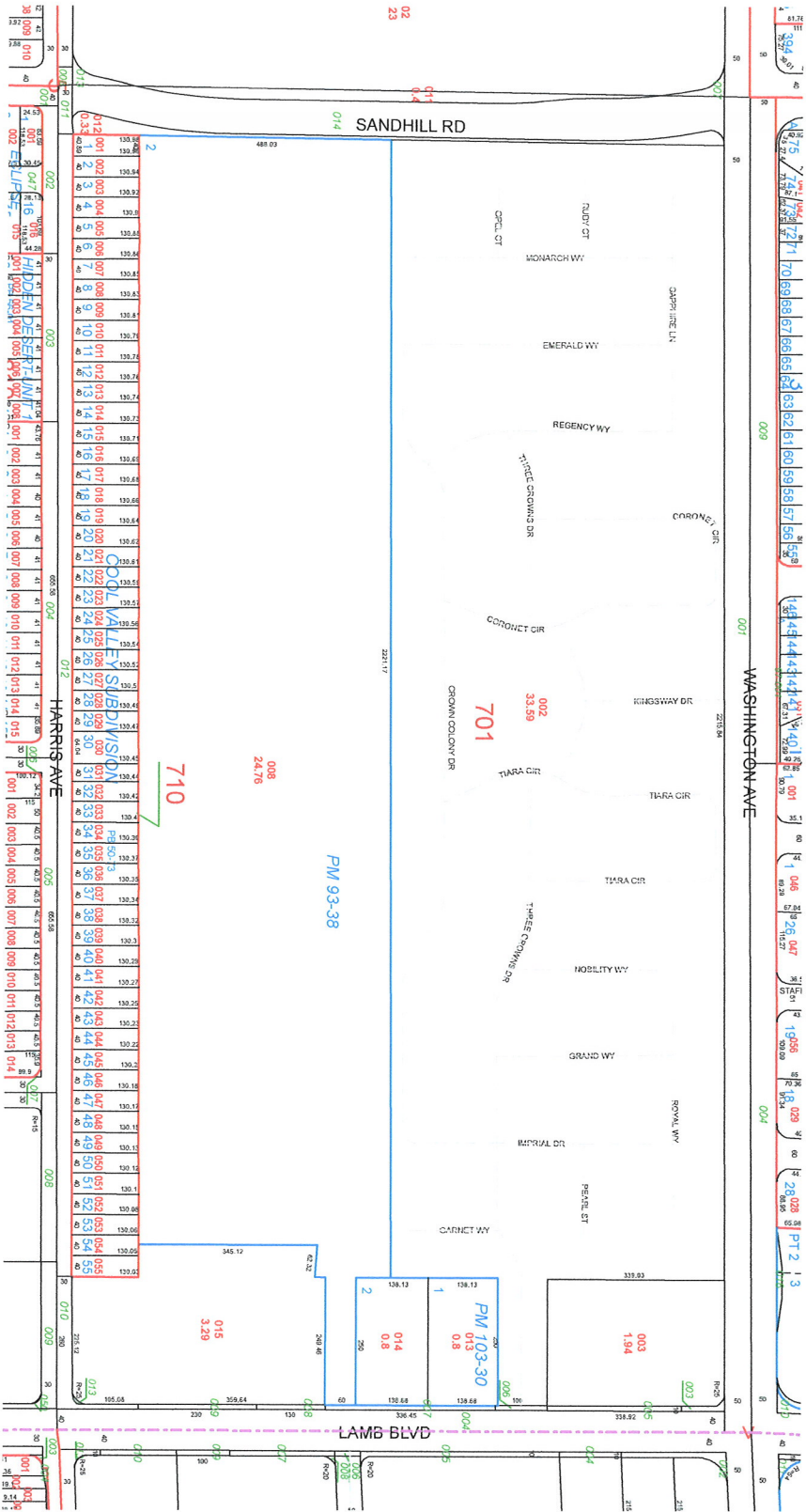
BOOK
T20S R62E

N2SE4

140-30-7

125	124	123	122
138	139	140	141
163	162	161	160
176	177	178	179

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



TAX DIST 200

RECEIVED

FEB 22 2017

Dept of Planning
City of Las Vegas

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

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

MAP LEGEND

Parcel Boundary	001	Road Parcel Number
Sub Boundary	002	Parcel Number
Condominium Unit	003	Parcel Number
Air Space PCL	004	Parcel Number
Right of Way PCL	005	Parcel Number
Road Easement	006	Parcel Number
Historic Lot Line	007	Parcel Number
Historic Sub Boundary	008	Parcel Number
Section Line	009	Parcel Number

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

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

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



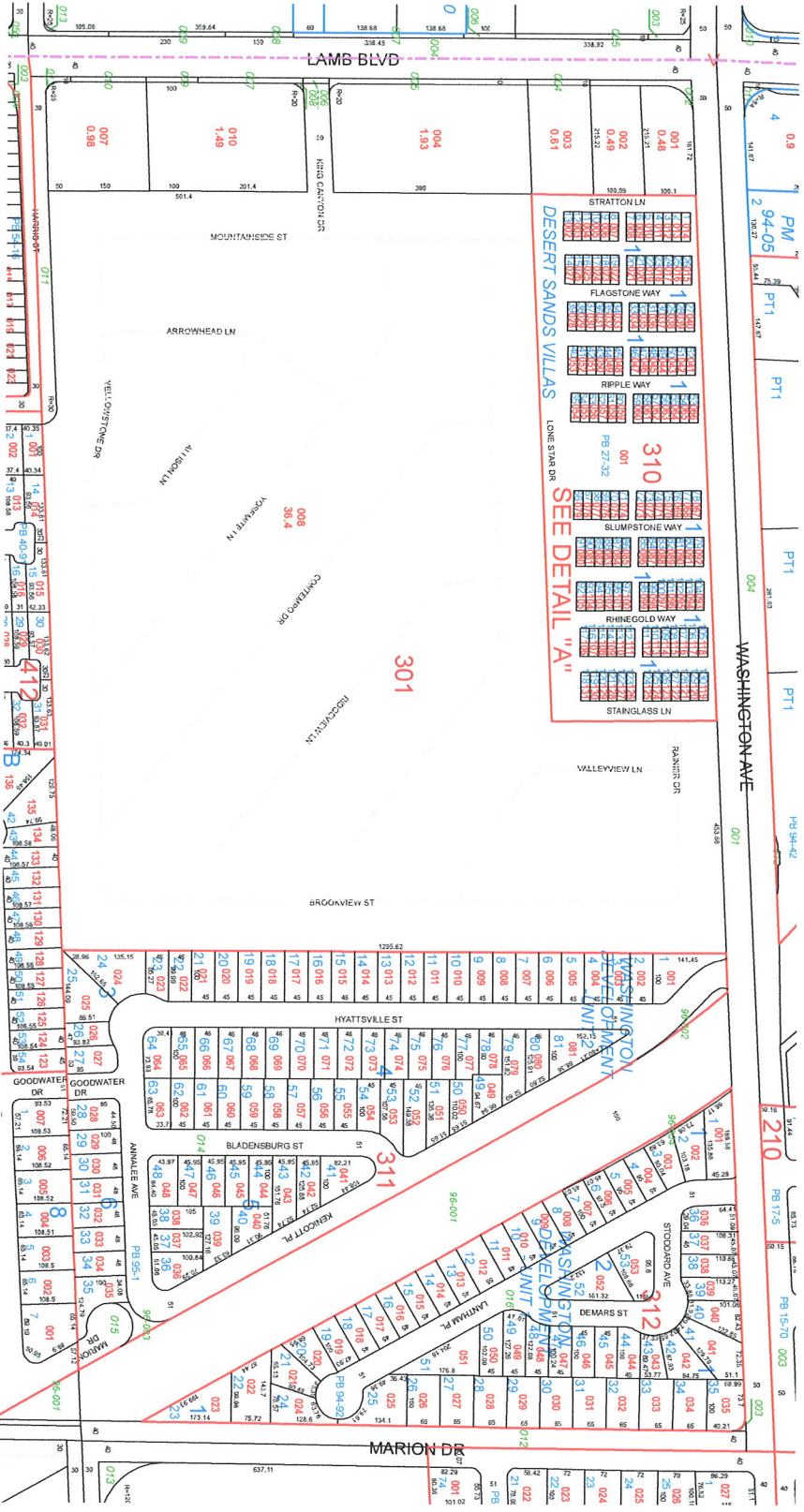
ASSESSOR'S PARCELS - CLARK CO., NV.
 Michele W. Shale - Assessor

BOOK
 T20S R6ZE

SEC.
 29

MAP
 N 2 SW 4

140-29-3



TAX DIST 200

RECEIVED

FEB 22 2017

Dept of Planning
 City of Las Vegas

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE WHEN MAP REDUCED FROM TEXT ORIGINAL



MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- ROAD EASEMENT
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE

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

T20S R62E

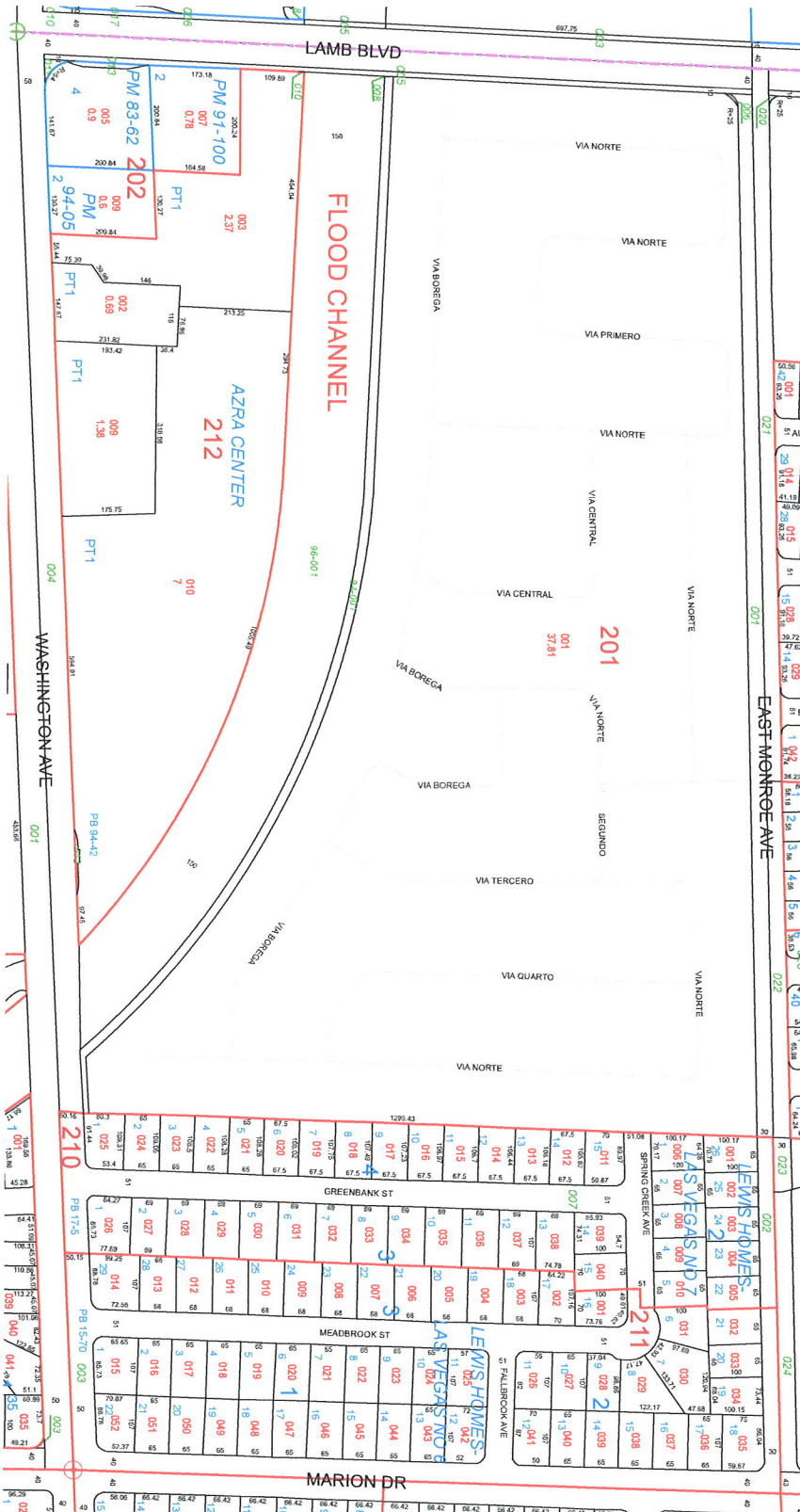
29

S 2 NW 4

140-29-2

Scale: 1" = 200'

Rev: 12/9/2016



TAXIST 2007

FEB 22 2017

Dept of Planning
City of Las Vegas



CHARTER SCHOOLS DEVELOPMENT CORPORATION

Business Entity Information			
Status:	Active	File Date:	07/07/2015
Type:	Foreign Non-Profit Corporation	Entity Number:	E0340432015-3
Qualifying State:	DC	List of Officers Due:	07/31/2017
Managed By:		Expiration Date:	
Foreign Name:		On Admin Hold:	No
NV Business ID:	NV20151426462	Business License Exp:	07/31/2017

Additional Information	
	Central Index Key

Registered Agent Information			
Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	701 S CARSON ST STE 200
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89701
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

View all business entities under this registered agent ()

Officers		☐ Include Inactive Officers	
President - ALVIN DUBIN			
Address 1:	6731 COLUMBIA GATEWAY DRIVE, SUITE 220	Address 2:	
City:	COLUMBIA	State:	MD
Zip Code:	21046	Country:	USA
Status:	Active	Email:	
Treasurer - ALVIN DUBIN			
Address 1:	6731 COLUMBIA GATEWAY DRIVE, SUITE 220	Address 2:	
City:	COLUMBIA	State:	MD
Zip Code:	21046	Country:	USA
Status:	Active	Email:	
Director - JIM GOENNER			
Address 1:	711 WEST PICKARD STREET, SUITE M	Address 2:	

RECEIVED

FEB 22 2017

City:	MOUNT PLEASANT	e:	MI
Zip Code:	48858	Country:	USA
Status:	Active	Email:	
Director - THOMAS NIDA			
Address 1:	1875 I STREET, NW	Address 2:	
City:	WASHINGTON	State:	DC
Zip Code:	20006	Country:	USA
Status:	Active	Email:	
Director - EMBER REICHGOTT JUNGE			
Address 1:	500 E. GRANT STREET, #1038	Address 2:	
City:	MINNEAPOLIS	State:	MN
Zip Code:	55404	Country:	USA
Status:	Active	Email:	
Secretary - REBECCA SECREST			
Address 1:	6731 COLUMBIA GATEWAY DRIVE, SUITE 220	Address 2:	
City:	COLUMBIA	State:	MD
Zip Code:	21046	Country:	USA
Status:	Active	Email:	
Actions\Amendments			
Click here to view 4 actions\amendments associated with this company ()			

Supported Internet Browser versions: Apple iOS 9, Internet Explorer 11, FireFox 45, Google Chrome 49 (available in 2017)

Security error messages: Customers using older browsers may receive error messages if not using TLS 1.1 or TLS 1.2.

Disclaimer

A.P.N.: 140-30-601-016
R.P.T.T.: \$24,990.00

Escrow No.: 16-02-0909-KR

Mail tax bill to and when recorded mail to:
Charter Schools Development Corporation
6731 Columbia Gateway Drive, Suite 220
Columbia, MD 21046

Inst #: 20 014-0001772

Fees: \$21.00 N/C Fee: \$0.00

RPTT: \$24990.00 Ex: #

10/14/2016 02:32:38 PM

Receipt #: 2902611

Requestor:

NEVADA TITLE LAS VEGAS

Recorded By: GEOW Pgs: 6

DEBBIE CONWAY

CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **CKWY Vegas LLC, a Nevada limited liability company**, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Charter Schools Development Corporation, a District of Columbia nonprofit corporation**, 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".**

COMMONLY KNOWN ADDRESS:
900, 920, 930 N. Lamb Blvd., Las Vegas, NV 89110

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

FEB 22 2017

Dept of Planning
City of Las Vegas

IN WITNESS WHEREOF, this instrument has been executed this 21th day of September, 2016.

CKWY Vegas LLC, a Nevada limited liability company

BY:  Young S. Kim, Manager Young S. Kim Manager

BY:  Marden Chen, Manager Marden Chen Manager

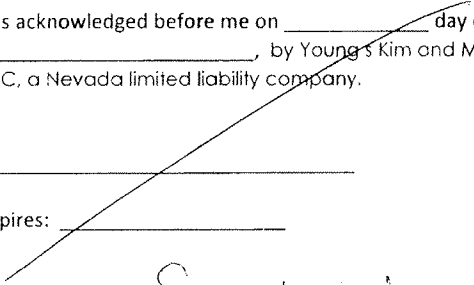
State of NEVADA

County of Clark

This instrument was acknowledged before me on _____ day of _____, by Young S. Kim and Marden Chen as Managers of CKWY Vegas LLC, a Nevada limited liability company.

NOTARY PUBLIC

My Commission Expires: _____


See Attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 09/21/2016 before me, Gene M. Sun

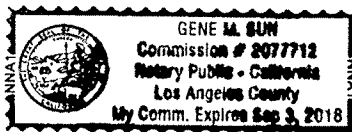
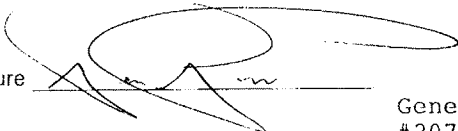
A Notary Public personally appeared Young Kim

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



Gene M. Sun
#2077712 Exp 9-3-18

(Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 09/21/2016 before me, Gene M. Sun

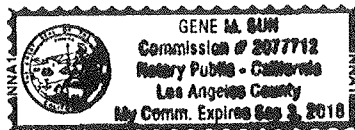
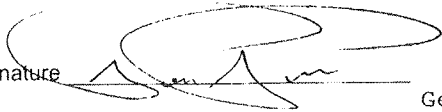
A Notary Public personally appeared Marden Chen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



Gene M. Sun #2077712
Exp 9-3-18

(Seal)

Exhibit "A"

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4); THENCE NORTH $89^{\circ}39'10''$ WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) A DISTANCE OF 401.39 FEET; THENCE NORTH $03^{\circ}09'03''$ EAST A DISTANCE OF 50.06 FEET TO THE POINT OF BEGINNING, ALSO BEING THE NORTH RIGHT OF WAY LINE OF WASHINGTON AVENUE (100 FEET WIDE); THENCE NORTH $03^{\circ}09'03''$ EAST ALONG THE EAST LINE OF (THE VILLAGE AT WASHINGTON), RECORDED IN BOOK 28, PAGE 9 OF PLATS A DISTANCE OF 518.73 FEET TO THE SOUTHERLY LINE OF DRAINAGE CHANNEL, RECORDED IN FILE 35, PAGE 73 OF PARCEL MAPS; THENCE SOUTH $86^{\circ}50'05''$ EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 204.00 FEET TO A POINT OF A NON-TANGENT CURVE HAVING A RADIAL BEARING OF NORTH $01^{\circ}29'04''$ EAST; THENCE SOUTHEASTERLY 40.86 FEET ALONG A CURVE CONCAVE SOUTHWEST HAVING A RADIUS OF 97.00 FEET WITH A CENTRAL ANGLE OF $24^{\circ}08'15''$ TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY 41.84 FEET ALONG A CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 108.00 FEET WITH A CENTRAL ANGLE OF $22^{\circ}11'49''$; THENCE SOUTH $86^{\circ}34'21''$ EAST A DISTANCE OF 17.54 FEET; THENCE SOUTHEASTERLY 29.59 FEET ALONG A CURVE CONCAVE SOUTHWEST HAVING A RADIUS OF 52.00 FEET WITH A CENTRAL ANGLE OF $32^{\circ}36'20''$ TO A POINT OF COMPOUND CURVE WITH A RADIAL BEARING OF NORTH $36^{\circ}01'59''$ EAST; THENCE SOUTHWEST 3.47 FEET ALONG A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 2.00 FEET WITH A CENTRAL ANGLE OF $99^{\circ}24'59''$; THENCE SOUTH $45^{\circ}26'58''$ WEST A DISTANCE OF 4.16 FEET; THENCE SOUTH $01^{\circ}29'52''$ EAST A DISTANCE OF 9.97 FEET TO A POINT OF A NON-TANGENT CURVE HAVING A RADIAL BEARING OF SOUTH $05^{\circ}06'00''$ WEST; THENCE NORTHEASTERLY 25.16 FEET ALONG A CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 28.39 FEET WITH A CENTRAL ANGLE OF $50^{\circ}45'58''$ TO THE WEST RIGHT OF WAY LINE OF LAMB BOULEVARD (100 FEET WIDE); THE NEXT 5 COURSES BEING ALONG SAID WEST RIGHT OF WAY LINE; THENCE SOUTH $03^{\circ}09'03''$ WEST A DISTANCE OF 207.81 FEET; THENCE SOUTHWESTERLY 31.76 FEET ALONG A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 100.00 FEET WITH A CENTRAL ANGLE OF $18^{\circ}11'42''$ TO A POINT OF A REVERSE CURVE; THENCE SOUTHWESTERLY 31.76 FEET ALONG A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, WITH A CENTRAL ANGLE OF $18^{\circ}11'42''$; THENCE SOUTH $03^{\circ}09'03''$ WEST A DISTANCE OF 150.00 FEET; THENCE SOUTHWESTERLY 82.18 FEET ALONG A CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 54.00 FEET WITH A CENTRAL ANGLE OF $87^{\circ}11'47''$ TO THE SAID NORTH RIGHT OF WAY LINE OF WASHINGTON AVENUE; THENCE NORTH $89^{\circ}39'10''$ WEST A DISTANCE OF 74.38 FEET; THENCE NORTH $82^{\circ}06'30''$ WEST A DISTANCE OF 76.17 FEET; THENCE NORTH $89^{\circ}39'10''$ WEST A DISTANCE OF 63.55 FEET; THENCE SOUTH $82^{\circ}52'58''$ WEST A DISTANCE OF 76.98 FEET; THENCE NORTH $89^{\circ}39'10''$ WEST A DISTANCE OF 0.13 FEET TO THE POINT OF BEGINNING.

State of Nevada

Declaration of Value Form

1. Assessor Parcel Number(s)

a) 140-30-601-016
 b) _____
 c) _____
 d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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

3. a. Total Value/Sale Price of Property: \$4,900,000.00

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

c. Transfer Tax Value: \$4,900,000.00

d. Real Property Transfer Tax Due: \$24,990.00

4. **If Exemption Claimed:**

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree 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/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: CKWY Vegas LLC

Address: 3250 WILSHIRE BLVD #1805

City: LOS ANGELES

State: CA Zip: 90010

Print Name: Charter Schools

Address: Development Corp

Address: 6371 Columbia Gateway Dr

City: #220 Columbia

State: MD Zip: 21046

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

Print Name: Nevada Title Company Esc. #: 16-02-0909-KR

Address: 3993 Howard Hughes Parkway, Suite 120

City: Las Vegas State: NV Zip: 89169-6703

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