

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

SUB BOUNDARY

PM/LD BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PM/LD BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

ASSESSOR'S PARCELS - CLARK CO., NV.

Michele W. Shafe - Assessor

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

PB 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GL5 GOV. LOT NUMBER

T21S R61E

4

N 2 SE 4

162-04-7

125 124 123

138 139 140

163 162 161

176 177 178

6 5 4 3 2 1

7 8 9 10 11 12

18 17 16 15 14 13

19 20 21 22 23 24

30 29 28 27 26 25

31 32 33 34 35 36

8 4 8 4

5 1 5 1

6 2 6 2

7 3 7 3

8 4 8 4

5 1 5 1

Scale: 1" = 200'

Rev: 03/25/2011

CLARK COUNTY

ASSESSOR

NEVADA

The map displays a grid of land parcels, each labeled with a unique identifier and its area in acres. The parcels are organized into blocks, with some blocks containing multiple lots. Key streets shown include Highland Ave, Western Ave, Industrial Rd, Commercial St, and Boston Ave. The map also shows the UPRR (Union Pacific Railroad) and the Meadows Addition. Various other features like 'Western Flex Warehouse Pty' and 'PT 162-04-609-015' are marked. The map is oriented with North at the top.

TAX DIST 200,212,203

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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.

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ASSESSOR'S PARCELS - CLARK CO., NV.

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GL5 GOV. LOT NUMBER

BOOK

T21S R61E

SEC.

4

MAP

S 2 SW 4

162-04-4

125 124 123

138 139 140

163 162 161

176 177 178

6 5 4 3 2 1

7 8 9 10 11 12

18 17 16 15 14 13

19 20 21 22 23 24

30 29 28 27 26 25

31 32 33 34 35 36

8 4 8 4

5 1 5 1

6 2 6 2

7 3 7 3

8 4 8 4

5 1 5 1

CLARK COUNTY

ASSESSOR

CLARK COUNTY

ASSESSOR

NEVADA

Scale: 1" = 200'

Rev: 1/6/2016

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

0

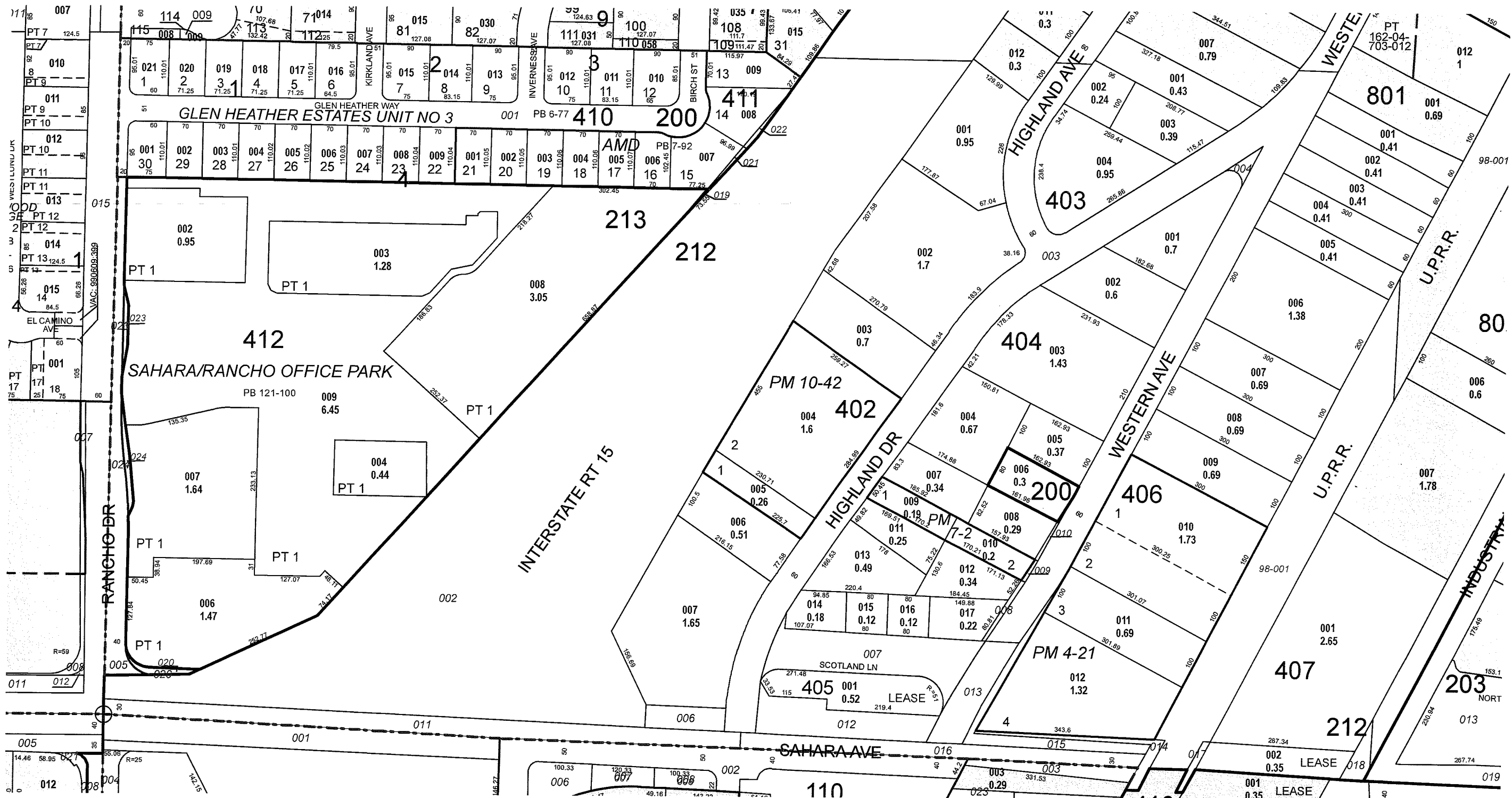
100

200

400

600

800



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

CC: Nancy Almanzan, Right-of-Way, Land Development, Building & Safety; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)

Date: January 5, 2017

Re: PMP-67713 - Rev1 Refrigeration Supplies 1901 & 1907 Western Ave.
Request for a one-lot Parcel Map technical review

COMMENTS:

This map is for the purpose of lot reconsolidation; therefore we have no objection to the recordation of this Parcel Map to combine assessor parcel lots 162-04-703-007 and 162-04-703-008.

In a conversation with the engineer for this site we note that the onsite buildings have been demolished and a Site Development Review is forthcoming.

CONDITIONS OF APPROVAL:

1. In addition to the five-foot utility easement granted in the Owner's Certificate, grant a "Pedestrian Access Easement" for all sidewalk located outside of the public right-of-way. Additionally, provide ADA "bump outs" around the streetlights, fire hydrant and any additional public facilities adjacent to this site to maintain the minimum five feet of clearance around these obstacles. Alternatively, delineate the required Public Pedestrian Access Easement on this Parcel Map.
2. Provide "PMP-67713" on Sheet 1 above the recording information.



Land Information Solutions

TRI STATE SURVEYING, LTD.
6283 Dean Martin Dr., Bldg. B, Ste. C
LAS VEGAS, NEVADA 89118
TEL. (702) 222-0986
FAX (702) 895-9652

LETTER OF TRANSMITTAL

DATE	January 30, 2017	JOB NO.	16103.01.LM
ATTENTION	Alan R Riekki, PLS - City Surveyor		
RE	Refridgeration Supplies Distributor Parcel Map		
	PMP 67713		
	Via: Hand Delivery		

TO Department of Public Works - Survey Section
333 N Rancho Dr.
Las Vegas, NV 89106
Phone: (702) 229-6217

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1	1/30/2017	1	Final Parcel Map with Owner Signature and Surveyor Signature
1	1/30/2017	1	Memorandum
			Via hand delivery

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 20 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

Please confirm via email that you received this package at bkjefferson@tristateltd.com.

RECEIVED

JAN 30 2017

City of Las Vegas
Land Development

COPY TO Alan Riekki - PLS - City Surveyor

SIGNED: Brett K. Jefferson

RECEIVED BY: _____

DATE: # 1/30/2017

NOTE: Please sign and return one copy to our office; if enclosures are not as noted, kindly notify us at once.



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: BRETT JEFFERSON, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
DAN DONLEY - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
REFRIGERATION SUPPLIES DISTRIBUT

Date: November 30, 2016

RE: **PARCEL MAP 67713 - REFRIGERATION SUPPLIES**

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.**

806812 CURRENT PL Status: Conditional Approval November 28, 2016

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

Department of Planning staff has conditionally approved your request for technical review of the blue-line Parcel Map, subject to the changes, comments and corrections noted as follows:

1. The file number "PMP-67713" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The flowing jurat must be added to the cover sheet for the Las Vegas Water District without a signature line. "These parcels currently have no water service, and a water commitment is not granted, implied, or guaranteed by the approval of this map."
3. A note shall be added to the cover sheet with the same wording that was signed and approved by the LVVWD on the jurat approval form.
4. The director's certification will need to be amended. The Title for the Department of Planning jurat shall be revised to remove "APPROVAL" and read "CERTIFICATE OF DIRECTOR OF PLANNING". The example below illustrates how the jurat shall read.

"CERTIFICATE OF DIRECTOR OF PLANNING

I certify that this parcel map was approved and the parcels herein were accepted for dedication by the Director of Planning on the _____ day of _____, 201_.

THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS"

806810 DEVCO Status: Conditional Approval November 29, 2016

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

This map is for the purpose of lot reconsolidation; therefore we have no objection to the recordation of this Parcel Map to combine assessor parcel lots 162-04-703-007 and 162-04-703-008.

CONDITIONS OF APPROVAL:

Comments were revised, but not sent out. 1 & 2 not needed.

1. Prior to the recordation of this Parcel Map, sign a Covenant Running with Land agreement for the possible future installation of sidewalk on Western Avenue adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of this parcel map for recordation.

2. Prior to recordation of this Parcel Map, submit a License Agreement for the parking stalls in the Western Avenue public right-of-way. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

3. Provide "PMP 67713" on Sheet 1 above the recording information.

806813 SURVEY Status: Denied November 30, 2016

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

Please correct the section, township and range listed within the sub-header, legal description, title block and surveyor's certificate as marked.

The line labeled as Wyoming Avenue we believe to be the 1/4 section line. We believe Wyoming Avenue is north of this line. Please revise.

References to SV 111-69 appear in several places. We believe you are referring to Parcel Map 111-69. Please check and revise.

Annotation along Western Avenue is somewhat misleading. We suggest adding crow's feet to clarify.

Please correct miscellaneous errors, typos, or omissions as noted on the attached redlines.

End of Comments.

AR.

Courtnee Allen

From: Brett Jefferson
Sent: Thursday, January 12, 2017 3:06 PM
To: Martin Harsin; Sam Dunnam
Cc: Courtnee Allen; Quang Duong
Subject: Fwd: PMP-67713 Refrigeration Distributor PM
Attachments: image001.png; ATT00001.htm; image002.png; ATT00002.htm; image003.png; ATT00003.htm; image004.png; ATT00004.htm; image005.png; ATT00005.htm; H67713 R1.pdf; ATT00006.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Marty and Sam,

We are released to mylar for the Parcel Map. Once we plot to mylar I will stamp and sign the map. Then we need the owner to sign and have the map notarized. If the owner authorized to sign the map is located in Las Vegas, I would just as soon have them come to our office and sign the map. We have the proper pen and a notary.

Please note in the email below that some CLV signatures will not sign until Conditions 1 & 2 are completed. I know Sam is working on these, but I'm thinking that we proceed with obtaining owner signatures while this is getting accomplished.

Let me know if you agree. Thank you. - Brett

Brett K. Jefferson, PLS, WRS
~ Tri State Surveying, Ltd. ~
Office: (702) 222-0986
Mobile: (775) 830-5848
Email: BKJefferson@TriStateLtd.com

CONFIDENTIALITY NOTICE: This email and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to whom they are addressed. This communication represents the originator's personal views and opinions, which do not necessarily reflect those of Tri State Surveying, Ltd. If you are not the original recipient, be advised that you have received this email in error, and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you received this email in error, please immediately notify the sender at the above email address.

Begin forwarded message:

From: "Randy Mrowicki" <rmrowicki@LasVegasNevada.GOV>
To: "Brett Jefferson" <bkjefferson@tristateltd.com>
Cc: "Alan Riekki" <ariekki@LasVegasNevada.GOV>
Subject: PMP-67713 Refrigeration Distributor PM

Brett,

The subject Final Map is approved for mylar submittal. Please submit the mylar to a first floor Land Development window at the DSC. The map will then get routed thru the various CLV departments.

Please be advised that the mylar **will not** be approved by some CLV Departments until such time that DEVCO Condition 1 pertaining to the recording of a Covenant Agreement and Condition 2 pertaining to a License Agreement listed within the November 30, 2016 Memorandum (pdf attached) are received and accepted by CLV.

Please feel free to contact us with any questions or concerns



Memorandum

Department of Public Works City Engineer Division Survey Section

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

To: BRETT JEFFERSON, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
DAN DONLEY - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
REFRIGERATION SUPPLIES DISTRIBUT

Date: November 30, 2016

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2. The flowing jurat must be added to the cover sheet for the Las Vegas Water District without a signature line. *AS verified 2/2/17* "These parcels currently have ~~no~~ water service, and a water commitment is not granted, implied, or guaranteed by the approval of this map."
3. A note shall be added to the cover sheet with the same wording that was signed and approved by the LVVWD on the jurat approval form.
4. The director's certification will need to be amended. The Title for the Department of Planning jurat shall be revised to remove "APPROVAL" and read "CERTIFICATE OF DIRECTOR OF PLANNING". The example below illustrates how the jurat shall read.

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3. Provide "PMP 67713" on Sheet 1 above the recording information.

806813 SURVEY Status: Denied November 30, 2016

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Please correct miscellaneous errors, typos, or omissions as noted on the attached redlines.

End of Comments.

AR.

**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER

DATE

CASE PLANNING DIVISION

11/16/16

TO:

SO.NEVADA HEALTH DISTRICT

DANIEL LaRUBIO JR.

FIRE PREVENTION

DAVID KLEIN

FIRE SERVICES\COMMUNICATIONS

ERV KRAL

SUBJECT

PARCEL MAP – PMP-67713

**PMP-67713 - REFRIGERATION SUPPLIES -
APPLICANT/OWNER: REFRIGERATION SUPPLIES
DISTRIBUTOR - For possible action on a request for
Technical Review of a ONE-LOT PARCEL MAP on 1.37
acres at 1901 and 1907 Western Avenue (APN 162-04-
703-007 and 008), M (Industrial) Zone, 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 - NOVEMBER 26, 2016

ATTACHMENT: MAP

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

**DEVELOPMENT SERVICES CENTER
CASE PLANNING DIVISION**

**DATE
11/16/16**

TO:

DEVELOPMENT COORDINATION	ROGER BAILEY
FLOOD CONTROL	ALBERT SUNG
RIGHT-OF-WAY	MARY WULFF
SANITARY SEWERS	JOE PEÑA
ELECTRICAL SERVICES	REBECCA WHITLOCK
LAND DEVELOPMENT	DAVID GUERRA
SURVEY	ALAN R. RIEKKI
SPECIAL IMPROVEMENT DISTRICT	PATRICK MURPHY
TRAFFIC ENGINEERING	RICK SCHRODER

SUBJECT **PARCEL MAP – PMP-67713**

**PMP-67713 - REFRIGERATION SUPPLIES -
APPLICANT/OWNER: REFRIGERATION SUPPLIES
DISTRIBUTOR - For possible action on a request for
Technical Review of a ONE-LOT PARCEL MAP on
1.37 acres at 1901 and 1907 Western Avenue (APN
162-04-703-007 and 008), M (Industrial) Zone,
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 - NOVEMBER 26, 2016

ATTACHMENTS: APPLICATION, DEED & MAP



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Parcel Map
Project Address (Location) 1901 & 1907 Western Avenue
Project Name Western Avenue Proposed Use Industrail - M
Assessor's Parcel #(s) 162-04-703-007 & 162-04-703-008 Ward # 3
General Plan: existing _____ proposed _____ Zoning: existing M proposed _____
Commercial Square Footage 60,000 Floor Area Ratio Approx 30,000 S.F.
Gross Acres 1.377 Lots/Units 2 Density _____
Additional Information _____

PROPERTY OWNER Refridgeration Supplies Distributor Contact BRIAN MARTIN
Address 26021 Atlantic Ocean Drive Phone: (949) 380-7878 Fax: _____
City Lake Forest State CA Zip 92630
E-mail Address BHM@RSDTC.COM

APPLICANT Same as above Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

REPRESENTATIVE Tri-State Surveying Contact Brett Jefferson
Address 6283 Dean Martin Drive., Bldg B. Ste. C Phone: (702) 222-0986 Fax: (775) 358-3664
City Las Vegas State NV Zip 89118
E-mail Address bkjefferson@tristateltd.com

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

X Property Owner Signature* Brian Martin

X Print Name BRIAN MARTIN

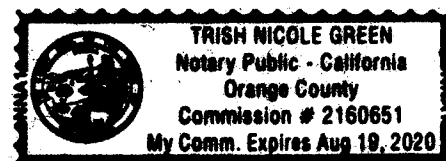
Subscribed and sworn before me

This 4th day of November, 2016

Green

Notary Public in and for said County and State

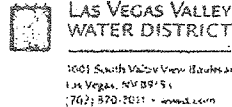
Revised 03/28/16



FOR DEPARTMENT USE ONLY

Case #	<u>PMP-67713</u>
Meeting Date:	
Total Fee:	<u>\$300</u>
Date Received:*	<u>11-10-16</u>
Received By:	<u>S. Noyce</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



PARCEL MAP JURAT APPLICATION

Date: 12-13-16

The Las Vegas Valley Water District Service Rules Section 6.10c 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: REFRIGERATION SUPPLIES DISTRIBUTOR

Owner Signature: [Signature]

Contact Name: BRIAN MARTIN Phone Number: (949) 380-9558

APN of Parcel to be divided or consolidated: 162-04-703-007 & 162-04-703-008

Jurisdiction: ☒ City of Las Vegas ☐ Clark County

To be Completed by LVVWD

Related Project Number (if Applicable):

Status of existing or proposed services:

Engineering Services Reviewer or Supervisor:

Currently Served

Project

125311

5/8" w/1" DCA 3/4" w/1" DCA

Maria Jensen

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."

[Signature]

LVVWD Engineering Services Manager

12/20/16

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 12/15/16 12:22



DEPARTMENT OF PLANNING

PARCEL MAP SUBMITTAL REQUIREMENTS

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Parcel Map is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Parcel Map application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Parcel Map.

LVVWD APPROVAL: A statement from the Las Vegas Valley Water District that the proposed parcel map complies with all applicable water service rules (this is required for parcel maps for divisions of land only; it is not required for reversionary maps or maps that combine multiple lots into a single legal lot). More information regarding this requirement is available by calling LVVWD Engineering Services at (702) 258-3165 or visiting the LVVWD website at:
http://www.lvvwd.com/assets/pdf/eng_parcel_map_jurat.pdf

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible.

PARCEL MAP: (13 folded) Please refer to the Parcel Map Checklist for additional requirements. All maps must be stamped with a validated land surveyor's seal on every page. The seal must be signed, dated and include the expiration date of the seal.

PROOF OF RECORDATION: Once recorded, the applicant shall provide the recordation information on the postcard provided at the time of mylar release, including Instrument Number, date of recordation, receipt number, map name, book/file name, page number, CLV case number, the number of pages recorded and who recorded the map, to the City Engineering Division, Survey Section.

FEES: \$300

PARCEL MAP CHECKLIST: All items on the Checklist must be addressed on the Parcel Map.



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;
 - ☒ 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;
 - ☒ 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;
 - ☒ 15. Impact Statement, if required; and
 - ☒ 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:

- ☐ 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.

APN: 162-04-703-007, 162-04-703-008

Affix R.P.T.T. \$ 6,757.50

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENT TO:**

Refrigeration Supplies Distributor
26021 Atlantic Ocean Dr
Lake Forest, CA 92630

ESCROW NO: 00052073-002-KAH

Inst #: 20160725-0001560

Fees: \$23.00 N/C Fee: \$25.00

RPTT: \$6757.50 Ex: #

07/25/2016 12:15:16 PM

Receipt #: 2826499

Requestor:

FNTG NCS (LAS VEGAS)

Recorded By: RYUD Pgs: 9

DEBBIE CONWAY

CLARK COUNTY RECORDER

THIS DOCUMENT EXECUTED IN COUNTERPART

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Sahara Western, LLC, a Nevada limited liability company

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Refrigeration Supplies Distributor, a California corporation

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.

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 19 day of July, 2016.

Sahara Western, LLC,
a Nevada limited liability company

BY: Richard K. Owings, Manager
Richard K. Owings, Manager

BY: _____
Roxanna Owings, Manager

STATE OF NEVADA

COUNTY OF CLARK

On this _____
appeared before me, a Notary Public,

personally known or proven to me to be
the person(s) whose name(s) is/are
subscribed to the above instrument, who
acknowledged that he/she/they executed
the instrument for the purposes therein
contained.

Notary Public

My commission expires: _____

ASSESSOR'S COPY

Witness my/our hand(s) this 20th day of July, 2016.

Sahara Western, LLC, a Nevada limited liability company

By: Richard K. Owings
Its: Manager

Roxanna S. Owings
By: Roxanna Owings
Its: Manager

STATE OF NEVADA)
COUNTY OF CLARK) ss.

On this _____
appeared before me, a Notary Public,

_____ personally known or proven to me to be
the person(s) whose name(s) is/are
subscribed to the above instrument, who
acknowledged that he/she/they executed
the instrument for the purposes therein
contained.

Notary Public
My commission expires: _____

ASSESSOR'S COPY
SEE ALL PURPOSE
ACKNOWLEDGMENT
ATTACHED - SK

ALL-PURPOSE ACKNOWLEDGMENT

Title of Document: Grant, Bargain, Sale Deed

Date of Document: 07/19/14

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 Riverside)

On 07/19/14 before me, Katlyn O'Donnell, Notary Public,
personally appeared Richard K. Owings

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 Katlyn O'Donnell



FOR NOTARY STAMP

ALL-PURPOSE ACKNOWLEDGMENT

Title of Document: GRANT, BARGAIN, SALE DEED

Date of Document: 7/20/14

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 ORANGE

On 7/20/14 before me, SHELLEY A. GAISFORD, Notary Public,

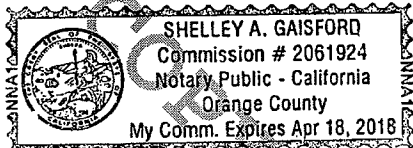
personally appeared ROXANNA OWINGS

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 SHELLEY A. GAISFORD



BXP 4/18/18
FOR NOTARY STAMP

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAS VEGAS, IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

That portion of the Southeast Quarter (SE ¼) of Section 4, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

Commencing at the point of intersection of the North line of the Southeast Quarter (SE ¼) of said Section 4, with the West line of the Los Angeles and Salt Lake Railroad Company right of way (100 feet wide);

Thence South 27°56'15" West along the West line of said right of way a distance of 900.38 feet to the True Point of Beginning;

Thence continuing South 27°56'15" West a distance of 100 feet to a point;

Thence North 62°03'45" West a distance of 300 feet to a point;

Thence North 27°56'15" East a distance of 100 feet to a point;

Thence South 62°03'45" East a distance of 300 feet to the True Point of Beginning.

Parcel 2:

That portion of the Southeast Quarter (SE ¼) of Section 4, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

Commencing at the point of intersection of the North line of the Southeast Quarter (SE ¼) of said Section 4, with the West line of the Los Angeles and Salt Lake Railroad Company right of way (100 feet wide);

Thence South 27°56'15" West along the West line of said right of way a distance of 1000.88 feet to the True Point of Beginning.

Thence continuing South 27°56'15" West a distance of 100 feet to a point;

Thence North 62°03'45" West a distance of 300 feet to a point;

Thence North 27°56'15" East a distance of 100 feet to a point;

Thence South 62°03'45" East a distance of 300 feet to the True Point of Beginning.

(Deed reference 20120531-01100)

State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

- a) 162-04-703-007
b) 162-04-703-008
c)
d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE
ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes:

3. Total Value/Sales Price of Property:

\$1,325,000.00

Deed in Lieu of Foreclosure Only (value of property): ☐

Transfer Tax Value:

\$1,325,000.00

Real Property Transfer Tax Due:

\$6,757.50

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: ☐

5. Partial Interest: Percentage being transferred: ☐%

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

Signature Ruth K. Oys, Manager

Capacity GRANTOR

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Sahara Western LLC
Address: 1775 E Palm Canyon Dr #110-361
City: Palm Springs
State: CA Zip: 92264

(REQUIRED)
Print Name: PERFECTION SUPPLIES
Address: 2602 ATLANTIC OCEAN DR
City: LAKE FOREST
State: CA Zip: 92632

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

Print Name: FNTG
Address: 1701 VILLAGE CENTER
City/State/Zip: WASCO, NV 89134

Escrow #: 52073/16013087

State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

- a) 162-04-703-007
b) 162-04-703-008
c)
d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #:
Book: Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property:

\$1,325,000.00

Deed in Lieu of Foreclosure Only (value of property): ([])

Transfer Tax Value:

\$1,325,000.00

Real Property Transfer Tax Due:

\$6,757.50

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: []

5. Partial Interest: Percentage being transferred: []%

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

Signature

Capacity CFO / GRANTOR

Signature

Capacity

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: SARAH WESTERLLE

Print Name: ROBIN GATTEN SUPPLIES DIST

Address: 1775 E PALM CANYON DR #1

Address: 26021 ATLANTIC OCEAN DR

City: PALM SPRINGS

City: LAKE FOREST

State: CA Zip: 92264

State: CA Zip: 92630

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

Print Name: FNT6

Escrow #: 52073/16013081

Address: 1701 VINTAGE CONTON

City/State/Zip: LAS VEGAS NV 89134

AS A PUBLIC RECORD THIS FROM MAY BE RECORDED/MICROFILED

EXHIBIT A



Land Information Solutions

TRI STATE SURVEYING, Ltd.

6283 Dean Martin Dr. Ste. C, Las Vegas, Nevada 89118

Telephone (702) 222-0986 ♦ FAX (702) 895-9652

Toll Free: 1-866-288-0986

NOVEMBER 9, 2016

PROJECT NO. 16.103.01.LM

PREPARED BY: BKJ

CHECKED BY: CAA

PAGE 1 OF 2

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAS VEGAS, IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

That portion of the Southeast Quarter (SE ¼) of Section 4, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

Commencing at the point of intersection of the North line of the Southeast Quarter (SE ¼) of said Section 4, with the West line of the Los Angeles and Salt Lake Railroad Company right of way (100 feet wide);

Thence South 27°56'15" West along the West line of said right of way a distance of 900.38 feet to the True Point of Beginning;

Thence continuing South 27°56'15" West a distance of 100 feet to a point;

Thence North 62°03'45" West a distance of 300 feet to a point;

Thence North 27°56'15" East a distance of 100 feet to a point;

Thence South 62°03'45" East a distance of 300 feet to the True Point of Beginning.

Parcel 2:

That portion of the Southeast Quarter (SE ¼) of Section 4, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

Commencing at the point of intersection of the North line of the Southeast Quarter (SE ¼) of said Section 4, with the West line of the Los Angeles and Salt Lake Railroad Company right of way (100 feet wide);

Thence South 27°56'15" West along the West line of said right of way a distance of 1000.88 feet to the True Point of Beginning.

Thence continuing South 27°56'15" West a distance of 100 feet to a point;

Thence North 62°03'45" West a distance of 300 feet to a point;

Thence North 27°56'15" East a distance of 100 feet to a point;

Thence South 62°03'45" East a distance of 300 feet to the True Point of Beginning.

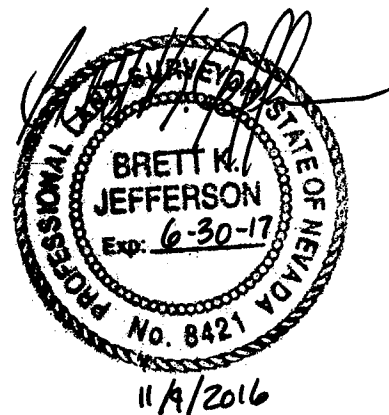
(Deed reference 20120531-01100)

APN: 162-04-703-007, 162-04-703-008

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS RECORD OF SURVEY IS NORTH 02° 16' 45" WEST AS DEFINED BY THE MONUMENTS AND REFERENCE DISTANCES SHOWN HEREON, BEING THE CONTROL LINE OF BELMONT STREET, BETWEEN BARTLETT AVENUE AND CAREY AVENUE AS DERIVED BY SHEET 2 OF 3 OF FILE 24, PAGE 26 OF SURVEYS.

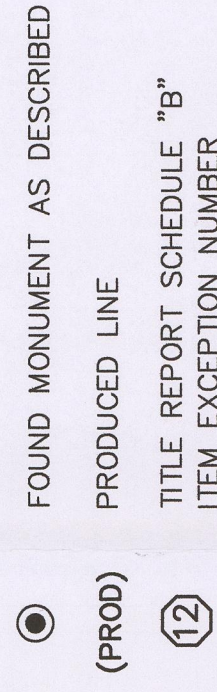
END OF DESCRIPTION



PREPARED BY: BRETT K. JEFFERSON
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 8421

NOTE: THIS LAND DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO BE USED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

CENTERLINE / CONTROL LINE
RIGHT-OF-WAY LINE
SUBJECT PROPERTY BOUNDARY
ADJACENT PROPERTY LINE
EASEMENT LINE
SURVEY TIES



FOUND ILLEGIBLE—
2-INCH ALUMINUM
CAP POSITION
CONSISTENT WITH
SV 111-69

FOUND 2-INCH
ALUMINUM CAP PER

WESTERN
N275615"E
225
DEDICATED PER INST.#0255:0183150

DEDICATED PER INST.#0255:0183150
N27°56'15"E 200.00'
WESTERN AVENUE
225.00'
27°56'15"E

FOUND ILLEGIBLE—
2-INCH ALUMINUM
CAP POSITION
CONSISTENT WITH
SV 111-69

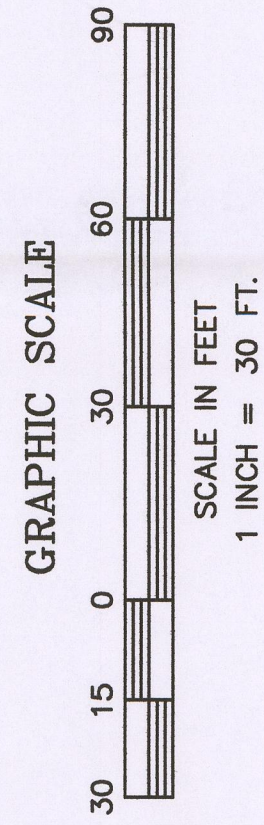
K
JEFFERS

FOUND 2-INCH
ALUMINUM CAP
PER SV 201-15

FOUND NAIL & BRASS TAG
NO RECORD FOUND,
POSITION CONSISTENT WITH
DEED CORNER LOCATION

NOT APART OF THIS SUBDIVISION
APN 162-04-703-009
DKM DEVELOPMENT LLC
INST.#20051017:04315

FOUND 2-INCH
ALUMINUM CAP PER
SV 201-15



PREPARED BY:
BRETT K. JEFFERSON
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 8421

PROJECT NO.: 16103.01.LM
PREPARED BY: CAA
REVIEWED BY: BKJ

12. SUBJECT TO RESERVATIONS OF RIGHT OF WAY AND EASEMENTS IN A DEED AFFECTING SAID LAND, THE FOLLOWING RECORDS ARE RECORDED: MAY 19, 1955 IN BOOK 55 DOCUMENT No. 46984, OFFICIAL RECORDS

12. "RESERVING THEREFROM A RIGHT OF WAY AND EASEMENT FOR ALLEY PURPOSES AND FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND RENEWAL OF RAILROAD SPUR TRACK LINES OVER AND ACROSS THE EASTERLY 20 FEET (MEASURED AT A RIGHT ANGLE TO THE EAST OF THE HEREIN DESCRIBED PARCEL."

13. SUBJECT TO RESERVATIONS OF RIGHT OF WAY AND EASEMENTS IN A DEED AFFECTING SAID LAND, THE FOLLOWING RECORDS ARE RECORDED: MAY 19, 1955 IN BOOK 55 DOCUMENT No. 46985, OFFICIAL RECORDS

13. "RESERVING THEREFROM A RIGHT OF WAY AND EASEMENT FOR ALLEY PURPOSES AND FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND RENEWAL OF RAILROAD SPUR TRACK LINES OVER AND ACROSS THE EASTERLY 20 FEET (MEASURED AT A RIGHT ANGLE TO THE EAST OF THE HEREIN DESCRIBED PARCEL."

14. SUBJECT TO AN EASEMENT AFFECTING A PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF: NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY
FOR: ELECTRIC AND COMMUNICATIONS
RECORDED: MARCH 5, 1969 IN BOOK 934
DOCUMENT No. 749924, OFFICIAL RECORDS

14. "RESERVING THEREFROM A PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF: NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY
FOR: ELECTRIC AND COMMUNICATIONS
RECORDED: MARCH 5, 1969 IN BOOK 934
DOCUMENT No. 749925, OFFICIAL RECORDS

15. SUBJECT TO AN EASEMENT AFFECTING A PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF: NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY
FOR: ELECTRIC AND COMMUNICATIONS
RECORDED: MARCH 5, 1969 IN BOOK 934
DOCUMENT No. 749925, OFFICIAL RECORDS

RECEIVED
NOV 10 2019

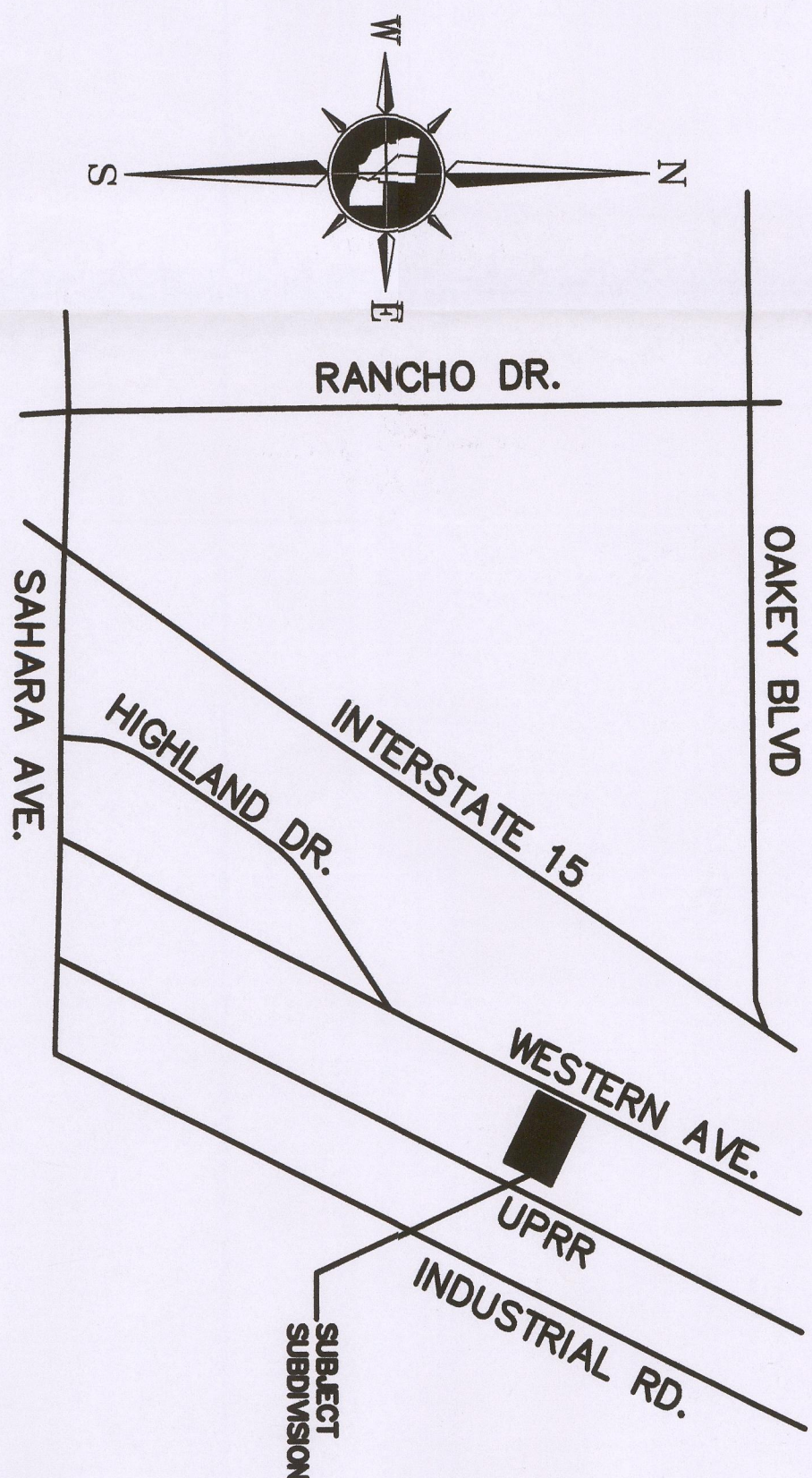
PMP - XXXXX

TRI STATE SURVEYING, LTD.
6283 DEAN MARTIN DRIVE, SUITE C
LAS VEGAS, NEVADA 89118
PHONE: (702) 222-0986

FOR

REFRIGERATION SUPPLIES DISTRIBUTOR

BEING A PARCEL OF LAND SITUATED IN THE
SOUTHEAST ONE-QUARTER (SE1/4)
OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 62 EAST,
MOUNT DIABLO MERIDIAN, CITY OF LAS VEGAS, NEVADA



VICINITY MAP

NOT TO SCALE

SITE ADDRESS

1907 WESTERN AVENUE
1901 WESTERN AVENUE

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH RANGE 62 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST ONE (SE1/4) OF SECTION 4, WITH THE WEST LINE OF THE UNION PACIFIC RAILROAD COMPANY (FORMERLY SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY) OF—WAY, BEING 120 FEET WIDE PER THAT GERMAN REAL ESTATE DEED BOOK V, PAGES 43 AND 45, THENCE S89°15'15" E 120 FEET TO THE WEST LINE OF SAID WEST—OF—WAY, 500.00 FEET TO THE POINT OF BEGINNING, CONTAINING ALONG SAID WEST LINE OF SAID WEST—OF—WAY, 27,561.51' WEST A DISTANCE OF 200 FEET, THENCE CONTINUING ALONG SAID WEST RIGHT—OF—WAY, SOUTH 27°56'15" WEST A DISTANCE OF 200 FEET, THENCE DEPARTING SAID RIGHT—OF—WAY NORTH 62°03'45" WEST, 300.00 FEET TO THE WEST—OF—WAY, RIGHT—OF—WAY OF WESTERN AVENUE (A DISTANCE OF 100.00 FEET), THENCE DEPARTING SAID WEST—OF—WAY SOUTH 62°03'45" EAST, 300 FEET TO THE POINT OF BEGINNING, CONTAINING 3,377 ACRES (60,000 SQUARE FEET) AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

THE BASIS OF BEGINNINGS FOR THIS RECORD OF SURVEY IS SOUTH 27°56'15" WEST AS DEFINED BY THE MONUMENTS SHOWN HEREON, BEING THE WEST RIGHT-OF-WAY LINE OF THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY (NOW UNION PACIFIC RAILROAD COMPANY) AS DERIVED BY THAT CERTAIN GRANANT, BARCLAY, SALE DEED RECORDED AS INSTRUMENT NUMBER 20120531:01100 IN THE OFFICE OF THE CLARK COUNTY, NEVADA, RECORDER.

NOTES

1. THE EASEMENTS AND OTHER RECORDED DATA SHOWN HEREON WERE OBTAINED FROM A TITLE REPORT PREPARED BY CHICAGO TITLE OF NEVADA, INC., ORDER NUMBER 16012081-076-BB, DATED MARCH 16, 2016. THE CERTIFYING SURVEYOR HAS NOT MADE AN INDEPENDENT TITLE SEARCH AND HAS RELIED UPON THE SUPPLIED DOCUMENTS AND SPECIFICALLY DISCLAIMS ANY CLAIMS TO ANY UNRECORDED EASEMENTS OR OTHER INTERESTS THAT MAY AFFECT THE SUBJECT PROPERTY SHOWN HEREON.
2. THE UNION PACIFIC RAILROAD COMPANY ACQUIRED RIGHT-OF-WAY IS ESTABLISHED HEREON BASED UPON THE SAN PIERRO, LOS ANGELES & SALT LAKE RAILROAD COMPANY RIGHT-OF-WAY MAPPING AND SCHEDULE OF PROPERTY ACQUISITIONS (CIRCA 1906) BAR CODE STAMPED "UNION PACIFIC RAILROAD COMPANY" AND "5-15-06" AND THE RECORDS OF THE PUBLIC LANDS, BUREAU OF LAND MANAGEMENT, U.S. DEPARTMENT OF THE INTERIOR, AND REAL ESTATE DEEDS, BOOK V, PAGES 42 - 43, DATED DECEMBER 7, 1903, OFFICIAL RECORDS OF THE UNION COUNTY, NEVADA, RECORDED FROM RICHARD J. DYAS AND WIFE TO S.P.L.A. & S.L.R.R.CO.

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE
EXAMINED AND MAY BE DETERMINED BY REFERENCE
TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX
N.R.S. 278.5695

SURVEYOR'S CERTIFICATE

I, BRETT K. JEFFERSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR TRI STATE SURVEYING, LTD., DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF REFRIGERATION SUPPLY DISTRIBUTOR.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 10N, RANGE 10E, EAST ONE-HALF (E 1/2) OF SECTION 36, TOWNSHIP 10N, RANGE 10E, CLARK COUNTY, NEVADA AND THIS SURVEY WAS COMPLETED ON SEPTEMBER 22, 2016.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCE IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTERS SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



BRETT K. JEFFERSON
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 8421

PMP - XXXXXX

CERTIFICATE OF DIRECTOR OF PLANNING ~~APPROVAL~~

I CERTIFY THAT THIS PARCEL MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING ON
THIS _____ DAY OF _____ 20 ____

THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ALAN R. REIKKI, PLS 12469
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA

PARCEL MAP

10

REFRIGERATION SUPPLIES DISTRIBUTOR

BEING A PARCEL OF LAND
SITUATE IN THE SOUTHEAST ONE-QUARTER (SE1/4)
OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 62 EAST,
MOUNT DIABLO MERIDIAN, CITY OF LAS VEGAS, NEVADA

TRI STATE SURVEYING, L
6283 DEAN MARTIN DR., STE. C
LAS VEGAS, NEVADA 89118
PHONE: (702) 222-0986

SHEET 1
OF 2

CLARK COUNTY, NEVADA RECORDS.
DEBBIE CONWAY, RECORDER
FEE \$_____ DEPUTY _____

NO. _____

TRI STATE SURVEYING, LTD.

DATE _____ AT _____ M

FILE _____ PAGE _____
OF PARCEL MAPS

OFFICIAL RECORDS BOOK NO. _____

CLARK COUNTY, NEVADA RECORDS

DEBBIE CONWAY, RECORDER

FEE \$_____ DEPUTY _____

1

Panning & Copy