

98

st #: 20160727-0000927

Fees: \$24.00

N/C Fee: \$25.00

07/27/2016 10:18:42 AM

Receipt #: 2828838

Requestor:

LAS VEGAS CITY (PLANNING)

Recorded By: RNS Pgs: 8

DEBBIE CONWAY

CLARK COUNTY RECORDER

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 13804114006 thru 015

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

BILL NO. 2016-46

ORDINANCE No. 6544

ANX-58976

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

Carman Burney, City of Las Vegas, Department of Planning

RETURN TO: Name Carman Burney

Address 333 North Rancho Drive, 3rd Floor

City/State/Zip Las Vegas, Nevada 89106

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name _____

Address _____

City/State/Zip _____

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

P:\Common\Forms & Notices\Cover Page Template Feb2014

1
2
3
4
5 CERTIFIED AS A TRUE COPY
6 *LuAnn D. Holmes*
7 LuAnn D. Holmes, City Clerk
8 City of Las Vegas
9 7/26/16 7 pgs

8 BILL NO. 2016-46

9 ORDINANCE NO. 6544

10 AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO PARTICULARLY
11 DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS INHABITANTS SUBJECT TO
12 THE LAWS, OBLIGATIONS AND BENEFITS OF THE CITY, AND TO PROVIDE FOR
OTHER RELATED MATTERS. (ANX-58976)

13 Sponsored by: Councilman Stavros S. Anthony

Summary: Annexes property described as
located generally on the southwest corner of Al
Carrison Street and West Lone Mountain
Road.

14
15
16 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
17 ORDAIN AS FOLLOWS:

18 SECTION 1: The corporate limits of the City of Las Vegas, Nevada, are hereby
19 extended to annex, include, and make a part of the City of Las Vegas, Nevada, the following
20 described real property:

21 That portion of the Northwest (NW 1/4) of the Northwest Quarter (NW 1/4) of
22 Section 4, Township 20 South, Range 60 East, M.D.M., of Clark County Nevada,
23 being Lot 6 through Lot 15 of ROSEWOOD as shown on Book 146 of Plats, Page
24 70 of Clark County, Nevada records, together with the adjoining 50.00 foot half
street right of way of Lone Mountain Road, and together with the adjoining 30.00
foot half street right of way of Al Carrison Street described as follows:

25 COMMENCING at the southwest corner of the Northwest Quarter (NW 1/4) of the
Northwest Quarter (NW 1/4) of said Section 4, said corner also being the centerline

1 intersection of Red Coach Avenue (half street 30.00 feet wide) and Durango Drive
2 (half street 50.00 feet wide); thence along the south line of said Northwest Quarter
3 (NW 1/4) of Northwest Quarter (NW 1/4) and the centerline of said Red Coach
4 Avenue, South 88°15'42" East 1034.73 feet to a point; thence departing said south
5 line and said centerline North 00°04'17" West 650.32 feet to the Point of Beginning
6 at the southwest corner of Lot 15 of said ROSEWOOD; thence along the west
7 boundary of said ROSEWOOD North 00°04'17" West 627.41 feet to the northwest
8 corner of Lot 11 of said ROSEWOOD at the south right of way line of said Lone
9 Mountain Road; thence continuing North 00°04'17" West 50.03 feet to the
10 centerline of said Lone Mountain Road and the north line of said Northwest
11 Quarter (NW 1/4); thence along said north line and the centerline of said Lone
12 Mountain Road, South 88°15'26" East 346.78 feet to the centerline intersection
13 with the centerline of said Al Carrison Street; thence along the centerline of said Al
14 Carrison Street, South 00°00'32" West 673.93 feet; thence departing said
15 centerline, North 88°15'42" West 30.03 feet to the west right of way line of said Al
16 Carrison Street at the southeast corner of said Lot 6; thence along the south line of
17 said Lot 6, North 88°15'42" West 157.74 feet to the southwest corner of said Lot 6
18 at the east line of said Lot 15; thence along said east line, South 00°04'17" East
19 3.45 feet to the southeast corner of said Lot 15; thence along the south line of said
20 Lot 15, North 88°15'42" West 158.08 feet Point of Beginning.

21 BASIS OF BEARINGS: North 00°18'45" West, being the west line of the
22 Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 4,
23 Township 20 South, Range 60 East M.D.M., as shown on Book 146 of Plats, Page
24 70 of Clark County Nevada Records.

25 Prepared by:
Brian Yu, PLS
City of Las Vegas
Dept. of Operations and Maintenance
Right-of-Way,
333 N. Rancho Drive, 8th Floor
Las Vegas, NV 89106
byu@lasvegasnevada.gov

SECTION 2: The City Council hereby determines that the described territory
meets the requirements provided by law for annexation to the City for the following reasons:

A. The area to be annexed was contiguous to the City's boundaries at the time
the annexation proceedings were instituted;

B. More than one-eighth (1/8) of the aggregate external boundaries of the
area are contiguous to the City;

C. The territory proposed to be annexed is not included within the boundaries

1 of another incorporated city or within the boundaries of any unincorporated town as those
2 boundaries existed as of July 1, 1983;

3 D. The City is eligible to annex the described territory because the present or
4 previous landowners have signed a petition constituting one hundred percent (100%) of the owners
5 of record of individual lots or parcels of land within the annexation area.

6 SECTION 3: The City will provide police protection through the Las Vegas
7 Metropolitan Police Department, fire protection, street maintenance, and library services
8 immediately upon annexation. Garbage collection by the company franchised by the City will also
9 be provided immediately. The City sanitary sewer system will serve the proposed annexation area.
10 Any connection to or extension of this sewer line to serve the annexation area shall be at the
11 expense of the landowners. Other services, such as participation in the City's recreational
12 programs, special education classes and programs, public works planning, building inspections, and
13 other City services will also be available immediately. Utilities such as gas, electricity, telephone,
14 and water are provided by private utility companies and other services to the area will not be
15 affected by annexation. Street paving, curbs and gutters, sidewalks and street lights which are not
16 in place at the time of annexation will be installed in the presently developed areas upon the request
17 of the property owners and at their expense by means of special assessment districts. Such
18 improvements will be extended into the undeveloped areas as development takes place and the
19 need therefor arises, and will be located according to the needs of the area at that time. Such
20 installations will also be made at the expense of the property owners, either by means of special
21 assessment districts or as prerequisites to the approval of subdivision plats, building permits or
22 other land use or development applications.

23 SECTION 4: The annexation of the described territory shall become effective
24 on the 28th day of July, 2016, and on that date the City will have the funds appropriated in
25 sufficient amount to finance the extension into the described territory of police protection, fire

1 protection, street maintenance, street sweeping, and street lighting maintenance.

2 SECTION 5: The described territory, together with the inhabitants and property
3 thereof, shall, from and after the 28th day of July, 2016, be subject to all debts, laws, ordinances
4 and regulations in force in the City and shall be entitled to the same privileges and benefits as other
5 parts of the City, and shall be subject to municipal taxes levied by the City.

6 SECTION 6: The City Engineer is hereby instructed to cause to be prepared an
7 accurate map or plat of the described territory and to record the map or plat, together with a
8 certified copy of this ordinance, in the office of the County Recorder of Clark County, Nevada,
9 which recording shall be done prior to the 28th day of July, 2016.

10 SECTION 7: The described territory, which previously has been zoned R-E
11 (County of Clark classification), is hereby classified as R-E (City of Las Vegas classification),
12 which is deemed to be the City equivalent of the County classification.

13 SECTION 8: If any section, subsection, subdivision, paragraph, sentence, clause
14 or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or
15 invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the
16 validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City
17 Council of the City of Las Vegas hereby declares that it would have passed each section,
18 subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that
19 any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be
20 declared unconstitutional, invalid or ineffective.

21 ...

22 ...

23 ...

24 ...

25 ...

PASSED, ADOPTED and APPROVED this 20TH day of July,

By CAROLYN G. GOODMAN, Mayor

Luann D. Holmes
LUANN D. HOLMES, MMC
City Clerk

Val Steed, Deputy City Attorney Date 6-1-16

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 15th day of June, 2016, and referred to a committee for recommendation; hereafter
3 the committee reported favorably on said ordinance on the 20th day of July, 2016, which as
4 a regular meeting of said Council; that at said regular meeting, the proposed ordinance was
5 read by title to the City Council as first introduced and adopted by the following vote:

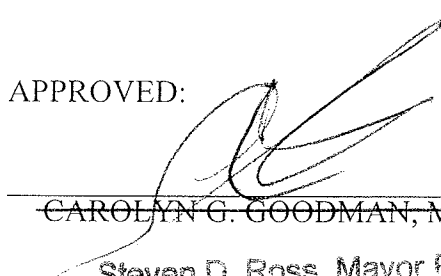
6 VOTING "AYE": Mayor Goodman and Councilmembers Ross, Tarkanian, Barlow
7 and Beers

8 VOTING "NAY": None

9 ABSENT: Councilmembers Anthony and Coffin

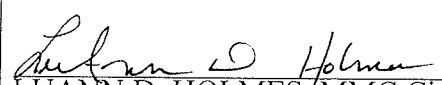
10 ABSTAINED: None

11
12 APPROVED:

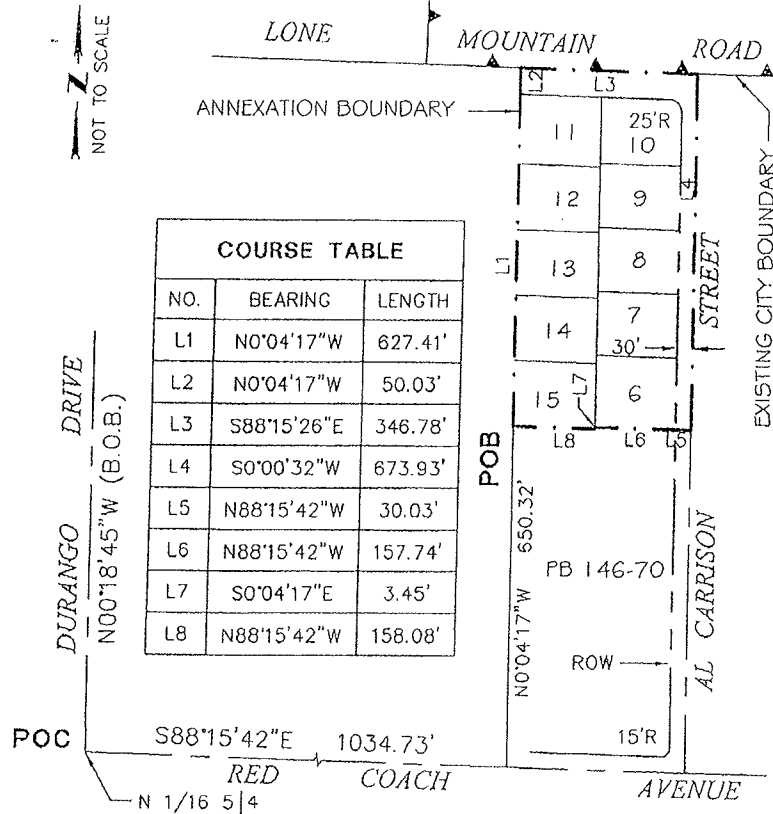
13
14 
~~CAROLYN G. GOODMAN, Mayor~~

Steven D. Ross, Mayor Pro-Tem

15 ATTEST:

16 
17 LUANN D. HOLMES, MMC City Clerk

PORTION OF THE NW 1/4 NW 1/4 SECTION 4, T20S, R60E, M.D.M.



ANX-58976

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. **6544**

THE MAP WAS PREPARED FROM EXISTING INFORMATION AS SHOWN ON BOOK 146 OF PLATS, PAGE 70 OF CLARK COUNTY NEVADA RECORDS, NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON.

DEPARTMENT OF OPERATIONS AND MAINTENANCE
RIGHT-OF-WAY SECTION

DATE: AUGUST/2015 DRAWN BY: BYU

SHEET: 1 OF 1

ANNEXATION PLAT FOR
ANX-58976

SOUTH OF LONE MOUNTAIN ROAD
WEST OF AL CARRISON STREET



ORDINANCE REQUEST MEMORANDUM



SUBJECT TO ORDINANCE:

ANX-58976

P N II INC, ET AL

SPONSOR:

PREPARED BY:

APPROVED TO FORWARD BY CMO:

DATE FORWARDED BY CMO:

ASSIGNED TO CITY ATTORNEY:

TIME ESTIMATE FOR DRAFT:

EFFECTED DEPARTMENTS WHO ARE REVIEWING:

	☐ NO, IT DOES NOT HAVE ANY EFFECT ☐ YES, IT HAS AN EFFECT
DEPARTMENT	☐ NO, IT DOES NOT HAVE ANY EFFECT ☐ YES, IT HAS AN EFFECT
DEPARTMENT	☐ NO, IT DOES NOT HAVE ANY EFFECT ☐ YES, IT HAS AN EFFECT
DEAPRTMENT	☐ NO, IT DOES NOT HAVE ANY EFFECT ☐ YES, IT DOES HAVE AN EFFECT
DEPARTMENT	

CITY MANAGER REVIEW:

- ☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

SPONSOR REVIEW:

- ☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

CITY ATTORNEY REVIEW:

- ☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

CITY MANAGER FINAL APPROVAL:

SIGNATURE

DATE

CITY OF LAS VEGAS

Date

INTER - OFFICE MEMORANDUM

05/16/16

TO: Val Steed City Attorney's Office	FROM: Planning Department Fred Solis, AICP Case Planning x5409
SUBJECT: ANX-58976	COPIES TO: File

ANX-58976 - ANNEXATION - APPLICANT: CITY OF LAS VEGAS - OWNER: P N II INC, ET AL - For possible action on a Petition to Annex 5.36 acres at the southwest corner of West Red Coach Avenue and West Lone Mountain Road (Multiple APNs), Ward 4 (Anthony).

The following dates are proposed:

Introduction by City Council: June 15, 2016

Recommending Committee: July 18, 2016

City Council Final Reading: August 3, 2016

Effective Date/Recordation of Ordinance: August 11, 2016

Location: Southwest Corner of West Red Coach Avenue and West Lone Mountain Road

Acreage: 5.36

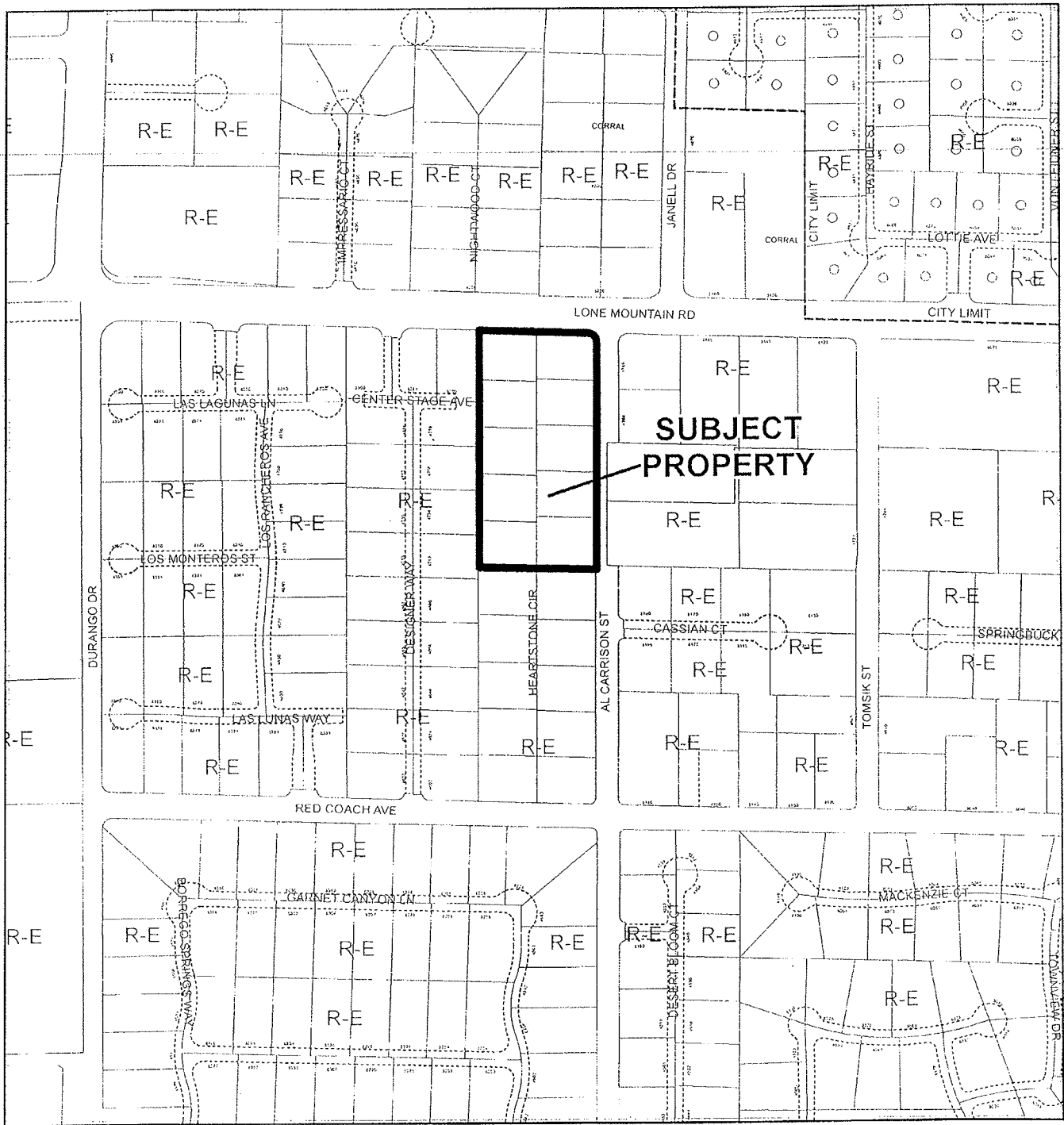
County Zoning: R-E (Rural Estates Residential)

County Land Use: RNP (Rural Neighborhood Preservation)

Existing Use: Single Family Residential

Proposed City of Las Vegas Land Use: RNP (Rural Neighborhood Preservation)

Proposed City of Las Vegas Zoning: R-E (Residence Estates)



CASE: ANX-58976



EXPLANATION

This legal description describes a parcel of land generally located south of Lone Mountain Road and west of Al Carrison Street for annexation purposes.

LEGAL DESCRIPTION

That portion of the Northwest (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 4, Township 20 South, Range 60 East, M.D.M., of Clark County Nevada, being Lot 6 through Lot 15 of ROSEWOOD as shown on Book 146 of Plats, Page 70 of Clark County, Nevada records, together with the adjoining 50.00 foot half street right of way of Lone Mountain Road, and together with the adjoining 30.00 foot half street right of way of Al Carrison Street described as follows:

COMMENCING at the southwest corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 4, said corner also being the centerline intersection of Red Coach Avenue (half street 30.00 feet wide) and Durango Drive (half street 50.00 feet wide); thence along the south line of said Northwest Quarter (NW 1/4) of Northwest Quarter (NW 1/4) and the centerline of said Red Coach Avenue, South 88°15'42" East 1034.73 feet to a point; thence departing said south line and said centerline North 00°04'17" West 650.32 feet to the Point of Beginning at the southwest corner of Lot 15 of said ROSEWOOD; thence along the west boundary of said ROSEWOOD North 00°04'17" West 627.41 feet to the northwest corner of Lot 11 of said ROSEWOOD at the south right of way line of said Lone Mountain Road; thence continuing North 00°04'17" West 50.03 feet to the centerline of said Lone Mountain Road and the north line of said Northwest Quarter (NW 1/4); thence along said north line and the centerline of said Lone Mountain Road, South 88°15'26" East 346.78 feet to the centerline intersection with the centerline of said Al Carrison Street; thence along the centerline of said Al Carrison Street, South 00°00'32" West 673.93 feet; thence departing said centerline, North 88°15'42" West 30.03 feet to the west right of way line of said Al Carrison Street at the southeast corner of said Lot 6; thence along the south line of said Lot 6, North 88°15'42" West 157.74 feet to the southwest corner of said Lot 6 at the east line of said Lot 15; thence along said east line, South 00°04'17" East 3.45 feet to the southeast corner of said Lot 15; thence along the south line of said Lot 15, North 88°15'42" West 158.08 feet Point of Beginning.

The above described parcel of land contains an area of 5.368 ac. more or less.

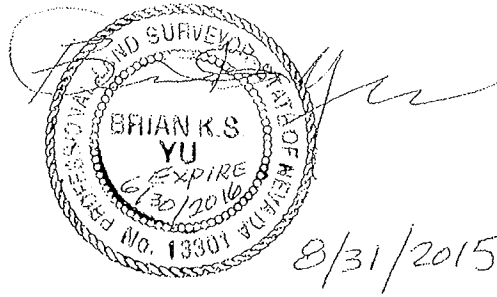
BASIS OF BEARINGS: North 00°18'45" West, being the west line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 4, Township 20 South, Range 60 East M.D.M., as shown on Book 146 of Plats, Page 70 of Clark County Nevada Records.

-- The MAP EXHIBIT accompanying this legal description is attached hereto and made a part thereof.

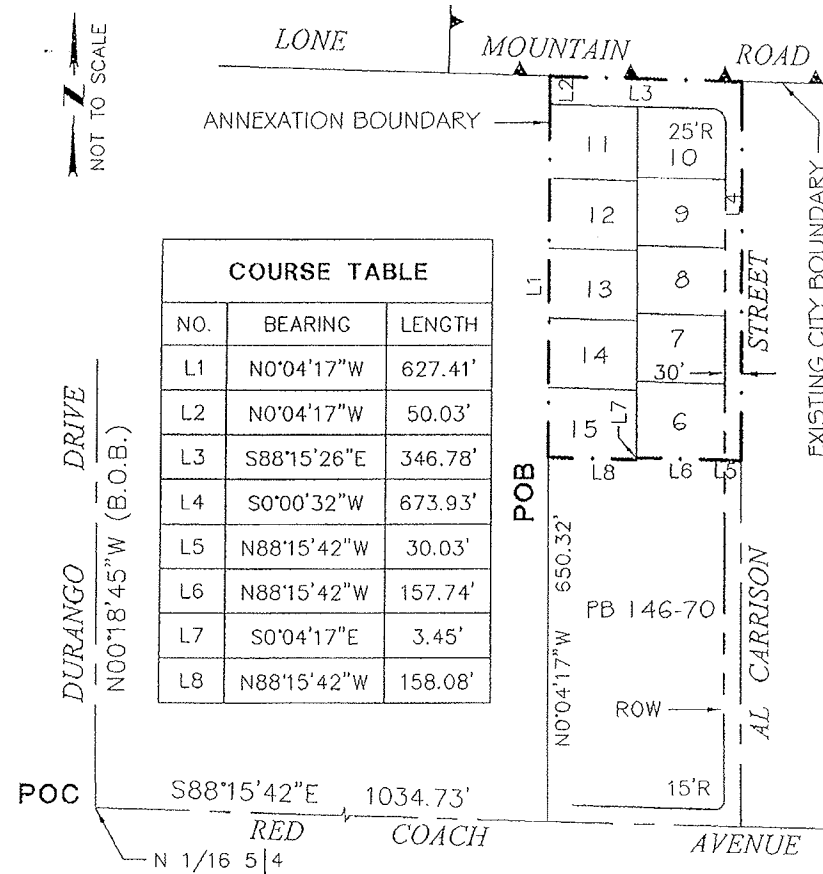
END OF DESCRIPTION

Prepared by:
Brian Yu, PLS
City of Las Vegas
Dept. of Operations and Maintenance
Right-of-Way,
333 N. Rancho Drive, 8th Floor
Las Vegas, NV 89106
byu@lasvegasnevada.gov

ANX-58976



PORTION OF THE NW 1/4 NW 1/4 SECTION 4, T20S, R60E, M.D.M.



ANX-58976

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. _____

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DEPARTMENT OF OPERATIONS AND MAINTENANCE
RIGHT-OF-WAY SECTION

DATE: AUGUST/2015 DRAWN BY: BYU

SHEET: 1 OF 1

ANNEXATION PLAT FOR
ANX-58976

SOUTH OF LONE MOUNTAIN ROAD
WEST OF AL CARRISON STREET

4

Inst #: 201401060002143

Fees: \$20.00

N/C Fee: \$0.00

01/06/2014 03:22:46 PM

Receipt #: 1892781

Requestor:

CITY OF LAS VEGAS

Recorded By: ANI Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN# 138-04-102-002

11 digit number may be obtained at:
<http://sandgate.co.clark.nv.us/cicsAssessor/owner.htm>

Petition for Annexation

HANSEN #50426

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

LOCATION: Red Coach Avenue and Al Carrison Street

Recording requested by:

CITY OF LAS VEGAS - BUILDING & SAFETY

Return to:

Name CITY OF LAS VEGAS

Address 333 N RANCHO DRIVE

City/State/Zip LAS VEGAS, NEVADA 89106

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply.)

This cover page must be typed or printed clearly in black ink only.

CS12/03

138-04-102-002

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL

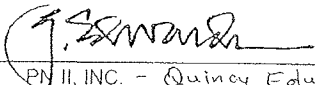
The undersigned, being owners of real property situated within the boundaries of the territory hereinafter described, do hereby petition the City Council to annex and include within the corporate limits of the City of Las Vegas, Nevada, pursuant to the provisions of the Nevada Revised Statutes 268.570 through 268.608, inclusive, the territory being more particularly described as follows, to-wit:

1 parcel (approximately 10.54 acre(s)) located at RED COACH AVENUE AND AL CARRISON STREET, a proposed 20 SINGLE FAMILY DWELLINGS - APN# 138-04-102-002

Number of Acres to be Annexed: 10.54

General Location of Annexation Area: RED COACH AVENUE AND AL CARRISON STREET

Respectfully submitted,

Signature: 
PN II, INC. - Quincy Edwards

Name (Print): PN II, INC.

Address: 8345 W. SUNSET ROAD

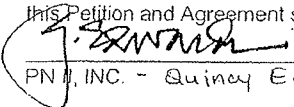
LAS VEGAS, NEVADA 89113

Telephone: _____

AGREEMENT

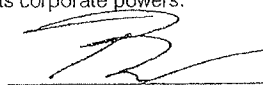
We, the Petitioners requesting annexation into the City of Las Vegas, offer this Petition for Annexation as consideration for the furnishing of sewer services by the City of Las Vegas to our property, as described above. We understand that the City will not undertake the actual annexation process until our property meets the requirements outlined in NRS 268.570 through 268.608.

We intend this Petition and Agreement to be for the express benefit of the above-described property. We intend this Petition and Agreement to be binding against ourselves, our heirs and our assigns upon furnishment of said sewer services. We intend that subsequent purchasers of the above-described property be put on notice of this covenant running with the land, and, for that purpose hereby consent that this Petition and Agreement shall be recorded.


PNH, INC. - Quincy Edwards

CERTIFICATE

I, RYAN T. BREEN, certify that I am a (the)
VP of LAND-SOURCE of the Corporation named as Owner in the foregoing
Agreement; and that QUICK, who signed said Agreement on behalf of the Owner
was then a (the) DIRECTOR OF LAND-SOURCE of the said Corporation;
that said Agreement was duly signed for and in behalf of said Corporation by authority of its
governing body and is within the scope of its corporate powers.



Witness

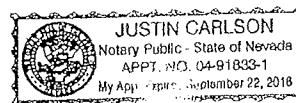
RYAN T. BREEN

Printed Name of Witness

STATE OF Nevada)
COUNTY OF clark } ss.

On this 26 day of September, 20 13, before me
personally appeared Ryan Breen, known or proved to me to be the
person who executed the above instrument, who acknowledged that he is a (the)
vice President of Land,
the company named as Owner above, and that he executed the foregoing instrument on
behalf of said company for the purposes therein stated.

Justin Carlson
NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE



DO NOT SIGN IN THE 1" MARGINS AND USE BLACK INK

4

Inst #: 201401060002142

Fees: \$20.00

N/G Fee: \$0.00

01/06/2014 03:22:46 PM

Receipt #: 1892781

Requestor:

CITY OF LAS VEGAS

Recorded By: ANI Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN# 138-04-102-002

11 digit number may be obtained at:
<http://sandgate.co.clark.nv.us/cicsAssessor/ownr.htm>

Sewer Connection Agreement

HANSEN #50426

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

LOCATION: Red Coach Avenue and Al Carrison Street

Recording requested by:

CITY OF LAS VEGAS - BUILDING & SAFETY

Return to:

Name CITY OF LAS VEGAS

Address 333 N RANCHO DRIVE

City/State/Zip LAS VEGAS, NEVADA 89106

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply.)

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CS12/03

138-04-102-002

Approved by City Council: 11/19/13

SEWER CONNECTION AGREEMENT

THIS SEWER CONNECTION AGREEMENT (the "Agreement" herein), made and entered into this 10th day of November, 2013, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as "City"), and PN II, INC., 8345 W. SUNSET ROAD, LAS VEGAS, NEVADA 89113, hereinafter referred to as "Owner").

WITNESSETH

WHEREAS, the City is able to furnish sewer service to the following described real property which is owned by the Owner and is situated outside the corporate boundaries of the City, to-wit:

1 parcel(s), (totaling approximately 10.54 acres), consisting of
a **PROPOSED 20 SINGLE FAMILY DWELLINGS**, located at
RED COACH AVENUE AND AL CARRISON STREET
(APN 138-04-102-002).

WHEREAS, the Owner has applied to the City to connect said described real property to the City's sewage collection system, and the City is willing to do so;

NOW, THEREFORE, for and in consideration of the Owner's agreeing to pay the sum of To be determined at time of connection (the "Connection Fee" herein), the City hereby agrees that the Owner may connect a sewer line from said described real property to an extension of the City's sewage collection system at the point which is the nearest and most practical with respect to said real property. The Connection Fee shall be paid prior to the approval of construction plans by the City of Las Vegas.

It is understood and agreed that the Owner shall cause all necessary connecting lines to the existing sewer to be installed at his sole cost and expense, all in conformity with the laws of the City.

It is further understood and agreed that the Owner shall pay an annual sewer service charge in the amount of the then prevailing annual sewer service charge which applies to property which is situated within the corporate boundaries of the City and devoted to the same type of use. The first such annual payment shall be made upon

the connection of said described real property to the City's sewage collection system, and each subsequent annual payment shall be made each anniversary of such connection.

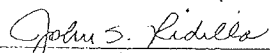
This Agreement shall be binding upon the heirs, legal representatives, successors and assigns of the Owner.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

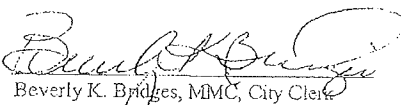
CITY OF LAS VEGAS


CAROLYN G. GOODMAN, Mayor

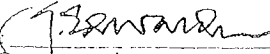
ATTEST:


Approved as to form: City Attorney's Office

John S. Ridilla
Deputy City Attorney


Beverly K. Bridges, MMC, City Clerk

PN II, INC.

By 
Quincy Edwards, THE OWNER

8345 W. SUNSET ROAD
LAS VEGAS, NEVADA 89113

CERTIFICATE

I, RYAN T. BREEN, certify that I am a (the)
VP of LAND-SOURCE of the Corporation named as Owner in the foregoing
Agreement; and that QUICK, who signed said Agreement on behalf of the Owner
was then a (the) DIRECTOR of LAND-SOURCE of the said Corporation;
that said Agreement was duly signed for and in behalf of said Corporation by authority of its
governing body and is within the scope of its corporate powers.



Witness

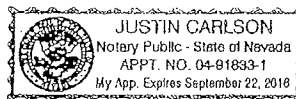
RYAN T. BREEN

Printed Name of Witness

STATE OF nevada)
COUNTY OF clark) ss.

On this 26 day of September, 2013, before me
personally appeared Ryan Breen, known or proved to me to be the
person who executed the above instrument, who acknowledged that he is a (the)
vice President of Land
the company named as Owner above, and that he executed the foregoing instrument on
behalf of said company for the purposes therein stated.

Justin Carlson
NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE



DO NOT SIGN IN THE 1" MARGINS AND USE BLACK INK