



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

February 18, 2016

Mr. Renaldo M. Tiberti
Garden City, LLC
1806 Industrial Road
Las Vegas, Nevada 89102

**RE: EOT-62829 - EXTENSION OF TIME – NONCONFORMING USE -
PUBLIC HEARING
CITY COUNCIL MEETING OF FEBRUARY 17, 2016**

Dear Mr. Tiberti:

The City Council at a regular meeting held on February 17, 2016 **APPROVED** a request for an Extension of Time FOR A NONCONFORMING MOTOR VEHICLE DEALERSHIP (NEW) USE at 5750 Sky Pointe Drive (APN 125-27-402-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

This approval is subject to the following conditions:

1. This request for an Extension of Time of a nonconforming use for a Motor Vehicle Dealership (New) at 5750 Sky Pointe Drive shall expire on January 8, 2017 unless another Extension of Time is approved by the City Council.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 18, 2016.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas A. Perrigo".

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



LAS VEGAS
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CAROLYN G. GOODMAN
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CITY MANAGER

February 4, 2016

Mr. Renaldo M. Tiberti
Garden City, LLC
1806 Industrial Road
Las Vegas, Nevada 89102

**RE: EOT-62829 - EXTENSION OF TIME - NONCONFORMING USE -
PUBLIC HEARING
CITY COUNCIL MEETING OF FEBRUARY 17, 2016**

Dear Mr. Tiberti:

Please be advised the City Council at its regular meeting on **February 17, 2016** as referred to above, will consider your request. This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Thursday, February 11, 2016** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas A. Perrigo".

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

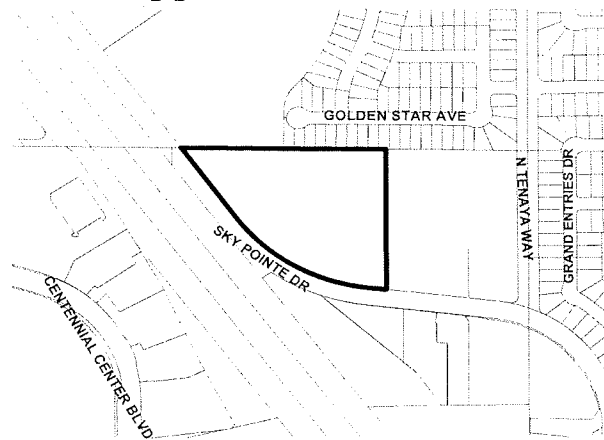
CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

EOT-62829 - EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING - APPLICANT/OWNER: GARDEN CITY, LLC - For possible action on a request for an Extension of Time FOR A NONCONFORMING MOTOR VEHICLE DEALERSHIP (NEW) USE at 5750 Sky Pointe Drive (APN 125-27-402-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

Application Location



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

Public Hearing Information

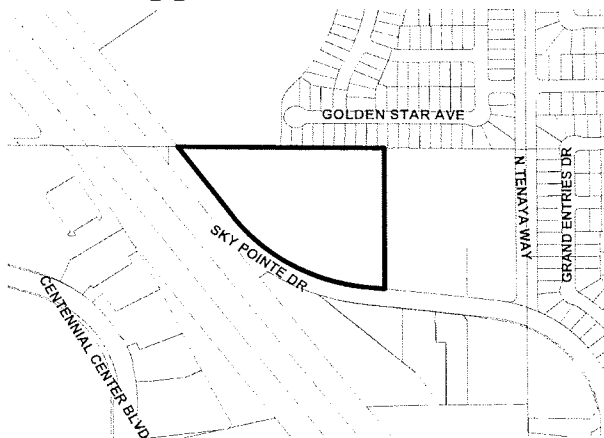
Meeting: City Council
Date: *February 17, 2016*
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1).

Application Information

EOT-62829 - EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING - APPLICANT/OWNER: GARDEN CITY, LLC - For possible action on a request for an Extension of Time FOR A NONCONFORMING MOTOR VEHICLE DEALERSHIP (NEW) USE at 5750 Sky Pointe Drive (APN 125-27-402-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

Application Location



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Public Hearing Information

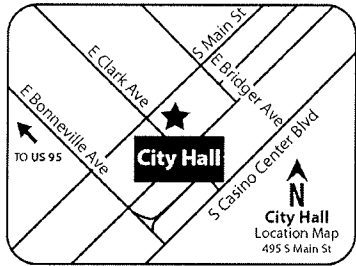
Meeting: City Council
Date: *February 17, 2016*
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

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City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☐ I OPPOSE
this Request

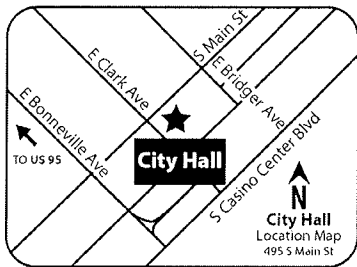
Please use available blank space on card for your comments.

EOT-62829
City Council Meeting of *February 17, 2016*

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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☐ I SUPPORT
this Request

☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

EOT-62829
City Council Meeting of *February 17, 2016*

Development Notification

CC Meeting: February 17 2016

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

EOT-62829

Ambiance Estates HOA
Bavaria Estates
Canyon Creek North HOA
Cimarron Village North HOA
Desert Creek HOA
Desert Fairways West
Desert Greens HOA
Eagle Crest Apartments
Highland Grove HOA
Lamplight Glen at Rome
Painted Desert Community Association
Painted Desert Estates HOA
Ponderosa Estates HOA
Pueblo @ Santa Fe Condominium Assn.
Ranch House Estates HOA
Rancho Santa Fe NA
Sandpiper Golf Villas HOA
Se'Villa Community Assn.
St. Tropez HOA
Stonecreek HOA
Summerhills Owners Association
Taos Estates III HOA
Timber Creek HOA
Torrey Pines Estates HOA
Torrey Pines Ranch Estates HOA
Tropical Meadows HOA
Turning Point Community Association
Villa Trinidad @ Painted Desert HOA
Villas on the Green Condominium Assn.
Vintage Hills HOA
Viscaya HOA



REVISION
05/16/17

TOM SAITTAS
DODGE DEALERSHIP

EXTERIOR ELEVATIONS

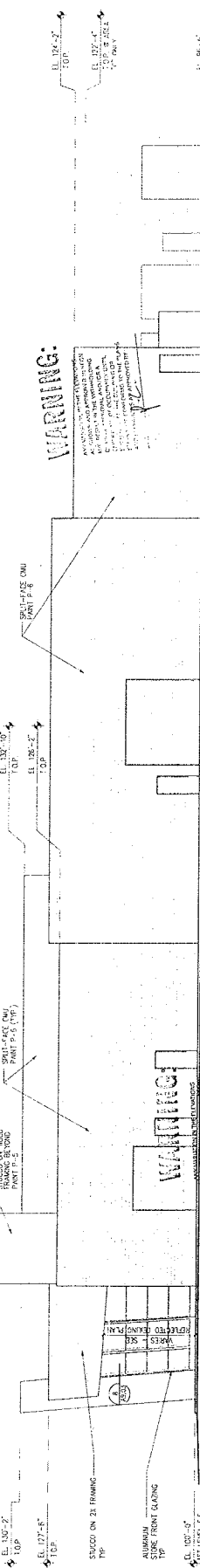
ARCHITECTS - P.O. BOX 1130
LAS VEGAS, NEVADA 89121
SUITE 222
2480 EAST TOMPKINS AVENUE
Design Planning
(702) 435-1130

ARCHITECTS - P.O. BOX 1130
LAS VEGAS, NEVADA 89121
SUITE 222
2480 EAST TOMPKINS AVENUE
Design Planning
(702) 435-1130

SHEET NO
A6.01

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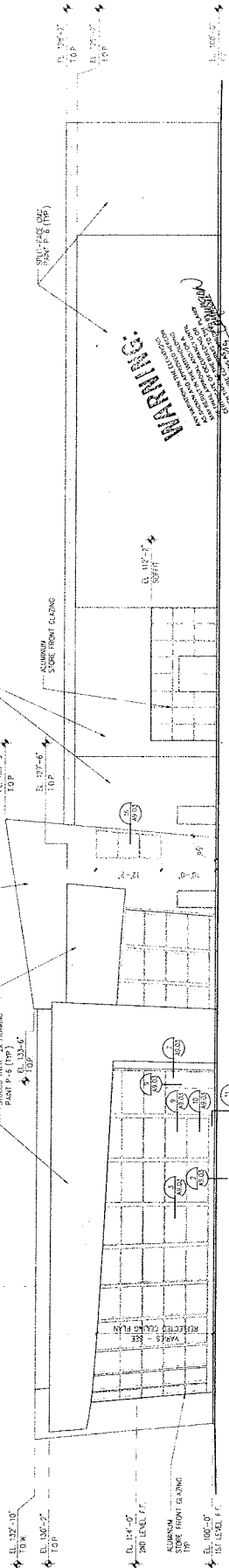
WARNING:



SOUTHWEST ELEVATION

SCALE 1/8" = 1'-0"

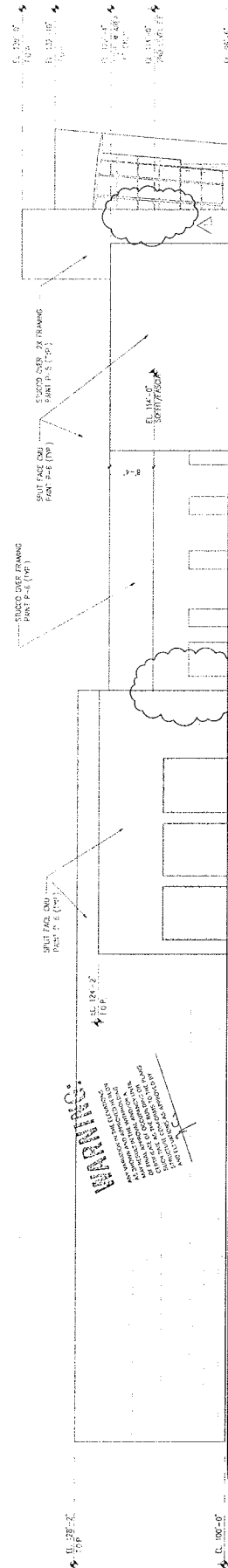
WARNING:



SOUTHWEST ELEVATION

SCALE 1/8" = 1'-0"

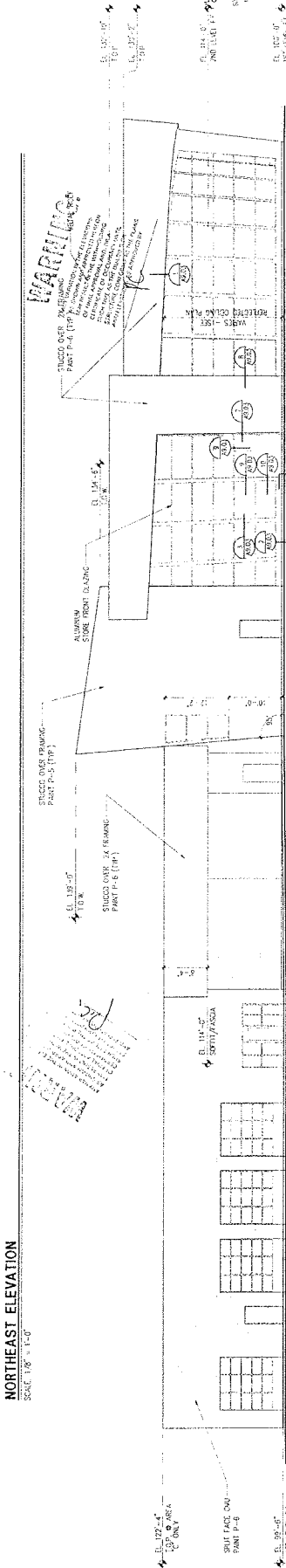
WARNING:



SOUTHWEST ELEVATION

SCALE 1/8" = 1'-0"

WARNING:



SOUTHWEST ELEVATION

SCALE 1/8" = 1'-0"

EOT-62829

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REVISION
6/15/17

TOM SAITTA'S
DODGE PARTNERSHIP

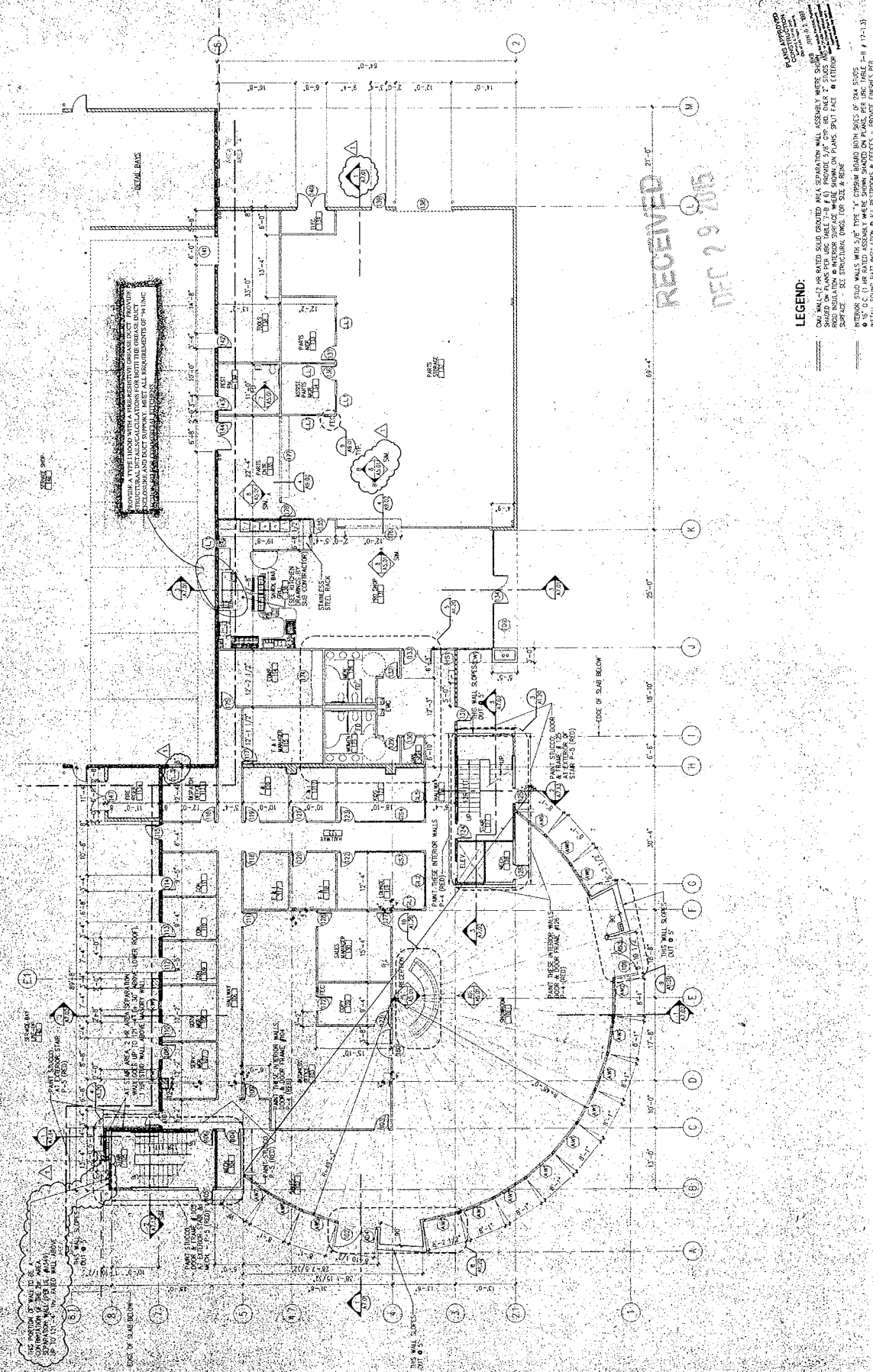
FLOOR PLAN - AREA "A"

ARCHITECTS
MILLS-PURCELL
2400 EAST TOWNEKINS AVENUE
SUITE 222
LAS VEGAS, NEVADA 89121
(702) 435-1150

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SHEET NO.
A110

DATE
03/07/17
BY
TSS

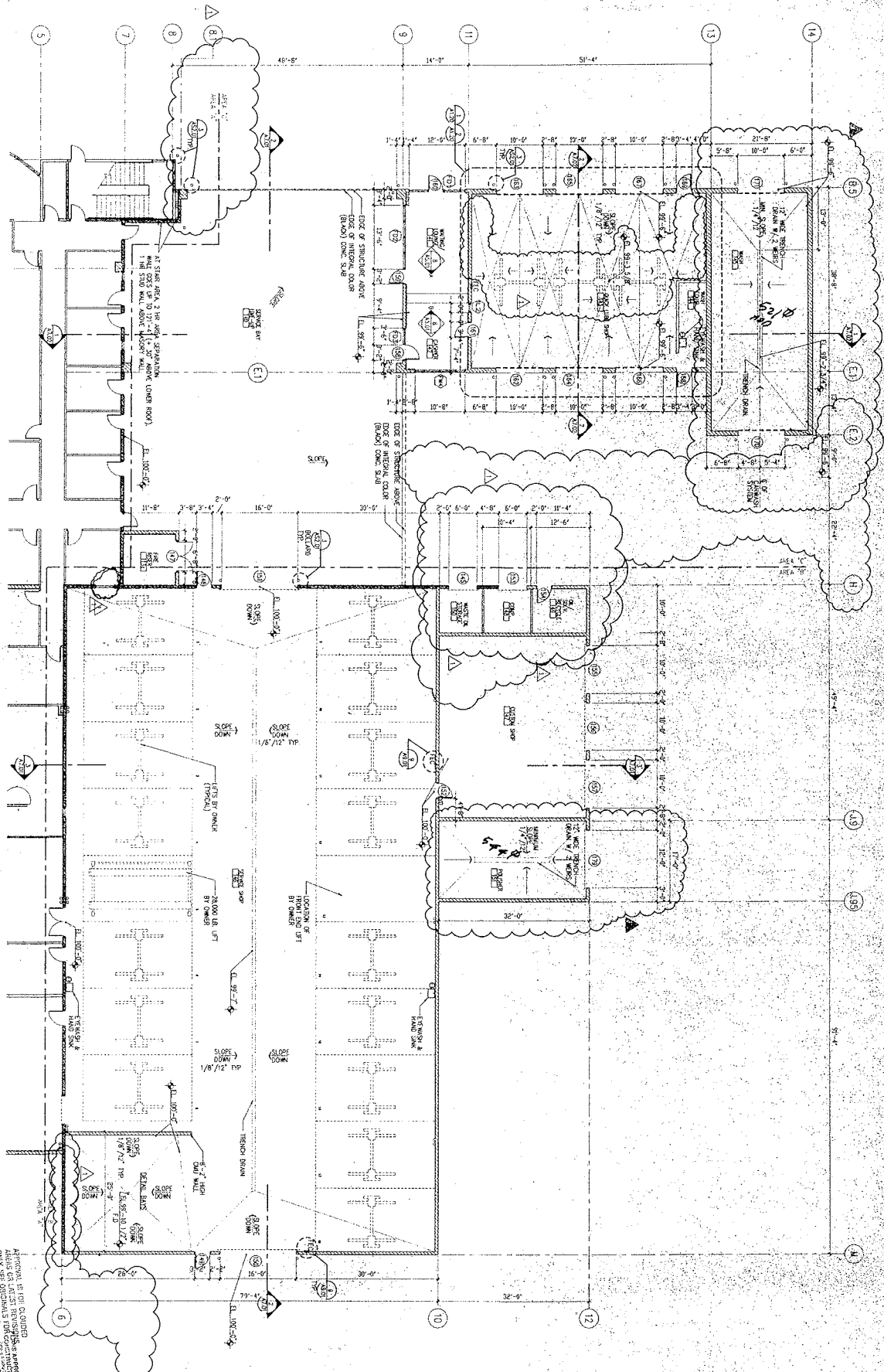


FLOOR PLAN - AREA "A"

NOTE: FINISH FLOOR @ THIS AREA = 100'-0" ± 6.45' ON CHD DIMS.

- LEGEND:
- 1. 1/2" WOOD STUDS @ 16" O.C. PER 7/8" STUDS FINISH OVER WOOD STUDS.
 - 2. 1/2" WOOD STUDS @ 16" O.C. PER 7/8" STUDS FINISH OVER WOOD STUDS.
 - 3. 1/2" WOOD STUDS @ 16" O.C. PER 7/8" STUDS FINISH OVER WOOD STUDS.
 - 4. 1/2" WOOD STUDS @ 16" O.C. PER 7/8" STUDS FINISH OVER WOOD STUDS.
 - 5. 1/2" WOOD STUDS @ 16" O.C. PER 7/8" STUDS FINISH OVER WOOD STUDS.
 - 6. 1/2" WOOD STUDS @ 16" O.C. PER 7/8" STUDS FINISH OVER WOOD STUDS.
 - 7. 1/2" WOOD STUDS @ 16" O.C. PER 7/8" STUDS FINISH OVER WOOD STUDS.
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 - 9. 1/2" WOOD STUDS @ 16" O.C. PER 7/8" STUDS FINISH OVER WOOD STUDS.
 - 10. 1/2" WOOD STUDS @ 16" O.C. PER 7/8" STUDS FINISH OVER WOOD STUDS.
 - 11. 1/2" WOOD STUDS @ 16" O.C. PER 7/8" STUDS FINISH OVER WOOD STUDS.
 - 12. 1/2" WOOD STUDS @ 16" O.C. PER 7/8" STUDS FINISH OVER WOOD STUDS.
 - 13. 1/2" WOOD STUDS @ 16" O.C. PER 7/8" STUDS FINISH OVER WOOD STUDS.

EOT-62829



FLOOR PLAN - AREAS "B" & "C"

SCALE: 1/8" = 1'-0"



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DEC 29 2015

EOT-62829

LEGEND:

- ALL WALLS - 1/2" MIN. THICK CONCRETE OR CMU WITH 1/2" STITCHED REINFORCING BARS.
- ALL FLOORS - 4" MIN. THICK CONCRETE ON 12" MIN. THICK CMU OR 6" MIN. THICK CONCRETE ON 12" MIN. THICK CMU.
- ALL ROOFS - 4" MIN. THICK CONCRETE ON 12" MIN. THICK CMU OR 6" MIN. THICK CONCRETE ON 12" MIN. THICK CMU.
- ALL EXTERIOR WALLS - 1/2" MIN. THICK CONCRETE OR CMU WITH 1/2" STITCHED REINFORCING BARS.
- ALL EXTERIOR FLOORS - 4" MIN. THICK CONCRETE ON 12" MIN. THICK CMU OR 6" MIN. THICK CONCRETE ON 12" MIN. THICK CMU.
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APPROVAL TO FOR PLANNED
ONLY SEE ORIGINALS FOR CONSTRUCTION
OTHER REQUIREMENTS



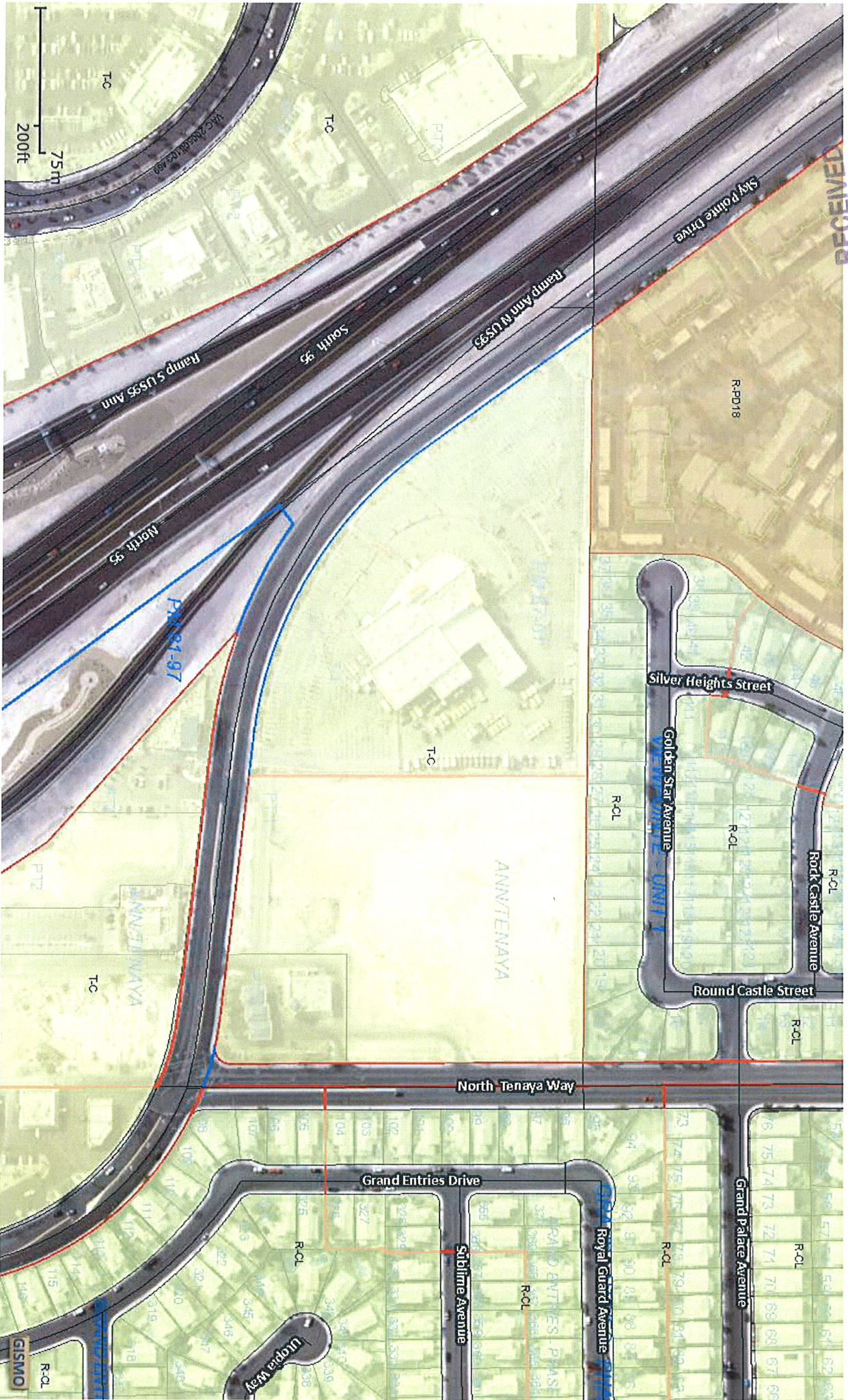
Architecture Design Planning
2480 EAST TOMPKINS AVENUE
SUITE 222
LAS VEGAS, NEVADA 89121
(702) 436-1150

FLOOR PLAN - AREAS "B" & "C"

TOM SAIITA'S
DODGE DEALERSHIP

REVISION	
1	05/18/97
2	05/15/97





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EOT-62829

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

EOT-62829 - EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING -
APPLICANT/OWNER: GARDEN CITY, LLC - For possible action on a request for an Extension of Time
FOR A NONCONFORMING MOTOR VEHICLE DEALERSHIP (NEW) USE at 5750 Sky Pointe Drive (APN
125-27-402-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use
Designation], Ward 6 (Ross).

CITY COUNCIL: **FEBRUARY 17, 2016**

CASE PLANNER: **ANDY REED** ☒ **PUBLIC HEARING**

Comments Due: **JANUARY 17, 2016**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to: **Carman Burney (cburney@lasvegasnevada.gov) and Andy Reed (areed@lasvegasnevada.gov)**. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extention of Time
 Project Address (Location) 5750 Sky Pointe Drive
 Project Name EOT United Dodgeland Proposed Use Motor Vehicle Sales
 Assessor's Parcel #(s) 125-27-402-005 Ward # 6 - Ross
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 7.02 Lots/Units N/A Density N/A
 Additional Information Closed Auto Dealership

PROPERTY OWNER Garden City, LLC Contact Renaldo M. Tiberti
 Address 1806 Industrial Road Phone: (702) 248-4000 Fax: (702) 382-5361
 City Las Vegas State NV Zip 89102
 E-mail Address rmt@tiberti.com

APPLICANT Garden City, LLC Contact Renaldo M. Tiberti
 Address 1806 Industrial Road Phone: (702) 248-4000 Fax: (702) 382-5361
 City Las Vegas State NV Zip 89102
 E-mail Address rmt@tiberti.com

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 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* Renaldo M. Tiberti

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

Print Name Renaldo M. Tiberti

Subscribed and sworn before me

This 28th day of December, 20 15.

Erika Harris

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # EOT-62829
 Meeting Date: 2/17/16
 Total Fee: \$800.00
 Date Received: 12/29/15
 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.

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-62829** APN: 125-27-402-005

Name of Property Owner: Garden City, LLC

Name of Applicant: Renaldo M. Tiberti

Name of Representative: David Maffey

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

☐ Yes

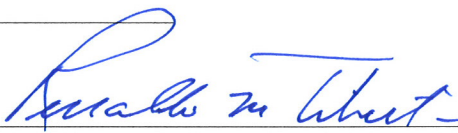
☒ No

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

City Official: _____

Partner(s): _____

APN: _____

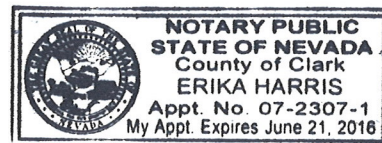
Signature of Property Owner: 

Print Name: Renaldo M. Tiberti

Subscribed and sworn before me

This 28th day of December, 2015
Erika Harris

Notary Public in and for said County and State



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DEC 29 2015

December 18, 2015

Doug Rankin, AICP
City of Las Vegas
Department of Planning and Development
333 North Rancho Drive
3rd Floor
Las Vegas, Nevada 89106

RE: **Extension of Time**
 5750 Sky Pointe Drive
 Assessors Parcel #125-27-407-005
 Lot 3-1, Parcel Map File 87, Page 61

Dear Mr. Rankin,

Please accept this letter as my request to **Extension of Time of the Non-Conforming Use for Motor Vehicle Sales (New)**. The city is aware that the Chrysler Corporation revoked the dealership as a part of their bankruptcy. Now would not be timely due to economic and other reasons to institute a new car dealership at this location. We are making this request to preserve our use and viability of this property. I have enclosed the fee for the extension of time. I would request a minimum of two (2) years until our next review.

Thanking you in advance for your attention to this matter. You may feel free to contact me at the following numbers:

1. (702) 248-4000 p.m.
2. (702) 405-3101 a.m.
3. (702) 501-4545 cell

Sincerely,



Renaldo M. Tiberti

RMT/dcm

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DEC 29 2015

EOT-62829



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

February 23, 2015

Mr. Reynaldo Tiberti
1806 Industrial Road
Las Vegas, Nevada 89102

RE: EOT-57098 [PRJ-57095] - EXTENSION OF TIME - NONCONFORMING
USE - PUBLIC HEARING
CITY COUNCIL MEETING OF FEBRUARY 18, 2015

Dear Mr. Tiberti:

The City Council at a regular meeting held February 18, 2015 APPROVED the request for an Extension of Time FOR A NONCONFORMING USE MOTOR VEHICLE DEALERSHIP (NEW) at 5750 Sky Pointe Drive (APN 125-27-402-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 19, 2015. This approval is subject to:

Planning

1. This request for an Extension of Time of a nonconforming use for a Motor Vehicle Dealership (New) at 5750 Sky Pointe Drive shall expire on January 8, 2016 unless another Extension of Time is approved by the City Council.

Sincerely,

Jacquie Miller
Deputy City Clerk for
LuAnn D. Holmes, MMC, Acting City Clerk

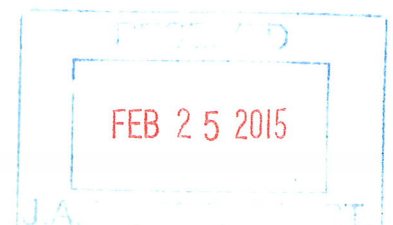
cc: Mr. David Maffey
1806 Industrial Road
Las Vegas, Nevada 89102

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DEC 29 2015

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

EOT-62829



A.P.N.: 125-27-402-005
R.P.T.T.: \$ 12,418.50
Escrow # 1035975-MH

Mail tax bill to and
When recorded mail to:
Garden City, LLC

1806 Industrial Road
Las Vegas, Nevada 89102

Inst #: 201101050002244
Fees: \$17.00 N/C Fee: \$25.00
RPTT: \$12418.50 Ex: #
01/05/2011 11:51:18 AM
Receipt #: 633214
Requestor:
STEWART TITLE LAS VEGAS WAR
Recorded By: MSH Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Bank of America, N.A., a national banking association, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to GARDEN CITY LLC, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

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

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 of way and easements now of record.

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

SAVE AND EXCEPT FOR THE COVENANTS OF GRANTOR RESULTING FROM THE EXECUTION AND DELIVERY OF THIS GRANT, BARGAIN, SALE DEED (WHICH COVENANTS ARE SET FORTH IN NEVADA REVISED STATUTES 111.170), THE PROPERTY IS HEREBY SOLD AND CONVEYED "AS IS, WHERE IS," AND WITHOUT ANY OTHER WARRANTIES OF ANY NATURE WHATSOEVER, EXPRESSED OR IMPLIED, BETWEEN GRANTOR AND GRANTEE, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO NEGATE AND EXCLUDE ALL SUCH OTHER WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE,

EOT-62829

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DEC 29 2015

**WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE
OR BY ANY DESCRIPTION OF THE PROPERTY, AND ALL OTHER
WARRANTIES WHATSOEVER.**

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

ASSESSOR'S COPY

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DEC 29 2015

IN WITNESS WHEREOF, this instrument has been executed this 29th day of December, 2010.

BANK OF AMERICA, N.A.,
a national banking association

By: [Signature]

Name: Ken Doshier

Title: Senior Vice President

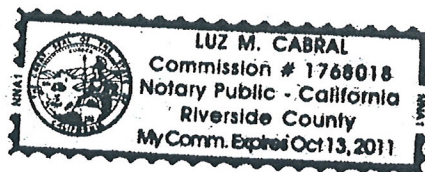
STATE OF CALIFORNIA
COUNTY OF Riverside

On December 29, 2010, before me, Luz M Cabral,
Notary Public (insert name and title of the officer)

personally appeared Kenneth W. Doshier, 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 [Signature] (seal)

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EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER
(SW¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
DESCRIBED AS FOLLOWS:

PARCEL THREE-ONE (3-1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 87
OF PARCEL MAPS, PAGE 61, IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA.

ASSESSOR'S COPY

Exhibit A

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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 125-27-402-005
b) _____
c) _____
d) _____

2. Type of Property:

a) ☐ Vacant Land b) ☐ Single Fam. Res.
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. Total Value/Sales Price of Property

\$ 2,434,703.93

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$ 2,434,703.93

Real Property Transfer Tax Due

\$ 12,418.50

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 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 Seller Bank of America

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Ken Dasher Bank of America
Address: 3650 14th St. Suite 201
City: Riverside
State: CA Zip: 92501

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Garden City, LLC
Address: 1806 Industrial Road
City: Las Vegas
State: NV Zip: 89102

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

Print Name: Stewart Title of Nevada
Address: 376 E. Warm Springs Road #190
City: Las Vegas

Escrow #: 10357791035975-MH
State: NV Zip: 89119

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