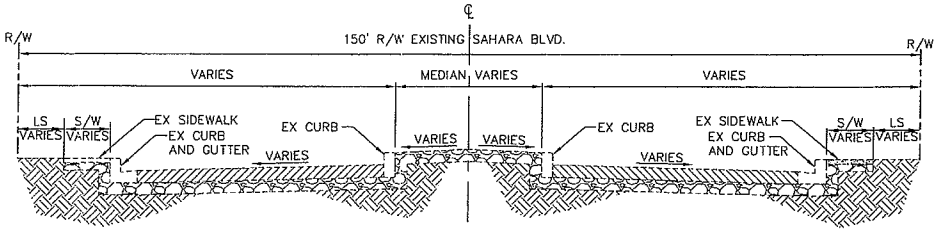
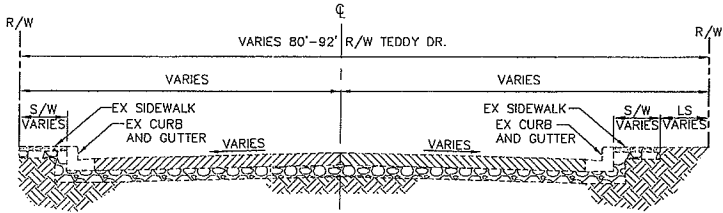


EXISTING EASEMENTS (CONTINUED)

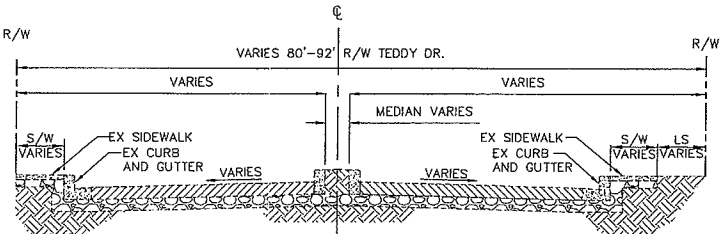
- 13 A NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 1887:1846958 (03/12/1984)
RE-RECORDED IN OR: 860108:00502 (01/08/1986)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY CENTRAL TELEPHONE COMPANY PER OR: 871027:00703 (10/27/1987)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 880203:00674 (02/03/1988)
- 14 NEVADA POWER COMPANY EASEMENT PER OR: 2001:1960768 (10/03/1984)
- 15 NEVADA POWER COMPANY EASEMENT PER OR: 2096:2055904 (04/18/1985)
RE-RECORDED ON IN OR: 2119:2078954 (06/03/1985)
- 16 LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 900702:0421 (07/02/1990)
- 17 NEVADA POWER COMPANY EASEMENT PER OR: 900921:00824 (09/21/1990)
- 18 NEVADA POWER COMPANY EASEMENT PER OR: 910528:00483 (05/28/1991)
- 19 LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 910903:00600 (09/03/1991)
- 20 LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 920305:00970 (03/05/1992)
- 21 NEVADA POWER COMPANY EASEMENT PER OR: 20020103:01137 (01/03/2002)
- 22 REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA EASEMENT PER OR: 20100308:04129 (03/08/2010)
- 23 CITY OF LAS VEGAS EASEMENT PER OR: 20100308:04130 (03/08/2010)
RE-RECORDED IN OR: 20100520:00705 (05/20/2010)
- 24 LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 20010618:01426 (06/18/2001)
- 25 NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 220:179035 (04/03/1972)
THE INTEREST OF NEVADA POWER COMPANY WAS RELINQUISHED BY A "RELINQUISHMENT OF RIGHT OF WAY" IN OR: 950111:00904 (01/11/1995)
- 26 NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 220:179036 (04/03/1972)
THE INTEREST OF NEVADA POWER COMPANY WAS RELINQUISHED BY A "RELINQUISHMENT OF RIGHT OF WAY" PER OR: 950111:00905 (01/11/1995)
- 27 NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 237:196388 (06/09/1972)
- 28 LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 257:216837 (08/23/1972)
- 29 NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 702:861897 (01/31/1977)
THE INTEREST OF NEVADA POWER COMPANY WAS RELINQUISHED BY A "RELINQUISHMENT OF RIGHT OF WAY" PER OR: 950104:00985 (01/04/1995)
- 30 NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 1887:1846955 (03/12/1984)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY CENTRAL TELEPHONE COMPANY PER OR: 871027:00702 (10/27/1987)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 880203:00672 (02/03/1988)
- 31 NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 1887:1846957 (03/12/1984)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 950111:00908 (01/11/1995)
- 32 NEVADA POWER COMPANY EASEMENT PER OR: 2001:1960767 (10/03/1984)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 950111:00898 (01/11/1995)
- 33 NEVADA POWER COMPANY EASEMENT PER OR: 860513:00590 (05/13/1986)
- 34 NEVADA POWER COMPANY EASEMENT PER OR: 900628:01024 (06/28/1990)
- 35 NEVADA POWER COMPANY EASEMENT PER OR: 900628:01026 (06/28/1990)
- 36 LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 900702:00422 (07/02/1990)
- 37 LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 920305:00971 (03/05/1992)
- 38 LAS VEGAS VALLEY WATER DISTRICT EASEMENTS PER OR: 20010618:01405 AND OR: 20010618:01426 (06/18/2001)
- 39 ORDER OF VACATION: ANY EASEMENTS NOT VACATED BY THAT CERTAIN ORDER OF VACATION PER OR: 20030109:02446 (01/09/2003)



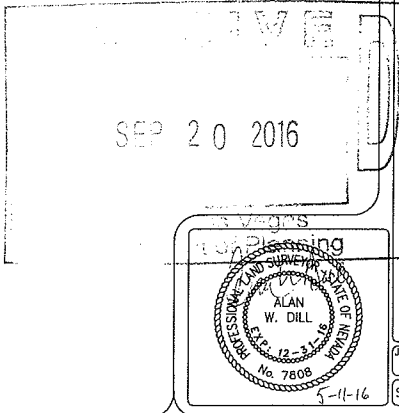
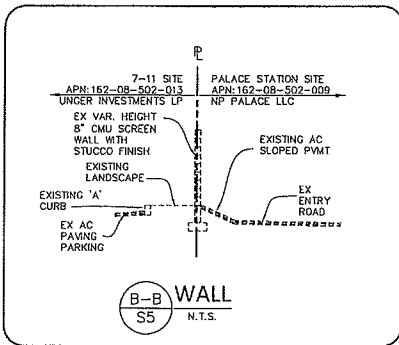
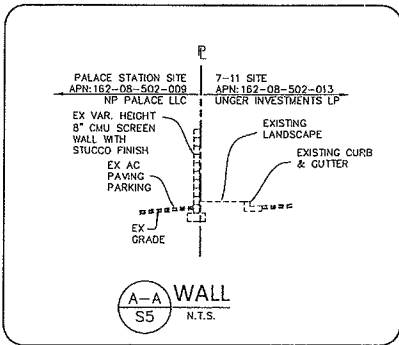
A SAHARA BOULEVARD



B TEDDY DRIVE



C TEDDY DRIVE



5820 S. Eastern Avenue, Suite 140
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Stanley Consultants inc.

PALACE STATION
NP PALACE LLC
TENTATIVE MAP

CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

JOB TITLE
JOB No. 26555.08.00
SHEET 2 OF 9



Plan view of the proposed road layout. The alignment is shown as a solid line, and the ROW DED is indicated by a dashed line. The layout includes points L1, C1, L3, L5, C2, and L6. A bearing of S88°14'46"E and a distance of 54.85' are noted. The text "DETAIL 'A' NOT TO SCALE" is present.

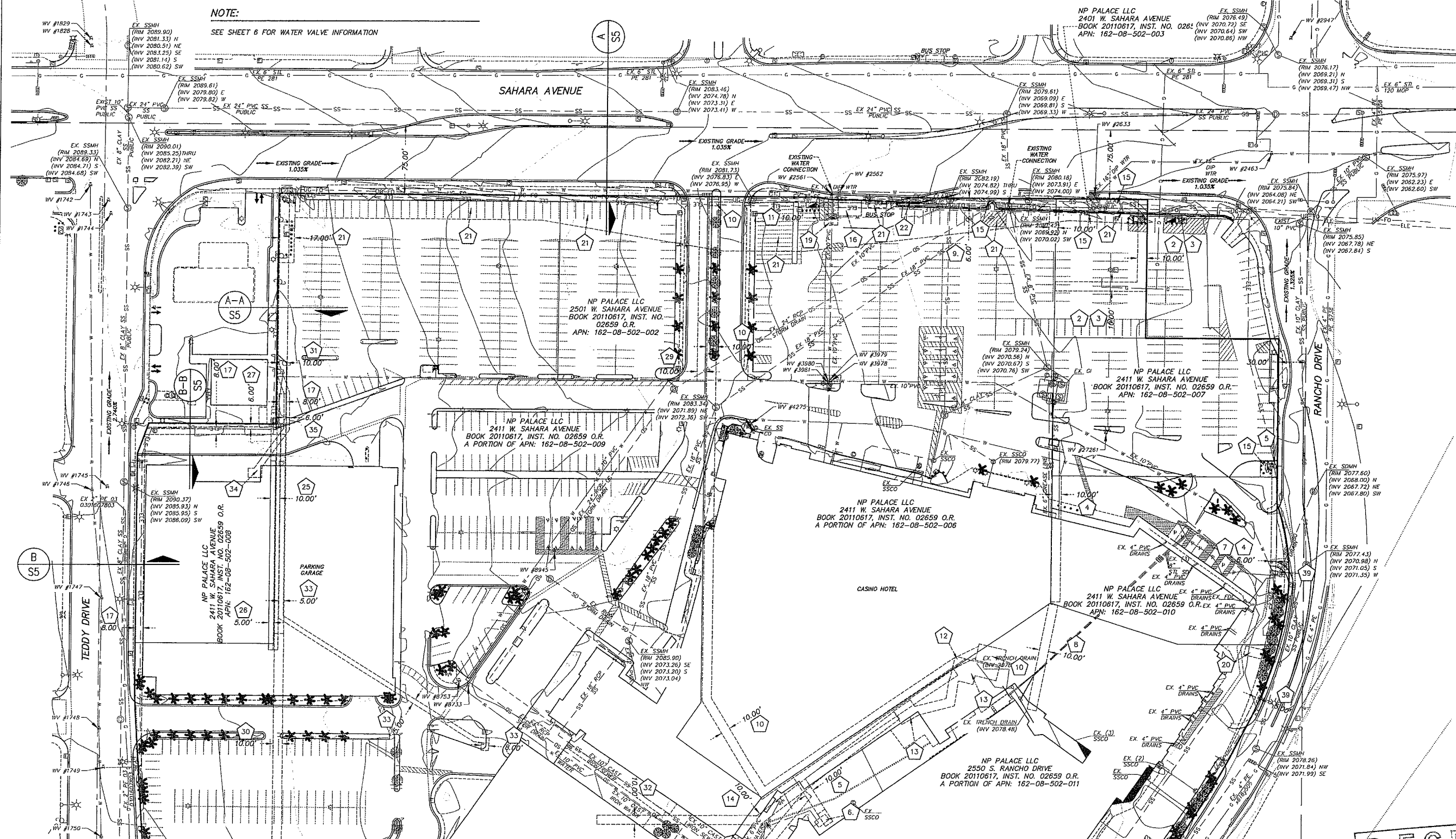
FOUND 2.5" BRASS CAP
IN MONUMENT WELL
STAMPED "PLS 7008"

SECTION 5 | 4
CORNER 8 | 9
FOUND 2" BRASS CAP IN MONUMENT
WELL STAMPED "PLS 8866"
0.40' WEST OF CALCULATED POSITION
(POSITION DETERMINED FROM FILE 133
PAGE 29 OF SURVEYS)

NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	9°27'53"	30.50'	5.04'	2.52'
C2	14°01'56"	30.50'	7.47'	3.75'
C3	29°41'13"	223.00'	115.54'	59.10'
C4	17°06'23"	410.00'	122.41'	61.66'
C5	5'08'49"	1245.00'	111.84'	55.96'
C6	3°42'23"	745.00'	48.19'	24.10'
C7	30°49'51"	256.00'	137.75'	70.59'
C8	87°31'07"	45.00'	68.74'	43.09'
C9	28°20'58"	300.00'	148.44'	75.77'
C10	3°42'22"	460.00'	29.75'	14.88'

MATCH LINE - SHEET 3

JOB TITLE	CITY OF
JOB No.	26555.08.00
SHEET	3 OF 8



NOTE:
SEE SHEET 6 FOR WATER VALVE INFORMATION

NP PALACE LLC
2401 W. SAHARA AVENUE
BOOK 20110617, INST. NO. 0265
APN: 162-08-502-003

NP PALACE LLC
2501 W. SAHARA AVENUE
BOOK 20110617, INST. NO. 02659 O.R.
APN: 162-08-502-002

NP PALACE LLC
2411 W. SAHARA AVENUE
BOOK 20110617, INST. NO. 02659 O.R.
A PORTION OF APN: 162-08-502-009

NP PALACE LLC
2411 W. SAHARA AVENUE
BOOK 20110617, INST. NO. 02659 O.R.
A PORTION OF APN: 162-08-502-006

NP PALACE LLC
2411 W. SAHARA AVENUE
BOOK 20110617, INST. NO. 02659 O.R.
APN: 162-08-502-007

NP PALACE LLC
2411 W. SAHARA AVENUE
BOOK 20110617, INST. NO. 02659 O.R.
APN: 162-08-502-010

NP PALACE LLC
2550 S. RANCHO DRIVE
BOOK 20110617, INST. NO. 02659 O.R.
A PORTION OF APN: 162-08-502-011

- LEGEND
- BOUNDARY LINE
 - LOT LINE
 - EXISTING LOT/RIGHT-OF-WAY LINE
 - STREET CENTERLINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - EASEMENT LINE
 - CURB & GUTTER
 - BLOCK WALL
 - BUILDING
 - CHAIN LINK FENCE
 - OVERHANG
 - OVERHEAD POWER LINE
 - CONCRETE
 - VALLEY GUTTER
 - EDGE OF ASPHALT

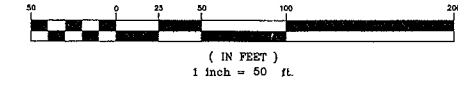
- SS - EXISTING SEWER
- W - EXISTING WATER LINE
- ELF - EXISTING ELECTRICAL
- T - EXISTING TELEPHONE
- UG-FO - EXISTING FIBER OPTIC
- G - EXISTING GAS
- SD - EXISTING STORM DRAIN
- TV - EXISTING CABLE T.V.
- S5 - SHEET 5
- S6 - SHEET 6
- APN: ASSESSOR'S PARCEL NUMBER
- O.R. OFFICIAL RECORD

- CABLE T.V. BOX
- ELECTRIC BOX
- GAS METER
- STREET LIGHT BOX
- WATER METER
- TRAFFIC SIGNAL BOX
- TELEPHONE BOX
- WATER BOX
- UTILITY BOX
- STORM DRAIN MANHOLE
- ELECTRIC MANHOLE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- CLEANOUT
- MANHOLE
- WATER VALVE
- GAS TEST VALVE
- TRAFFIC ARROW
- DRAINAGE FLOW

- FIRE HYDRANT
- STAND PIPE
- DROP INLET
- DROP INLET
- LARGE SIGN
- SIGN
- BOLLARD POST
- FLAG POLE
- POWER POLE
- GUY
- AREA LIGHT
- STREET LIGHT
- HANDICAP SPACE
- PEDESTRIAN CROSSING LIGHT
- VAULT, E-ELECTRIC, T-TELEPHONE, W-WATER
- TRANSFORMER PAD
- EXISTING EASEMENT NUMBER (SEE SHEETS 1 AND 2)

MATCH LINE - SHEET 6

GRAPHIC SCALE

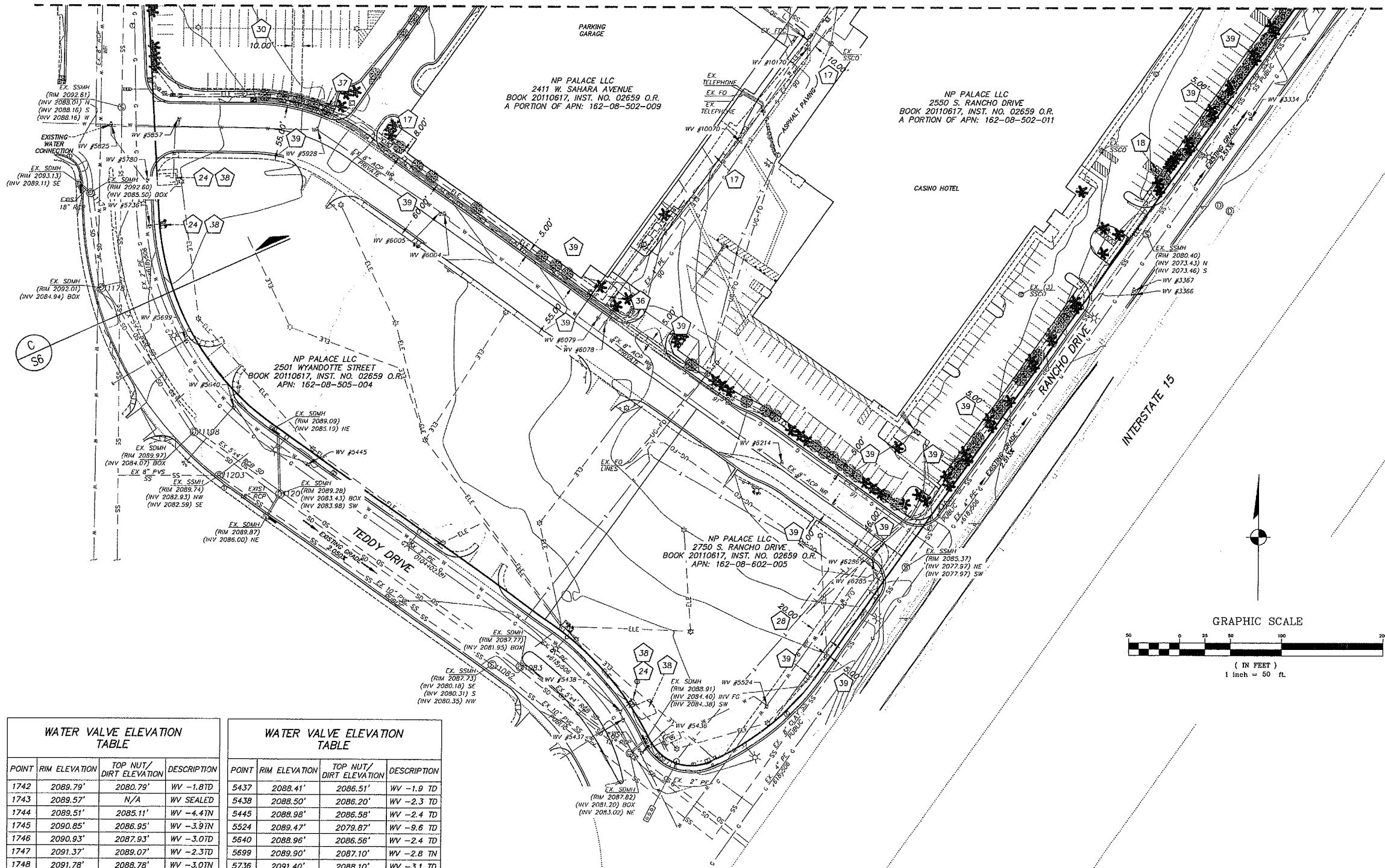


RECEIVED
SEP 20 2016
PALACE STATION
NP PALACE LLC
TENTATIVE MAP
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
JOB No. 26555.08.00
SHEET 5 OF 9

Stanley Consultants Inc.
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Las Vegas, Nevada 89115
(702) 399-3386 Fax (702) 833-0222
www.stanleygroup.com

A PORTION OF THE EAST HALF (E 1/2) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 8,
TOWNSHIP 36 NORTH, RANGE 01 EAST, N.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

MATCH LINE - SHEET 5



POINT	RIM ELEVATION	TOP NUT/ DIRT ELEVATION	DESCRIPTION
1742	2089.79'	2080.79'	WV -1.8TD
1743	2089.57'	N/A	WV SEALED
1744	2089.51'	2085.11'	WV -4.41N
1745	2090.85'	2086.95'	WV -3.91N
1746	2090.93'	2087.93'	WV -3.0TD
1747	2091.37'	2089.07'	WV -2.3TD
1748	2091.78'	2088.78'	WV -3.01N
1749	2091.90'	2089.20'	WV -2.7TD
1750	2092.10'	2090.10'	WV -2.0TN
1828	2089.78'	2086.78'	WV -1.5TD
1829	2089.77'	2088.77'	WV -1.0TN
2463	2076.64'	2074.24'	WV -2.4TD
2561	2080.27'	2077.87'	WV -2.4TD
2562	2080.12'	2078.72'	WV -1.4TD
2633	2077.62'	2073.32'	WV -4.30TD
2947	2076.32'	2073.62'	WV -2.7TD
3334	2079.34'	2077.04'	WV -2.3TN
3366	2080.98'	2078.68'	WV -2.3TN
3367	2080.95'	2079.05'	WV -1.9TN
3978	2081.41'	2079.61'	WV -1.8TN
3979	2081.39'	2079.59'	WV -1.8TN
3980	2081.43'	2079.53'	WV -1.9TN
3981	2081.42'	2080.52'	WV -1.9TN
4275	2083.08'	2079.58'	WV -3.5TN
5436	2088.36'	2087.76'	WV -0.6 TD

POINT	RIM ELEVATION	TOP NUT/ DIRT ELEVATION	DESCRIPTION
5437	2088.41'	2086.51'	WV -1.9 TD
5438	2088.50'	2086.20'	WV -2.3 TD
5445	2088.98'	2086.58'	WV -2.4 TD
5524	2089.47'	2079.87'	WV -9.6 TD
5640	2088.96'	2086.56'	WV -2.4 TD
5699	2089.90'	2087.10'	WV -2.8 TN
5736	2091.40'	2088.10'	WV -3.1 TD
5780	2092.10'	2089.40'	WV -2.7 TN
5825	2092.60'	2090.10'	WV -2.5 TD
5857	2092.11'	2089.61'	WV -2.5 TD
5928	2090.77'	2087.57'	WV -3.2 TD
6004	2089.50'	2086.40'	WV -3.1 TD
6005	2089.57'	2086.37'	WV -3.2 TD
6078	2087.38'	2086.18'	WV -1.2 TD
6079	2087.45'	2086.15'	WV -1.3 TD
6214	2085.43'	2084.13'	WV -1.3 TD
6285	2085.02'	2083.42'	WV -1.6 TN
6286	2084.84'	2083.44'	WV -1.4 TD
8733	2087.24'	2087.24'	WV -3.1TN
8753	2087.32'	2087.32'	WV -3.7TD
8945	2086.08'	2086.08'	WV -3.1TN
10070	2084.47'	2081.37'	WV-3.10 TN
10170	2083.24'	2081.74'	WV-1.5 TD
27261	2078.40'	2075.10'	WV-2.30 TN

NOTE:

SEE SHEET 5 FOR LEGEND

A PORTION OF THE EAST HALF (E 1/2) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 8,
TOWNSHIP 36 NORTH, RANGE 12 EAST, N.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

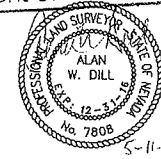
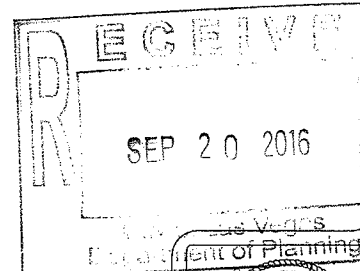
5920 S. Eastern Avenue, Suite 140
Las Vegas, Nevada 89119
(702) 369-3398 Fax (702) 333-0222
www.stanleygroup.com



Stanley Consultants Inc.

NEVADA

CITY OF LAS VEGAS, CLARK COUNTY,

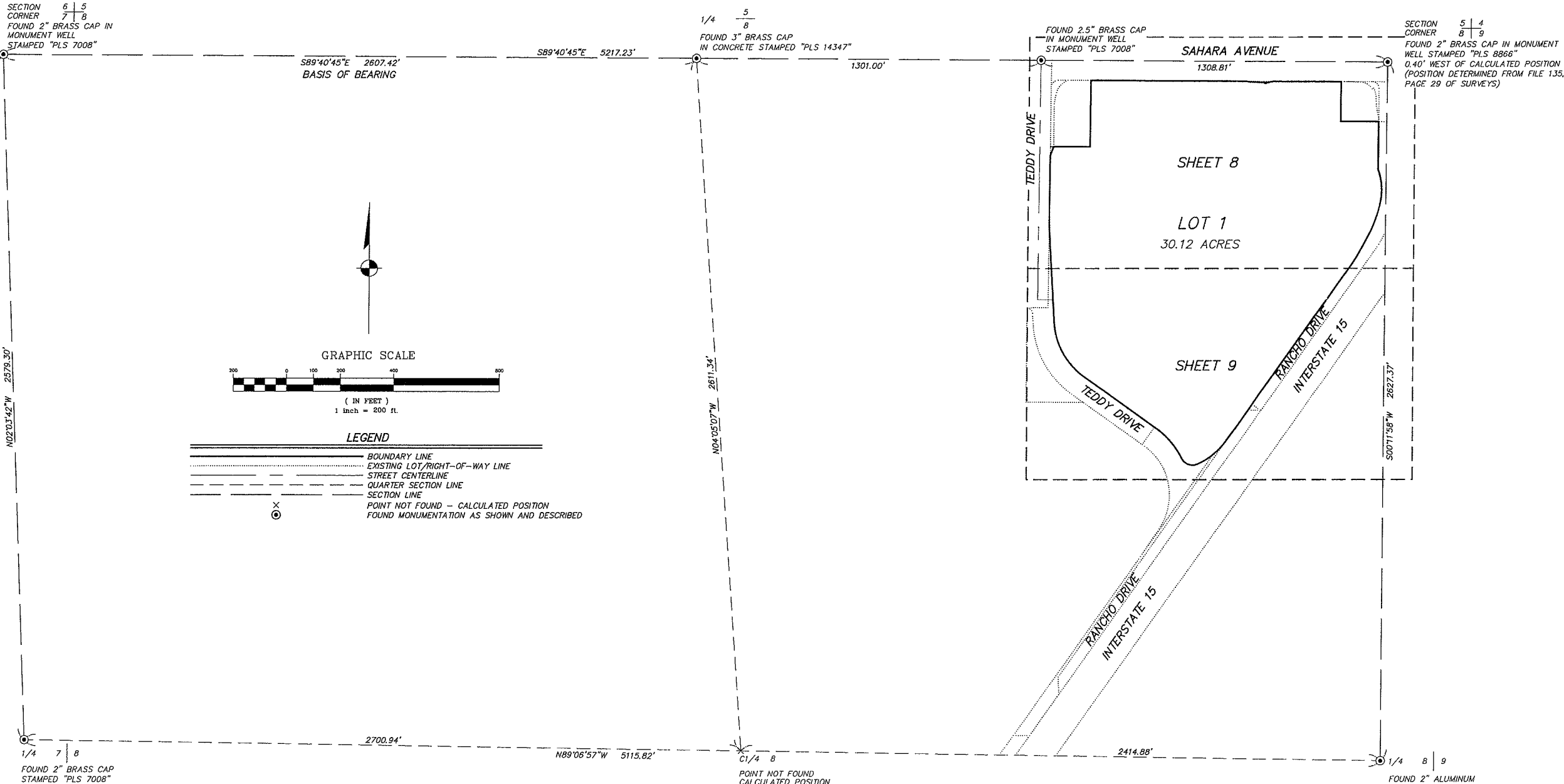


JOB TITLE

JOB No. 26555.08.00

SHEET 6 OF 9

BOUNDARY ANALYSIS / KEY MAP



A PORTION OF THE EAST HALF (E 1/2) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 8,
TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



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(702) 369-9396 Fax (702) 933-0222
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PALACE STATION
NP PALACE LLC
TENTATIVE MAP

CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

JOB TITLE

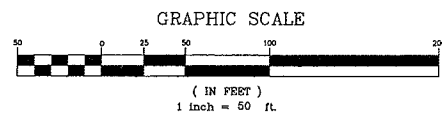
JOB No. 00555 00 00

SHEET 7 OF 9

ALAN
W. DILL
EXP. 12-31-81
No. 7808

LEGEND

	BOUNDARY LINE
	EXISTING LOT/RIGHT-OF-WAY LINE
	LOT LINE
	STREET CENTERLINE
	QUARTER SECTION LINE
	SECTION LINE
	EASEMENT LINE
	TITLE REPORT EXCEPTION NUMBER (SEE SHEETS 2 AND 3 OF 9 FOR LIST OF EXCEPTIONS)
	ASSESSOR'S PARCEL NUMBER
	SQUARE FEET
	OFFICIAL RECORDS
	LINE TAG
	CURVE TAG
	RADIAL LINE
	FOUND MONUMENTATION AS SHOWN AND DESCRIBED



POINT OF COMMENCEMENT
1/4 5/8

FOUND 3" BRASS CAP
IN CONCRETE STAMPED
"PLS 14347"

FOUND 2.5" BRASS CAP
IN MONUMENT WELL
STAMPED "PLS 7008"

SAHARA AVENUE
(PUBLIC STREET)

ROW DED. PER 20030107:01536 O.R.

DETAIL 'A'
NOT TO SCALE

SECTION 5 4
CORNER 8 9
FOUND 2" BRASS CAP IN MONUMENT
WELL STAMPED "PLS 8866"
0.40' WEST OF CALCULATED POSITION
(POSITION DETERMINED FROM FILE 135,
PAGE 29 OF SURVEYS)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°46'53"E	9.32'
L2	S01°45'14"W	3.00'
L3	S88°14'46"E	5.00'
L4	N01°45'14"E	3.00'
L5	S88°14'46"E	5.00'
L6	N77°43'18"E	14.67'
L7	N20°18'49"E	35.10'
L8	N89°40'45"W	40.00'
L9	S89°48'02"E	30.00'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	9°27'53"	30.50'	5.04'	2.52'
C2	14°01'56"	30.50'	7.47'	3.75'
C3	29°41'13"	223.00'	115.54'	59.10'
C4	17°06'23"	410.00'	122.41'	61.86'
C5	5°08'49"	1245.00'	111.84'	55.96'
C6	3°42'23"	745.00'	48.19'	24.10'
C7	30°49'51"	256.00'	137.75'	70.59'
C8	87°31'07"	45.00'	68.74'	43.09'
C9	28°20'58"	300.00'	148.44'	75.77'
C10	3°42'22"	460.00'	29.75'	14.88'

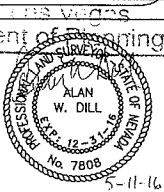
LOT 1
30.12 ACRES

STATE OF NEVADA
TRANSPORTATION
PALACE STATION HOTEL &
CASINO LEASE
BOOK 20020219, INST. NO.
00964 O.R.
APN: 162-08-502-012
NOT A PART

FOUND 1.5" ALUMINUM CAP
STAMPED "PLS 11174"

VACATED AREA PER
20030108:02446 O.R.

SEP 20 2016



A PORTION OF THE EAST HALF (E 1/2) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 8,
TOWNSHIP 32 SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

5200 S. Eastern Avenue, Suite 140
Las Vegas, Nevada 89115
(702) 369-5386 Fax (702) 833-0222
www.stanleygroup.com



Stanley Consultants inc.

PALACE STATION
NP PALACE LLC
TENTATIVE MAP

JOB TITLE
JOB No. 26555.08.00
SHEET 8 OF 9

CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

MATCH LINE - SEE SHEET 5 OF 9



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: ALAN DILL, 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
N P PALACE L L C - % GEN COUNSEL
GCW INC

Date: October 05, 2016

RE: **FINAL MAP 66854 - PALACE STATION**

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.**

796745 CURRENT PL Status: Conditional Approval September 21, 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 blueline Final Map, subject to the changes, comments and corrections noted as follows:

1. The Original Final Map Mylar shall be in conformance with all applicable conditions of approval for the approved Palace Station subdivision (TMP-64882).
2. The file number "FMP-66854" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. Provide a note granting perpetual common parking and access rights throughout the entire subdivision.

796746 DEVCO Status: Conditional Approval October 04, 2016

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

1. Grant a 5-foot Public Pedestrian Access Easement adjacent to Teddy Drive, south of the Kings Way, on this Final Map for the future construction of Teddy Drive meeting Complete Street Standards.
2. Per Condition #17 of SDR-64875, a sanitary sewer abandonment plan acceptable to the Sanitary Sewer Planning Section of the Department of Public Works shall be approved for construction prior to the recordation of this Final Map.
3. Per Condition #20 of SDR-64875 contact the City Engineer's Office at 702-229-6272 to



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

September 8, 2016

Mr. Joe Haley
NP Palace LLC
1505 South Pavillion Center Drive
Las Vegas, Nevada 89135

**RE: TMP-64882 [PRJ-64706] - TENTATIVE MAP RELATED TO GPA-64870,
ZON-64871, SUP-64872, SUP-64873, SUP-64874 AND SDR-64875
CITY COUNCIL MEETING OF SEPTEMBER 7, 2016**

Dear Mr. Haley:

The City Council at a regular meeting held on September 7, 2016 **APPROVED** a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION at the southwest corner of Rancho Drive and West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64736].

This approval is subject to the following conditions:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of GPA-64870 and ZON-64871 shall be required, if approved.
3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
4. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

October 6, 2016

State of Nevada
Division of Water Resources
400 Shadow Lane, Suite 201
Las Vegas, Nevada 89106

SUBJECT: WATER AVAILABILITY – CURRENTLY SERVED
FMP – 66854, PALACE STATION
A.P.N. 162-08-502-002, -003, -006, -007, -008, -009, -010, -011, 162-08-505-004
AND 162-08-602-005

The Las Vegas Valley Water District (District) has reviewed the above subject project. This one (1) lot commercial site is currently being provided water service from the District. Therefore, the existing development will continue to be served by the District. However, it should be noted that this parcel does not have the required backflow prevention per NAC445A.67195, and the service and/or services will be required to be retrofit at the time of any development. Improvement plans have been submitted and approved to retrofit the services at this site.

A limited water commitment of 1.0 acre-feet/year may be provided to the commercial subdivision when all requirements of the LVVWD's Service Rules are met. Please verify the following text has been placed on the original map prior to recording:

Recordation of this subdivision map will establish a limited commitment from the Las Vegas Valley Water District as follows:

LOT/BLOCK

ACRE-FEET/YEAR

LOT 1

1.0

Please add the following note to the final map:

Maintenance work on facilities located within utility easements granted by this map and owned and/or operated by the Utilities (both franchise and municipal) may include the placement of an asphalt or concrete patch as applicable. No effort will be made to replace or match any decorative surface, landscape feature, or any other improvements disturbed as a result of the maintenance activities of the Utilities or their authorized representatives.

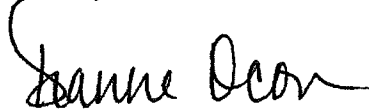
Developer: Please be advised

Prior to LVVWD accepting the installation of new water facilities, CC&Rs must be approved by LVVWD and recorded. Per Section 6 of the Service Rules, it is LVVWD's intent to separately meter all services for each dwelling unit, public, quasi-public, commercial and/or industrial occupancy; that interconnections and expansion of on-site systems to serve adjacent parcels are not allowed, and parcels with proof of CC&Rs with a property management payment of communal services may be exempted from such a requirement and allowed to cross parcel lines with services. A copy of the preferred language LVVWD will expect to see included in the CC&Rs has been provided to the Developer with this letter.

An additional water commitment may be required for any additional development at the subject site. An additional water commitment will be required if additional domestic meters are required.

Should you have any questions, please contact me at (702) 822-8348, and reference **FMP-66854**.

Sincerely,



Dianne Ocon, E.I., Engineering Services Supervisor
Engineering Services Division

DO/mks

Attachment: CC&R/REA Language

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
GCW, Inc.
N P Palace LLC

CC&R/REA Language:

Pursuant to the Water Service Rules (as the same may be amended from time to time, the "Service Rules") of the Las Vegas Valley Water District ("District"), Declarant acknowledges that existing or contemplated water facilities, including, without limitation, pipelines, meters, valves, fire hydrants, and associated appurtenances for fire service, domestic service, and irrigation service, including, without limitation, gauges, foundations, backflow prevention assemblies, and vaults (collectively, the "Water Facilities") are necessary to allow for continuous water service to the fire systems of each of the buildings, suites, and Parcels located within the boundaries of the Development. As used in this Section, the term "Parcel" shall mean any legal parcel or defined division of land existing or to be created within the boundaries of the Development, whether created through the standard parcel mapping or subdivision process, or whether through a record of survey or air space parcel certification (if permitted as a commercial subdivision), and the term "Development" shall mean all real property (including, for the purpose of clarity, air space estates) subject to this Declaration.

Declarant hereby desires to establish reciprocal rights of access, use, maintenance, and operation of the Water Facilities for the benefit of each of the Parcels. In order to ensure that the Water Facilities are maintained for the individual benefit of each Parcel, and for the collective benefit of all Parcels, Declarant, for and on behalf of itself and its successors-in-interest with respect to the ownership of each Parcel, hereby covenants and agrees as follows:

1. Grant of Easements. Each Parcel hereby grants: (i) to each other Parcel, a perpetual and non-exclusive easement for the inspection, maintenance, operation, use, repair, and improvement of the Water Facilities, and for reasonable access rights thereto and (ii) to District, a perpetual and non-exclusive easement for the inspection, operation, and use of such Water Facilities, and for reasonable access rights thereto; for the purpose of clarity, District shall have no right or obligation to repair, improve, or maintain the Water Facilities. The easement granted in this paragraph shall not be deemed to amend or replace any prior or future specific easements granted by or over a Parcel to District.
2. No Interference. No owner of a Parcel shall prohibit, disrupt, or otherwise interfere with the inspection, use, operation, maintenance, or repair of the Water Facilities, including, without limitation, by denying or unreasonably restricting access to the Water Facilities, or by curtailing, obstructing, or otherwise adversely impacting the flow of water through the Water Facilities.
3. No Alteration Without Consent. No removal, reconfiguration, or modification to the Water Facilities shall be made without having first obtained the District's prior written consent, which consent may be withheld in District's reasonable discretion.
4. Payment of Fees; Lien Rights. The Association shall be deemed the District's customer for the entirety of the Development, and the Association shall have the initial responsibility to pay all utility charges and fees related to the Water Facilities and for water service. Each owner of a Parcel acknowledges that in the event that the Association fails to timely pay all fees and charges related to the Water Facilities and water service, that District shall have, among other rights, the right to lien any or all Parcels, or shut off water service to any or all Parcels, and that in the event that District exercises such lien rights, each Parcel shall be responsible, on a joint and several basis with each other Parcel, for all charges and fees related to the Water Facilities and water service. For the purposes of this paragraph,

the term "Association" shall mean the property owners' association established for the Development, if any shall exist, and if no such property owners' association has been established, then the term Association shall mean, on a joint and several basis, all owners of all Parcels within the Development.

5. Remedies; Specific Performance; Attorneys' Fees. In the event of a breach of this Section by an owner of a Parcel, any other Parcel, or District, shall have the right to seek, among other remedies available at law or in equity, specific performance in order to compel compliance with this Section. Declarant, for and on behalf of itself and its successors-in-interest with respect to the ownership of each Parcel, acknowledges and agrees that the easements granted in this Section are a real property right, and that monetary damages alone may not be sufficient to cure a breach of this Section. Accordingly, each Parcel hereby consents to the use of specific performance as a nonexclusive remedy for a breach of this Section, and each Parcel hereby agrees that this provision may be pled as full and sufficient grounds for specific performance in any action seeking to enforce this Section. The prevailing party in any action seeking to enforce this Section shall be entitled to recover its costs. As used in the prior sentence, costs shall mean all pre-award expenses of litigation, mediation, and/or arbitration, including, but not limited to, the arbitrator's and/or mediator's fees, administrative fees, travel expenses, out-of-pocket expenses such as copying and telephone, court costs, witness fees, and attorneys' fees (including allocated costs and fees of in-house counsel).

Declarant intends that the restrictions set forth in this Section shall be deemed real covenants and equitable servitudes running with the land and benefitting and burdening each respective Parcel in perpetuity. The rights and obligations granted in this Section may be enforced by any owner of a Parcel as against any other owner of a Parcel, and such rights and obligations may also be enforced by District as an express third-party beneficiary of this Section. Declarant acknowledges, on behalf of itself and all future owners of any Parcel, that the Development is subject to the Service Rules, which are hereby incorporated into this Declaration by reference. Notwithstanding anything to the contrary contained in this Declaration, the terms and conditions of this Section may not be terminated or amended without the prior written consent of District, which may be withheld in District's reasonable discretion, and any amendments to this Section (including a termination of this Section) without the District's prior written request shall be deemed to have no force or effect and *void ab initio*.



October 12, 2016

City of Las Vegas
Department of Community Planning
333 N Rancho Dr, 3rd Floor
Las Vegas, NV 89106

SUBJECT: PALACE STATION (1 LOTS/UNITS) TENTATIVE MAP

To Whom It May Concern:

We have completed a review of the above map as submitted and conditionally approve it subject to the following:

1. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the **Tentative Map** or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.
2. What is the seasonal high groundwater level? Is there a method for dewatering if the seasonal high groundwater infiltrates either the water or sewer "PIPE ZONE"? Provide Geotechnical Report. If the high seasonal groundwater infiltrates any water or sewer pipe zone, please provide/show on the Improvement Plans the references and detail below that address protection of those pipes in the high seasonal groundwater.
 - a. Show Cross-section Detail that includes typical relative elevations of the building pad, street improvements, street base and subgrade, water and sewer lines, trench and bedding, and seasonal high groundwater and corresponding capillary zone for the most critical case/location.
 - b. Description of proposed measures for protection of water line shown in Item a.
 - c. Description of proposed measures for protection of sewer line shown in Item a.
 - d. Show Cross-section Detail of proposed protection measures for watertight manholes partially within capillary zone and partially immersed in groundwater.
 - e. Description of proposed measures for protection of sewer manholes shown in Item d.
 - f. Show/display projected seasonal high groundwater line on all profiles of "Plan and Profile" sheets.
 - g. Description of any planned future groundwater monitoring and provide plan showing well location(s) and depth of well(s).
 - h. Statement of estimated sewer line leakage and its projected contaminant flow to any nearby wash/waterway.

In summary, before we can complete our review of this subdivision, you must provide to SNHD the documentation necessary to show that seasonally high groundwater and moisture in the capillary zone will not contribute to potential cross-contamination between the water and sewer lines and appurtenances. When considering proposed measures for protection, particular attention should, as a minimum, be given to Section 3.9.4.b(2), "Pipe Zone Backfill Operations (Flexible Pipe)" - "Wet Conditions", and Plate SD-16, "Trench Section Within Subdivisions & Unpaved Areas for Sewer Mains" of the 1997 Design and Construction Standards for Wastewater Collection Systems (DCSWCS), Section 3.16, "Protective Coatings", and Plates No. 16, 17, 18 and 19 "Trench Section Backfill Specification, improved and Un improved Areas" of the 2010 Uniform Design and Construction Standards (UDACS) for Potable Water Systems. Furthermore, the aforementioned report and plans must be stamped by a Nevada Professional Engineer.

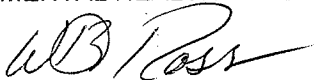
CITY OF LAS VEGAS
PALACE STATION (1 LOTS/UNITS) TENTATIVE MAP
OCTOBER 12, 2016
PAGE 2

The following items must also be submitted for review and approval before the Final Map Mylar will be signed:

1. Improvement plans which must contain the P.E. stamp, signature and date (wet stamp not required). Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all UTILITY PLANS to expedite review of the required sewer "BACK WATER VALVES" on your improvement plans. **The applicable Plan Review Fee must accompany the Improvement Plan submittal.**
2. A letter from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.
3. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is available to meet the demands upon the system.
4. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the **Final Map** or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

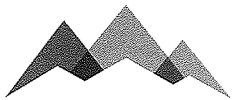
If you have any questions, please do not hesitate to contact this office at (702) 759-0661.

Sincerely,
ENVIRONMENTAL HEALTH DIVISION



Walter B. Ross, PE, REHS
Environmental Health Engineer/Supervisor

Dist: NP Palace LLC
Lochsa Engineering
G.C. Wallace



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources

Brian Sandoval, Governor
Leo M. Drozdoff, P.E., Director
David Emme, Administrator

October 18, 2016

STEVE GEBEKE
PLANNING AND DEVELOPMENT
333 N. RANCHO DR FL. 3
LAS VEGAS NV 89106

**Re: Tentative Map-Palace Station
1 Lot in the City of Las Vegas, Nevada**

Dear Mr. GEBEKE:

The Nevada Division of Environmental Protection has reviewed the above referenced subdivision and recommends approval of said subdivision with respect to water pollution and sewage disposal, provided that the City of Las Vegas commits to provide sewage service to said subdivision.

Please note that if the developer of this subdivision will disturb more than one acre, he/she is required to obtain coverage under NDEP's Construction Stormwater General Permit NVR100000. A Notice of Intent must be filed electronically and submitted with a \$200 fee prior to commencing any earth-disturbing activities at the site. Visit NDEP's Bureau of Water Pollution Control's website at:
http://ndep.nv.gov/bwpc/storm_cont03.htm for more information about this permit.

Sincerely,

Alexis Perkins
Technical Services Branch
Bureau of Water Pollution Control

cc:

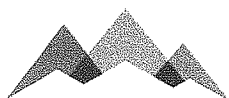
WALTER B. ROSS Southern Nevada Health District, Southern Nevada Health District, P.O. Box 3902 Las Vegas 89127

TRACY GETER Water Resources, So. Nevada Branch, 400 Shadow Lane, Ste #201 Las Vegas 89106

Engineer: GCW ENGINEERING 1555 S. Rainbow Blvd. Las Vegas, NV 89146

Developer Name: NP PALACE 2411 W Sahara Avenue Las Vegas, NV 89102

Control No. 10963



NEVADA DIVISION OF

ENVIRONMENTAL PROTECTION

STATE OF NEVADA

Department of Conservation & Natural Resources

Brian Sandoval, Governor
Leo M. Drozdoff, P.E., Director
David Emme, Administrator

October 18, 2016

WALTER B. ROSS
SOUTHERN NEVADA HEALTH DISTRICT
P.O. BOX 3902
LAS VEGAS NV 89127

**Re: Final Map-Palace Station
1 Lot in the City of Las Vegas, Nevada**

Dear Mr. ROSS:

The Nevada Division of Environmental Protection has reviewed the above referenced subdivision and hereby approves said subdivision with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law, provided that the City of Las Vegas commits to provide sewage service to said subdivision.

Please note that if the developer of this subdivision will disturb more than one acre, he/she is required to obtain coverage under NDEP's Construction Stormwater General Permit NVR100000. A Notice of Intent must be filed electronically and submitted with a \$200 fee prior to commencing any earth-disturbing activities at the site. Visit NDEP's Bureau of Water Pollution Control's website at:
http://ndep.nv.gov/bwpc/storm_cont03.htm for more information about this permit.

Sincerely,

Alexis Perkins
Technical Services Branch
Bureau of Water Pollution Control

cc:

STEVE GEBEKE the City of Las Vegas, Planning and Development
Services, 333 N. Rancho Dr, Fl. 3 Las Vegas 89106
TRACY GETER Water Resources, So. Nevada Branch, 400 Shadow Lane, Ste #201 Las Vegas 89106
Engineer: STANLEY CONSULTANTS 5820 S. EASTERN AVE, STE 200 LAS VEGAS, NV 89119
Developer Name: - - -, NV 99999

Control No. 10961

C I T Y O F L A S V E G A S
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: *DEPARTMENT OF PLANNING*

FMP-66854

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	DAVID KLEIN	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SID (DPW)	PATRICK MURPHY	DSC - 9 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	WSC- 3001 RONEBUS
FIRE COMMUNICATIONS	ERV KRAL	500 CASINO CENTER

SENT VIA COURIER "U.S." MAIL

SOUTHERN NEVADA HEALTH DISTRICT
LAS VEGAS VALLEY WATER DISTRICT
UNITED STATES POSTAL SERVICE

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT**

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**

09/19/16

FMP-66854 - FINAL MAP - PALACE STATION - APPLICANT/OWNER: NP PALACE, LLC - For possible action on a request for a Final Map Technical Review FOR A ONE-LOT COMMERCIAL SUBDIVISION at the southwest corner of Rancho Drive and West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

PLANNING SUPERVISOR: **STEVE GEBEKE** 229-4693



ADMINISTRATIVE

Comments Due: SEPTEMBER 29, 2016

NOTE: Final Maps (including Amended and Reversionary) are now being reviewed administratively and no longer go to the Planning Commission. As a part of this review, the Planning and Development Department will include a Condition of approval that required the applicant to submit this map for Final Map Technical Review (if necessary) prior to the Mylar being submitted for recordation. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **STEVE GEBEKE** (sgebeke@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Final Map
 Project Address (Location) Sahara Avenue and Teddy Drive
 Project Name Palace Station Remodel Proposed Use Casino / Hotel
 Assessor's Parcel #(s) SEE ADDITIONAL INFORMATION Ward # 1
 General Plan: existing SC proposed _____ Zoning: existing C-1 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 30.12+/- Lots/Units _____ Density _____
 Additional Information 162-08-502-002, 003, 006 thru 011, 162-08-505-004, 162-08-602-005

PROPERTY OWNER N P Palace LLC Contact Joe Haley
 Address 1505 S. Pavilion Center Drive Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89135
 E-mail Address jhaley@fertitta.com

APPLICANT N P Palace LLC Contact Joe Haley
 Address 1505 S. Pavilion Center Drive Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89135
 E-mail Address jhaley@fertitta.com

REPRESENTATIVE GCW, Inc. Contact Angie Scott
 Address 1555 S. Rainbow Boulevard Phone: (702) 804-2126 Fax: (702) 804-2126
 City Las Vegas State NV Zip 89101
 E-mail Address ascott@gcwengineering.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.

Property Owner Signature* Matthew Heinhold

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

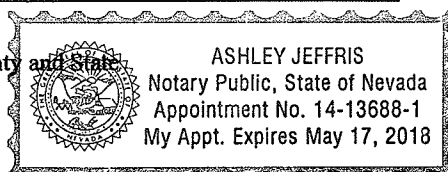
Print Name Matthew Heinhold **

Subscribed and sworn before me

This 15th day of September, 20 16.

Angie Scott

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # FMP-66854
 Meeting Date: N/A
 Total Fee: 750.00
 Date Received: 9/20/16
 Received By: M Rex

*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.

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



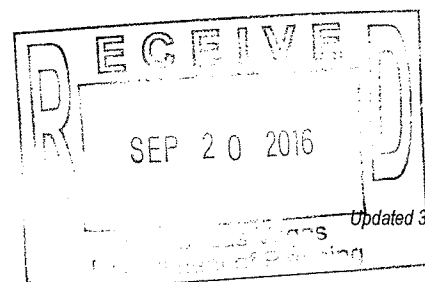
DEPARTMENT OF PLANNING

FINAL MAP APPLICATION CHECKLIST

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

A. Final Map Contents

- ☒ 1. Name of proposed subdivision (which should include designation as a condominium, townhouse, residential planned development or commercial subdivision, if applicable).
- ☒ 2. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☒ 3. Identification of adjoining properties.
- ☒ 4. A survey analysis sufficient to delineate boundary controlling monuments.
- ☒ 5. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ 6. Existing and proposed street right of way widths and corner radii.
- ☒ 7. A reproduction of the approved tentative map showing all proposed addresses for the tentative map.
- N/A ☐ 8. A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.
- ☒ 9. Locations and widths of existing and proposed utility rights of way and easements.
- N/A ☐ 10. Locations and widths of existing and proposed irrigation or drainage ditch rights of way and easements.
- ☒ 11. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ 12. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.
- N/A ☐ 13. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- N/A ☐ 14. Areas of unobstructed vision at intersections, as described in LVMC 19.02.
- ☒ 15. Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- N/A ☐ 16. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.



B. Required Certifications

In addition to any other certifications required by State law, the following certifications shall appear on the title sheet of the final map. Copies of required certificate format are presented in Appendix E of the Unified Development Code.

- ☒ 1. Certificate of ownership and easement dedication. All final maps shall contain a certificate of ownership and easement dedication, dedicating easements and rights of way for alleys, streets, highways or other public ways as shown on the map.
- ☒ 2. Certificate of land surveyor. All final maps shall be signed and sealed by the professional land surveyor who was responsible for the survey.
- ☒ 3. Certificate of City Engineer or City Surveyor. All final maps shall be certified by the City Engineer or City Surveyor stating that the final map is technically correct and complies with City standards.
- ☒ 4. Certificate of Clark County District Board of Health. All final maps shall be certified by the Clark County District Board of Health that they comply with all requirements relating to wastewater disposal, water pollution, water quality and water supply and that they are predicated upon plans for public/private potable water supply and community/individual wastewater system.
- ☒ 5. Certificate of Water Resources Division. All final maps shall be certified by the Division of Water Resources of the State Department of Conservation and Natural Resources as to their compliance with all water quantity requirements.
- ☒ 6. Certificate of Director of Department of Planning/Planning Commission approval. All final maps shall be certified by the Director as to compliance with the approved tentative map, all applicable regulations and all conditions imposed upon the final map. No final map shall be filed with the County Recorder until it has been certified by the Director that he or she (or the Planning Commission) has approved the final map and accepted all rights of way, easements or parcels for public dedication.
- ☒ 7. Certificate of easement recipients.
- ☒ 8. Certificate of acknowledgment.

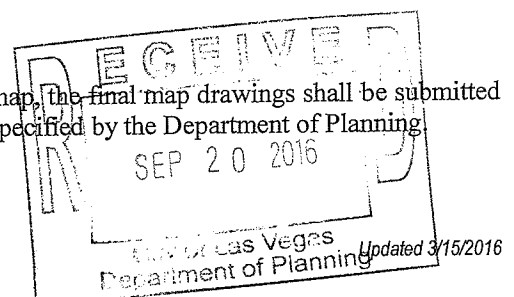
C. Supplemental Requirements

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

- N/A ☐ 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- N/A ☐ 2. A copy of the deed attesting to the current ownership of the property.
- N/A ☐ 3. A statement from the Title Company which complies with the requirements of NRS Chapters 278 and 116 listing the names of the current owners of record of the land and the holders or record of a security interest in the land and the written consent of each.
- N/A ☐ 4. A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

D. Final Map Drawings

Following all required final revisions and before the Director signs the final map, the final map drawings shall be submitted at a scale of one (1) inch equals two hundred (200) feet or a digital format as specified by the Department of Planning.



[Return to previous page](#)

Search Results

Application : 66151 - CIVIL IMPROVEMENT PLANS (L-CIVIL)

Key Number 603018

Status Bond Estimate Completed

Application Added 08/09/2016

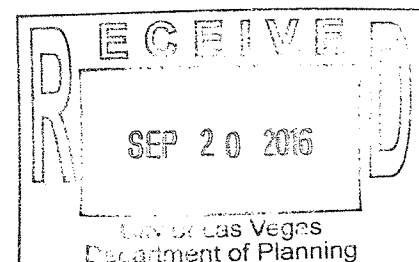
Project Name PALACE STATION EXPANSION PHASE 1A

Parcel 16208502011

Location 2550 S. RANCHO /TEDDY / SAHARA

Project Description Civil Plans SDR-64875 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-64780, ZON-64871, SUP-64872, SUP-64873 AND SUP-64874 - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC - For possible action on a request for a Site Development Plan Review FOR A 176,693 SQUARE-FOOT EXPANSION OF AN EXISTING HOTEL/CASINO INCLUDING A NEW 335-FOOT TALL HOTEL TOWER, EXTERIOR FAÇADE IMPROVEMENTS, PARKING AND LANDSCAPING ENHANCEMENTS, AND A CENTRAL UTILITY PLANT on 30.05 acres at 2411 West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64706].

Applicant		Review Info		Inspection Status		Project Info	
1		Contact PALACE STATION HOTEL & CASINO					
2		LOCHSA ENGINEERING					
Disclaimer: This information is prepared as an informational service only and should not be relied upon as an official record. For official records and actions, please contact the city of Las Vegas Land Development Department at (702) 229-6371.							



NP PALACE LLC

[Q New Search](#)
(CorpSearch.aspx)

[Printer Friendly](#)

[\\$ Calculate List Fees](#)

(FeeDetails.aspx?)

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253d%253d)

Business Entity Information			
Status:	Active	File Date:	8/9/2010
Type:	Domestic Limited-Liability Company	Entity Number:	E0382952010-0
Qualifying State:	NV	List of Officers Due:	8/31/2017
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20101605503	Business License Exp:	8/31/2017

Additional Information	
Central Index Key:	

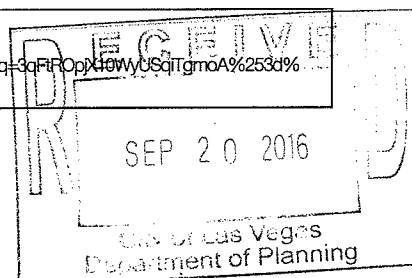
Registered Agent Information			
Name:	STATION CASINOS LLC	Address 1:	1505 S PAVILION CENTER DR
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89135
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

View all business entities under this registered agent (RACorps.aspx?fsnain=CEGWagJ201NkPhrR6k1A6w%253d%253d&RAName=STATION+CASINOS+LLC)

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

☒ 0 Officers ☐ Include Inactive Officers			
Managing Member - STATION CASINOS LLC			
Address 1:	1505 SOUTH PAVILION CENTER DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	

☒ Actions\Amendments
Click here to view 9 actions\amendments associated with this company (corpActions.aspx?x8nvq=3qFtROpJX10WyUSqITgmoA%253d%253d&CorpName=NP+PALACE+LLC)



STATION CASINOS LLC

[Q New Search](#)
(CorpSearch.aspx)

Printer Friendly

\$ Calculate List Fees
(FeeDetails.aspx?ctok=dYeWp%
252fMqZJT17IL5vW9zg%
253d%253d)

Business Entity Information

Status:	Active	File Date:	8/9/2010
Type:	Domestic Limited-Liability Company	Entity Number:	E0382932010-8
Qualifying State:	NV	List of Officers Due:	8/31/2017
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20101605471	Business License Exp:	8/31/2017

Additional Information

Central Index Key:	
---------------------------	--

Registered Agent Information

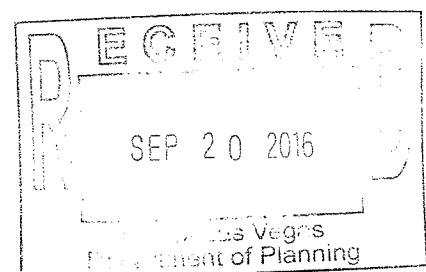
Name:	STATION CASINOS LLC	Address 1:	1505 S PAVILION CENTER DR
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89135
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		
View all business entities under this registered agent (RACorps.aspx?fsnain=CEGWagl201NkPhrR6k1A6w%253d%253d&RAName=STATION+CASINOS+LLC)			

Financial Information

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

☒ 0 Officers

☐ Include Inactive Officers



Entity Details - Secretary of State, Nevada

Manager - ROBERT A CASHELL, JR.			
Address 1:	1505 SOUTH PAVILION CENTER DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	
Manager - LORENZO J FERTITTA			
Address 1:	1505 SOUTH PAVILION CENTER DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	
Manager - FRANK J. FERTITTA, III			
Address 1:	1505 SOUTH PAVILION CENTER DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	
Manager - ROBERT E LEWIS			
Address 1:	1505 SOUTH PAVILION CENTER DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	
Manager - DR. JAMES E NAVE, D.V.M.			
Address 1:	1505 SOUTH PAVILION CENTER DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	

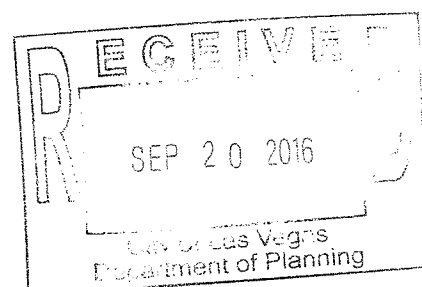
Actions\Amendments
Click here to view 12 actions\amendments associated with this company (corpActions.aspx?x8nvq=dYelWp%252fMqZJT171L5W9zg%253d%253d&CorpName=STATION+CASINOS+LLC)

Security error messages: Customers using older browsers with incompatible security settings may receive error messages. Users of Windows XP or Vista should use Chrome or Firefox instead of Internet Explorer. Others should use the latest browser that is compatible with TLS 1.1 and TLS 1.2 security.

[Information Center \(/index.aspx?page=2\)](/index.aspx?page=2) | [Election Center \(/index.aspx?page=3\)](/index.aspx?page=3) | [Business Center \(/index.aspx?page=4\)](/index.aspx?page=4) | [Licensing Center](/index.aspx?page=68)

[\(/index.aspx?page=5\)](/index.aspx?page=5) | [Securities Center \(/index.aspx?page=6\)](/index.aspx?page=6) | [Online Services \(/index.aspx?page=7\)](/index.aspx?page=7) | [Contact Us \(/index.aspx?page=68\)](/index.aspx?page=68) |

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[Sitemap \(/index.aspx?page=210\)](/index.aspx?page=210)



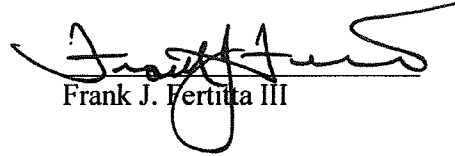
AFFIDAVIT OF FRANK J. FERTITTA III

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

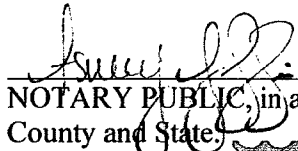
I, FRANK J. FERTITTA III, who after being first duly sworn, deposes and states
as follows:

1. Affiant is the Chief Executive Officer of Station Casinos LLC ("Station Casinos"); and
2. NP Palace LLC ("Palace") is a wholly owned subsidiary of Station Casinos; and
3. Matthew L. Heinhold ("Heinhold") is the duly appointed Senior Vice President and Secretary of Palace, and, in such capacity, Heinhold is duly authorized to sign City of Las Vegas land use applications and other similar documents concerning real property owned by Palace.

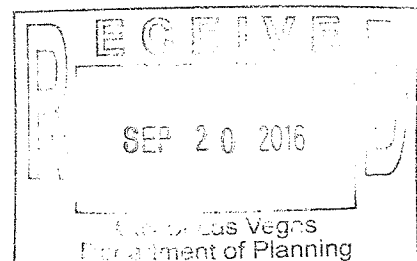
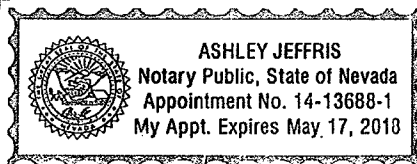
FURTHER AFFIANT SAYETH NAUGHT.


Frank J. Fertitta III

SUBSCRIBED AND SWORN to before me
this 26th day of May, 2016



NOTARY PUBLIC, in and for said
County and State.



Inst #: 201106170002659
Fees: \$27.00 N/C Fee: \$0.00
RPTT: \$0.00 Ex: #011
06/17/2011 09:45:30 AM
Receipt #: 816083
Requestor:
NEVADA TITLE COMPANY
Recorded By: EAH Pgs: 16
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN(s): 162-08-502-002
162-08-502-003
162-08-502-006
162-08-502-007
162-08-502-008
162-08-502-009
162-08-502-010
162-08-502-011
162-08-505-004
162-08-602-005

16-2

WHEN RECORDED RETURN TO:

NP Palace LLC
c/o David A. Lamb
Milbank, Tweed, Hadley & McCloy LLP
601 S. Figueroa Street
30th Floor
Los Angeles, California 90017

MAIL TAX STATEMENTS TO:

NP Palace LLC
1505 South Pavilion Center Drive
Las Vegas, Nevada 89135
Attention: General Counsel

I, THE UNDERSIGNED, HEREBY AFFIRM THAT THE ATTACHED DOCUMENT, INCLUDING ANY EXHIBITS, HEREBY SUBMITTED FOR RECORDING DOES NOT CONTAIN THE PERSONAL INFORMATION OF ANY PERSON OR PERSONS. (PER NRS 239B.030).

GRANT, BARGAIN, SALE DEED

(Palace Station Hotel & Casino)

THIS INDENTURE WITNESSETH: That FCP PROPCO, LLC, a Delaware limited liability company, as successor by merger to Palace PropCo, LLC, a Delaware limited liability company ("Grantor"), FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to NP PALACE LLC, a Nevada limited liability company, whose mailing address is 1505 South Pavilion Center Drive, Las

SEP 20 2016

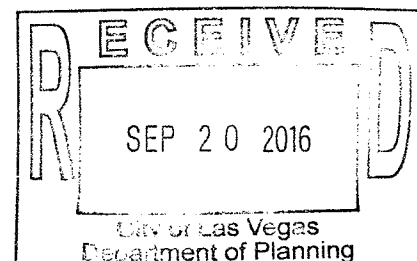
Vegas, Nevada 89135, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN;

Together with all buildings, improvements and fixtures located thereon and all rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise pertaining thereto, including, all right, title and interest of Grantor in and to adjacent streets, alleys, easements and rights of way (the "**Property**"); and

Subject to non-delinquent current taxes and assessments, reservations in patents, water rights, and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record on the date this Grant, Bargain, Sale Deed is recorded as they may lawfully affect the Property.

[SIGNATURE PAGE FOLLOWS]



WITNESS my hand this 16 day of June, 2011.

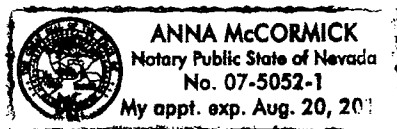
FCP PROPCO, LLC,
a Delaware limited liability company

By: Thomas M. Friel
Name: Thomas M. Friel
Its: President

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on June 10, 2011 by Thomas M. Friel as President of FCP PROPCO, LLC.



Anna McCormick
(Signature of Notarial Officer)

Aug. 20, 2011
(Seal, if any)

Signature Page to Grant, Bargain, Sale Deed – Palace Station Hotel & Casino

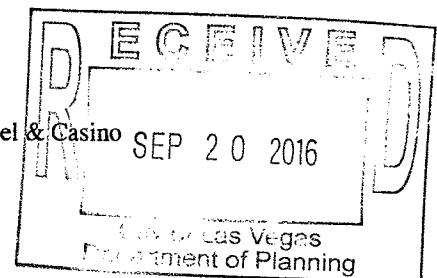


Exhibit "A" to Grant, Bargain, Sale Deed
(Palace Station Hotel & Casinos)

LEGAL DESCRIPTION

PARCEL ONE (1): (APN:162-08-502-007)

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

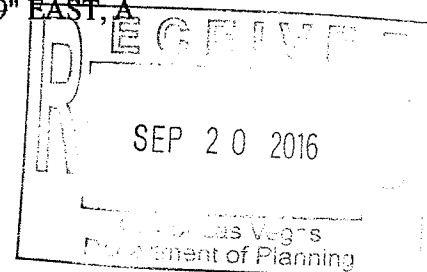
THE SOUTH 150 FEET OF THE NORTH 375 FEET OF THE WEST 245 FEET OF THE EAST 275 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. AND M.

(THE ABOVE LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED NOVEMBER 19, 2007 IN BOOK 20071119 AS DOCUMENT NO. 03685 OF OFFICIAL RECORDS)

PARCEL TWO (2): (APN: 162-08-502-011)

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 0°25'21" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 448.36 FEET; THENCE NORTH 89°34'39" WEST, A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A CURVE NORMAL TO SAID LINE, HAVING A RADIUS OF 500.00 FEET AND CONCAVE NORTHWESTERLY; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 106.51 FEET AND SUBTENDING AN ANGLE OF 12°12'18" TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE, AN ARC DISTANCE OF 199.84 FEET AND SUBTENDING AN ANGLE OF 22°54'01"; THENCE TANGENT TO SAID CURVE SOUTH 35°31'40" WEST A DISTANCE OF 652.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 23.56 FEET AND SUBTENDING AN ANGLE OF 90°00'00"; THENCE TANGENT TO SAID CURVE NORTH 54°28'20" WEST, A DISTANCE OF 374.46 FEET; THENCE NORTH 35°31'40" EAST A DISTANCE OF 407.95 FEET; THENCE NORTH 69°45'14" EAST, A DISTANCE OF 483.95 FEET; THENCE SOUTH 89°26'29" EAST, A DISTANCE OF 95.00 FEET TO THE TRUE POINT OF BEGINNING.



EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JANUARY 27, 1976 IN BOOK 590 OF OFFICIAL RECORDS AS DOCUMENT NO. 549029.

TOGETHER WITH THAT PORTION OF RANCHO DRIVE AND KINGS WAY AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED JANUARY 9, 2003 IN BOOK 20030109 AS DOCUMENT NO. 02446 OF OFFICIAL RECORDS

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED MARCH 31, 2003 IN BOOK 20030331 AS DOCUMENT NO. 04536 OF OFFICIAL RECORDS.)

PARCEL TWO-A (2-A): (APN: 162-08-502-011)

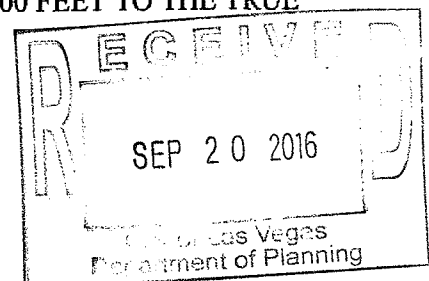
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 0°25'21" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 75.00 FEET TO A POINT; THENCE NORTH 89°26'29" WEST, PARALLEL TO THE NORTH LINE OF SECTION 8, A DISTANCE OF 274.82 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO CHICAGO TITLE INSURANCE COMPANY BY DEED RECORDED MAY 6, 1974 AS DOCUMENT NO. 382176, CLARK COUNTY, NEVADA RECORDS; THENCE SOUTH 0°25'21" WEST A DISTANCE OF 435.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 56°01'54" WEST A DISTANCE OF 381.07 FEET TO A POINT; THENCE NORTH 69°45'14" EAST ALONG THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL LEASED TO MINI-PRICE MOTOR INN, INC., AS EVIDENCED BY A MEMORANDUM OF LEASE RECORDED SEPTEMBER 6, 1973 AS DOCUMENT NO. 320951, CLARK COUNTY NEVADA RECORDS, A DISTANCE OF 483.95 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 71°46'27" WEST A DISTANCE OF 145.30 FEET TO THE TRUE POINT OF BEGINNING.

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED MARCH 31, 2003 IN BOOK 20030331 AS DOCUMENT NO. 04536 OF OFFICIAL RECORDS.)

PARCEL THREE (3): (APN: 162-08-502-010)

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF SECTION 8,; THENCE SOUTH 0°25'21" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 448.36 FEET TO A POINT; THENCE NORTH 89°34'39" WEST A DISTANCE OF 30.00 FEET TO THE TRUE



POINT OF BEGINNING; THENCE NORTH 0°25'21" EAST ALONG THE WEST LINE OF THE EAST 30 FEET OF SAID SECTION 8 A DISTANCE OF 72.86 FEET TO THE SOUTH LINE OF THE NORTH 375 FEET OF SAID SECTION 8; THENCE NORTH 89°26'29" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 245.00 FEET TO A POINT; THENCE SOUTH 0°25'21" WEST A DISTANCE OF 135.00 FEET TO THE NORTHWEST (NW) CORNER OF THAT CERTAIN PARCEL DESCRIBED IN MEMORANDUM OF LEASE MODIFICATION BETWEEN TEDDY RICH ENTERPRISES AND MINI-PRICE MOTOR INN, INC., RECORDED NOVEMBER 25, 1975 AS DOCUMENT NO. 532691, CLARK COUNTY RECORDS; THENCE SOUTH 71°46'27" EAST A DISTANCE OF 145.30 FEET TO A POINT; THENCE SOUTH 89°26'29" EAST A DISTANCE OF 95.00 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 500 FEET, (A RADIAL TO SAID POINT BEARS SOUTH 77°22'21" EAST 500 FEET), SUBTENDING A CENTRAL ANGLE OF 12°12'18" AN ARC DISTANCE OF 106.51 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF RANCHO DRIVE AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED JANUARY 9, 2003 IN BOOK 20030109 AS DOCUMENT NO. 02446 OF OFFICIAL RECORDS

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED MARCH 31, 2003 IN BOOK 20030331 AS DOCUMENT NO. 04538 OF OFFICIAL RECORDS.)

PARCEL FOUR (4): (APN: 162-08-502-003)

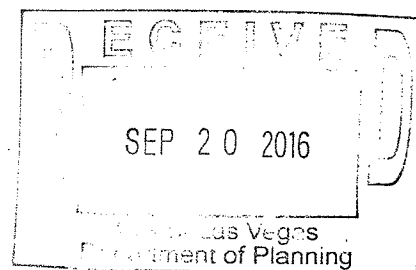
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 100 FEET OF THE EAST 275 FEET OF THE NORTH 225 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE NORTH 75 FEET AS CONVEYED TO THE STATE OF NEVADA IN DEED RECORDED NOVEMBER 9, 1964 AS DOCUMENT NO. 469888, CLARK COUNTY, NEVADA RECORDS.

(THE ABOVE LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED NOVEMBER 19, 2007 IN BOOK 20071119 AS DOCUMENT NO. 03685 OF OFFICIAL RECORDS)

PARCEL FIVE (5): (APN: 162-08-502-006)



A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 00°25'21" WEST, ALONG THE EAST LINE OF SAID SECTION 8, 75.00 FEET; THENCE NORTH 89°26'29" WEST, PARALLEL TO AND 75.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 8, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAHARA AVENUE, 400.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°33'31" WEST, 522.53 FEET; THENCE SOUTH 56°01'54" WEST, 226.75 FEET; THENCE NORTH 54°28'20" WEST 113.38 FEET; THENCE NORTH 35°31'40" EAST, 49.22 FEET; THENCE NORTH 00°33'31" EAST, 545.73 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAHARA AVENUE; THENCE SOUTH 89°26'29" EAST, ALONG SAID RIGHT-OF-WAY LINE, 251.51 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LAS VEGAS, NEVADA BY THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED JANUARY 7, 2003 IN BOOK 20030107 AS DOCUMENT NO. 01536 OF OFFICIAL RECORDS.

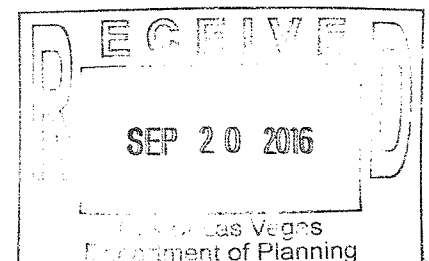
(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED MARCH 31, 2003 IN BOOK 20030331 AS DOCUMENT NO. 04537 OF OFFICIAL RECORDS.)

PARCEL FIVE-A (5-A): (APN: 162-08-502-006)

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 00°25'21" WEST ALONG THE EAST LINE OF SAID SECTION 8, 75.00 FEET; THENCE NORTH 89°26'29" WEST, PARALLEL TO AND 75.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 8, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAHARA AVENUE, 275.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°25'21" WEST 435.31 FEET; THENCE SOUTH 56°01'54" WEST, 153.89 FEET; THENCE NORTH 00°33'31" EAST, 522.53 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SAHARA AVENUE; THENCE SOUTH 89°26'29" EAST ALONG SAID RIGHT-OF-WAY LINE, 125.75 FEET TO THE TRUE POINT OF BEGINNING.

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED MARCH 31, 2003 IN BOOK 20030331 AS DOCUMENT NO. 04537 OF OFFICIAL RECORDS.)

PARCEL SIX (6): (APN: 162-08-505-004)



A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER (NEVADA 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE NORTH 89°26'29" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4), 1268.32 FEET; THENCE SOUTH 00°33'31" WEST, 930.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF KINGS WAY; THENCE NORTH 89°26'29" WEST, 40.00 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH (RADIUS POINT BEARS SOUTH 00°33'31" WEST) HAVING A RADIUS OF 286.00 FEET; THENCE TURNING LEFT ALONG THE ARC OF SAID CURVE 40.13 FEET THROUGH A CENTRAL ANGLE OF 08°02'20" TO A NON TANGENT POINT (RADIAL LINE BEARS SOUTH 07°28'52" EAST) ; THENCE DEPARTING SAID RIGHT OF WAY SOUTH 00°33'31" WEST, 353.19 FEET; THENCE SOUTH 89°26'29" EAST, 216.48 FEET; THENCE SOUTH 54°28'20" EAST, 274.68 FEET; THENCE NORTH 35°31'40" EAST, 303.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF KINGS WAY; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 54°28'20" WEST, 421.65 FEET TO A POINT OF CURVATURE OF A 130.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST; THENCE LEFT ALONG THE ARC OF SAID CURVE, 79.34 FEET THROUGH A CENTRAL ANGLE OF 34°58'09"; THENCE NORTH 89°26'29" WEST, 115.20 FEET TO THE POINT OF BEGINNING.

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED OCTOBER 23, 2003 IN BOOK 20031023 AS DOCUMENT NO. 00650 OF OFFICIAL RECORDS.)

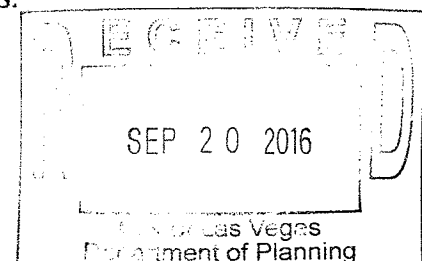
TOGETHER WITH THAT PORTION VACATED BY ORDER OF VACATION RECORDED JANUARY 9, 2003 IN BOOK 20030109 AS DOCUMENT NO. 02446 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY GRANT DEED RECORDED MARCH 7, 2003 IN BOOK 20030307 AS DOCUMENT NO. 01943 OF OFFICIAL RECORDS

FURTHER EXCEPTING THEREFROM SAID LAND, THAT PORTION LYING SOUTHWEST OF TEDDY DRIVE AS IT CURRENTLY EXISTS.

PARCEL SEVEN (7): (APN: 162-08-502-008)

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:



COMMENCING AT THE NORTHEAST CORNER (NE COR.) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.,

THENCE NORTH 89°26'29" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE ¼), A DISTANCE OF 1268.32 FEET TO A POINT;

THENCE SOUTH 0°33'31" WEST A DISTANCE OF 365.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 0°33'31" WEST A DISTANCE OF 205.00 FEET TO A POINT;

THENCE SOUTH 89°26'29" EAST A DISTANCE OF 150.00 FEET TO A POINT;

THENCE NORTH 0°33'31" EAST A DISTANCE OF 205.00 FEET TO A POINT;

THENCE NORTH 89°26'29" WEST A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING.

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED JUNE 2, 1993 IN BOOK 930602 AS DOCUMENT NO. 00143 OF OFFICIAL RECORDS.)

PARCEL EIGHT (8): (APN: 162-08-502-002)

BEING A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8;

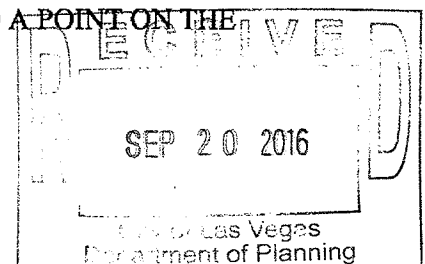
THENCE SOUTH 0°25'21" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 75.00 FEET TO A POINT;

THENCE NORTH 89°26'29" WEST PARALLEL TO THE NORTH LINE OF SECTION 8, A DISTANCE OF 652.26 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0°33'31" WEST A DISTANCE OF 200.00 FEET TO A POINT;

THENCE NORTH 89°26'29" WEST A DISTANCE OF 160.00 FEET TO A POINT;

THENCE NORTH 0°33'31" EAST A DISTANCE OF 200.00 FEET TO A POINT ON THE SOUTH LINE OF SAHARA AVENUE (150 FEET WIDE);



THENCE SOUTH 89°26'29" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 160.00 FEET TO THE TRUE POINT OF BEGINNING.

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED JUNE 2, 1993 IN BOOK 930602 AS DOCUMENT NO. 00143 OF OFFICIAL RECORDS.)

PARCEL NINE (9): (APN: 162-08-502-009)

BEING A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., CITY OF LAS VEGAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 8;

THENCE NORTH 89°26'29" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 8, A DISTANCE OF 1268.32 FEET TO A POINT;

THENCE SOUTH 0°33'31" WEST, A DISTANCE OF 570.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0°33'31" WEST, A DISTANCE OF 300.00 FEET TO A POINT;

THENCE SOUTH 89°26'29" EAST, A DISTANCE OF 115.20 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 190.00 FEET AND SUBTENDING A CENTRAL ANGLE 34°58'09";

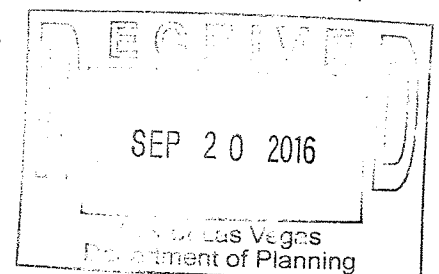
THENCE ALONG SAID CURVE AN ARC LENGTH, A DISTANCE OF 115.96 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 54°28'20" EAST, A DISTANCE OF 270.34 FEET TO A POINT;

THENCE NORTH 35°31'40" EAST, A DISTANCE OF 407.95 FEET TO A POINT;

THENCE NORTH 54°28'20" WEST, A DISTANCE OF 270.34 FEET TO A POINT;

THENCE NORTH 89°26'29" WEST, A DISTANCE OF 457.91 FEET TO THE TRUE POINT OF BEGINNING.



(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED JUNE 2, 1993 IN BOOK 930602 AS DOCUMENT NO. 00143 OF OFFICIAL RECORDS.)

TOGETHER WITH THAT PORTION VACATED BY ORDER OF VACATION RECORDED JANUARY 9, 2003 IN BOOK 20030109 AS DOCUMENT NO. 02446 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS BY GRANT DEED RECORDED MARCH 7, 2003 IN BOOK 20030307 AS DOCUMENT NO. 01943 OF OFFICIAL RECORDS.

PARCEL NINE-A (9-A): (APN: 162-08-502-009)

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF SAID SECTION 8;

THENCE SOUTH 0°25'21" WEST ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 75.00 FEET TO A POINT;

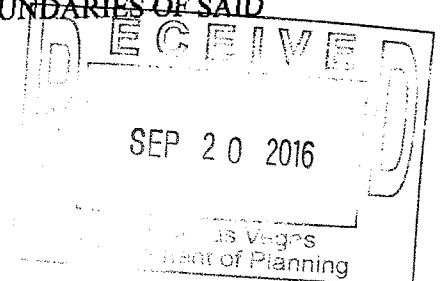
THENCE NORTH 89°26'29" WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 652.26 FEET TO A POINT BEING THE NORTHEAST (NE) CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO RICHFIELD DEVELOPMENT COMPANY, BY DEED RECORDED SEPTEMBER 30, 1976, AS DOCUMENT NO. 624524, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE SOUTH 0°33'31" WEST ALONG THE EAST LINE OF SAID RICHFIELD DEVELOPMENT CO. PARCEL, A DISTANCE OF 200.00 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0°33'31" WEST, A DISTANCE OF 345.73 FEET TO A POINT;

THENCE SOUTH 35°31'40" WEST, A DISTANCE OF 49.22 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO ROBERT RISHLING, ET AL, BY DEED RECORDED SEPTEMBER 2, 1969 AS DOCUMENT NO. 782497, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE ALONG THE NORTHEASTERLY AND NORTHERLY BOUNDARIES OF SAID RISHLING PARCEL THE FOLLOWING TWO COURSES:



NORTH 54°28'20" WEST, A DISTANCE 156.96 FEET TO A POINT;

THENCE NORTH 89°26'29" WEST A DISTANCE OF 307.91 FEET TO A POINT BEING THE SOUTHEAST (SE) CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO DEXTER ENTERPRISES, INC., BY DEED RECORDED AUGUST 3, 1970 AS DOCUMENT NO. 41508, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE NORTH 00°33'31" EAST ALONG THE EAST LINE OF SAID DEXTER ENTERPRISES PARCEL, A DISTANCE OF 205.00 FEET TO A POINT BEING THE NORTHEAST (NE) CORNER THEREOF; THENCE NORTH 89°26'29" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 150.00 FEET TO A POINT IN THE EAST LINE OF RICHFIELD VILLAGE UNIT NO. 1, AS DELINEATED IN BOOK 5, PAGE 80, OF SUBDIVISION PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE NORTH 0°33'31" EAST ALONG SAID EAST LINE, A DISTANCE OF 40.00 FEET TO A POINT IN THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO BANK OF NEVADA, BY DEED RECORDED APRIL 2, 1974, AS DOCUMENT NO. 372937, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

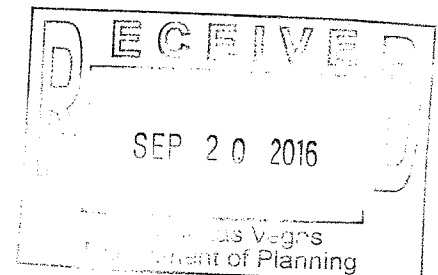
THENCE SOUTH 89°26'29" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 150.00 FEET TO A POINT BEING THE SOUTHEAST (SE) CORNER THEREOF; THENCE NORTH 0°33'31" EAST ALONG THE EAST LINE OF SAID BANK OF NEVADA PARCEL AND NORTHERLY EXTENSION THEREOF, A DISTANCE OF 250.00 FEET TO A POINT BEING THE NORTHEAST (NE) CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO RICHFIELD DEVELOPMENT COMPANY, BY DEED RECORDED MAY 6, 1965 AS DOCUMENT NO. 502743, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SAID POINT ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAHARA AVENUE (150.00 FEET WIDE),

THENCE SOUTH 89°26'29" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 304.74 FEET TO A POINT BEING THE NORTHWEST (NW) CORNER OF THE AFOREMENTIONED RICHFIELD DEVELOPMENT COMPANY PARCEL;

THENCE SOUTH 0°33'31" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 200.00 FEET TO A POINT BEING THE SOUTHWEST (SW) CORNER OF SAID PARCEL;

THENCE SOUTH 89°26'29" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 160.00 FEET TO THE TRUE POINT OF BEGINNING.

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED JUNE 2, 1993 IN BOOK 930602 AS DOCUMENT NO. 00143 OF OFFICIAL RECORDS.)

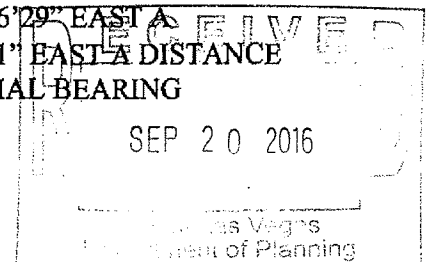


EXCEPTING THEREFROM THAT PORTION GRANTED TO CITY OF LAS VEGAS BY GRANT DEED RECORDED OCTOBER 31, 2000 IN BOOK 20001031 AS DOCUMENT NO. 02465.

PARCEL TEN (10): (APN: 162-08-602-005)

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M., IN THE CITY OF LAS VEGAS, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER (NE COR.) OF SAID SECTION 8; THENCE NORTH 89°26'29" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 1268.12 FEET; THENCE SOUTH 00°33'31" WEST ALONG THE EAST LINE OF TEDDY DRIVE (80.00 FEET WIDE) A DISTANCE OF 870.00 FEET; THENCE SOUTH 89°26'29" EAST A DISTANCE OF 115.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 190.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 34°58'09"; THENCE SOUTHEASTERLY AND TO THE RIGHT ALONG SAID CURVE AN ARC LENGTH DISTANCE OF 115.96 FEET TO A TANGENT POINT; THENCE SOUTH 54°28'20" EAST A DISTANCE OF 421.65 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 54°28'20" EAST A DISTANCE OF 288.15 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF AND SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 8; THENCE NORTH 89°10'31" WEST ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) THEREOF A DISTANCE OF 46.40 FEET, SAID POINT BEING 155.00 FEET DISTANT FROM THE CENTERLINE OF INTERSTATE HIGHWAY NO. 15, MEASURED AT RIGHT ANGLES; THENCE SOUTH 35°31'40" WEST AND PARALLEL WITH THE CENTERLINE OF SAID INTERSTATE HIGHWAY NO. 15 AND 165 FEET EQUIDISTANT THEREFROM A DISTANCE OF 1228.35 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 8; THENCE SOUTH 01°42'22" EAST ALONG SAID WEST LINE A DISTANCE OF 66.11 FEET, SAID POINT BEING 125.00 FEET DISTANT FROM THE CENTERLINE OF SAID INTERSTATE HIGHWAY NO. 15; THENCE SOUTH 35°31'40" WEST AND PARALLEL WITH THE CENTERLINE OF SAID INTERSTATE HIGHWAY NO. 15, AND 125.00 FEET EQUIDISTANT THEREFROM A DISTANCE OF 189.74 FEET; THENCE NORTH 89°26'29" WEST A DISTANCE OF 165.33 FEET TO THE MOST SOUTHEAST CORNER (SE COR.) OF RICHFIELD VILLAGE UNIT NO. 4-A (BOOK 7, PAGE 78); THENCE NORTH 00°33'31" EAST A DISTANCE OF 128.50 FEET; THENCE SOUTH 89°26'29" EAST A DISTANCE OF 58.65 FEET; THENCE NORTH 00°33'31" EAST A DISTANCE OF 338.00 FEET TO A POINT; THENCE SOUTH 89°26'29" EAST A DISTANCE OF 82.60 FEET TO A POINT; THENCE NORTH 00°33'31" EAST A DISTANCE OF 411.51 FEET TO A NON-RADIAL POINT ON A CURVE, A RADIAL BEARING



THROUGH SAID POINT BEARS SOUTH 28°01'57" WEST; THENCE FROM A TANGENT BEARING SOUTH 61°58'03" EAST TO THE RIGHT ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 167.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 07°29'43", AN ARC LENGTH DISTANCE OF 21.85 FEET TO A TANGENT POINT; THENCE SOUTH 54°28'20" EAST A DISTANCE OF 81.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 130.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 90°00'00"; THENCE EASTERLY AND TO THE LEFT ALONG SAID CURVE AN ARC LENGTH DISTANCE OF 204.20 FEET TO A TANGENT POINT; THENCE NORTH 35°31'40" EAST A DISTANCE OF 660.00 FEET TO THE TRUE POINT OF BEGINNING.

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED JUNE 2, 1993 IN BOOK 930602 AS DOCUMENT NO. 00143 OF OFFICIAL RECORDS.)

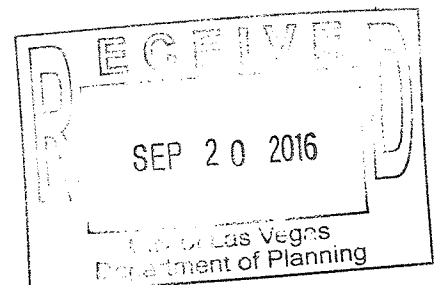
AND ALSO FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO CLIFTON K. CONK BY DEED RECORDED MAY 25, 1972 IN BOOK 234 OF OFFICIAL RECORDS AS DOCUMENT NO. 193013.

TOGETHER WITH THAT PORTION OF LAND VACATED BY DOCUMENT RECORDED JANUARY 9, 2003 IN BOOK 20030109 AS DOCUMENT NO. 02446 OF OFFICIAL RECORDS.

AND FURTHER EXCEPTING THEREFROM SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY GRANT DEED RECORDED MARCH 7, 2003 IN BOOK 20030307 AS DOCUMENT NO. 01943 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND LYING SOUTHWESTERLY OF TEDDY DRIVE AS IT NOW EXISTS.

ALSO EXCEPTING ANY STATE, COUNTY, OR CITY ROADS THAT MAY EXIST ON SAID LAND.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a. <u>162-08-502-002</u>	f. <u>162-08-502-009</u>
b. <u>162-08-502-003</u>	g. <u>162-08-502-010</u>
c. <u>162-08-502-006</u>	h. <u>162-08-502-011</u>
d. <u>162-08-502-007</u>	i. <u>162-08-505-004</u>
e. <u>162-08-502-008</u>	j. <u>162-08-602-005</u>

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. a. Total Value/Sales Price of Property \$N/A
b. Deed in Lieu of Foreclosure Only (value of property) (N/A)
c. Transfer Tax Value: \$N/A
d. Real Property Transfer Tax Due \$N/A

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section (11)
b. Explain Reason for Exemption: The real property is being conveyed to Grantee in order to make effective the joint plan of reorganization of Station Casinos, Inc. and its Affiliated Debtors that was confirmed by entered order of the United States Bankruptcy Court in Case No. BK-09-52477 (Jointly Administered BK 09-52470 through BK 09-52487 and BK 10-50381) pending in the District of Nevada Docket No. 2039.

5. Partial Interest: Percentage being transferred: N/A

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 see attached signature page

Capacity _____

Signature see attached signature page

Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: FCP PROPCO, LLC
Address: 1505 South Pavilion Drive
City: Las Vegas
State: Nevada Zip 89135

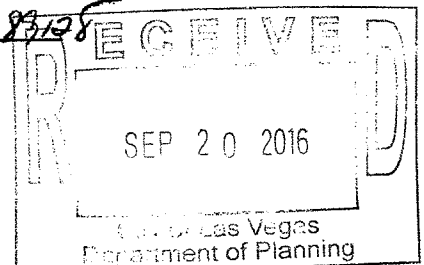
BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: NP PALACE LLC
Address: 1505 South Pavilion Drive
City: Las Vegas
State: Nevada Zip 89135

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

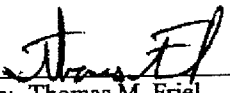
Print Name: Nevada Title Company Escrow #: 06-11-00898
Address: 2500 N. Buffalo #1500
City: Las Vegas State: NV Zip 89128

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



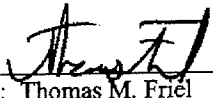
SELLER (GRANTOR)

FCP PROPCO, LLC,
a Delaware limited liability company

By: 
Name: Thomas M. Friel
Its: ~~Authorized Signatory~~ President

BUYER (GRANTEE)

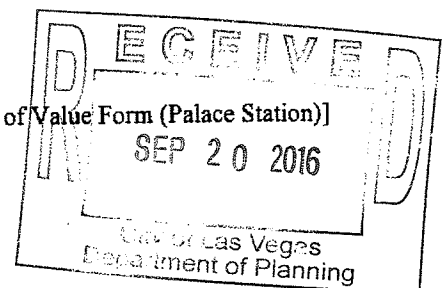
NP PALACE LLC,
a Nevada limited liability company

By: 
Name: Thomas M. Friel
Its: Senior Vice President

ASSESSOR'S COPY

[Signature Page to State of Nevada Declaration of Value Form (Palace Station)]

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



LEGAL DESCRIPTION

PARCEL ONE (1): (APN:162-08-502-007)

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

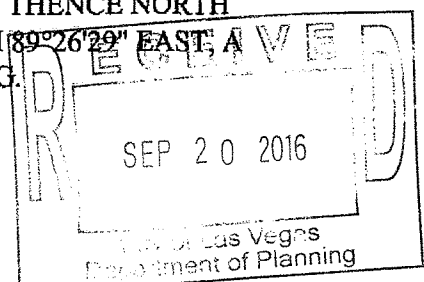
THE SOUTH 150 FEET OF THE NORTH 375 FEET OF THE WEST 245 FEET OF THE EAST 275 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. AND M.

(THE ABOVE LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED NOVEMBER 19, 2007 IN BOOK 20071119 AS DOCUMENT NO. 03685 OF OFFICIAL RECORDS)

PARCEL TWO (2): (APN: 162-08-502-011)

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 0°25'21" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 448.36 FEET; THENCE NORTH 89°34'39" WEST, A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A CURVE NORMAL TO SAID LINE, HAVING A RADIUS OF 500.00 FEET AND CONCAVE NORTHWESTERLY; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 106.51 FEET AND SUBTENDING AN ANGLE OF 12°12'18" TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE, AN ARC DISTANCE OF 199.84 FEET AND SUBTENDING AN ANGLE OF 22°54'01"; THENCE TANGENT TO SAID CURVE SOUTH 35°31'40" WEST A DISTANCE OF 652.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 23.56 FEET AND SUBTENDING AN ANGLE OF 90°00'00"; THENCE TANGENT TO SAID CURVE NORTH 54°28'20" WEST, A DISTANCE OF 374.46 FEET; THENCE NORTH 35°31'40" EAST A DISTANCE OF 407.95 FEET; THENCE NORTH 69°45'14" EAST, A DISTANCE OF 483.95 FEET; THENCE SOUTH 89°26'29" EAST, A DISTANCE OF 95.00 FEET TO THE TRUE POINT OF BEGINNING.



EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JANUARY 27, 1976 IN BOOK 590 OF OFFICIAL RECORDS AS DOCUMENT NO. 549029.

TOGETHER WITH THAT PORTION OF RANCHO DRIVE AND KINGS WAY AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED JANUARY 9, 2003 IN BOOK 20030109 AS DOCUMENT NO. 02446 OF OFFICIAL RECORDS

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED MARCH 31, 2003 IN BOOK 20030331 AS DOCUMENT NO. 04536 OF OFFICIAL RECORDS.)

PARCEL TWO-A (2-A): (APN: 162-08-502-011)

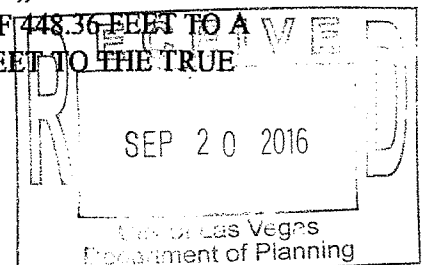
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 0°25'21" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 75.00 FEET TO A POINT; THENCE NORTH 89°26'29" WEST, PARALLEL TO THE NORTH LINE OF SECTION 8, A DISTANCE OF 274.82 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO CHICAGO TITLE INSURANCE COMPANY BY DEED RECORDED MAY 6, 1974 AS DOCUMENT NO. 382176, CLARK COUNTY, NEVADA RECORDS; THENCE SOUTH 0°25'21" WEST A DISTANCE OF 435.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 56°01'54" WEST A DISTANCE OF 381.07 FEET TO A POINT; THENCE NORTH 69°45'14" EAST ALONG THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL LEASED TO MINI-PRICE MOTOR INN, INC., AS EVIDENCED BY A MEMORANDUM OF LEASE RECORDED SEPTEMBER 6, 1973 AS DOCUMENT NO. 320951, CLARK COUNTY NEVADA RECORDS, A DISTANCE OF 483.95 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 71°46'27" WEST A DISTANCE OF 145.30 FEET TO THE TRUE POINT OF BEGINNING.

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED MARCH 31, 2003 IN BOOK 20030331 AS DOCUMENT NO. 04536 OF OFFICIAL RECORDS.)

PARCEL THREE (3): (APN: 162-08-502-010)

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF SECTION 8;; THENCE SOUTH 0°25'21" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 448.36 FEET TO A POINT; THENCE NORTH 89°34'39" WEST A DISTANCE OF 30.00 FEET TO THE TRUE



POINT OF BEGINNING; THENCE NORTH 0°25'21" EAST ALONG THE WEST LINE OF THE EAST 30 FEET OF SAID SECTION 8 A DISTANCE OF 72.86 FEET TO THE SOUTH LINE OF THE NORTH 375 FEET OF SAID SECTION 8; THENCE NORTH 89°26'29" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 245.00 FEET TO A POINT; THENCE SOUTH 0°25'21" WEST A DISTANCE OF 135.00 FEET TO THE NORTHWEST (NW) CORNER OF THAT CERTAIN PARCEL DESCRIBED IN MEMORANDUM OF LEASE MODIFICATION BETWEEN TEDDY RICH ENTERPRISES AND MINI-PRICE MOTOR INN, INC., RECORDED NOVEMBER 25, 1975 AS DOCUMENT NO. 532691, CLARK COUNTY RECORDS; THENCE SOUTH 71°46'27" EAST A DISTANCE OF 145.30 FEET TO A POINT; THENCE SOUTH 89°26'29" EAST A DISTANCE OF 95.00 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 500 FEET, (A RADIAL TO SAID POINT BEARS SOUTH 77°22'21" EAST 500 FEET), SUBTENDING A CENTRAL ANGLE OF 12°12'18" AN ARC DISTANCE OF 106.51 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF RANCHO DRIVE AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED JANUARY 9, 2003 IN BOOK 20030109 AS DOCUMENT NO. 02446 OF OFFICIAL RECORDS

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED MARCH 31, 2003 IN BOOK 20030331 AS DOCUMENT NO. 04538 OF OFFICIAL RECORDS.)

PARCEL FOUR (4): (APN: 162-08-502-003)

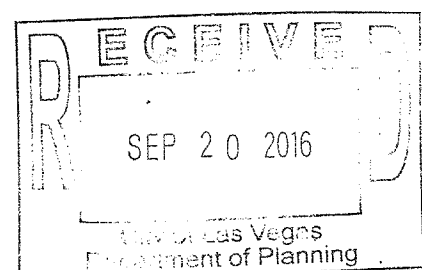
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 100 FEET OF THE EAST 275 FEET OF THE NORTH 225 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE NORTH 75 FEET AS CONVEYED TO THE STATE OF NEVADA IN DEED RECORDED NOVEMBER 9, 1964 AS DOCUMENT NO. 469888, CLARK COUNTY, NEVADA RECORDS.

(THE ABOVE LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED NOVEMBER 19, 2007 IN BOOK 20071119 AS DOCUMENT NO. 03685 OF OFFICIAL RECORDS)

PARCEL FIVE (5): (APN: 162-08-502-006)



A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 00°25'21" WEST, ALONG THE EAST LINE OF SAID SECTION 8, 75.00 FEET; THENCE NORTH 89°26'29" WEST, PARALLEL TO AND 75.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 8, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAHARA AVENUE, 400.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°33'31" WEST, 522.53 FEET; THENCE SOUTH 56°01'54" WEST, 226.75 FEET; THENCE NORTH 54°28'20" WEST, 113.38 FEET; THENCE NORTH 35°31'40" EAST, 49.22 FEET; THENCE NORTH 00°33'31" EAST, 545.73 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAHARA AVENUE; THENCE SOUTH 89°26'29" EAST, ALONG SAID RIGHT-OF-WAY LINE, 251.51 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LAS VEGAS, NEVADA BY THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED JANUARY 7, 2003 IN BOOK 20030107 AS DOCUMENT NO. 01536 OF OFFICIAL RECORDS.

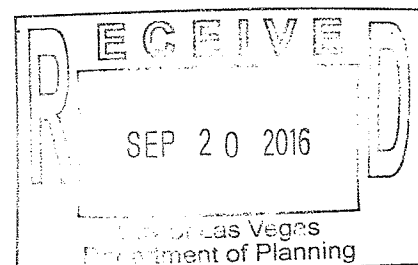
(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED MARCH 31, 2003 IN BOOK 20030331 AS DOCUMENT NO. 04537 OF OFFICIAL RECORDS.)

PARCEL FIVE-A (5-A): (APN: 162-08-502-006)

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 00°25'21" WEST ALONG THE EAST LINE OF SAID SECTION 8, 75.00 FEET; THENCE NORTH 89°26'29" WEST, PARALLEL TO AND 75.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 8, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAHARA AVENUE, 275.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°25'21" WEST 435.31 FEET; THENCE SOUTH 56°01'54" WEST, 153.89 FEET; THENCE NORTH 00°33'31" EAST, 522.53 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SAHARA AVENUE; THENCE SOUTH 89°26'29" EAST ALONG SAID RIGHT-OF-WAY LINE, 125.75 FEET TO THE TRUE POINT OF BEGINNING.

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED MARCH 31, 2003 IN BOOK 20030331 AS DOCUMENT NO. 04537 OF OFFICIAL RECORDS.)

PARCEL SIX (6): (APN: 162-08-505-004)



A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER (NEVADA 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE NORTH 89°26'29" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4), 1268.32 FEET; THENCE SOUTH 00°33'31" WEST, 930.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF KINGS WAY; THENCE NORTH 89°26'29" WEST, 40.00 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH (RADIUS POINT BEARS SOUTH 00°33'31" WEST) HAVING A RADIUS OF 286.00 FEET; THENCE TURNING LEFT ALONG THE ARC OF SAID CURVE 40.13 FEET THROUGH A CENTRAL ANGLE OF 08°02'20" TO A NON TANGENT POINT (RADIAL LINE BEARS SOUTH 07°28'52" EAST); THENCE DEPARTING SAID RIGHT OF WAY SOUTH 00°33'31" WEST, 353.19 FEET; THENCE SOUTH 89°26'29" EAST, 216.48 FEET; THENCE SOUTH 54°28'20" EAST, 274.68 FEET; THENCE NORTH 35°31'40" EAST, 303.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF KINGS WAY; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 54°28'20" WEST, 421.65 FEET TO A POINT OF CURVATURE OF A 130.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST; THENCE LEFT ALONG THE ARC OF SAID CURVE, 79.34 FEET THROUGH A CENTRAL ANGLE OF 34°58'09"; THENCE NORTH 89°26'29" WEST, 115.20 FEET TO THE POINT OF BEGINNING.

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED OCTOBER 23, 2003 IN BOOK 20031023 AS DOCUMENT NO. 00650 OF OFFICIAL RECORDS.)

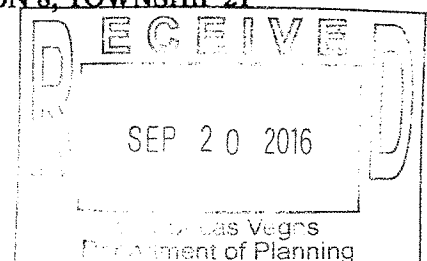
TOGETHER WITH THAT PORTION VACATED BY ORDER OF VACATION RECORDED JANUARY 9, 2003 IN BOOK 20030109 AS DOCUMENT NO. 02446 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY GRANT DEED RECORDED MARCH 7, 2003 IN BOOK 20030307 AS DOCUMENT NO. 01943 OF OFFICIAL RECORDS

FURTHER EXCEPTING THEREFROM SAID LAND, THAT PORTION LYING SOUTHWEST OF TEDDY DRIVE AS IT CURRENTLY EXISTS.

PARCEL SEVEN (7): (APN: 162-08-502-008)

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:



COMMENCING AT THE NORTHEAST CORNER (NE COR.) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.,

THENCE NORTH 89°26'29" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE ¼), A DISTANCE OF 1268.32 FEET TO A POINT;

THENCE SOUTH 0°33'31" WEST A DISTANCE OF 365.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 0°33'31" WEST A DISTANCE OF 205.00 FEET TO A POINT;

THENCE SOUTH 89°26'29" EAST A DISTANCE OF 150.00 FEET TO A POINT;

THENCE NORTH 0°33'31" EAST A DISTANCE OF 205.00 FEET TO A POINT;

THENCE NORTH 89°26'29" WEST A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING.

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED JUNE 2, 1993 IN BOOK 930602 AS DOCUMENT NO. 00143 OF OFFICIAL RECORDS.)

PARCEL EIGHT (8): (APN: 162-08-502-002)

BEING A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8;

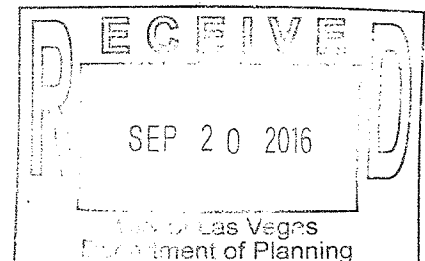
THENCE SOUTH 0°25'21" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 75.00 FEET TO A POINT;

THENCE NORTH 89°26'29" WEST PARALLEL TO THE NORTH LINE OF SECTION 8, A DISTANCE OF 652.26 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0°33'31" WEST A DISTANCE OF 200.00 FEET TO A POINT;

THENCE NORTH 89°26'29" WEST A DISTANCE OF 160.00 FEET TO A POINT;

THENCE NORTH 0°33'31" EAST A DISTANCE OF 200.00 FEET TO A POINT ON THE SOUTH LINE OF SAHARA AVENUE (150 FEET WIDE);



THENCE SOUTH 89°26'29" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 160.00 FEET TO THE TRUE POINT OF BEGINNING.

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED JUNE 2, 1993 IN BOOK 930602 AS DOCUMENT NO. 00143 OF OFFICIAL RECORDS.)

PARCEL NINE (9): (APN: 162-08-502-009)

BEING A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., CITY OF LAS VEGAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 8;

THENCE NORTH 89°26'29" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 8, A DISTANCE OF 1268.32 FEET TO A POINT;

THENCE SOUTH 0°33'31" WEST, A DISTANCE OF 570.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0°33'31" WEST, A DISTANCE OF 300.00 FEET TO A POINT;

THENCE SOUTH 89°26'29" EAST, A DISTANCE OF 115.20 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 190.00 FEET AND SUBTENDING A CENTRAL ANGLE 34°58'09";

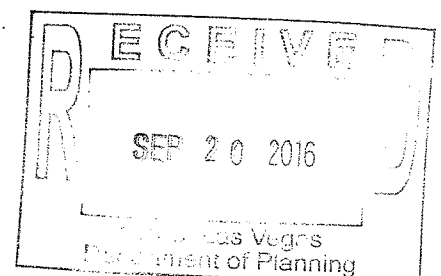
THENCE ALONG SAID CURVE AN ARC LENGTH, A DISTANCE OF 115.96 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 54°28'20" EAST, A DISTANCE OF 270.34 FEET TO A POINT;

THENCE NORTH 35°31'40" EAST, A DISTANCE OF 407.95 FEET TO A POINT;

THENCE NORTH 54°28'20" WEST, A DISTANCE OF 270.34 FEET TO A POINT;

THENCE NORTH 89°26'29" WEST, A DISTANCE OF 457.91 FEET TO THE TRUE POINT OF BEGINNING.



(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED JUNE 2, 1993 IN BOOK 930602 AS DOCUMENT NO. 00143 OF OFFICIAL RECORDS.)

TOGETHER WITH THAT PORTION VACATED BY ORDER OF VACATION RECORDED JANUARY 9, 2003 IN BOOK 20030109 AS DOCUMENT NO. 02446 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS BY GRANT DEED RECORDED MARCH 7, 2003 IN BOOK 20030307 AS DOCUMENT NO. 01943 OF OFFICIAL RECORDS.

PARCEL NINE-A (9-A): (APN: 162-08-502-009)

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF SAID SECTION 8;

THENCE SOUTH 0°25'21" WEST ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 75.00 FEET TO A POINT;

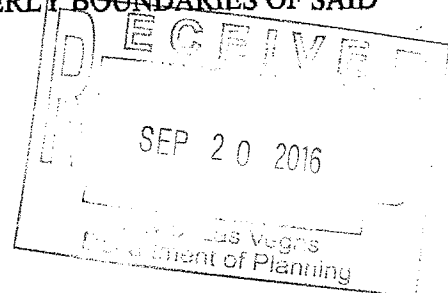
THENCE NORTH 89°26'29" WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 652.26 FEET TO A POINT BEING THE NORTHEAST (NE) CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO RICHFIELD DEVELOPMENT COMPANY, BY DEED RECORDED SEPTEMBER 30, 1976, AS DOCUMENT NO. 624524, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE SOUTH 0°33'31" WEST ALONG THE EAST LINE OF SAID RICHFIELD DEVELOPMENT CO. PARCEL, A DISTANCE OF 200.00 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0°33'31" WEST, A DISTANCE OF 345.73 FEET TO A POINT;

THENCE SOUTH 35°31'40" WEST, A DISTANCE OF 49.22 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO ROBERT RISHLING, ET AL, BY DEED RECORDED SEPTEMBER 2, 1969 AS DOCUMENT NO. 782497, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE ALONG THE NORTHEASTERLY AND NORTHERLY BOUNDARIES OF SAID RISHLING PARCEL THE FOLLOWING TWO COURSES:



NORTH 54°28'20" WEST, A DISTANCE 156.96 FEET TO A POINT;

THENCE NORTH 89°26'29" WEST A DISTANCE OF 307.91 FEET TO A POINT BEING THE SOUTHEAST (SE) CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO DEXTER ENTERPRISES, INC., BY DEED RECORDED AUGUST 3, 1970 AS DOCUMENT NO. 41508, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE NORTH 00°33'31" EAST ALONG THE EAST LINE OF SAID DEXTER ENTERPRISES PARCEL, A DISTANCE OF 205.00 FEET TO A POINT BEING THE NORTHEAST (NE) CORNER THEREOF; THENCE NORTH 89°26'29" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 150.00 FEET TO A POINT IN THE EAST LINE OF RICHFIELD VILLAGE UNIT NO. 1, AS DELINEATED IN BOOK 5, PAGE 80, OF SUBDIVISION PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE NORTH 0°33'31" EAST ALONG SAID EAST LINE, A DISTANCE OF 40.00 FEET TO A POINT IN THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO BANK OF NEVADA, BY DEED RECORDED APRIL 2, 1974, AS DOCUMENT NO. 372937, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

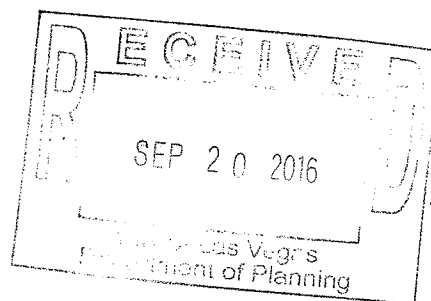
THENCE SOUTH 89°26'29" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 150.00 FEET TO A POINT BEING THE SOUTHEAST (SE) CORNER THEREOF; THENCE NORTH 0°33'31" EAST ALONG THE EAST LINE OF SAID BANK OF NEVADA PARCEL AND NORTHERLY EXTENSION THEREOF, A DISTANCE OF 250.00 FEET TO A POINT BEING THE NORTHEAST (NE) CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO RICHFIELD DEVELOPMENT COMPANY, BY DEED RECORDED MAY 6, 1965 AS DOCUMENT NO. 502743, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SAID POINT ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAHARA AVENUE (150.00 FEET WIDE),

THENCE SOUTH 89°26'29" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 304.74 FEET TO A POINT BEING THE NORTHWEST (NW) CORNER OF THE AFOREMENTIONED RICHFIELD DEVELOPMENT COMPANY PARCEL;

THENCE SOUTH 0°33'31" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 200.00 FEET TO A POINT BEING THE SOUTHWEST (SW) CORNER OF SAID PARCEL;

THENCE SOUTH 89°26'29" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 160.00 FEET TO THE TRUE POINT OF BEGINNING.

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED JUNE 2, 1993 IN BOOK 930602 AS DOCUMENT NO. 00143 OF OFFICIAL RECORDS.)

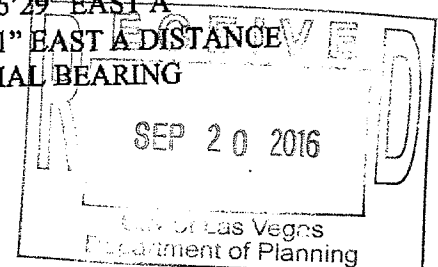


EXCEPTING THEREFROM THAT PORTION GRANTED TO CITY OF LAS VEGAS BY GRANT DEED RECORDED OCTOBER 31, 2000 IN BOOK 20001031 AS DOCUMENT NO. 02465.

PARCEL TEN (10): (APN: 162-08-602-005)

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M., IN THE CITY OF LAS VEGAS, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER (NE COR.) OF SAID SECTION 8; THENCE NORTH 89°26'29" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 1268.12 FEET; THENCE SOUTH 00°33'31" WEST ALONG THE EAST LINE OF TEDDY DRIVE (80.00 FEET WIDE) A DISTANCE OF 870.00 FEET; THENCE SOUTH 89°26'29" EAST A DISTANCE OF 115.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 190.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 34°58'09"; THENCE SOUTHEASTERLY AND TO THE RIGHT ALONG SAID CURVE AN ARC LENGTH DISTANCE OF 115.96 FEET TO A TANGENT POINT; THENCE SOUTH 54°28'20" EAST A DISTANCE OF 421.65 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 54°28'20" EAST A DISTANCE OF 288.15 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF AND SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 8; THENCE NORTH 89°10'31" WEST ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) THEREOF A DISTANCE OF 46.40 FEET, SAID POINT BEING 155.00 FEET DISTANT FROM THE CENTERLINE OF INTERSTATE HIGHWAY NO. 15, MEASURED AT RIGHT ANGLES; THENCE SOUTH 35°31'40" WEST AND PARALLEL WITH THE CENTERLINE OF SAID INTERSTATE HIGHWAY NO. 15 AND 165 FEET EQUIDISTANT THEREFROM A DISTANCE OF 1228.35 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 8; THENCE SOUTH 01°42'22" EAST ALONG SAID WEST LINE A DISTANCE OF 66.11 FEET, SAID POINT BEING 125.00 FEET DISTANT FROM THE CENTERLINE OF SAID INTERSTATE HIGHWAY NO. 15; THENCE SOUTH 35°31'40" WEST AND PARALLEL WITH THE CENTERLINE OF SAID INTERSTATE HIGHWAY NO. 15, AND 125.00 FEET EQUIDISTANT THEREFROM A DISTANCE OF 189.74 FEET; THENCE NORTH 89°26'29" WEST A DISTANCE OF 165.33 FEET TO THE MOST SOUTHEAST CORNER (SE COR.) OF RICHFIELD VILLAGE UNIT NO. 4-A (BOOK 7, PAGE 78); THENCE NORTH 00°33'31" EAST A DISTANCE OF 128.50 FEET; THENCE SOUTH 89°26'29" EAST A DISTANCE OF 58.65 FEET; THENCE NORTH 00°33'31" EAST A DISTANCE OF 338.00 FEET TO A POINT; THENCE SOUTH 89°26'29" EAST A DISTANCE OF 82.60 FEET TO A POINT; THENCE NORTH 00°33'31" EAST A DISTANCE OF 411.51 FEET TO A NON-RADIAL POINT ON A CURVE, A RADIAL BEARING



THROUGH SAID POINT BEARS SOUTH 28°01'57" WEST; THENCE FROM A TANGENT BEARING SOUTH 61°58'03" EAST TO THE RIGHT ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 167.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 07°29'43", AN ARC LENGTH DISTANCE OF 21.85 FEET TO A TANGENT POINT; THENCE SOUTH 54°28'20" EAST A DISTANCE OF 81.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 130.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 90°00'00"; THENCE EASTERLY AND TO THE LEFT ALONG SAID CURVE AN ARC LENGTH DISTANCE OF 204.20 FEET TO A TANGENT POINT; THENCE NORTH 35°31'40" EAST A DISTANCE OF 660.00 FEET TO THE TRUE POINT OF BEGINNING.

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED JUNE 2, 1993 IN BOOK 930602 AS DOCUMENT NO. 00143 OF OFFICIAL RECORDS.)

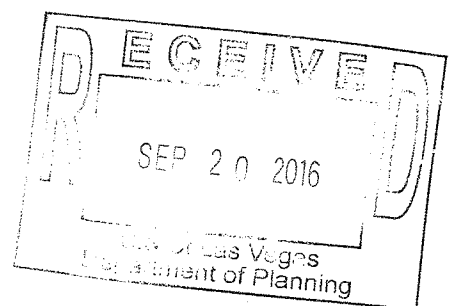
AND ALSO FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO CLIFTON K. CONK BY DEED RECORDED MAY 25, 1972 IN BOOK 234 OF OFFICIAL RECORDS AS DOCUMENT NO. 193013.

TOGETHER WITH THAT PORTION OF LAND VACATED BY DOCUMENT RECORDED JANUARY 9, 2003 IN BOOK 20030109 AS DOCUMENT NO. 02446 OF OFFICIAL RECORDS.

AND FURTHER EXCEPTING THEREFROM SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY GRANT DEED RECORDED MARCH 7, 2003 IN BOOK 20030307 AS DOCUMENT NO. 01943 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND LYING SOUTHWESTERLY OF TEDDY DRIVE AS IT NOW EXISTS.

ALSO EXCEPTING ANY STATE, COUNTY, OR CITY ROADS THAT MAY EXIST ON SAID LAND.

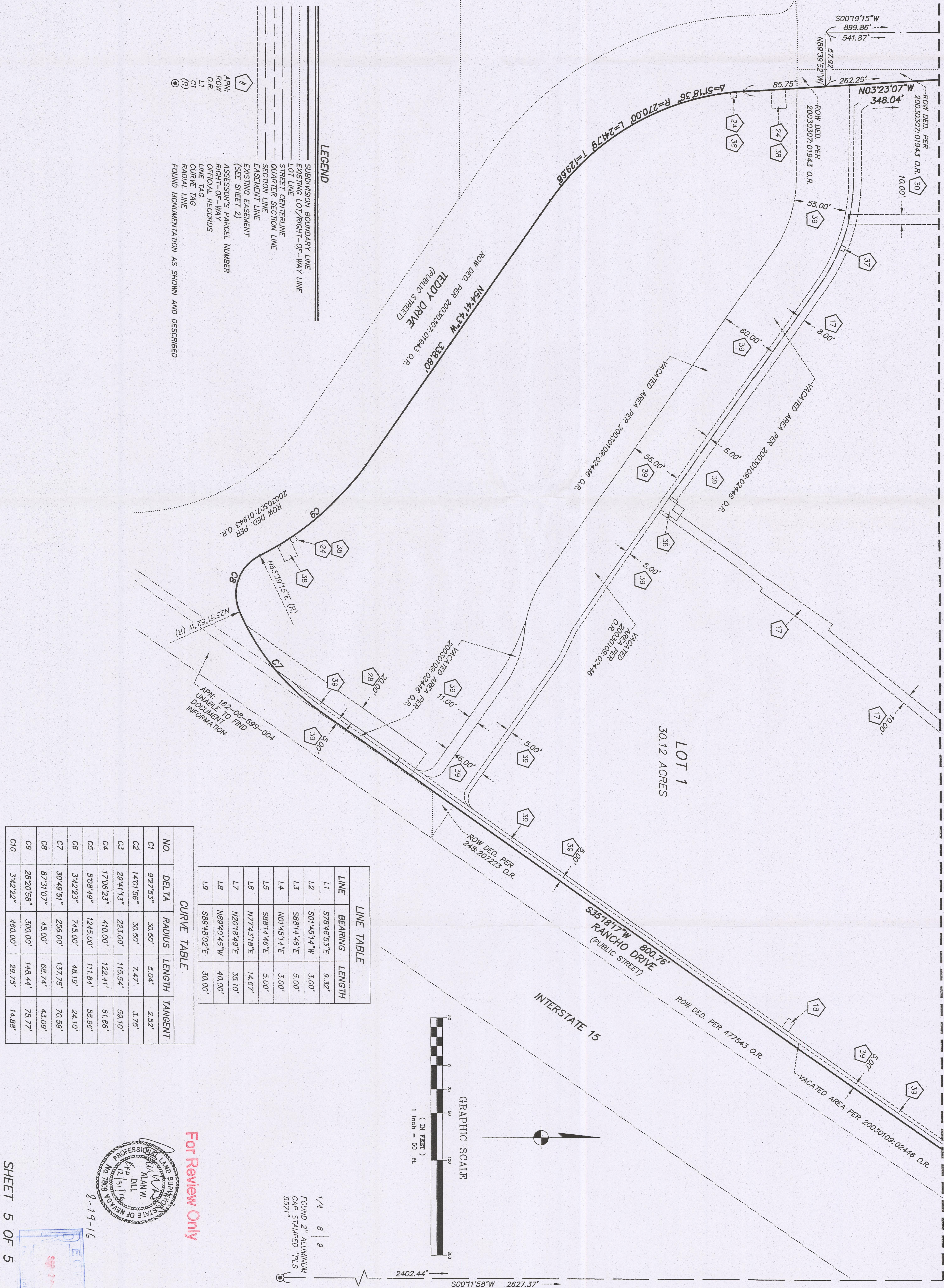


FINAL MAP OF
PALACE STATION
(A COMMERCIAL SUBDIVISION)
MATCH LINE - SEE SHEET 4

LEGEND

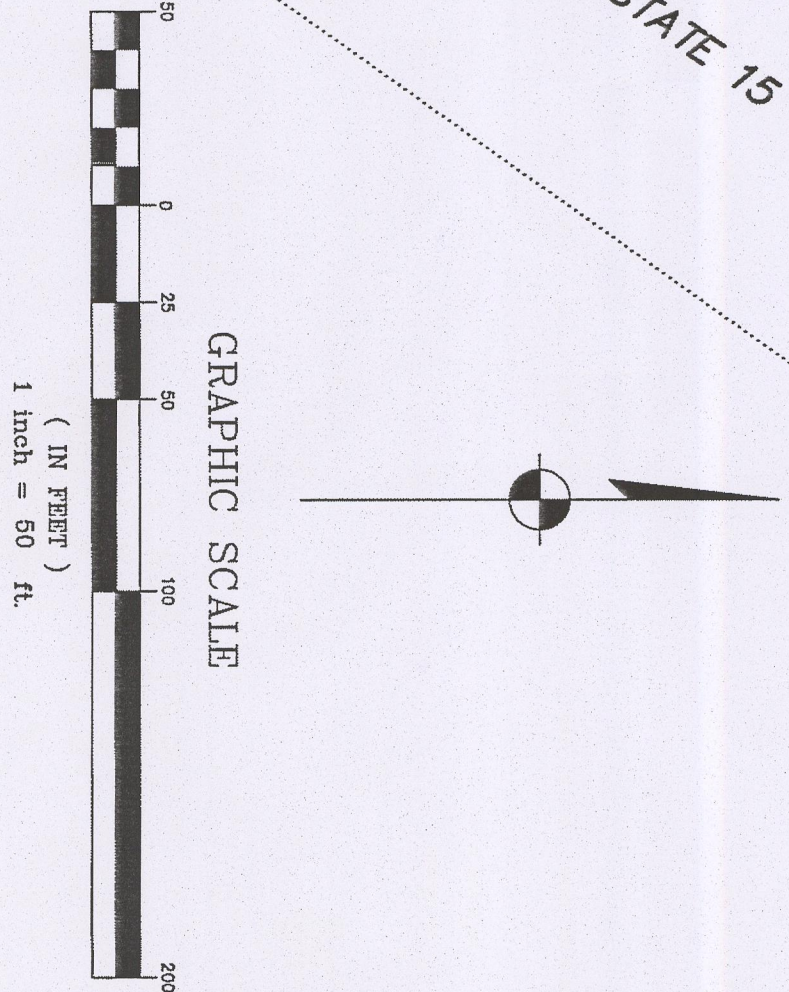
- SUBDIVISION BOUNDARY LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- QUARTER SECTION LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING EASEMENT
- ASSESSOR'S PARCEL NUMBER (SEE SHEET 2)
- RIGHT-OF-WAY
- OPTIONAL RECORDS
- LINE TAG
- CURVE TAG
- RADIAL LINE
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED

APL: #
ROW
O.R.
L1
C1
(R)

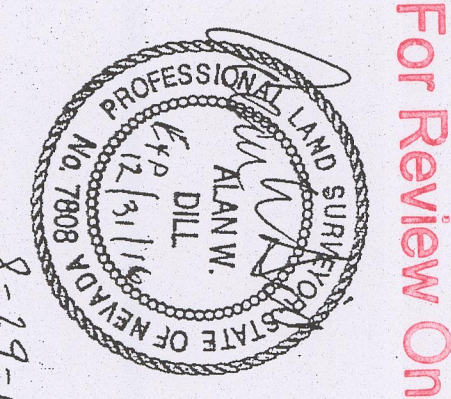


LINE TABLE				
LINE	BEARING	LENGTH		
L1	S78°46'53"E	9.32'		
L2	S01°45'14"W	3.00'		
L3	S88°14'46"E	5.00'		
L4	N01°45'14"E	3.00'		
L5	S88°14'46"E	5.00'		
L6	N77°43'18"E	14.67'		
L7	N20°18'49"E	35.10'		
L8	N89°40'45"W	40.00'		
L9	S89°48'02"E	30.00'		

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	92°7'53"	30.50'	5.04'	2.52'
C2	14°01'56"	30.50'	7.47'	3.75'
C3	29°41'13"	223.00'	115.54'	59.10'
C4	17°08'23"	410.00'	122.41'	61.66'
C5	5°08'46"	1245.00'	111.84'	55.96'
C6	3°42'23"	745.00'	48.19'	24.10'
C7	30°49'51"	256.00'	137.75'	70.59'
C8	87°31'07"	45.00'	68.74'	43.09'
C9	28°20'58"	300.00'	148.44'	75.77'
C10	3°42'22"	460.00'	29.75'	14.88'



1/4 8 9
FOUND 2" ALUMINUM
CAP STAMPED PLS
5571"



8-29-16

FINAL MAP OF
PALACE STATION
(A COMMERCIAL SUBDIVISION)

POINT OF
COMMENCEMENT
1/4
5
8
FOUND 2.5" BRASS CAP
IN CONCRETE STAMPED
PLS 14347"

FOUND 2.5" BRASS CAP
IN MONUMENT WELL
STAMPED "PLS 7008"

SAHARA AVENUE
(PUBLIC STREET)
S89°40'45"E 2609.81'

ROW DED. PER 628-0505925 O.R.
ROW DED. PER 20030220-02094 O.R.
ROW DED. PER 923-0740923 O.R.

POINT OF
BEGINNING

S89°40'45"E 585.99'

1308.81'

943.97'

SEE DETAIL 'A'

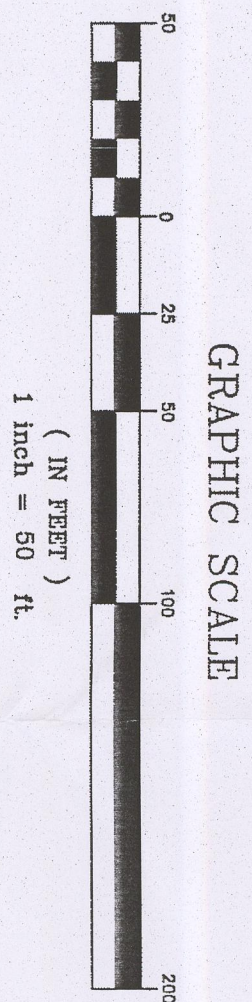
ROW DED. PER 469888 O.R.
ROW DED. PER 20020218-00984 O.R.

SECTION
5
4
8
9
FOUND 2" BRASS CAP IN MONUMENT
WELL, STAMPED "PLS 8866"
0.40' WEST OF CALCULATED POSITION
(POSITION DETERMINED FROM FILE 135,
PAGE 29 OF SURVEY'S)

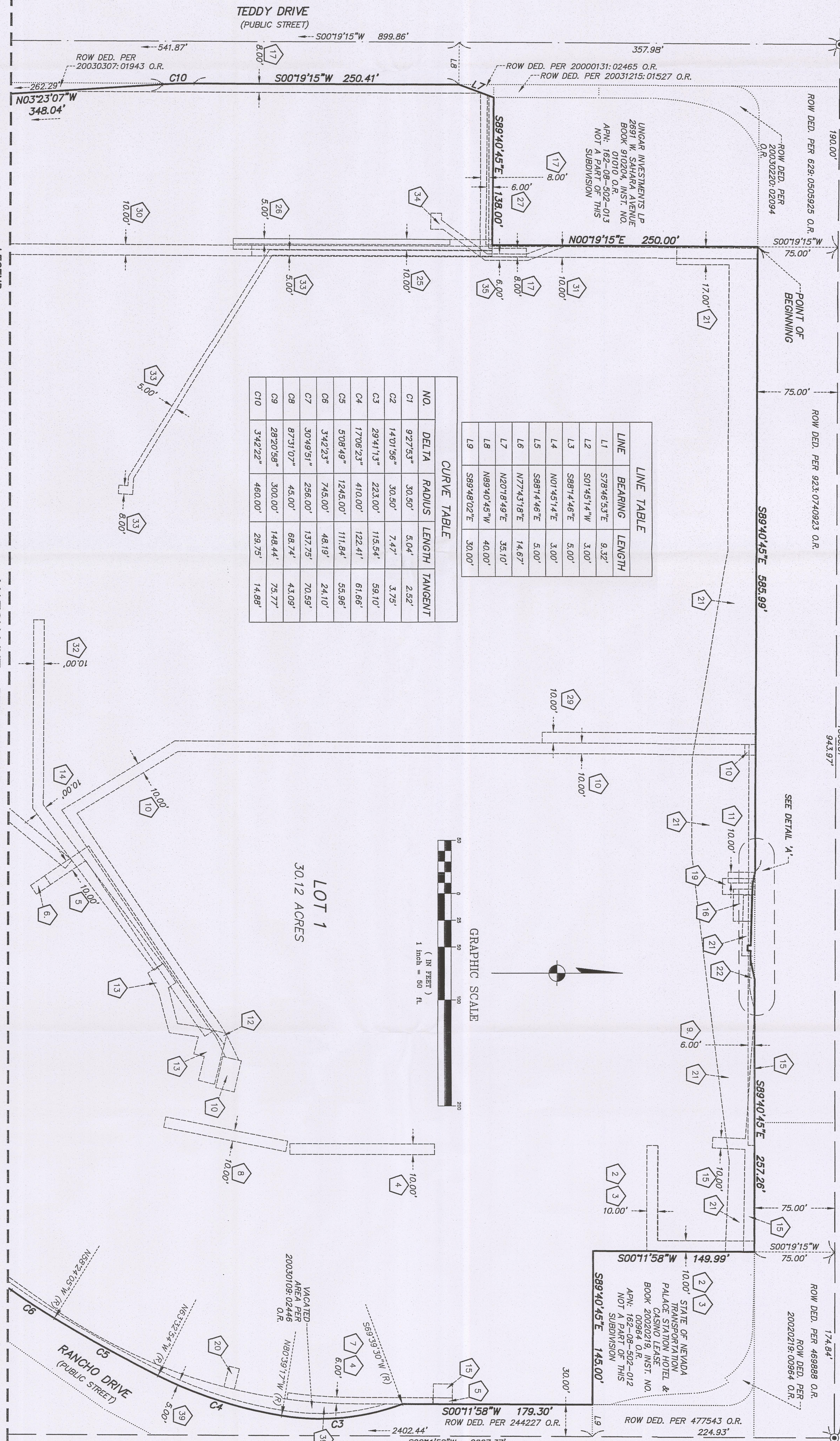
LINGAR INVESTMENTS LP
2691 W. SAHARA AVENUE
BOOK 910204, INST. NO.
01010 O.R.
APN: 162-08-502-013
NOT A PART OF THIS
SUBDIVISION

LINE	BEARING	LENGTH
L1	S78°46'53"E	9.32'
L2	S01°45'14"W	3.00'
L3	S88°14'46"E	5.00'
L4	N01°45'14"E	3.00'
L5	S88°14'46"E	5.00'
L6	N77°43'18"E	14.67'
L7	N20°18'49"E	35.10'
L8	N89°40'45"W	40.00'
L9	S89°48'02"E	30.00'

NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	92°7'53"	30.50'	5.04'	2.52'
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C4	17°06'23"	410.00'	122.41'	61.66'
C5	5°08'49"	1245.00'	111.84'	55.96'
C6	3°42'23"	745.00'	48.19'	24.10'
C7	3°04'9.51"	256.00'	137.75'	70.59'
C8	87°31'07"	45.00'	68.74'	43.09'
C9	28°20'58"	300.00'	148.44'	75.77'
C10	3°42'22"	460.00'	28.75'	14.88'



LOT 1
30.12 ACRES



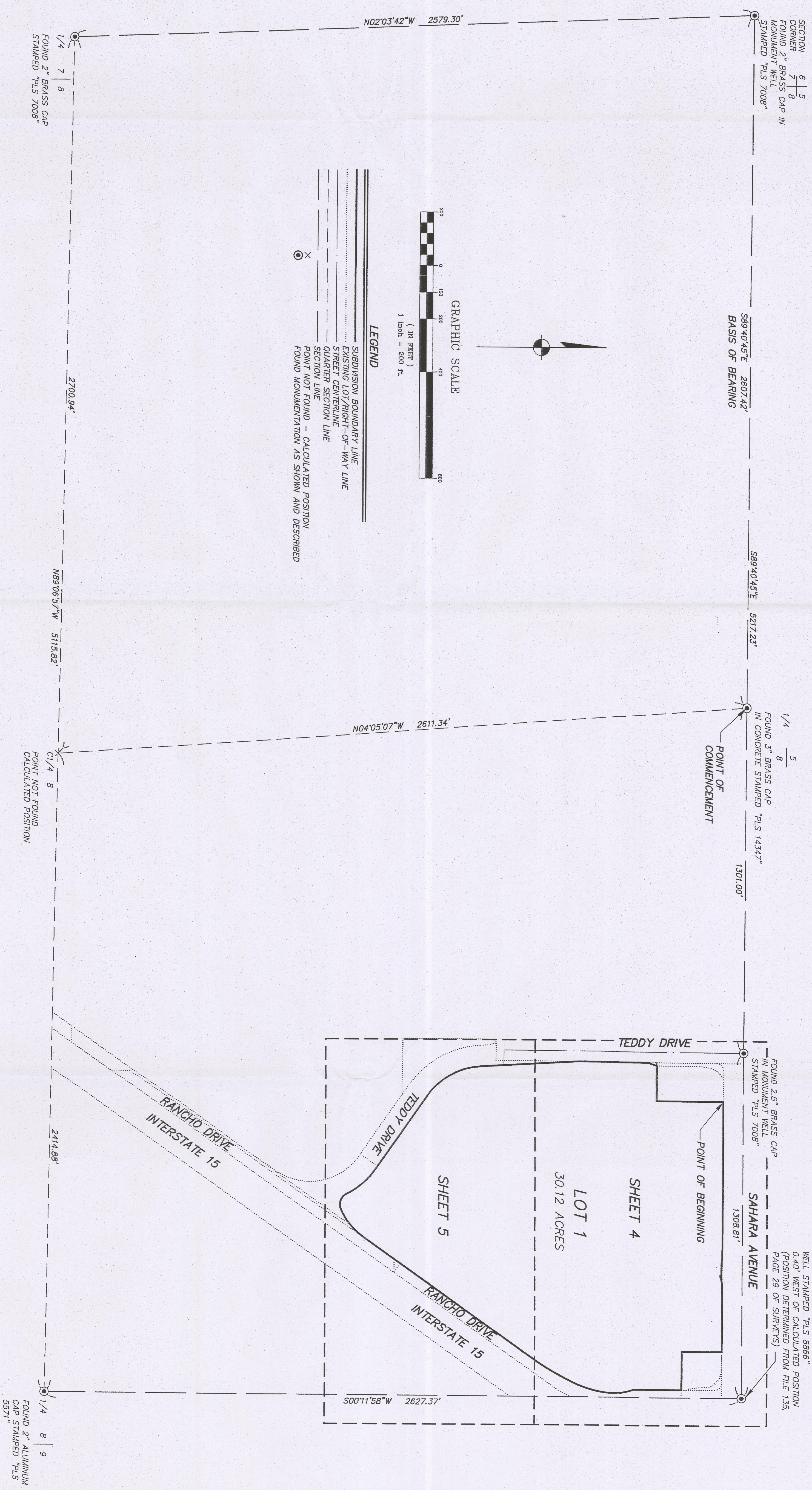
LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- QUARTER SECTION LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING EASEMENT (SEE SHEET 2)
- ASSESSOR'S PARCEL NUMBER
- RIGHT-OF-WAY
- OFFICIAL RECORDS
- LINE TAG
- CURVE TAG
- RADIAL LINE
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED

MATCH LINE - SEE SHEET 5

For Review Only





FINAL MAP OF
PALACE STATION
(A COMMERCIAL SUBDIVISION)

EXISTING EASEMENTS

- 1

NEVADA POWER COMPANY EASEMENT PER OR: 617.486780 (04/07/1965)
- 2

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 556.515563 (09/29/1975)
- 3

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 556.515564 (09/29/1975)
- 4

NEVADA POWER COMPANY EASEMENT PER OR: 627.566923 (06/04/1976)
- 5

NEVADA POWER COMPANY EASEMENT PER OR: 627.566924 (06/04/1976)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 880203.00676 (02/03/1988)
- 6

NEVADA POWER COMPANY EASEMENT PER OR: 627.566923 (06/04/1976)
- 7

NEVADA POWER COMPANY EASEMENT PER OR: 627.566926 (06/04/1976)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 880203.00675 (02/03/1988)
- 8

NEVADA POWER COMPANY EASEMENT PER OR: 733.752316 (09/28/1977)
- 9

NEVADA POWER COMPANY EASEMENT PER OR: 854.813875 (05/03/1978)
- 10

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 871.830377 (04/11/1978)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 880203.00670 (02/03/1988)
- 11

LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 1848.1808979 (12/21/1983)
- 12

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 1887.1846956 (03/12/1984)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY CENTRAL TELEPHONE COMPANY PER OR: 880203.00673 (02/03/1988)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 880203.00673 (02/03/1988)
- 13

A NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 1887.1846958 (03/12/1984)
RE-RECORDED IN OR: 860108.00502 (01/08/1986)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY CENTRAL TELEPHONE COMPANY PER OR: 871027.00703 (10/27/1987)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 880203.00674 (02/03/1988)
- 14

NEVADA POWER COMPANY EASEMENT PER OR: 2001.1960768 (10/03/1984)
- 15

NEVADA POWER COMPANY EASEMENT PER OR: 2096.2055904 (04/18/1985)
RE-RECORDED ON IN OR: 2119.2079954 (06/03/1985)
- 16

LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 900702.0421 (07/02/1990)
- 17

NEVADA POWER COMPANY EASEMENT PER OR: 900921.00824 (09/21/1990)
- 18

NEVADA POWER COMPANY EASEMENT PER OR: 910528.00483 (05/26/1991)
- 19

LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 910903.00600 (08/03/1991)
- 20

LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 920305.00970 (03/05/1992)

EXISTING EASEMENTS (CONTINUED)

- 21

NEVADA POWER COMPANY EASEMENT PER OR: 20020103.01137 (01/03/2002)
- 22

REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA EASEMENT PER OR: 20100308.04129 (03/09/2010)
- 23

CITY OF LAS VEGAS EASEMENT PER OR: 20100308.04130 (03/09/2010)
RE-RECORDED IN OR: 20100520.00705 (05/20/2010)
- 24

LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 20010618.01426 (08/18/2001)
- 25

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 220.79035 (04/03/1972)
THE INTEREST OF NEVADA POWER COMPANY WAS RELINQUISHED BY A "RELINQUISHMENT OF RIGHT OF WAY" IN OR: 950111.00904 (01/11/1995)
- 26

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 220.79036 (04/03/1972)
THE INTEREST OF NEVADA POWER COMPANY WAS RELINQUISHED BY A "RELINQUISHMENT OF RIGHT OF WAY" PER OR: 950111.00905 (01/11/1995)
- 27

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 237.196388 (06/09/1972)
- 28

LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 257.216837 (08/23/1972)
- 29

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 702.661897 (01/31/1977)
THE INTEREST OF NEVADA POWER COMPANY WAS RELINQUISHED BY A "RELINQUISHMENT OF RIGHT OF WAY" PER OR: 950104.00985 (01/04/1995)
- 30

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 1887.1846955 (03/12/1984)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY CENTRAL TELEPHONE COMPANY PER OR: 871027.00702 (10/27/1987)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 880203.00672 (02/03/1988)
- 31

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 1887.1846957 (03/12/1984)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 950111.00908 (01/11/1995)
- 32

NEVADA POWER COMPANY EASEMENT PER OR: 2001.1960767 (10/03/1984)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 950111.00898 (01/11/1995)
- 33

NEVADA POWER COMPANY EASEMENT PER OR: 860513.00590 (05/13/1986)
- 34

NEVADA POWER COMPANY EASEMENT PER OR: 900628.01024 (06/28/1990)
- 35

NEVADA POWER COMPANY EASEMENT PER OR: 900628.01026 (06/28/1990)
- 36

LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 900702.00422 (07/02/1990)
- 37

LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 920305.00971 (03/05/1992)
- 38

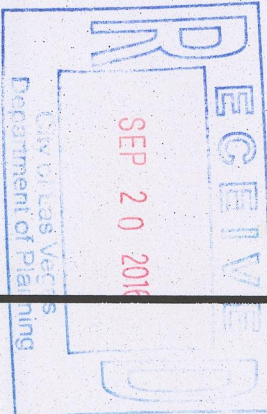
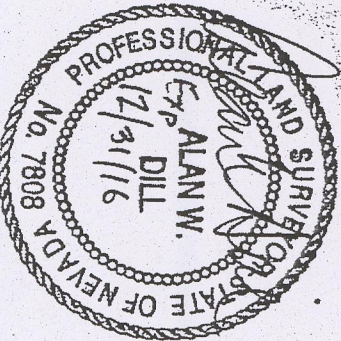
LAS VEGAS VALLEY WATER DISTRICT EASEMENTS PER OR: 20010618.01405 AND OR: 20010618.01426 (06/18/2001)
- 39

ORDER OF VACATION. ANY EASEMENTS NOT VACATED BY THAT CERTAIN ORDER OF VACATION PER OR: 20030108.02446 (01/09/2003)

MAP REFERENCES

- (1) FILE 2, PAGE 31 OF SURVEYS
- (2) FILE 4, PAGE 6 OF SURVEYS
- (3) FILE 6, PAGE 39 OF SURVEYS
- (4) FILE 8, PAGE 4 OF SURVEYS
- (5) FILE 9, PAGE 4 OF SURVEYS
- (6) FILE 10, PAGE 31 OF SURVEYS
- (7) FILE 11, PAGE 31 OF SURVEYS
- (8) FILE 16, PAGE 90 OF SURVEYS
- (9) FILE 123, PAGE 90 OF SURVEYS
- (10) FILE 135, PAGE 29 OF SURVEYS
- (11) FILE 140, PAGE 97 OF SURVEYS
- (12) FILE 27, PAGE 14 OF PARCEL MAPS
- (13) FILE 59, PAGE 19 OF PARCEL MAPS
- (14) FILE 61, PAGE 74 OF PARCEL MAPS
- (15) FILE 118, PAGE 44 OF PARCEL MAPS
- (16) FILE 119, PAGE 18 OF PARCEL MAPS
- (17) FILE 121, PAGE 13 OF PARCEL MAPS
- (18) BOOK 5, PAGE 80 OF PLATS
- (19) BOOK 6, PAGE 15 OF PLATS
- (20) BOOK 7, PAGE 28 OF PLATS
- (21) BOOK 7, PAGE 78 OF PLATS
- (22) BOOK 20, PAGE 64 OF PLATS
- (23) BOOK 71, PAGE 77 OF PLATS

For Review Only



WE, NP PALACE LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF "PALACE STATION, A COMMERCIAL SUBDIVISION", DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DO HEREBY:

NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, THE UNDERSIGNED OWNERS DO HEREBY GRANT AND CONVEY TO NEMADA POWER COMPANY, A NEVADA CORPORATION, D/B/A AN ENERGY CENTRAL TELEPHONE COMPANY D/B/A, A CENTRAL LINK, (JOINTLY AND SEVERALLY), COMMUNICATIONS CORPORATION, LAS VEGAS, NEVADA, AND ALL OTHERS, THEIR SUCCESSORS, ASSIGNS, HEIRS, ADMINISTRATORS AND ESTATE, ALL OF THEIR RESPECTIVE SUCCESSIONS AND ASSIGNS, A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL, AND RE-ABANDONMENT OF POWER LINES AND ALL TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE (5) FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABOUND PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREETLIGHTS AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADII FROM EACH FIRE HYDRANT AND STREETLIGHT, TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

FURTHERMORE, THE UNDERSIGNED OWNERS HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS AND ITS SUCCESSORS, AND ASSIGN A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF PUBLIC STREET LIGHTS, IF ANY, TRAFFIC SIGNALS, CONDUITS AND APPURTEANCES, AND PUBLIC FIRE HYDRANTS, TOGETHER WITH THE RIGHT OF ACCESS TO AND EGRESS THEREFROM.

DATE	BY:
	AS:
	FOR: NP PALACE LLC

STATE OF NEVADA }
COUNTY OF CLARK } ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____ AS _____
OF MP PALACE LLC.

NOTARY PUBLIC
MY APPOINTMENT EXPIRES.

MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACE, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

1. ALL SITES WITHIN THIS SUBDIVISION SHALL HAVE PERPETUAL COMMON ACCESS TO DRIVEWAYS CONNECTING THIS SITE TO THE ADJUTING STREETS.

2. NO BARRIERS (E.G. CURBS, WALLS, ETC.) SHALL BE ERECTED WITHIN THE BOUNDARIES OF THE OVERALL COMMERCIAL SUBDIVISION MAP SITE WHICH WOULD PROHIBIT ANOTHER VEHICLE ON THIS SITE FROM UTILIZING THE DRIVEWAY CONNECTING THIS COMMERCIAL DEVELOPMENT SITE TO THE ADJUTING PUBLIC STREETS.
3. ALL SUBDIVIDED PARCELS COMPRISING THIS COMMERCIAL SUBDIVISION SHALL PROVIDE PERPETUAL INTERSITE COMMON DRAINAGE RIGHTS ACROSS ALL EXISTING AND FUTURE PARCEL LIMITS.
4. ONSITE SEWERS ARE A COMMON ELEMENT PRIVATELY OWNED AND MAINTAINED UNDER CONDITIONS, COVENANTS, AND RESTRICTIONS (COCSRS) OF THIS COMMERCIAL SUBDIVISION.

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERE TO, THAT THIS MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS, THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET, AND THAT THE MAP WAS APPROVED AND T PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE _____ DAY OF _____, 20____.

THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8, THENCE ALONG THE NORTH LINE THEREOF SOUTH 89°40'45" EAST, 149.910 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°19'15" WEST, 75.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SHAKRA AVENUE, BEING THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN "GRANT, BARGAIN, SALE, WARRANTY DEED" RECORDED FEBRUARY 4, 1991 IN BOOK 912024, AS INSTRUMENT NO. 0110 ON FILE AT THE CLARK COUNTY RECORDER'S OFFICE, AND BEING THE POINT OF BEGINNING, THENCE DEPARTING SAID NORTHEAST CORNER AND ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING ELEVEN (11) COURSES: (1) SOUTH 89°40'45" EAST, 586.939 FEET; (2) SOUTH 78°46'53" EAST, 53.2 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 30.00 FEET; (3) SOUTH 89°40'45" EAST, 53.2 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 30.00 FEET; (4) SOUTH 89°40'45" EAST, 54.05 FEET; (5) SOUTH 01°15'44" EAST, 9.02 FEET; (6) SOUTH 89°14'46" EAST, 15.00 FEET; (7) SOUTH 89°40'45" EAST, 30.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 30.00 FEET; (8) SOUTH 89°40'45" EAST, 54.05 FEET; (9) SOUTH 89°40'45" EAST, 30.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 30.00 FEET; (10) SOUTH 89°40'45" EAST, 14.67 FEET; (11) SOUTH 89°40'45" EAST, 287.26 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN "FINAL ORDER OF CONDEMNATION" RECORDED FEBRUARY 19, 2002 IN BOOK 20020219, AS INSTRUMENT NO. 00964 ON FILE AT THE CLARK COUNTY RECORDER'S OFFICE, THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID "FINAL ORDER OF CONDEMNATION" SOUTH 00°11'58" WEST, 149.99 FEET TO THE SOUTHWEST CORNER OF SAID "FINAL ORDER OF CONDEMNATION"; THENCE DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE THEREOF SOUTH 89°40'45" EAST, 145.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF RANDOLPH DRIVE;

HAVING A RADUS 223.00 FEET FROM WHICH BEGINNING THE RADUS BEARS SOUTH 69.39/50° WEST 115.54 FEET TO
 2) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29.47/53° AN ARC LENGTH OF 115.54 FEET TO
 THE BEGINNING OF A NON-TANGENT CURVE, CONVADE TO THE WEST, HAVING A RADUS OF 410.00 FEET FROM WHICH
 BEGINNING THE RADUS BEARS NORTH 80.39/17° WEST 3) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL
 ANGLE OF 17.06/23° AN ARC LENGTH OF 122.41 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONVADE TO THE
 NORTHWEST, HAVING A RADUS OF 124.50 FEET FROM WHICH BEGINNING THE RADUS BEARS NORTH 63.32/54° WEST
 4) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09.00/49° AN ARC LENGTH OF 111.64 FEET
 TO THE BEGINNING OF THE RADUS BEARS NORTH 58.90/51° WEST 5) SOUTHWESTERLY ALONG SAID CURVE
 THROUGH A CENTRAL ANGLE OF 03.42/23° AN ARC LENGTH OF 48.19 FEET 6) SOUTH 35.01/81° WEST 80.76 FEET TO THE
 BEGINNING OF A CURVE, CONVADE TO THE NORTHWEST, HAVING A RADUS OF 286.00 FEET 7) SOUTHWESTERLY ALONG
 SAID CURVE THROUGH A CENTRAL ANGLE OF 30.49/51° AN ARC LENGTH OF 137.75 FEET TO THE BEGINNING OF A
 COMPOUND CURVE, CONVADE TO THE NORTH, HAVING A RADUS OF 45.00 FEET FROM WHICH BEGINNING THE RADUS
 BEARS NORTH 23.51/52° WEST 8) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87.31/07° AN ARC
 LENGTH OF 68.74 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF TEDDY DRIVE AND BEING THE BEGINNING OF
 BEARS SOUTH 63.39/15° WEST 9) SOUTHWESTERLY ALONG SAID CURVE THROUGH A RADIAL LINE TO THE
 EASTERLY RIGHT-OF-WAY OF SAID TEDDY DRIVE THE FOLLOWING SECT (2) COURSES: 1) NORTHWESTERLY ALONG SAID
 CURVE THROUGH A CENTRAL ANGLE OF 28.02/56° AN ARC LENGTH OF 144.44 FEET 2) NORTH 54.41/43° WEST
 338.80 FEET TO THE BEGINNING OF A CURVE, CONVADE TO THE NORTHWEST, HAVING A RADUS OF 270.00 FEET
 3) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51.78/36° AN ARC LENGTH OF 241.79 FEET
 4) NORTH 03.23/07° WEST 348.04 FEET TO THE BEGINNING OF A CURVE, CONVADE TO THE EAST, HAVING A RADUS
 OF 460.00 FEET 5) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03.42/23° AN ARC LENGTH OF
 29.75 FEET 6) NORTH 00.19/15° EAST 250.41 FEET 7) NORTH 20.08/49° EAST 35.10 FEET TO A POINT ON THE
 SOUTH LINE OF A PARCEL, OF LAND AS DESCRIBED IN SAID GRANT, BARREN, SALE, WARRANTY DEED* RECORDED
 AND INDEXED IN THE PUBLIC RECORDS OF SAID COUNTY, THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY
 AND ALONG THE SOUTH LINE OF SAID PARCEL, BEARING NORTH 80.01/51° WEST 220.00 FEET TO THE SOUTHEAST
 CORNER OF SAID GRANT, BARREN, SALE, WARRANTY DEED*, THENCE DEPARTING SAID
 SOUTH LINE AND ALONG THE EAST LINE THEREOF NORTH 00.19/15° EAST, 220.00 FEET TO THE POINT OF BEGINNING

SOUTH 89°40'45" EAST BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN FILE 121, PAGE 13 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES AND AGENCIES, BY AFFIXING OUR SIGNATURES HERETO, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS AS INDICATED HEREON.

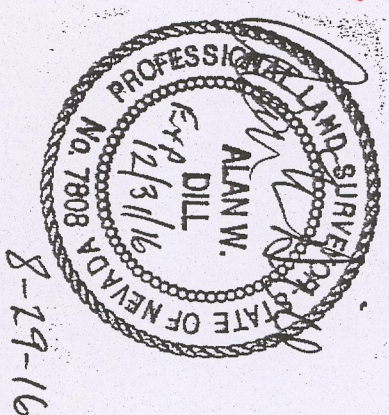
LAS VEGAS VALLEY WATER DISTRICT	DATE
SOUTHWEST GAS CORPORATION	DATE

note -
+ Access
Shaded pink

I, ALAN W. DILL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT OF STANLEY CONSULTANTS INC. CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF NP PLATNEY LLC.
2. THE LAND SURVEYED LIES WITHIN A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 26, 2016.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS NOTED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

ALAN W. DILL
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 7808



I, ALAN R. RIECKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF "PALACE STATION, A COMMERCIAL SUBDIVISION", AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ALAN R. RIEKLI, PLS
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA LICENSE NO. 12469

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW AND APPROVAL ON FILE IN THIS OFFICE.

JOHN GULLORY, P.E. DATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES, AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

WALTER B. ROSS SOUTHERN NEVADA HEALTH DISTRICT	DATE
---	------

BY THE SIGNATURE BELOW, THE CITY DOES HEREBY ACCEPT THE EASEMENTS GRANTED TO THE CITY AS DELINEATED AND APPROVED HEREON WITH THIS PLAT, UNLESS OTHERWISE NOTED.

ALLEN PAVELKA P.E. #9029
CITY ENGINEER

DATE

DEC 1 1994

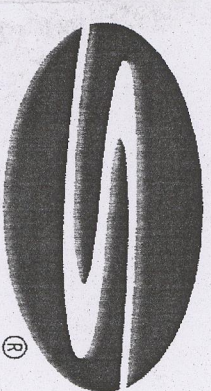
RECORDATION OF THIS SUBDIVISION MAP WILL ESTABLISH A LIMITED WATER COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:

LOT/BLOCK 1	ACRE-FEET/YEAR 1.0
----------------	-----------------------

FMP 66854

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

SHEET 1 OF 5



5820 S. Eastern Avenue, Suite 200
Las Vegas, Nevada 89119
(702) 369-9396 Fax (702) 933-0222
www.stanleygroup.com

Stanley Consultants INC

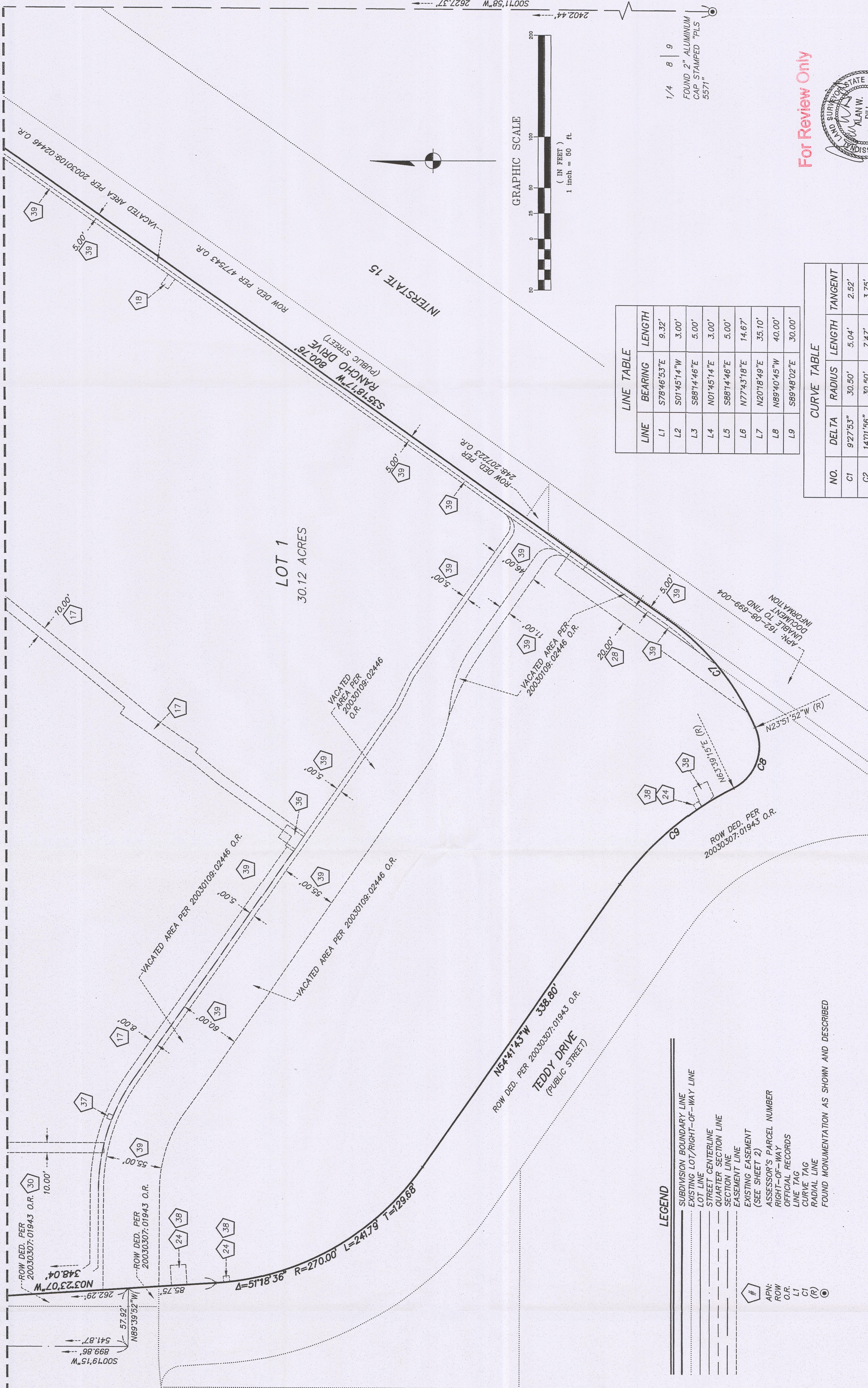
INSTRUMENT NO. _____
OFFICIAL RECORDS
BOOK NO. _____
FILED AT THE REQUEST OF
STANLEY CONSULTANTS, INC.
DATE _____ AT _____
BOOK _____ PAGE _____
OF PLATS
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE: \$ _____
EMP-6685

BOOK

PAGE _____

FINAL MAP OF
PALACE STATION
(A COMMERCIAL SUBDIVISION)

MATCH LINE - SEE SHEET 4



LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°46'53"E	9.32'
L2	S01°45'14"W	3.00'
L3	S88°14'46"E	5.00'
L4	N01°45'14"E	3.00'
L5	S88°14'46"E	5.00'
L6	N77°43'18"E	14.67'
L7	N2018'49"E	35.10'
L8	N89°40'45"W	40.00'
L9	S89°48'02"E	30.00'

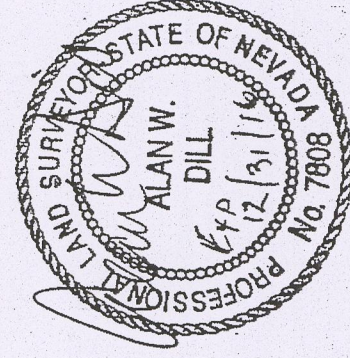
CURVE TABLE			
NO.	DELTA	RADIUS	TANGENT
C1	9°27'53"	30.50'	5.04'
C2	14°01'56"	30.50'	7.47'
C3	29°41'13"	223.00'	115.54'
C4	17°06'23"	410.00'	122.41'
C5	5°08'49"	1245.00'	111.84'
C6	3°42'23"	745.00'	48.19'
C7	30°49'51"	256.00'	137.75'
C8	87°31'07"	45.00'	68.74'
C9	28°20'58"	300.00'	148.44'
C10	3°42'22"	460.00'	29.75'

LEGEND

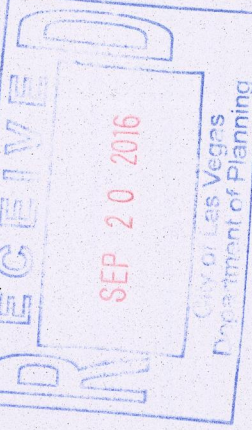
- SUBDIVISION BOUNDARY LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- LOT LINE
- STREET CENTERLINE
- QUARTER SECTION LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING EASEMENT (SEE SHEET 2)
- ASSESSOR'S PARCEL NUMBER
- RIGHT-OF-WAY
- OFFICIAL RECORDS
- LINE TAG
- CURVE TAG
- RADIAL LINE
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED

- APN: 20030307-01943
- ROW: 20030307-01943 O.R.
- L1
- C1
- (R)

For Review Only



8-24-16



FINAL MAP OF
PALACE STATION
(A COMMERCIAL SUBDIVISION)

POINT OF
COMMENCEMENT

1/4

8

5

FOUND 3" BRASS CAP
IN CONCRETE WELL
"PLS 14347"

STAMPED "PLS 7008"

1301.00'

190.00'

ROW DED. PER 629:0505925 O.R.

20030220:02094

O.R.

POINT OF BEGINNING

75.00'

500'19'15"W

250.00'

N00'19'15"E

17.00'

21

10.00'

31

10.00'

17

8.00'

27

6.00'

138.00'

S89°40'45"E

10.00'

25

10.00'

34

10.00'

33

5.00'

26

5.00'

30

10.00'

30

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SAHARA AVENUE

(PUBLIC STREET)

S89°40'45"E

2609.81'

75.00'

ROW DED. PER 923:0740923 O.R.

943.97'

1308.81'

589°40'45"E

585.99'

10.00'

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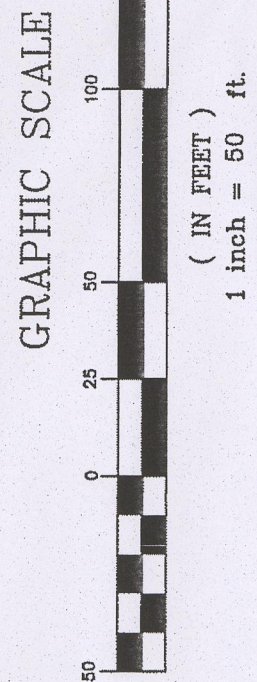
21

10.00'

21

LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°46'53"E	9.32'
L2	S01°45'14"W	3.00'
L3	S88°14'46"E	5.00'
L4	N01°45'14"E	3.00'
L5	S88°14'46"E	5.00'
L6	N77°43'18"E	14.67'
L7	N20°18'49"E	35.10'
L8	N89°40'45"W	40.00'
L9	S89°48'02"E	30.00'

CURVE TABLE		
NO.	DELTA	RADIUS
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C6	3°42'23"	745.00'
C7	30°49'51"	256.00'
C8	87°31'07"	45.00'
C9	28°20'58"	300.00'
C10	3°42'22"	460.00'



LOT 1
30.12 ACRES

MATCH LINE - SEE SHEET 5

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- LOT LINE
- STREET CENTERLINE
- CURVE SECTION LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING EASEMENT (SEE SHEET 2)
- ASSESSOR'S PARCEL NUMBER
- RIGHT OF WAY
- OFFICIAL RECORDS
- LINE TAG
- CURVE TAG
- RADIAL LINE
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED

SAHARA AVENUE

-ROW DED. PER 20030107:01536 O.R.

S88°14'46"E

54.85'

L1 C1

L2 C2

L3 C3

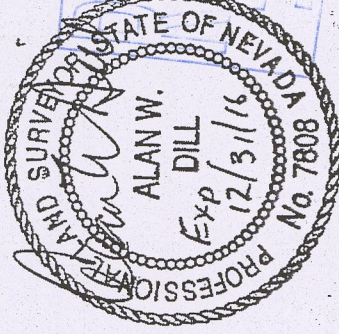
L4 C4

L5 C5

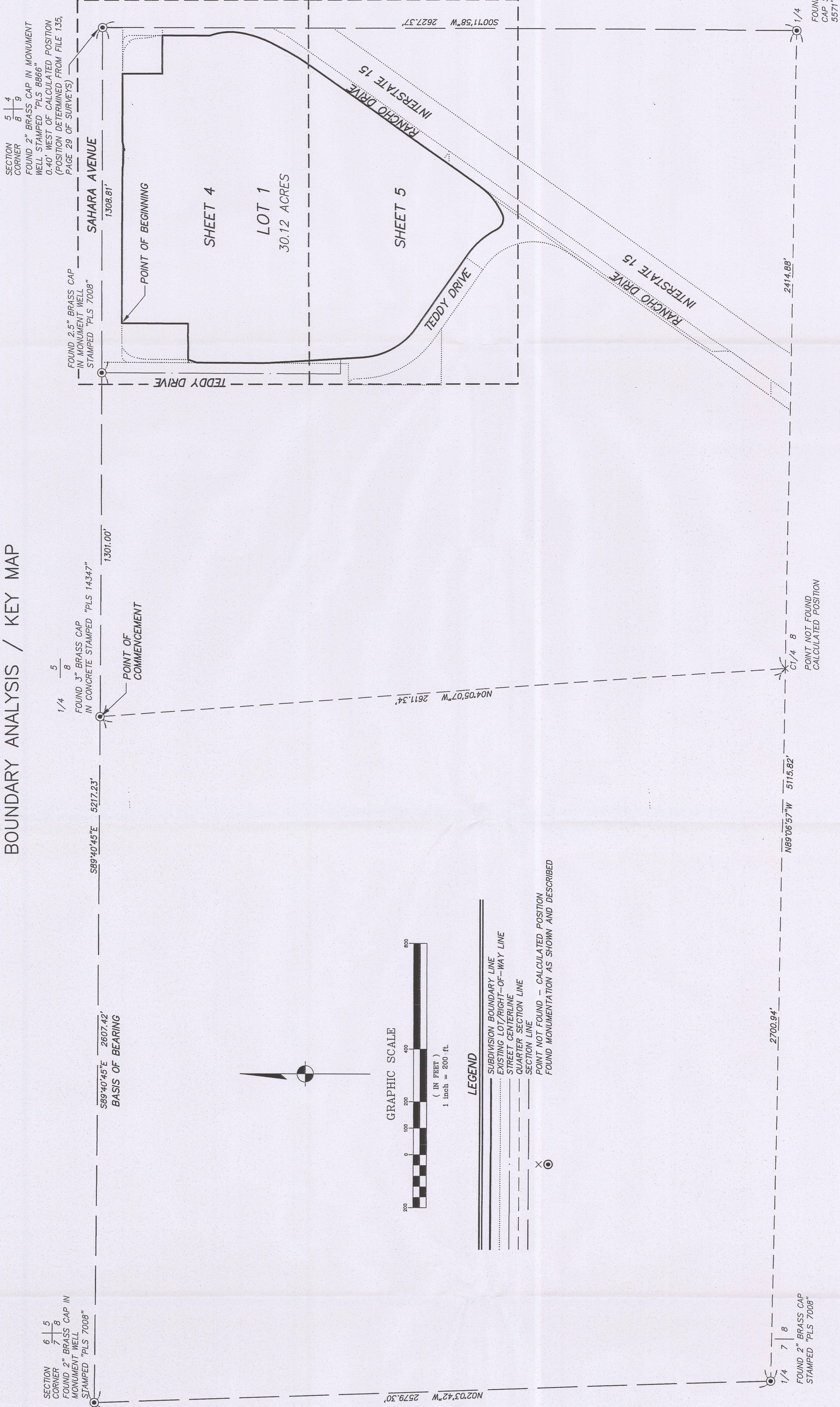
L6 C6

DETAIL 'A'
NOT TO SCALE

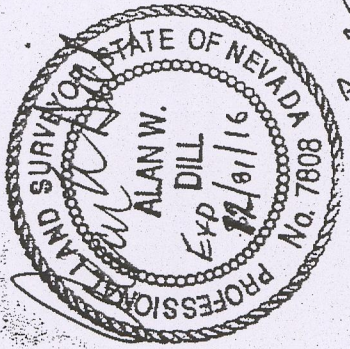
For Review Only



FINAL MAP OF
PALACE STATION
(A COMMERCIAL SUBDIVISION)
BOUNDARY ANALYSIS / KEY MAP



For Review Only



8-19-16

FINAL MAP OF
PALACE STATION
(A COMMERCIAL SUBDIVISION)

EXISTING EASEMENTS

- 1

NEVADA POWER COMPANY EASEMENT PER OR-617-496780 (04/07/1965)
- 2

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR-556-515563 (09/29/1975)
- 3

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR-556-515564 (09/29/1975)
- 4

NEVADA POWER COMPANY EASEMENT PER OR-627-586923 (06/04/1976)
- 5

NEVADA POWER COMPANY EASEMENT PER OR-627-586924 (06/04/1976)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR-880203-00676 (02/03/1988)
- 6

NEVADA POWER COMPANY EASEMENT PER OR-627-586925 (06/04/1976)
- 7

NEVADA POWER COMPANY EASEMENT PER OR-627-586926 (06/04/1976)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR-880203-00675 (02/03/1988)
- 8

NEVADA POWER COMPANY EASEMENT PER OR-793-752316 (09/28/1977)
- 9

NEVADA POWER COMPANY EASEMENT PER OR-854-813875 (05/03/1978)
- 10

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR-871-830377 (04/11/1978)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR-880203-00670 (02/03/1988)
- 11

LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR-1849-1808979 (12/21/1983)
- 12

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR-1887-1846958 (03/12/1984)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY CENTRAL TELEPHONE COMPANY PER OR-871027-00701 (10/27/1987)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR-880203-00673 (02/03/1988)
- 13

A NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR-1887-1846958 (03/12/1984)
RE-RECORDED IN OR-860108-00502 (01/08/1986)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY CENTRAL TELEPHONE COMPANY PER OR-871027-00703 (10/27/1987)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR-880203-00674 (02/03/1988)
- 14

NEVADA POWER COMPANY EASEMENT PER OR-2001-1960768 (10/03/1984)
- 15

NEVADA POWER COMPANY EASEMENT PER OR-2096-2055904 (04/18/1985)
RE-RECORDED ON IN OR-2119-2078954 (06/03/1985)
- 16

LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR-900702-0421 (07/02/1990)
- 17

NEVADA POWER COMPANY EASEMENT PER OR-900921-00824 (09/21/1990)
- 18

NEVADA POWER COMPANY EASEMENT PER OR-910528-00483 (05/28/1991)
- 19

LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR-910903-00600 (09/03/1991)
- 20

LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR-920305-00970 (03/05/1992)

EXISTING EASEMENTS (CONTINUED)

- 21

NEVADA POWER COMPANY EASEMENT PER OR-20020103-01137 (01/03/2002)
- 22

REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA EASEMENT PER OR-20100308-04129 (03/08/2010)
- 23

CITY OF LAS VEGAS EASEMENT PER OR-20100308-04130 (03/08/2010)
RE-RECORDED IN OR-20100520-00705 (09/20/2010)
- 24

LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR-20010618-01426 (06/18/2001)
- 25

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR-2261-179035 (04/03/1982)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR-880203-00672 (02/03/1988)
"RELINQUISHMENT OF RIGHT OF WAY" IN OR-950111-00904 (01/11/1995)
- 26

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR-2261-179036 (04/03/1972)
THE INTEREST OF NEVADA POWER COMPANY WAS RELINQUISHED BY A "RELINQUISHMENT OF RIGHT OF WAY" PER OR-950111-00905 (01/11/1995)
- 27

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR-237-196388 (06/09/1972)
- 28

LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR-257-216837 (08/23/1972)
- 29

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR-702-661897 (01/31/1977)
THE INTEREST OF NEVADA POWER COMPANY WAS RELINQUISHED BY A "RELINQUISHMENT OF RIGHT OF WAY" PER OR-950104-00985 (01/04/1995)
- 30

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR-1887-1846955 (03/12/1984)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY CENTRAL TELEPHONE COMPANY PER OR-871027-00702 (10/27/1987)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR-880203-00672 (02/03/1988)
- 31

NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR-1887-1846957 (03/12/1984)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR-950111-00908 (01/11/1995)
- 32

NEVADA POWER COMPANY EASEMENT PER OR-2001-1960767 (10/03/1984)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR-950111-00898 (01/11/1995)
- 33

NEVADA POWER COMPANY EASEMENT PER OR-860513-00590 (05/13/1986)
- 34

NEVADA POWER COMPANY EASEMENT PER OR-900628-01024 (06/28/1990)
- 35

NEVADA POWER COMPANY EASEMENT PER OR-900628-01026 (06/28/1990)
- 36

LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR-900702-00422 (07/02/1990)
- 37

LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR-920305-00971 (03/05/1992)
- 38

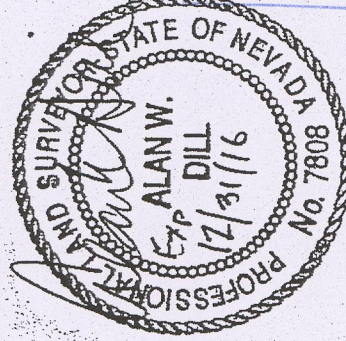
LAS VEGAS VALLEY WATER DISTRICT EASEMENTS PER OR-20010618-01405 AND OR-20010618-01426 (06/18/2001)
- 39

ORDER OF VACATION: ANY EASEMENTS NOT VACATED BY THAT CERTAIN ORDER OF VACATION PER OR-20030109-02446 (01/09/2003)

MAP REFERENCES

- (1) FILE 2, PAGE 31 OF SURVEYS
- (2) FILE 4, PAGE 6 OF SURVEYS
- (3) FILE 8, PAGE 39 OF SURVEYS
- (4) FILE 9, PAGE 4 OF SURVEYS
- (5) FILE 9, PAGE 5 OF SURVEYS
- (6) FILE 9, PAGE 31 OF SURVEYS
- (7) FILE 15, PAGE 70 OF SURVEYS
- (8) FILE 16, PAGE 90 OF SURVEYS
- (9) FILE 123, PAGE 90 OF SURVEYS
- (10) FILE 135, PAGE 29 OF SURVEYS
- (11) FILE 140, PAGE 97 OF SURVEYS
- (12) FILE 27, PAGE 14 OF PARCEL MAPS
- (13) FILE 59, PAGE 19 OF PARCEL MAPS
- (14) FILE 61, PAGE 74 OF PARCEL MAPS
- (15) FILE 118, PAGE 44 OF PARCEL MAPS
- (16) FILE 119, PAGE 18 OF PARCEL MAPS
- (17) FILE 121, PAGE 13 OF PARCEL MAPS
- (18) BOOK 5, PAGE 80 OF PLATS
- (19) BOOK 5, PAGE 19 OF PLATS
- (20) BOOK 7, PAGE 18 OF PLATS
- (21) BOOK 7, PAGE 78 OF PLATS
- (22) BOOK 30, PAGE 84 OF PLATS
- (23) BOOK 71, PAGE 77 OF PLATS

For Review Only



8-27-16