



**LAS VEGAS VALLEY
WATER DISTRICT**

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

April 10, 2017

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

**SUBJECT: WILL SERVE: COMMERCIAL SUBDIVISION MAP WATER COMMITMENT
FMP – 68524, CHARLESTON / EASTERN
PROJECT NO.: 124989, A.P.N.: 139-35-803-015**

The Las Vegas Valley Water District (LVVWD) has reviewed the subject commercial subdivision map. Our records indicate the project qualifies for a water commitment in accordance with the LVVWD Service Rules. Please verify the following text has been placed on the original map prior to recording:

Recordation of this subdivision map will establish a limited water commitment from the LVVWD as follows:

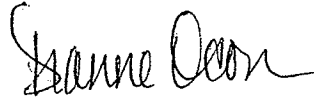
LOT/BLOCK
1

ACRE-FEET/YEAR
1.0

The limited water commitment established by this letter is intended to allow only for the recordation of the subject map. The water commitment required for the development of the site will be obtained through the building permit process or the process in effect at the time of plan approval, per the LVVWD Service Rules.

Should you have any questions, please contact Marie Denison at (702) 822-8404.

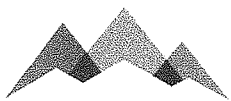
Sincerely,


For

Doa J. Meade, P.E., Manager
Engineering Services Division

DJM/MAD/DO/mgd

cc: Southern Nevada Health District
City of Las Vegas Planning
HMH Surveying Inc.
Civilworks
Mary Bartas 3 LLC



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

March 2, 2017

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

**Re: Final Map-Charleston/Eastern
1 lot in the City of Las Vegas**

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.

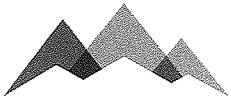
Sincerely,

Ryan Fahey, Staff Engineer
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: HMH SURVEYING INC 4945 West Patrick Ln Las Vegas, NV 89118

Control No. 11126



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

March 2, 2017

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

**Re: Tentative Map-Charleston/Eastern
1 lot in the City of Las Vegas**

[Handwritten signature]

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,

[Handwritten signature: Ryan Fahey]

Ryan Fahey, Staff Engineer
Technical Services Branch
Bureau of Water Pollution Control

cc:

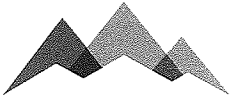
WALTER B. ROSS Southern Nevada Health District, Southern Nevada Health District, P.O. Box 3902 Las Vegas 89127

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

Engineer: HMH SURVEYING INC 4945 West Patrick Ln Las Vegas, NV 89118

Developer Name: BARTSAS ENTERPRISES 601 S. Rancho Dr. Suite C23 Las Vegas, NV 89106

Control No. 11125



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

February 21, 2017

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

**Re: Tentative Map-Charleston/Eastern
1 lot in the City of Las Vegas**

Dear Mr. GEBEKE:

The Nevada Division of Environmental Protection has reviewed the above referenced subdivision and recommends denial of said subdivision with respect to water pollution and sewage disposal.

Further review of the Tentative Map requires submittal of the following:

- The fee for Tentative Map review is \$100 and \$1 for each lot. The submittal received contained payment of \$50, we require an additional \$51 to process this request.
- Plans received are clearly photocopied we require wet stamped plans to process this request.
- The submittal indicates that sewer is already constructed please indicate on resubmitted map the location of the connection to existing sewer.

If you have any questions regarding this letter please contact me at (775) 687- 9546, or rfahey@ndep.nv.gov.

Sincerely,

Ryan Fahey, Staff Engineer
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: HMH SURVEYING INC 4945 West Patrick Ln Las Vegas, NV 89118

Developer Name: BARTSAS ENTERPRISES 601 S. Rancho Dr. Suite C23 Las Vegas, NV 89106

Control No. 11125



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: ROBERT JOHNSON, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
BARTSAS MARY 22 L L C
TYLER JOHNSON HMH SURVEYING

Date: February 06, 2017

RE: **FINAL MAP 68524 - ONE LOT COMMERCIAL SUBDIVISION - SOUTHWEST
CORNER OF FREMONT STREET AND EASTERN AVENUE**

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.**

817168 CURRENT PL Status: Conditional Approval February 02, 2017

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

Department of Planning staff has denied your request for technical review of the blue line 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 Charleston / Eastern Tentative Map (TMP-65447).
2. Pursuant to Condition #2 of TMP-65447, add a note granting perpetual common access and parking to all driveways, drive aisles and parking spaces for all sites located within the boundaries of the commercial subdivision.
3. The file number "FMP-68524" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. The director's certification will need to be amended. The Title for the Department of Planning jurat shall be revised to remove "AND DEVELOPMENT" and read "CERTIFICATE OF DIRECTOR OF PLANNING". A signature block is also required. The example below illustrates how the jurat shall read:

CERTIFICATE OF DIRECTOR OF PLANNING

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the 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 the parcels herein were accepted for dedication by the Director of Planning on the _____ day of _____, 201_.

THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

817169 DEVCO Status: Conditional Approval January 26, 2017

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

This Final Map is for the purpose of combining lots 139-35-803-015, 139-35-803-016 and 139-35-803-017 to create a commercial subdivision. Two prior actions, SDR-64855 (Taco Bell) and SDR-66808 (O'Reilly Auto Parts) have already been approved for this site.

No improvements are required prior to the recordation of this Final Map.

CONDITIONS OF APPROVAL:

1. Per Condition #6 of TMP-65447, add a note to the Final Map stating onsite sewer shall be private and per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following alternatives, and the appropriate note shall appear on the face of the recorded Final Map:

I. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

II. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

2. Per Condition #7 of TMP-65447, add a note to the Final Map stating "All lots created by this Final Map shall have perpetual, irrevocable common access rights to all driveways servicing this overall site unless incompatible uses can be demonstrated to the satisfaction of the City Engineer.

3. Per Condition #8 of TMP-65447, add a note on the Final Map stating that all subdivided parcels comprising this commercial subdivision shall provide perpetual inter site common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.

4. Include the Final Map number, FMP-68524, above the Recorder's Block on the cover sheet.

5. Site development to comply with all previous conditions of approval for the Charleston/Eastern Commercial Subdivision Tentative Map (TMP-65447) and all other site related actions.

817170 SURVEY Status: Denied January 24, 2017

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

Please revise the Owner's Certificate, the City Surveyor's Certificate, the Director of Planning Certificate and add Allen Pavelka as the City Engineer within the Easement Recipients Certificate as shown on the redlines.

Provide a legal description via metes and bounds description sufficient to arrive at an area of 3.82 acres.

Please verify the Sectional monument identifiers along Charleston Boulevard within the Survey Analysis and on the map sheet.

Tie the found brass tags (RE 806) within Freemont Street to the street centerline and to the boundary of this subdivision.

Set monuments to allow for the retracement of this survey and identify the type of set monuments within the Legend.

End of Comments.

AR



RECEIVED

FEB 14 2017

February 9, 2017

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

Dept of Planning
City of Las Vegas

SUBJECT: CHARLESTON/EASTERN (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.

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.

CITY OF LAS VEGAS
CHARLESTON/EASTERN (1 LOTS/UNITS) TENTATIVE MAP
FEBRUARY 9, 2017
PAGE 2

5. When there is more than one onsite service connection, the water lines shall be installed in accordance with the UDACS. This includes water/sewer parallel separations and crossings.
6. If there is a potential for a pretreatment device such as a Grease Interceptor, Sand-Oil Separator or similar to be installed, the building sewer inverts should be located at an elevation that allows for gravity flow of wastewater from the building drains through the pretreatment device and to the building sewer.
7. Add a note on all Utility Plans displaying a "Fire" Water line that is worded **exactly** as follows:

FIRE WATER AT DOMESTIC WATER CROSSINGS

All Non-Potable Fire Water Lines crossing Potable Domestic Water Lines are to be installed with "a vertical separation of no less than six inches..." and in accordance with UDACS 2.23.01, 2.04.03, 2.22.02.B1, and 2.22.02.B2."

8. The following is part of the Improvement Plan review at the Southern Nevada Health District as previously e-mailed to the Engineering firms on 9/9/05. Please inform Engineering and Design staff.

For Subdivisions having an onsite Fire Protection Water Loop connected to the offsite or onsite potable water main by means of a Backflow Prevention Device or pump and separate from the onsite Domestic/Potable Water supply lines (i.e. Commercial Subdivisions):

- a. Submit any provisions to periodically circulate and/or flush potable water through the Fire Protection Water lines or else:
- b. The **Fire Protection Water is considered non-potable** and therefore:
 - i. The Fire Protection Water lines will adhere to the UDACS separation requirements of subsections 2.23.01, 2.22, and 2.04 as non-potable water lines (i.e. 6' minimum horizontal separation and 6" minimum vertical separation from potable water lines).
 - ii. Separation of the Fire Water lines from the storm and sanitary sewer lines (i.e. 5' - 6' minimum horizontal separation) should be maintained in order to protect the offsite potable water after the Backflow Prevention Device.

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

Sincerely,



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

WBR:csa

Dist: Mary Bartsas 3, LLC
HMH Engineering & Surveying



**LAS VEGAS VALLEY
WATER DISTRICT**

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

February 1, 2017

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

SUBJECT: WATER AVAILABILITY – CURRENTLY SERVED
FMP-68524, CHARLESTON/EASTERN (PROJECT #125328)
A.P.N. 139-35-803-015, -016 & -017

The Las Vegas Valley Water District (District) has reviewed the above subject project. This one 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 development.

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. Any expansion or addition of building or structures requiring additional capacity on any parcel presently served by the District will need to be evaluated for additional commitment at the time of development.

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

<u>LOT/BLOCK</u>	<u>ACRE-FEET/YEAR</u>
Lot 1	1.0

Please make sure the following notes are included on 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.

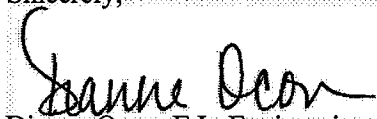
In addition, easement(s) by separate document will be required for each District service point prior to civil plan approval.

Developer: Please be advised

Prior to LVVWD approving 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.

Should you have any questions, please contact me at (702) 822-8348, and reference **FMP-68524**

Sincerely,

A handwritten signature in black ink, appearing to read "Dianne Ocon", is written over a rectangular dotted-line box.

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

DO/sl

Attachment: CC&R/REA Language

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
HMH Surveying
Mary Bartsas 3, LLC
Mary Bartsas 22, 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*.

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-68524

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)	RAE HELLER	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SID (DPW)	ALISHA AUSCH	DSC - 9 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

SENT/RETRIEVED VIA COURIER/INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	WSC- 3001 RONEMUS
LAS VEGAS VALLEY WATER DISTRICT	<u>MapResponse@lvvwd.com</u> (email and LVVWD courier will pick up from DSC 3 rd Floor)	
FIRE COMMUNICATIONS	ERV KRAL	500 CASINO CENTER

SENT VIA COURIER "U.S." MAIL

SOUTHERN NEVADA HEALTH 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**

1/12/17

FMP-68524 - FINAL MAP - CHARLESTON/EASTERN (A COMMERCIAL SUBDIVISION) - APPLICANT: MARY BARTSAS 22, LLC - OWNER: MARY BARTSAS 3, LLC AND MARY BARTSAS 22, LLC - For possible action on a request for a Final Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 3.82 acres at the southwest corner of Fremont Street and Eastern Avenue (APNs 139-35-803-015, -016 and -017), C-2 (General Commercial) Zone, Ward 3 (Coffin).

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



ADMINISTRATIVE

Comments Due: JANUARY 22, 2017

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: Commercial Final Map for One Lot Subdivision
 Project Address (Location) SW Corner of Fremont and Eastern
 Project Name Charleston & Eastern One Lot Commercial Sub Proposed Use Commercial
 Assessor's Parcel #(s) 139-35-803-015; 016; 017 Ward # 3
 General Plan: existing Comm proposed N/A Zoning: existing C-3 proposed N/A
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 3.69 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Mary Bartsas 22, LLC Contact Aaron Hansen
 Address 601 S. Rancho Blvd. Ste. #C-23 Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89106
 E-mail Address ahansen@BartsasEnterprises.org

APPLICANT HMH Surveying Contact Tyler Johnson
 Address 4945 W Patrick Lane Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89118
 E-mail Address twj@hnhengineering.com

REPRESENTATIVE HMH Surveying Contact Tyler Johnson
 Address 4945 W Patrick Lane Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89118
 E-mail Address twj@hnhengineering.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* [Signature]

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

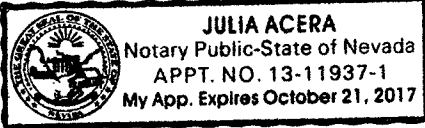
Print Name Aaron Hansen

Subscribed and sworn before me

This 4th day of January, 20 17

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>FMP-68524</u>
Meeting Date:	<u>1-9-17</u>
Total Fee:	<u>\$750</u>
Date Received:*	<u>1-9-17</u>
Received By:	<u>S. N. yee</u>

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



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.
- ☒ 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.
- ☒ 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.
- ☐ 13. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ 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.
- ☒ 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.

- ☐ 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.
- ☐ 2. A copy of the deed attesting to the current ownership of the property.
- ☐ 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.
- ☐ 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.

SIGN IN - TIME SHEET FOR LAND DEVELOPMENT EXPRESS PLAN CHECK

PROJECT NAME: *Taco Bell at Charleston & Eastern*

PROJECT (Hansen) #: *68346*

APPT. DATE/TIME: *1/4/17, 2:00pm*

TIME IN/OUT: *2:00pm / 3:00pm*

HOURS CHARGED/AMOUNT DUE: *\$600/hr - 1hr = \$600*

NAME	COMPANY	RELATIONSHIP TO PROJECT	PHONE NUMBER
1. Luis Morales	CLV	Land Development	702-229-6565
2. <i>Tamara Dolson</i>	<i>Civilworks</i>	<i>Designer</i>	<i>702-534-1828</i>
3. <i>LINDA HARTMAN HAYNES</i>	<i>CLV</i>	<i>PLANNER</i>	<i>229-6899</i> <i>702-682-88</i>
4. <i>VICTOR BOLANOS</i>	<i>CLV</i>	<i>TRAFFIC</i>	<i>702-229-6701</i>
5.			
6.			
7.			
8.			
9.			
10.			

Address all items marked below prior to the Mylar Meeting.

- ☐ Civil Plans and Final map (i.e.: street names, lot numbers/dimensions, bearings, etc.....) must agree prior to plan approval.
- ☐ Contact Josanna Espejo at 229-4836 to prepare Offsite Improvement Agreements.
- ☐ An Encroachment Agreement is required for Landscape in the Public Right of Way.
- ☐ Complete Developer's Request for Permit & Storm Water Protection Plan Program forms.
- ☐ Contact plan reviewer to set next review appointment.

TOTAL FEES (from bond estimate)=

\$ 3,238.29
APkey # 618507
(to pay online)



CITY OF LAS VEGAS
LAND DEVELOPMENT TRANSMITTAL

DATE: 1/4/2017

**PLEASE RETURN THIS TRANSMITTAL WITH ANY
RESUBMITTAL FOR THIS PROJECT**

To: ENGINEER FIRM: CIVILWORKS INC 7625 DEAN MARTIN DRIVE SUITE 101 LAS VEGAS, NV 89139- PHONE NUMBER: (702)534-7555 x FAX NUMBER: (702)876-1323	From: LUIS MORALES City of Las Vegas Land Development
--	---

PROJECT INFORMATION:

PROJECT NUMBER: 68346

PROJECT NAME: TACO BELL SDR 2100 FREMONT STREET

APPLICATION TYPE: L-CIVIL

WORK TYPE: L-PROJ

MAP ID: 139-35-8

DEVELOPER CO.: FIRST STREET DEVELOPMENT

M-35-8

2929 E. CAMELBACK RD SUITE 116

PHOENIX, AZ 85016

NUMBER OF REVIEW(S) PERFORMED ON THIS PROJECT:

1 CIVILBLUEX REC:12/27/16 RET: 1/4/17 Result: Approvable with Condition(s)

DESCRIPTION OF ITEMS ATTACHED

- | | |
|--|---|
| ☒ LAND DEVELOPMENT COMMENTS | ☒ TRAFFIC/DEVCO COMMENTS |
| ☒ CURRENT PLANNING COMMENTS | ☐ FLOOD COMMENTS |
| ☒ FIRE DEPARTMENT COMMENTS (RETAIN FOR YOUR USE) | ☒ SEWER COMMENTS |
| ☒ BOND ESTIMATE | ☒ SWPPP DOCUMENTS |
| ☒ DEVELOPER/CONTRACTOR'S PERMIT REQUEST FORM | |
| ☐ DUPLICATE MYLAR (S) | ☐ OFF-SITE CONST. PERMIT - PLEASE FOWARD TO CONTRACTOR |
| ☐ | |

REMARK (S):

Please address all redlines and resubmit revised plans (____ Sets of Mykars) with Land Development Redlines Set.

Additional information may be required (if checked).

- | |
|---|
| ☐ Submit Easement/Right of Way application to right of way |
| ☒ Bond Must be posted. |
| ☒ Fee(s) - see bond estimate and plans for breakdown. |
| ☒ Permit request form must be filled out and signed by contractor and return to CLV Land Development. |
| ☒ <u>SWPPP form</u> |
| ☒ <u>NDOT Permit & CCRPCD concurrence</u> |

EXHIBIT "A"

BOND ESTIMATE FORM



PROJECT NUMBER: 68346 APPL TYPE: L-CIVIL
 PROJECT NAME: TACO BELL SDR 2100 FREMONT STREET
 LOCATION: 2100 EAST FREMONT STREET

PRINT DATE: 1/4/17

Initiated by:
 LMORALES

PUBLIC ITEMS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL PRICE
630.00.23	8" SEWER	54.00	LF	74.44	4,019.76
630.02.49	SEWER MANHOLE 6 TO 18 FEET	1.00	EA	14,846.03	14,846.03
629.01.17	6" WATER MAIN	87.00	LF	48.96	4,259.52
629.00.50	WATER MAIN TAP	1.00	EA	8,833.12	8,833.12
629.00.30	FIRE HYDRANT	1.00	EA	5,842.64	5,842.64
613.01.11	CURB & GUTTER(TYPE "L"&"A")	220.00	LF	21.35	4,697.00
613.01.66	CONCRETE TACK-ON ISLAND	2,140.00	SF	26.82	57,394.80
613.01.41	DRIVEWAY COMMERCIAL	591.00	SF	12.79	7,558.89
613.01.24	SIDEWALK 4"	1,100.00	SF	6.40	7,040.00
613.01.55	SIDEWALK RAMP	2.00	EA	2,128.46	4,256.92
613.01.71	SIDEWALK UNDERDRAIN	1.00	EA	1,532.50	1,532.50
302.00.05	TYPE II GRAVEL BASE	36.00	CY	26.68	960.48
402.00.05	5" ASPHALTIC CONCRETE PAVING	127.00	SY	32.03	4,067.81
621.00.00	SURVEY MONUMENTS	1.00	EA	2,341.32	2,341.32
623.01.56	ADJUST/RELOCATE STREETLIGHT	1.00	EA	4,044.08	4,044.08
627.01.10	STREET/STOP SIGNS	1.00	EA	320.23	320.23

	PRIVATE	PUBLIC
<u>ESTIMATED COST</u>	0.00	132,015.10
<u>10% CONTINGENCIES</u>	0.00	13,201.51
<u>SUB TOTAL</u>	0.00	145,216.61
<u>GRAND TOTAL:</u>		145,216.61
<u>TOTAL APPROVED AMOUNT:</u>		145,500.00

APPROVED BY: LUIS MORALES
APPROVED DATE: 1/4/17

EXHIBIT "A"
BOND ESTIMATE FORM



PROJECT NUMBER: 68346 APPL TYPE: L-CIVIL
PROJECT NAME: TACO BELL SDR 2100 FREMONT STREET
LOCATION: 2100 EAST FREMONT STREET

PRINT DATE: 1/4/17

Initiated by:
LMORALES

CONTINUED...

CURRENT FEE LIST

<u>FEE DESCRIPTION</u>	<u>AMOUNT</u>		<u>DATE PAID</u>
ADMIN	54.00	PAID	12/27/2016
EXPRESS PLAN CHECK APPLICATION FEE	300.00	PAID	12/27/2016
INITIAL PLAN CHECK	1189.02	PAID	12/27/2016
	TOTAL PAID FEE(S)		
	1,543.02		

<u>FEE DESCRIPTION</u>	<u>AMOUNT</u>		<u>DATE PAID</u>
INSPECTION	2434.36	UNPAID	
PLAN CHECK	103.93	UNPAID	
IMPROVEMENT AGREEMENTS FEE	100.00	UNPAID	
EXPRESS PLAN CHECK HOURLY FEE	600.00	UNPAID	
	TOTAL UNPAID FEE(S)		
	3,238.29		



PROJECT NUMBER: 68346 APPL TYPE: L-CIVIL
PROJECT NAME: TACO BELL SDR 2100 FREMONT STREET
LOCATION: 2100 EAST FREMONT STREET

PRINT DATE: 1/4/17

Initiated by:
LMORALES

Date: January 04, 2017

DEVELOPER CO.: **FIRST STREET DEVELOPMENT**
2929 E. CAMELBACK RD SUITE 116
PHOENIX, AZ 85016

PHONE NUMBER: (602)714-3099 x

FAX NUMBER:

RE: Approved Bond Estimate * for :TACO BELL _ SDR _ 2100 FREMONT STREET
Land Development Project H# : 68346

Attached is the approved bond estimate for the above-referenced project. You are required to complete the improvements listed, or guarantee their completion by providing surety prior to the issuance of permits and/or the recordation of any maps. Certain information is required in order to prepare these agreements. As soon as the type of surety (bond, cash, financial institution) is known, please contact Land Development so that the appropriate off-site improvements agreements can be prepared. Please note that the agreements will be prepared using the "owner" shown on the final map. If the project does not have a final map, (a non-subdivision), the "owner" will be determined by the Assessors Parcel Number, **please have this available when you call.** If there has been a change of ownership, or if someone other than the listed owner will be developing the tract, please submit a copy of the recorded deed showing the new owners, the agreements will then be prepared. Please follow these steps or delays may occur. If you have any questions please contact Land Development at 229-6371.

Please be aware that we have our own bond form.

Plan Checker:

20051031-0007864

A.P.N.: 139-35-803-015
File No: NCS-194667-PVL (sgs)
R.P.T.T.: \$33,915.00

Fee: \$17.00 RPTT: \$33,915.00
N/C Fee: \$0.00

10/31/2005 15:41:12
T20050198859

Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane ADF
Clark County Recorder Pgs: 4

When Recorded Mail To: Mail Tax Statements To:
Mary Bartsas 22, LLC
528 East Oakey
Las Vegas, NV 89104

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mark H. Mintz, as to an undivided 50% interest and Samson S. Mintz, Trustee of The
Mintz Family Trust of 1992, as to an undivided 50% interest, as tenants in common

do(es) hereby *GRANT, BARGAIN and SELL* to

Mary Bartsas 22, LLC, a Nevada limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

**BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST
QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., AND FURTHER DESCRIBED AS
FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW
1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.; THENCE NORTH
01°00'00" EAST A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING; THENCE
NORTH 01°00'00" EAST 550.78 FEET MORE OR LESS TO THE SOUTHERLY RIGHT OF
WAY LINE OF FREMONT STREET, (ORIGINAL ALIGNMENT); THENCE SOUTH
62°15'00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SAID FREMONT
STREET, 290.70 FEET TO A POINT; THENCE SOUTH 01°01'00" WEST A DISTANCE OF
394.20 FEET MORE OR LESS, TO THE NORTH LINE OF CHARLESTON BOULEVARD;
THENCE WEST ALONG THE NORTH LINE OF CHARLESTON BOULEVARD A DISTANCE
OF 260 FEET MORE OR LESS TO THE POINT OF BEGINNING. EXCEPT THE SOUTH 10
FEET AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED DECEMBER 30,
1943 AS DOCUMENT NO. 175730 AND RECORDED SEPTEMBER 20, 1957 AS
DOCUMENT NO. 115132, CLARK COUNTY, NEVADA RECORDS.**

**AND EXCEPT THE NORTHEASTERLY 5 FEET AS CONVEYED TO THE CITY OF LAS VEGAS
BY DEED RECORDED MARCH 28, 1942 AS DOCUMENT NO. 136421, CLARK COUNTY,
NEVADA RECORDS.**

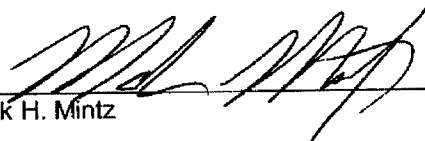
Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

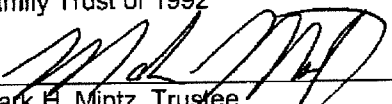
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 10/21/2005

ASSESSOR'S COPY


Mark H. Mintz

Samson S. Mintz, Trustee of The Mintz
Family Trust of 1992


Mark H. Mintz, Trustee

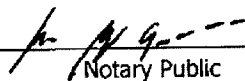
STATE OF ~~NEVADA~~ CALIFORNIA) : SS.
COUNTY OF ~~CLARK~~ LOS ANGELES)

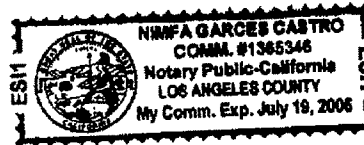
This instrument was acknowledged before me on October 24, 2005 by
Mark H. Mintz.


Notary Public
(My commission expires: 07-19-2006)

STATE OF ~~NEVADA~~ CALIFORNIA) : SS.
COUNTY OF ~~CLARK~~ LOS ANGELES)

This instrument was acknowledged before me on October 24, 2005 by
Mark H. Mintz, Trustee of The Mintz Family Trust of 1992.


Notary Public
(My commission expires: 07-19-2006)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 21, 2005** under Escrow No. **NCS-194667-PVL**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s) B

a) 139-35-803-015

b) _____

c) _____

d) _____

2. Type of Property

a) ☐ Vacant Land

b) ☐ Single Fam. Res.

c) ☐ Condo/Twnhse

d) ☐ 2-4 Plex

e) ☐ Apt. Bldg.

f) ☐ Comm'l/Ind'l

g) ☐ Agricultural

h) ☐ Mobile Home

i) ☒ Other motel

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property: \$6,650,000.00

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

Transfer Tax Value: \$6,650,000.00

Real Property Transfer Tax Due \$33,915.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section _____

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: Mark H. Mintz

Capacity: Grantor

Signature: Mark H. Mintz

Capacity: Grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Mark H. Mintz

Print Name: Mary Bartsas 22, LLC

Address: 837 Trotter Circle

Address: 528 East Oakey

City: Las Vegas

City: Las Vegas

State: NV Zip: 89107

State: NV Zip: 89104

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

First American Title Insurance
Company National Commercial

File Number: NCS-194667-PVL sgs/cmh

Print Name: Services

State: NV Zip: 89144

Address: 900 S. Pavilion Center Drive, S-160

City: Las Vegas

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

7824

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 199-95-803-016
b) _____
c) _____
d) _____

2. Type of Property:

a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Timeshare d) ☐ 2-4 Pkx
e) ☐ Apt. Bldg f) ☒ Comm/Indl
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #:

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sale Price of Property

\$ _____
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.080, Section 10b. Explain Reason for Exemption: TRANSFER TO A BUSINESS ENTITY OF WHICH GRANTOR IS 100% OWNER

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 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 [Signature] Capacity Attorney
Signature _____ Capacity _____SELLER (GRANTOR) INFORMATION
(REQUIRED)Print Name: MARY BARTSAS LIVING TRUST
Address: 528 E. Oakley
City: Las Vegas
State: NV Zip: 89104BUYER (GRANTEE) INFORMATION
(REQUIRED)Print Name: MARY BARTSAS S, LLC
Address: 528 E. Oakley
City: Las Vegas
State: NV Zip: 89104

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

Print Name: Law Offices of David A. Straus Escrow # _____
Address: 900 Rancho Lane
City: Las Vegas State: Nevada Zip: 89106

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

20021010
011743

APN#139-35-003-016

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MARY BARTSAS, sole Trustee, or her successors in trust, under the MARY BARTSAS LIVING TRUST, dated June 26, 2002, and any amendments thereto, in consideration of \$ 0-, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to MARY BARTSAS 3, LLC, a Nevada Limited Liability Company, all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

Legal description attached per Exhibit "A" and by this reference made a part hereof.

Subject to: 1. Taxes for the current fiscal year.
2. Restrictions, conditions, reservations, right, rights of way and easements now of record, if any.

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

Witness my hand 5th day of October, 2002.

MARY BARTSAS

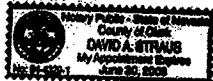
STATE OF NEVADA
COUNTY OF CLARK

JS.
)

On 10-8, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Bartsas, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESSED my hand and official seal.

Notary Public in and for said County and State



MAIL TAX STATEMENTS AND RECORDED
DOCUMENT TO: Ms. Mary Bartsas, 523 E. Oakley,
Las Vegas, NV 89104

2
u

COPY

20021010
01143

EXHIBIT "A"
LEGAL DESCRIPTION

Assessor's Parcel No.: 139-35-803-016

That portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 20 South, Range 61 East, M.D.B.&M., described as follows:

COMMENCING at the Southwest Quarter (SW 1/4) corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 35; thence North 1°11'30" East along the West line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 35, a distance of 40.00 feet to a point; thence South 89°49'30" East parallel to the South line of said Section 35 a distance of 260.00 feet to a point; thence North 1°11'30" East parallel to the said West line a distance of 171.90 feet to the TRUE POINT OF BEGINNING; thence continuing North 1°11'30" East a distance of 244.20 feet to a point on the Southerly right of way line of Fremont Street (original alignment); thence South 62°02'30" East along the said Southerly line a distance of 111.91 feet to a point; thence South 1°11'30" West a distance of 192.07 feet to a point; thence North 89°48'30" West a distance of 100.00 feet to the TRUE POINT OF BEGINNING.

CLARK COUNTY, NEVADA
JUDITH A. WATKINS, RECORDER
RECORDED AT REQUEST OF: LAW OFFICES OF DAVID A. STROM
10-10-2002 12:25 ARO PAGE COUNT: 2
OFFICIAL RECORDS
BOOK/INSTR: 20021010-01143 FEE: 15.00
BPTT: E 10000

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 139-35-803-017
 b) _____
 c) _____
 d) _____

2. Type of Property:

a) ☐ Vacant Land b) ☐ Single Fam. Res.
 c) ☐ Condo/Townhome d) ☐ 2-4 Plex
 e) ☐ Apt. Bldg f) ☒ Comm/Inst
 g) ☐ Agricultural h) ☐ Mobile Home
 i) ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # _____

Book _____ Page _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property _____
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: _____
 Real Property Transfer Tax Due _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.030, Section 10 _____

b. Explain Reason for Exemption: TRANSFER TO A BUSINESS ENTITY OF WHICH GRANTOR IS 100% OWNER

5. Partial Interest: Percentage being transferred: _____ %

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

Capacity: Attorney

Capacity: _____

SELLER GRANTOR INFORMATION

(REQUIRED)

Print Name: MARY BARTASAS LIVING TRUSTAddress: 528 E. OakleyCity: Las VegasState: NVZip: 89104

BUYER GRANTEE INFORMATION

(REQUIRED)

Print Name: MARY BARTASAS, LLCAddress: 528 E. OakleyCity: Las VegasState: NVZip: 89104

COMPANY/PERSON RECEIVING RECORDING PROCEEDS (If not seller or buyer)

Print Name: Law Offices of David A. Straus

Escrow # _____

Address: 900 Rancho LaneCity: Las VegasState: NevadaZip: 89106

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

144
 COPY

20021010
01144

APN#139-35-003-017

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MARY BARTSAS, sole Trustee, or her successors in trust, under the MARY BARTSAS LIVING TRUST, dated June 26, 2002, and any amendments thereto, in consideration of \$ 0, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to MARY BARTSAS 3, LLC, a Nevada Limited Liability Company, all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

Legal description attached per Exhibit "A" and by this reference made a part hereof.

Property also known as 2216 Fremont Street, Las Vegas, Nevada.

Subject to: 1. Taxes for the current fiscal year.
2. Lien of supplemental taxes if any.
3. Restrictions, conditions, reservations, right, rights of way and easements now of record, if any.

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

Witness my hand this 10th day of October, 2002.

Mary Bartsas
MARY BARTSAS, Trustee

STATE OF NEVADA
COUNTY OF CLARK

JS
)

On 10th, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Bartsas, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESSES:
[Signature]
Notary Public in and for said County and State



MAIL TAX STATEMENTS AND RECORDED
DOCUMENT TO: Ms. Mary Bartsas, 528 E. Oakley,
Las Vegas, NV 89104

COPY

20021010
01144

EXHIBIT "A"
LEGAL DESCRIPTION

Assessor's Parcel No.: 139-35-803-017

PARCEL I:

That portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 20 South, Range 61 East, M.D.B.&M., described as follows:

COMMENCING at the Southwest Corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 35; thence South 89°48'30" East along the South line thereof 460 feet to a point; thence North 1°11'30" East and parallel to the West line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 35, a distance of 211.09 feet to a point on the East line of that certain Parcel of land conveyed by GRAY TO COOPER, recorded January 27, 1953 as Document No. 399073, being the TRUE POINT OF BEGINNING; thence North 1° 11'30" East, a distance of 140.75 feet more or less to a point on the Southwesterly line of Fremont Street being the Northeasterly Corner of parcel conveyed by GRAY TO COOPER; thence North 62° 02'30" West along Fremont Street 111.91 feet to the Northwest Corner of said parcel; thence South 1°11'30" West 199.28 feet; thence South 89°48'30" East 100 feet to the TRUE POINT OF BEGINNING.

PARCEL II:

A Certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada and being a portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 20 South, Range 61 East, M.D.B.&M., being more particularly described as follows:

COMMENCING at the Southwest Corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 35; thence South 89°48'30" East along the South line of said Section 35, a distance of 460.00 feet; thence North 0°11'30" East parallel with the West line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 35, a distance of 211.91 feet to the Southeast Corner of that certain parcel of land conveyed by UNITED BROTHERHOOD CARPENTERS AND JOINERS OF AMERICA to CHARLIE E. STEEL, et ux, by Deed recorded November 5, 1951 as Document No. 377286 of Clark County, Nevada records, as Amended by Judgment entered in Case No. 59935, Department No. 2, in the Eighth Judicial Court of the State of Nevada, in and for the County of Clark, on the Eighth (8th) day of June, 1959, said Judgment being recorded in the office of the County Recorder of Clark County, Nevada as Document No. 163337 of Official Records of said County said Southeast Corner being

20021010
01144

the TRUE POINT OF BEGINNING; thence South 89°48'30" East along the Easterly prolongation of the South line of the said conveyed parcel as so Amended by Judgment recorded as Document No. 163337 of said Official Records, a distance of 51.08 feet to a point on a non-tangent curve, concave Southeasterly having a radius of 450 feet, from which point a radial line of said curve bears South 64°52'10" East; thence Northeasterly along said curve through a central angle of 05°32'47" an arc distance of 43.56 feet to the TRUE POINT OF BEGINNING of a tangent reverse curve, concave Westerly, having a radius of 53.00 feet, from which point a radial line of said reverse curve bears North 59°19'23" West; thence Northerly along said reverse curve through a central angle of 73°23'54", an arc distance of 67.85 feet to a point on the Southwesterly right of way line of Fremont Street (90 feet wide); thence non-tangent to said last mentioned curve North 62°02'30" West along said Southwesterly line, a distance of 70.25 feet to a point in a line that bears North 01°11'30" East from the TRUE POINT OF BEGINNING; thence along said last mentioned line South 01°11'30" West, parallel with the West line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 35, a distance of 134.24 feet to the TRUE POINT OF BEGINNING.

CLARK COUNTY, NEVADA
JUDICIAL DEPARTMENT, RECORDS
RECORDED AT REQUEST OF: LAW OFFICES OF DAVID A. STRAU
10-10-2002 12:25 ARO PAGE COUNT: 1
OFFICIAL RECORDS
BOOK/INSTR: 20021010-01144 FEE: 15.00
SPT: E10000

FINAL MAP OF
CHARLESTON/EASTERN
(A COMMERCIAL SUBDIVISION)
BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4)
1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA

1 1/2" ALCAP
ILLEGIBLE

BRASS TAG RE 006
ACCEPTED AS BOUNDARY
CORNER PER R05 06 01

10.00'
FREMONT STREET
(PUBLIC R-O-W 90.00' WIDE
DEDICATED PER OR 0003-08758)

25'x25' L.V.V.W.D.
EASEMENT
OR: 20111214-02471

APN
139-35-803-012
NOT A PART

BRASS TAG RE 006
ACCEPTED AS BOUNDARY
CORNER PER R05 06 01

9'x12' L.V.V.W.D.
EASEMENT
OR: 20111214-02470

LOT 1
3.82 ACRES

10.00'
POWER & TELEPHONE
LINE EASEMENT
OR: 173-141313

10.00'
POWER & TELEPHONE
LINE EASEMENT
OR: 113-093751

10.00'
POWER & TELEPHONE
LINE EASEMENT
OR: 0194-103295

6'x10' L.V.V.W.D.
EASEMENT
OR: 20111214-02469

APN
139-35-803-021
NOT A PART

50.01'
CHARLESTON BOULEVARD
(PUBLIC R-O-W 100.00' WIDE
DEDICATED PER OR 0022-057922)

1322.94'
S89°51'04"E
2" BRASS CAP IN WELL MON.
PLS 10598

2645.88'

10.00'
POWER & TELEPHONE
LINE EASEMENT
OR: 123-803291

522.82'

51°07'36"W 161.91'

S07°08'56"W 22.13'

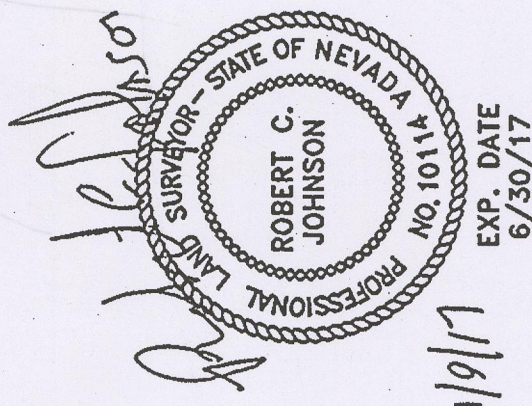
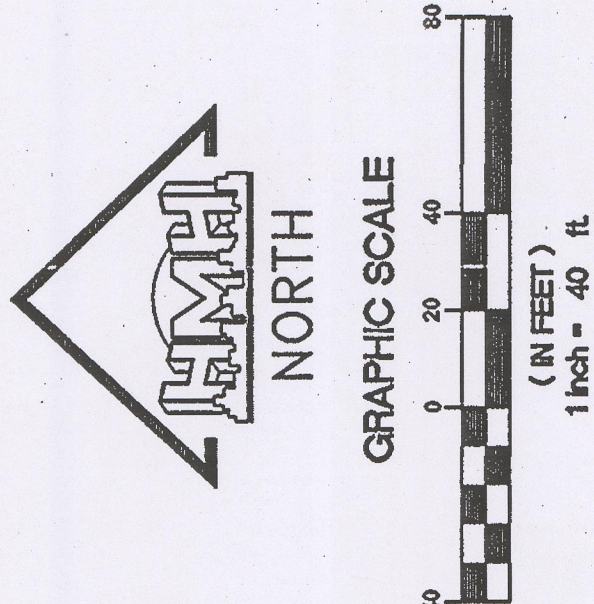
2" BRASS CAP IN WELL MON.
PLS 10598

BASIS OF BEARINGS

NORTH 001°31'16" WEST BEING THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4)
OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY,
NEVADA, AS SHOWN ON THE RECORD OF SURVEY IN FILE 117, PAGE 75 OFFICIAL
RECORDS, CLARK COUNTY, NEVADA.

LEGEND

- BOUNDARY LINE
- STREET CENTERLINE
- EASEMENT LINE
- ADJOINING PROPERTY LINE
- FOUND MONUMENT AS NOTED
- APN
- ASSESSOR PARCEL NUMBER
- OR
- OFFICIAL RECORDS
- RECORD OF SURVEY
- L.V.V.W.D.
- LAS VEGAS VALLEY WATER DISTRICT
- (R)
- RADIAL BEARING



FMP-

FHHSurveyingInc

4945 WEST PATRICK LANE, LAS VEGAS, NEVADA 89118
OFFICE # (702) 534-7505 - FACSIMILE # (702) 534-1830

FINAL MAP OF
CHARLESTON/EASTERN
(A COMMERCIAL SUBDIVISION)

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNERS' CERTIFICATE

MARY BARTSAS 3, LLC, A NEVADA LIMITED LIABILITY COMPANY AND MARYBARTSAS 22, LLC, A NEVADA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF CHARLESTON/EASTERN, A COMMERCIAL SUBDIVISION AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DO HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS (EXCEPT PRIVATE STREETS), AND PUBLIC RIGHT-OF-WAY AND PLACES INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC AND GRANT TO THE CITY OF LAS VEGAS THE EASEMENTS, AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC. 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 NEVADA POWER COMPANY, A NEVADA CORPORATION D/B/A NV ENERGY AND CENTRAL TELEPHONE COMPANY D/B/A CENTURYLINK (JOINTLY AND SEVERALLY), SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS, INC. JOINTLY AND SEVERALLY, AND TO THEIR RESPECTIVE SUCCESSORS 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, OPERATION AND MAINTENANCE, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

PROVIDED, HOWEVER, THAT NO ABOVE-GROUND UTILITY VAULTS THAT WOULD SUBSTANTIALLY INTERFERE WITH THE INTENDED USE OF THE TRAIL CORRIDOR SHALL BE ALLOWED WITHIN ANY EASEMENTS, CORRIDORS, OR COMMON LOTS DESIGNATED AS PUBLIC MULTI-USE TRAIL EASEMENTS AREAS, AND NO SUCH EASEMENT RIGHT SHALL BE GRANTED TO THE ABOVE LISTED UTILITY COMPANIES, NOR ANY PARTIES, IN CONFLICT WITH THIS STATEMENT.

FURTHER, THE UNDERSIGNED OWNERS HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS 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, OPERATION, MAINTENANCE, AND FINAL REMOVAL OF PUBLIC STREET LIGHTS, IF ANY, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES, AND PUBLIC FIRE HYDRANTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREFROM.

BY: _____ DATE _____
AS: _____
OF MARY BARTSAS 3, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____
OF MARY BARTSAS 22, LLC, A NEVADA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF _____ SS _____
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY: _____
AS: _____
MARY BARTSAS 3, LLC, A NEVADA LIMITED LIABILITY COMPANY

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____ SS _____
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY: _____
AS: _____
MARY BARTSAS 22, LLC, A NEVADA LIMITED LIABILITY COMPANY

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

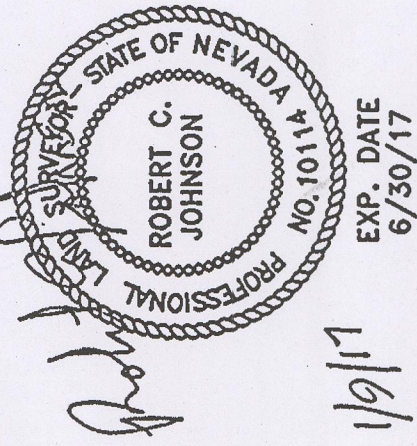
DIVISION OF WATER RESOURCES CERTIFICATE

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

BY: _____ DATE _____
DIVISION OF WATER RESOURCES

SURVEYOR'S CERTIFICATE

1. ROBERT C. JOHNSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF BARTSAS MARY 3 LLC, A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, T. 20 S., R. 61 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THAT THE SURVEY WAS COMPLETED ON APRIL 8, 2016.
3. THIS PLAT COMPLIES WITH 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 THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



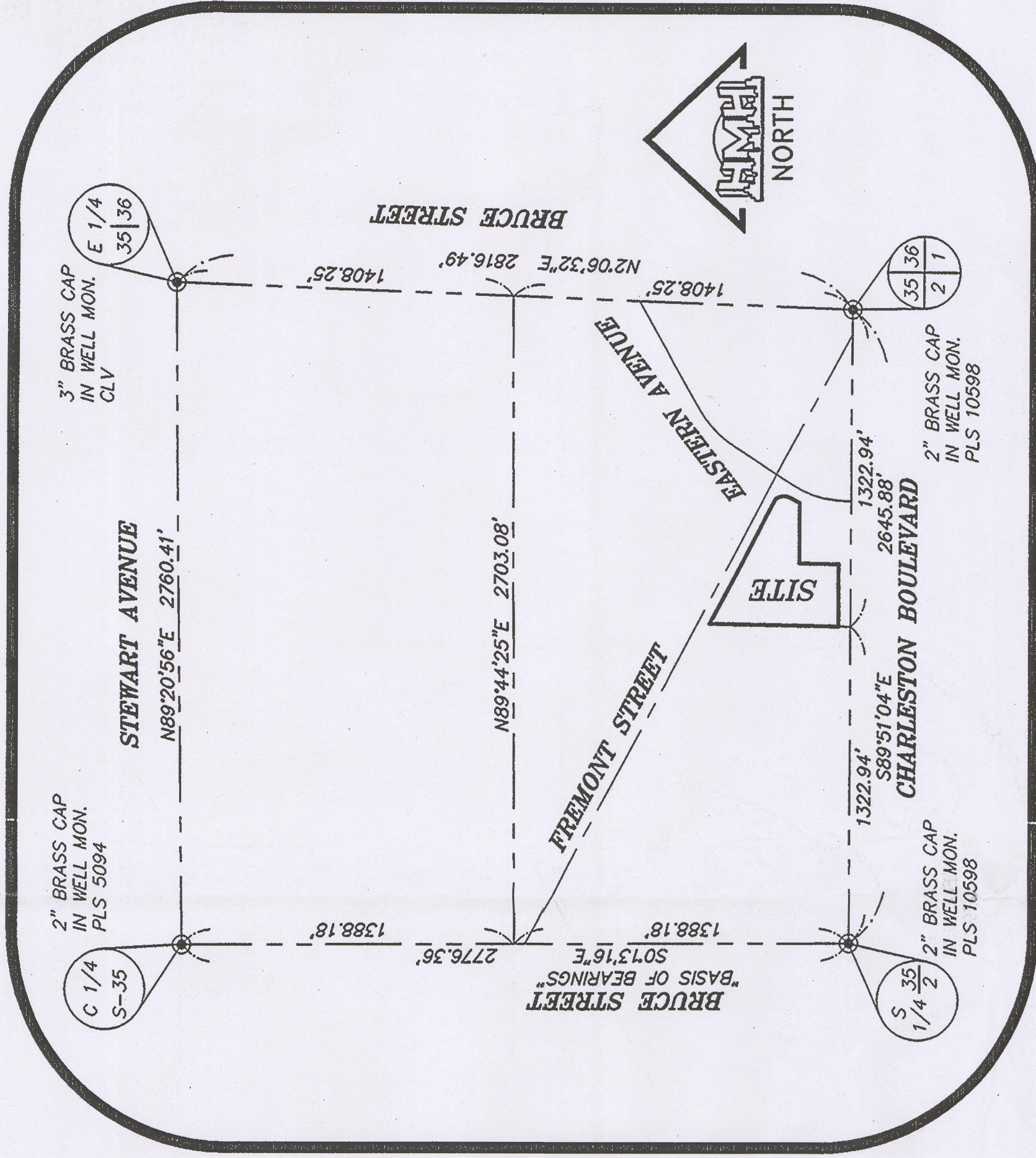
ROBERT C. JOHNSON
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 10114

CITY SURVEYOR'S CERTIFICATE

1. ALAN R. RIEKKE, SURVEYOR FOR THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF CHARLESTON/EASTERN AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.
- MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE _____

ALAN R. RIEKKE
CITY SURVEYOR
NEVADA CERTIFICATE NO. 12469

DATE _____



SURVEY ANALYSIS
SCALE 1" = 500'

DISTRICT BOARD OF HEALTH CERTIFICATE

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

BY: _____ DATE _____
SOUTHERN NEVADA HEALTH DISTRICT

CERTIFICATE OF EASEMENT RECIPIENTS

WE, THE HEREIN NAMED EASEMENTS RECIPIENTS, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS:

BY: _____ DATE _____
SOUTHWEST GAS CORPORATION

BY: _____ DATE _____
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY

BY: _____ DATE _____
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK

BY: _____ DATE _____
COX COMMUNICATIONS LAS VEGAS, INC.

BY: _____ DATE _____
LAS VEGAS VALLEY WATER DISTRICT

BY: _____ DATE _____
CITY OF LAS VEGAS, CITY ENGINEER

BASIS OF BEARINGS

NORTH 00°13'16" WEST BEING THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THE RECORD OF SURVEY IN FILE 117, PAGE 75 OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT

CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY LOCAL ORDINANCES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES. THE MAP HAS BEEN EXAMINED AND APPROVED FOR RECORDATION. THE FINAL MAP HAVE BEEN MET, AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT ON THE ____ DAY OF _____, 2017.

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

RECORDER'S NOTE:

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX, N.R.S. 278.5685

FMP - 68524



FINAL MAP OF CHARLESTON/EASTERN (A COMMERCIAL SUBDIVISION) BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA		INSTRUMENT NO. _____ FILED AT THE REQUEST OF HMH, INC. OFFICIAL RECORDS BOOK NO. _____ DATE _____ AT _____ BOOK _____ PAGE _____ CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER FEE \$ _____ DEPUTY _____	
HMH Surveying Inc 4945 WEST PATRICK LANE, LAS VEGAS, NEVADA 89118 OFFICE #: (702) 534-7505 - FACSIMILE #: (702) 534-1830		SHEET 1 OF 2	
BOOK _____		Page _____	