



**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

December 14, 2016

Ms. Susan Hitch
18 Fremont Acquisition, LLC
Las Vegas, Nevada 89101

**RE: TMP-67494 [PRJ-67363] - TENTATIVE MAP
PLANNING COMMISSION MEETING OF DECEMBER 13, 2016**

Dear Applicant:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.75 acres at the northeast corner of Fremont Street and Main Street (APNs 139-34-101-013; and 139-34-111-027; 028; 031; 032 and 033); C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-67363], was considered by the Planning Commission on December 13, 2016.

The Planning Commission voted to **APPROVE** your request, subject to the following:

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. The Final Map shall depict witness lines to clearly indicate the extent of current nonrestricted gaming rights contained within the boundaries of the commercial subdivision.
3. The Final Map shall contain 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.
4. 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.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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

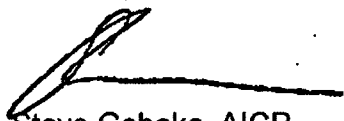
Public Works

6. A Petition of Vacation, such as VAC-66477, shall record prior to or concurrent with a Final Map for this site to eliminate the adjacent rights-of-way.
7. The 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 three 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.
8. 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."
9. Per Title 19.16.060.W.3, provide a note on the Final Map that states, "All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits." This condition shall not be enforced if the Owner demonstrates to the satisfaction of the Flood Control Section of Public Works that each lot can drain independently to abutting public roadways.
10. Upon further development on this site, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
11. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.

12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This action by the Planning Commission on **December 13, 2016** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **December 20, 2016**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Todd Kessler
P.O. Box 1570
Las Vegas, Nevada 89125



**LAS VEGAS VALLEY
WATER DISTRICT**

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

June 19, 2017

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

SUBJECT: **WATER AVAILABILITY – CURRENTLY SERVED**
FMP-68544, 18 FREMONT STREET ACQUISITION (PROJECT# 125319)
A.P.N. 139-34-101-013, 139-34-111-027, -028, -031, -032, AND -033

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.

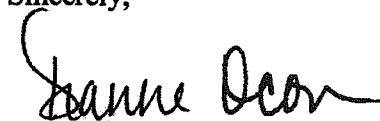
In addition, easement(s) by separate document will be required for each District service point prior to civil plan approval.

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-68544**. **This letter supersedes that created February 13, 2017.**

Sincerely,

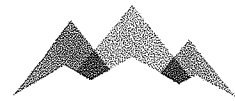


Dianne Ocon, E.I., Engineering Services Supervisor
Engineering Services Division

DO/do

Attachment: CC&R/REA Language

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
Lochsa Surveying
18 Freemont Street Acquisition, 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

February 3, 2017

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

**Re: Merger and Resubdivision Final Map-18 Fremont Street Acquisition
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,

Roger Cox, Public Service Intern
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: LOCHSA ENGINEERING 6345 S Jones Blvd, Ste 100 Las Vegas, NV 89118

Control No. 11088



**LAS VEGAS VALLEY
WATER DISTRICT**

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

February 13, 2017

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

SUBJECT: **RESIDENTIAL SUBDIVISION MAP – WATER COMMITMENT**
FMP-68544, 18 FREEMONT STREET ACQUISITION (PROJECT# 12539)
A.P.N. 139-34-101-013, 139-34-111-027, -028, -031, -032, AND -033

The Las Vegas Valley Water District (District) has reviewed the merger and re-subdivision map. Our records indicate Lot 1 identified on this subdivision map has previously qualified for a water commitment in accordance with the District's Service Rules recorded in the Plats as Lots 1 through 31 in Block 2 as shown in Book 1, Page 37 of Plats. Therefore, domestic and fire protection water service can be provided from the District's system.

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.

Should you have any questions, please contact me at (702) 822-8348, and reference **FMP-68544**.

Sincerely,

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

DO/do

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
Lochsa Surveying
18 Freemont Street Acquisition, LLC



Memorandum

Department of Public Works City Engineer Division Survey Section

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

To: ROBERT MCENTEE, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR ~~✗~~
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
LOCHSA SURVEYING
18 FREMONT STREET ACQUISITION L

Date: February 06, 2017

RE: **FINAL MAP 68544 - 18 FREMONT STREET ACQUISITION**

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.**

817143 CURRENT PL Status: Denied 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 18 Fremont Street Acquisition Tentative Map (TMP-67494).
2. Pursuant to Condition #2 of Tentative Map (67494), add witness lines to clearly indicate the extent of current non-restricted gaming rights contained within the boundary of the commercial subdivision.
3. Pursuant to Condition #3 of (TMP-67494), 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.
4. The file number "FMP-68544" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet (not "PMP").
5. The director's certification signature block shall be corrected for the spelling of the word "Nevada" (currently spelled "Nevad").
6. The map is titled as a "Merger and Resubdivision" final map. It should be a "Commercial Subdivision".

817144 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 doing a merger and re-subdivision to create a commercial subdivision; therefore we have no objection to the recordation of this Merger and Re-subdivision Final Map to combine lots 1 through 31 of Block 2 of "Clark's Las Vegas Townsite" as shown by map thereof on file in Book 1, Page 37 of plats together with that portion of the vacated alley provided for in that certain order of vacation recorded in Book 127 as instrument number 686852 of official records, Clark County, Nevada.

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

CONDITIONS OF APPROVAL:

1. Per Condition #6 of TMP-67494, a Petition of Vacation such as VAC-66477 shall record prior to or concurrent with this Final Map to eliminate the adjacent rights-of-way. Any easements that will exist after VAC-66477 records shall be shown on this Final Map.
2. Per Condition #7 of TMP-67494, 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.
3. Per Condition #8 of TMP-67494, 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.
4. Per Condition #9 of TMP-67494, 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.
5. Include the Final Map number, FMP-68544, above the Recorder's Block on the cover sheet.
6. Site development to comply with all previous conditions of approval for the 18 Fremont Street Acquisition Tentative Map (TMP-67494) and all other site related actions.

817145 SURVEY Status: Denied January 30, 2017

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

Add "A Commercial Subdivision" to the map Title and within the Title Block.

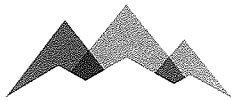
Please expand the legal description to include a metes and bounds description sufficient to arrive at an area of 2.76 acres.

Please verify the recording information for the City of Las Vegas airspace easement. The documents listed within the map Title, legal description and map sheet do not agree.

R.

Please ensure that all recording information is complete prior to returning the mylar for final approval.

Please correct miscellaneous minor errors, typos, or omissions as noted on the attached redlines.
End of Comments.



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

January 27, 2017

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

**Re: Tentative Map-18 Fremont Street Acquisition
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 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,

Roger Cox, Public Service Intern
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: LOCHSA ENGINEERING 6345 S Jones Blvd, Ste 100 Las Vegas, NV 89118

Control No. 11087

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-68544

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/RETREIVED 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-68544 - FINAL MAP - 18 FREMONT STREET ACQUISITION -
APPLICANT/OWNER: 18 FREMONT STREET ACQUISITION, LLC - For possible action
on a request for a Final Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.75 acres at
the northeast corner of Fremont Street and Main Street (APNs 139-34-101-013; and 139-34-
111-027, 028, 031, 032 and 033), C-2 (General Commercial) Zone, Ward 5 (Barlow)

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: Final Map
Project Address (Location) 1 Fremont
Project Name 18 Fremont 139-34-101-013 Proposed Use _____
Assessor's Parcel #(s) 139-34-111-027, 028, 031, 032, 033 Ward # _____
General Plan: existing X proposed _____ Zoning: existing C-2 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information 1-Lot Commercial Subdivision

PROPERTY OWNER 18 Fremont Acquisition, LLC Contact Susan Hitch
Address 1 Fremont Street Phone: (702) 777-6956 Fax: _____
City Las Vegas State NV Zip 89101
E-mail Address susan.hitch@goldengatecasino.com

APPLICANT Lochsa Surveying Contact Suzanne LaSpina
Address 6345 S. Jones Blvd. #100 Phone: (702) 365-9312 Fax: (702) 365-9317
City Las Vegas State NV Zip 89118
E-mail Address suzanne@lochsa.com

REPRESENTATIVE Lochsa Surveying Contact Suzanne LaSpina
Address 6345 S. Jones Blvd. #100 Phone: (702) 365-9312 Fax: (702) 365-9317
City Las Vegas State NV Zip 89118
E-mail Address suzanne@lochsa.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.

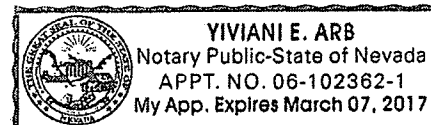
Print Name Derek J. Stevens

Subscribed and sworn before me

This 9th day of January, 20 17.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # FMD-68544

Meeting Date: Admin

Total Fee: \$ 750.00

Date Received: 1/10/17

Received By: [Signature]

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: FMP-68544 ¹³⁹⁻³⁴⁻¹⁰¹⁻⁰¹³ APN: 139-34-111-027, 028, 031, 032, 0333

Name of Property Owner: 18 Fremont Acquisition, LLC

Name of Applicant: Lochsa Surveying

Name of Representative: Lochsa Surveying Attn: Suzanne LaSpina

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

☐ Yes

☐ No

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

City Official: _____

Partner(s): _____

APN: _____

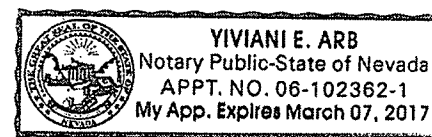
Signature of Property Owner: _____

Print Name: DEREK J. STEVENS

Subscribed and sworn before me

This 9th day of January, 2017

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



RECEIVED

JAN 10 2017

Dept of Planning
City of Las Vegas



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. *N/A*
- ☒ 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.

RECEIVED

JAN 10 2017 Updated 3/15/2016

Dept of Planning
City of Las Vegas

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.

RECEIVED

JAN 10 2017
Updated 1/15/2016

Dept of Planning
City of Las Vegas

18 FREMONT STREET ACQUISITION, LLC

Business Entity Information			
Status:	Active	File Date:	8/5/2015
Type:	Domestic Limited-Liability Company	Entity Number:	E0374002015-2
Qualifying State:	NV	List of Officers Due:	8/31/2017
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20151466104	Business License Exp:	8/31/2017

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	SUSAN HITCH	Address 1:	ONE FREMONT STREET
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89101
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

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

— Officers ☐ Include Inactive Officers			
Manager - DEREK J STEVENS			
Address 1:	1 FREMONT	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89101	Country:	USA
Status:	Active	Email:	

— Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20150352831-30	# of Pages:	1
File Date:	8/5/2015	Effective Date:	RECEIVED
(No notes for this action)			
Action Type:	Initial List		

Dept of Planning
City of Las Vegas

GENERAL INFORMATION	
PARCEL NO.	139-34-111-027
OWNER AND MAILING ADDRESS	18 FREMONT STREET ACQUISITION L L C 1 FREMONT ST LAS VEGAS NV 89101
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	32 FREMONT ST LAS VEGAS
ASSESSOR DESCRIPTION	CLARKS LAS VEGAS TOWNSITE PLAT BOOK 1 PAGE 37 PT LOT 20 BLOCK 2 & PT LOT 21
RECORDED DOCUMENT NO.	* 20160628:00417
RECORDED DATE	Jun 28 2016
VESTING	NS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	203
APPRAISAL YEAR	2016
FISCAL YEAR	2017-18
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2016-17	2017-18
LAND	121968	121968
IMPROVEMENTS	134854	136076
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	256822	258044
TAXABLE LAND+IMP (SUBTOTAL)	733777	737269
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	256822	258044
TOTAL TAXABLE VALUE	733777	737269

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.10 Acres
ORIGINAL CONST. YEAR	1958
LAST SALE PRICE MONTH/YEAR SALE TYPE	1300000 6/2016 D - Declared Value
LAND USE	42.312 - Casino or Hotel Casino. Hotels - Class 3
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE

RECEIVED

JAN 10 2017

Dept of Planning
City of Las Vegas

GENERAL INFORMATION	
PARCEL NO.	139-34-111-028
OWNER AND MAILING ADDRESS	18 FREMONT STREET ACQUISITION L L C 1 FREMONT ST LAS VEGAS NV 89101
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	24 FREMONT ST LAS VEGAS
ASSESSOR DESCRIPTION	CLARKS LAS VEGAS TOWNSITE PLAT BOOK 1 PAGE 37 LOT 19 BLOCK 2
RECORDED DOCUMENT NO.	* 20160630:00312
RECORDED DATE	Jun 30 2016
VESTING	NS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	203
APPRAISAL YEAR	2016
FISCAL YEAR	2017-18
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2016-17	2017-18
LAND	97580	97580
IMPROVEMENTS	10518	10613
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	108098	108193
TAXABLE LAND+IMP (SUBTOTAL)	308851	309123
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	108098	108193
TOTAL TAXABLE VALUE	308851	309123

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.08 Acres
ORIGINAL CONST. YEAR	1962
LAST SALE PRICE MONTH/YEAR SALE TYPE	13500000 6/2016 R - Recorded Value
LAND USE	40.360 - General Commercial. Restaurants and Cocktail Lounges
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE

JAN 10 2017

Dept of Planning
City of Las Vegas

GENERAL INFORMATION	
PARCEL NO.	139-34-111-031
OWNER AND MAILING ADDRESS	18 FREMONT STREET ACQUISITION L L C 1 FREMONT ST LAS VEGAS NV 89101
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	32 FREMONT ST LAS VEGAS
ASSESSOR DESCRIPTION	CLARKS LAS VEGAS TOWNSITE PLAT BOOK 1 PAGE 37 PT LOT 20 BLOCK 2 & PT LOT 21
RECORDED DOCUMENT NO.	* 20160628:01069
RECORDED DATE	Jun 28 2016
VESTING	NS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	203
APPRAISAL YEAR	2016
FISCAL YEAR	2017-18
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2016-17	2017-18
LAND	121968	121968
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	121968	121968
TAXABLE LAND+IMP (SUBTOTAL)	348480	348480
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	121968	121968
TOTAL TAXABLE VALUE	348480	348480

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.10 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR SALE TYPE	5800000 6/2016 M - Multiple-Parcel Sale
LAND USE	42.325 - Casino or Hotel Casino
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE

RECEIVED

JAN 10 2017

Dept of Planning
City of Las Vegas

GENERAL INFORMATION	
PARCEL NO.	139-34-111-032
OWNER AND MAILING ADDRESS	18 FREMONT STREET ACQUISITION L L C 1 FREMONT ST LAS VEGAS NV 89101
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	115 N 1ST ST LAS VEGAS
ASSESSOR DESCRIPTION	CLARKS LAS VEGAS TOWNSITE PLAT BOOK 1 PAGE 37 PT LOT 22 BLOCK 2 & PT LOT 23
RECORDED DOCUMENT NO.	* 20160628:01069
RECORDED DATE	Jun 28 2016
VESTING	NS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	203
APPRAISAL YEAR	2016
FISCAL YEAR	2017-18
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2016-17	2017-18
LAND	73178	82325
IMPROVEMENTS	31482	31765
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	104660	114090
TAXABLE LAND+IMP (SUBTOTAL)	299029	325971
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	104660	114090
TOTAL TAXABLE VALUE	299029	325971

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.12 Acres
ORIGINAL CONST. YEAR	1956
LAST SALE PRICE MONTH/YEAR SALE TYPE	5800000 6/2016 M - Multiple-Parcel Sale
LAND USE	40.358 - General Commercial. Retail Stores and Shops
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE	JAN 10 2017
-------------------------------	-------------

GENERAL INFORMATION	
PARCEL NO.	139-34-111-033
OWNER AND MAILING ADDRESS	18 FREMONT STREET ACQUISITION L L C 21777 HOOVER RD WARREN MI 48089
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	18 FREMONT ST LAS VEGAS
ASSESSOR DESCRIPTION	CLARKS LAS VEGAS TOWNSITE PLAT BOOK 1 PAGE 37 LOT 1 BLOCK 2 & LOTS 2-16,24-31 PT LOTS 22,23 & VAC ALLEY
RECORDED DOCUMENT NO.	* 20150813:02197
RECORDED DATE	Aug 13 2015
VESTING	NS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	203
APPRAISAL YEAR	2016
FISCAL YEAR	2017-18
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2016-17	2017-18
LAND	1571528	1695253
IMPROVEMENTS	12428472	14298404
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	14000000	15993657
TAXABLE LAND+IMP (SUBTOTAL)	40000000	45696163
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	14000000	15993657
TOTAL TAXABLE VALUE	40000000	45696163

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	2.10 Acres
ORIGINAL CONST. YEAR	1978
LAST SALE PRICE MONTH/YEAR SALE TYPE	40000000 8/2015 R - Recorded Value
LAND USE	42,311 - Casino or Hotel Casino.Hotels - Class 2
DWELLING UNITS	224

PRIMARY RESIDENTIAL STRUCTURE	Dept of Planning City of Las Vegas
-------------------------------	---------------------------------------

GENERAL INFORMATION	
PARCEL NO.	139-34-101-013
OWNER AND MAILING ADDRESS	18 FREMONT STREET ACQUISITION L L C 1 FREMONT ST LAS VEGAS NV 89101
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	22 FREMONT ST LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 NW4 SEC 34 20 61
RECORDED DOCUMENT NO.	* 20160628:01127
RECORDED DATE	Jun 28 2016
VESTING	NS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	203
APPRAISAL YEAR	2016
FISCAL YEAR	2017-18
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2016-17	2017-18
LAND	182952	182952
IMPROVEMENTS	65846	66438
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	248798	249390
TAXABLE LAND+IMP (SUBTOTAL)	710851	712543
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	248798	249390
TOTAL TAXABLE VALUE	710851	712543

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.15 Acres
ORIGINAL CONST. YEAR	1949
LAST SALE PRICE MONTH/YEAR SALE TYPE	3650000 6/2016 R - Recorded Value
LAND USE	40.360 - General Commercial, Restaurants and Cocktail Lounges
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE	Dept of Planning City of Las Vegas
-------------------------------	---------------------------------------

Inst #: 20160628-0000417
Fees: \$19.00 N/C Fee: \$0.00
RPTT: \$6630.00 Ex: #
06/28/2016 08:39:44 AM
Receipt #: 2802680
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: SAO Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

Parcel Nos.
139-34-111-027

Recording Requested by and
when recorded, return to:
Dickinson Wright PLLC
100 West Liberty, Suite 940
Reno, Nevada 89501
Attention: Benjamin W. Kennedy

Mail Tax Statements to:
1 Fremont Street
Las Vegas, Nevada 89101

SPACE ABOVE THIS LINE RESERVED
FOR RECORDER'S USE

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Granite Properties IA, LLC, a Nevada limited liability company, does hereby grant, bargain, sell and convey to:

18 Fremont Street Acquisition, LLC, a Nevada limited liability company

all that real property, bounded and described as follows:

SEE EXHIBIT "A"

SUBJECT TO:

1. All general and special taxes for the fiscal year.
2. Covenants, conditions, restrictions, reservations, rights, of way and easements of record.

Together with all tenements, hereditaments and appurtenances, including easements, water and mineral rights thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

RECEIVED

JAN 10 2017

Dept of Planning
City of Las Vegas

Witness this 24 day of June, 2016.

Granite Properties IA, LLC,
a Nevada limited liability company

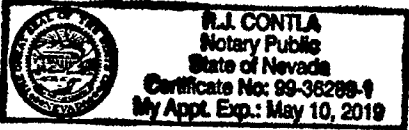
By: The SJB Trust, dated February 24, 2011, a
Nevada revocable living trust,
its Manager

By: [Signature]
Steven J. Burnstine, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 24 day of June, 2016, before me, personally appeared Steven J. Burnstine, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signatures on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

R. J. CONTLA
 [Signature]
Notary Public

9936289-1 EXP. 5/10/19

EXHIBIT "A"
TO GRANT, BARGAIN AND SALE DEED

LEGAL DESCRIPTION

THE SOUTH 52.4 FEET OF LOTS 20 AND 21 OF CLARKS LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ASSessor's COPY

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)
a) 139-34-111-027
b) _____
c) _____
d) _____

2. Type of Property:
a. ☐ Vacant Land b. ☐ Sgl. Fam. Residence
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/Sale Price of Property: \$1,300,000.00
b. Deed in Lieu of Foreclosure Only (value of property) \$
c. Transfer Tax Value: \$1,300,000.00
d. Real Property Transfer Tax Due: \$6,630.00

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage Being Transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree the 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: GRANTOR/SELLER
Signature: _____ Capacity: GRANTEE/BUYER
SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION
(REQUIRED) (REQUIRED)

Print Name: Granite Properties IA, LLC, a Nevada limited liability company Print Name: 18 Fremont Street Acquisition, LLC, a Nevada limited liability company
Address: c/o Steve Burnstine 1829 Nordic Woods Address: c/o 100 West Liberty Street, Suite 940
City: Las Vegas City: Reno
State: NV Zip: 89134 State: NV Zip: 89501

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Nevada Title Company Esc. #: 16-04-0225-KR
Address: 3993 Howard Hughes Parkway, Suite 120
City: Las Vegas State: NV Zip: 89169-6703
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

②-1

APN: 139-34-111-028

**WHEN RECORDED RETURN TO AND
SEND TAX STATEMENTS TO:**

18 Fremont Street Acquisition, LLC
1 Fremont Street
Las Vegas, Nevada 89101

16017580-JR

54060-BB

(Space above line for Recorder's use)

Inst #: 20160630-0000312

Fee: \$18.00 N/C Fee: \$0.00

RPTT: \$68850.00 Ex: #

06/30/2016 08:48:14 AM

Receipt #: 2805421

Requestor:

CHICAGO TITLE

Recorded By: ANI Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

GRANT BARGAIN AND SALE DEED

L'CHAIM 24 FREMONT PROPERTY, LLC, a Nevada limited-liability company ("**Grantor**"), does hereby Grant, Bargain, Sell and Convey to 18 FREMONT STREET ACQUISITION, LLC, a Nevada limited-liability company whose mailing address is 1 Fremont Street, Las Vegas, Nevada 89101 ("**Grantee**"), the following real property in the City of Las Vegas, County of Clark, State of Nevada (the "**Land**"):

**LOT NINETEEN (19) IN BLOCK 2 OF CLARK'S LAS VEGAS
TOWNSITE AS SHOWN BY MAP THEREOF ON FILE IN BOOK
1 OF PLATS, PAGE 37, OF THE OFFICE OF THE COUNTY
RECORDER OF CLARK COUNTY, NEVADA.**

**EXCEPTING THEREFROM THE AIRSPACE LYING WITHIN
THE SOUTHWESTERLY 18 FEET OF SAID LOT 19 AS
CONVEYED TO THE CITY OF LAS VEGAS, NEVADA BY FINAL
ORDER OF CONDEMNATION RECORDED SEPTEMBER 26,
1995 IN BOOK 950926 AS DOCUMENT NO. 01736 OF OFFICIAL
RECORDS.**

together with all right, title and interest of Grantor in and to all and singular the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining.

SUBJECT TO:

1. General taxes for the current fiscal tax year.
2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Land prior to or concurrently with this Deed, and all other matters of record as of the date hereof.

RECEIVED

JAN 10 2017

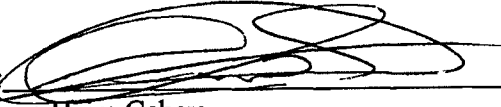
Dept of Planning
City of Las Vegas

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this Deed be executed by its manager thereunto duly authorized.

DATED: As of June 30, 2016.

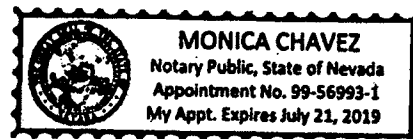
GRANTOR:

L'CHAIM 24 FREMONT PROPERTY,
LLC, a Nevada limited-liability company

By: 
Name: Haim Gabay
Title: Manager

STATE OF NEVADA)
COUNTY OF CLARK) :SS

This instrument was acknowledged before me on June 17, 2016, by Haim Gabay as Manager of L'CHAIM 24 FREMONT PROPERTY, LLC, a Nevada limited-liability company.




NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a. 139-34-111-028
b. _____
c. _____
d. _____

2. Type of Property:

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

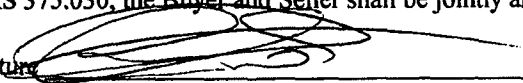
FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 13,500,000.00
b. Deed in Lieu of Foreclosure Only (value of property) ()
c. Transfer Tax Value: \$ 13,500,000.00
d. Real Property Transfer Tax Due \$ 68,850.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

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

Signature  Capacity: SELLER

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: L'CHAIM 24 FREMONT PROPERTY
Address: 321 FREMONT STREET
City: LAS VEGAS
State: NEVADA Zip: 89101

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 18 Fremont Street Acquisition, LLC
Address: 1 Fremont Street
City: Las Vegas
State: NV Zip: 89101

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

Print Name: Chicago Title of Nevada, Inc. Escrow #16017580-JR
Address: P.O. Box 400247
City: Las Vegas State: NV Zip: 89140

Parcel Nos.
139-34-111-031
139-34-111-032

Recording Requested by and
when recorded, return to:
Dickinson Wright PLLC
100 West Liberty, Suite 940
Reno, Nevada 89501
Attention: Benjamin W. Kennedy

Mail Tax Statements to:
18 Fremont Street Acquisition LLC
1 Fremont Street
Las Vegas, Nevada 89101

Inst #: 20160628-0001069
Fee: \$20.00 N/C Fee: \$0.00
RPTT: \$29580.00 Ex: #
06/28/2016 10:27:52 AM
Receipt #: 2803144
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: RNS Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

SPACE ABOVE THIS LINE RESERVED
FOR RECORDER'S USE

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Granite Properties I, LLC, a Nevada limited liability company, and Granite Properties IV, LLC, a Nevada limited liability company, do hereby grant, bargain, sell and convey to:

18 Fremont Street Acquisition, LLC, a Nevada limited liability company

all that real property, bounded and described as follows:

SEE EXHIBIT "A"

SUBJECT TO:

1. All general and special taxes for the fiscal year.
2. Covenants, conditions, restrictions, reservations, rights, of way and easements of record.

Together with all tenements, hereditaments and appurtenances, including easements, water and mineral rights thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

RECEIVED

JAN 10 2017

Dept of Planning
City of Las Vegas

Witness this 24 day of June, 2016.

Granite Properties I, LLC,
a Nevada limited liability company

By: Granite Properties, LLC,
a Nevada limited liability company,
its Manager

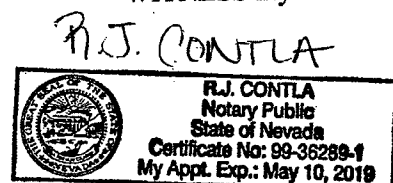
By: Granite Gaming Holdings, LLC,
a Nevada limited liability company,
its Manager

By: [Signature]
Steven J. Burnstine, Manager

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 24 day of June, 2016, before me, personally appeared Steven J. Burnstine, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signatures on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



[Signature]
Notary Public

[signatures continue on next page]

#99362891
EXP. 5/10/19

Granite Properties IV, LLC,
a Nevada limited liability company

By: Granite Properties, LLC,
a Nevada limited liability company,
its Manager

By: Granite Gaming Holdings, LLC,
a Nevada limited liability company,
its Manager

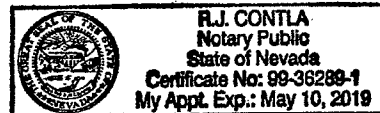
By: 
Steven J. Burnstine, Manager

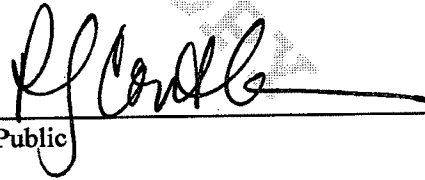
STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 24 day of June, 2016, before me, personally appeared Steven J. Burnstine, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signatures on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

R.J. CONTLA




Notary Public

#99362891 EXP. 5/10/19

EXHIBIT "A"
TO GRANT, BARGAIN AND SALE DEED

LEGAL DESCRIPTION

Granite Properties I, LLC, a Nevada limited liability company, conveys Parcel I.

Parcel I:

The North 77.6 feet of Lots Twenty (20) and Twenty-one (21) in Block Two (2) of CLARKS LAS VEGAS TOWNSITE, as shown on map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada.

APN 139-34-111-031

Granite Properties IV, LLC, a Nevada limited liability company, conveys Parcel II.

Parcel II:

Lots Twenty-two (22) and Twenty-three (23) in Block Two (2) of CLARKS LAS VEGAS TOWNSITE, as shown by map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada.

APN 139-23-111-032

State of Nevada

Declaration of Value Form

1. Assessor Parcel Number(s)
a) 139-34-111-031
b) 139-34-111-032
c) _____
d) _____

2. Type of Property:
a. ☐ Vacant Land b. ☐ Sgl. Fam. Residence
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/Sale Price of Property: \$5,800,000.00
b. Deed in Lieu of Foreclosure Only (value of property) \$
c. Transfer Tax Value: \$5,800,000.00
d. Real Property Transfer Tax Due: \$29,580.00

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage Being Transferred: 100%

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

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Granite Properties I, LLC, a Nevada limited liability company and Granite Properties IV, LLC, a Nevada limited liability company Print Name: 18 Fremont Street Acquisition, LLC, a Nevada limited liability company
Address: c/o Steve Burnstine 1829 Nordic Woods Address: C/O 100 West Liberty Street, Suite 940
City: Las Vegas City: Reno
State: NV Zip: 89134 State: NV Zip: 89501

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

Print Name: Nevada Title Company Esc. #: 15-10-0734-KR
Address: 3993 Howard Hughes Parkway, Suite 120

City: Las Vegas State: NV Zip: 89169-6703

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

41

APN No(s): 139-34-111-033

When Recorded, Mail To:

*18 Fremont Street Acquisition, LLC
21777 Hoover Road
Warren, MT 48089*

Mail Tax Statements To:

*18 Fremont Street Acquisition, LLC
21777 Hoover Road
Warren, MT 48089*

Inst #: 20150813-0002197
Fees: \$19.00 N/C Fee: \$0.00
RPTT: \$204000.00 Ex: #
08/13/2015 03:55:53 PM
Receipt #: 2526072
Requestor:
NEVADA TITLE COMPANY
Recorded By: LEX Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN AND SALE DEED

The grantor T-LVCR, LLC, a Delaware limited liability company, whose address is c/o Tamares Real Estate Holdings, LLC, 1500 Broadway, 24th Floor, New York, New York 10036, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to grantee, 18 Fremont Street Acquisition, LLC, a Nevada limited liability company, whose address is 1 Fremont Street, Las Vegas, NV 89101, all right, title, and interest in and to that real property situated in the County of Clark, State of Nevada, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal year, not delinquent, and including the personal property taxes of any former owner, if any; and
2. Restrictions, conditions, reservations, rights, rights-of-way and easements now of record, if any, or any that actually exist on the property.

[Signature page follows]

RECEIVED

JAN 10 2017

Dept of Planning
City of Las Vegas

IN WITNESS WHEREOF, this instrument has been executed this 10 day of August, 2015.

T-LVCR, LLC, a
Delaware limited liability company

By: TAMARES REAL ESTATE
VENTURES, LLC, a Delaware
limited liability company, its Manager

By: [Signature]
Name: Ivy Greenberg
Title: CFO

Ivy Greenberg
CFO

STATE OF New York
COUNTY OF New York) ss:

This instrument was acknowledged before me on Aug. 10, 2015 by Ivy Greenberg as CFO of Tamares Real Estate Ventures, LLC, a Delaware limited liability company, as manager of T-LVCR, LLC, a Delaware limited liability company.

TANYA E HOOPER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HO6283257
Qualified in New York County
My Commission Expires June 03, 2017

[Signature]
Notary Public
Tanya E. Hooper
Comm. Exp. 6/3/2017

EXHIBIT A

LEGAL DESCRIPTION

PARCEL I

PARCEL I-A:

LOTS ONE (1) THROUGH SIXTEEN (16), INCLUSIVE, IN BLOCK TWO (2); LOTS TWENTY-FOUR (24) THROUGH THIRTY-ONE (31), INCLUSIVE IN BLOCK TWO (2) AND THE WEST THIRTY-EIGHT FEET (38') OF LOTS TWENTY-TWO (22) AND TWENTY-THREE (23) IN BLOCK TWO (2) ALL OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED APRIL 13, 1995 IN BOOK 950413 AS DOCUMENT NO. 00868 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL I-B:

THAT PORTION OF THE VACATED ALLEY PROVIDED FOR IN THAT CERTAIN "ORDER OF VACATION", RECORDED APRIL 14, 1977 IN BOOK 727 AS DOCUMENT NO. 686862 OF OFFICIAL RECORDS, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID LAND.

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)
a) 139-34-111-033
b) _____
c) _____
d) _____

2. Type of Property:
a. ☐ Vacant Land b. ☐ Sgl. Fam. Residence
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 \$40,000,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$40,000,000.00
d. Real Property Transfer Tax Due \$204,000.00

4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %
The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____	Capacity: GRANTOR/SELLER
Signature: _____	Capacity: GRANTEE/BUYER
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)

Print Name: T-LVCR, LLC, a Delaware limited liability company	Print Name: 18 Fremont Street Acquisition, LLC, a Nevada limited liability company
Address: 1500 Broadway, 24th Floor	Address: 21777 Hoover Road
City: New York	City: Warren
State: NY Zip: 10036	State: MI Zip: 48089

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

Print Name: Nevada Title Company	Esc. #: 14-05-0486-DTL
Address: 3993 Howard Hughes Parkway, Suite 120	
City: Las Vegas State: NV Zip: 89169	

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

Parcel Nos.
139-34-101-013

Recording Requested by and
when recorded, return to:
Dickinson Wright PLLC
100 West Liberty, Suite 940
Reno, Nevada 89501
Attention: Benjamin W. Kennedy

Mail Tax Statements to:
18 Fremont Street Acquisition LLC
1 Fremont Street
Las Vegas, Nevada 89101

Inst #: 20160628-0001127
Fees: \$19.00 N/C Fee: \$0.00
RPTT: \$18615.00 Ex: #
06/28/2016 10:29:04 AM
Receipt #: 2803198
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: RYUD Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

SPACE ABOVE THIS LINE RESERVED
FOR RECORDER'S USE

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Granite Properties II, LLC, a Nevada limited liability company, does hereby grant, bargain, sell and convey to:

18 Fremont Street Acquisition, LLC, a Nevada limited liability company

all that real property, bounded and described as follows:

SEE EXHIBIT "A"

SUBJECT TO:

1. All general and special taxes for the fiscal year.
2. Covenants, conditions, restrictions, reservations, rights, of way and easements of record.

Together with all tenements, hereditaments and appurtenances, including easements, water and mineral rights thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

RECEIVED

JAN 10 2017

Dept of Planning
City of Las Vegas

Witness this 24 day of June, 2016.

Granite Properties II, LLC,
a Nevada limited liability company

By: Granite Properties, LLC,
a Nevada limited liability company,
its Manager

By: Granite Gaming Holdings, LLC,
a Nevada limited liability company,
its Manager

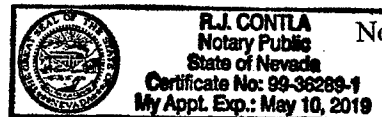
By: [Signature]
Steven J. Burnstine, Manager

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 24 day of June, 2016, before me, personally appeared Steven J. Burnstine, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signatures on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

R.J. CONTLA



[Signature]
Notary Public

#99-36289-1 EXP. 5/10/19

EXHIBIT "A"
TO GRANT, BARGAIN AND SALE DEED

LEGAL DESCRIPTION

BEING LOTS 17 AND 18, BLOCK 2 OF CLARK LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, LYING WITHIN THE WEST HALF (W 1/2) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 2; THENCE NORTH 62°15'00" WEST, ALONG THE SOUTHWESTERLY LINE OF BLOCK 2, 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, NORTH 62°15'00" WEST, 50.00 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE, NORTH 27°45'00" EAST, 130.00 FEET; THENCE SOUTH 62°15'00" EAST, 50.00 FEET; THENCE SOUTH 27°45'00" WEST, 130.00 FEET TO THE POINT OF BEGINNING.

RECEIVED
CITY OF LAS VEGAS
CLERK'S OFFICE
JAN 10 2010
COPY

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)
a) 139-34-101-013
b) _____
c) _____
d) _____

2. Type of Property:
a. ☐ Vacant Land b. ☐ Sgl. Fam. Residence
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/Sale Price of Property: \$3,650,000.00
b. Deed in Lieu of Foreclosure Only (value of property) \$
c. Transfer Tax Value: \$3,650,000.00
d. Real Property Transfer Tax Due: \$18,615.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100%

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

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Granite Properties II, LLC, a Nevada limited liability company Print Name: 18 Fremont Street Acquisition LLC

Address: c/o Steve Burnstine 1829 Nordic Woods Address: c/o 100 West Liberty Street, Suite 940
City: Las Vegas City: Reno
State: NV Zip: 89134 State: NV Zip: 89501

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

Print Name: Nevada Title Company Esc. #: 15-12-0815-KR

Address: 3993 Howard Hughes Parkway, Suite 120

City: Las Vegas State: NV Zip: 89169-6703

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

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

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

0 100 200 400 600 800

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

BOOK T20S R61E
138 139 140
163 162 161

SEC 34
6 5 4 3 2 1
7 8 9 10 11 12
13 14 15 16 17 18
19 20 21 22 23 24
25 26 27 28 29 30
31 32 33 34 35 36

MAP N 2 NW 4
8 4 8 4
5 1 5 1
6 2 6 2
7 3 7 3
8 4 8 4
5 1 5 1

139-34-1
CLARK COUNTY
PLANNING DIVISION
NEVADA

MAP LEGEND

PARCEL BOUNDARY

SUB BOUNDARY

PM/LD BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PM/LD BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

PB 24-45 PLAT RECORDING NUMBER

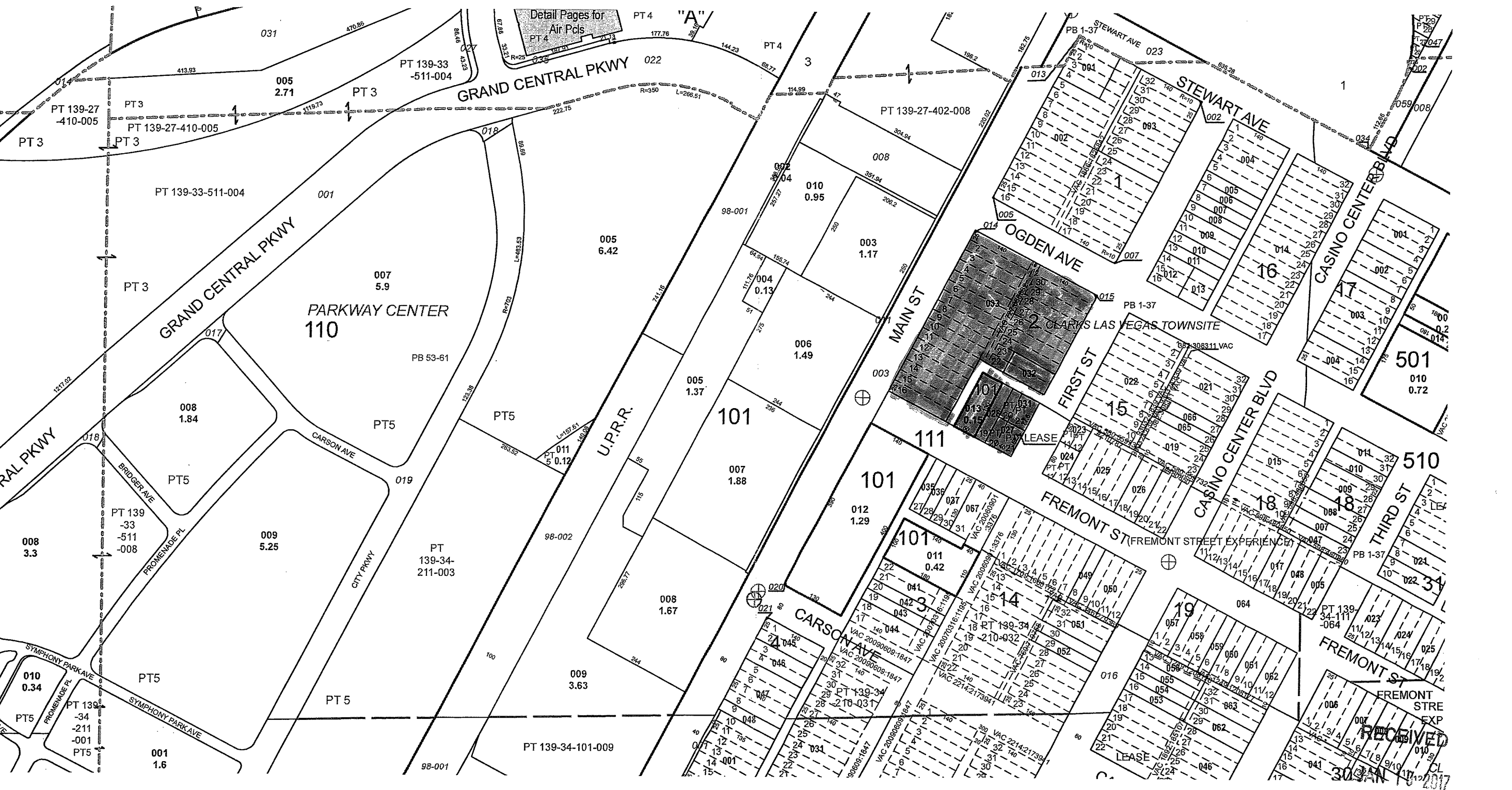
5 BLOCK NUMBER

5 LOT NUMBER

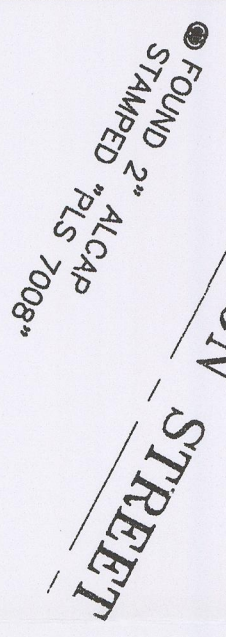
GL5 GOV. LOT NUMBER

Scale: Variable

Rev: 9/11/2014



10



OR:

BASIS OF BEARINGS

SAID LINE BEARS: S62°04'36"E

REFERENCE MAPS

FILE 67 OF SURVEYS, PAGE 7

MERGER AND RESUBDIVISION FINAL MAP
OF

18 FREMONT STREET ACQUISITION

LOTS 1 THROUGH 31 IN BLOCK 2, OF "CLARK'S LAS VEGAS TOWNSITE", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, PAGE 37 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH THAT PORTION OF THE VACATED ALLEY PROVIDED FOR IN THAT CERTAIN "ORDER OF VACATION", RECORDED APRIL 14, 1977 IN BOOK 727, AS INSTRUMENT NO. 686862 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY PROVIDED FOR IN THAT CERTAIN "ORDER OF VACATION", RECORDED APRIL 13, 1995 IN BOOK 950413 AS DOCUMENT NO. 00868 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA. AND EXCEPTING THEREFROM THE AIRSPACE LYING WITHIN THE SOUTHWESTERLY 18 FEET OF SAID LOT 19 AS CONVEYED TO THE CITY OF LAS VEGAS, NEVADA BY FINAL ORDER OF CONDEMNATION RECORDED SEPTEMBER 26, 1995 IN BOOK 950926 AS DOCUMENT NO. 01736 OF OFFICIAL RECORDS, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNERS CERTIFICATE OF DEDICATION

WE, 18 FREMONT STREET ACQUISITION, LLC, A NEVADA LIMITED LIABILITY COMPANY A NEVADA CORPORATION DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF "MERGER AND RESUBDIVISION FINAL MAP OF 18 FREMONT STREET ACQUISITION", DO HEREBY CONSENT TO THE PREPARATION AND RECDORATION OF THIS PLAT, AND DO HEREBY:

- OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREET (EXCEPT PRIVATE STREETS) AND OTHER PUBLIC RIGHTS-OF-WAY AND PLACES AS 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.

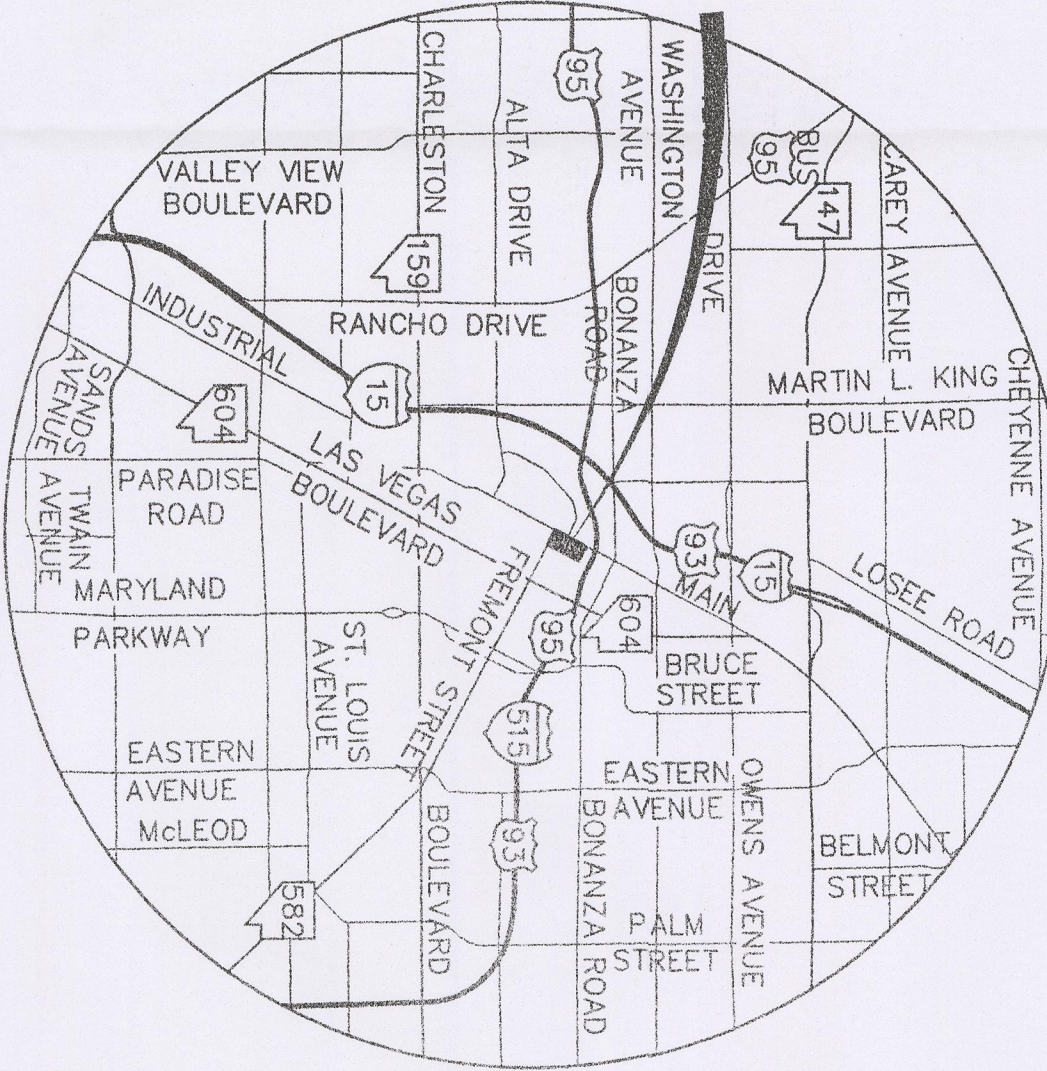
FURTHERMORE, THE UNDERSIGNED OWNERS DO HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION, D/B/A NV ENERGY, CENTRAL TELEPHONE COMPANY, D/B/A CENTURIX, INC., SOUTHWEST GAS CORPORATION, D/B/A SOUTHWEST GAS CORPORATION, AND OTHER PUBLIC UTILITIES, AS WELL AS THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, 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, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS IF ANY, AND FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM THESE EASEMENTS.

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

18 FREMONT STREET ACQUISITION, LLC, A NEVADA LIMITED LIABILITY COMPANY A NEVADA CORPORATION

VICINITY MAP

NO SCALE



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 31 IN BLOCK 2, OF "CLARK'S LAS VEGAS TOWNSITE", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, PAGE 37 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH THAT PORTION OF THE VACATED ALLEY PROVIDED FOR IN THAT CERTAIN "ORDER OF VACATION", RECORDED APRIL 14, 1977 IN BOOK 727, AS INSTRUMENT NO. 686862 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY PROVIDED FOR IN THAT CERTAIN "ORDER OF VACATION", RECORDED APRIL 13, 1995 IN BOOK 950413 AS DOCUMENT NO. 00868 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA. AND EXCEPTING THEREFROM THE AIRSPACE LYING WITHIN THE SOUTHWESTERLY 18 FEET OF SAID LOT 19 AS CONVEYED TO THE CITY OF LAS VEGAS, NEVADA BY FINAL ORDER OF CONDEMNATION RECORDED SEPTEMBER 26, 1995 IN BOOK 950926 AS DOCUMENT NO. 01736 OF OFFICIAL RECORDS.

CONTAINING 2.76 ACRES

BASIS OF BEARINGS

BASES OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF GREEN AVENUE BETWEEN MAIN STREET AND FIRST STREET, AS SHOWN ON FILE 67, PAGE 79 OF SURVEYS.

SAID LINE BEARS: S62°04'36"E

OVERALL LOT COUNT

1

REFERENCE MAPS

BOOK 1 OF PLATS, PAGE 37
FILE 67 OF SURVEYS, PAGE 79

LAS VEGAS VALLEY WATER DISTRICT NOTE

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 1.00

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 REPLACEMENT OF ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO IMPROVEMENTS DISTURBED AS A RESULT OF MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

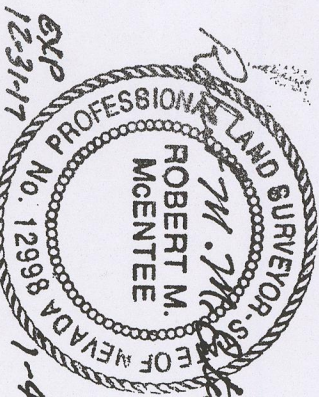
COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX, N.R.S. 278.5095.

SURVEYOR'S CERTIFICATE

1. I, GLEN J. DAVIS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF 18 FREMONT STREET ACQUISITION, LLC, A NEVADA LIMITED LIABILITY COMPANY A NEVADA CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND WAS COMPLETED ON AUGUST 17, 2016.
3. THIS PLAT COMPLES 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 THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

for
GLEN J. DAVIS
LAND SURVEYOR
NEVADA CERTIFICATE NO. 11825
CERTIFICATE EXPIRES: DECEMBER 31, 2016



CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIECKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE "MERGER AND RESUBDIVISION FINAL MAP OF 18 FREMONT STREET ACQUISITION", A COMMERCIAL SUBDIVISION AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ALAN R. RIECKI, PLS
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA CERTIFICATE NO. 12469

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP AND ANY APPROVED EASEMENTS AND EASEMENTS AND ORIGINATE PROVISIONS THAT ALL CONDITIONS INCURRED 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 DEVELOPMENT ON THE ____ DAY OF _____, 20____

THOMAS A. FERRARO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVAD

DISTRICT BOARD OF HEALTH CERTIFICATE

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

DIVISION OF WATER RESOURCES

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.

JOHN GUILLOTBY, P.E. #151601
DIVISION OF WATER RESOURCES

S-3294.01		PMP _____	
MERGER & RESUBDIVISION FINAL MAP FOR 18 FREMONT STREET ACQUISITION		NO. _____	
BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA		FILED AT THE REQUEST OF LOCHSA SURVEYING	
DATE: _____ TIME: _____		FILE _____ PAGE _____	
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA		OFFICIAL RECORDS BOOK NO. _____	
LOCHSA SURVEYING 6466 SOUTH JONES BLVD., SUITE 200 LAS VEGAS, NEVADA 89118 PHONE: 702-965-6912 FAX: 702-965-6917		CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, COUNTY RECORDER FEE _____ DEPUTY RECEIVED	

Sheet 1 of 2

BOOK _____ PAGE 10777

MERGER AND RESUBDIVISION FINAL MAP
OF
18 FREMONT STREET ACQUISITION



LEGEND

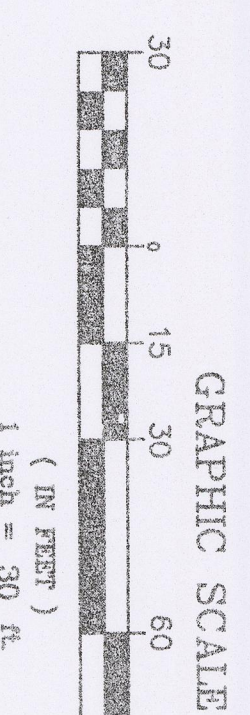
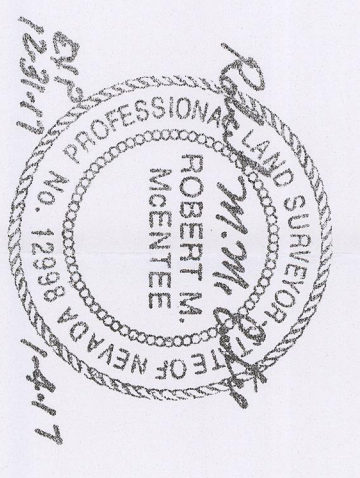
—	SUBDIVISION BOUNDARY LINE
—	SECTION LINE
—	EXISTING RIGHT-OF-WAY
—	STREET CENTERLINE
—	ADJONER'S PROPERTY LINE
—	EASEMENT LINE
●	FOUND MONUMENT AS DESCRIBED
▲	SET TYPE III MONUMENT
●	STAMPED, LAS 1825 WITH
●	WITH REFERENCE MONUMENTS SET
●	IN TOP OF CURB
●	SET REBAR AND ALUMINUM CAP
●	STAMPED, PLS 11825
APN	ASSESSOR'S PARCEL NUMBER
OR:	CLARK COUNTY OFFICIAL RECORD

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF
OGDEN AVENUE BETWEEN MAIN STREET AND FIRST STREET, AS
SHOWN ON TITLE 67, PAGE 79 OF SURVEYS.

REFERENCE MAPS:

BOOK 1 OF PLATS, PAGE 37
TITLE 67 OF SURVEYS, PAGE 79



MERGER AND RESUBDIVISION FINAL MAP

OF

18 FREMONT STREET ACQUISITION

LOTS 1 THROUGH 31 IN BLOCK 2, OF "CLARK'S LAS VEGAS TOWNSITE", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, PAGE 37 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY PROVIDED FOR IN THAT CERTAIN "ORDER OF VACATION", RECORDED APRIL 14, 1977 IN BOOK 721, AS INSTRUMENT NO. 686862 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY PROVIDED FOR IN THAT CERTAIN "ORDER OF VACATION", RECORDED _____ AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA. EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN DEED RECORDED APRIL 13, 1995 IN BOOK 950413 AS DOCUMENT NO. 00868 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA. AND EXCEPTING THEREFROM THE AIRSPACE LYING WITHIN THE SOUTHWESTERLY 18 FEET OF SAID LOT 19 AS CONVEYED TO THE CITY OF LAS VEGAS, NEVADA BY FINAL ORDER OF CONDEMNATION RECORDED SEPTEMBER 26, 1995 IN BOOK 950926 AS DOCUMENT NO. 01736 OF OFFICIAL RECORDS, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNERS CERTIFICATE OF DEDICATION

WE, 18 FREMONT STREET ACQUISITION, LLC, A NEVADA LIMITED LIABILITY COMPANY, A NEVADA CORPORATION DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF "MERGER AND RESUBDIVISION FINAL MAP OF 18 FREMONT STREET ACQUISITION", DO HEREBY CONSENT TO THE PREPARATION AND RECORDEATION OF THIS PLAT, AND DO HEREBY:

- OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREET (EXCEPT PRIVATE STREETS) AND OTHER PUBLIC RIGHTS-OF-WAY AND PLACES AS 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.

FURTHERMORE THE UNDERSIGNED OWNERS DO HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION, D/B/A NV ENERGY, CENTRAL TELEPHONE COMPANY, D/B/A CENTURY LINK, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT, AND SOUTHWEST WATER AND SEWER COMPANY, LIMITED LIABILITY COMPANIES, AND TO THEIR 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, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS IF ANY, AND FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM THESE EASEMENTS.

FURTHER THE UNDERSIGNED OWNERS HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A 5 FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ADJUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREET LIGHTS, TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM THESE EASEMENTS.

18 FREMONT STREET ACQUISITION, LLC, A NEVADA LIMITED LIABILITY COMPANY A NEVADA CORPORATION

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____ AS _____
18 FREMONT STREET ACQUISITION, LLC, A NEVADA LIMITED LIABILITY COMPANY A NEVADA CORPORATION

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: _____

CITY ENGINEER'S APPROVAL

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

ALLEN PAVELKA P.E. #9029
CITY ENGINEER

UTILITY AGENCIES AND APPROVALS

WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

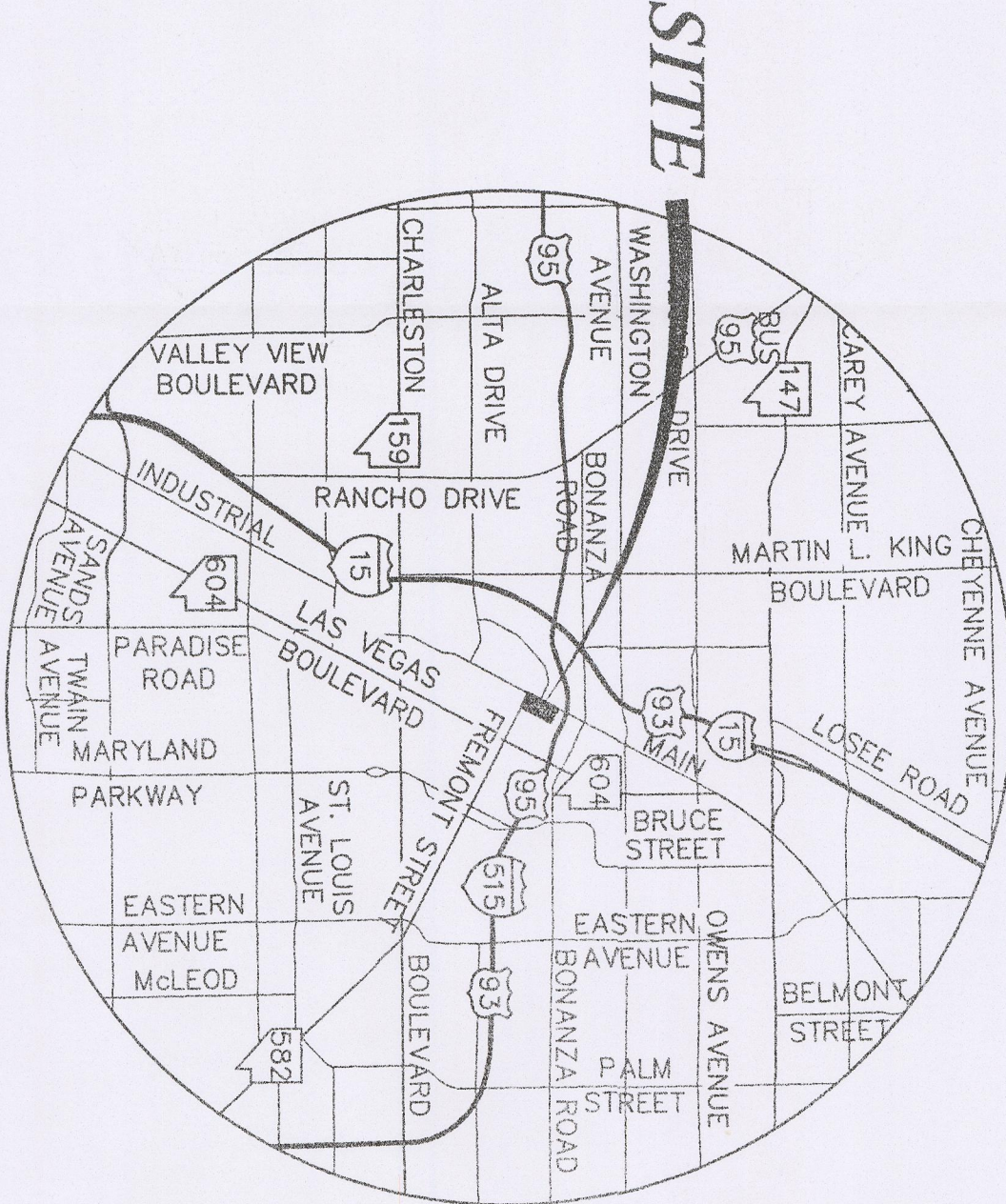
NEVADA POWER COMPANY, A NEVADA CORPORATION D/B/A NV ENERGY

LAS VEGAS VALLEY WATER DISTRICT

SOUTHWEST GAS CORPORATION

COX COMMUNICATIONS LAS VEGAS, INC.

CENTRAL TELEPHONE COMPANY D/B/A CENTURY LINK



VICINITY MAP NO SCALE

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 31 IN BLOCK 2, OF "CLARK'S LAS VEGAS TOWNSITE", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, PAGE 37 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, TOGETHER WITH THAT PORTION OF THE VACATED ALLEY PROVIDED FOR IN THAT CERTAIN "ORDER OF VACATION", RECORDED APRIL 14, 1977 IN BOOK 721, AS INSTRUMENT NO. 686862 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY PROVIDED FOR IN THAT CERTAIN "ORDER OF VACATION", RECORDED CLARK COUNTY, NEVADA, IN BOOK _____ EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED APRIL 13, 1995 IN BOOK 950413 AS DOCUMENT NO. 00868 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA. AND EXCEPTING THEREFROM THE AIRSPACE LYING WITHIN THE SOUTHWESTERLY 18 FEET OF SAID LOT 19 AS CONVEYED TO THE CITY OF LAS VEGAS, NEVADA BY FINAL ORDER OF CONDEMNATION RECORDED SEPTEMBER 26, 1995 IN BOOK 950926 AS DOCUMENT NO. 01736 OF OFFICIAL RECORDS. CONTAINING 2.76 ACRES

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF OGDEN AVENUE BETWEEN MAIN STREET AND FIRST STREET, AS SHOWN ON FILE 67, PAGE 79 OF SURVEYS.

SAID LINE BEARS: S62°04'36"E

OVERALL LOT COUNT

1

REFERENCE MAPS

BOOK 1 OF PLATS, PAGE 37
FILE 67 OF SURVEYS, PAGE 79

LAS VEGAS VALLEY WATER DISTRICT NOTE

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 1.00

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 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 MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

COUNTY RECORDERS NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDERS CUMULATIVE MAP INDEX, N.R.S. 275.5696.

SURVEYOR'S CERTIFICATE

1. GLEN J. DAVIS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF 18 FREMONT STREET ACQUISITION, LLC, A NEVADA LIMITED LIABILITY COMPANY A NEVADA CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND WAS COMPLETED ON AUGUST 17, 2016.
3. THIS PLAT COMPLES 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 THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GLEN J. DAVIS
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 11825
CERTIFICATE EXPIRES: DECEMBER 31, 2016

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKE, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE "MERGER AND RESUBDIVISION FINAL MAP OF 18 FREMONT STREET ACQUISITION", A COMMERCIAL SUBDIVISION AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ALAN R. RIEKKE, PLS
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA CERTIFICATE NO. 12469

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT THE MAP COMPLES 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 DEVELOPMENT ON _____ DAY OF _____, 20____.

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

DISTRICT BOARD OF HEALTH CERTIFICATE

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

DIVISION OF WATER RESOURCES

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.

JOHN GUILLOTORY P.E. #15501
DIVISION OF WATER RESOURCES

DATE
FMP-68544
PMP

S-3294.01	
MERGER & RESUBDIVISION FINAL MAP	
FOR 18 FREMONT STREET ACQUISITION	
BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA	
LOCHSA SURVEYING 6445 SOUTH LONES BLVD., SUITE 400 LAS VEGAS, NEVADA 89118 PHONE: 702-365-8912 FAX: 702-365-8917	
NO. _____	FILED AT THE REQUEST OF _____
DATE: _____ TIME _____	LOCHSA SURVEYING
FILE _____ PAGE _____	DEBBIE CONWAY, COUNTY RECORDER
OF PLATS _____	RECEIVED
OFFICIAL RECORDS BOOK NO. _____	DEPUTY _____
CLARK COUNTY, NEVADA RECORDS	
FEE _____	BOOK _____ PAGE 2017