



**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: WILL SERVE: COMMERCIAL SUBDIVISION MAP WATER COMMITMENT
FMP-69267, 100 N. MAIN STREET
PROJECT NO.: 125411 A.P.N.: 139-34-101-003 & 010

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 Dianne Ocon at (702) 822-8348.

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 and Development
Lochsa Surveying
18 Fremont Street Acquisition, LLC

MAP CHECKLIST FOR SIGNATURE

Please return this form to LVVWD with original map for signature.

Project & Map Numbers: LVVWD # 125411 CLV FMP-69267

APN Number(s): 139-34-101- 003 & 010

Map Name: 100 N. MAIN FINAL MAP

Contact Name/Number: SUZANNE LASPINA (702) 365-9312

☐ N/A

Is BOND posted with the jurisdiction (City/County)? NO 1P'S

☒

If Map is for a commercial subdivision, have CC&R's been:

☒
☒

Submitted for Review (CREA)

Recorded ~~ATTACHED~~

☐ N/A

Street Names match on Map vs Improvement Plan

☐ N/A

Lot Count/Lot numbers match on Map vs

☐ N/A

Common Element Names match on Map
(LVVWD is only concerned with common
existing facilities are shown on them.)

LVVWD
1001 S.
Valley View.

proposed/

☐ N/A

Verify Owner's Certificate comments were addressed if any were called out at the
water availability stage

☒

Owner's Signature or Authorized Agent Signature

☒

Notary Seal & Signature

☒

Wet Seal (PLS Stamp) & Signature

☒

No Blank Easement Document Numbers

☒

Verify all LVVWD Water Availability Review comments have been addressed
(Comments are emailed from MapResponse@lvvwd.com)

I acknowledge the above information is correct.

Signature: _____

 Suzanne Lasпина
(702) 365-9312

For LVVWD Internal Use Only:

Ready to Sign: ☐ Letter ☐ Map ☐ Improvement Plans - Signed: _____

Ready to Scan/Print: ☐ Email/Scanned: ☐

Marie Denison

From: Suzanne La Spina <Suzanne@lochsa.com>
Sent: Monday, June 19, 2017 9:00 AM
To: Marie Denison
Subject: (EXTERNAL) FW: 100 N. Main (LVVWD map #125411)

Marie,

See the email chain below about the bond for 100 N. Main Final Map that was delivered to you last Thursday. Please let me know that this means the map can be signed and a will serve letter generated. I can pick up once ready. Thanks.

Suzanne LaSpina



6345 S. Jones Blvd. #100
Las Vegas NV 89118

702-365-9312 office
www.lochsa.com

From: Guy Morris
Sent: Monday, June 19, 2017 7:57 AM
To: Suzanne La Spina <Suzanne@lochsa.com>
Subject: Fwd: 100 N. Main (LVVWD map #125411)

Sent via the Samsung Galaxy S6 edge+, an AT&T 4G LTE smartphone

----- Original message -----

From: Doa Meade <Doa.Meade@lvvwd.com>
Date: 6/19/17 7:41 AM (GMT-08:00)
To: Guy Morris <guy@lochsa.com>, Michael Dishari <Michael.Dishari@lvvwd.com>
Subject: RE: 100 N. Main (LVVWD map #125411)

Dianne Ocon asked me about this one on Thursday already. You should be moving forward now.

Doa

From: Guy Morris [<mailto:guy@lochsa.com>]
Sent: Friday, June 16, 2017 8:15 AM
To: Doa Meade <Doa.Meade@lvvwd.com>; Michael Dishari <Michael.Dishari@lvvwd.com>
Subject: {EXTERNAL} FW: 100 N. Main (LVVWD map #125411)

Doa/Mike: We have this map that we are doing that no construction work is being done on. So, there's no plans, no bond etc. The LVVWD is balking on signing the map because there's no bond. How do we get around this? There's nothing to bond. I just can't post a bond for nothing..... Thanks

Guy Morris, P.E., LEED AP
Principal
Lochsa Engineering
6345 South Jones Blvd. Suite 100
Las Vegas, NV 89118
702-365-9312
(fax) 702-365-9317

From: Suzanne La Spina
Sent: Thursday, June 15, 2017 12:53 PM
To: Guy Morris <guy@lochsa.com>
Cc: Glen Davis <Glen@lochsa.com>; Bob McEntee <BobM@lochsa.com>
Subject: RE: 100 N. Main (LVVWD map #125411)

I've been told that they require at least a \$5,000 bond for the 1/lot 1/Acre through mapping process. I'm stalled at this point to get the map signed until we clear up the bond issue. Can you or the owner/developer discuss it with LVVWD, and CLV for a resolution.

Suzanne LaSpina



6345 S. Jones Blvd. #100
Las Vegas NV 89118

702-365-9312 office
www.lochsa.com

From: Guy Morris
Sent: Thursday, June 15, 2017 12:43 PM
To: Suzanne La Spina <Suzanne@lochsa.com>
Subject: Re: 100 N. Main

We are not doing any work on the site. No plans, no CLV bond, etc.

Sent via the Samsung Galaxy S6 edge+, an AT&T 4G LTE smartphone

----- Original message -----

From: Suzanne La Spina <Suzanne@lochsa.com>
Date: 6/15/17 9:12 AM (GMT-08:00)
To: Guy Morris <guy@lochsa.com>
Subject: 100 N. Main

I had Ian drop off the map for LVVWD signature. But LVVWD says they may have sent him away if there was no bonding letter from CLV. LVVWD will require at least a \$5,000 bond and bonding letter from CLV before they will sign the map, per Marie at LVVWD. Has anything like this been generated or is in the works?

Note, that if all current maps are not recorded by June 30, 2107, the owners will have to pay all next year property taxes before they'll let us record.

Suzanne LaSpina



6345 S. Jones Blvd. #100
Las Vegas NV 89118

702-365-9312 office
www.lochsa.com



**LAS VEGAS VALLEY
WATER DISTRICT**

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

March 20, 2017

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

SUBJECT: WATER AVAILABILITY FOR A COMMERCIAL SUBDIVISION
FMP-69267, 100 N. MAIN STREET (PROJECT# 125411)
A.P. N. 139-34-101-003 and 139-34-101-010

The Las Vegas Valley Water District (District) has reviewed the subject commercial subdivision map and has been unable to confirm any existing commitment for water service. The subject project will not be provided water service from the District's system without a water commitment.

A limited water commitment of 1 acre-feet/year for the purpose of recording the map may be provided to the commercial subdivision when all requirements of the District's Service Rules are met. Please verify the following text has been placed on the original map prior to recording:

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

LOT/BLOCK

ACRE-FEET/YEAR

1

1.0

Please add the following note to the final map:

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

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

Existing District facilities through the proposed development may require relocation to be

**INTERLOCAL AGREEMENT FOR
CITY OF LAS VEGAS
WASHINGTON LAS VEGAS WASH PARK**

THIS AGREEMENT made and entered into by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada, hereinafter called "CITY", and the LAS VEGAS VALLEY WATER DISTRICT, a political subdivision of the State of Nevada, hereinafter called "DISTRICT".

RECITALS

WHEREAS, the DISTRICT is engaged in the business of distributing potable water in the City of Las Vegas, Nevada, and portions of the County of Clark, Nevada; and

WHEREAS, the CITY is engaged in a park improvement project on Washington Avenue, east of Lamb Boulevard, and is desirous of receiving potable water from the DISTRICT, further referenced as Clark County Assessor's Parcel Number 140-29-212-010, and has made application for water service to said project; and

WHEREAS, the CITY is engaged in a park improvement project and has authorized a distribution of water for the development subject to the DISTRICT'S Service Rules; and

WHEREAS, DISTRICT is willing to serve said property with water pursuant to its Service Rules as adopted by its Board of Directors and subject to the CITY performing all of the terms, conditions and provisions hereinafter set forth and required of the CITY; and

WHEREAS, the CITY is willing to construct at its sole cost and expense the required water service connections and appurtenances for the purpose of providing water service to said real property; and

WHEREAS, both the CITY and the DISTRICT are authorized to enter into interlocal agreements pursuant to NRS 277.180.

NOW, this Agreement WITNESSETH:

ARTICLE I

CITY AGREES:

- A. This Agreement provides a water commitment on a conditional basis only for a park improvement project on Washington Avenue, east of Lamb Boulevard, further referenced as Clark County Assessor Parcel Number 140-29-212-010. The conditional water commitment is provided in accordance with the DISTRICT'S Service Rules, which are made a part of the Agreement by reference and applies only to the development identified in this paragraph.
- B. The water commitment will be conditional until all water facilities identified in paragraph E of this Article I are constructed by the CITY and accepted by the DISTRICT for the complete development described in paragraph A of this Article I.
- C. In the event the use of the property changes and modifications to the water facilities are required, the CITY will be required to either obtain a new conditional water commitment from the DISTRICT, or at the option of the DISTRICT, to amend the Agreement.
- D. The CITY has had the opportunity to review the Service Rules and agrees to comply with the Service Rules that are in force on the effective date of this Agreement including those sections pertaining to the water commitment process.

- E. At CITY'S sole cost and expense, the CITY shall furnish all necessary materials, labor, and equipment for the construction of the service connections and appurtenances which may include, but not be limited to, the connection to the main and the lateral pipe, a meter, or battery thereof, a meter box or vault, valves, and backflow prevention assembly hereinafter called "WATER FACILITIES", from the main to the point where the water being delivered leaves the piping owned by the DISTRICT. The location and type of said WATER FACILITIES are identified on the plan entitled:

WASHINGTON LAS VEGAS WASH PARK
Utility Plan

- F. Said WATER FACILITIES may be sized to ultimately provide water service to development other than described herein, however the conditional water commitment is only for that portion of the project described herein and any additional construction requires a separate and additional conditional water commitment from the DISTRICT.
- G. Said WATER FACILITIES shall be constructed in the location shown, in accordance with the above-mentioned plan, as approved by the DISTRICT, and in conformance with DISTRICT specifications.
- H. All work shall be subject to inspection and approval by an authorized representative of the DISTRICT; and the DISTRICT shall be notified a minimum of 48 hours in advance of actual construction start and 24 hours prior to an inspection of any part of the work, in order that necessary inspection can be arranged.
- I. The CITY shall comply with the DISTRICT'S Service Rules that are in force on the effective date of this Agreement including those sections pertaining to the water commitment process and construction of the WATER FACILITIES identified in Article I, paragraph E above.
- J. At CITY'S sole cost and expense, the CITY shall perform all survey work necessary to ensure installation of the WATER FACILITIES to the location and grades called for in the plans.
- K. At CITY'S sole cost and expense, the CITY shall disinfect and pressure test the WATER FACILITIES to the satisfaction of the DISTRICT and the health authorities having jurisdiction.
- L. Connections to existing mains shall be made only in the presence of an authorized representative of the DISTRICT and at the times specified by the DISTRICT.
- M. The WATER FACILITIES shall be located outside of driveways, driveway approaches, or other areas subject to vehicular traffic. In the event the WATER FACILITIES are located within those areas either inadvertently or otherwise, the CITY shall cause such WATER FACILITIES to be relocated outside of the driveways, driveway approaches or other areas described above, in accordance with DISTRICT'S requirements, or shall reimburse the DISTRICT for the cost of relocating said WATER FACILITIES. If extraordinary conditions exist that would prevent compliance with this requirement, the CITY may submit to the DISTRICT a written request for a waiver of this requirement pursuant to the DISTRICT'S Service Rules.
- N. The CITY shall furnish to the DISTRICT easements, in a form satisfactory to the DISTRICT, where WATER FACILITIES are approved to be installed in other than dedicated street or alleys. Said easements shall conform to the requirements as indicated on the approved water plans and be perpetual. The conditions of said easements shall be such that no buildings, structures, trees, shrubs, or other improvements which would interfere with its use by DISTRICT can be placed upon it, that DISTRICT will have the right to operate, maintain, repair, replace, and/or change the size and/or number of WATER FACILITIES; and that proper access to all parts of the easement by DISTRICT forces and equipment is provided. The conditions of said easements shall further provide that the property owner agrees to pay any and all costs incurred by the DISTRICT to make and/or maintain said easements accessible to the DISTRICT. It may be provided that other utility lines can be installed in said easement, so long as they do not interfere with its use by DISTRICT, and are in compliance with state laws and regulations.

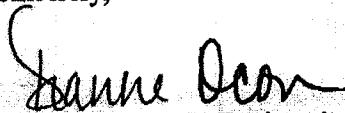
addressed at plan review. Field verification of the existing service and fire hydrant location at the South east corner of this property is required. This service is assigned to the Plaza Hotel, and will require coordination to relocate into the Plaza's property at the time of development if it currently sits within the 18 Fremont, LLC property.

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-69267.

Sincerely,



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

DO/va

Attachment

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

- O. Should any defective material or workmanship affecting the WATER FACILITIES installed by the CITY be disclosed within one (1) year of the date of completion and acceptance of the WATER FACILITIES by the DISTRICT, the CITY shall immediately cause the defect to be corrected, or shall reimburse DISTRICT for its cost to correct said defect. For the purpose of this Agreement, failures including, but not limited to, any leak or break in the WATER FACILITIES, or any pavement settlement, shall be considered conclusive evidence of defective materials and/or workmanship.
- P. Upon completion of construction of the work and acceptance of the work by the DISTRICT, the CITY will provide final acceptance of all work associated with the project and the final acceptance shall include providing the DISTRICT with all its right, title, and interest, in and to the WATER FACILITIES. The CITY will warrant at the time of said final acceptance that there are no encumbrances for material and labor claims.
- Q. Installation of said WATER FACILITIES does not assure or guarantee that a complete water service will be available in the future. Until such time as a complete service connection is approved by the DISTRICT and a water commitment is obtained from the DISTRICT, no water may be taken from the new WATER FACILITIES installed under this Agreement.
- R. All water will be taken through metered service connections, in accordance with DISTRICT'S Service Rules. The CITY will require its contractor to install the meters in a timely manner.
- S. The CITY shall require its contractor to protect all existing WATER FACILITIES during construction and to promptly undertake the repair of damaged facilities upon authorization of the DISTRICT.
- T. If required as a condition of the DISTRICT'S Service Rules, the CITY will pay any additional Regional Connection Charges based on a confirmed audit of annual water usage by the above-described property within the first three (3) years of operation. All assessments will be based on the Regional Connection Charge Rates paid at time of project approval.
- U. All of the WATER FACILITIES installed under this Agreement, once disinfected and tested to the satisfaction of the DISTRICT and once connected to existing DISTRICT facilities, must maintain established water quality standards throughout the installed system. Should the DISTRICT determine that water quality standards are not being maintained following the connection of the approved facilities to the DISTRICT's system, a Water Quality Mitigation Plan (WQ Plan) will be required for review and implementation at the sole expense of the CITY.

ARTICLE II

DISTRICT AGREES:

- A. Upon completion of construction of the WATER FACILITIES, acceptance of same by the DISTRICT, and fulfillment by the CITY of all requirements of this Agreement, the DISTRICT shall supply water to, and to thereafter operate and maintain the WATER FACILITIES installed pursuant to this Agreement in accordance with the DISTRICT'S Service Rules as the same are established and amended.
- B. Construction water may be provided to the CITY at the CITY'S sole cost through metered fire hydrants and/or metered service connections in accordance with the DISTRICT'S Service Rules.
- C. If required as a condition of the DISTRICT'S Service Rules, the DISTRICT shall refund to the CITY any overpayment of Regional Connection Charges based on a confirmed audit of annual water usage by the above-described property within the first three (3) years of operation. All payments will be based on the Regional Connection Charge Rates paid at the time of project approval.

ARTICLE III

IT IS MUTUALLY AGREED:

- A. The Parties understand that this Agreement does not create "water rights", but only rights to conditional water service as a potential customer. This Agreement does not create a property interest in such water service and the CITY is not deemed a DISTRICT water customer until the WATER FACILITIES and development identified herein are completed as specified.
- B. The WATER FACILITIES installed under this Agreement shall be and remain the exclusive property of the DISTRICT and shall become a part of the DISTRICT'S general water distribution system after acceptance by the DISTRICT.
- C. In the event a portion of the WATER FACILITIES are constructed but this Agreement terminates, the above-described property shall have no water commitment by virtue of the installation of the WATER FACILITIES. Requests for future use of said WATER FACILITIES if retained in place, shall require that a new water commitment be obtained before the WATER FACILITIES can be utilized.
- D. This Agreement shall terminate and the conditional commitment shall be void if any of the following occurs:
 - a. Construction of the WATER FACILITIES covered by the plan or plans identified in Article I, paragraph E of this Agreement is not commenced within one (1) year from the date of DISTRICT approval of said plan or plans; or
 - b. If active construction work is discontinued for a period of one (1) year; or if such construction is commenced within said one (1) year period, but is not diligently prosecuted to completion in a manner acceptable to the DISTRICT.
- E. If this Agreement terminates in accordance with its terms, right, title and interest of all or any portion of the WATER FACILITIES installed, as determined solely and exclusively by the DISTRICT, shall become the exclusive property of the DISTRICT for the DISTRICT to use, modify, or to dispose of as the DISTRICT deems appropriate.
- F. Noncompliance or violation of the DISTRICT'S Service Rules or any provision of this Agreement by the CITY or its officers, employees, agents, contractors, licensees or invitees shall be cause for the DISTRICT, at its sole discretion, to discontinue water service to CITY'S project without challenge by CITY and without liability for any damages caused by said discontinuation.
- G. The CITY will be responsible for any loss, damage, liability, cost or expense, except those exempted by law, caused by the actions or inactions of its employees, consultants, contractors, or agents arising under this Agreement. Without waiving the limitations on governmental liability set forth in NRS Chapter 41, as amended, the CITY shall protect, indemnify, and hold the DISTRICT, its officers, employees, and agents harmless from and against any and all claims, damages, losses, expenses, suits, actions, judgements, and awards including attorney's fees and court costs which may be brought against it or them as a result of or by reason of or arising out of or as a consequence of the construction of the WATER FACILITIES contemplated in this Agreement.
- H. This Agreement shall not be deemed to be for the benefit of any entity or person who is not a party hereto, and is not a commitment for water service, and neither this Agreement, nor any interest therein, may be assigned without the prior written consent of the non-assigning party. This Agreement is not intended by the Parties to create any right in or benefit to parties other than the DISTRICT and the CITY. This Agreement does not create any third party beneficiary rights or causes of action.

- I. This Agreement represents the entire understanding of the CITY and the DISTRICT relative to the installation of the WATER FACILITIES in conjunction with the CITY'S project.
- J. Should any part of this Agreement be rendered void, invalid, or unenforceable by any court of law, for any reason, such determination shall not render void, invalid, or unenforceable, any other part of this Agreement.
- K. The laws of the State of Nevada will govern as to the interpretation, validity, and effect of this Agreement.
- L. Each party shall not discriminate against employees or applicants based on race, color, religion, sexual orientation, sex, age, or national origin, and shall take affirmative action to ensure that applicants are employed and employees are treated without regard to the above-mentioned factors and agrees to post in conspicuous places for employees and applicants' notices provided by the Equal Employment Opportunity Commission setting forth these provisions. Each Party further agrees that solicitation for employees shall state that qualified applicants will receive consideration without regard to the above-mentioned factors and will send to labor unions or collectives with which he/it has an agreement a notice of the commitments required herein and each party will comply with all local, state and federal laws prohibiting discrimination in hiring or employment opportunities.

IN WITNESS WHEREOF, the parties hereto have entered into this Interlocal Agreement on the _____ day of _____, 20_____.

CITY OF LAS VEGAS

LAS VEGAS VALLEY WATER DISTRICT

Carolyn G. Goodman, Mayor

Mary Beth Scow, President
Board of Directors

ATTEST:

LuAnn D. Holmes, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Deputy City Attorney

Gregory J. Walch, General Counsel
Las Vegas Valley Water District

APNs: 139-34-101-003 (First Property)
139-34-101-010 (Second Property)

WHEN RECORDED, MAIL TO:
Dickinson Wright PLLC
100 West Liberty Street, Suite 940
Reno, Nevada 89501
Attn: Benjamin W. Kennedy, Esq.

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

Inst #: 20170609-0002460

Fees: \$22.00

N/C Fee: \$0.00

06/09/2017 11:20:21 AM

Receipt #: 3108632

Requestor:

DICKINSON WRIGHT PLLC

Recorded By: CDE Pgs: 6

DEBBIE CONWAY

CLARK COUNTY RECORDER

RECIPROCAL EASEMENT

THIS RECIPROCAL EASEMENT ("Agreement") is executed to be effective as of June 6, 2017, by 18 Fremont Street Acquisition, LLC, a Nevada limited liability company ("Declarant") with reference to the following facts:

A. Declarant is the owner of that certain real property located in Las Vegas, Nevada, more particularly described in Exhibit "A", attached hereto (the "First Property").

B. Declarant is also the owner of that certain real property located in Las Vegas, Nevada, more particularly described in Exhibit "B", attached hereto (the "Second Property").

C. 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 Agreement.

D. 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.

NOW, THEREFORE, 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. **Recitals.** The foregoing Recitals are true and correct and are incorporated herein.
2. **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.
3. **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.
4. **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.
5. **Payment of Fees; Lien Rights.** Declarant shall be deemed the District's customer for the entirety of the Development, and Declarant shall have the initial responsibility to pay all utility charges and fees related to the Water Facilities and for water service. Declarant acknowledges that in the event that Declarant 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.
6. **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 Agreement by reference. Notwithstanding anything to the contrary contained in this Agreement, 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*.

7. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Nevada, without giving effect to the choice of law principles of said State.

8. No Merger. It is the intention of Declarant that the rights, obligations, covenants, conditions, and restrictions set forth in this Agreement shall continue to burden or benefit, as applicable, the First Property and the Second Property notwithstanding the fact that, at any time, the same person or party may own one or more of the Parcels making up the First Property and/or Second Property, or portions thereof. Any such multiple ownership shall not result in the merger of the respective interests, rights, and obligations of the parties hereto created hereunder.

[The remainder of this page is intentionally left blank; signature pages follow]

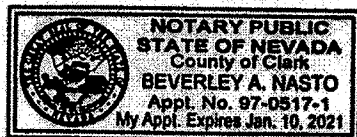
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

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

By: *Susan A. Hitch*
Name: Susan A. Hitch
Its: Chief Financial Officer

STATE OF NEVADA)
)
COUNTY OF CLARK)

This instrument was acknowledged before me on June 9, 2017, by Susan Hitch,
as CFO of 18 Fremont Street Acquisition, LLC, a Nevada limited liability company.



Beverley A. Nasto
Notary Public
My Commission Expires: 1/10/2021

Exhibit "A"

LEGAL DESCRIPTION OF FIRST PROPERTY (FEE)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel A:

That portion of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 34, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, more particularly described as follows:

Beginning at a point on the Northwesterly line of Main Street, distance thereon North 27°45' East, 167.8 feet from the prolongation Northwesterly of the centerline of Fremont Street, as said streets are shown 80.00 feet in width on map of Clark's Las Vegas Townsite, recorded in Book 1 of Plats, Page 37, Clark County, Nevada Records; Thence along said Northwesterly line North 27°45' East, 250.00 feet; Thence North 62°15' West, 200.00 feet; Thence South 27°45' West, 250.00 feet; Thence South 62°15' East, 200.00 feet to the Point of Beginning.

(Reference Deed 931215-01390)

Parcel B:

That portion of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 34, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, more particularly described as follows:

Commencing at a point on the Northwesterly line of Main Street, distance thereon North 27°45' East, 167.8 feet from the prolongation Northwesterly of the centerline of Fremont Street, as said streets are shown 80.00 feet in width on map of Clark's Las Vegas Townsite, recorded in Book 1 of Plats, Page 37, Clark County, Nevada Records, said point being the most Southerly corner of the land conveyed to James Cashman and Leah Cashman, by Deed recorded in Book 47, Page 140 of Deeds, Official Records, Clark County; Thence North 62°15' West, 200.00 feet to the True Point of Beginning at the most Westerly corner of the land conveyed by said Deed; Thence North 27°45' East, 200.00 feet to the most Northerly corner of the land conveyed by said Deed; Thence continuing North 27°45' East, 50.00 feet to the most Northerly corner of the land conveyed to said James Cashman and Leah Cashman by Deed from Union Pacific Railroad Company dated March 25, 1948; Thence North 62°15' West, 4.2 feet; Thence South 27°45' West, 250.00 feet; Thence South 62°15' East, 4.2 feet to the True Point of Beginning.

(Reference Deed 931215-01390)

Assessor's Parcel No.: 139-34-101-003

Exhibit "B"

LEGAL DESCRIPTION OF SECOND PROPERTY (FEE)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

That portion of the Northwest Quarter (NE ¼) of Section 34, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, more particularly described as follows:

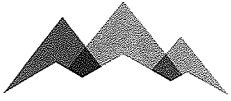
Commencing at the intersection of the Northwesterly prolongation of the Northeasterly right of way line of Stewart Avenue (80.00 feet wide) with the Northwesterly right of way line of Main Street (width varies) as shown on said File 70 of Surveys, Page 49; Thence along said Northwesterly right of way line of Main Street the following three (3) courses: South 27°53'06" West, a distance of 62.00 feet; Thence South 62°05'47" East, a distance of 2.00 feet; Thence South 27°53'06" West, a distance of 182.75 feet to the most Easterly corner of said City of Las Vegas Downtown Redevelopment Agency parcel; Thence along the boundary of said Redevelopment Agency parcel, the following (6) courses: Thence continuing along said Northwesterly right of way line of Main Street, South 27°53'06" West, a distance of 330.02 feet to the True Point of Beginning; Thence continuing along said Northwesterly right of way line of Main Street, South 27°53'06" West, a distance of 7.21 feet; Thence North 62°06'54" West, a distance of 196.20 feet; Thence South 27°53'06" West, a distance of 250.00 feet; Thence North 62°06'54" West, a distance of 155.74 feet; Thence North 27°53'06" East, a distance of 257.27 feet; Thence departing the boundary of said Redevelopment Agency parcel, South 62°06'20" East, a distance of 351.94 feet to the True Point of Beginning.

(Reference Deed 951025-01630)

Assessor's Parcel No.: 139-34-101-010

ON 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.





NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA

Department of Conservation & Natural Resources

Brian Sandoval, Governor
Bradley Crowell, Director
Greg Lovato, Administrator

RECEIVED

MAR 23 2017

Dept of Planning
City of Las Vegas

March 20, 2017

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

**Re: Tentative Map - 100 N. Main Street
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,

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: LOCHSA ENGINEERING 6345 S Jones Blvd, Ste 100 Las Vegas, NV 89118

Control No. 11177

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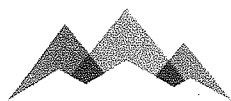
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NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA

Department of Conservation & Natural Resources

Brian Sandoval, Governor

Bradley Crowell, Director

Greg Lovato, Administrator

March 20, 2017

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

**Re: Final Map - 100 N. Main Street
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: LOCHSA SURVEYING 6345 S Jones Blvd, Ste 100 Las Vegas, NV 89118

Control No. 11178



**LAS VEGAS VALLEY
WATER DISTRICT**

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

March 20, 2017

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

SUBJECT: WATER AVAILABILITY FOR A COMMERCIAL SUBDIVISION
FMP-69267, 100 N. MAIN STREET (PROJECT# 125411)
A.P. N. 139-34-101-003 and 139-34-101-010

The Las Vegas Valley Water District (District) has reviewed the subject commercial subdivision map and has been unable to confirm any existing commitment for water service. The subject project will not be provided water service from the District's system without a water commitment.

A limited water commitment of 1 acre-feet/year for the purpose of recording the map may be provided to the commercial subdivision when all requirements of the District's Service Rules are met. Please verify the following text has been placed on the original map prior to recording:

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

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

Please add the following note to the final map:

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

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

Existing District facilities through the proposed development may require relocation to be

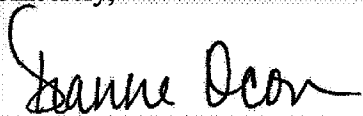
addressed at plan review. Field verification of the existing service and fire hydrant location at the South east corner of this property is required. This service is assigned to the Plaza Hotel, and will require coordination to relocate into the Plaza's property at the time of development if it currently sits within the 18 Fremont, LLC property.

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-69267**.

Sincerely,

A handwritten signature in black ink, appearing to read "Dianne Ocon", is enclosed within a rectangular box.

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

DO/va

Attachment

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
Lochsa Surveying
18 Fremont Acquisition, 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*.



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: GLEN DAVIS, 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
LOCHSA SURVEYING
18 FREMONT STREET ACQUISITION L L C - % D LAS VEGAS CASINO HOTE~

Date: March 09, 2017

RE: **FINAL MAP 69267 - 100 N MAIN STREET - A COMMERCIAL SUBDIVISION**

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.**

826803 CURRENT PL Status: Conditional Approval March 02, 2017

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

1. Please note the FMP# on the bottom right corner of the final map, which is FMP: 69267.

826804 DEVCO Status: Conditional Approval March 09, 2017

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

This Final Map is for the purpose of creating a commercial subdivision; therefore we have no objection to the recordation of this Final Map to combine Assessor Parcel Numbers #139-34-101-003 and #139 34 101-010.

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

CONDITIONS OF APPROVAL:

1. Per condition #9 of TMP-68354, grant a three-foot wide "Public Sewer Easement, Surface to be Privately Maintained" adjacent to Ogden Avenue.

2. Per condition #10 of TMP-68354, contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Ogden Underpass" project, the "Symphony Park North Pedestrian Bridge" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer prior to the recordation of this Final Map.

3. Include the Final Map number, FMP-69267, above the Recorder's Block on the cover sheet.

4. Comply with all applicable conditions of approval for "100 N. Main Street" (TMP-68354) and any other site related actions.

826805 SURVEY Status: Conditional Approval March 09, 2017

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

Please increase the text size of the aliquot calls from $\frac{1}{4}$ to $\frac{1}{4}$ and the Sheet numbers to meet the County Recorder's 0.10' minimum.

Verify the street name suffixes for Ogden and Carson and the centerline bearing on Main Street.

Please show setting of boundary monuments sufficient to enable retracement. Saw cutting of curb is acceptable for those locations abutting exiting curb and gutter.

Correct miscellaneous minor errors, typos or omissions as noted on the attached red lines.

End of Comments.

A handwritten signature, possibly reading "AR.", is located to the right of the "End of Comments." line.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

FMP-69267

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	MapResponse@lvvwd.com (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**

3/1/17

**FMP-69267 - A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34,
TOWNSHIP 20 SOUTH, RANGE 64 EAST, M.D.M. CITY OF LAS VEGAS, CLARK
COUNTY NEVADA - APPLICANT/OWNER: 18 FREMONT STREET ACQUISITION LLC**

**- For possible action on a request for a Final Map for FOR ONE LOT COMMERCIAL
SUBDIVISION MAP on 2.12 acres at the southwest corner of West Ogden Avenue and North
Main Street (APNs 139-34-101-003 and 139-34-101-010), C-2 (General Commercial), Ward 5
(Barlow).**

PLANNING SUPERVISOR: STEVE GEBEKE 229-4693



ADMINISTRATIVE

Comments Due: MARCH 10, 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:

City of Las Vegas495 S Main St
Las Vegas, NV 89101**FMP Application****Report Date** 02/28/2017 05:31 PM**Submitted By** CG

Page 1

A/P # 69267 **FINAL MAP****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	02/27/2017 16:35	984548	Temp COO		010014
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Valuation	
Dept of Commerce	# Plans	0	Declared Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Calculated Valuation	0.00
			Actual Valuation	0.00

Description of Work

FMP-69267 - A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 64 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY NEVADA - APPLICANT/OWNER: 18 FREMONT STREET ACQUISITION LLC - For possible action on a request for a Final Map for FOR ONE LOT COMMERCIAL SUBDIVISION MAP on 2.12 acres at the southwest corner of West Ogden Avenue and North Main Street (APNs 139-34-101-003 and 139-34-101-010), C-2 (General Commercial), Ward 5 (Barlow).

Parent A/P #

Project #	69267	Project/Phase Name	100 N MAIN STREET - A COMMERC	Phase #	
Size/Area	2.12 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information**Parcel** 13934101003**Location****Owner/Tenant**

Contact ID AC3204996	Name	18 FREMONT STREET ACQUISITION L L C	
Mailing Address 301 FREMONT ST	Organization	% D LAS VEGAS CASINO HOTE~% S	
City LAS VEGAS	State/Province	NV	
ZIP/PC 89111	Country		☐ Foreign
Day Phone (702)777-9656 x	Evening Phone		
Fax	Mobile #		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses118 N MAIN ST
LAS VEGAS, 89106-100 N MAIN ST
LAS VEGAS, 89106-**A/P Addresses**

No Other Addresses are associated to this Application

City of Las Vegas495 S Main St
Las Vegas, NV 89101**FMP Application****Report Date** 02/28/2017 05:31 PM**Submitted By**

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels13934101003
13934101010**Applicants/Contacts**

Primary	N	Capacity	OWNER	Contact ID	AC3204996 ☐ Foreign
Effective		Expire			
Name	18 FREMONT STREET ACQUISTION L L C				
Day Phone	(702)777-9656 x	Eve Phone		Organization	% D LAS VEGAS CASINO HOTE~% S
Pager		PIN #		Position	
Fax		Mobile		Profession	
E-Mail					
Address	301 FREMONT ST LAS VEGAS, NV 89111				
Seasonal Addr					

Valid From	To
Comments	No Comments
CONTACT ADDITIONAL	

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
Orientation Attended					

There are no items in this list

Primary	Y	Capacity	OTHER	Other	REP	Contact ID	AC1446093 ☐ Foreign
Effective		Expire					
Name	LOCHSA SURVEYING						
Day Phone	(702)365-9312 x	Eve Phone		Organization			
Pager		PIN #		Position			
Fax	(702)365-9317	Mobile		Profession			
E-Mail							
Address	6345 S. JONES BLVD SUITE 100 LAS VEGAS, NEVADA 89118						
Seasonal Addr							

Valid From	To
Comments	No Comments

Report Date 02/28/2017 05:31 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

Activity Review Details

Detail TECHNICAL REV SUBMIT LIST(FMP)

Modified By JGRIDER

Modified Date/Time 02/27/2017 16:35

Comments

No Comments

SUBMITTAL CHECKLIST

Technical Review Submittal Checklist

- Y Application/Petition Form
- Y Deed and Legal Description
- Y Final Map Checklist (Lot Numbers and Block Designations)
- Y Final Map (16 Folded, 1 Rolled)
- Y Civil Improvement Plan Submittal (Memo)
- Y Statement of Financial Interest
- Y Surveyor Seal and Signature are on the plat
- Y Proposed Street Names and Suffixes are on the plat

Y Business Licensing Requirements Met

N Business License Exempt

City of Las Vegas

495 S Main St
Las Vegas, NV 89101

FMP Application

Report Date 02/28/2017 05:31 PM

Submitted By

Page 4

FINAL MAP

Technical Review Process

Mylar Process

1 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

0 # of Common Element Lots

0 # of Common Element Lots

02/27/2017 Blueline Submitted

Mylar Submitted

02/28/2017 Blueline Accepted for Processing

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map NEW

N Parent Project link required?

Flood Study required?

Street Name Has Been Changed

N Is this a Residential Subdivision?

Traffic Study required?

Recordation Information

CLV Drawing #

Date

At 00:00

Subdivision Code (Book and Page)

Legal Subdivision Name

100 N MAIN STREET - A COMMERCIAL SUBDIVISION

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

No Employee Entries

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 988430
\$750.00 lochsa servering susanne laspina 702-365-9312 ch#1022

02/27/2017 16:39

0.00



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: 1-Lot Commercial Subdivision Map
 Project Address (Location) Southwest Corner of Ogden Avenue and Main Street
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 139-34-101-003 and 010 Ward # _____
 General Plan: existing _____ proposed DD Zoning: existing C-2 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 2.12 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER 18 Fremont Street Acquisition LLC Contact Mo Pierce
 Address 301 Fremont Street Phone: (702) 324-5971 Fax: (702) 914-9291
 City Las Vegas State NV Zip 89111
 E-mail Address mo.pierce@trebuilders.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 24th day of February, 20 17.

[Signature]

Notary Public in and for said County and State

Revised 03/28/16



YIVIANI E. ARB
 Notary Public-State of Nevada
 APT. NO. 06-102362-1
 My App. Expires March 07, 2017

FOR DEPARTMENT USE ONLY

Case # FMP-69267
 Meeting Date: Admin
 Total Fee: \$ 750
 Date Received: 2/27/17
 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.

FEB 27 2017

Dept of Planning
 City of Las Vegas



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: FMP-69267 APN: 139-34-101-003 and 010

Name of Property Owner: 18 Fremont Street Acquisition LLC

Name of Applicant: Lochsa Surveying

Name of Representative: Lochsa Surveying

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

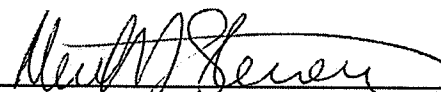
☒ No

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): _____

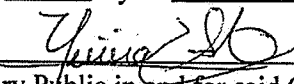
APN: _____

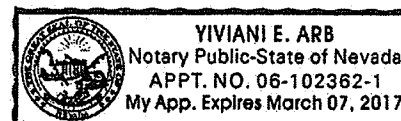
Signature of Property Owner: 

Print Name: Derek J. Stevens

Subscribed and sworn before me

This 24th day of February, 20 17


Notary Public in and for said County and State



RECEIVED

FEB 27 2017

Dept of Planning
City of Las Vegas

RECEIVED 1944
JAN 10 1944



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.

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FEB 27 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.

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FEB 27 2017

Updated 3/15/2016

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	RECEIVED	
Document Number:	20150352831-30	# of Pages:	1
File Date:	8/5/2015	Effective Date:	FEB 27 2017
(No notes for this action)			
Action Type:	Initial List	Dept of Planning City of Las Vegas	

APN: 139-34-101-003, 139-34-101-010

WHEN RECORDED RETURN TO AND
SEND TAX STATEMENTS TO:

18 FREMONT STREET ACQUISITION, LLC
c/o D Las Vegas Casino Hotel
301 Fremont Street
Las Vegas, Nevada 89111
Attn: ~~Derek Stevens~~ *Susan Hitt*

Inst #: 20160926-0002515
Fees: \$21.00 N/C Fee: \$0.00
RPTT: \$38250.00 Ex: #
09/26/2016 03:21:28 PM
Receipt #: 2883082
Requestor:
FIDELITY NATIONAL TITLE - P
Recorded By: RYUD Pgs: 7
DEBBIE CONWAY
CLARK COUNTY RECORDER

(Space above line for Recorder's use)

GRANT BARGAIN AND SALE DEED

M.S.W., INC., a Nevada corporation, as "Grantor," does hereby Grant, Bargain, Sell and Convey to 18 FREMONT STREET ACQUISITION, LLC, a Nevada limited liability company, as "Grantee," whose address is c/o D Las Vegas Casino Hotel, 301 Fremont Street, Las Vegas, Nevada 89111, the real property in the City of Las Vegas, County of Clark, State of Nevada (the "Land") described on Exhibit A attached hereto and incorporated herein by this reference, together with 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, including without limitation, the Covenant.

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

Dated as of September *22* 2016.

"GRANTOR"

M.S.W., INC.,
a Nevada corporation

By: *Brian A. Larson*
Name: Brian A. Larson
Title: Senior Vice President and Secretary

[Acknowledgement on following page]

RECEIVED

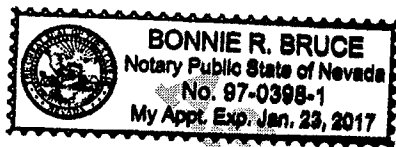
FEB 27 2017

Dept of Planning
City of Las Vegas

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on September 22, 2016 by Brian A. Larson, as Senior Vice President and Secretary of M.S.W., INC., a Nevada corporation.



Bonnie R. Bruce
Notary Public

My commission expires: 1/23/2017

SESSOR'S COPY

EXHIBIT A
THE LAND

[SEE ATTACHED]

ASSESSOR'S COPY

EXHIBIT A
THE PROPERTY - LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Parcel A: (Fee):

That portion of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 34, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, more particularly described as follows:

Beginning at a point on the Northwestern line of Main Street, distance thereon North 27°45' East, 167.8 feet from the prolongation Northwesternly of the centerline of Fremont Street, as said streets are shown 80.00 feet in width on map of Clark's Las Vegas Townsite, recorded in Book 1 of Plats, Page 37, Clark County, Nevada Records; Thence along said Northwesternly line North 27°45' East, 250.00 feet; Thence North 62°15' West, 200.00 feet; Thence South 27°45' West, 250.00 feet; Thence South 62°15' East, 200.00 feet to the Point of Beginning.

(Reference Deed 931215-01390)

Parcel B: (Fee):

That portion of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 34, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, more particularly described as follows:

Commencing at a point on the Northwestern line of Main Street, distance thereon North 27°45' East, 167.8 feet from the prolongation Northwesternly of the centerline of Fremont Street, as said streets are shown 80.00 feet in width on map of Clark's Las Vegas Townsite, recorded in Book 1 of Plats, Page 37, Clark County, Nevada Records, said point being the most Southerly corner of the land conveyed to James Cashman and Leah Cashman, by Deed recorded in Book 47, Page 140 of Deeds, Official Records, Clark County; Thence North 62°15' West, 200.00 feet to the True Point of Beginning at the most Westerly corner of the land conveyed by said Deed; Thence North 27°45' East, 200.00 feet to the most Northerly corner of the land conveyed by said Deed; Thence continuing North 27°45' East, 50.00 feet to the most Northerly corner of the land conveyed to said James Cashman and Leah Cashman by Deed from Union Pacific Railroad Company dated March 25, 1948; Thence North 62°15' West, 4.2 feet; Thence South 27°45' West, 250.00 feet; Thence South 62°15' East, 4.2 feet to the True Point of Beginning.

(Reference Deed 931215-01390)

Assessor's Parcel No.: 139-34-101-003

Parcel 2: (Fee):

That portion of the Northwest Quarter (NE ¼) of Section 34, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, more particularly described as follows:

Commencing at the intersection of the Northwesternly prolongation of the Northeasterly right of way line of Stewart Avenue (80.00 feet wide) with the Northwesternly right of way line of Main Street (width varies) as shown on said File 70 of Surveys, Page 49; Thence along said Northwesternly right of way line of Main Street the following three (3) courses: South 27°53'06" West, a distance of 62.00 feet; Thence South 62°05'47" East, a distance of 2.00 feet; Thence South 27°53'06" West, a distance of 182.75 feet to the most Easterly corner of said City of Las Vegas Downtown Redevelopment Agency parcel; Thence along the boundary of said Redevelopment Agency parcel, the following (6) courses: Thence continuing along said Northwesternly right of

way line of Main Street, South 27°53'06" West, a distance of 330.02 feet to the True Point of Beginning; Thence continuing along said Northwesternly right of way line of Main Street, South 27°53'06" West, a distance of 7.21 feet; Thence North 62°06'54" West, a distance of 196.20 feet; Thence South 27°53'06" West, a distance of 250.00 feet; Thence North 62°06'54" West, a distance of 155.74 feet; Thence North 27°53'06" East, a distance of 257.27 feet; Thence departing the boundary of said Redevelopment Agency parcel, South 62°06'20" East, a distance of 351.94 feet to the True Point of Beginning.

(Reference Deed 951025-01630)

Assessor's Parcel No.: 139-34-101-010

ASSESSOR'S COPY

State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number(s)

a) 139-34-101-003

b) 139-34-101-010

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 Improved Surface Parking Lot

3.

Total Value/Sales Price of Property:

\$ 7,500,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$ _____

Transfer Tax Value per NRS 375.010, Section 2:

\$ 7,500,000.00

\$ 38,250.00

4. Real Property Transfer Tax Due:
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 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 Brian A. Larson Capacity Brian A. Larson, SVP/Secretary

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: M.S.W., Inc

Address: 6455 S. Rainbow Blvd

City: Las Vegas

State: Nevada Zip: 89118

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: 18 Fremont Street Acquisitions LLC

Address: 301 Fremont Street

City: Las Vegas

State: Nevada Zip: 89111

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Fidelity National Title

Escrow # Z1621656

Address: 1 E. Washington Street, Suite 450

City: Phoenix

State: AZ

Zip: 85004

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

State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number(s)

- a) 139-34-101-003
b) 139-34-101-010
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 Improved Surface Parking Lot

3.

Total Value/Sales Price of Property:

\$ 7,500,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$ _____

Transfer Tax Value per NRS 375.010, Section 2:

\$ 7,500,000.00

\$ 38,250.00

4.

Real Property Transfer Tax Due:
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 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 Brian A. Larson, SVP/Secretary

Signature [Signature] Capacity Manager

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: M.S.W., Inc

Address: 6455 S. Rainbow Blvd

City: Las Vegas

State: Nevada Zip: 89118

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: 18 Fremont Street Acquisitions LLC

Address: 301 Fremont Street

City: Las Vegas

State: Nevada Zip: 89111

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

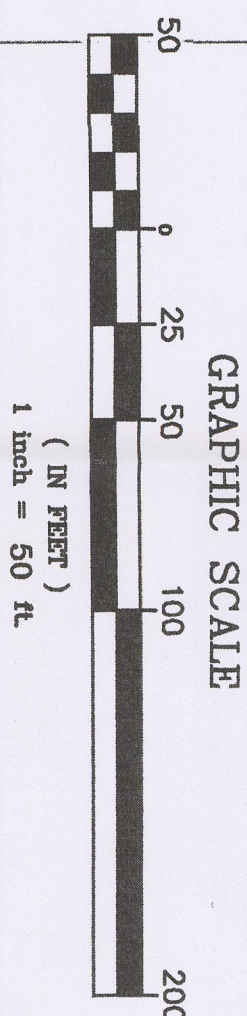
Print Name: Fidelity National Title Escrow # Z1621656

Address: 1 E. Washington Street, Suite 450

City: Phoenix State: AZ Zip: 85004

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

FINAL MAP
OF
100 N. MAIN STREET
A COMMERCIAL SUBDIVISION
BEING A 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.



LEGEND	
SUBJECT PROPERTY BOUNDARY LINE	---
EXISTING RIGHT-OF-WAY	---
STREET CENTERLINE	---
EASEMENT LINE	---
CENTERLINE OF REFERENCE LINE AS NOTED	---
FOUND MONUMENT AS DESCRIBED	●
OR: CLARK COUNTY OFFICIAL RECORD	
APN: ASSESSORS PARCEL NUMBER	

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

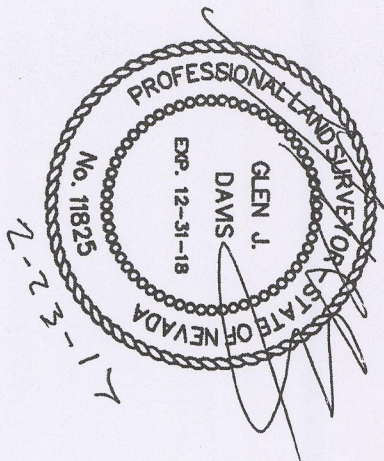
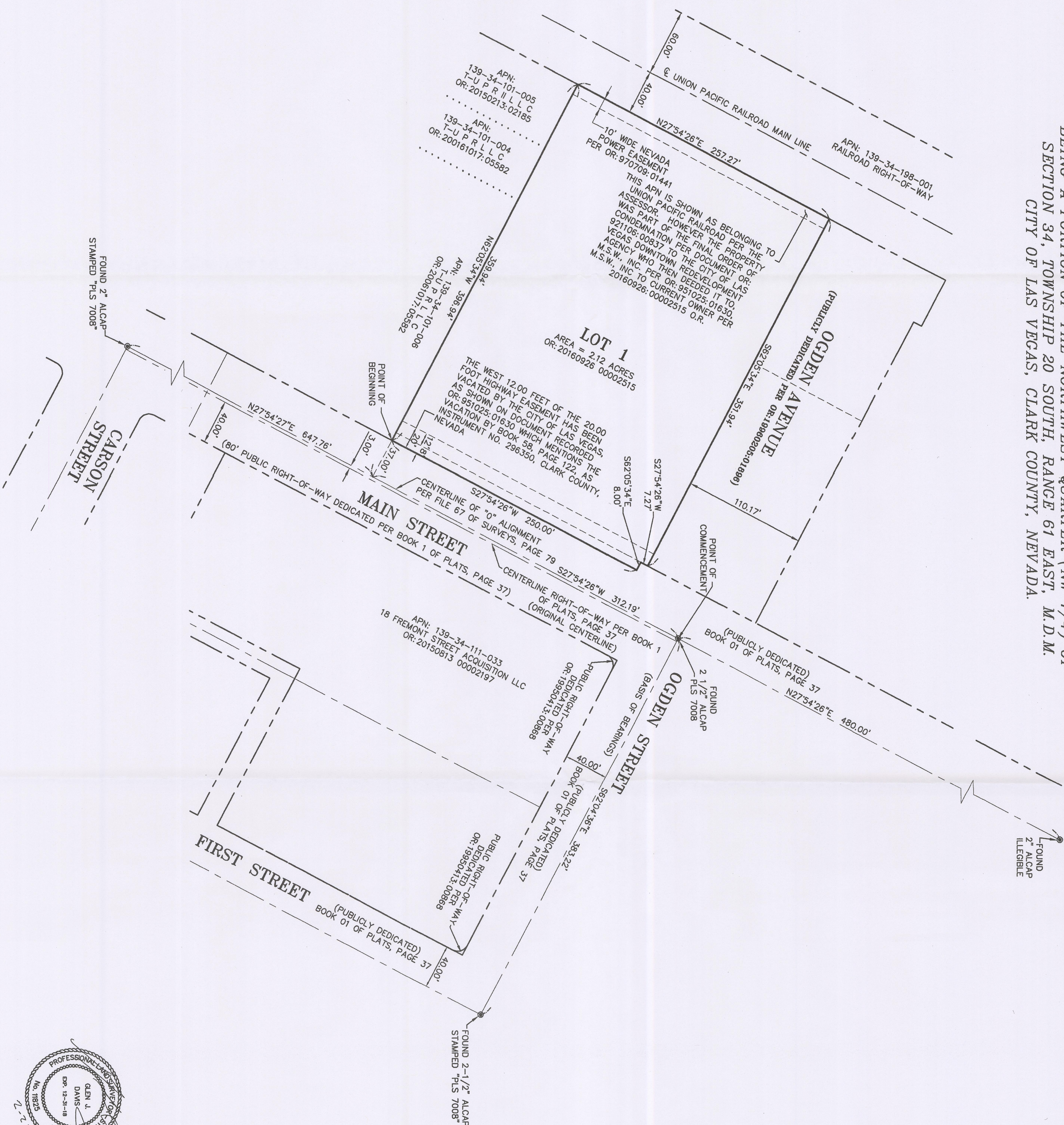
REFERENCE MAPS:

- BOOK 1 OF PLATS, PAGE 37
- FILE 67 OF SURVEYS, PAGE 79
- FILE 70 OF SURVEYS, PAGE 49

NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LOCHSA SURVEYING, INC. FOR INTERESTS, EASEMENTS, OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, LOCHSA SURVEYING RELED ON:

- FIDELITY NATIONAL TITLE COMPANY, TITLE INSURANCE NO. 937215-01390, DATED JUNE 30, 2016



OWNER'S 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" A COMMERCIAL SUBDIVISION, DO HEREBY CONSENT TO THE PREPARATION AND RECORATION 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 CENTRAL TELEPHONE COMPANY, LAS VEGAS VALLEY COMPANY, D/B/A COX COMMUNICATIONS LAS VEGAS INC. JOINTLY AND SEVERALLY, MAY BE SUCCESSORS, 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 ALL OTHER UTILITIES, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND SANITATION 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, HEREIN ADJACENT TO ALL PROPERTY LINES, FOR THE CONSTRUCTION, MAINTENANCE AND ABUT PUBLIC STREETS TO BE CONSTRUCTED, AND FOR THE CONSTRUCTION, MAINTENANCE AND ABUT PUBLIC STREETS TO BE CONSTRUCTED, AND FOR THE CONSTRUCTION, MAINTENANCE AND ABUT PUBLIC STREETS TO BE CONSTRUCTED, TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM THESE EASEMENTS.

BY: 18 FREMONT STREET ACQUISITION LLC.

ACKNOWLEDGEMENT

STATE OF NEVADA } SS

COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

BY: _____

AS: _____

OF CIMARRON ROAD L L C, A DELAWARE LIMITED LIABILITY COMPANY

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES: _____

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

NOTE

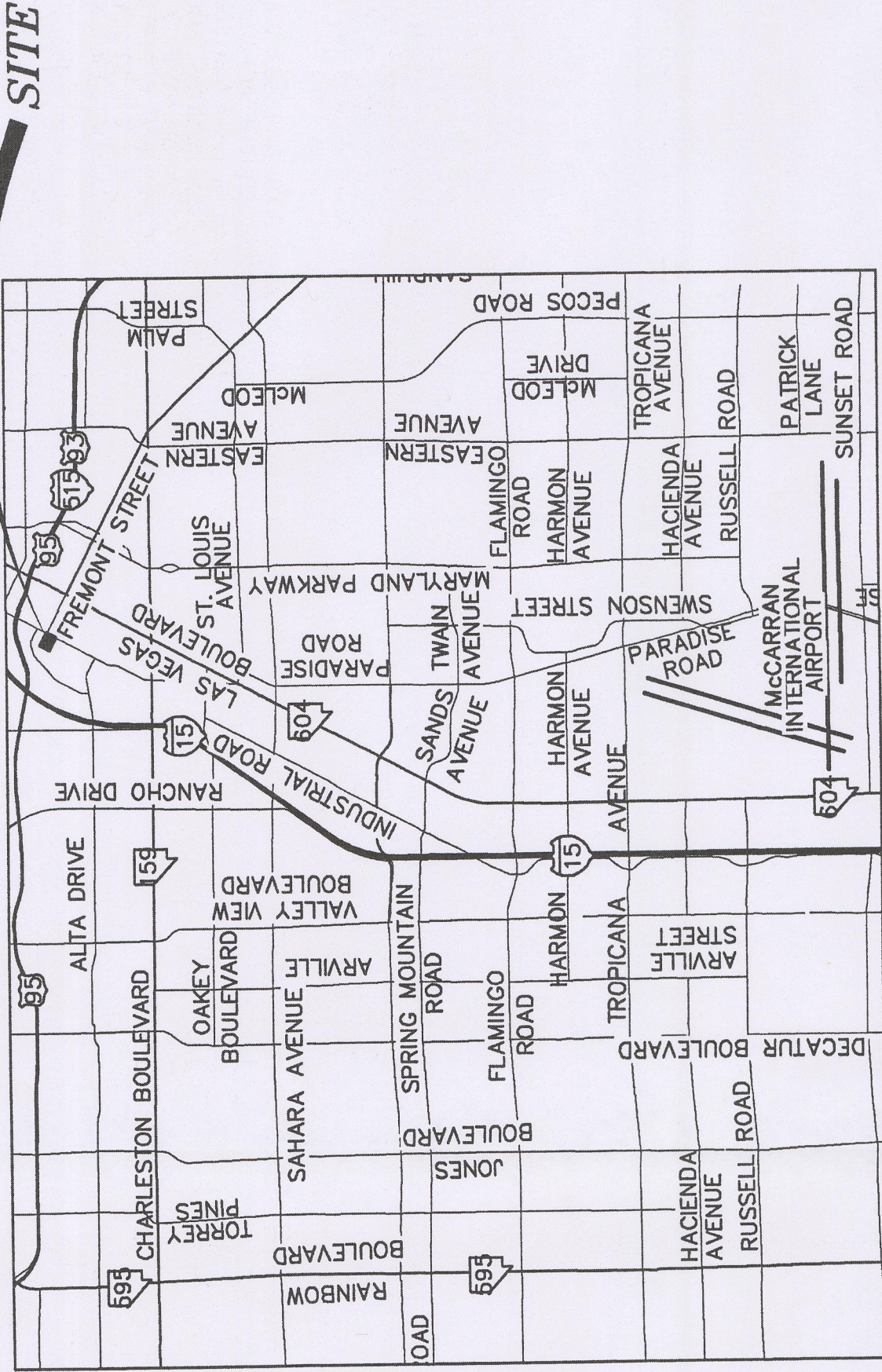
1. ALL SUBDIVIDED LOTS WITHIN THIS FINAL MAP SHALL PROVIDE PERPETUAL INTER-LOT DRAINAGE RIGHTS ACROSS ALL EXISTING AND FUTURE PARCEL LIMITS.
2. ALL LOTS CREATED BY THIS FINAL MAP SHALL HAVE PERPETUAL, IRREVOCABLE, COMMON ACCESS RIGHTS TO ALL DRIVEWAYS SERVING THIS OVERALL SITE UNLESS INCOMPATIBLE USES CAN BE DEMONSTRATED TO THE SATISFACTION OF THE CITY ENGINEER.
3. NO BARRIERS (E.G. CURBS, WALLS ETC.) SHALL BE ERRECTED WITHIN THE BOUNDARIES OF THE OVERALL COMMERCIAL SUBDIVISION MAP SITE WHICH WOULD PROHIBIT ANY VEHICLE ON THIS SITE FROM UTILIZING THE DRIVEWAY CONNECTING THIS COMMERCIAL DEVELOPMENT SITE TO THE ABUTTING PUBLIC STREET.
4. ON-SITE SEWER SYSTEM IS A COMMON ELEMENT OF THE COMMERCIAL DEVELOPMENT WHICH IS PRIVATELY OWNED AND WHICH IS MAINTAINED IN ACCORDANCE WITH A JOINT USE AGREEMENT APPLICABLE TO THE SUBDIVISION.

FINAL MAP

OF 100 N. MAIN STREET

A COMMERCIAL SUBDIVISION

BEING A 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



VICINITY MAP

NO SCALE

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF OGDEN AVENUE AND MAIN STREET AS RECORDED IN FILE 67 OF SURVEYS PAGE 79 IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; THENCE SOUTH 27°54'28" WEST, ALONG THE CENTERLINE OF MAIN STREET, A DISTANCE OF 312.19 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 62°05'34" WEST, A DISTANCE OF 37.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET, AS DEDICATED TO THE PUBLIC RECORDS IN THE COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA, BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 62°05'34" WEST, A DISTANCE OF 359.94 FEET TO THE INTERSECTION OF OGDEN AVENUE AND MAIN STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 27°54'28" EAST, A DISTANCE OF 257.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OGDEN AVENUE, AS DEDICATED PER INSTRUMENT NO. 19980205:01896, IN THE OFFICIAL RECORDS OF CLARK COUNTY NEVADA, THENCE SOUTH 62°05'34" EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 351.94 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 27°54'28" WEST, A DISTANCE OF 7.27 FEET; THENCE SOUTH 62°05'34" EAST, A DISTANCE OF 8.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE SOUTH 27°54'28" WEST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.12 ACRES MORE OR LESS

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: SOUTH 62°04'36" EAST

CERTIFICATE OF DIRECTOR OF PLANNING

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERE TO; THAT THE MAP COMPLES WITH APPLICABLE STATUTORY REQUIREMENTS; 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 THE ____ DAY OF _____, 20____.

THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

LAS VEGAS VALLEY WATER DISTRICT NOTE

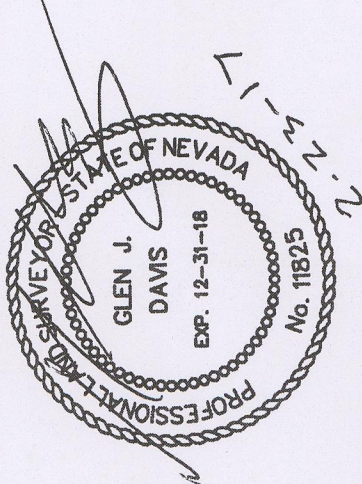
MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACE, LANDSCAPE FEATURES, OR OTHER IMPROVEMENTS DISTURBED BY THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

SURVEYOR'S CERTIFICATE

I, GLEN J. DAVIS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OR A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF 18 FREMONT STREET ACQUISITION, LLC
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D. M., CLARK COUNTY, NEVADA
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, 2018



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 COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

BY: 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.

BY: DIVISION OF WATER RESOURCES

CITY ENGINEER'S APPROVAL

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

ALLEN PAVELKA P.E. #9029
CITY ENGINEER

CITY SURVEYOR'S CERTIFICATE

I, ALAN R RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP "18 FREMONT STREET ACQUISITION, LLC" AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

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

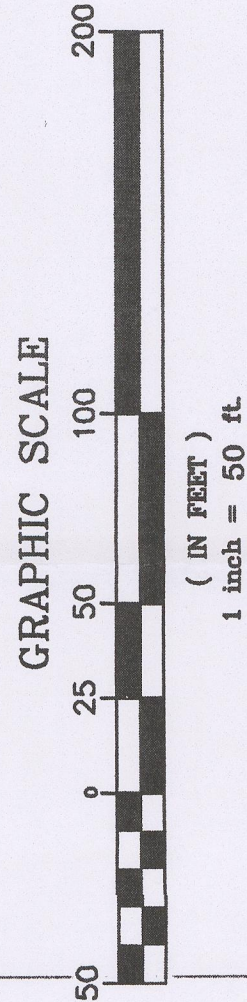
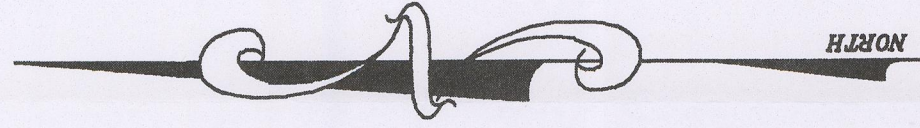
S-3300.02

(AGENCY MAP NUMBER)

NO. _____ FILED AT THE REQUEST OF LOCHSA SURVEYING	DATE: _____ TIME _____ BOOK _____ PAGE _____ OFFICIAL RECORDS BOOK NO. _____
FINAL MAP OF 100 N. MAIN STREET A COMMERCIAL SUBDIVISION	
BEING A 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	
	LOCHSA SURVEYING 6345 SOUTH JONES BLVD., SUITE 100 LAS VEGAS, NEVADA 89118 PHONE: 702-365-8912 FAX: 702-365-8917
CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, COUNTY RECORDER FEE _____ DEPUTY _____	
BOOK _____ PAGE _____	

FINAL MAP
OF
100 N. MAIN STREET
A COMMERCIAL SUBDIVISION

BEING A 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.



LEGEND

—	SUBJECT PROPERTY BOUNDARY LINE
- - -	EXISTING RIGHT-OF-WAY
—	STREET CENTERLINE
- - -	EASEMENT LINE
—	CENTERLINE OF REFERENCE LINE AS NOTED
●	FOUND MONUMENT AS DESCRIBED
OR:	CLARK COUNTY OFFICIAL RECORD
APN:	ASSESSORS PARCEL NUMBER

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

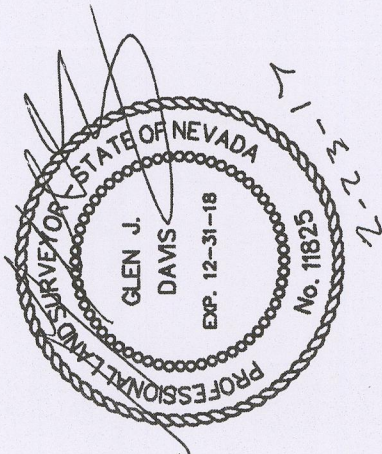
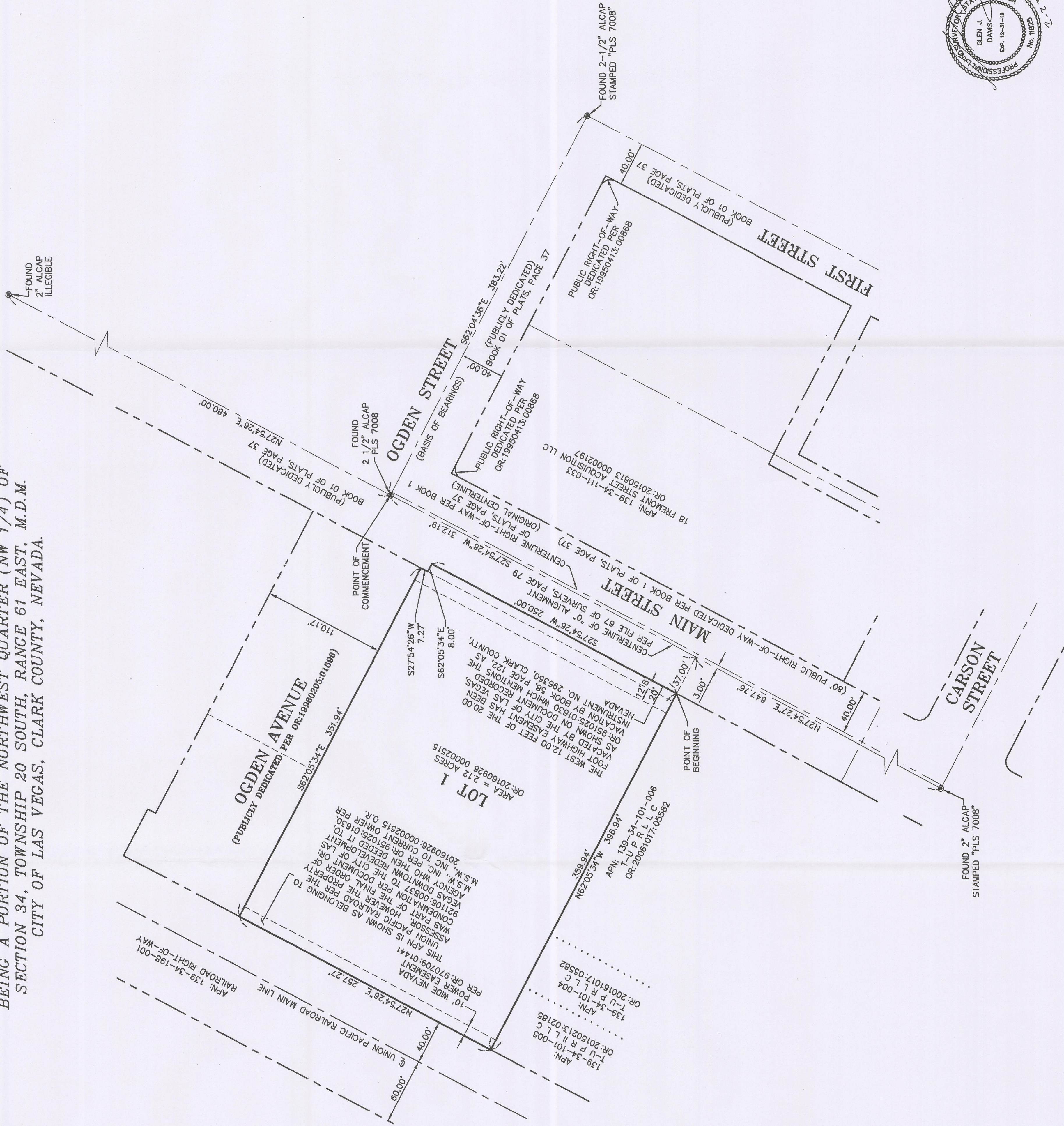
REFERENCE MAPS:

- BOOK 1 OF PLATS, PAGE 37
- FILE 67 OF SURVEYS, PAGE 79
- FILE 70 OF SURVEYS, PAGE 49

NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LOCHSA SURVEYING, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, LOCHSA SURVEYING RELIED ON:

- FIDELITY NATIONAL TITLE COMPANY, TITLE INSURANCE NO. 937215-01390, DATED JUNE 30, 2016



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 THE COMMERCIAL SUBDIVISION, 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 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 COX COMMUNICATIONS, LAS VEGAS REPAIRMENT EASEMENT WITHIN AND TO THEIR RESPECTIVE 30 FEET WIDE EASEMENTS, 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 APURTENANCES, 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 ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREET LIGHTS AND AN ADDITIONAL EASEMENT FOR UP TO 10 FEET BEYOND THE FIVE FOOT EASEMENT IF NECESSARY TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM THESE EASEMENTS.

BY: 18 FREMONT STREET ACQUISITION LLC. DATE

ACKNOWLEDGEMENT

STATE OF NEVADA } SS
COUNTY OF CLARK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
BY: _____
AS: _____
OF CIMARRON ROAD L L C, A DELAWARE LIMITED LIABILITY COMPANY

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

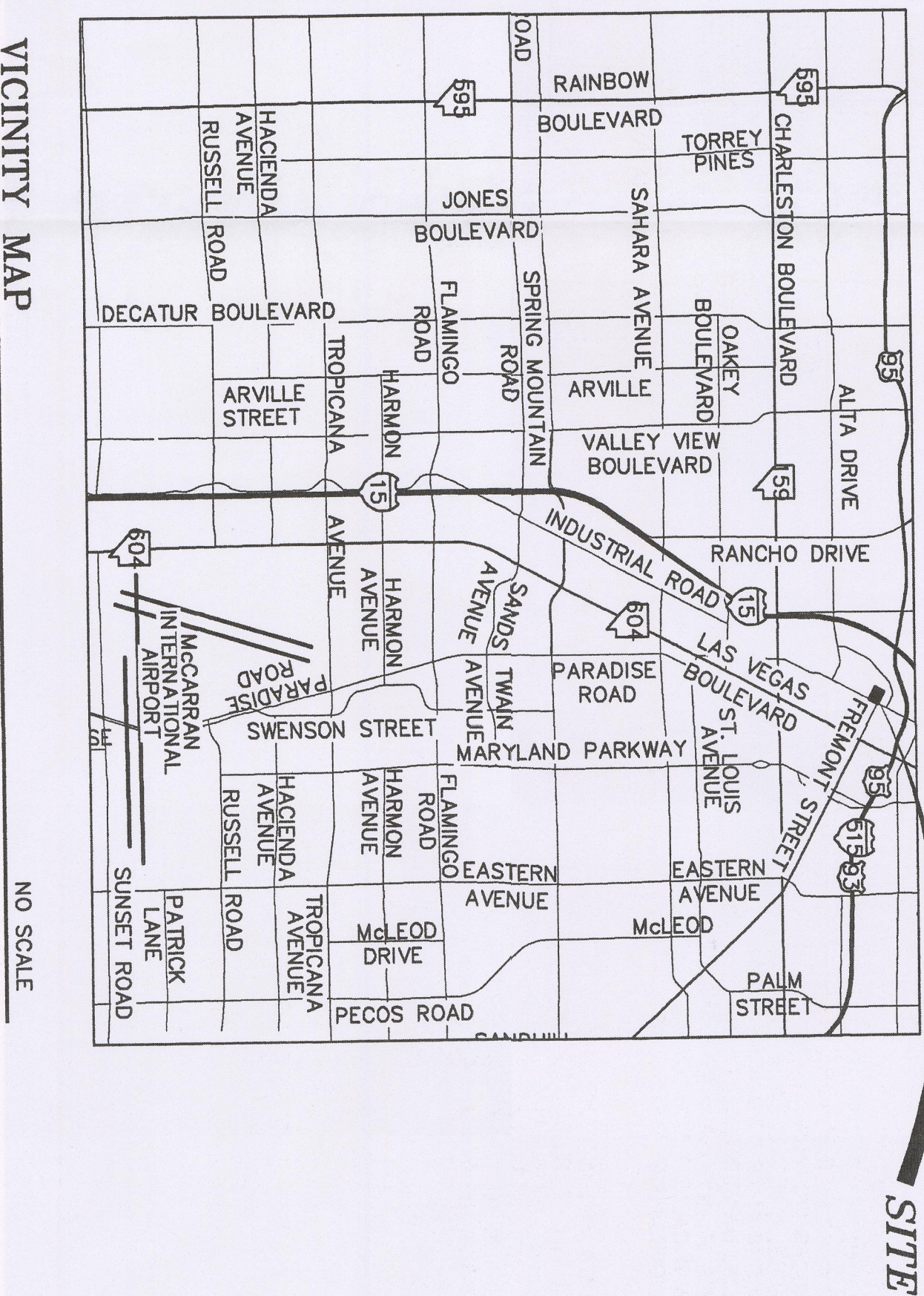
UTILITY AGENCIES AND APPROVALS

WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.	DATE
NEVADA POWER COMPANY, A NEVADA CORPORATION D/B/A NV ENERGY	DATE
LAS VEGAS VALLEY WATER DISTRICT	DATE
SOUTHWEST GAS CORPORATION	DATE
COX COMMUNICATIONS LAS VEGAS, INC.	DATE
CENTRAL TELEPHONE COMPANY D/B/A CENTURY LINK	DATE

NOTE

1. ALL SUBDIVIDED LOTS WITHIN THIS FINAL MAP SHALL PROVIDE PERPETUAL INTER-LOT DRAINAGE RIGHTS ACROSS ALL EXISTING AND FUTURE PARCEL LIMITS.
2. ALL LOTS CREATED BY THIS FINAL MAP SHALL HAVE PERPETUAL, IRREVOCABLE COMMON ACCESS RIGHTS TO ALL DRIVEWAYS SERVING THIS OVERALL SITE UNLESS INCOMPATIBLE USES CAN BE DEMONSTRATED TO THE SATISFACTION OF THE CITY ENGINEER.
3. NO BARRIERS (E.G. CURBS, WALLS ETC.) SHALL BE ERRECTED WITHIN THE BOUNDARIES OF THE EXISTING SUBDIVISION MAP SITE WHICH WOULD PROHIBIT ACCESS TO THE SITE FROM UTILIZING THE DRIVEWAY CONNECTING THIS COMMERCIAL DEVELOPMENT SITE TO THE ABUTTING PUBLIC STREET.
4. ON-SITE SEWER SYSTEM IS A COMMON ELEMENT OF THE COMMERCIAL SUBDIVISION WHICH IS PRIVATELY OWNED AND WHICH IS MAINTAINED ACCORDANCE WITH A JOINT USE AGREEMENT APPLICABLE TO THE SUBDIVISION.

FINAL MAP
OF
100 N. MAIN STREET
A COMMERCIAL SUBDIVISION
BEING A 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



LEGAL DESCRIPTION

BEING A PORTION OF 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., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF OGDEN AVENUE AND MAIN STREET AS RECORDED IN FILE 67 OF SURVEYS PAGE 29 IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;
THENCE SOUTH 27°54'26" WEST, ALONG THE CENTERLINE OF MAIN STREET, A DISTANCE OF 312.19 FEET;
THENCE SOUTH 27°54'26" WEST, ALONG THE CENTERLINE OF MAIN STREET, A DISTANCE OF 37.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET, AS DEDICATED PER BOOK 1 OF PLATS, PAGE 37 IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY NEVADA, SAID POINT BEING THE POINT OF BEGINNING;
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 62°05'34" WEST, A DISTANCE OF 359.94 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, 26° EAST, A DISTANCE OF 257.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OGDEN AVENUE, AS DEDICATED PER INSTRUMENT NO. 18000-0168 IN THE OFFICIAL RECORDS OF CLARK COUNTY NEVADA;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF OGDEN AVENUE, 26° EAST, A DISTANCE OF 351.94 FEET;
THENCE SOUTH 62°05'34" EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 7.27 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 27°54'26" WEST, A DISTANCE OF 7.27 FEET;
THENCE SOUTH 62°05'34" EAST, A DISTANCE OF 8.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET;
THENCE SOUTH 27°54'26" WEST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 2.12 ACRES MORE OR LESS

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THE 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: SOUTH 62°04'36" EAST

CERTIFICATE OF DIRECTOR OF PLANNING

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

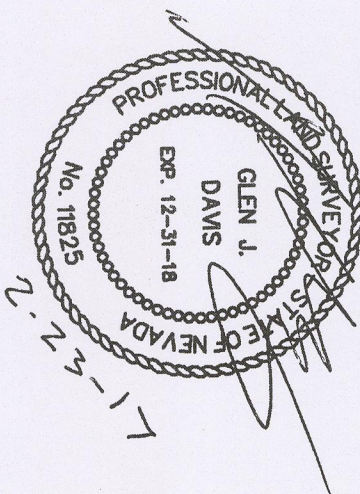
LAS VEGAS VALLEY WATER DISTRICT NOTE

MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY 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.

SURVEYOR'S CERTIFICATE

- I, GLEN J. DAVIS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF 18 FREMONT STREET ACQUISITION, LLC
 2. THE LANDS SURVEYED LIE WITHIN A PORTION OF 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., CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED FEBRUARY 17, 2017.
 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
 4. THE MONUMENTS DEPICTED ON 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. 12469
MY COMMISSION EXPIRES: DECEMBER 31, 2018



DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT THIS DATE ____ 20 ____ AS BEING IN ACCORDANCE WITH THE SOUTHERN NEVADA HEALTH DISTRICT'S POLICY ON SEWAGE DISPOSAL WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PRECIPITATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

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.

BY: _____ DATE _____
DIVISION OF WATER RESOURCES

CITY ENGINEER'S APPROVAL

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

AILEEN PANEIKA P.E. #9029 DATE _____
CITY ENGINEER

CITY SURVEYOR'S CERTIFICATE

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

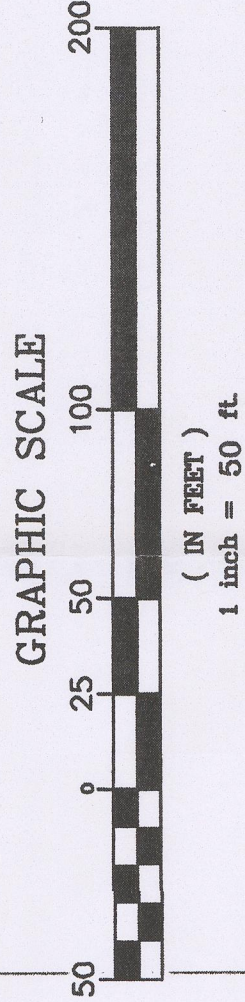
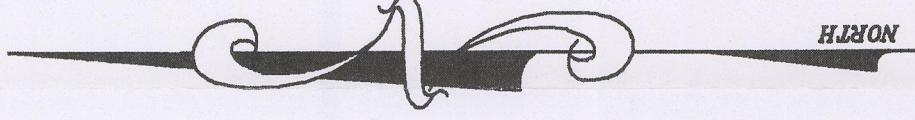
ALAN R. RIEKKE PLS DATE _____
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA CERTIFICATE NO. 12469

(AGENCY MAP NUMBER)

S-3300.02	FINAL MAP OF 100 N. MAIN STREET A COMMERCIAL SUBDIVISION	NO. _____ FILED AT THE REQUEST OF LOCHISA SURVEYING
BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY NEVADA	BOOK _____ PAGE _____ OFFICIAL RECORDS BOOK NO. _____	CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, COUNTY RECORDER
LOCHISA SURVEYING 6045 SOUTH LONESOME BLVD., SUITE 100 LAS VEGAS, NEVADA 89118 PHONE: 702-885-8072 FAX: 702-885-8077	FEE _____ DEP. ENGINEER _____	BOOK _____ PAGE _____ FEB 17 2017 Dept of Planning City of Las Vegas

FINAL MAP
OF
100 N. MAIN STREET
A COMMERCIAL SUBDIVISION

BEING A 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.



LEGEND

—	SUBJECT PROPERTY BOUNDARY LINE
- - -	EXISTING RIGHT-OF-WAY
—	STREET CENTERLINE
- - -	EASEMENT LINE
—	CENTERLINE OF REFERENCE LINE AS NOTED
●	FOUND MONUMENT AS DESCRIBED
OR:	CLARK COUNTY OFFICIAL RECORD
APN:	ASSESSORS PARCEL NUMBER

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

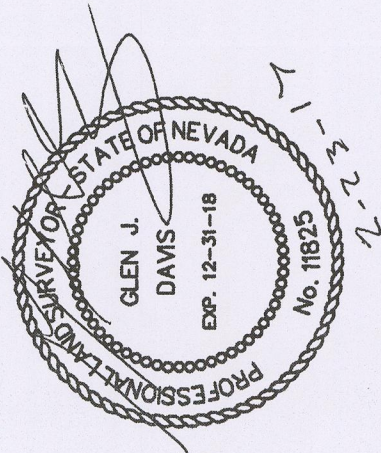
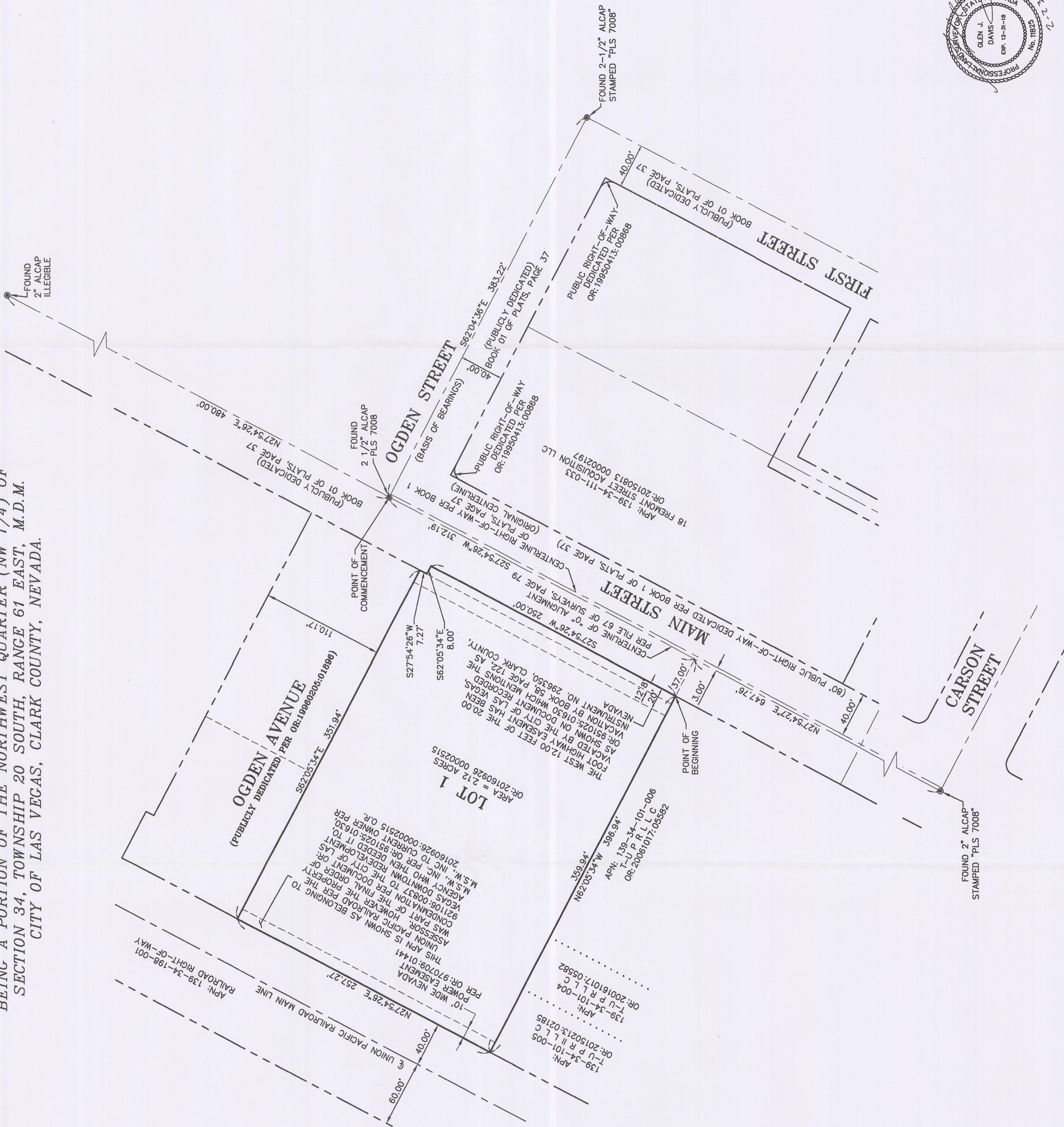
REFERENCE MAPS:

- BOOK 1 OF PLATS, PAGE 37
- FILE 67 OF SURVEYS, PAGE 79
- FILE 70 OF SURVEYS, PAGE 49

NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LOCHSA SURVEYING, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, LOCHSA SURVEYING RELIED ON:

- FIDELITY NATIONAL TITLE COMPANY, TITLE INSURANCE NO. 931215-01380, DATED JUNE 30, 2016



OWNER'S CERTIFICATE OF DEDICATION

WE, 18 FREMONT STREET ACQUISITION, LLC, A NEVADA LIMITED LIABILITY COMPANY, A CORPORATION DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF THE 100 N. MAIN STREET ACQUISITION, A COMMERCIAL SUBDIVISION, 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 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 COX COMMUNICATIONS, LAS VEGAS INC., A COMMON-WEALTH AND TO THEIR RESPECTIVE SUCCESSORS, ALL EASEMENTS, INCLUDING EASEMENTS WITHIN THE AREA OF THE SUBDIVISION, NECESSARY FOR THE CONSTRUCTION, 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.

FLIGHTER, 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 AND AN ADDITIONAL EASEMENT FOR UP TO AND INCLUDING THE ONE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM THESE EASEMENTS.

BY: _____ DATE _____
18 FREMONT STREET ACQUISITION LLC.

ACKNOWLEDGEMENT

STATE OF NEVADA } ss
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

BY: _____

AS: _____
OF OMARRON ROAD L L C, A DELAWARE LIMITED LIABILITY COMPANY

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

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

NOTE

1. ALL SUBDIVIDED LOTS WITHIN THIS FINAL MAP SHALL PROVIDE PERPETUAL INTER-LOT DRAINAGE RIGHTS ACROSS ALL EXISTING AND FUTURE PARCEL LIMITS.
2. ALL LOTS CREATED BY THIS FINAL MAP SHALL HAVE PERPETUAL, IRREVOCABLE COMMON ACCESS RIGHTS TO ALL DRIVEWAYS SERVING THIS OVERALL SITE UNLESS INCOMPATIBLE USES CAN BE DEMONSTRATED TO THE SATISFACTION OF THE CITY ENGINEER.
3. NO BARRIERS (E.G. CURBS, WALLS ETC.) SHALL BE ERECTED WITHIN THE BOUNDARIES OF THE GRANTED SUBDIVISION MAP SITE WHICH WOULD PROHIBIT VEHICLES OR THIS SITE FROM UTILIZING THE DRIVEWAY CONNECTING THIS COMMERCIAL DEVELOPMENT SITE TO THE ADJUTING PUBLIC STREET.
4. ON-SITE SEWER SYSTEM IS A COMMON ELEMENT OF THE COMMERCIAL SUBDIVISION WHICH IS PRIVATELY OWNED AND WHICH IS MAIN THE SUBDIVISION, ACCORDANCE WITH A JOINT USE AGREEMENT APPLICABLE TO THE SUBDIVISION.

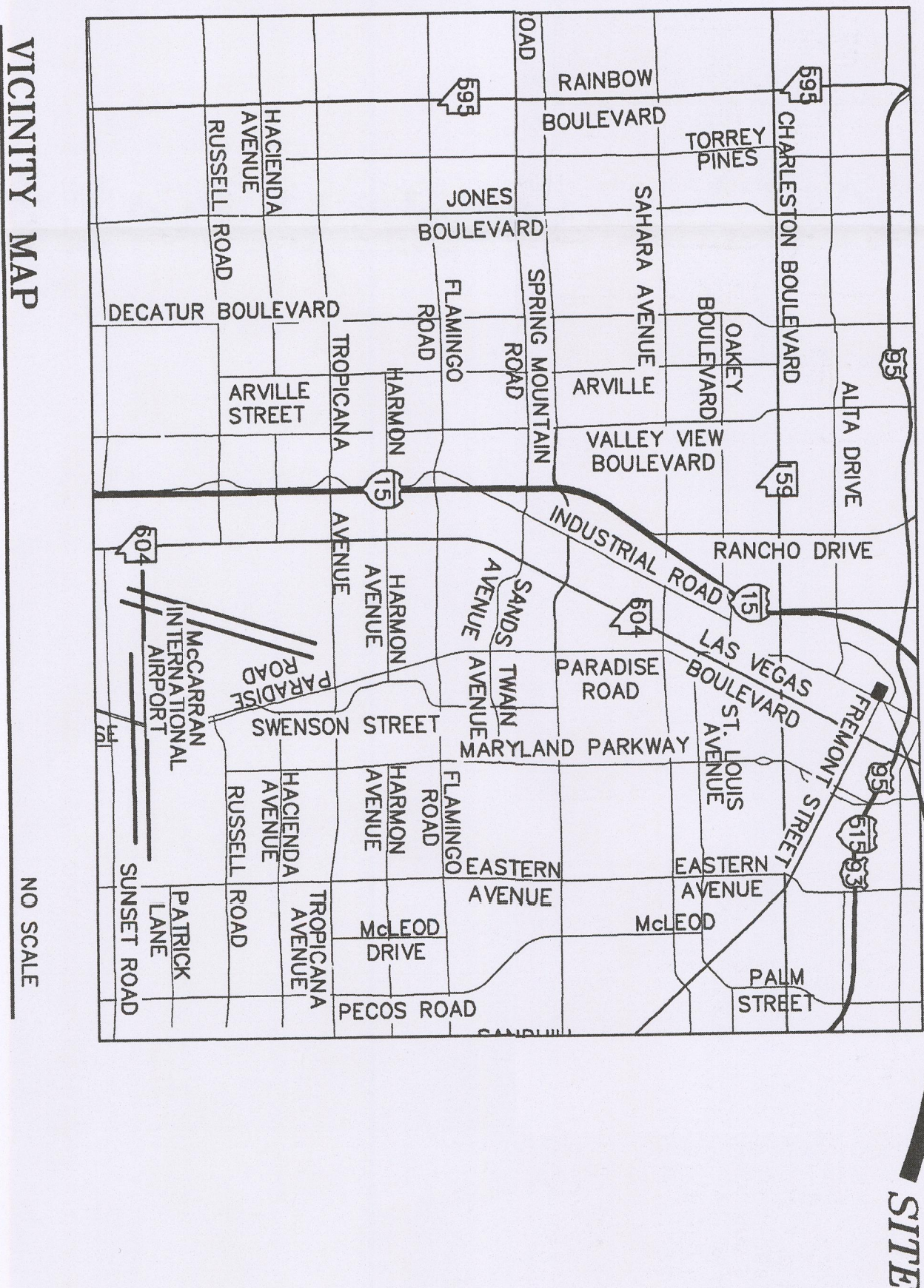
FINAL MAP

OF

100 N. MAIN STREET

A COMMERCIAL SUBDIVISION

BEING A 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



VICINITY MAP

NO SCALE

LEGAL DESCRIPTION

BEING A PORTION OF 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., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF OGDEN AVENUE AND MAIN STREET AS RECORDED IN FILE 67 OF SURVEY'S PAGE 79 OF THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;
THENCE SOUTH 27°54'26" WEST, ALONG THE CENTERLINE OF MAIN STREET, A DISTANCE OF 312.19 FEET;
THENCE DEPARTING SAID CENTERLINE, NORTH 62°05'34" WEST, A DISTANCE OF 37.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET, AS DEDICATED PER BOOK 1 OF PLATS, PAGE 37 IN THE COUNTY RECORDERS OFFICE, CLARK COUNTY NEVADA, SAID POINT BEING THE POINT OF BEGINNING;
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 62°05'34" WEST, A DISTANCE OF 358.94 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF UNION PARK RAILROAD;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF UNION PARK RAILROAD, A DISTANCE OF 257.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OGDEN AVENUE;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF OGDEN AVENUE, A DISTANCE OF 351.94 FEET;
THENCE SOUTH 62°05'34" EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 7.27 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 27°54'26" WEST, A DISTANCE OF 312.19 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.12 ACRES MORE OR LESS

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 SURVEY'S.

SAID LINE BEARS: SOUTH 62°04'36" EAST

CERTIFICATE OF DIRECTOR OF PLANNING

I CERTIFY THAT THE FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT THE MAP COMPLETES 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 THE ____ DAY OF _____, 20____.

THOMAS A. BERGHO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

LAS VEGAS VALLEY WATER DISTRICT NOTE

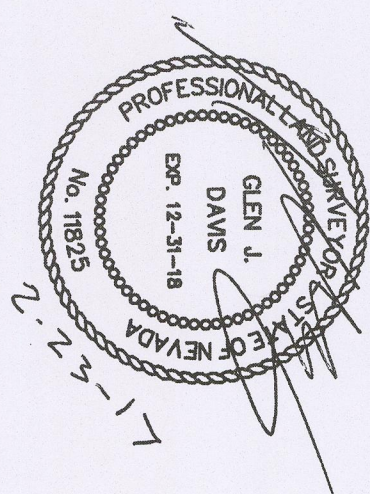
MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED TO THE CITY OF LAS VEGAS BY THIS MAP AND OWNED AND/OR OPERATED BY UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACE, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

SURVEYOR'S CERTIFICATE

I, GLEN J. DAVIS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF 18 FREMONT STREET ACQUISITION, LLC
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY NEVADA, AND THE SURVEY WAS COMPLETED FEBRUARY 17, 2017.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON 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. 11823
CERTIFICATE EXPIRES: DECEMBER 31, 2018



DISTRICT BOARD OF HEALTH CERTIFICATE

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

BY: _____ DATE _____
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.

BY: _____ DATE _____
DIVISION OF WATER RESOURCES

CITY ENGINEER'S APPROVAL

BY THE SIGNATURE BELOW, THE CITY HEREBY ACCEPTS THE EASEMENTS GRANTED TO THE CITY OF LAS VEGAS, CLARK COUNTY NEVADA, AS DELINEATED AND APPROVED HEREON WITH THIS PLAT, UNLESS OTHERWISE NOTED.

ALLEN PANTELKA P.E. #9029
CITY ENGINEER

DATE _____

CITY SURVEYOR'S CERTIFICATE

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

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

DATE _____

S-3300.02

FINAL MAP

100 N. MAIN STREET
A COMMERCIAL SUBDIVISION

BEING A 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



LOCHSA SURVEYING
6346 SOUTH LONESOME BLVD., SUITE 100
LAS VEGAS, NEVADA 89118
PHONE: 702-365-8012 FAX: 702-365-8017

NO. _____
FILED AT THE REQUEST OF
LOCHSA SURVEYING
DATE: _____ TIME _____
BOOK _____ PAGE _____
OF PLATS
OFFICIAL RECORDS BOOK NO. _____
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, COUNTY RECORDER
FEE _____ DEPUTY RECEIVED

