

” BOULDER ADDITION TO THE CITY OF LAS VEGAS”

BEING A REVERSION TO ACREAGE OF LOTS 4, 5, 6, 7 AND 8 OF BLOCK 16 OF "BOULDER ADDITION TO THE CITY OF LAS VEGAS" SHOWN BY MAP THEREOF ON FILE IN BOOK 1, PAGE 52 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, LYING WITHIN THE WEST HALF (W 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 03, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

SURVEYORS CERTIFICATE

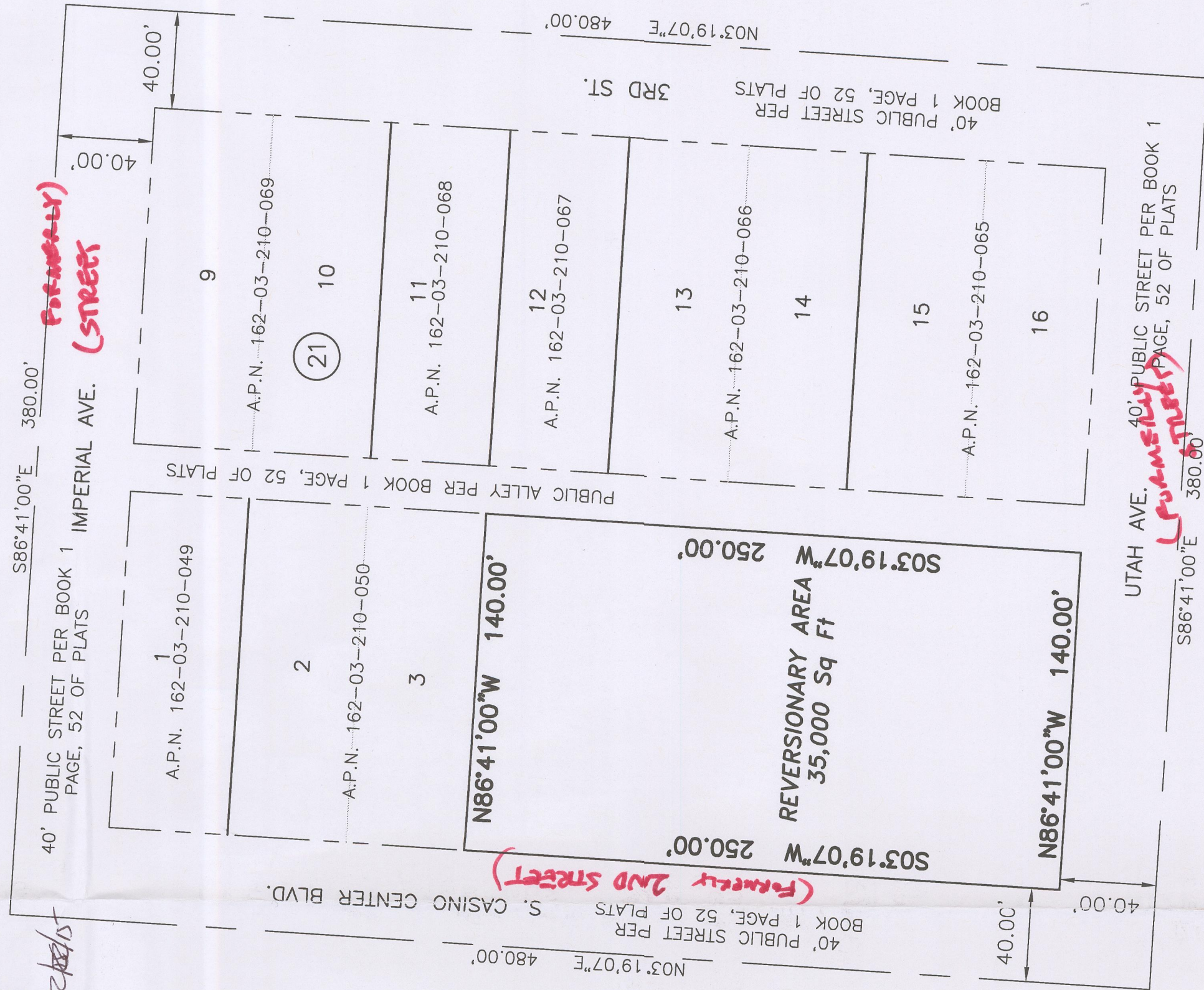
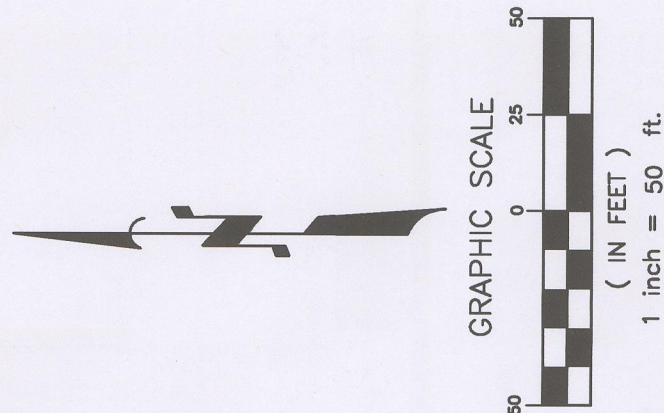
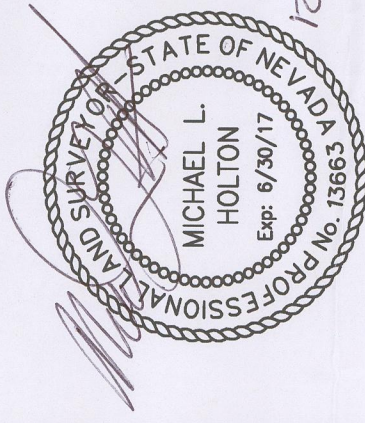
I, MICHAEL L. HOLTON, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, AS AGENT FOR HAUNTEC ENGINEERING, CERTIFY THAT:

- 1) THIS REVERSIONARY FINAL MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF PORTFOLIO WE, LLC, AN NEVADA LIMITED LIABILITY COMPANY.

- 2) THE LANDS SHOWN HEREON LIE THE WEST HALF (W 1/2) SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. THIS MAP WAS PREPARED FROM INFORMATION SHOWN BY PLAT OF "BOLDER ADDITION TO THE CITY OF LAS VEGAS" ON FILE IN BOOK 1, PAGE 552 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA. NO OTHER INFORMATION IS ASSUMED FOR THE EXISTENCE OF THE MONUMENTS OR FOR THE CORRECTNESS OF THE INFORMATION SHOWN ON COPIED FROM SAID PLATS.

- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.

MICHAEL L. HOLTON
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 13663
EXP. DATE: JUNE 30, 2017



OWNERS CERTIFICATE

PORTFOLIO WE, LLC A NEVADA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER PARCELS OF LAND WHICH ARE SHOWN WITHIN THE BOUNDARY OF THIS PLAT AND CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT FOR THE PURPOSE OF REVERTING TO ACRESAGE THE PARCELS OF LAND DELINEATED HEREON.

BY: PORTFOLIO WE, LLC A NEVADA LIMITED LIABILITY COMPANY
 , IT'S MANAGER

DATE

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK }

BY: _____ AS: _____

NOTARY PUBLIC
MY APPOINTMENT EXPIRES :

REFERENCES

PLAT MAP: BOOK 1, PAGE 52

REVERSIONARY NOTE:

THE PURPOSE OF THIS PLAT IS TO ACQUIRE OF LOTS 4, 5, 6, 7 AND 8 OF BLOCK 16, OF THE "BOULDER ADDITION TO THE CITY OF LAS VEGAS" SHOWN BY MAP THEREON ON FILE IN BOOK 1, PAGE 15 OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA, WITHIN THE WEST HALF (W 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 03, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

NORTH 86'41" WEST BEING THE BEARING OF THE CENTERLINE OF UTAH STREET, AS SHOWN ON THE FINAL PLAT OF "BOULDER ADDITION TO THE CITY OF LAS VEGAS" IN BOOK 1, PAGE 52 OF PLATS ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX, NRS 278.5695

LEGEND

SUBDIVISION BOUNDARY
 STREET CENTERLINE
 RIGHT-OF-WAY LINE
 ADJACENT PARCEL/PROPERTY LINE
 LOT NUMBER
 BLOCK NUMBER
 ASSESSOR PARCEL NUMBER
 SQUARE FEET

CITY SURVEYOR'S CERTIFICATE

I, ALLEN R. RIECKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS DO HEREBY CERTIFY THAT I DID EXAMINE THIS REVERSIONARY FINAL MAP AND THAT THE MAP IS TECHNICALLY CORRECT.

DATE
ALLEN R. RIEKKE, PLS 12469 CITY SURVEYOR CITY OF LAS VEGAS, NEVADA

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THE DIRECTOR OF PLANNING, ON THE _____ DAY OF _____ 2016, DID APPROVE THIS MAP, IN ACCORDANCE WITH NRS 278.010 TO 278.630, INCLUSIVE, FOR THE PURPOSE OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED HEREIN.

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

FMP-62702

HAUNTEC
2721 IRONSIDE DRIVE
LAS VEGAS, NEVADA 89101
702-219-5785

REVERSIONARY FINAL MAP

TO ACREAGE OF LOTS 4, 5, 6, 7 AND 8 OF BLOCK 16 OF "BOULDER CITY OF LAS VEGAS" SHOWN BY MAP THEREOF ON FILE IN BOOK 1, PAGE 11 OF THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, LYING (W 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER SECTION 03, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EVPLAT		DRAWN BY: MLH	SHEET 1	OF 1
		JOB NO. ...		



DEPARTMENT OF PLANNING

FINAL MAP TECHNICAL REVIEW SUBMITTAL REQUIREMENTS

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Final Map Technical Review is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Final Map Technical Review application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Final Map Technical Review.

✓ **DEED & LEGAL DESCRIPTION:** In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible

✓ **FEES:** \$750

FINAL MAP CHECKLIST: All items on the Checklist must be addressed on the Final Map.

FINAL MAP: (16 folded/1 rolled) Please refer to the Final Map Checklist for additional requirements. All maps must be stamped with a validated land surveyor's seal on every page. The seal must be signed, dated and include the expiration date of the seal.

N/A **CIVIL IMPROVEMENT PLAN SUBMITTAL:** Confirmation in the form of a copy of the memo indicating that the first review of the Civil Improvement Plans has been completed by the Land Development Services section of Public Works.

N/A **NOTE:** A copy of the street name approval letter issued by the Las Vegas Department of Fire and Rescue/Communications Division shall be required for any map with proposed new streets. The letter shall be submitted to the Department of Planning for review prior to approval of the mylar for recordation.

FMP-62702

RECEIVED
DEC 22 2015



DEPARTMENT OF PLANNING

FINAL MAP APPLICATION CHECKLIST

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

A. Final Map Contents

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

B. Required Certifications

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

RECEIVED
DEC 22 2015

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

☒ 7. Certificate of easement recipients.

☒ 8. Certificate of acknowledgment.

C. Supplemental Requirements

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

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

D. Final Map Drawings

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

RECEIVED
DEC 22 2015
Updated 7/26/2012



**LAS VEGAS VALLEY
WATER DISTRICT**

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

December 24, 2015

Peter Lowenstein, Planning Supervisor
City of Las Vegas Planning and Development
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**SUBJECT: REVERSIONARY MAP FOR THE PURPOSE OF CONSOLIDATION OF LOTS
FMP-62702, REVERSIONARY FINAL MAP OF A PORTION OF BOULDER
ADDITION TO THE CITY OF LAS VEGAS
A.P. N. 162-03-210-051, & 052**

The Las Vegas Valley Water District (District) has reviewed the subject reversionary map. The District has confirmed the subject parcels are included within a subdivision map filed September 18, 1926, in Book 01, Page 52, of the Recorded Subdivision Maps.

In accordance with the District Service Rules, any water commitment provided through the mapping process for the subject area will terminate with the recording of this reversionary map. However existing developments will continue to be served, and any additional development or redevelopment may require an additional water commitment. **Furthermore, it should be noted this development does not have the required backflow prevention per NAC445A.67195, and the service and/or services will be required to be retrofit at the time of any additional development.**

The area included in the subject reversionary map may also include existing District facilities and easement areas that will require resolution by separate action.

Should you have any questions, please contact me at (702) 258-3171, and reference **FMP-62702**.

Sincerely,

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

DJM/MAD/clj

cc: Southern Nevada Health District
Development Services
Hauntec
Portfolio WE, LLC

RECEIVED

JAN 04 2016

**Dept of Planning
City of Las Vegas**

RECEIVED

~~DEC 08 2015~~

**Dept of Planning
City of Las Vegas**



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: MICHAEL HOLTON
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
PORTFOLIO WE, LLC
HAUNTEC ENGINEERING

Date: January 11, 2016

RE: **FINAL MAP 62702 - WHITE ELEPHANT**

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.**

744797 CURRENT PL Status: Conditional Approval December 30, 2015

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

Department of Planning staff has administratively approved your request for technical review of this reversionary final map, subject to the changes and corrections noted as follows:

1. The file number "FMP-62702" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Street names should reflect those on the original plat map. You may add the current names in parentheses. Spell out all street suffixes.

Please note that a Mylar copy, two 24"x36" bond copies and one 8.5"x11" reduced copy of the recorded reversionary map **MUST** be submitted to the City of Las Vegas.

744798 DEVCO Status: Conditional Approval January 06, 2016

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

This Final Map is for the purpose of lot consolidation; therefore we have no objection to the recordation of this Reversion to acreage Final Map to combine lots 4, 5, 6, 7, and 8 of Block 16 of "Boulder Addition to the City of Las Vegas" as shown by map thereof on file in Book 1, Page 52 of plats.

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

CONDITIONS OF APPROVAL:

1. Provide "FMP-62702" on Sheet 1 above the recording information.

744799 SURVEY Status: Denied January 11, 2016

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

Please revise the north-south bearings on the streets, boundary and within the legal description to match the original plat.

Add a note pertaining to existing easements as indicated.

Label the Basis of Bearings and revise the street suffixes to match the original plat.

Please correct miscellaneous errors, typos, or omissions as shown on the redlines.

End of Comments.

AR.

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

FROM: *DEPARTMENT OF PLANNING*

FMP-62702

HAND DELIVERED

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

SENT VIA COURIER OR INTER-OFFICE MAIL

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

SENT VIA COURIER “U.S.” MAIL

CLARK COUNTY HEALTH DISTRICT
LAS VEGAS VALLEY WATER DISTRICT
UNITED STATES POSTAL SERVICE

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

FMP-62702 - REVERSIONARY FINAL MAP OF A PORTION OF BOULDER ADDITION TO THE CITY OF LAS VEGAS - APPLICANT/OWNER: PORTFOLIO W E, LLC - For possible action on a request for Final Map Technical Review FOR REVERSION OF FIVE LOTS TO ACREAGE on 0.80 acres on the northeast corner of Utah Avenue and Casino Center Boulevard (APNs 162-03-210-051 and 052), R-4 (High Density Residential) Zone, Ward 3 (Coffin).

FINAL MAP REVIEW

PLANNER: STEVE SWANTON



ADMINISTRATIVE

Comments Due: ASAP

City of Las Vegas

495 S Main St
Las Vegas, NV 89101

FMP Application

AS

Report Date 12/23/2015 07:27 AM

Submitted By

Page 1

A/P # 62702 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/22/2015 11:05	984478	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

FMP-62702 - REVERSIONARY FINAL MAP OF A PORTION OF BOULDER ADDITION TO THE CITY OF LAS VEGAS - APPLICANT/OWNER: PORTFOLIO WE, LLC - For possible action on a request for Final Map Technical Review FOR REVERSION OF FIVE LOTS TO ACREAGE on 0.80 acres on the northeast corner of Utah Avenue and Casino Center Boulevard (APNs 162-03-210-051 and 052), R-4 (High Density Residential) Zone, Ward 3 (Coffin).

Parent A/P

Project # 62702 Project/Phase Name WHITE ELEPHANT
Size/Area 0.80 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula

Phase

Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 16203210051

Location

Owner/Tenant

Contact ID AC3117959 Name PORTFOLIO WE, LLC
Mailing Address 1137 S. RANCHO DR., STE 120
City LAS VEGAS
ZIP/PC 89102
Day Phone (702) 596-9000 x
Fax

Organization
State/Province NEVADA
Country
Evening Phone
Mobile #

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1409 S CASINO CENTER BLVD
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16203210051
16203210052

Report Date 12/23/2015 07:27 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC3117959 ☐ Foreign
Effective Expire
Name PORTFOLIO WE, LLC
Day Phone (702)596-9000 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1137 S. RANCHO DR., STE 120
LAS VEGAS, NEVADA 89102
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 AC3117960 ☐ Foreign
Effective Expire
Name HAUNTEC ENGINEERING
Day Phone (702)415-8337 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 8432 CANVAS VEST CT
LAS VEGAS, NEVADA 89113
Seasonal Addr

Valid From To
Comments Michael L. Holton, PLS

Report Date 12/23/2015 07:27 AM

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

Fees

Status

Paid Date

Amount

PROCESSING FEE

P

12/22/2015 11:10

750.00

Total Unpaid

0.00

Total Paid

750.00

Activity Review Details

Detail TECHNICAL REV SUBMIT LIST(FMP)

Modified By DSULLIVAN

Modified Date/Time 12/22/2015 11:03

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)
- N Civil Improvement Plan Submittal (Memo)
- N 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

Report Date 12/23/2015 07:27 AM

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

12/22/2015 Blueline Submitted

Mylar Submitted

12/23/2015 Blueline Accepted for Processing

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map REVERSIONARY

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

PORTION OF BOULDER ADDITION TO THE CITY OF LAS VEGAS

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

**Employee
Employee ID**

Last

First

MI

Comments

982110

SWANTON

STEPHEN

L

Planning x4714

**Log
Action
Comments**

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT#
ch#9630 \$750.00 trinity haven 702-204-8737 mike holton

988430

12/22/2015 11:09

0.00

Z-SUBC REASON ALL ITEMS NOT SUBMITTED
allitems not required

984478

12/22/2015 11:03

0.00



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Reversionary Final Map

Project Address (Location) 201 E. Utah & 1401 S. Casino Center Blvd.

Project Name White Elephant Proposed Use _____

Assessor's Parcel #(s) 162-03-210-051, 052 Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing R-4 proposed R-4

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 35,000 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Portfolio WE, LLC Contact David L. Mason

Address 1137 S. Rancho Drive Ste 120 Phone: 702-596-9000 Fax: 89102

City Las Vegas State NV Zip 89102

E-mail Address davidmason1948@mac.com

APPLICANT Portfolio WE, LLC Contact David L. Mason

Address 1137 S. Rancho Drive Ste 120 Phone: 596-9000 Fax: _____

City Las Vegas State NV Zip 89102

E-mail Address davidmason1948@mac.com

REPRESENTATIVE HAUNTEC Engineering Contact Michael L Holton PLS

Address 8432 Canvas Vest Ct. Phone: (702) 415-8337 Fax: _____

City Las Vegas State NV Zip 89113

E-mail Address spitfire588@aol.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] DAVID L. MASON FOR DEPARTMENT USE ONLY

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

Print Name DAVID L. MASON

Subscribed and sworn before me

This 1st day of December, 20 15.

[Signature]

Notary Public in and for said County and State



ULANI THIESSEN
Notary Public, State of Nevada
Appointment No. 15-2631-1
My Appt. Expires May 2, 2019

Case #	<u>FMP-62702</u>
Meeting Date:	_____
Total Fee:	<u>750.-</u>
Date Received:*	<u>12/22/15</u>
Received By:	<u>[Signature]</u>

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

depot\Application Packet\Application Form.pdf

A.P. N.: 162-03-210-051
R.P.T.T.: \$790.50

Escrow #14-08-0363-BB

Mail tax bill to and
When recorded mail to:
Portfolios W E LLC, a Nevada limited liability company
C/O 1137 S Rancho Drive #120
Las Vegas, NV 89102

Inst #: 20151201-0004182
Fees: \$18.00 N/C Fee: \$0.00
RPTT: \$790.50 Ex: #
12/01/2015 02:45:23 PM
Receipt #: 2623333
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: DXI Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **George J. Nolan, a single man**, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **PORTFOLIO W E LLC, a Nevada limited liability company**, all that real property situated in the County of **Clark**, State of Nevada, bounded and described as follows:

LOT FOUR (4) IN BLOCK SIXTEEN (16) OF BOULDER ADDITION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

COMMONLY KNOWN ADDRESS:
1409 Casino Center Blvd, Las Vegas, NV

SUBJECT TO:

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

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

FMP-62702

RECEIVED
DEC 22 2015

IN WITNESS WHEREOF, this instrument has been executed this 24th day of NOVEMBER, 2015.

George J Nolan
George J Nolan
NOLAN

State of Arizona }
County of Maricopa } ss:

This instrument was acknowledged before me on

11/24/15

by George J Nolan

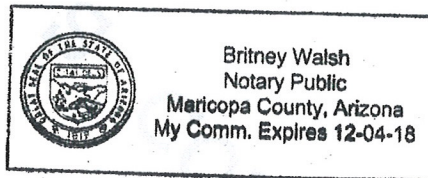
Britney Walsh

NOTARY PUBLIC

My Commission Expires:

12/4/18

BRITNEY WALSH
NOTARY PUBLIC
STATE OF ARIZONA
EXPIRES 12/4/2018



RECEIVED
DEC 22 2015

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)

- a) 162-03-210-051
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

- 3 a. Total Value/Sales Price of Property \$155,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$155,000.00
d. Real Property Transfer Tax Due \$790.50

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: [Signature] Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: George J Nolan
Address: 17226 W LUNDBERG ST
City: SURPRISE
State: AZ Zip: 85388

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: PORTFOLIO W E, LLC,
A NEVADA LIMITED LIABILITY
COMPANY
Address: 1137 S RANCHO DRIVE #120
City: LAS VEGAS
State: NV Zip: 89102

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

Print Name: Nevada Title Company Esc. #: 14-08-0363-BB
Address: 3993 Howard Hughes Parkway, Suite 120
City: Las Vegas State: NV Zip: 89169

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

RECEIVED
DEC 22 2015

Inst #: 20150731-0003112
Fees: \$20.00 N/C Fee: \$0.00
RPTT: \$0.00 Ex: #003
07/31/2015 11:22:43 AM
Receipt #: 2514574
Requestor:
FIDELITY NATIONAL TITLE - L
Recorded By: SUO Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN #: 162-03-210-052

Recording Requested by and Return to:

Name: Portfolio WE LLC
Address: 1137 S. Rancho Dr. #120
City/State/Zip: Las Vegas, NV 89102

Re-recorded to correct vesting

Grant, Bargain, Sale Deed
(Title on Document)

This page added to provide additional information required by NRS 111.312
Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

RECEIVED
DEC 22 2015

Inst #: 20150715-0001757

Fees: \$19.00 N/C Fee: \$0.00

RPTT: \$4335.00 Ex: #

07/15/2015 11:50:46 AM

Receipt #: 2495081

Requestor:

FIDELITY NATIONAL TITLE - L

Recorded By: LEX Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN: 162-03-210-052

Affix R.P.T.T. \$4,335.00

RECORDING REQUESTED BY:

FIDELITY NATIONAL TITLE

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

~~PORTFOLIO, LLC~~ Portfolio WE, LLC
1137 S. RANCHO DRIVE #120
LAS VEGAS, NV 89102

ESCROW NO: 00033677-001-JH4

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Resources Group, LLC, a Nevada limited liability company as Trustee of the East Utah Avenue Trust (who acquired title as East Utah Avenue Trust)

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

~~PORTFOLIO, LLC, a Nevada limited liability company~~ *

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

*Portfolio WE, LLC, a Nevada limited liability
company

RECEIVED
DEC 22 2015

Witness my/our hand(s) this 4th day of June, 15

East Utah Avenue Trust

~~Resources Group LLC, Trustee~~

~~Iyad W. Haddad, Manager~~

Iyad W. Haddad, Manager

STATE OF NEVADA
COUNTY OF CLARK

$$\} SS:$$

On this JUNE 4, 2015
appeared before me, a Notary Public,

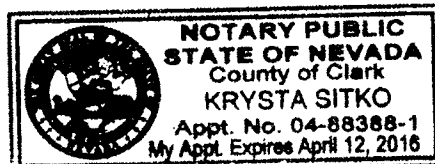
Iyad W. Haddad, Manager of Resources

Group, LLC as Trustee of East
Utah Avenue Trust

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Notary Public 5/14/52 SI 710

My commission expires: 4/12/14



**NOTARY JURAT FOR GRANT, BARGAIN, SALE DEED
FOR ESCROW NO.: 00033677-001JH4**

RECEIVED
DEC 22 2015

Escrow No. 00033677 - 001 - JH4
Grant, Bargain, Sale Deed....Continued

EXHIBIT A

Lots Five (5), Six (6), Seven (7) and Eight (8) in Block Sixteen (16) of Boulder Addition to the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, Page 52, in the office of the County Recorder, Clark County, Nevada.

RECEIVED
DEC 22 2015

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 162-03-210-052
b. _____
c. _____
d. _____

2. Type of Property:

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

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3.a. Total Value/Sales Price of Property

\$ 0

b. Deed in Lieu of Foreclosure Only (value of property (_____))

c. Transfer Tax Value: \$ 0

d. Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 3

b. Explain Reason for Exemption: rerecorded to correct vesting,
doc #201507150001757

5. Partial Interest: Percentage being transferred: _____ %

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

Signature

[Signature]

Capacity: Title Agent

Signature _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: East Utah Avenue Trust

Address: 900 S. Las Vegas Blvd., #810

City: Las Vegas

State: NV

Zip: 89101

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Portfolio WE, LLC

Address: 1137 S. Rancho Drive, Ste. #120

City: Las Vegas

State: NV

Zip: 89102

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

Print Name: Fidelity National Title

Escrow # 00033677-001

Address: 500 N. Rainbow Blvd., Ste. 100

City: Las Vegas

State: NV

Zip: 89107

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

RECEIVED
DEC 22 2015