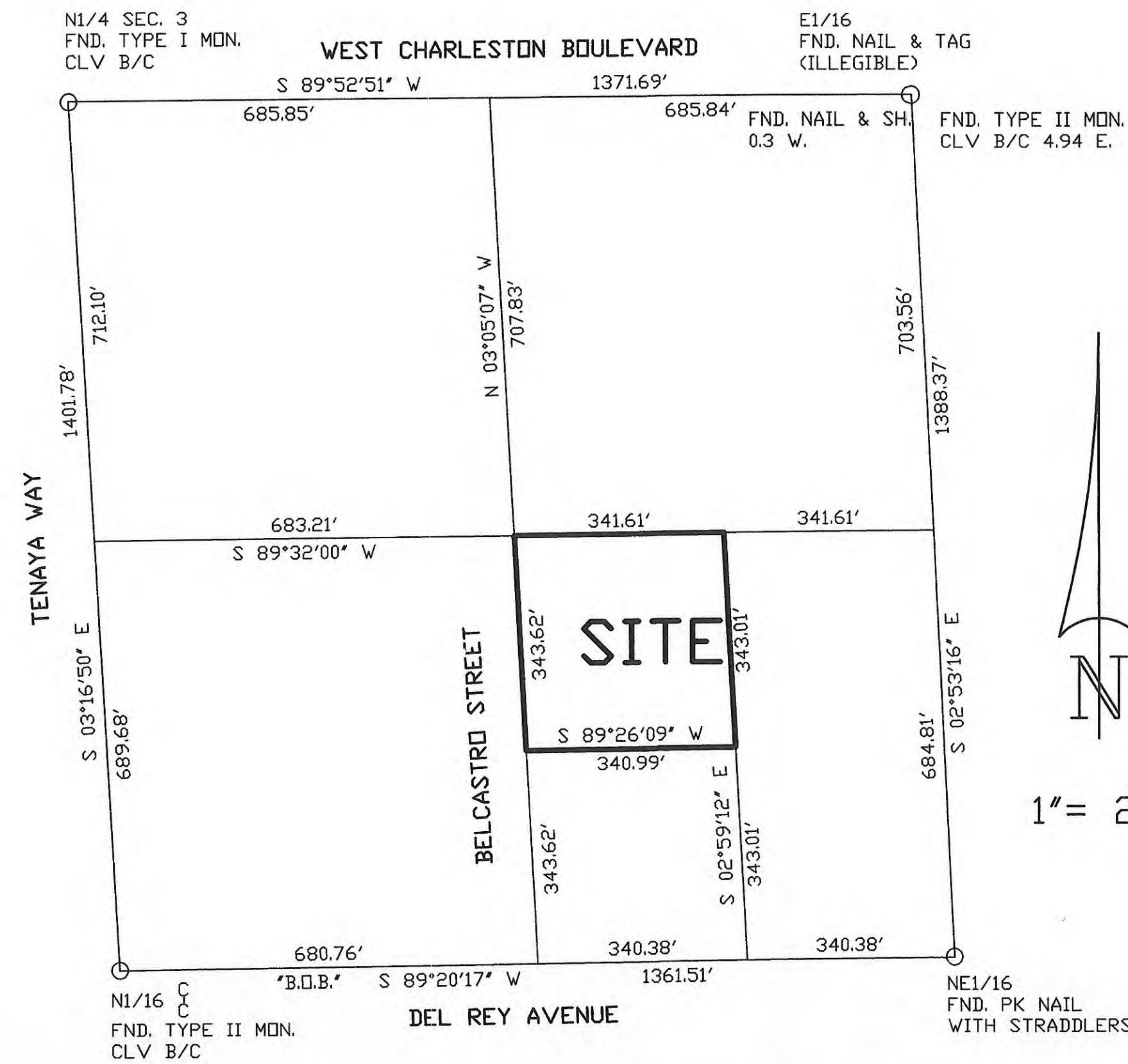


FINAL MAP OF BELCASTRO SUBDIVISION

A COMMON INTEREST COMMUNITY

LOT 1 OF CERTIFICATE OF LAND DIVISION, BOOK 1143, DOC. 1102296
THE NORTH HALF (N1/2) OF GOVERNMENT LOT 31
LYING WITHIN THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE
NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 3,
TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



SURVEY RESULTS
NW1/4 NE1/4, SECTION 3, T.21S., R.60E., M.D.M.

NUMBER OF LOTS

4 RESIDENTIAL LOTS
3 COMMON LOTS

BASIS OF BEARING

S89°20'17"W, BEING THE SOUTH LINE OF THE NW1/4 OF THE
NE1/4, SECTION 3, T.21S., R.60E., M.D.M. AS SHOWN ON FILE 77,
PAGE 69 OF SURVEYS, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

LEGEND

- O FND. AS SHOWN
- FND. OR SET 5/8" REBAR & 1-1/4" PL. CAP P.L.S. 4046
- "B.O.B." BASIS OF BEARING
- A.P.N. ASSESSORS PARCEL NUMBER
- S.F. SQUARE FEET
- R/W RIGHT OF WAY
- N.A.P. NOT A PART
- L1 LINE NUMBER
- C1 CURVE NUMBER
- CENTERLINE
- BOUNDARY LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CONTROL LINE
- - - - - EASEMENT LINE
- - - - - 5.0' UTILITY EASEMENT LINE

1" = 200'

1" = 30'

M.S.A
1100 BELCASTRO ST

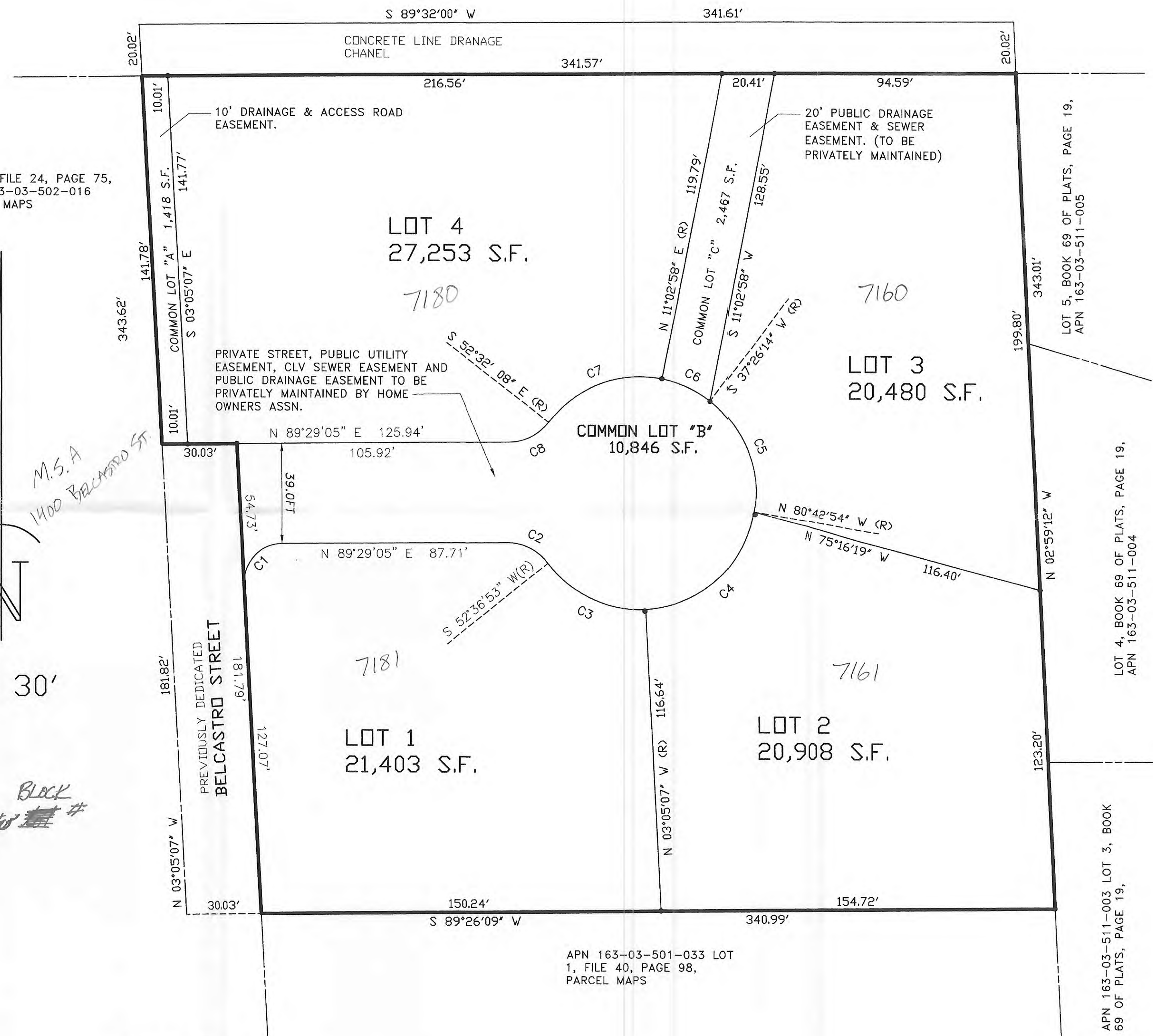
Block
Shaded #

LOT 1, FILE 24, PAGE 75,
APN 163-03-502-016
PARCEL MAPS

M.S.A
1100 BELCASTRO ST

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT
C1	15.00'	24.23'	92°34'12"	15.69'
C2	20.00'	18.55'	53°07'48"	10.00'
C3	45.00'	43.75'	55°42'00"	23.78'
C4	45.00'	60.97'	77°37'48"	36.20'
C5	45.00'	48.58'	61°50'52"	26.96'
C6	45.00'	20.72'	26°23'16"	10.55'
C7	45.00'	49.94'	63°35'06"	27.89'
C8	20.00'	18.16'	52°01'13"	9.76'



SHEET 2 OF 2

M.S. SURVEYING
5160 SO. EASTERN AVE., STE. G
LAS VEGAS, NV. 89119
(702) 419-2900

DATE: 5/01/04
SCALE: AS SHOWN
DRAWN BY: J.E.B.
JOB #: JB24-02

FINAL MAP OF
BELCASTRO SUBDIVISION

A COMMON INTEREST COMMUNITY

LOT 1 OF CERTIFICATE OF LAND DIVISION, BOOK 1143, DOC. 1102296
THE NORTH HALF (N1/2) OF GOVERNMENT LOT 31
LYING WITHIN THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE
NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3,
TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGAL DESCRIPTION

THE NORTH HALF (N1/2) OF GOVERNMENT LOT 31 LYING WITHIN
THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE
NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF
SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF CERTIFICATE OF LAND DIVISION, BOOK 1143, DOCUMENT NO. 1102296,
CLARK COUNTY, NEVADA OFFICIAL RECORDS.

CONTAINING AN AREA OF 1.94 NET ACRES MORE OR LESS PER SHEET 2.

BASIS OF BEARING

S89°20'17"W, BEING THE SOUTH LINE OF THE NW1/4 OF THE
NE1/4, SECTION 3, T.21S., R.60E., M.D.M. AS SHOWN ON FILE 77,
PAGE 69 OF SURVEYS, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

CITY SURVEYOR'S CERTIFICATE

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

ALAN R. RIEKKI, PLS 12469
CITY SURVEYOR, LAS VEGAS, NEVADA

SURVEYOR'S CERTIFICATE

I, MARTIN T. SPRAGUE, A PROFESSIONAL LAND SURVEYOR, LICENSED
IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED
UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ADNAN MISHERRI
- THE LANDS SURVEYED, LIE WITHIN THE NORTHEAST QUARTER (NE1/4)
OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY
OF LAS VEGAS, CLARK COUNTY, NEVADA AND THAT THE SURVEY WAS
COMPLETED ON APRIL 12, 2005.
- 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.
- THAT MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER
SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____
AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED
WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE
THE INSTALLATION OF THE MONUMENTS.

MARTIN T. SPRAGUE
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
LICENSE No. 10355



EXPIRES: 6/30/06

RECORDERS NOTE

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

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

I, SAMER NAKHLE,
DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PARCEL OF LAND
WHICH IS SHOWN UPON THE FINAL MAP OF BELCASTRO SUBDIVISION,
AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP,
AND DO HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, ALLEYS, EASEMENTS,
RIGHTS-OF-WAY AND PUBLIC PLACES AS INDICATED AND OUTLINED HEREON FOR THE
USE OF THE PUBLIC.

FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS HEREBY
GRANTS AND CONVEYS TO NEVADA POWER COMPANY, SPRINT, SOUTHWEST GAS
CORPORATION, LAS VEGAS VALLEY WATER DISTRICT, AND COX COMMUNICATIONS LAS
VEGAS, INC. JOINTLY AND SEVERALLY AND TO THEIR SUCCESSORS AND ASSIGNS:
(i) A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES; (ii) A THREE FOOT
WIDE EASEMENT FROM PROPERTY LINE TO METER PANELS TO PROVIDE ACCESS FOR
UNDERGROUND SERVICE; (iii) A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES
ABUT PUBLIC AND PRIVATE STREETS, WHERE NO SIDEWALK EXISTS, THE WIDTH OF
SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND TEN FEET
DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF CURB WITHIN SAID PUBLIC
OR PRIVATE STREET, WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE
DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED AT RIGHT
ANGLES FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK, FOR THE USES OUTLINED
BELOW AND ABOVEGROUND WATER FACILITIES, TELEPHONE EQUIPMENT PADS AND ABOVE
GROUND TRANSFORMER PADS TO INCLUDE ACCESS TO ABOVEGROUND TRANSFORMER PADS;
(iv) A TWO FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD WITHIN THE PLATTED
PLATTED LANDS; AND (v) AN EASEMENT ON COMMON LOTS A, B, C AND D AS SHOWN HEREON
FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL AND/OR ABANDONMENT
OF STREET LIGHTS, FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE
TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND
EGRESS THERFROM.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS
AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-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 STREETLIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES; AND AN
ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, CONDUIT,
TRAFFIC SIGNALS AND APPURTENANCES, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY,
TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

SAMER NAKHLE
DATE

ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY
SAMER NAKHLE

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES _____



SHEET 1 OF 2 FM

Filed at the request of:
MS SURVEYING
Date: _____ at _____
Book _____ Page _____
of **PLATS**
Official Records
Book # _____
Instrument # _____
Clark County, Nevada Records
FRANCES DEANE, Recorder
Fee _____ Deputy _____

DATE: 5/01/04
SCALE: AS SHOWN
DRAWN BY: J.E.B.
JOB #: JB24-02

M.S. SURVEYING
5160 SO. EASTERN AVE., STE. G
LAS VEGAS, NV. 89119
(702) 419-2900

STAFF

WE, THE HEREIN NAMED EASEMENT RECIPIENTS, APPROVE THE GRANT OF
THE DESIGNATED EASEMENTS.

COX COMMUNICATIONS LAS VEGAS, INC.	DATE
NEVADA POWER COMPANY	DATE
SPRINT	DATE
SOUTHWEST GAS CORPORATION	DATE
LAS VEGAS VALLEY WATER DISTRICT	DATE
CITY OF LAS VEGAS CHARLIE KAJKOWSKI, JR., PE #4784 CITY PLANNING ENGINEER	DATE

DIVISION OF WATER RESOURCES CERTIFICATE

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

DIVISION OF WATER RESOURCES
DATE

CERTIFICATE OF PLANNING COMMISSION/
DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE
TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP
COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT
ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE
PARCELS HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY
OF LAS VEGAS, NEVADA ON THE _____ DAY OF _____, 19 ____

ROBERT S. GENZER *M. MARCO WHEELER, A.R.P.* DATE
DIRECTOR OF PLANNING AND DEVELOPMENT DEPARTMENT - CITY OF LAS VEGAS, NEVADA

DISTRICT BOARD OF HEALTH CERTIFICATE

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

CLARK COUNTY DISTRICT BOARD OF HEALTH
DATE

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

February 27, 2006

Mr. Martin Sprague
Mr. Samar Nakhle
5160 South Eastern Avenue, Suite G
Las Vegas, Nevada 89119

RE: FMP-11312 - Belcastro Subdivision

Dear Messers Sprague and Nakhle:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on February 27, 2006.

The Planning Development Department Staff has administratively **APPROVED** your request, subject to the following:

Planning and Development

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map for **Belcastro Subdivision** (TMP-4968).
2. The Final Map shall be revised in accordance with the corrections noted on the enclosed map as required by the Planning and Development Department prior to the submittal of the original Mylar for signature by the City.

Public Works

3. Petition of Vacation VAC-4967 shall record prior and concurrently with this Final Map.
4. On sheet 2, revise the private street statement to read: "Private Street, Public Utility Easement, CLV Sewer Easement, Public Ingress Egress Easement, and Public Drainage Easement to be Privately Maintained by the Homeowner's Association."
5. On sheet 2, revise Common Lot "A" to read "10 foot Public Drainage Easement to be Privately Maintained by the Homeowner's Association and Access Road Easement for Maintenance for the Holmby Channel."
6. Add "Public" to the sewer easement for Common Lot "C" and add "By The Homeowner's Association" to the end of the statement.
7. Provide a Homeowner's Association paragraph and signature block.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkonian
Steven D. Ross

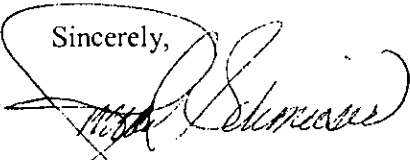
City Manager
Douglas A. Selby



8. Provide a Site Visibility Restriction Zone at the intersection of the private street and Belcastro Street. Additionally, provide some explanation of what the shaded "Sight visibility Restriction Zone" areas are for. We suggest a statement such as "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained". In addition, we request that all future final maps within the City of Las Vegas also provide a similar explanation if S.V.R.Z.s are necessary.
9. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that information such as the dimensions for lots 1 and 4 and the curve data for C3 and C4 do not match the submitted civil plans. Revise drawings as necessary.
10. Site development to comply with all previous conditions of approval for the Belcastro Subdivision Tentative Map.
11. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

This action by the Planning and Development Department on February 27, 2006 is final unless a written appeal is filed with the Director of Planning and Development within seven days of receiving written notice of the decision. A nonrefundable fee must accompany the appeal. The Planning Commission shall hear the appeal within 30 days after the appeal is filed with the Director.

Sincerely,



Donald Schmeiser, AICP
Senior Planner
Planning and Development Department
Current Planning Division

DS:clb

cc: Mr. Martin Sprague
MS Surveying
5160 South Eastern Avenue, Suite G
Las Vegas, Nevada 89119



October 4, 2006

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

Gentlemen:

SUBJECT: WATER AVAILABILITY - EOT-16988 BELCASTRO
SUBDIVISION; A.P.N. 163-03-501-032

The Las Vegas Valley Water District (District) has reviewed the subject tentative 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 water commitment may be provided to the subdivision when all requirements of the District's Service Rules are met. The total projected water usage of the subdivision is 8.5 acre-feet/year.

The District has no objections to the extension of time. If you have any questions, please contact Karen Jensen at 258-3276.

Sincerely,

Original Signed By:
GEORGE A. JACOBY

George A. Jacoby, Manager
Engineering Services Division

GAJ/kj

cc: Clark County Health District
City of Las Vegas Planning Department ✓
EMS Engineering

LAS VEGAS VALLEY
WATER DISTRICT

PEOPLE
LEADING
THE WAY

1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89153
TELEPHONE: 702/870-2011

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE PRESIDENT

Tom Collins

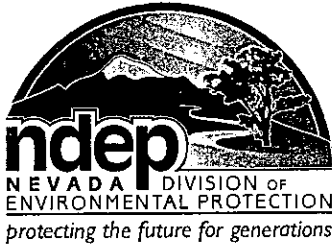
Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER



STATE OF NEVADA

Department of Conservation & Natural Resources

DIVISION OF ENVIRONMENTAL PROTECTION

Kenny C. Guinn, Governor

Allen Biaggi, Director

Leo M. Drozdoff, P.E., Administrator

April 13, 2006

WALTER B. ROSS

CLARK COUNTY HEALTH DISTRICT
P.O. BOX 3902/625 SHADOW LANE
LAS VEGAS NV 89127

**Re: Final Map
Belcastro Subdivision
4 lots in the City of Las Vegas**

Dear Mr. ROSS:

The Division of Environmental Protection has reviewed the above referenced subdivision and 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 be advised that inclusion under the Nevada Division of Environmental Protection Construction Stormwater General Permit is also required for any project involving land disturbances of one or more acres. If the above-referenced subdivision falls in this category, a stormwater authorization letter must be obtained from this Division prior to commencement of land-disturbing activities at the site. To apply for permit coverage, a Notice of Intent must be submitted along with a \$200 filing fee. For further details regarding this requirement, please contact Mr. Cliff Lawson of NDEP at (775) 687-9429.

Sincerely,

Chad Schoop, P.E.
Technical Services Branch
Bureau of Water Pollution Control

cc:

LINDA HARTMAN-MAYNARD the City of Las Vegas, Planning and Development
Development Services Center, 731 S. 4th Street Las Vegas 89101
ROBERT THOMPSON Water Resources, Southern Nevada Branch, - Las Vegas -
Engineer: M.S. SURVEYING 5160 S Eastern Ave, Ste G Las Vegas, NV 89123
Developer Name: SAMER NAKHLE 8221 Windrush Ave Las Vegas, NV 89117

Control No. 14242

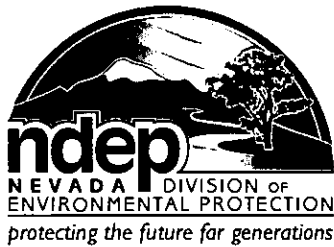
CC Map No. : FMP-11312

1771 E. Flamingo Road, Suite 121-A • Las Vegas, Nevada 89119 • p: 702.486.2850 • f: 702.486.2863 • www.ndep.nv.gov

printed on recycled paper



NOV 22 1964
OFFICE OF THE ATTORNEY GENERAL
STATE OF NEW YORK
ALBANY



STATE OF NEVADA
Department of Conservation & Natural Resources
DIVISION OF ENVIRONMENTAL PROTECTION

Kenny C. Guinn, Governor

Allen Biaggi, Director

Leo M. Drozdoff, P.E., Administrator

April 13, 2006

LINDA HARTMAN-MAYNARD

PLANNING AND DEVELOPMENT
731 S. 4TH STREET
LAS VEGAS NV 89101

**Re: Tentative Map
Belcastro Subdivision
4 lots in the City of Las Vegas**

Dear Ms. HARTMAN-MAYNARD:

The 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 be advised that inclusion under the Nevada Division of Environmental Protection Construction Stormwater General Permit is also required for any project involving land disturbances of one or more acres. If the above-referenced subdivision falls in this category, a stormwater authorization letter must be obtained from this Division prior to commencement of land-disturbing activities at the site. To apply for permit coverage, a Notice of Intent must be submitted along with a \$200 filing fee. For further details regarding this requirement, please contact Mr. Cliff Lawson of NDEP at (775) 687-9429.

Sincerely,

Chad Schoop, P.E.
Technical Services Branch
Bureau of Water Pollution Control

cc:

ROBERT THOMPSON Water Resources, Southern Nevada Branch, - Las Vegas -
WALTER B. ROSS Clark County Health District, Clark County Health District, P.O. Box 3902/625
Shadow Lane Las Vegas 89127
Engineer: EMS ENGINEERING 5160 S Eastern Ave, #F Las Vegas, NV 89119
Developer Name: SAMER NAKHLE 8221 Windrush Ave Las Vegas, NV 89117

Control No. 14241



Memorandum

City of Las Vegas
Department of Public Works
City Engineer Division
Survey Section

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

To: Martin Sprague, PLS
MS Surveying

From: Alan R. Riecki, PLS
City Surveyor

CC: Don Schmeiser
Planning and Development

Date: February 28, 2006

Re: **BELCASTRO SUBDIVISION**
FMP-11312

Attached is a redlined drawing delineating comments from Survey review. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

Please change the name of the City Engineer.

Please change the name of the director of the Department of Planning and Development.

Please provide a metes and bounds legal description sufficient to close your site and arrive at a total acreage of 2.41 acres.

Please add block numbers to conform to City of Las Vegas municipal code.

Please control your streets with appropriate monumentation as marked. This will include reference monuments in top of curb and a subsequent monument tie map.

Please check your boundary annotation as marked.

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





Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *B34*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: February 27, 2006
Re: **FMP-11312** Belcastro Subdivision E. Side Belcastro St., N. of Del Rey Ave.
Request for a Final Map Technical Review

COMMENTS:

We note that an approved Drainage Plan/Study is on file with the Flood Control Section of the Department of Public Works, but has not been approved to date. We also note that a Traffic Impact Analysis was not required by the Traffic Engineering Division for the Belcastro Subdivision.

CONDITIONS OF APPROVAL:

1. Petition of Vacation VAC-4967 shall record prior and concurrently with this Final Map.
2. On sheet 2, revise the private street statement to read: "Private Street, Public Utility Easement, CLV Sewer Easement, Public Ingress Egress Easement, and Public Drainage Easement to be Privately Maintained by the Homeowner's Association."
3. On sheet 2, revise Common Lot "A" to read "10 foot Public Drainage Easement to be Privately Maintained by the Homeowner's Association and Access Road Easement for Maintenance for the Holmby Channel."
4. Add "Public" to the sewer easement for Common Lot "C" and add "By The Homeowner's Association" to the end of the statement.
5. Provide a Homeowner's Association paragraph and signature block.
6. Provide a Site Visibility Restriction Zone at the intersection of the private street and Belcastro Street. Additionally, provide some explanation of what the shaded "Sight visibility Restriction Zone" areas are for. We suggest a statement such as "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained". In addition, we request that all future final maps within the City of Las Vegas also provide a similar explanation if S.V.R.Z.s are necessary.
7. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that information such as the dimensions for lots 1 and 4 and the curve data for C3 and C4 do not match the submitted civil plans. Revise drawings as necessary.
8. Site development to comply with all previous conditions of approval for the Belcastro Subdivision Tentative Map.
9. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.



4

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

FMP-11312

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ROSA CORTEZ	DSC
*LAND DEVELOPMENT (DPW)	LUCIEN PAET	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
FIRE COMMUNICATIONS		500 CASINO CENTER
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

SENT VIA COURIER "U.S." MAIL

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

WALTER ROSS

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



CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

1/18/06

FMP-11312 - BELCASTRO SUBDIVISION - Request for a Final Map Technical Review FOR A 4 LOT SINGLE FAMILY SUBDIVISION on 2.50 acres adjacent to the east side of Belcastro Street, approximately 320 feet north of Del Rey Avenue (APN 163-03-501-032), R-E (Residence Estates) Zone, WARD 1 (Tarkanian).

CASE PLANNER: **MATT PINJUV** 229-6793



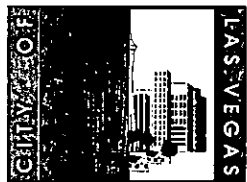
ADMINISTRATIVE

Comments Due: **JANUARY 28, 2006**

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 MATT PINJUV (mpinjuv@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:

PLANNING & DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Camp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

September 24, 2004

Mr. Gus Misherfi
Mr. Samer Nakhle
8221 Windrush Avenue
Las Vegas, Nevada 89117

RE: TMP-4968 - TENTATIVE MAP - BELCASTRO SUBDIVISION

Dear Messers Mishefi and Nakhle:

Your request for a Tentative Map FOR A 4 LOT SINGLE FAMILY SUBDIVISION on 2.50 acres adjacent to the east side of Belcastro Street, approximately 320 feet north of Del Rey Avenue (APN 163-03-501-032), R-E (Residence Estates) Zone, Ward 1 (Moncrief), was considered by the Planning Commission on September 23, 2004.

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

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to Special Use Permit SUP-4511.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Petition of Vacation VAC-4967 must record prior to or concurrent with the recordation of a Final Map for this site. If the Petition of Vacation is denied or cannot record this Tentative Map shall be VOID and a new Tentative Map shall be submitted showing how Belcastro Street and the Holmby Avenue will be incorporated into this site.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Janet Mancrief
Steve Waitsan

City Manager
Douglas A. Selby





Mr. Gus Misherfi
Mr. Samer Nakhle
TMP-4968 - Page Two
September 24, 2004

6. Construct half-street improvements including appropriate overpaving on Belcastro Street adjacent to this site concurrent with development of this site. Also construct the full width of the proposed turnaround. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
7. Extend public sewer to the west edge of this site, to a location, depth and alignment acceptable to the City Engineer concurrent with development of this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
9. Site development to comply with all applicable conditions of approval for SUP-4511 and all other subsequent site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



Mr. Gus Misherfi
Mr. Samer Nakhle
TMP-4968 - Page Three
September 24, 2004

This action by the Planning Commission on **September 23, 2004** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *September 24, 2004*.

Sincerely,

A handwritten signature in black ink, appearing to read "Kyle C. Walton". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Mr. John Vornsand
2564 Wigwam Parkway, Suite #308
Henderson, Nevada 89074



Report Date 01/18/2006 02:05 PM

Submitted By

Page 1

A/P # 11312 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/13/2006 15:58	980608	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

FMP-11312 - BELCASTRO SUBDIVISION - Request for a Final Map Technical Review FOR A 4 LOT SINGLE FAMILY SUBDIVISION on 2.50 acres adjacent to the east side of Belcastro Street, approximately 320 feet north of Del Rey Avenue (APN 163-03-501-032), R-E (Residence Estates) Zone.

Parent A/P # 4968
Project # 11312 Project/Phase Name BELCASTRO Phase #
Size/Area 2.50 ACRE Size Description
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16303501032

Location

Owner/Tenant

Contact ID AC122552 Name NAKHLE SAMER N
Mailing Address 6500 VEGAS DR #1051 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89108-7709 Country ☐ Foreign
Day Phone (702)419-2900 x Evening Phone
Fax (702)739-1381 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16303501032

Applicants/Contacts



Report Date 01/18/2006 02:05 PM

Submitted By

Page 2

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC122552	☐ Foreign
Effective		Expire				
Name	NAKHLE SAMER N					
Day Phone	(702)419-2900 x	Eve Phone		Address	6500 VEGAS DR #1051	
Pager		PIN #			LAS VEGAS	
Fax	(702)739-1381	Mobile			NV	
E-Mail					89108-7709	
Organization		Position		Profession		
Seasonal Addr						
Valid From		To				
Comments						

Martin Sprague - 419-2900

Primary	Y	Capacity	APPL	Contact ID	AC1118662	☐ Foreign
Effective		Expire				
Name	MS SURVEYING					
Day Phone	(702)419-2900 x	Eve Phone		Address	5160 S EASTERN	
Pager		PIN #			SUITE G	
Fax	(702)736-1381	Mobile			LAS VEGAS	
E-Mail					NV	
Organization		Position		Profession	89119	
Seasonal Addr						
Valid From		To				
Comments						

Martin Sprague - 419-2900

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$750.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
125453 CURRENT PL (CURRENT PLANNING)	Incomplete
125454 DEVCO (DEVELOPMENT COORDINATION)	Incomplete
125452 FIRE COMM (FIRE COMMUNICATION)	Incomplete
125463 FIRE ENG (FIRE PROTECTION ENGINEERING)	Incomplete
125457 FLOOD (FLOOD CONTROL)	Incomplete
125460 LAND DEV (LAND DEVELOPMENT)	Incomplete
125459 ROW (RIGHT-OF-WAY)	Incomplete
125458 SEWER (COLLECTION SYSTEMS PLANNING)	Incomplete
125461 SID (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
125455 SURVEY (SURVEY)	Incomplete
125462 TEFO (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
125456 TRAFFIC (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ENTER ACTION LTR SENT DATE)	
(ENTER MYLAR SUBMITTED DATE)	
(ENTER # OF LOTS ON MYLAR)	
Check Licenses	Not Checked
Check Children Status	Children Successful



Report Date 01/18/2006 02:05 PM

Submitted By

Page 3

Item Description	Item Status
Check Parent Status 4968	Parent Successful Relation Met
Check Open Cases	0

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	01/13/2006 16:03	750.00
Total Unpaid		0.00	Total Paid 750.00

Review Activities	Act #	Act Type	Status	Waived	Issued	Started	Completed
Comp By		Comments					
125453	CURRENT PL	0	N	01/18/2006 14:04			
125454	DEVCO	0	N	01/18/2006 14:04			
125452	FIRE COMM	0	N	01/18/2006 14:04			
125463	FIRE ENG	0	N	01/18/2006 14:04			
125457	FLOOD	0	N	01/18/2006 14:04			
125460	LAND DEV	0	N	01/18/2006 14:04			
125459	ROW	0	N	01/18/2006 14:04			
125458	SEWER	0	N	01/18/2006 14:04			
125461	SID	0	N	01/18/2006 14:04			
125455	SURVEY	0	N	01/18/2006 14:04			
125462	TEFO	0	N	01/18/2006 14:04			
125456	TRAFFIC	0	N	01/18/2006 14:04			

Activity Review Details

Detail TECHNICAL REV SUBMIT LIST(FMP) Modified By MPHOWE Modified Date/Time 01/13/2006 15:50
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

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project



Report Date 01/18/2006 02:05 PM

Submitted By

Page 4

FINAL MAP

Technical Review Process

Mylar Process

4 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

0 # of Common Element Lots

0 # of Common Element Lots

01/13/2006 Blueline Submitted

Mylar Submitted

01/18/2006 Blueline Accepted for Processing

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map NEW

Y Parent Project link required?

Flood Study required?

Street Name Has Been Changed

Y Is this a Residential Subdivision?

Traffic Study required? Recordation Information

CLV Drawing #

Date At 00:00

Subdivision Code (Book and Page)

Legal Subdivision Name

BELCASTRO SUBDIVISION

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

880202	PINJUV	MATTHEW	J	
--------	--------	---------	---	--

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------	-------------	------------	-------	------	-------

PAYMNT	CK NAME, # WHO PICKED UP PERMIT	983677	01/13/2006 16:05		0.00
	DESTINY HOMES INC, CK 2911, MARTYN JENNINGS, 528-4299				



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Final Map
 Project Address (Location) BELCASTRO ST. / DEL REY AVE.
 Project Name BELCASTRO FINAL MAP Proposed Use _____
 Assessor's Parcel #(s) 163-03-501-032 Ward # 1
 General Plan: existing _____ proposed _____ Zoning: existing R-E proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 2.5 AC. Lots/Units 4 Density _____
 Additional Information _____

PROPERTY OWNER SAMAR NAKHLE Contact MARTIN SPRAGUE
 Address 5160 S EASTERN AVE. SUITE G Phone: 419-2900 Fax: 739-1381
 City LAS VEGAS State NV Zip 89119

APPLICANT MS SURVEYING Contact MARTIN SPRAGUE
 Address 5160 S EASTERN AVE. SUITE G Phone: 419-2900 Fax: 736-1381
 City LAS VEGAS State NV Zip 89119

REPRESENTATIVE MARTIN T. SPRAGUE Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

FOR DEPARTMENT USE ONLY

Property Owner Signature* Samar Nakhle

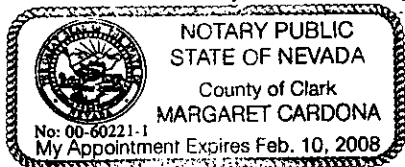
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Samar Nakhle

Subscribed and sworn before me

This 11th day of January, 2006

Margaret Cardona
 Notary Public in and for said County and State of Nevada



Case #	<u>FMP 11312</u>
Meeting Date:	<u>-</u>
Total Fee:	<u>\$750.00</u>
Date Received:*	<u>13 JAN 06</u>
Received By:	<u>Mike Howe</u>

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

20031203
03183CLARK COUNTY, NEVADA
FRANCIS DEASE, RECORDER

RECORDED AT THE REQUEST OF:

NATIONAL TITLE COMPANY

12-03-2003 14:57 DESA

OFFICIAL RECORDS

BOOK/INSTR 20031203-03183

PAGE COUNT: 3

FEE: 16.00
RPTT: 1,683.00APN# 163-03-501-032

Recording Requested by and Return to:

Name National Title CompanyAddress 714 E. Sahara Ave.City/State/Zip Las Vegas, NV 89104

25

Gift Bargain File Need
(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.

ASSISTANT



Order No: 261375-MW

APN No: 163-01-601-032

R.R.T. 1.000.00

WHEN RECORDED MAIL TO:

Samer Nakhle Nakhle

2764 Chaucer Street

Las Vegas, NV 89135

RETURN TAX STMTS. TO:

*Same***GRANT, BARGAIN & SALE DEED****THIS INDENTURE WITNESSETH:** That ADNAN MISHREFI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

in consideration of \$10.00, the receipt of which is hereby acknowledged, he does hereby Grant, Bargain, Sell and Convey to

NAKHLE

SAMER NAKHLE, AN UNMARRIED MAN

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

The North Half (N1/2) of Government Lot Thirty-one (31), being the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) in Section 3, Township 21 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the interest in and to the North 30.00 feet, the West 30.0 feet and that certain spandrel area in the Northwest corner thereof as conveyed to Clark County, by Deed recorded November 3, 1979 as Document No. 1102297 in Book 1143.

Said land being further described as Lot One (1) of that certain Certificate of Land Division recorded November 3, 1979 as Document No. 1102296 in Book 1143, Official Records.

SUBJECT TO: 1. Taxes for the fiscal year 2003-04.
2. Easements, reservations, restrictions, encumbrances and conditions of record.

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

Witness this 3rd day of December, 2005.

Adnan Mishrefi by Ghassan

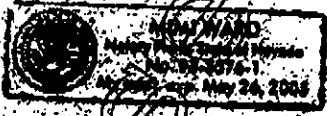
*Adnan Mishrefi by Ghassan*ADNAN MISHREFI by GHASSAN MISHREFI
AS HIS ATTORNEY IN FACT



20091203
09183

COPY

SUSOR'S



STATE OF NEVADA
COUNTY OF CLARK

} ss

This instrument was acknowledged before me on 12-3-03
by: ADNAN MISHREFI BY GHASSAN MISHREFI AS HIS ATTORNEY IN FACT

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



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 163-03-501-032
 b) _____
 c) _____
 d) _____

2. Type of Property

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

FOR RECORDERS' OPTIONAL USE ONLY

Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property

Deed in Lien of Foreclosure Only (value of property)
 Transfer Tax Value
 Real Property Transfer Tax Due

\$ 330,000
 \$ 6
 \$ 330,000
 \$ 165.00

4. IF EXEMPTION CLAIMED:

a. Transfer Tax Exempt per NRS 375.090 Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being Transferred: _____

The undersigned Seller (Grantor)/Buyer (Grantee) 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: Adrian MisherefiCapacity: SellerSignature: Samir NankleCapacity: BuyerSELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: ADRIAN MISHEREFI
 Address: 2221 Woodrush
 City: Las Vegas
 State: NV
 Zip: 89102
 Telephone: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: SAMIR NANKLE NANKLE
 Address: 2764 Chaucer St
 City: Las Vegas
 State: NV
 Zip: 89135
 Telephone: _____

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

Print Name: NATIONAL TITLE CO. Escrow No.: 241375-MW
 Address: 714 E. Sahara
 City: Las Vegas State: NV Zip: 89104

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

3183



STATE OF NEVADA DECLARATION OF VALUE

20031203
03183

1. Assessors Parcel Number(s)

- a) 163-03-501-032
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

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

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

\$ 330,000
\$ 0
\$ 330,000
\$ 1683.00

4. IF EXEMPTION CLAIMED:

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

5. Partial Interest: Percentage being Transferred: _____%

The undersigned Seller (Grantor)/Buyer (Grantee), 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: Adnan Misherfi

Capacity: Seller

Signature: Samer Nahle

Capacity: Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: ADNAN MISHERFI
Address: 8221 Windrush
City: LV
State: NV
Zip: 89102
Telephone: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: SAMER NAHLE NAHLE
Address: 2764 Chaucer St
City: LV
State: NV
Zip: 89135
Telephone: _____

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

Print Name: NATIONAL TITLE CO. Escrow No.: 241375-MW
Address: 714 E. Sahara
City: LV State: NV Zip: 89105

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

3183



20031203
03183

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:

NATIONAL TITLE COMPANY

12-03-2003 14:57 OSA

OFFICIAL RECORDS

BOOK/INSTR: 20031203-03183

PAGE COUNT: 3

FEE: 16.00
RPTT: 1,683.00

APN# 163-03-501-032

Recording Requested by and Return to:

Name National Title Company

Address 714 E. Sahara Ave.

City/State/Zip Las Vegas, NV 89104

25

Green Bargain Sale Deed
(Title or 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.

ASUS



20031203
03163

Order No.: 241375-MW
APN No.: 163-03-591-032
R.P.T.T.: 1,500.00

WHEN RECORDED MAIL TO:

Samer Nakhle Nakhle
2764 Chaucer Street
Las Vegas, NV 89135

RETURN TAX STMTS. TO:

Same

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That ADNAN MISHFERI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

in consideration of \$10.00, the receipt of which is hereby acknowledged, he does hereby Grant, Bargain, Sell and Convey to

NAKHLE

SAMER NAKHLE, AN UNMARRIED MAN

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

The North Half (N1/2) of Government Lot Thirty-one (31), being the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) in Section 3, Township 21 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the interest in and to the North 30.00 feet; the West 30.0 feet and that certain spandrel area in the Northwest corner thereof as conveyed to Clark County, by Deed recorded November 5, 1979 as Document No. 1102297 in Book 1143.

Said land being further described as Lot One (1) of that certain Certificate of Land Division recorded November 5, 1979 as Document No. 1102296 in Book 1143, Official Records.

SUBJECT TO: 1. Taxes for the fiscal year 2003-04.

2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness this 3rd day of December 2003.

Adnan MISHFERI by Ghassan

Ghassan MISHFERI
Attorney in Fact

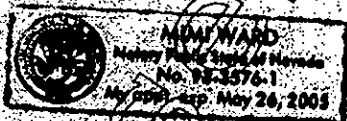
ADNAN MISHFERI by GHASSAN MISHFERI
AS HIS ATTORNEY IN FACT



20031203
03183

COPY

USOK'S



STATE OF NEVADA
COUNTY OF CLARK

} ss

This instrument was acknowledged before me on 12-3-03
by: ADNAN MISHERFI BY GHASSAN MISHERFI AS HIS ATTORNEY IN FACT

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

