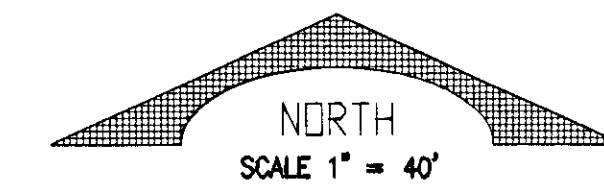


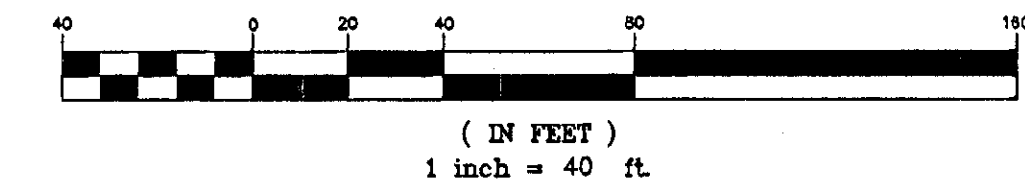
FINAL PLAT OF
WESTBAY OFFICE COMPLEX

A COMMERCIAL SUBDIVISION

A SUBDIVISION OF A PORTION OF THE S 1/2 OF THE SW 1/4 OF SECTION 32,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



GRAPHIC SCALE



APN 139-32-411-VARIES
BOOK 29 OF PLATS, PAGE 31
NOT A PART

NOTE:

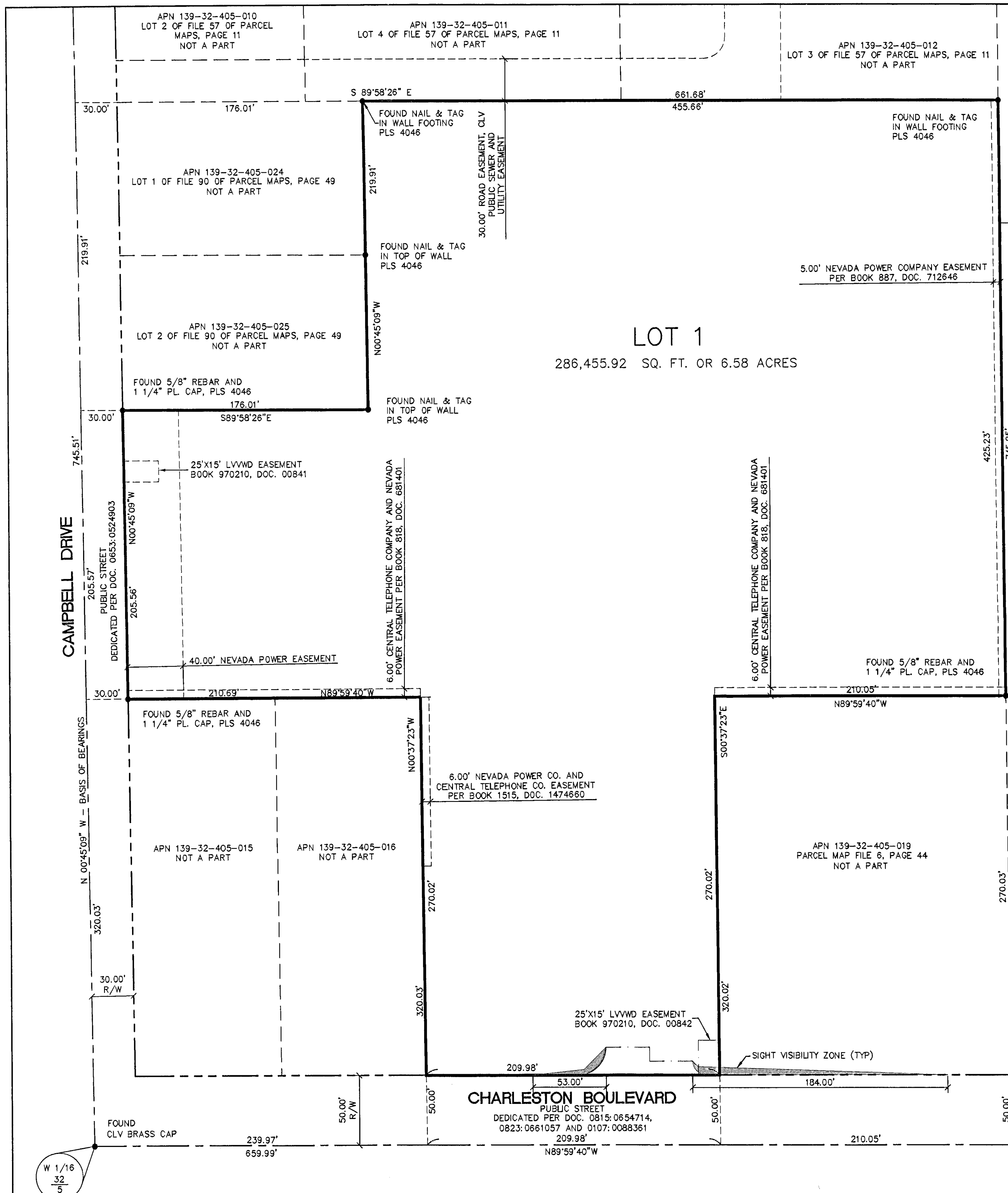
THERE ARE NO EXISTING OR PROPOSED IRRIGATION OR DRAINAGE CHANNEL
RIGHTS-OF-WAY AND EASEMENTS.

LEGEND

	STREET CENTERLINE
	SUBDIVISION BOUNDARY LINE
	RIGHT-OF-WAY LINE
	ADJACENT LOT LINE
	EASEMENT LINE
	POINT FOUND AS NOTED
	POINT SET (TYPE III MONUMENT PLS 7310 UNLESS NOTED)
APN	ASSESSOR'S PARCEL NUMBER
R/W	RIGHT-OF-WAY

LOT 1

286,455.92 SQ. FT. OR 6.58 ACRES



CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

WE, NNN WESTBAY OFFICE PARK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF

WESTBAY OFFICE COMPLEX

AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON; AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT;

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. NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT CENTRAL NEVADA - TELEPHONE COMPANY, JOINTLY AND SEVERALLY AND TO SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS, LAS VEGAS, INC., AND THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT ACROSS ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, FIRE HYDRANTS, AND UNDERGROUND POWER, TELEPHONE, CABLE TELEVISION, WATER, GAS LINES AND APPURTENANCES, AND FOR ABOVE GROUND ELECTRIC TRANSFORMERS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS, AND ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF PUBLIC STREET LIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES, IF ANY, AND PUBLIC FIRE HYDRANTS, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS THEREFROM.

MANAGER
NNN WESTBAY OFFICE PARK, LLC

DATE

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
BY: NNN WESTBAY OFFICE PARK, LLC

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES ON

LAS VEGAS VALLEY WATER DISTRICT NOTE:

RECORDATION OF THIS SUBDIVISION MAP ESTABLISHES A LIMITED WATER COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:

LOT/BLOCK	ACRE-FEET/YEAR
1	1.0

LEGAL DESCRIPTION

PARCEL I:

THE WEST ONE HUNDRED FIVE (105) FEET OF THE EAST THREE HUNDRED FIFTEEN (315) FEET OF THE SOUTH THREE HUNDRED TWENTY (320) FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE SOUTHERLY FIFTY (50) FEET OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS FOR STREET PURPOSES.

PARCEL II:

THE WEST ONE HUNDRED FIVE (105) FEET OF THE EAST FOUR HUNDRED TWENTY (420) FEET OF THE SOUTH THREE HUNDRED TWENTY (320) FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE SOUTH 50.00 FEET THEREOF.

PARCEL III:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOT THREE (3) AS SHOWN BY MAP THEREOF IN FILE 90 OF PARCEL MAPS, PAGE 49, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

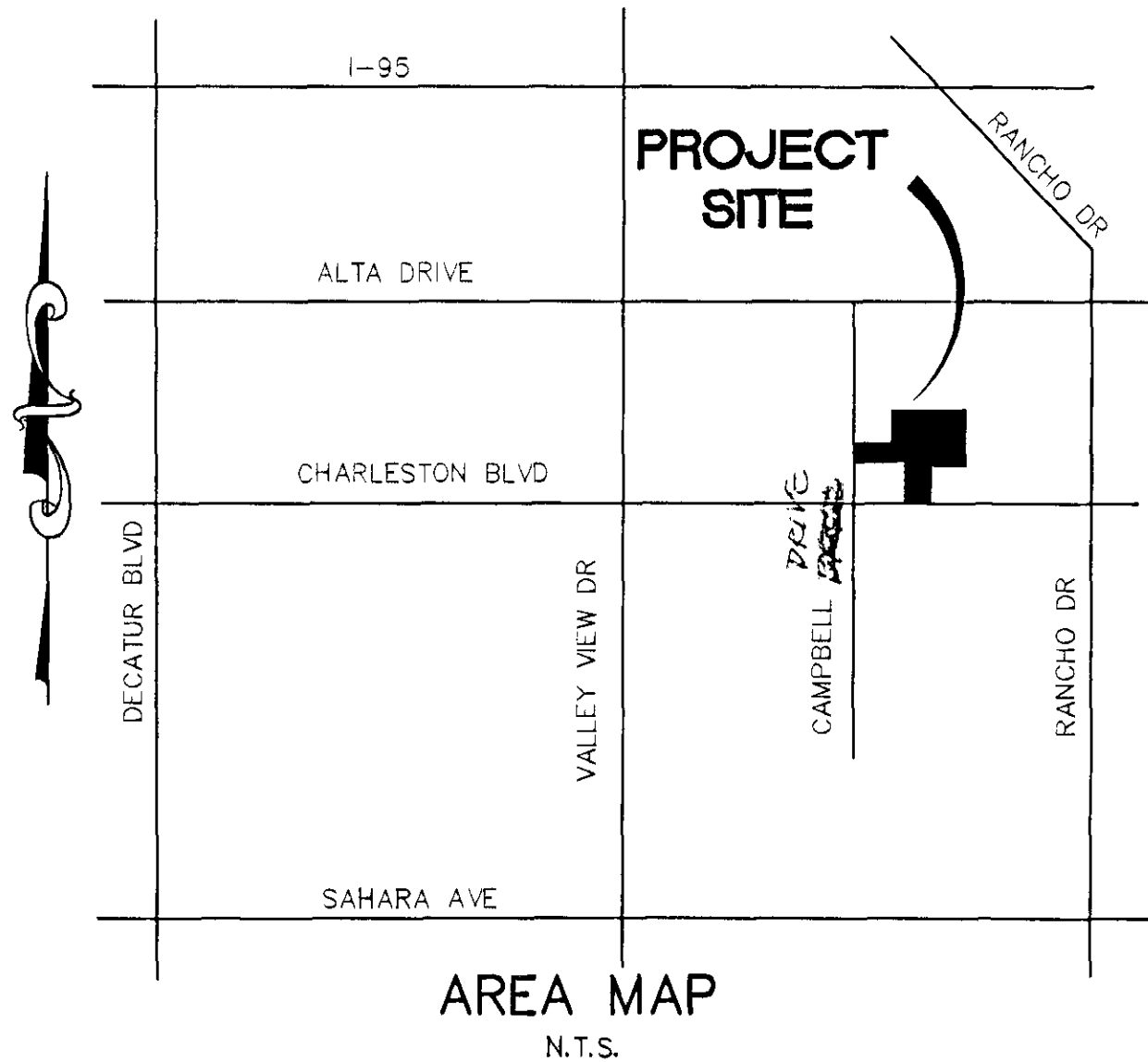
NORTH 89° 45' 09" WEST - THE CENTERLINE OF CAMPBELL DRIVE AS SHOWN PER THAT MAP RECORDED IN FILE 90 OF PARCEL MAPS, PAGE 49, CLARK COUNTY RECORDS, NEVADA.

FINAL PLAT OF

WESTBAY OFFICE COMPLEX

A COMMERCIAL SUBDIVISION

A SUBDIVISION OF A PORTION OF THE S 1/2 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



CERTIFICATE OF EASEMENT RECIPIENTS

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

LAS VEGAS VALLEY WATER DISTRICT	DATE
NEVADA POWER COMPANY	DATE
SPRINT CENTRAL TELEPHONE - NEVADA	DATE
SOUTHWEST GAS CORPORATION	DATE
COX COMMUNICATIONS LAS VEGAS, INC.	DATE
CITY OF LAS VEGAS CHARLES KAJKOWSKI, JR. PE 4784 - CITY ENGINEER	DATE

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 SUBDIVISION MAP FOR NORTHBROOKE A BUSINESS PARK, THAT IT IS TECHNICALLY CORRECT AND THAT THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER FINANCIAL GUARANTEE HAS BEEN POSTED, GUARANTEEING THEIR SETTING ON OR BEFORE , 2004.

ALAN R. RIEKKI, PLS
CITY OF LAS VEGAS SURVEYOR

NOTE

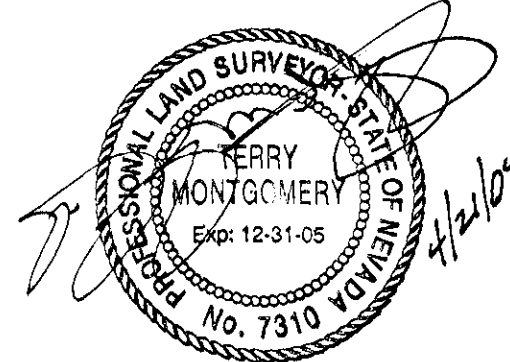
ONSITE SEWERS ARE A COMMON ELEMENT PRIVATELY OWNED AND MAINTAINED PER THE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R) OF THIS COMMERCIAL SUBDIVISION.

SURVEYOR'S CERTIFICATE

I, TERRY MONTGOMERY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR REDROCK ENGINEERING AND SURVEYING, INC., DO CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF NNN WESTBAY OFFICE PARK, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 8, 2004.
- 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.
- THE 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.

TERRY MONTGOMERY, PLS
NEVADA CERTIFICATE NO. 7310



DIVISION OF WATER RESOURCES CERTIFICATE

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

ROBERT COACH, P.E.
DIVISION OF WATER RESOURCES

DATE

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.

WALTER ROSS
CLARK COUNTY DISTRICT BOARD OF HEALTH

DATE

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 MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED BY THE PLANNING AND DEVELOPMENT DEPARTMENT OF THE CITY OF LAS VEGAS, NEVADA, ON THE DAY OF , 2004.

ROBERT S. GENZER
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

DATE

NUMBER OF LOTS = 1

RECORDERS NOTE

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

SHEET 1 OF 2

FINAL MAP OF WESTBAY OFFICE COMPLEX A SUBDIVISION OF A PORTION OF THE S 1/2 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA		FILED AT THE REQUEST OF REDROCK ENG & SURVEYING INC. DATE _____ AT _____ BOOK _____ PAGE _____ OF PLATS OFFICIAL RECORDS BOOK NO. CLARK COUNTY NEVADA RECORDS FRANCES DEANE RECORDER FEE _____ DEPUTY _____
RedRock ENGINEERING & SURVEYING, INC. 2001 S. RAINBOW BLVD., SUITE K LAS VEGAS, NEVADA 89146 PHONE (702) 363-8188		

BOOK _____ PAGE _____
COMMENTS



May 27, 2004

Mr. Darryll Goodman
Westbay, Limited Liability Company
901 Rancho Lane, Suite #200
Las Vegas, Nevada 89106

RE: FMP- 4352 - Westbay Office Complex

Dear Mr. Goodman:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on May 27, 2004.

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 *Westbay Office Complex* (TMP-3399).
2. The Final Map shall be revised in accordance with the corrections as required by the Planning and Development Department prior to the submittal of the original mylar for signature by the City.

Public Works

3. Grant a 20-foot wide City of Las Vegas Sewer Easement over the existing private sewer path across Assessor Parcel Numbers 139-32-405-009 and 139-32-405-012 to provide a connection to the existing public sewer.
4. Site development to comply with all previous conditions of approval for the Westbay Office Complex Tentative Map.

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov



Mr. Darryll Goodman
FMP-4352 - Page Two
May 27, 2004

5. 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 May 27, 2004 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,



Linda Hartman-Maynard, Planner II
Planning and Development Department
Current Planning Division

LHM:clb

cc: Ms. Amanda Henderson
Redrock Engineering
2001 South Rainbow Boulevard, Suite K
Las Vegas, Nevada 89146



Administration
Water Pollution Control
Air Quality
(702) 486-2850



Federal Facilities
Corrective Actions
Waste Management
Facsimile 486-2863

DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL PROTECTION

(Las Vegas Office)

1771 E. Flamingo Road, Suite 121-A

Las Vegas, Nevada 89119-0837

July 8, 2004

Ms. Lynn McNutt
Clark County Health District
P.O. Box 3902/625 Shadow Lane
Las Vegas, NV 89127

Dear Ms. McNutt:

RE: **WESTBAY OFFICE COMPLEX -Final Map-**
1 Unit(s) in Las Vegas, Clark County

The Division of Environmental Protection has reviewed the above referenced subdivision and hereby certifies said subdivision with respect to water pollution and sewage disposal provided 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**. 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 form 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.

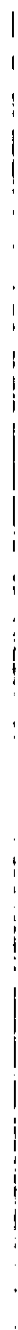
Sincerely,

A handwritten signature in cursive script, reading "Daniel A. Smeltzer".

Daniel A. Smeltzer
Technical Services Branch
Bureau of Water Pollution Control

cc: Robert Thompson/Water Resources/So Nv Branch
Linda Hartman-Maynard/Principal Planner/City of Las Vegas
REDROCK ENGINEERING & SURVEYING

C-11815



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination



To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Bart Anderson, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: May 24, 2004
Re: **FMP-4352** Westbay Office Complex N. of Charleston Blvd., E. of Campbell Dr.
Final Map Technical Review

COMMENTS:

The purpose of this Final Map was to create a commercial subdivision from an existing commercial site. Since the site already exists, no Drainage Study or Traffic Impact analysis was required with the Tentative Map for this site.

CONDITIONS OF APPROVAL:

1. Grant a 20-foot wide City of Las Vegas Sewer Easement over the existing private sewer path across Assessor Parcel Numbers 139-32-405-009 and 139-32-405-012 to provide a connection to the existing public sewer.
2. Site development to comply with all previous conditions of approval for the Westbay Office Complex Tentative Map.
3. 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.

Memorandum

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

Phone (702) 229-6217

Fax (702) 804-8582

To: Terry Montgomery, PLS
RedRock Engineering & Surveying

From: Alan R. Riecki, PLS
City Surveyor

CC: Linda Hartman-Maynard
Planning and Development

Date: May 13, 2004

Re: **FMP-4352**
Westbay Office Complex

Attached is a redlined drawing delineating comments from Survey review. **The redlined print must be returned along with the 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:

The deeds show two owners; please include the second owner in the Owner's Certificate.

Please provide a metes and bounds legal description to include the total acreage for your boundary.

Please correct the Basis of Bearings and all spelling and typographical errors as noted.

Statement #2 in the Surveyor's Certificate seems to reference the wrong quarter, the wrong section, and the wrong range. Please revise.

Please revise the final map name in the City Surveyor's Certificate.

Please add Nevada Certificate No. 12469 to the City Surveyor's Certificate.

Some kind of controlling monumentation will be needed for Charleston Boulevard to the east and for the north end of Campbell Drive where you show the Basis of Bearings. If you show existing controlling monumentation, you may avoid setting Type III monuments and then may use the alternate Statement #4 in the Surveyor's Certificate. As such you would also avoid bonding for monuments and the required monument tie map.

Please remove the ingress/egress easement at the private street entrances. The City of Las Vegas is no longer accepting these.

Please change the Sight Visibility Zones (SVZ) to Sight Visibility Restriction Zones (SVRZ) to conform to current standard details. These must be annotated completely and an appropriate Sight Visibility Restriction Zones (SVRZ) note should be added to the map.

Please correct all spelling and typographical errors as noted.





May 12, 2004

PATRICIA MULROY
GENERAL MANAGER

THOMAS A. MINWEGEN, P.E.
DEPUTY GENERAL MANAGER
ENGINEERING/OPERATIONS

RICHARD J. WIMMER
DEPUTY GENERAL MANAGER
ADMINISTRATION

CHARLES K. HAUSER
GENERAL COUNSEL

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

Gentlemen:

SUBJECT: WATER AVAILABILITY – FMP-4352 WESTBAY OFFICE COMPLEX –
A.P.N. 139-32-405-017, 018, 026

The Las Vegas Valley Water District (District) has reviewed the subject commercial subdivision map. Our records indicate the property is currently being served by the District. Therefore, domestic and fire protection water service will continue to be provided from the District. An additional water commitment will be required if additional domestic meters are required.

For recordation purposed, please verify the following text has been placed on the original map:

**Recordation of this subdivision map establishes a limited water commitment
from the Las Vegas Valley Water District as follows:**

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

If you have any questions, please contact Gary Lange at 258-3164.

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 ✓
Redrock Engineering

1001 S. Valley View Blvd. • Las Vegas, Nevada 89153 • (702) 870-2011
Visit our website at www.lvwd.com

BOARD OF DIRECTORS

Myrna Williams, President • Yvonne Atkinson Gates, Vice-President
Mark James, Mary Kincaid-Chauncey, Chip Maxfield, Rory Reid, Bruce L. Woodbury



#10004

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****04/27/04**

FMP-4352 - WESTBAY OFFICE COMPLEX - Request for a Final Map Technical Review FOR A ONE-LOT COMMERCIAL SUBDIVISION on 6.58 acres north of Charleston Boulevard, east of Campbell Drive (APN: 139-32-405-017, 018, and 026), R-A (Ranch Acres) and C-D (Designed Commercial) Zones under Resolution of Intent to P-R (Professional Office and Parking) and C-D (Designed Commercial) Zones, Ward 1 (Moncrief).

CASE PLANNER: **LINDA HARTMAN-MAYNARD 229-6899**

**ADMINISTRATIVE**

Comments Due: **MAY 4, 2004**

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 LINDA HARTMAN-MAYNARD (lhartman-maynard@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:

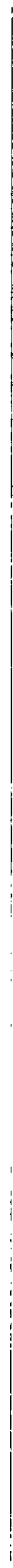
No street names
5/6/04
M. G. Bush

Ben Maguire

From: John Bettencourt
Sent: Monday, April 26, 2004 8:53 AM
To: Ben Maguire
Subject: Westbay at Charleston LD#1826

Land Development Civil improvement plan review for this project was complete in 1996. Land Development does not object to a final map technical review submittal for this project.

Thank You,
John Bettencourt PE, MBA
Project Engineer
City of Las Vegas
Land Development Section
Phone: (702) 229-6265 Fax: (702) 383-9767
e-mail: jbettencourt.lasvegasnevada.gov



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

FMP-4352

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ROSA CORTEZ	DSC
*LAND DEVELOPMENT (DPW)	DENNIS MOYER	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOHN DAY	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

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

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 GARY REID, SR. ENG. TECH**
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

04/27/04

FMP-4352 - WESTBAY OFFICE COMPLEX - Request for a Final Map Technical Review FOR A ONE-LOT COMMERCIAL SUBDIVISION on 6.58 acres north of Charleston Boulevard, east of Campbell Drive (APN: 139-32-405-017, 018, and 026), R-A (Ranch Acres) and C-D (Designed Commercial) Zones under Resolution of Intent to P-R (Professional Office and Parking) and C-D (Designed Commercial) Zones, Ward 1 (Moncrief).

CASE PLANNER: **LINDA HARTMAN-MAYNARD 229-6899**



ADMINISTRATIVE

Comments Due: **MAY 4, 2004**

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 LINDA HARTMAN-MAYNARD (lhartman-maynard@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

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 9, 2004

Mr. Darryl Goodman
Westbay, Limited Liability Company
901 Rancho Lane, Suite #200
Las Vegas, Nevada 89106

RE: TENTATIVE MAP - WESTBAY OFFICE COMPLEX - TMP-3399

Dear Mr. Goodman:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 6.58 acres north of Charleston Boulevard, east of Campbell Drive (APN: 139-32-405-017, 018, and 026), R-A (Ranch Acres) and C-D (Designed Commercial) Zones under Resolution of Intent to P-R (Professional Office and Parking) and C-D (Designed Commercial) Zones, Ward 1 (Moncrief), was considered by the Planning Commission on January 8, 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 the Conditions of Approval for Rezoning (Z-0166-94) and Review of Condition [Z-0166-94(2)].
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. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby





Mr. Darryl Goodman
TMP-3399 - Page Two
January 9, 2004

6. Site development to comply with all applicable conditions of approval for Z-0166-94 and all other subsequent site-related actions.

This action by the Planning Commission on January 8, 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.

Sincerely,



Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Mr. Darryl Goodman
Triple New Properties, Limited Liability Company
7201 West Lake Mead Boulevard, Suite #212
Las Vegas, Nevada 89128

Ms. Amanda Henderson
Red Rock Engineering
2001 South Rainbow Boulevard, Suite K
Las Vegas, Nevada 89146



City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**FMP Application****Report Date** 04/27/2004 11:05 AM**Submitted By**

Page 1

A/P # 4352 **FINAL MAP****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	04/26/2004 09:03	880280	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

WESTBAY OFFICE COMPLEX - Request for a Final Map Technical Review FOR A ONE-LOT COMMERCIAL SUBDIVISION on 6.58 acres north of Charleston Boulevard, east of Campbell Drive (APN: 139-32-405-017, 018, and 026), R-A (Ranch Acres) and C-D (Designed Commercial) Zones under Resolution of Intent to P-R (Professional Office and Parking) and C-D (Designed Commercial) Zones, Ward 1 (Moncrief).

Parent A/P #	3399	Project/Phase Name	WESTBAY OFFICE COMPLEX	Phase #	
Project #	4352	Size Description		% Completed	0.00
Size/Area	6.58 ACRES	Proposed Start			
Proposed Stop					
% Complete Formula					

Property/Site Information**Parcel** 13932405017**Location****Owner/Tenant**

Contact ID AC662607	Name	N N N WESTBAY OFFICE PARK ETAL
Mailing Address 551 N TUSTIN AVE #200	Organization	% TRIPLE NET PPTYS REALTY INC
City SANTA ANA	State/Province	CA
ZIP/PC 92705-8693	Country	☐ Foreign
Day Phone	Evening Phone	
Fax	Mobile #	

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses3008 W CHARLESTON BLVD
LAS VEGAS, 89102-3016 W CHARLESTON BLVD 100
LAS VEGAS, 89102-3016 W CHARLESTON BLVD 180
LAS VEGAS, 89102-3016 W CHARLESTON BLVD 195
LAS VEGAS, 89102-



City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**FMP Application****Report Date** 04/27/2004 11:05 AM**Submitted By**

Page 2

Address**Parcel Link****A/P Link**3016 W CHARLESTON BLVD 200
LAS VEGAS, 89102-3016 W CHARLESTON BLVD 210
LAS VEGAS, 89102-3016 W CHARLESTON BLVD 220
LAS VEGAS, 89102-3016 W CHARLESTON BLVD 150
LAS VEGAS, 89102-**Linked Parcels**

No Parcels are linked to this Application

A/P Linked Parcels13932405017
13932405018
13932405026**Applicants/Contacts**

Primary N	Capacity OTHER	Other	REP	Contact ID AC540758 ☐ Foreign
Effective	Expire			
Name REDROCK ENGINEERING	Eve Phone			Address 2001 S RAINBOW SUITE K
Day Phone (702)363-8188 x	PIN #			LAS VEGAS
Pager	Mobile			NV
Fax (702)363-3433				89146
E-Mail				
Organization	Position		Profession	
Seasonal Addr				

Valid From To
Comments

Amanda Henderson 363-8188

Primary N	Capacity OWNER	Contact ID AC662607 ☐ Foreign
Effective	Expire	
Name N N N WESTBAY OFFICE PARK ETAL	Eve Phone	Address 1551 N TUSTIN AVE #200
Day Phone	PIN #	
Pager	Mobile	
Fax		SANTA ANA
E-Mail		CA
Organization TRIPLE NET PPTYS REALTY INC	Position	92705-8693
Seasonal Addr		

Valid From To
Comments

No Comments



Report Date 04/27/2004 11:05 AM

Submitted By

Page 3

Applicants/Contacts

Primary Y Capacity APPL Contact IDAC620354 ☐ Foreign
Effective Expire
Name TRIPLE NET PROPERTIES, LLC
Day Phone Eve Phone Address 7201 W LAKE MEAD BLVD #212
Pager PIN # LAS VEGAS
Fax Mobile NV
E-Mail 89128
Organization Position Profession
Seasonal Addr
Valid From To
Comments

Darryll Goodman 254-1122

Contractors

No Contractors

Item Description

Item Status

Check Fees Fees Successful
APPLICATION FEE (\$0.00) Paid
Check Inspections Inspections Successful
Check Reviews Reviews Failed
34707 FIRE COMM (FIRE COMMUNICATION) Incomplete
34708 CURRENT PL (CURRENT PLANNING) Incomplete
34709 DEVCO (DEVELOPMENT COORDINATION) Incomplete
34710 SURVEY (SURVEY) Incomplete
34711 TRAFFIC (TRAFFIC ENGINEERING) Incomplete
34712 FLOOD (FLOOD CONTROL) Incomplete
34713 SEWER (COLLECTION SYSTEMS PLANNING) Incomplete
34714 ROW (RIGHT-OF-WAY) Incomplete
34715 LAND DEV (LAND DEVELOPMENT) Incomplete
34716 SID (SPECIAL IMPROVEMENT DISTRICT) Incomplete
34717 TEFO (TRAFFIC ENG FIELD OPERATIONS) Incomplete
34718 FIRE ENG (FIRE PROTECTION ENGINEERING) Incomplete
Check Conditions Conditions Successful
Check Alert Conditions Alert Conditions Failed
(ENTER ACTION LTR SENT DATE)
(ENTER MYLAR SUBMITTED DATE)
Check Licenses Not Checked
Check Children Status Children Successful
Check Open Cases 0

Fees	Status	Paid Date	Amount
APPLICATION FEE	P	04/26/2004 09:09	455.00
Total Unpaid	0.00	Total Paid	455.00

Review Activities

Act #	Act Type	Status	Waived	Issued	Started
Completed	Comp By	Comments			
34708	CURRENT PL	0	N	04/27/2004 11:05	



Report Date 04/27/2004 11:05 AM

Submitted By

Page 4

Review/Activities Act # Completed	Act Type	Status Comp By	Waived Comments	Issued	Started
34709	DEVCO	0	N	04/27/2004 11:05	
34707	FIRE COMM	0	N	04/27/2004 11:05	
34718	FIRE ENG	0	N	04/27/2004 11:05	
34712	FLOOD	0	N	04/27/2004 11:05	
34715	LAND DEV	0	N	04/27/2004 11:05	
34714	ROW	0	N	04/27/2004 11:05	
34713	SEWER	0	N	04/27/2004 11:05	
34716	SID	0	N	04/27/2004 11:05	
34710	SURVEY	0	N	04/27/2004 11:05	
34717	TEFO	0	N	04/27/2004 11:05	
34711	TRAFFIC	0	N	04/27/2004 11:05	

Activity Review Details

Detail TECHNICAL REV SUBMIT LIST(FMP) Modified By BMAGUIRE Modified Date/Time 04/26/2004 08:55
Comments
No Comments

SUBMITTAL CHECKLIST

Technical Review Submittal Checklist

- Y Application 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)
- 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 Condition Assigned	Approval Supervisor	Approved By Required	Approved Date Comments	Applied By	Applied Date
---	------------------------	-------------------------	---------------------------	------------	--------------

No Conditions

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

No children exist for this project



Report Date 04/27/2004 11:05 AM

Submitted By

Page 5

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

04/26/2004 Blueline Submitted

Mylar Submitted

04/27/2004 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

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 BAY OFFICE COMPLEX

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

970634

HARTMAN

LINDA

L

Log
Action
Comments

Description

Entered By

Start

Stop

Z-SUBC REASON ALL ITEMS NOT SUBMITTED

04/26/2004 08:56

Rec'd e-mail from Land Development regarding this as an existing project: Land Development Civil improvement plan review for this project was complete in 1996. Land Development does not object to a final map technical review submittal for this project.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Final Map Technical Review
 Project Address (Location) 3008 West Charleston Boulevard
 Project Name Westbay Office Complex Proposed Use Commercial Office
 Assessor's Parcel #(s) 139-32-405-017, 018, & 026 Ward # 1
 General Plan: existing _____ proposed _____ Zoning: existing C-D proposed C-D
 Commercial Square Footage 286,455.92 Floor Area Ratio _____
 Gross Acres 6.58 Lots/Units 1 Density 0.15
 Additional Information TMP-3399

PROPERTY OWNER Westbay LLC Contact Darryll Goodman
 Address 901 Rancho Lane #200 Phone: 254-1122 Fax: 254-2968
 City Las Vegas State NV Zip 89106-2818

APPLICANT Triple Net Properties, LLC Contact Darryll Goodman
 Address 2701 W. Lake Mead Blvd., #212 Phone: 254-1122 Fax: 254-2968
 City Las Vegas State Nevada Zip 89128

REPRESENTATIVE RedRock Engineering Contact Amanda Henderson
 Address 2001 S. Rainbow Blvd., #K Phone: 363-8188 Fax: 363-3433
 City Las Vegas State Nevada Zip 89146

Property Owner Signature*

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

Print Name Terry Montgomery

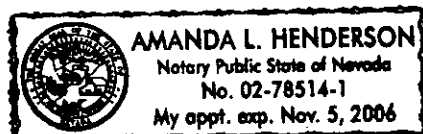
Subscribed and sworn before me

This 23rd day of April, 20 04

Amanda L. Henderson

Notary Public in and for said County and State

Amanda L. Henderson



FOR DEPARTMENT USE ONLY

Case #	<u>FMP-4352</u>
Meeting Date:	_____
Signs Required:	_____
Map #	_____
Total Fee:	<u>455.00</u>
Receipt #	<u>123780</u>
Date Accepted:	<u>4/26/04</u>
Accepted By:	_____





1. 2. 3. 4. 5.

1. 2. 3. 4. 5.

APN: 139-32-405-017
139-32-405-018
139-32-405-026
When Recorded,
mail to grantee's address:

MAIL TAX
NOTICES TO:

NNN Westbay Office Park 20, LLC
c/o Triple Net Properties, Realty Inc.
(Property Manager)
1551 N. Tustin Avenue, Suite 200
Santa Ana, CA 92705

CLARK COUNTY, NEVADA
FRANCES DEARE, RECORDER

20040122
03138

RECORDED AT THE REQUEST OF:

TICOR TITLE OF NEVADA INC

01-22-2004 14:41 ARO

OFFICIAL RECORDS

BOOK / INSTR: 20040122-03138

PAGE COUNT: 2

FEE: 15.00
RPTT: 6,132.75

Grant, Bargain, Sale Deed

This indenture witnesseth:

That NNN Westbay Office Park, LLC, a Delaware limited liability company, in consideration of One dollar and other valuable consideration Dollars, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to NNN Westbay Office Park 20, LLC, a Delaware limited liability company all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

An undivided 4.625% interest in and to the following described property - more completely described on Exhibit "A" attached hereto and made a part hereof.

Assessor's parcel number: 139-32-405-017, 139-32-405-018, 139-32-405-026

Together with all and singular the tenements, hereditaments and appurtenances there- unto belonging or in any wise appertaining.

Witness hand this 20th day of January 2004.

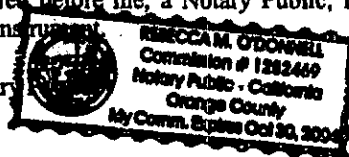
By: NNN Westbay Office Park, a Delaware limited liability company

By: Triple Net Properties, LLC, a Virginia limited liability company, Manager

Diana M. Laing
Diana Laing, Chief Financial Officer

On this 20th day of January 2004, personally appeared before me, a Notary Public, Diana Laing who acknowledged that he executed the above instrument.

Signed _____ Notary _____





20040122
.03138

EXHIBIT A

PARCEL I:

The West One Hundred Five (105) feet of the East Three Hundred Fifteen (315) feet of the South Three Hundred Twenty (320) feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 32, Township 20 South, Range 61 East, M.D.B. & M.

Excepting therefrom the Southerly Fifty (50) feet of said land as conveyed to the City of Las Vegas for Street purposes.

PARCEL II:

The West One Hundred Five (105) feet of the East Four Hundred Twenty (420) feet of the South Three Hundred Twenty (320) feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 32, Township 20 South, Range 61 East, M.D.B. & M.

Excepting therefrom the South 50.00 feet thereof.

PARCEL III:

That portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 32, Township 20 South, Range 61 East, M.D.M., described as follows:

Lot Three (3) as shown by map thereof in File 90 of Parcel Maps, Page 49, in the Office of the County Recorder of Clark County, Nevada.



LEGAL DESCRIPTION

APN 139-32-405-017

THE WEST ONE HUNDRED FIVE (105) FEET OF THE EAST FOUR HUNDRED TWENTY (420) FEET OF THE SOUTH THREE HUNDRED TWENTY (320) FEET OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE SOUTHERLY FIFTY (50) FEET THEREOF.

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1861. It is a very important document, as it sets out the President's policy for the new year. The President states that he is pleased to see the Congress assembled, and that he is confident that the country is in a state of peace and prosperity. He also mentions the recent election of Abraham Lincoln as President, and expresses his confidence in the new administration.

LEGAL DESCRIPTION
APN 139-32-405-018

THE WEST ONE HUNDRED FIVE (105) FEET OF THE EAST THREE HUNDRED FIFTEEN (315) FEET OF THE SOUTH THREE HUNDRED TWENTY (320) FEET OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE SOUTHERLY FIFTY (50) FEET OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS FOR STREET PURPOSES.

THE
FEDERAL
BUREAU OF
INVESTIGATION
OF THE
DEPARTMENT OF JUSTICE
WASHINGTON, D. C. 20535

LEGAL DESCRIPTION

APN 139-32-405-026

**THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE
SOUTHWEST QUARTER (SW ¼) OF SECTION 32, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:**

**LOT THREE (3) AS SHOWN BY MAP THEREOF IN FILE 90 OF PARCEL
MAPS, PAGE 49, IN THE OFFICE OF COUNTY RECORDER OF CLARK
COUNTY, NEVADA.**

THE
FEDERAL BUREAU OF INVESTIGATION
UNITED STATES DEPARTMENT OF JUSTICE
WASHINGTON, D. C. 20535