

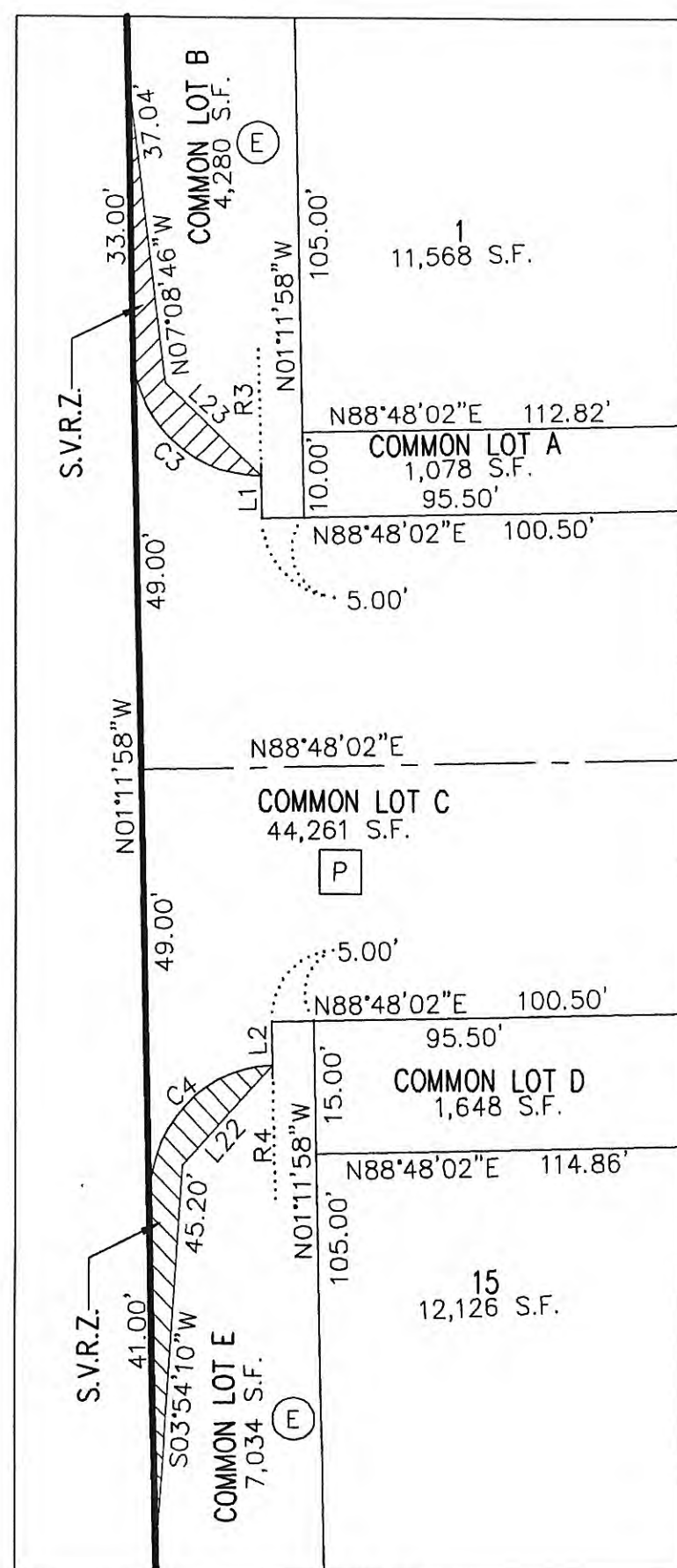
FINAL MAP

OF STERLING CROSSING

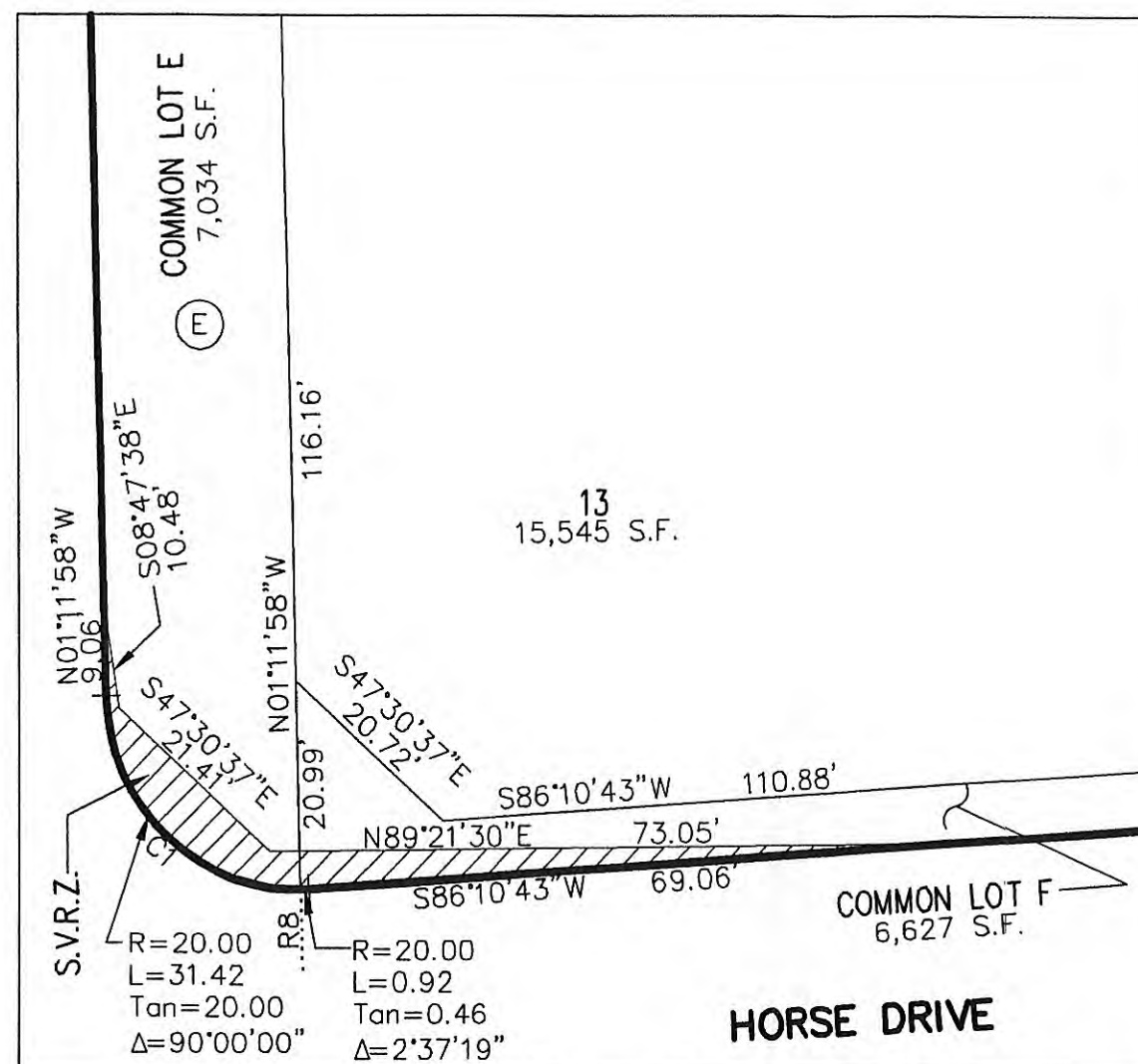
(A COMMON INTEREST COMMUNITY)

BEING A MERGER AND RESUBDIVISION OF LOTS 1, 4 AND A PORTION OF LOT 3 OF PARCEL MAPS, FILE 5, PAGE 20, CLARK COUNTY OFFICIAL RECORDS

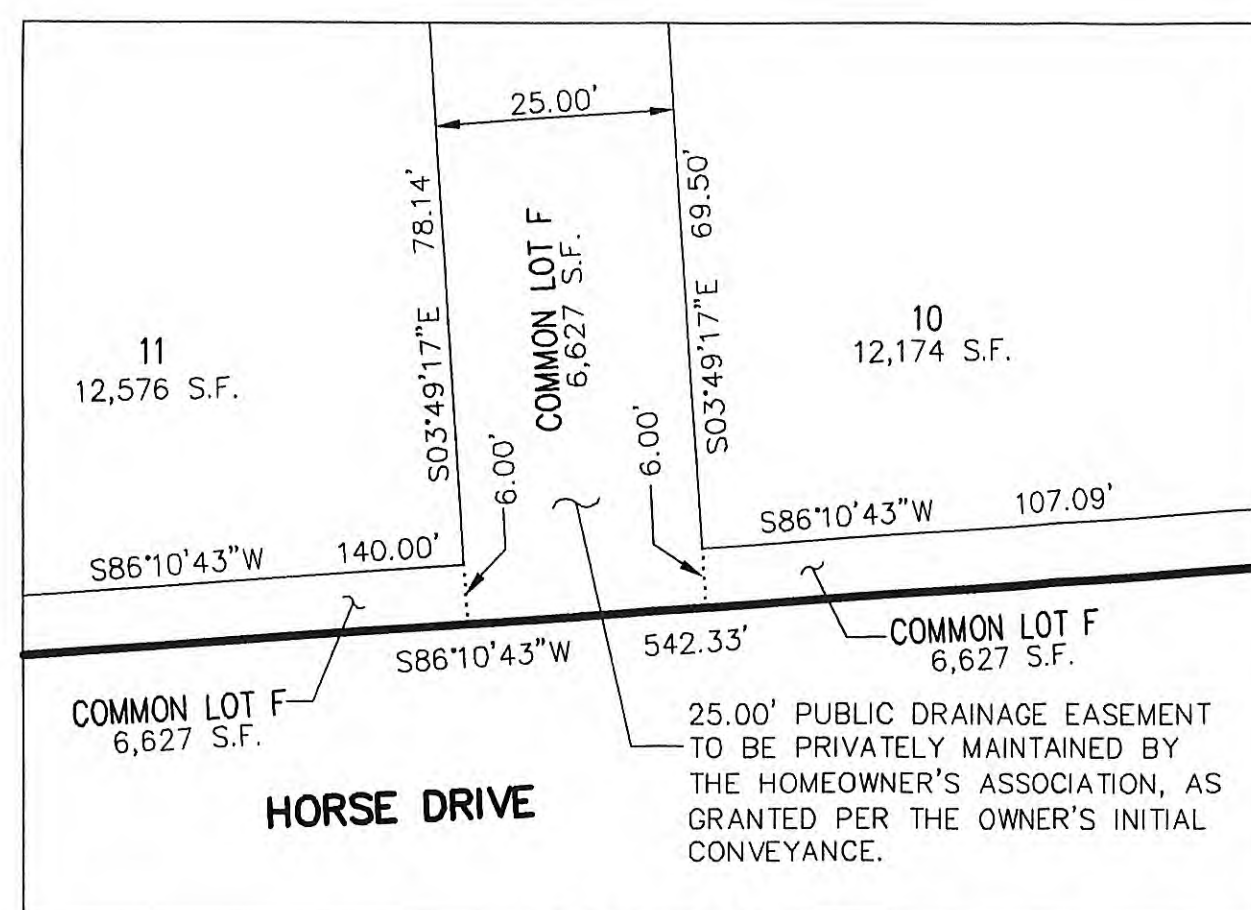
TOGETHER WITH THOSE PORTIONS OF VACATED UNICORN STREET AS DESCRIBED IN DOC:20031106:01447
SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



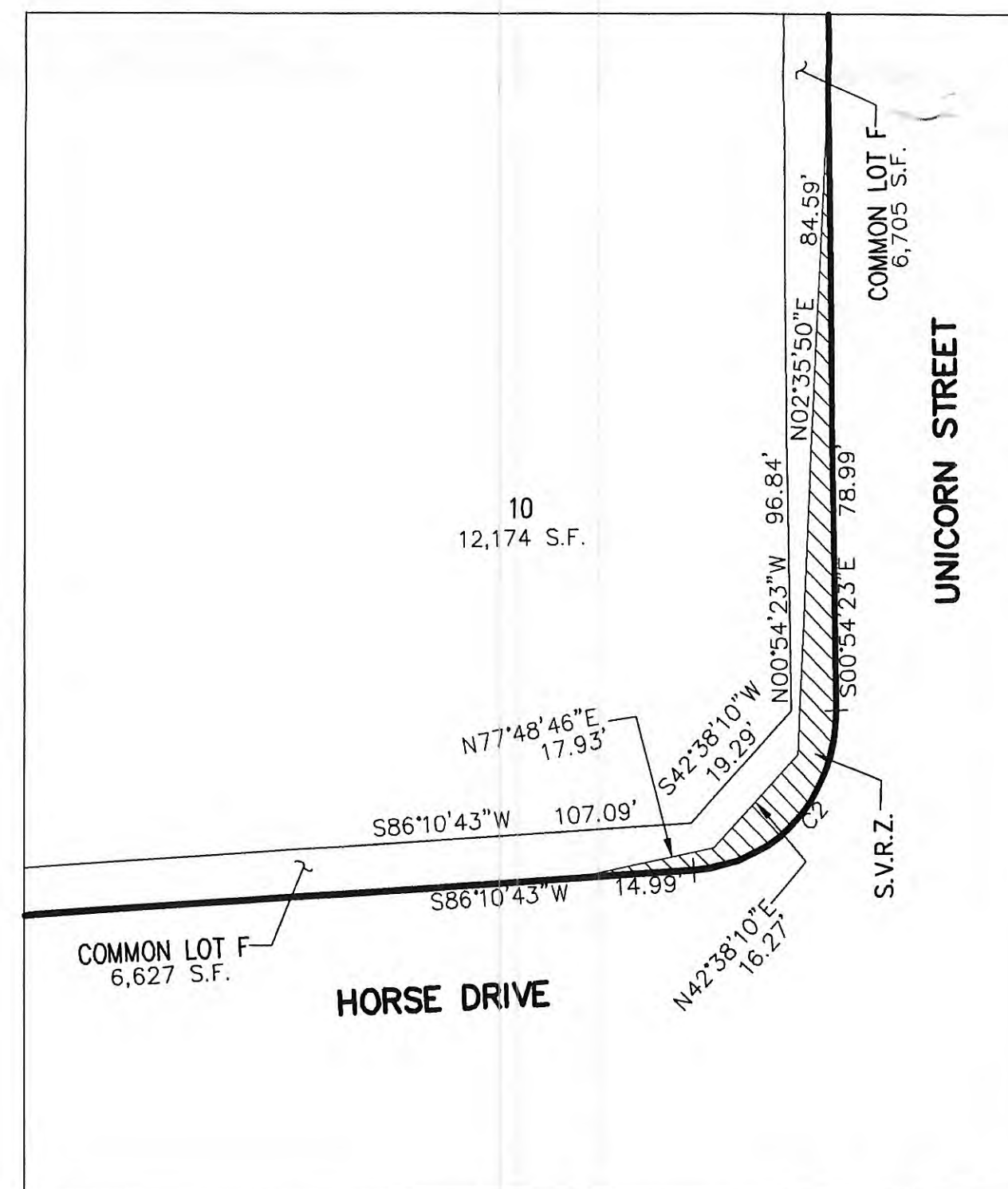
DETAIL "A"
1"=20'



DETAIL "B"
1"=20'



DETAIL "C"
1"=20'



DETAIL "D"
1"=20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°11'58"E	5.00'
L2	N01°11'58"W	5.00'
L22	S43°48'02"W	15.53'
L23	N46°11'58"W	15.79'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	32.33'	92°37'19"
C2	20.00'	30.40'	87°05'06"
C3	15.00'	23.56'	90°00'00"
C4	15.00'	23.56'	90°00'00"

RADIAL LINE TABLE	
LINE	BEARING
R3	N01°11'58"W
R4	S01°11'58"E
R8	N01°11'58"W

BASIS OF BEARINGS

NORTH 00°00'18" WEST

THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA. SAME LINE BEING THE CENTERLINE OF DECATUR BOULEVARD AS SHOWN IN BOOK 106, PAGE 71 OF PLATS, CLARK COUNTY OFFICIAL RECORDS.

NOTES:

1. NOTHING OVER 24" IN HEIGHT ALLOWED IN SIGHT VISIBILITY RESTRICTION ZONE EXCEPT TRAFFIC CONTROL DEVICES TO BE PRIVATELY MAINTAINED.
2. DRAINAGE TO BE PROVIDED AND MAINTAINED PER THE APPROVED GRADING PLAN
3. NO DIRECT VEHICULAR ACCESS TO UNICORN STREET, BRADLEY ROAD, AND HORSE DRIVE THROUGH COMMON LOTS FROM ABUTTING LOTS.
4. ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG PLS 16196 ON BLOCK WALLS.
5. ALL FRONT OR SIDE CORNERS ADJOINING PUBLIC OR PRIVATE RIGHT-OF-WAY SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF CURB ON THE PROLONGATION OF THE PROPERTY LINES.
6. COMMON LOTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

ADD NOTE
NO GATES, UTILITY, ETC,
SHALL INTERFERE THE
TRAIL PATH ACROSS
THE PRIVATE STREET.

APPLIES TO
STREETS
80' WIDE
OR WIDER

LEGEND

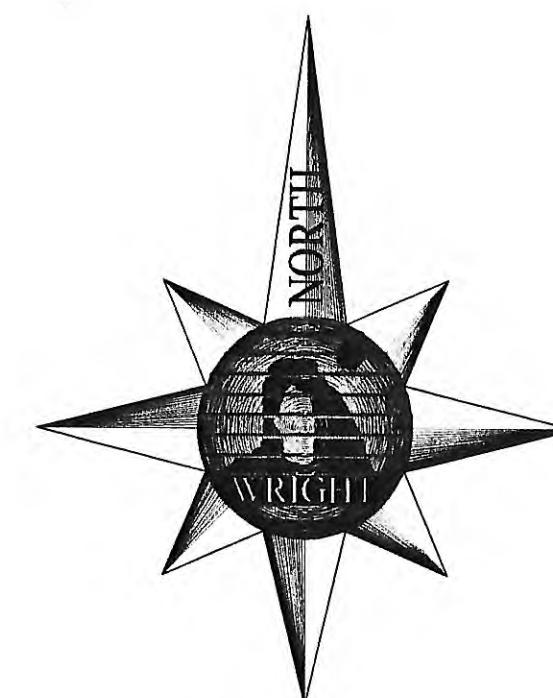
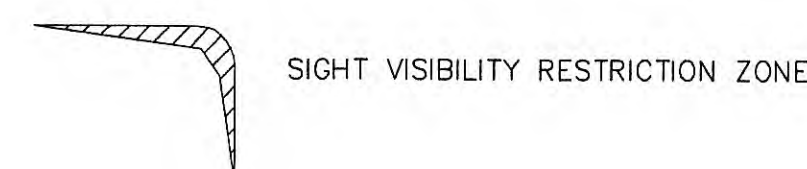
- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY
- CENTERLINE
- LOT LINE

15 LOT NUMBER / RESIDENTIAL LOTS = 15
COMMON LOTS = 6
TOTAL LOTS = 21

P THE INTERIOR PRIVATE STREETS AND PRIVATE ACCESS EASEMENTS AS SHOWN ON THIS MAP (COMMON LOT C), ARE CITY OF LAS VEGAS SEWER EASEMENTS, PUBLIC UTILITY EASEMENTS (P.U.E.), AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, AS GRANTED PER THE OWNER'S INITIAL CONVEYANCE.

E 20.00 FOOT WIDE EQUESTRIAN TRAIL BEING A NON-RESIDENTIAL LOT TO BE CONVEYED TO THE CITY OF LAS VEGAS, TO BE PRIVATELY MAINTAINED PRIOR TO CONVEYANCE.

S.F. SQUARE FEET
S.V.R.Z. SIGHT VISIBILITY RESTRICTION ZONE

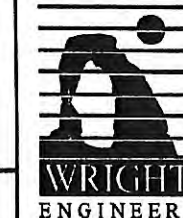


20 0 10 20 40
1 inch = 20 ft.

DRAWN BY:
JRP ON 10/28/04
CHECKED BY:
RRH ON 11/01/04
JOB NUMBER: CN24135
SCALE: 1" = 20'

WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000 FAX (702) 933-7001
STRUCTURAL CIVIL LAND SURVEYING M.E.P.

FMP-



RECEIVED
JAN 14 2005

FINAL MAP

OF STERLING CROSSING

(A COMMON INTEREST COMMUNITY)

BEING A MERGER AND RESUBDIVISION OF LOTS 1, 4 AND A PORTION OF LOT 3 OF PARCEL MAPS, FILE 5, PAGE 20, CLARK COUNTY OFFICIAL RECORDS

TOGETHER WITH THOSE PORTIONS OF VACATED UNICORN STREET AS DESCRIBED IN DOC:20031106:01447

SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGEND

— SUBDIVISION BOUNDARY LINE
--- RIGHT-OF-WAY
--- CENTERLINE
--- ADJACENT PROPERTY LINE
--- LOT LINE

⊕ FOUND MONUMENT AS NOTED
△ CALCULATED POINT
● TYPE III MONUMENT TO BE SET
REBAR AND ALUMINUM CAP
WITH REFERENCES STAMPED "PLS 16196"

15 LOT NUMBER / RESIDENTIAL LOTS = 15
COMMON LOTS = 6
TOTAL LOTS = 21

Ⓐ BLOCK NUMBER (1 BLOCK TOTAL)

Ⓟ THE INTERIOR PRIVATE STREETS AND PRIVATE ACCESS EASEMENTS AS SHOWN ON THIS MAP (COMMON LOT C), ARE CITY OF LAS VEGAS SEWER EASEMENTS, PUBLIC UTILITY EASEMENTS (P.U.E.), AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, AS GRANTED PER THE OWNER'S INITIAL CONVEYANCE.

ⓔ 20.00 FOOT WIDE EQUESTRIAN TRAIL BEING A NON-RESIDENTIAL LOT TO BE CONVEYED TO THE CITY OF LAS VEGAS, TO BE PRIVATELY MAINTAINED PRIOR TO CONVEYANCE.

S.F. SQUARE FEET
(PROD) PRODUCED LINE
A.P.N. ASSESSOR'S PARCEL NUMBER
S.V.R.Z. SIGHT VISIBILITY RESTRICTION ZONE



40 0 20 40 80
1 inch = 40 ft.

BASIS OF BEARINGS

NORTH 00°00'18" WEST
THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA. SAME LINE BEING THE CENTERLINE OF DECATUR BOULEVARD AS SHOWN IN BOOK 106, PAGE 71 OF PLATS, CLARK COUNTY OFFICIAL RECORDS.

CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	32.33'	92°37'19"
C2	20.00'	30.40'	87°05'06"
C3	15.00'	23.56'	90°00'00"
C4	15.00'	23.56'	90°00'00"
C5	20.00'	31.42'	90°00'00"
C6	20.00'	20.94'	60°00'00"
C7	20.00'	10.47'	30°00'00"
C8	20.00'	31.42'	90°00'00"
C9	20.00'	26.36'	75°31'21"
C10	20.00'	5.05'	14°28'39"
C11	25.00'	20.60'	47°12'15"
C12	25.00'	20.60'	47°12'15"
C13	40.50'	193.97'	274°24'29"
C14	40.50'	33.37'	47°12'14"
C15	40.50'	63.62'	90°00'00"
C16	40.50'	57.26'	81°00'03"
C17	40.50'	39.73'	56°12'12"
C18	30.00'	48.50'	92°37'19"
C19	50.00'	22.67'	25°58'28"
C20	50.00'	22.67'	25°58'28"
C21	49.00'	123.64'	144°34'15"
C22	49.00'	27.78'	32°28'58"
C23	49.00'	49.72'	58°08'22"
C24	49.00'	46.14'	53°56'55"
C25	25.00'	20.60'	47°12'15"
C26	25.00'	20.60'	47°12'15"
C27	40.50'	193.97'	274°24'29"
C28	40.50'	44.66'	63°10'27"
C29	40.50'	52.33'	74°01'48"
C30	40.50'	63.62'	90°00'00"
C31	40.50'	26.94'	38°07'05"
C32	40.50'	6.42'	9°05'10"

LINE	BEARING	LENGTH
L1	S01°11'58"E	5.00'
L2	N01°11'58"W	5.00'

LINE	BEARING
R3	N01°11'58"W
R4	S01°11'58"E
R5	N61°11'58"W
R6	S74°19'23"W
R7	S41°35'48"W
R8	N01°11'58"W
R9	S79°48'05"W
R10	S43°59'43"E
R11	N65°13'30"W
R12	N82°17'32"E
R13	S29°47'45"E
R14	N51°01'32"W
R15	S43°22'58"W
R16	S12°08'55"W
R17	S34°17'48"W
R18	S34°17'48"W
R19	S34°17'48"W
R20	S34°17'48"W
R21	S34°17'48"W

NOTES:

1. NOTHING OVER 24" IN HEIGHT ALLOWED IN SIGHT VISIBILITY RESTRICTION ZONE EXCEPT TRAFFIC CONTROL DEVICES TO BE PRIVATELY MAINTAINED.
2. DRAINAGE TO BE PROVIDED AND MAINTAINED PER THE APPROVED GRADING PLAN.
3. NO DIRECT VEHICULAR ACCESS TO UNICORN STREET, BRADLEY ROAD, AND HORSE DRIVE THROUGH COMMON LOTS FROM ADJUTING LOTS.
4. ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG PLS 16196 ON BLOCK WALLS.
5. ALL FRONT OR SIDE CORNERS ADJOINING PUBLIC OR PRIVATE RIGHT-OF-WAY SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF CURB ON THE PROLONGATION OF THE PROPERTY LINES.
6. COMMON LOTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

ADD NOTE:

NO GATES, UTILITIES, ETC,
SHALL IMPEDE THE TRAIL
PATH ACROSS THE
PRIVATE STREET

DRAWN BY: JRP ON 10/28/04	CHECKED BY: RRH ON 11/01/04	JOB NUMBER: CN24135	SCALE: 1" = 40'
PAGE 3 OF 4		DRAWING PATH: M:\mapping\cn24135\dwg\mops\24135vfm.dwg	

WRIGHT ENGINEERS

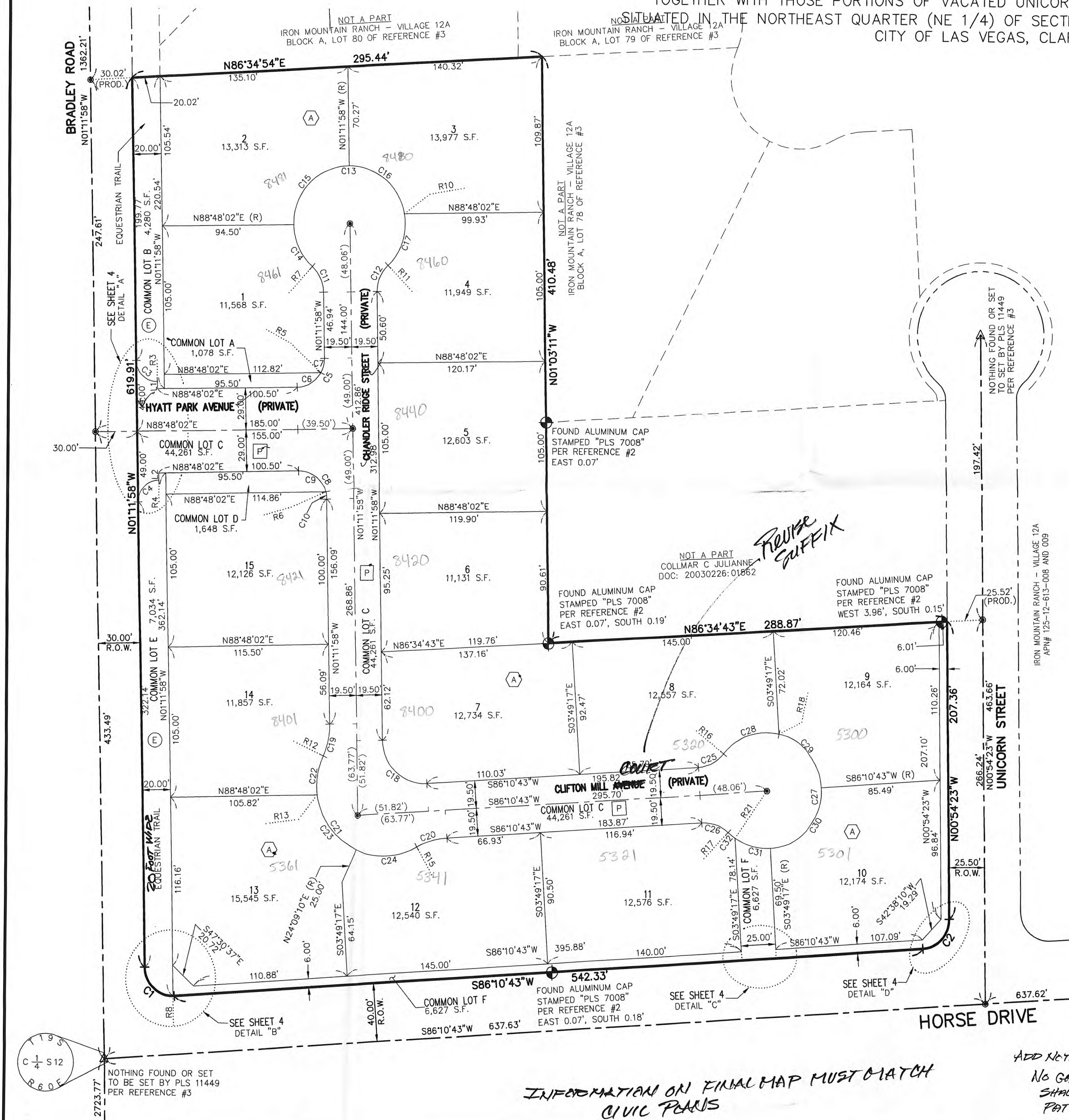
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000 FAX (702) 933-7001
STRUCTURAL CIVIL LAND SURVEYING M.E.P.



RECEIVED

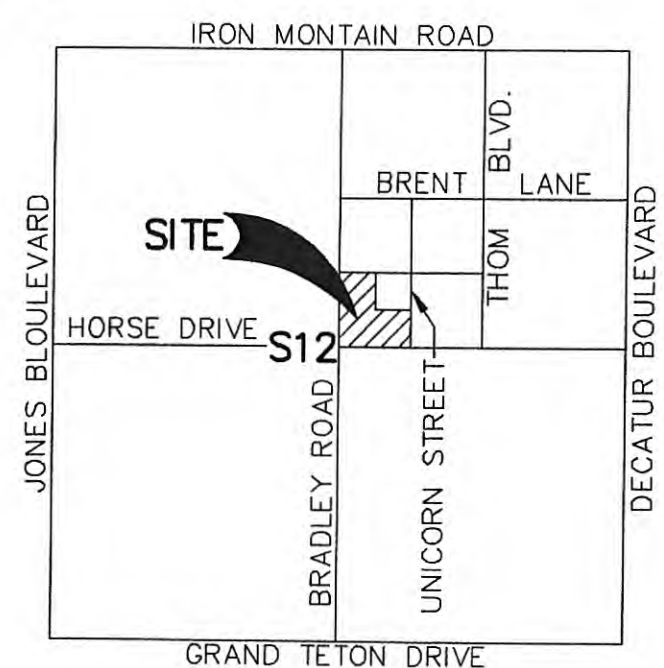
JAN 14 REC'D

INFORMATION ON FINAL MAP MUST MATCH
CIVIC PLANS



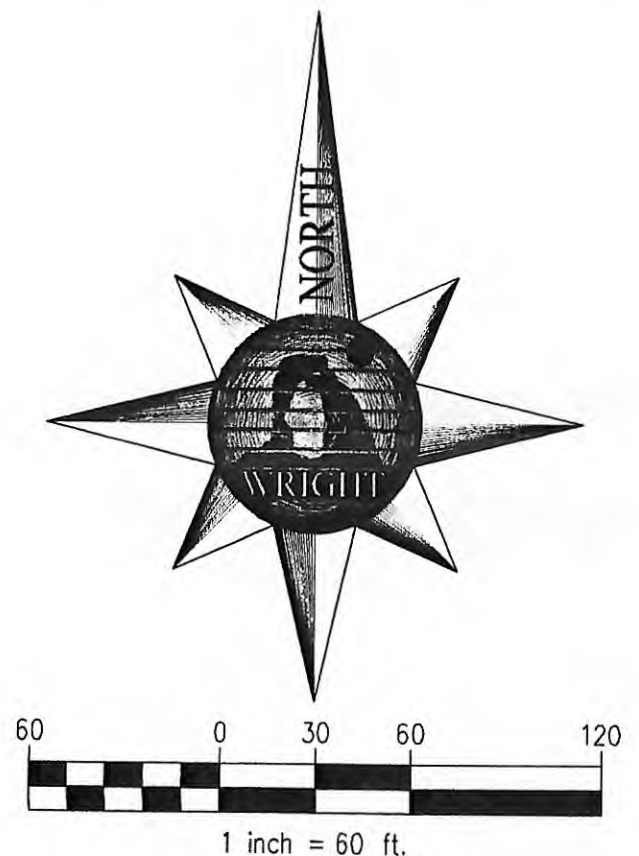
(A COMMON INTEREST COMMUNITY)

TOGETHER WITH THOSE PORTIONS OF VACATED UNICORN STREET AS DESCRIBED IN DOC:20031106:01447
SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



VICINITY MAP

SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



LEGEND

-  SUBDIVISION BOUNDARY LINE
 RIGHT-OF-WAY
 CENTERLINE
 ADJACENT PROPERTY LINE
 EXISTING LOT LINES TO BE
 MERGED AND RESUBDIVIDED
 FOUND MONUMENT AS NOTED
 CALCULATED POINT
 B.O.B. BASIS OF BEARINGS
 S.F. SQUARE FEET
 P.O.C. POINT OF COMMENCING
 P.O.B. POINT OF BEGINNING

REFERENCES

- | | | | |
|----------------|-----------|----------|----------|
| 1: PARCEL MAPS | FILE: 103 | PAGE: 73 | |
| 2: PARCEL MAPS | FILE: 05 | PAGE: 20 | |
| 3: PLATS | BOOK: 117 | PAGE: 42 | |
| 4: PLATS | BOOK: 106 | PAGE: 71 | (B.O.B.) |
| 5: PLATS | BOOK: 110 | PAGE: 28 | |
| 6: SURVEYS | FILE: 121 | PAGE: 25 | |
| 7: PARCEL MAPS | FILE: 05 | PAGE: 15 | |

BASIS OF BEARINGS

NORTH 00°00'18" WEST
THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE: 60 EAST, M.D.M., CLARK COUNTY, NEVADA. SAME LINE BEING THE CENTERLINE OF DECATUR BOULEVARD AS SHOWN IN BOOK 106, PAGE 71 OF PLATS, CLARK COUNTY OFFICIAL RECORDS.

DRAWN BY: JRP ON 10/28/04		WRIGHT ENGINEERS 7425 PEAK DRIVE LAS VEGAS, NEVADA 89128 TEL (702) 933-7000 FAX (702) 933-7001 STRUCTURAL CIVIL LAND SURVEYING M.E.P.		
CHECKED BY: BRH ON 11/01/04		DRAWING PATH: M:\mapping\cn24135\dwg\msoas\24135vfm.dwg		
JOB NUMBER: SCALE:				
CN24135	1" = 60'			
PAGE 2 OF 4				

MP-

RECEIVED
JAN 14 REC'D

FINAL MAP

OF STERLING CROSSING

(A COMMON INTEREST COMMUNITY)

BEING A MERGER AND RESUBDIVISION OF LOTS 1, 4 AND A PORTION OF LOT 3 OF PARCEL MAPS, FILE 5, PAGE 20, CLARK COUNTY OFFICIAL RECORDS

TOGETHER WITH THOSE PORTIONS OF VACATED UNICORN STREET AS DESCRIBED IN DOC:20031106:01447
SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

MB HOLDINGS, LLC A NEVADA LIMITED LIABILITY COMPANY
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND WHICH IS SHOWN ON THE FINAL MAP OF:
STERLING CROSSING

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND DEDICATE ALL EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC PLACES AS SPECIFICALLY 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 ABOVE-NAMED OWNER HEREBY GRANTS AND CONVEYS TO SOUTHWEST GAS CORPORATION, COX COMMUNICATIONS LAS VEGAS INC., LAS VEGAS VALLEY WATER DISTRICT, NEVADA POWER COMPANY AND SPRINT, JOINTLY AND SEVERALLY AND TO THEIR SUCCESSORS AND ASSIGNS,

- (I) A THREE FOOT WIDE EASEMENT ABUTTING ALL SIDE PROPERTY LINES AND ALONG ALL UNDERGROUND SERVICES TO METER PANELS TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.
- (II) A PUBLIC UTILITY EASEMENT (P.U.E.) ON PRIVATE STREETS AND COMMON LOTS OR ELEMENTS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, FIRE HYDRANTS, UNDERGROUND GAS, WATER, POWER, TELEPHONE, AND CABLE T.V. LINES AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHERMORE, THE ABOVE-NAMED OWNER HEREBY GRANTS AND CONVEYS TO THE LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS INC., NEVADA POWER COMPANY AND SPRINT CENTRAL NEVADA-TELEPHONE COMPANY, JOINTLY AND SEVERALLY AND TO THEIR SUCCESSORS AND ASSIGNS,

- (I) AN EASEMENT, CONTIGUOUS TO, AND/OR BACK OF, PUBLIC OR PRIVATE STREETS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT FROM THE BACK OF SIDEWALK, MEASURED AT RIGHT ANGLES, FOR ABOVE GROUND TRANSFORMERS, TELEPHONE EQUIPMENT PADS, CABLE TELEVISION PADS, AND FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF UNDERGROUND DISTRIBUTION LINES AND APPURTENANCES AND WATER FACILITIES, (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 ANY PUBLIC OR PRIVATE STREET FRONTAGE) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.
- (II) ALSO, AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS, WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF UNDERGROUND WATER, POWER, CABLE TELEVISION, TELEPHONE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO. PROVIDED HOWEVER, THAT NO ABOVE-GROUND UTILITY VAULT THAT WOULD SUBSTANTIALLY INTERFERE WITH THE INTENDED USE OF THE TRAIL CORRIDOR SHALL BE ALLOWED WITHIN ANY EASEMENTS, CORRIDORS, OR COMMON LOTS DESIGNATED AS PUBLIC MULTI-USE TRAIL EASEMENT AREAS, AND NO SUCH EASEMENT RIGHT SHALL BE GRANTED TO THE ABOVE LISTED UTILITY COMPANIES, NOR ANY OTHER PARTIES, IN CONFLICT WITH THE STATEMENT.

FURTHERMORE, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS:

- (I) A FIVE FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON ELEMENTS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS, AND APPURTENANCES AND ACCESS THERETO;
- (II) AN ADDITIONAL EASEMENT OF UP TO TWO-FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, TRAFFIC SIGNAL, CONDUIT, AND APPURTENANCE TO EXTEND BEYOND THE FIVE-FOOT EASEMENT, IF NECESSARY;
- (III) TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM THESE EASEMENTS.

FURTHERMORE, THE ABOVE-NAMED OWNER, GRANTS AND CONVEYS TO THE STERLING CROSSING HOMEOWNER'S ASSOCIATION THOSE PRIVATE STREETS AND COMMON LOTS AS SPECIFICALLY INDICATED AND OUTLINED HEREON.

FURTHERMORE, THE ABOVE-NAMED OWNER, GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AN EASEMENT FOR DRAINAGE PURPOSES OVER A PORTION OF COMMON LOTS, AS SPECIFICALLY INDICATED AND OUTLINED HEREON. ALL PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. I HEREBY ACKNOWLEDGE THAT NON-RESIDENTIAL LOTS B AND E WILL BE CONVEYED TO THE CITY OF LAS VEGAS WITHIN ONE YEAR OF THE RECORDATION OF THIS MAP.

BY: _____ DATE _____
OF: MB HOLDINGS, LLC A NEVADA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2004

BY: _____
AS: _____
OF: MB HOLDINGS, LLC A NEVADA LIMITED LIABILITY COMPANY

NOTARY PUBLIC
MY APPOINTMENT EXPIRES : _____

CERTIFICATE OF EASEMENT RECIPIENTS

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

NEVADA POWER COMPANY _____ DATE _____

SPRINT _____ DATE _____

SOUTHWEST GAS CORPORATION _____ DATE _____

COX COMMUNICATIONS LAS VEGAS, INC. _____ DATE _____

LAS VEGAS VALLEY WATER DISTRICT _____ DATE _____

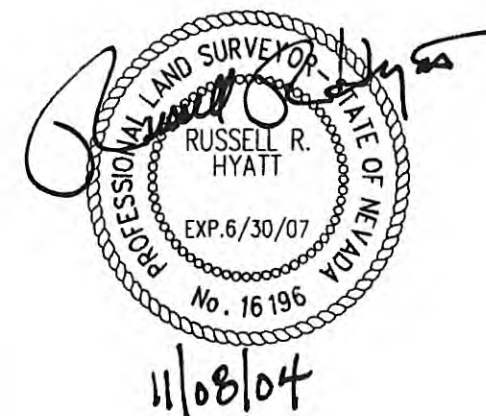
CITY OF LAS VEGAS- CHARLES KAJKOWSKI JR.,- PE 4784 _____ DATE _____
CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, RUSSELL R. HYATT, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, ACTING AS AN AGENT FOR WRIGHT ENGINEERS, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF: MB HOLDINGS, LLC A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 01, 2004.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT 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 ENSURE THE INSTALLATION OF THE MONUMENTS.

RUSSELL R. HYATT
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 16196



LEGAL DESCRIPTION

BEING A MERGER AND RE-SUBDIVISION OF LOTS 1, 4 AND A PORTION OF LOT 3 OF PARCEL MAPS, FILE 5, PAGE 20, CLARK COUNTY OFFICIAL RECORDS, TOGETHER WITH THOSE PORTIONS OF VACATED UNICORN STREET AS DESCRIBED IN DOC:20031106:01447, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER SECTION CORNER OF SAID SECTION 12 SAME BEING THE CENTERLINE INTERSECTION OF BRADLEY ROAD AND HORSE DRIVE; THENCE NORTH 01°11'58" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4), COINCIDENT WITH THE CENTERLINE OF BRADLEY ROAD, 433.49 FEET, THENCE NORTH 86°34'54" EAST DEPARTING SAID WEST LINE, 30.02 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID BRADLEY ROAD SAME POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 86°34'54" EAST DEPARTING SAID EASTERLY RIGHT-OF-WAY, 295.44 FEET; THENCE SOUTH 01°03'11" EAST, 410.48 FEET, THENCE NORTH 86°34'43" EAST, 288.87 FEET TO THE WESTERLY RIGHT-OF-WAY OF UNICORN STREET; THENCE SOUTH 00°54'23" EAST ALONG SAID WESTERLY RIGHT-OF-WAY, 207.36 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY, DEPARTING SAID WESTERLY RIGHT-OF-WAY, 30.40 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°05'06" TO THE NORTHERLY RIGHT-OF-WAY OF HORSE DRIVE; THENCE SOUTH 86°10'43" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, 542.33 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY, 32.33 FEET TO THE EASTERLY RIGHT-OF-WAY OF BRADLEY ROAD; THENCE NORTH 01°11'58" WEST ALONG SAID EASTERLY RIGHT-OF-WAY, 619.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 253,742 SQUARE FEET (5.83 ACRES) MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

NORTH 00°00'18" WEST

THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA. SAME LINE BEING THE CENTERLINE OF DECATUR BOULEVARD AS SHOWN IN BOOK 106, PAGE 71 OF PLATS, CLARK COUNTY OFFICIAL RECORDS.

REFERENCES

- | | | |
|----------------|-----------|-------------------|
| 1: PARCEL MAPS | FILE: 103 | PAGE: 73 |
| 2: PARCEL MAPS | FILE: 05 | PAGE: 20 |
| 3: PLATS | BOOK: 117 | PAGE: 42 |
| 4: PLATS | BOOK: 106 | PAGE: 71 (B.O.B.) |
| 5: PLATS | BOOK: 110 | PAGE: 28 |
| 6: SURVEYS | FILE: 121 | PAGE: 25 |
| 7: PARCEL MAPS | FILE: 05 | PAGE: 15 |

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 OF "STERLING CROSSING", AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER FINANCIAL GUARANTEE HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE;

_____ DAY OF _____, 200_____

ALAN R. RIEKKI, P.L.S.
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 12469

DIVISION OF WATER RESOURCES

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

DIVISION OF WATER RESOURCES

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY 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

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 ALTERATIONS THERETO; 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 DEPARTMENT OF THE CITY OF LAS VEGAS, NEVADA.

ON THE _____ DAY OF _____, 200_____

~~ROBERT S. GENZER~~ **M. MARGO WHEELER, AICP**
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

HOMEOWNER'S ASSOCIATION ACCEPTANCE STATEMENT

THE HOMEOWNER'S ASSOCIATION FOR STERLING CROSSING HEREBY ACCEPTS THE PRIVATE STREETS AND COMMON LOTS AS SPECIFICALLY INDICATED AND OUTLINED HEREON.

BY: _____ DATE _____
FOR THE HOMEOWNER'S ASSOCIATION FOR TOLBERTS MILL

RECORDER'S NOTE

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

FMP- 5964

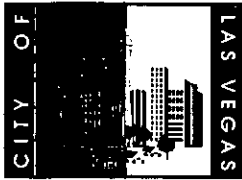
FINAL MAP OF STERLING CROSSING (A COMMON INTEREST COMMUNITY) BEING A MERGER AND RESUBDIVISION OF LOTS 1, 4 AND A PORTION OF LOT 3 OF PARCEL MAPS, FILE 5, PAGE 20, CLARK COUNTY OFFICIAL RECORDS TOGETHER WITH THOSE PORTIONS OF VACATED UNICORN STREET AS DESCRIBED IN DOC:20031106:01447 SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF S 12, T 19 S, R 60 E, M.D.M.		No. _____ FILED AT THE REQUEST OF: WRIGHT CIVIL ENGINEERS, INC. DATE: _____ AT _____ BOOK: _____ PAGE: _____ OF: PLATS OFFICIAL RECORDS BOOK No. _____ CLARK COUNTY, NEVADA RECORDS FRANCES DEANE, RECORDER FEE: _____ DEPUTY _____
DRAWN BY: JRP ON 10/28/04 CHECKED BY: RRH/IAP ON 11/08/04 JOB NUMBER: CN24135 SCALE: 1" = N/A	WRIGHT ENGINEERS 7425 PEAK DRIVE LAS VEGAS, NEVADA 89128 TEL (702) 933-7000 FAX (702) 933-7001 STRUCTURAL CIVIL LAND SURVEYING M.E.P. DRAWING PATH: M:\mopping\cn24135\dwg\maps\24135vfm.dwg	
PAGE 1 OF 4		

RECEIVED

JAN 14 REC'D

COMMENTS

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 7, 2005

Mr. Greg Cooper
MB Holdings
1220 South Commerce Street
Las Vegas, Nevada 89102

RE: FMP-5964 - Sterling Crossing

Dear Mr. Cooper:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on February 7, 2005.

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 **Sterling Crossing** (TMP-4872).
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. Add the following paragraph per Title 19 Appendix E to the Owner's Certificate "Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement."
4. Show and label the required Equestrian Trail across the western boundary of this site as follows; "20-foot wide Multi-Use Equestrian Trail, Common Lots lots "B" & "E", Non-residential lot to be conveyed to the City of Las Vegas, to be privately maintained prior to conveyance" and include the following statement to the end of the Owner's Certificate "I/we hereby acknowledge that non-residential lots Common Lots lots "B" & "E" will be conveyed to the City of Las Vegas within one year of the recordation of this map".
5. Show and grant a 20-foot wide Equestrian Trail Easement across the entry way, Hyatt Park Avenue, for Equestrian Trail continuity.

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



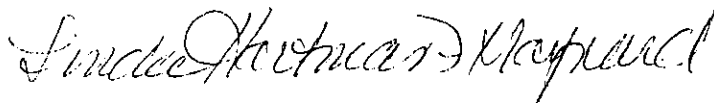


Mr. Greg Cooper
FMP-5964 - Page Two
February 7, 2005

6. On sheet 3, Common Lot "F" between lots 10 & 11, add the words "PUE, Public Sewer Easement and Public Drainage Easement To Be Privately Maintained by the Homeowner's Association".
7. Site development to comply with all previous conditions of approval for the Sterling Crossing Tentative Map.
8. 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. Also, as necessary, all easements relating to the placement of or access to Traffic Control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.

This action by the Planning and Development Department on February 7, 2005 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. Regina Frederick
Wright Engineers
7425 Peak Drive
Las Vegas, Nevada 89128



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: Russell R. Hyatt, PLS
Wright Engineers

From: Alan R. Riecki, PLS
City Surveyor

CC: Linda Hartman-Maynard
Planning and Development

Date: January 31, 2005

Re: **STERLING CROSSING**
FMP-5964

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 revise the Owner's Certificate to include the equestrian trail statement as shown in Title 18, Appendix E.

Minor corrections to the legal description, both in the title block and legal description as marked.

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

Please add an acknowledgment for the signature for the homeowner's association.

In regards to the quarter corner at Horse and Bradley Road, you will need to revise the map to reflect setting this monument. If indeed PLS 11449 sets the monument in the meantime, you may show it as found with the reference ties on your monument tie map. Until then, we must take into consideration the possibility that the monument may not be set by the time you're setting your monuments, in which case you will be required to set the monument.

Common Lots B and E, shown on Sheet 3 should be relabeled "non-residential lot". If they're labeled Common Lots, they share common ownership with all the homeowners and I don't think that's where you want to go with this since it appears that those lots will be deeded to the City of Las Vegas.

Please check the square footage of Common Lot F. We arrive at a square footage of 6,627 square feet.

Please correct miscellaneous minor typographical errors and corrections as shown on the redlines.





100



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: January 28, 2005
Re: **FMP-5964** Sterling Crossing
Request for a 15 lot residential Final Map Technical Review
NEC of Horse Drive and Bradley Road

COMMENTS:

We note that an accepted Drainage Plan/Study is on file with the Flood Control Section of the Department of Public Works for the Sterling Crossing residential subdivision.

CONDITIONS OF APPROVAL:

1. Add the following paragraph per Title 19 Appendix E to the Owner's Certificate "Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement."
2. Show and label the required Equestrian Trail across the western boundary of this site as follows; "20-foot wide Multi-Use Equestrian Trail, Common Lots lots "B" & "E", Non-residential lot to be conveyed to the City of Las Vegas, to be privately maintained prior to conveyance" and include the following statement to the end of the Owner's Certificate "I/we hereby acknowledge that non-residential lots Common Lots lots "B" & "E" will be conveyed to the City of Las Vegas within one year of the recordation of this map".
3. Show and grant a 20-foot wide Equestrian Trail Easement across the entry way, Hyatt Park Avenue, for Equestrian Trail continuity.
4. On sheet 3, Common Lot "F" between lots 10 & 11, add the words "PUE, Public Sewer Easement and Public Drainage Easement To Be Privately Maintained by the Homeowner's Association".
5. Site development to comply with all previous conditions of approval for the Sterling Crossing Tentative Map.
6. 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. Also, as necessary, all easements relating to the placement of or access to Traffic Control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.



January 25, 2005

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

Gentlemen:

SUBJECT: WATER AVAILABILITY – FMP-5964 STERLING CROSSING
A.P.N. 125-12-601-006, 009

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

A 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 21.9 acre-feet/year.

If you have any questions, please contact Karen Jensen at 258-3276.

Sincerely,

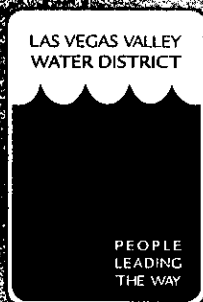
Original signed by:
GEORGE A. JACOBY

George A. Jacoby, Manager
Engineering Services Division

GAJ/kj

cc: Clark County Health District
City of Las Vegas Planning Department
Wright Engineers

63 JUN 13 1999



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

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE-PRESIDENT

Mary Kincaid-Chauncey

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER



Leo Drozdoff, Administrator
(775) 687-4670

Administration
Facsimile 687-5856

Water Quality Planning
Water Pollution Control
Facsimile 687-4684

Mining Regulations & Reclamation
Facsimile 684-5239

State of Nevada
KENNY C. GUINN
Governor



Allen Biaggi, Director

Air Pollution Control
Air Quality Planning
Facsimile 687-6396

Waste Management
Federal Facilities

Corrective Actions
Facsimile 687-8335

NDEP.nv.gov

DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL PROTECTION

Las Vegas Office
1771 East Flamingo Road, Suite 121-A
Las Vegas, Nevada 89119-0837

January 20, 2005

LYNN MCNUTT
Clark County Health District
P.O. Box 3902/625 Shadow Lane
Las Vegas, NV 89127

**Re: Final Map
STERLING CROSSING
15 lots in the City of Las Vegas**

Dear Ms. MCNUTT:

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,

A handwritten signature in black ink, appearing to read "Darrell Rasner".

Darrell Rasner
Technical Services Branch
Bureau of Water Pollution Control

cc:
LINDA HARTMAN-MAYNARD the City of Las Vegas, Planning and Development
Development Services Center
ROBERT THOMPSON Water Resources, Southern Nevada Branch
Engineer: WRIGHT ENGINEERS 7425 PEAK DR LAS VEGAS NV 89128
Developer Name: GC DEVELOPMENT 1220 S COMMERCE ST LAS VEGAS, NV 89127

Control No. 12591

Ref 10726

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**

1/18/05

FMP-5964 - STERLING CROSSING - Request for a Final Map Technical Review FOR A 15-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.83 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN 125-12-601-006 and 009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

CASE PLANNER: LINDA HARTMAN-MAYNARD 229-6899



ADMINISTRATIVE

Comments Due: JANUARY 28, 2005

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 comment A handwritten signature in cursive script, likely belonging to Linda Hartman-Maynard.





City of Las Vegas

COMBINED FIRE COMMUNICATIONS CENTER
SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS
FIRE SERVICES / STREET NAME VALIDATION
SUBDIVISION LISTING

2/3/2005 2:55:49 PM

FIRM: Wright Engineers, Inc.

ENTITY: City Of Las Vegas Planning

SUBDIVISION: Sterling Estates

PLANNING No.:

DESCRIPTION:

REF NO: 10736

Street Name	Street Type	Disposition
✓ Clifton Mill		Approved
✓ Horse		Extension of existing street
✓ Unicorn		Extension of existing street
<u>Chandler Ridge</u>		<u>Approved</u>
<u>Hyatt Park</u>		<u>Approved</u>
Brisbane		Street name duplicate
Fontaine		Street name sound alike
Abbylynn		Street name sound alike



UNITED STATES
POSTAL SERVICE

Linda Hartman-Maynard
City of Las Vegas
Department of Community
Planning & Development
400 Stewart Ave
Las Vegas, NV 89101-2987

There are no conflicts with the proposed street names for the following subdivision:

CHANDLER RIDGE ST
CLIFTON MILL AVE
HYATT PARK AVE

Sincerely,

Michael Martino
OIC, Las Vegas

WRIGHT ENG./Chris Croft - fax # (702-933-7001)
AMS file.

ΕΠΙΧΕΙΡΗΣΙΑΚΟ ΠΡΟΓΡΑΜΜΑ 2014-2020
 ΠΡΟΓΡΑΜΜΑ ΕΠΙΧΕΙΡΗΣΙΑΚΩΝ ΠΡΟΓΡΑΜΜΑΤΩΝ
 ΠΡΟΓΡΑΜΜΑ ΕΠΙΧΕΙΡΗΣΙΑΚΩΝ ΠΡΟΓΡΑΜΜΑΤΩΝ
 ΠΡΟΓΡΑΜΜΑ ΕΠΙΧΕΙΡΗΣΙΑΚΩΝ ΠΡΟΓΡΑΜΜΑΤΩΝ

1001 E SUNSET RD RM 2009
LAS VEGAS NV 89199-9321
702-361-9435
Fax: 702-361-9349



12/10/1910

TRANSMITTAL**To:****JEREMY S. MCCAY, P.E.
WRIGHT ENGINEERS****From:****Kevin Berg, P.E.
LAND DEVELOPMENT****Subject:****1ST EXPRESS REVIEW COMMENTS
STERLING CROSSING****Copies to:****FILE G-12-6 (7695)****WE TRANSMIT HEREWITH FOR YOUR:**☒ REVIEW AND COMMENT ☐ INFORMATION ☐ USE☐ APPROVAL ☐ REFERENCE**THE FOLLOWING:**☐ CONTRACT DRAWINGS ☐ PRELIMINARY DRAWINGS☐ TECHNICAL SPECIFICATIONS ☒ SUBMITTAL(S)☐ ESTIMATES ☐ OTHER

DESCRIPTION	# OF COPIES	DATE
LAND DEVELOPMENT PLAN CHECK 1 ST REVIEW	1	1/11/05
ELECTRICAL AND TRAFFIC COMMENTS		
FIRE COMMENTS		
PLANNING COMMENTS		
APPROVED BOND ESTIMATE		

REMARKS:**ADDRESS ALL COMMENTS NOTED ON THE DRAWINGS AND SUBMIT MYLARS/DUPLICATE MYLARS
ALONG WITH THE REDLINES.****POST BOND AND PAY ALL FEES PRIOR TO MYLAR SUBMITTAL.****BY: Kevin Berg, PE****TITLE: PROJECT ENGINEER****400 E. STEWART AVE. - LAS VEGAS - NEVADA 89101-2986
(702) 229-6371 - (702) 386-9108 (TDD) (702) 383-9767 (FAX)**

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

FMP-5964

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)	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)	ALAN RIEKKI	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. 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

1/18/05

FMP-5964 - STERLING CROSSING - Request for a Final Map Technical Review FOR A 15-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.83 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN 125-12-601-006 and 009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

CASE PLANNER: LINDA HARTMAN-MAYNARD 229-6899



ADMINISTRATIVE

Comments Due: JANUARY 28, 2005

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

October 8, 2004

Mr. Greg Cooper
MB Holdings
1220 South Commerce Street
Las Vegas, Nevada 89102

RE: TMP-4872 - STERLING CROSSING - TENTATIVE MAP

Dear Mr. Cooper:

Your request for a Tentative Map FOR A 15-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.90 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN 125-12-601-006 and 009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack, was considered by the Planning Commission on October 7, 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 Site Development Plan Review (SDR-4617).
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.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Landscape and maintain all unimproved right-of-way adjacent to this site.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Jonel Moncrief
Steve Wolfson

City Manager
Douglas A. Selby





Mr. Greg Cooper
TMP-4872 - Page Two
October 8, 2004

7. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.
8. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
9. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 5 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.
10. Site development to comply with all applicable conditions of approval for ZON-4616 and all other subsequent site-related actions.
11. 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.

This action by the Planning Commission on October 7, 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. Greg Cooper
Cooper Custom Homes
1220 South Commerce Street
Las Vegas, Nevada 89102

Ms. Regina Frederick
Wright Engineers
7425 Peak Drive
Las Vegas, Nevada 89128



Memorandum

City of Las Vegas
Office of the City Clerk

To: M. Margo Wheeler, AICP

From: Current Planning

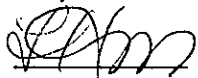
Date:

Re: FMP-5964 STERLING CROSSING

This Final Map Mylar has been reviewed for compliance with the following:

- ☐ The required trail is shown.
 - ☐ 20' Multi-Use Transportation Trail (Non-Equestrian – 15' of Common Lot and 5' in ROW)
 - ☐ 35' Multi-Use Transportation Trail Equestrian Trail (30' of Common Lot and 5' in ROW)
 - ☒ 25' Recreational / Equestrian Trail (20' of Common Lot and 5' in ROW)
-
- ☐ A Trail is **not required** within the area of this map.

Map reviewed by:



Report Date 01/14/2005 04:16 PM

Submitted By

Page 1

A/P # 5964 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/14/2005 10:17	983136	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-5964 - STERLING CROSSING - Request for a Final Map Technical Review FOR A 15-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.83 acres adjacent to the northeast corner of Horse Drive and Bradley Road (APN 125-12-601-006 and 009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

Parent A/P # 4872
Project # 5964 Project/Phase Name STERLING CROSSING Phase #
Size/Area 5.83 ACRES Size Description
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12512601006

Location

Owner/Tenant

Contact ID AC772226 Name M B HOLDINGS L L C
Mailing Address 220 S COMMERCE ST
City LAS VEGAS Organization
ZIP/PC 89102-2505 State/Province NV
Day Phone Country
Fax Evening Phone
Mobile # ☐ Foreign

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

12512601006
12512601009

Applicants/Contacts



Report Date 01/14/2005 04:16 PM

Submitted By

Page 2

Applicants/Contacts

Primary	N	Capacity	APPL	Contact ID	AC764432	☐ Foreign
Effective		Expire				
Name	COOPER CUSTOM HOMES					
Day Phone	(702)348-4269 x	Eve Phone	(702)471-6766 x	Address	1220 S. COMMERCE STREET	
Pager		PIN #			LAS VEGAS	
Fax		Mobile			NV	
E-Mail					89102	
Organization		Position		Profession		
Seasonal Addr						

Valid From To
Comments

Greg Cooper - 348-4269



City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**FMP Application****Report Date** 01/14/2005 04:16 PM**Submitted By****Page 3****Applicants/Contacts**

Primary N	Capacity OWNER	Contact ID AC772226 ☐ Foreign
Effective	Expire	
Name M B HOLDINGS L L C		
Day Phone	Eve Phone	Address 1220 S COMMERCE ST
Pager	PIN #	
Fax	Mobile	LAS VEGAS
E-Mail		NV
Organization	Position	Profession 89102-2505
Seasonal Addr		
Valid From	To	
Comments		
No Comments		

Primary Y	Capacity OTHER	Other REP	Contact ID AC553260 ☐ Foreign
Effective	Expire		
Name WRIGHT ENGINEERING			
Day Phone (702)933-7000 x	Eve Phone	Address 7425 PEAK DR	
Pager	PIN #	LAS VEGAS	
Fax (702)933-7001	Mobile	NV	
E-Mail		89128	
Organization	Position	Profession	
Seasonal Addr			
Valid From	To		
Comments			

Regina Frederick - 933-7000

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Successful
APPLICATION FEE (\$0.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
64507 FIRE COMM (FIRE COMMUNICATION)	Incomplete
64508 CURRENT PL (CURRENT PLANNING)	Incomplete
64509 DEVCO (DEVELOPMENT COORDINATION)	Incomplete
64510 SURVEY (SURVEY)	Incomplete
64511 TRAFFIC (TRAFFIC ENGINEERING)	Incomplete
64512 FLOOD (FLOOD CONTROL)	Incomplete
64513 SEWER (COLLECTION SYSTEMS PLANNING)	Incomplete
64514 ROW (RIGHT-OF-WAY)	Incomplete
64515 LAND DEV (LAND DEVELOPMENT)	Incomplete
64516 SID (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
64517 TEFO (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
64518 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



Report Date 01/14/2005 04:16 PM

Submitted By

Page 4

Item Description	Item Status
Check Open Cases	0

Fees	Status	Paid Date	Amount
APPLICATION FEE	P	01/14/2005 10:22	525.00
Total Unpaid		0.00	Total Paid 525.00

Inspections

There are no Inspections for this Report

Review Activities Act # Completed	Act Type	Status Comp By	Waived Comments	Issued	Started
64508	CURRENT PL	0	N	01/14/2005 16:12	
64509	DEVCO	0	N	01/14/2005 16:12	
64507	FIRE COMM	0	N	01/14/2005 16:12	
64518	FIRE ENG	0	N	01/14/2005 16:12	
64512	FLOOD	0	N	01/14/2005 16:12	
64515	LAND DEV	0	N	01/14/2005 16:12	
64514	ROW	0	N	01/14/2005 16:12	
64513	SEWER	0	N	01/14/2005 16:12	
64516	SID	0	N	01/14/2005 16:12	
64510	SURVEY	0	N	01/14/2005 16:12	
64517	TEFO	0	N	01/14/2005 16:12	
64511	TRAFFIC	0	N	01/14/2005 16:12	

Activity Review Details

Detail TECHNICAL REV SUBMIT LIST(FMP) Modified By DGALLEN
Comments

Modified Date/Time 01/14/2005 10:17

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

Report Date 01/14/2005 04:16 PM

Submitted By

Page 5

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

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

FINAL MAP

Technical Review Process

Mylar Process

15 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

6 # of Common Element Lots

0 # of Common Element Lots

01/14/2005 Blueline Submitted

Mylar Submitted

01/14/2005 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 MERLING CROSSING

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
---------------------------	-------------	------------	-------	------

PAYMNT CK NAME,# WHO PICKED UP PERMIT
regina FREDERICK, GC DEVELOPMENT LLC CK 10026

970040

01/14/2005 10:23

Model Home Details

No Model Home Details



APPLICATION/PETITION FORM

Application/Petition For: Final Map
Project Address (Location): Horse & Bradley
Project Name: Sterling Crossing Proposed Use: SFR
Assessor's Parcel No(s): 125-12-601-006, 009 Ward #: _____
General Plan: existing _____ proposed _____ Zoning: existing RPD-2 proposed _____
Commercial Sq. Footage: _____ Floor Area Ratio: _____
Gross Acres: 6.99 Lots/Units: 15 Density: 2.14 du/ac
Additional Information: _____

PROPERTY OWNER MB Holdings Contact: Greg Cooper
Address: 1220 S. Commerce Street Phone: 348-4269 Fax: 471-6766
City: Las Vegas State: NV Zip: 89102

APPLICANT: Cooper Custom Homes Contact: Greg Cooper
Address: 1220 S. Commerce Street Phone: 348-4269 Fax: 471-6766
City: Las Vegas State: NV Zip: 89102

REPRESENTATIVE: Wright Engineers Contact: Regina Frederick
Address: 7425 Peak Drive Phone: 933-7000 Fax: 933-7001
City: Las Vegas State: NV Zip: 89128

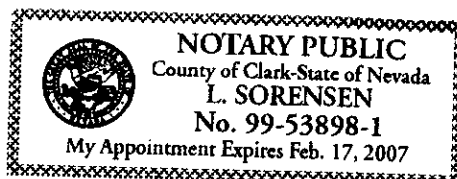
Property Owner Signature* [Signature]
Print Name: Steve Menzies

Subscribed and sworn before me

This 6 day of January, 20 05

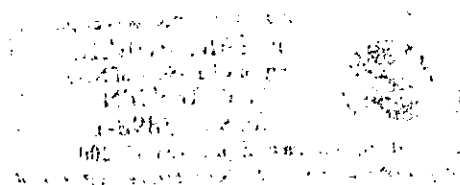
[Signature]
Notary Public in and for Said County and State

*Revised 6/7/04



FOR DEPARTMENT USE ONLY

Case # FMP-5964
Meeting Date: _____
Total Fee: \$525-
Date Accepted: 1-14-05
Accepted By: DA



1986

Assessor Parcel No(s):
125-12-601-006 &
125-12-601-009

Receipt/Uninformed Copy
Requester:
OLD REPUBLIC TITLE COMPANY OF NEVADA
05/12/2004 09:07:24 T20040019415
Book/Instr: 2004 0512-0001202
Trust Deed: 2004 0512-0001202
Fees: \$35.00 Page Count: 19
RPTT: \$0.00
Frances Deane
Clark County Recorder

RECORDATION

REQUESTED BY:
BankWest of Nevada
Henderson Branch
2890 N. Green Valley
Pkwy
Henderson, NV
89014

WHEN RECORDED MAIL

TO:
BankWest of Nevada
Henderson Branch
2890 N. Green Valley
Pkwy
Henderson, NV
89014

SEND TAX NOTICES TO:

MB HOLDINGS, LLC
5795 ROGERS
STREET
LAS VEGAS, NV
89118

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated April 28, 2004, among MB HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY, whose address is 5795 ROGERS STREET, LAS VEGAS, NV 89118 ("Grantor"); BankWest of Nevada, whose address is Henderson Branch, 2890 N. Green Valley Pkwy, Henderson, NV 89014 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and OLD REPUBLIC TITLE, whose address is 1830 E SAHARA AVE, LAS VEGAS, NV 89104 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Grantor irrevocably grants, bargains, sells and conveys to Trustee with power of sale for the benefit of Lender as Beneficiary all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in CLARK County, State of Nevada:

SEE ATTACHED EXHIBIT "A"



**DEED OF TRUST
(Continued)**

Loan No: 208319787

Page 2

The Real Property or its address is commonly known as **NORTHEAST CORNER OF HORSE DR. AND BRADLEY RD., LAS VEGAS, NV 89131.** The Real Property tax identification number is **125-12-601-006 & 125-12-601-009**

Grantor presently, absolutely, and irrevocably assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS INCLUDING FUTURE ADVANCES AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that: (a) this Deed of Trust is executed at Borrower's request and not at the request of Lender; (b) Grantor has the full power, right, and authority to enter into this Deed of Trust and to hypothecate the Property; (c) the provisions of this Deed of Trust do not conflict with, or result in a default under any agreement or other instrument binding upon Grantor and do not result in a violation of any law, regulation, court decree or order applicable to Grantor; (d) Grantor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (e) Lender has made no representation to Grantor about Borrower (including without limitation the creditworthiness of Borrower).

GRANTOR'S WAIVERS. Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Borrower shall pay to Lender all Indebtedness secured by this Deed of Trust as it becomes due, and Borrower and Grantor shall strictly perform all their respective obligations under the Note, this Deed of Trust, and the Related Documents.

STATUTORY COVENANTS. The following Statutory Covenants are hereby adopted and made a part of this Deed of Trust: Covenants Nos. 1, 3, 4, 5, 6, 7, 8 and 9 of N.R.S. 107.030. The rate of interest after default for Covenant No. 4 shall be 6.000 percentage points over the variable rate index defined in the Note. The percent of counsel fees under Covenant No. 7 shall be ten percent(10%). Except for Covenants Nos. 6, 7, and 8, to the extent any terms of this Deed of Trust are inconsistent with the Statutory Covenants the terms of this Deed of Trust shall control. Covenants 6, 7, and 8 shall control over the express terms of any inconsistent terms of this Deed of Trust.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Borrower and Grantor agree that Borrower's and Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3)



**DEED OF TRUST
(Continued)**

Loan No: 208319787

Page 3

collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Deed of Trust. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Deed of Trust or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Deed of Trust, including the obligation to indemnify, shall survive the payment of the Indebtedness and the satisfaction and reconveyance of the lien of this Deed of Trust and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

**DEED OF TRUST
(Continued)**

Loan No: 208319787

Page 15

Borrower. The word "Borrower" means MB HOLDINGS, LLC; KENNETH D. BLACK; and STEVE MENZIES and includes all co-signers and co-makers signing the Note.

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Grantor, Lender, and Trustee.

Default. The word "Default" means the Default set forth in this Deed of Trust in the section titled "Default".

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

Grantor. The word "Grantor" means MB HOLDINGS, LLC.

Guaranty. The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Trustee or Lender to enforce Grantor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender. The word "Lender" means BankWest of Nevada, its successors and assigns.

Note. The word "Note" means the promissory note dated April 28, 2004, in the original principal amount of \$681,500.00 from Borrower to Lender, together with all renewals of,

**DEED OF TRUST
(Continued)**

Loan No: 208319787

Page 16

extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

Personal Property. The words "Personal Property" mean all equipment, fixtures, mobile homes, manufactured homes or modular homes which have not been legally acceded to the real property in accordance with Nevada law, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to or used in the operation of the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

Trustee. The word "Trustee" means OLD REPUBLIC TITLE, whose address is 1830 E SAHARA AVE, LAS VEGAS, NV 89104 and any substitute or successor trustees.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

MB HOLDINGS, LLC

By: 
KENNETH D. BLACK, Manager of MB HOLDINGS, LLC

By: 
STEVE MENZIES, Manager of MB HOLDINGS, LLC

DEED OF TRUST
(Continued)

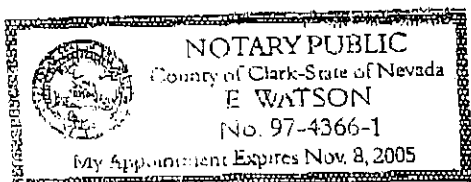
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Nevada

COUNTY OF Clark

)
) SS
)

This instrument was acknowledged before me on 5-6-04 by KENNETH D. BLACK, Manager and STEVE MENZIES, Manager of MB HOLDINGS, LLC, as designated agents of MB HOLDINGS, LLC.



(Seal, if any)

E. Watson

(Signature of notarial officer)

Notary Public in and for State of _____

REQUEST FOR FULL RECONVEYANCE

(To be used only when obligations have been paid in full)

To: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: _____

Beneficiary: _____

By: _____

Its: _____

EXHIBIT "A"

The land referred to is situated in the State of Nevada, County of Clark, City of Las Vegas, and is described as follows:

PARCEL 1:

Parcel No. One (1) as shown on a plat on file in the Office of the County Recorder, Clark County, Nevada, as File 5, Page 20 of Parcel Maps; being further described as being a portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 12, Township 19 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, and being more specifically described as follows:

COMMENCING at the point of intersection of the Northerly line of the Southerly 40.00 feet with the Easterly line of the Westerly 40.00 feet of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) thereof;

THENCE North 85°40'36" East along the Northerly line of the Southerly 40.00 feet thereof, 26.17 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 85°40'36" East along said Northerly line, 257.69 feet;

THENCE North 01°33'20" West, 638.75 feet to the Northerly line of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) thereof;

THENCE South 86°04'45" West along said Northerly line, 285.41 feet;

THENCE South 01°42'07" East along the Easterly line of the afore-described Westerly 40.00 feet thereof, 614.51 feet to a tangent curve, concave to the Northeast, having a radius of 25.00 feet;

THENCE Southerly and Easterly (curving left) along said curve, through a central angle of 92°37'17", an arc length of 40.41 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 12, Township 19

South, Range 60 East, M.D.B.&M., Clark County, Nevada, being more particularly described as follows:

COMMENCING at the Northwest corner of Lot Two (2) of that certain recorded Parcel Map performed by William T. Cuddy at the instance of James Rodney Aldrich and Patti Jo Aldrich dated March 13, 1975 as Document No. 461327 in File 5 of Parcel Maps, Page 20, Official Records, Clark County, Nevada; THENCE South $01^{\circ}33'20''$ East along the West line of said Lot Two (2) and the Southerly extension thereof a distance of 410.48 feet to the TRUE POINT OF BEGINNING;

THENCE North $86^{\circ}04'34''$ East a distance of 284.34 feet to a point in the West right of way line of Unicorn Street (60.00 feet wide);

THENCE South $01^{\circ}24'32''$ East along said West right of way line a distance of 207.31 feet to a point of tangency of a curve to the right, concave Northwesterly and having a radius of 20.00 feet;

THENCE along said curve, through a central angle of $87^{\circ}05'08''$ an arc length of 30.40 feet to a point in the North right of way line of Horse Drive (80.00 feet wide);

THENCE South $85^{\circ}40'36''$ West along said North right of way a distance of 264.85 feet to a point in the East line of Lot One (1) of said File 5, Page 20 of Parcel Maps;

THENCE North $01^{\circ}33'20''$ West along the East line of said Lot One (1) a distance of 228.27 feet to the TRUE POINT OF BEGINNING.

Also known as all of Lot Four (4) and a Southerly portion of Lot Three (3) in Parcel Maps, File 5, Page 20, recorded March 13, 1975 as Document No. 461327, Clark County, Nevada Records.



1. 2. 3.

After P.P.T.T.S 6,951.30
APN 125-12-601-006
125-12-601-009

Title Order No. 5106001018
Escrow No. 5106001018-EW
WHEN RECORDED MAIL TO:

Name MB Holdings, LLC
Street 1220 S. Commerce St.
Address Las Vegas, NV 89102

City & State
MAIL TAX STATEMENTS TO: Grantee at address
above

Receipt/Confirmed Copy
Lessor: OLD REPUBLIC TITLE COMPANY OF NEVADA
05/12/2004 09:07:24 T20040019415
Book/Instr: 20040512 0001201
Deed Page Count: 4
Fees: \$16.00
RPT: \$6,951.30
Frances Deane
Clark County Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
James D. Childress, Trustee and Georgia M. Childress, Trustee
of the James D. Childress and Georgia M. Childress Family Trust dated
October 10, 1975
hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to
MB Holdings, LLC, a Nevada limited liability company

that property in Clark
described as:

County, Nevada,

Dated April 27, 2004

STATE OF NEVADA

COUNTY OF CLARK

On 4-28-04 before me,
the undersigned, a Notary Public in and for said State,
personally appeared

James D. Childress
Georgia M. Childress

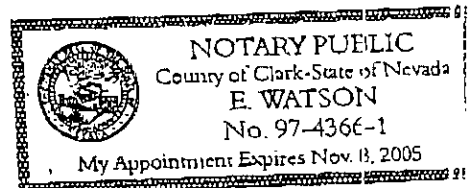
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature E. Watson

Name E. Watson
ORTC-410 4/2003 (typed or printed)

James D. Childress Trustee
James D. Childress, Trustee
Georgia M. Childress Trustee
Georgia M. Childress, Trustee



(This area for official notarial seal)



EXHIBIT "A"

The land referred to is situated in the State of Nevada, County of Clark, City of Las Vegas, and is described as follows:

PARCEL 1:

Parcel No. One (1) as shown on a plat on file in the Office of the County Recorder, Clark County, Nevada, as File 5, Page 20 of Parcel Maps; being further described as being a portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 12, Township 19 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, and being more specifically described as follows:

COMMENCING at the point of intersection of the Northerly line of the Southerly 40.00 feet with the Easterly line of the Westerly 40.00 feet of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) thereof;

THENCE North 85°40'36" East along the Northerly line of the Southerly 40.00 feet thereof, 26.17 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 85°40'36" East along said Northerly line, 257.69 feet;

THENCE North 01°33'20" West, 638.75 feet to the Northerly line of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) thereof;

THENCE South 86°04'45" West along said Northerly line, 285.41 feet;

THENCE South 01°42'07" East along the Easterly line of the afore-described Westerly 40.00 feet thereof, 614.51 feet to a tangent curve, concave to the Northeast, having a radius of 25.00 feet;

THENCE Southerly and Easterly (curving left) along said curve, through a central angle of 92°37'17", an arc length of 40.41 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 12, Township 19



South, Range 60 East, M.D.B.&M., Clark County, Nevada, being more particularly described as follows:

COMMENCING at the Northwest corner of Lot Two (2) of that certain recorded Parcel Map performed by William T. Cuddy at the instance of James Rodney Aldrich and Patti Jo Aldrich dated March 13, 1975 as Document No. 461327 in File 5 of Parcel Maps, Page 20, Official Records, Clark County, Nevada; THENCE South $01^{\circ}33'20''$ East along the West line of said Lot Two (2) and the Southerly extension thereof a distance of 410.48 feet to the TRUE POINT OF BEGINNING;

THENCE North $86^{\circ}04'34''$ East a distance of 284.34 feet to a point in the West right of way line of Unicorn Street (60.00 feet wide);

THENCE South $01^{\circ}24'32''$ East along said West right of way line a distance of 207.31 feet to a point of tangency of a curve to the right, concave Northwesterly and having a radius of 20.00 feet;

THENCE along said curve, through a central angle of $87^{\circ}05'08''$ an arc length of 30.40 feet to a point in the North right of way line of Horse Drive (80.00 feet wide);

THENCE South $85^{\circ}40'36''$ West along said North right of way a distance of 264.85 feet to a point in the East line of Lot One (1) of said File 5, Page 20 of Parcel Maps;

THENCE North $01^{\circ}33'20''$ West along the East line of said Lot One (1) a distance of 228.27 feet to the TRUE POINT OF BEGINNING.

Also known as all of Lot Four (4) and a Southerly portion of Lot Three (3) in Parcel Maps, File 5, Page 20, recorded March 13, 1975 as Document No. 461327, Clark County, Nevada Records.



