(9)

Inst #: 201005250004700
Fees: $22.00
N/C Fee: $0.00
05/25/2010 02:07:16 PM
Receipt #: 364627
Requestor:
LAS VEGAS CITY
Recorded By: LEX Pgs: 9
DEBBIE CONWAY
CLARK COUNTY RECORDER

When recorded mail to:
City Clerk-City Hall
400 Stewart Ave
Las Vegas, Nevada 89101

APN: 125-01-499-001

ORDER OF VACATION

WHEREAS, a petition dated the 6th day of December 2007, signed by a property owner(s) abutting the area affected thereby, was filed with the City Clerk of the City Council of the City of Las Vegas, Nevada (hereinafter the "City Clerk" and the "City Council" respectively), applying for the vacation of certain real property, hereinafter described. The petition having been in order, the City Council referred it to the City's Planning Commission (hereinafter the "Planning Commission") for its recommendation, and the Planning Commission having filed its report with the City Council approved and recommended such vacation; and

WHEREAS, The Planning Commission hearing referenced in the previous paragraph was held on the 28th day of February 2008, at the hour of 6:00 p.m. in the City Council Chambers of Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, Nevada, notice of which was provided to each owner of property abutting the area proposed for vacation and a notice published at least once in a newspaper of general circulation in the City setting forth the date, time and place of the public hearing and the extent of the proposed vacation; and

WHEREAS, the notices were mailed and a notice of hearing was published on the 11th day of January 2008, and

WHEREAS, The City Council having held a hearing on the 2nd day of April 2008, on the petition for vacation and the recommendation of the Planning Commission thereon, and the City Council having heard evidence in support of and against the petition; and

WHEREAS, Following the hearing, the City Council having approved the petition by finding that the portion of the real property to be vacated is no longer required for the public use and convenience and that the vacation will inure to the benefit of the City of Las Vegas and that neither the public, nor any person, will be materially injured thereby, and that utility company requirements, if any, will be satisfied;

THEREFORE, IT IS HEREBY ORDERED by the City Council of the City of Las Vegas, Nevada, that the following described real property, situated in the City of Las Vegas, Nevada, County of Clark, State of Nevada, and more particularly described as follows:

LEGAL DESCRIPTION:

For complete legal description, see Exhibit "A" attached hereto

And by this reference made a part hereof

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

EXHIBIT "A"
VAC-25907
APN: 125-01-499-001

EXPLANATION: THIS DESCRIPTION REPRESENTS A PORTION OF BRADLEY ROAD AND IRON MOUNTAIN ROAD TO BE VACATED IN SUPPORT OF THE "IRON MOUNTAIN/BRADLEY" PROJECT.

DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG THE NORTH LINE THEREOF, SOUTH 88°29'35" WEST, 66.08 FEET; THENCE SOUTH 01°30'25" EAST, 30.00 TO A POINT ON THE SOUTH LINE OF THE NORTH 30.00 FEET OF SAID SOUTHEAST QUARTER (SE 1/4), SAID POINT BEING ALSO THE **POINT OF BEGINNING**; THENCE ALONG SAID SOUTH LINE, NORTH 88°29'35" EAST, 10.00 FEET TO A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°06'31", A DISTANCE OF 39.75 FEET TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG SAID WEST LINE, SOUTH 00°23'54" EAST, 577.19 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 53°07'48", A DISTANCE OF 23.18 FEET TO THE WEST LINE OF THE EAST 40.00 FEET OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG SAID WEST LINE, NORTH 00°23'54" WEST, 597.00 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF A CURVE, HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 91°06'31", A DISTANCE OF 39.75 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 6,166 SQUARE FEET.

PARCEL 2

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG THE SOUTH LINE THEREOF, NORTH 87°44'37" EAST, 52.42 FEET; THENCE NORTH 02°15'23" WEST, 40.00 FEET TO THE **POINT OF BEGINNING** ON THE NORTH LINE OF THE SOUTH 40.00 FEET OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE FROM A TANGENT BEARING SOUTH 87°44'37" WEST, CURVING TO THE RIGHT, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 56°45'28", A DISTANCE OF 24.77 FEET TOA POINT ON THE EAST LINE OF THE WEST 30.00 FEET OF SAID SOUTHEAST QUARTER (SE 1/4), A RADIAL LINE TO SAID POINT BEARS SOUTH 54°30'05" WEST; THENCE ALONG SAID EAST LINE, NORTH 00°35'01" WEST, 19.30 FEET; THENCE FROM A TANGENT BEARING SOUTH 00°35'01" EAST, CURVING TO THE LEFT ALONG THE ARC OF A

F:\SURVEY\300\398-A204B\DOCUMENTS\LEGLAS\VAC-DESC-REV3 By: CKM Ckd. By: CKM
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NV 89146 /PHONE: (702) 804-2000/ FAX: (702) 804-2299

CURVE HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 91°40'22", A DISTANCE OF 32.00 FEET TO THE NORTH LINE OF THE SOUTH 50.00 FEET OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG SAID NORTH LINE, NORTH 87°44'37" EAST, 1,216.62 FEET; THENCE FROM A TANGENT BEARING SOUTH 34°36'49" WEST, CURVING TO THE RIGHT, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 53°07'48", AN ARC DISTANCE OF 23.18 FEET TO THE NORTH LINE OF THE SOUTH 40.00 FEET OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG SAID NORTH LINE, SOUTH 87°44'37" WEST, 1,196.26 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 12,333 SQUARE FEET.

RESERVING THEREFROM AN EASEMENT TO THE CITY OF LAS VEGAS FOR PUBLIC STREETLIGHT PURPOSES, PUBLIC FIRE HYDRANT PURPOSES AND APPURTENANCES THERETO, OVER, ACROSS AND UNDER THE EAST 5.00 FEET OF THE ABOVE DESCRIBED PARCEL 1 AND THE SOUTH 5.00 FEET OF THE ABOVE DESCRIBED PARCEL 2, TOGETHER WITH REASONABLE RIGHTS OF INGRESS THERETO AND EGRESS THEREFROM.

ALSO RESERVING THEREFROM AN EASEMENT TO NEVADA POWER COMPANY, A NEVADA CORPORATION D/B/A/ NV ENERGY COMPANY, OVER, ACROSS AND UNDER THE ABOVE DESCRIBED PARCEL 2, TOGETHER WITH REASONABLE RIGHTS OF INGRESS THERETO AND EGRESS THEREFROM.

ALSO RESERVING THEREFROM AN EASEMENT TO THE SOUTHWEST GAS CORPORATION, OVER, ACROSS AND UNDER THE ABOVE DESCRIBED PARCEL 2, TOGETHER WITH REASONABLE RIGHTS OF INGRESS THERETO AND EGRESS THEREFROM.

END OF DESCRIPTION.

BASIS OF BEARINGS:
NORTH 87°44'37" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY MAP THEREOF, RECORDED IN FILE 165, PAGE 48 OF SURVEYS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

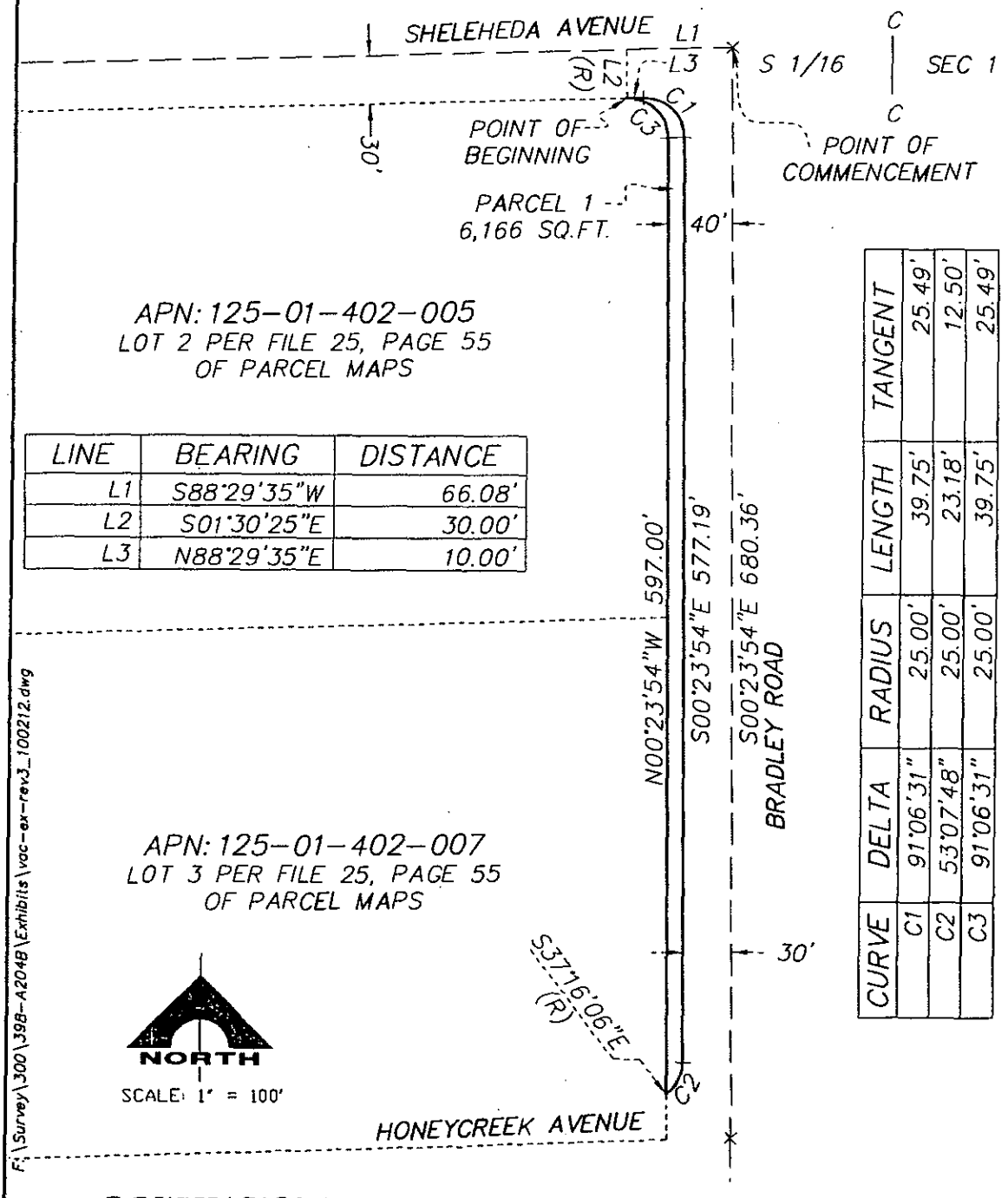
CRAIG K. MATSUEDA, PLS
NEVADA LICENSE NO.: 17022
EXPIRES: 12/31/2011

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
CRAIG K. MATSUEDA
Exp: 12/31/11
No. 17022
3/03/10

F:\SURVEY\300\398-A204B\DOCUMENTS\LEGLAS\VAC-DESC-REV3 By: CKM Ckd. By: CKM
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NV 89146 /PHONE: (702) 804-2000/ FAX: (702) 804-2299

VACATION: VAC -25907

PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



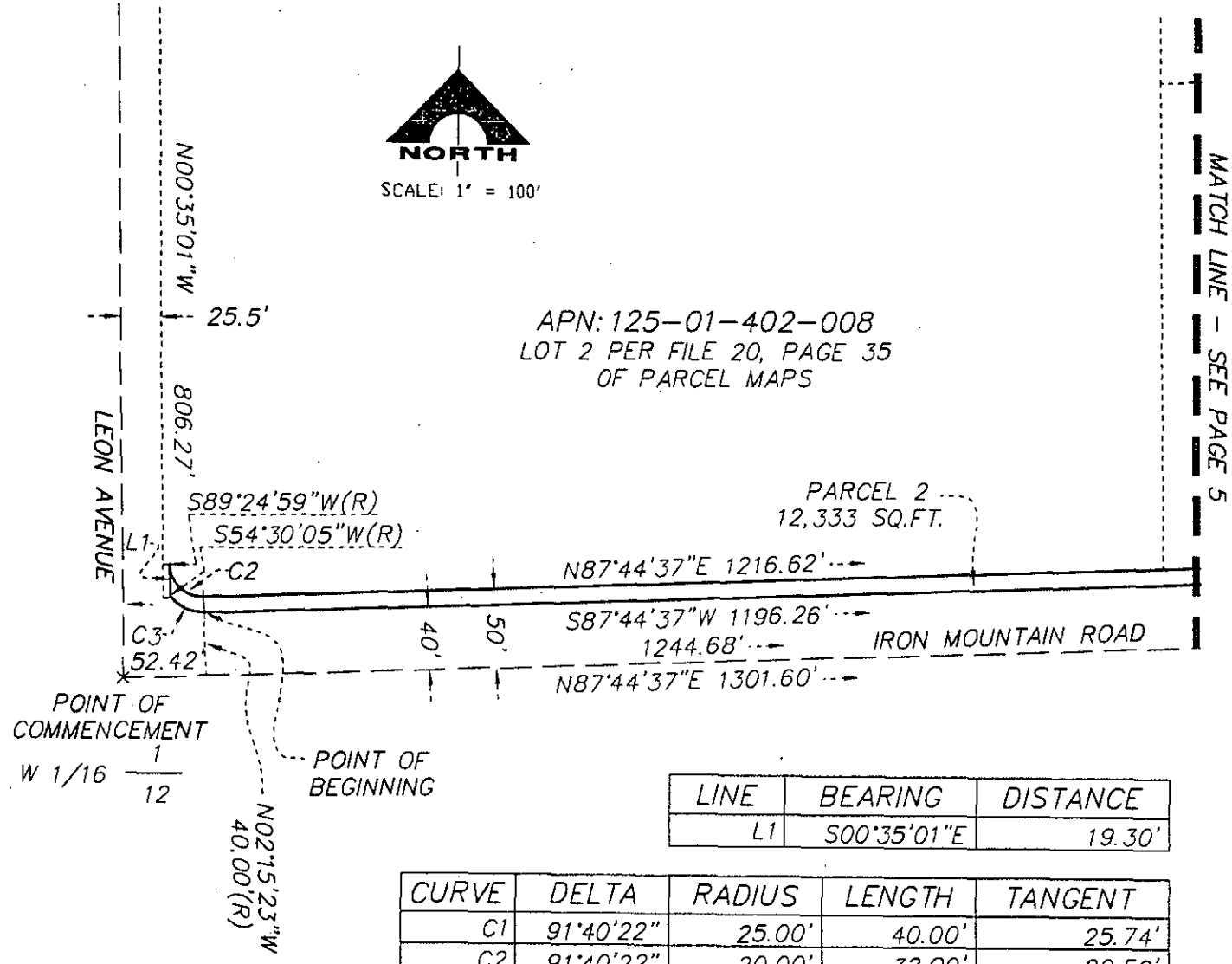
LINE	BEARING	DISTANCE
L1	S88°29'35"W	66.08'
L2	S01°30'25"E	30.00'
L3	N88°29'35"E	10.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	91°06'31"	25.00'	39.75'	25.49'
C2	53°07'48"	25.00'	23.18'	12.50'
C3	91°06'31"	25.00'	39.75'	25.49'

F:\Survey\300\398-A204B\Exhibits\vac-ex-rev3_100212.dwg

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD · LAS VEGAS, NV 89146
T: 702.804.2000 · F: 702.804.2299 · GCWALLACE.COM

EXHIBIT "A"

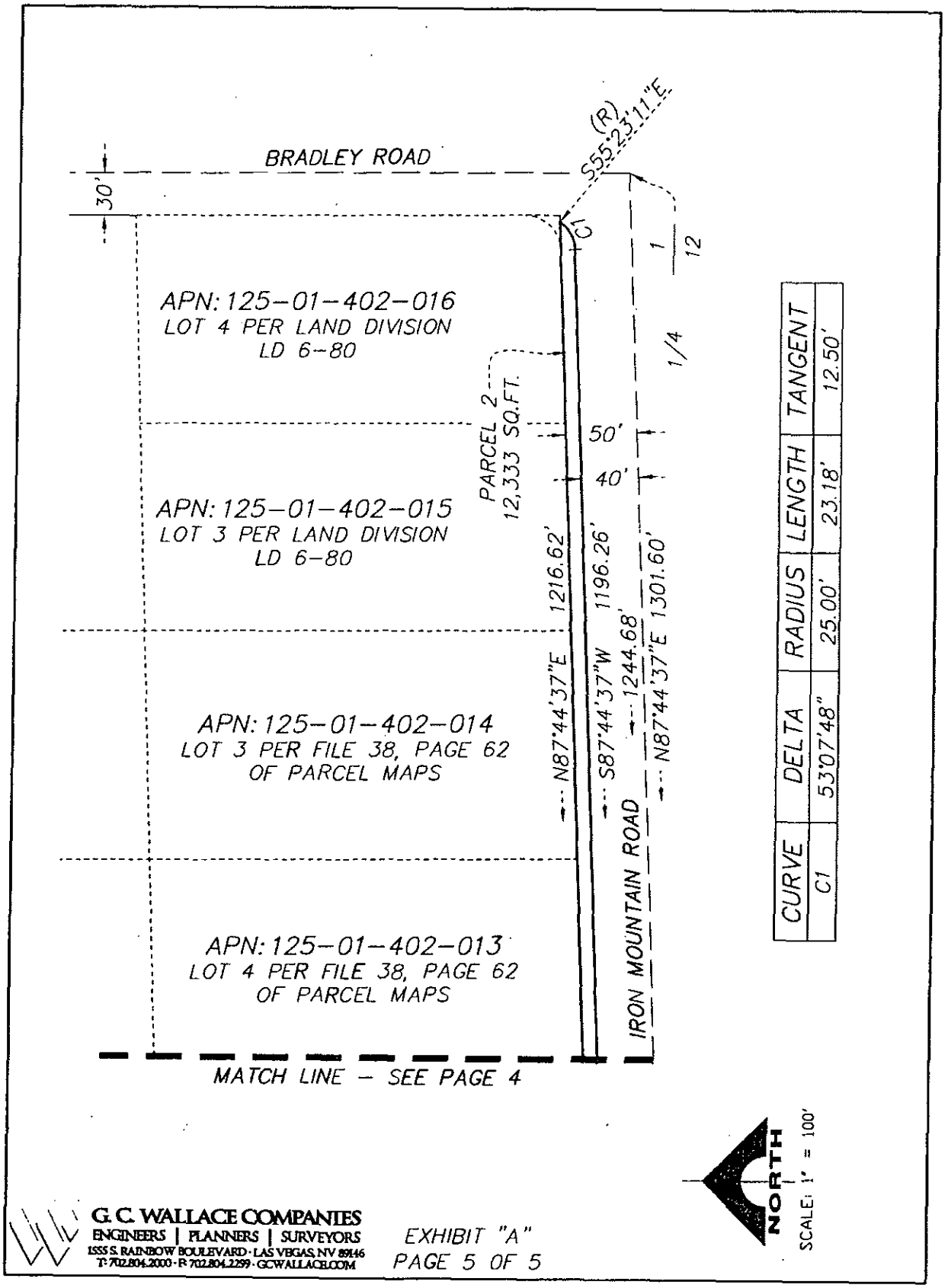


LINE	BEARING	DISTANCE
L1	S00°35'01"E	19.30'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	91°40'22"	25.00'	40.00'	25.74'
C2	91°40'22"	20.00'	32.00'	20.59'
C3	56°45'28"	25.00'	24.77'	13.51'

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD · LAS VEGAS, NV 89146
T: 702.804.2000 · F: 702.804.2229 · GCWALLACE.COM

EXHIBIT "A"
PAGE 4 OF 5



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	53°07'48"	25.00'	23.18'	12.50'

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD · LAS VEGAS, NV 89146
T: 702.804.2000 · F: 702.804.2299 · GCWALLACE.COM

EXHIBIT "A"
PAGE 5 OF 5

be, and the same hereby is, vacated subject to the following conditions:

1. The limits of this Petition of Vacation shall be described as the western most 10 feet of Bradley Road between Sheleheda Avenue and Honeycreek Avenue and the northern most 10 feet of Iron Mountain Road between Leon Avenue and Bradley Road, retaining any area necessary for radius corners;

2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-25908 may be used to satisfy this requirement provided that it addresses the area to be vacated;

3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation;

4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required;

5. All development shall be in conformance with code requirements and design standards of all City Departments;

6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent

of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained;

7. Dedicate the necessary right-of-way for a 20-foot radius corner on the northeast corner of Leon Avenue and Iron Mountain Road prior to recordation of the Order of Vacation; and

8. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

DATED this 5TH day of MARCH, 2010.

OSCAR B. GOODMAN, MAYOR

ATTEST:

BEVERLY K. BRIDGES,
MMC CITY CLERK

APPROVED AS TO FORM:
BRADFORD R. JERBIC,
CITY ATTORNEY

By 3/4/10
BRYAN K. SCOTT
ASSISTANT CITY ATTORNEY

CONDITIONS SATISFIED

By FOR
PLANNING AND DEVELOPMENT DEPARTMENT
~~M. MARGO WHEELER, DIRECTOR~~ FLINN FAGG, AICP, Acting Deputy DIRECTOR

Roger Bailey

From: Brian Yu
Sent: Tuesday, February 09, 2010 8:50 AM
To: Roger Bailey
Cc: Bart Anderson; Nancy Peace-Almanzan; Bill L. Snyder; Neil Wacaser
Subject: FW: Attached Image VAC-25907

Roger,

Please see the attached file of the final legal description and map exhibit prepared by G.C. Wallace for VAC-25907. I checked the original legal description and map exhibit, I sent my comments over to G.C. Wallace, they corrected the mistake, added the reservation paragraphs, revised map exhibit, although the legal and map exhibit still not the way I like but they are technical correct.

Per Raul Cruz no drainage study required for this vacation.

If you have any questions please let me know.

Thanks,
Brian Yu

From: CLV-PW-Eng Planning COPY [mailto:MFD-129]
Sent: Tuesday, February 09, 2010 8:25 AM
To: Brian Yu
Subject: Attached Image

1942_001.pdf

- Legal looks good.
- Conditions have been met.

BB 2/9/10

Associated Dedication shall record prior to or concurrent w/ VAC, otherwise,

Okay to Record
BA
2/9/10

3/2/10
VACATION 1st
MAP SECORD
Mayor signed 3/5/10 -

} Record concurrent per BART

NVEnergy

April 23, 2009

Ms. Carolyn Caviness
CITY OF LAS VEGAS
Public Works/Engineering Planning
731 S. Fourth Street
Las Vegas, Nevada 89101

Reference: CLV EOT 34101 (VAC 25907)
NPC# RV 09-058

Dear Ms. Caviness,

Nevada Power Company d/b/a NV Energy has facilities in a portion of this area. To protect our equipment, please include the following language in the Order of Vacation:

RESERVING an easement to Nevada Power Company d/b/a NV Energy over, under, and across the entire area of Iron Mountain Road being vacated, within the limits of this vacation as described herein.

It is Nevada Power Company d/b/a NV Energy's intent and understanding that this Vacation shall not reduce our rights to any other existing easements we have on this site or in the area.

Nevada Power Company d/b/a NV Energy hereby requests notification of the recording of this Vacation, either with a copy of the recorded document or the recording number sent to my attention.

Sincerely,

Sharon McShea

Sharon McShea, SR/WA
Supervisor, Special Projects & ROW Management

SOUTHWEST GAS CORPORATION

May 5, 2009

Department of Public Works
Right-of-Way Division
731 South Fourth Street
Las Vegas, NV 89101
Attn: Carolyn Caviness

RE: Extention of Time-34101 (VAC-25907)

To Whom It May Concern:

Southwest Gas Corporation (SWG) has **no objection** to the **EOT-34101 (VAC-25907)** as referenced. **SWG will reserve rights for an existing stub in Leon Street**. The petitioner may have SWG facilities relocated, if approved by SWG, at the petitioner's expense. If SWG facilities are to remain where they are and not be relocated, then the language identified below should be added to the final order of vacation to be recorded.

Add the following to the final order of vacation to be recorded **EOT-34101 (VAC-25907).** Reserving a permanent easement to Southwest Gas Corporation; over, across, above and under the above described parcel of land with the following conditions and requirements.

1. No building, structures, fences or tress shall be placed upon or under said parcel of land to be vacated now or hereafter.

2. Southwest Gas Corporation shall not be liable for any damages to any of the improvements placed within said easement due to normal or necessary operation using reasonable care.

Please provide a copy of the final order of vacation to my attention at the address below. If you have any questions or concerns, please feel free to contact me at 365-2361.

Sincerely,

James Brown
Southern Nevada Division

4300 West Tropicana Avenue / Las Vegas, Nevada 89103-5414
P.O. Box 98512 / Las Vegas, Nevada 89193-8512 / (702) 365-1555
www.swgas.com

LAS VEGAS VALLEY
WATER DISTRICT

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

June 1, 2009

City of Las Vegas
Department of Public Works
Right of Way Division
731 South Fourth Street
Las Vegas, Nevada 89101-2927

EOT-34101

Attention: Carolyn Caviness

SUBJECT: VACATION AND ABANDONMENT OF PUBLIC DEDICATED RIGHT-OF-WAY WITHIN VAC-25907-2007

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Public Dedicated Right-of-Way as described in VAC-25907-2007 received by the District on April 20, 2009. However, the District retains the right to use any patent reservations, easements or other property rights in which it may have an interest or interests that may be located within the area being vacated and abandoned.

Should you have any questions, please contact Paul Bryan, Assistant Right-of-Way Agent, at (702) 862-3428.

Sincerely,

Joseph D. Freeman, SR/WA
Principal Right-of-Way Agent

JDF:PMB

Copy

EMBARQ

EMBARQ
330 South Valley View Boulevard
Las Vegas Nevada 89107
(702) 244-7171

April 27, 2009

EOT-34101/VAC-25907
No Reservations
R/Way - NO Esmnt - Reqd.

City of Las Vegas
Department of Public Works
Right-of-Way Division
731 South Fourth Street
Las Vegas, NV 89101

Attn: Carolyn Caviness

RE: EOT-34101/VAC-25907 Request from Farrokhtala Family Marital Trust, Et. Al for an extension of time of approved request to vacate portions of right-of-way generally located at the northwest corner of Iron Mountain Road and Bradley Road lying in the Southeast Quarter (SE 1/4) of Section 1, Township 19 South, Range 60 East, M.D.M., Clark County, NEvada s more fully described in the application.

Dear Ms. Caviness:

EMBARQ has reviewed the request for the vacation of the above referenced rights-of-way, and finds that we have no facilities within the area proposed for vacation and require no reservations.

Sincerely,

Ricky Naugle
Manager Engineering
EMBARQ

PRN 440025
North 5 WCE D.Jones

EMBARQ
330 South Valley View Boulevard
Las Vegas, Nevada 89107
(702) 244-7171

April 27, 2009

EOT-34101/VAC-25907
No Reservations

City of Las Vegas
Department of Public Works
Right-of-Way Division
731 South Fourth Street
Las Vegas, NV 89101

Attn: Carolyn Caviness

RE: EOT-34101/VAC-25907 Request from Farrokhtala Family Marital Trust, Et. Al for an extension of time of approved request to vacate portions of right-of-way generally located at the northwest corner of Iron Mountain Road and Bradley Road lying in the Southeast Quarter (SE 1/4) of Section 1, Township 19 South, Range 60 East, M.D.M., Clark County, NEvada s more fully described in the application.

Dear Ms. Caviness:

EMBARQ has reviewed the request for the vacation of the above referenced rights-of-way, and finds that we have no facilities within the area proposed for vacation and require no reservations.

Sincerely,

Ricky Naugle
Manager Engineering
EMBARQ

PRN 440025
North 5 WCE D.Jones

Nevada Power.
www.nevadapower.com

6226 W. Sahara Avenue :: Las Vegas, NV 89146 :: P.O. Box 98910, Las Vegas, NV 89151-0001 :: 702.367.5000

January 8, 2008

Ms. Carolyn Caviness
CITY OF LAS VEGAS
Public Works/Engineering Planning
731 S. Fourth Street
Las Vegas, Nevada 89101

NV PD
Esmnt-yes

Reference: VAC 25907
NPC# RV 07-445

Dear Ms. Caviness,

Nevada Power Company has, or plans to have facilities in a portion of this area. To protect our equipment, please include the following language in the Order of Vacation:

RESERVING an easement to Nevada Power Company, over, under and across the entire area of Iron Mountain Road being vacated, within the limits of this Vacation as described herein.

It is Nevada Power Company's intent and understanding that this Vacation shall not reduce our rights to any other existing easements we have on this site or in the area.

Nevada Power Company hereby requests notification of the recording of this Vacation, either with a copy of the recorded document or the recording number sent to my attention.

Sincerely,

Sharon McShea

Sharon McShea, SR/WA
Supervisor, Special Projects & ROW Management

RECEIVED
DEC 17 2007
DIV. ENG.

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	DATE: 12/14/07

TO:	COX COMMUNICATIONS	DAN DeFIESTA
	NEVADA POWER COMPANY	
	SOUTHWEST GAS CORPORATION	
	SOUTHERN NEVADA WATER AUTHORITY	MEGHAN O'NEAL
	EMBARQ	
	LAS VEGAS VALLEY WATER DISTRICT	SUE MULANAX

SUBJECT:	PETITION OF VACATION
APPLICANT:	FARROKHTALA FAMILY MARITAL TRUST, ET AL
FILE NUMBER:	VAC-25907

SWG ESMNT-NO

A REQUEST HAS BEEN SUBMITTED BY FARROKHTALA FAMILY MARITAL TRUST, ET AL TO VACATE PORTIONS OF PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND BRADLEY ROAD.

THE ABOVE PROPERTIES ARE LEGALLY DESCRIBED AS PORTIONS OF THE SOUTHEAST QUARTER (SE¼) OF THE SOTHWEST QUARTER (SW¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M

SOUTHWEST GAS CORPORATION
NO OBJECTION

COMMENTS DUE BY: DECEMBER 21, 2007

SOUTHWEST GAS CORPORATION
NO OBJECTION

PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
ATTN: CAROLYN CAVINESS

PLANNING COMMISSION MEETING: JANUARY 24, 2008

no objection

ATTACHMENT:
Embarq & Nevada Power: (Map, Petition, Justification Letter, Deed)
All others: location map

SOUTHWEST GAS ENGINEERING
~~NO OBJECTION~~
Vickie L. Denny
EMRS 12/20/07

OBJECTION IN SUBJECT AREA

SOUTHWEST GAS CORPORATION
NO OBJECTION

SOUTHWEST GAS CORPORATION
NO OBJECTION

x6069572
no obj

LAS VEGAS VALLEY
WATER DISTRICT

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

January 14, 2008

Ms. Carolyn Caviness
Department of Public Works
Right of Way Division
City of Las Vegas
731 South Fourth Street
Las Vegas, Nevada 89101-2927

Dear Ms. Caviness:

SUBJECT: VACATION AND ABANDONMENT OF PUBLIC DEDICATED RIGHT-OF-WAY WITHIN VAC-25907-2007

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Public Dedicated Right-of-Way as described in VAC-25907-2007 received by the District on December 17, 2007. However, the District retains the right to use any patent reservations, easements or other property rights in which it may have an interest or interests that may be located within the area being vacated and abandoned.

If you have any questions, please contact Paul Bryan at 822-8520.

Sincerely,

Joseph D. Freeman, SR/WA
Principal Right-of-Way Agent

LVVWD
Esmnt. ND

JDF:PMB:ieb

LVVWD BOARD OF DIRECTORS
Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury
Patricia Mulroy, General Manager

EMBARQ
330 South Valley View Boulevard
Las Vegas, Nevada 89107
(702) 244-7171

March 6, 2008

VAC- 25907
No Reservations

City of Las Vegas
Department of Public Works
Right-of-Way Division
731 South Fourth Street
Las Vegas, NV 89101

Attn: Carolyn Caviness

RE: VAC-25907 Request from Farrokhtala Family Marital Trust, Et. Al to vacate portions of right-of-way generally located at the northwest corner of Iron Mountain Road and Bradley Road lying in the Southeast Quarter (SE 1/4) of Section 1, Township 19 South, Range 60 East, M.D.M., Clark County, NEvada s more fully described in the application.

Dear Ms. Caviness:

EMBARQ has reviewed the request for the vacation of the above referenced rights-of-way, and finds that we have no facilities within the area proposed for vacation and require no reservations.

Sincerely,

Rick Naugle
Engineering Manager
EMBARQ

PRN 422456
North 5 WCE P. Ortiz

COX COMMUNICATIONS

March 24, 2008

City of Las Vegas Department of Public Works
Right of Way Division
731 South Fourth Street
Las Vegas, NV 89101
Attn: Carolyn Caviness

Subject: VAC-25907 Vacate part of the public right of way at Iron Mountain Rd and Bradley Rd.

We have reviewed your request to vacate the portions of Iron mountain Road and Leon Ave generally located at the northwest corner of Iron Mountain Road and Bradley Road being portions of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 1, Township 19 South, Range 60 East, M.D.M., as shown on the attached vacation exhibit.

We currently have no facilities installed within existing conduits in this location; therefore have no objection to your request.

We do, however, request consideration for a reservation of rights over the subject parent property for the installation of future facilities, particularly along the road rights of way.

Please feel free to contact me should you have any questions.

Sincerely,

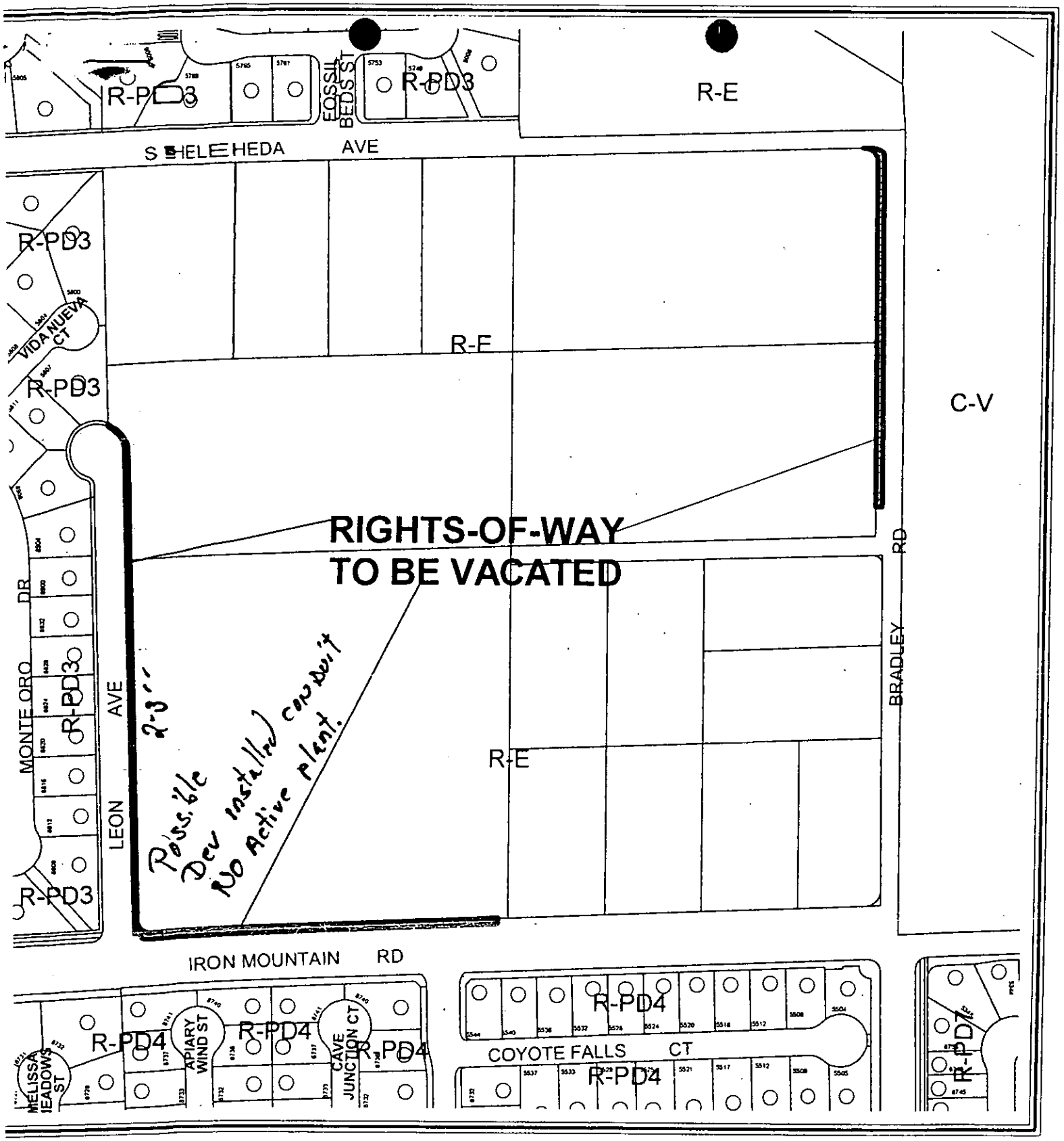
Terry Sovey

Terry Sovey
Supervisor, Right-of-Way

4/2/08

COX
NO FACILITIES
WANT ESMNT
NO!

121 S. Martin L. King Boulevard Las Vegas, Nevada 89106 (702)545-1675 (702)545-2671 fax



0 50100 Feet

CASE: **VAC-25907**

N

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

May 22, 2009

Mr. Kafieh Farrokhtala
955 Macadamia Drive
Hillsborough, California 94010

RE: EOT-34101 - VACATION EXTENSION OF TIME

Dear Mr. Farrokhtala:

Your request for an Extension of Time of an approved Vacation (VAC-25907) which Vacated portions of public rights-of-way generally located at the northeast corner of Iron Mountain Road and Leon Avenue, Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively ***APPROVED*** your request subject to the following:

1. This Extension of Time shall expire on April 02, 2010 unless the Order of Vacation is recorded or another Extension of Time is approved by the Planning and Development Department.

2. Conformance to all conditions of approval of Vacation (VAC-25907) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

This action by the Planning and Development Department Staff is final.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Ms. Megan Hybarger
GC Wallace, Inc.
6655 South Cimarron Road
Las Vegas, Nevada 89113

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Printed with environmentally friendly soy ink.

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

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

April 4, 2008

Mr. Bruce Tripp
KB Home Nevada, Inc.
5655 Badura Avenue
Las Vegas, Nevada 89118

RE: VAC-25907 - VACATION
CITY COUNCIL MEETING OF APRIL 2, 2008
RELATED TO GPA-25905, ZON-25906 AND SDR-25908

Dear Mr. Tripp:

The City Council at a regular meeting held April 2, 2008 APPROVED the Petition to Vacate a portion of public rights-of-way generally located at the northeast corner of Iron Mountain Road and Leon Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on April 3, 2008. This approval is subject to:

Planning & Development

1. The limits of this Petition of Vacation shall be described as the western most 10 feet of Bradley Road between Sheleheda Avenue and Honeycreek Avenue and the northern most 10 feet of Iron Mountain Road between Leon Avenue and Bradley Road, retaining any area necessary for radius corners.

2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-25908 may be used to satisfy this requirement provided that it addresses the area to be vacated.

3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

5. All development shall be in conformance with code requirements and design standards of all City Departments.

6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

7. Dedicate the necessary right-of-way for a 20-foot radius corner on the northeast corner of Leon Avenue and Iron Mountain Road prior to recordation of the Order of Vacation.

8. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,

Lean Coleman

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Karamali Pastmforoosh
Farrokhtala Farm Marital Trust
9505 West Olympic Boulevard
Beverly Hills, California 90212-4241

Mr. Bob Genzer
Genzer Consulting
9612 Hawksbill Court
Las Vegas, Nevada 89117

Ms. Katherine Logan
GC Wallace, Inc. – Summerlin
10000 West Charleston Boulevard, Suite #130
Las Vegas, Nevada 89135

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION
DEVELOPMENT SERVICES CENTER
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

JANUARY 4, 2008

TO: LAS VEGAS REVIEW JOURNAL AND LAS VEGAS SUN

FROM: PLANNING AND DEVELOPMENT DEPARTMENT

SUBJECT: PUBLICATION OF PUBLIC HEARING NOTICES

PLEASE PUBLISH THE ATTACHED NOTICES OF PUBLIC HEARING

RE: VAC-25907 AND VAC-25984 (VACATION REQUESTS)

DATE TO BE PUBLISHED: FRIDAY, JANUARY 11, 2008

PLEASE SEND THIS OFFICE TWO (2) COPIES OF THE AFFIDAVIT OF PUBLICATION AT YOUR EARLIEST CONVENIENCE.

PLANNING AND DEVELOPMENT DEPARTMENT

CARMAN LIVINGSTON BURNEY, AGENDA TECHNICIAN
CURRENT PLANNING DIVISION

/CLB

ATTACHMENT

Las Vegas, Nevada

MARCH 17, 2008

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – VACATIONS:

VAC-25907 and VAC-26442

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, MARCH 21, 2008 (One time)

Send me two copies of the Affidavit of Publication at your earliest convenience [no later than seven (7) days following final publication].

CHIEF DEPUTY CITY CLERK

cc: Finance Department – Accounts Payable
City Attorney – (on Ordinances)
Planning and Development Department
Front Desk

NOTICE OF PUBLIC HEARINGS
APRIL 2, 2008

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, APRIL 2, 2008 at the hour of 1:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following Vacations:

VAC-25907 - APPLICANT/OWNER: FARROKHTALA FAMILY MARITAL TRUST ET AL - Petition to Vacate a portion of public rights-of-way generally located at the northeast corner of Iron Mountain Road and Leon Avenue, Ward 6 (Ross)

VAC-26442 - APPLICANT: A&P ENGINEERING - OWNER: CS 4015, LLC - Petition to vacate a 20 foot public drainage easement at 10591 West Lone Mountain Road, Ward 6 (Ross)

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall.

VICKY DARLING, CHIEF DEPUTY CITY CLERK

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

February 29, 2008

Mr. Bruce Tripp
KB Home Nevada, Inc.
5655 Badura Avenue
Las Vegas, Nevada 89118

RE: ABEYANCE - VAC-25907 - VACATION

Dear Mr. Tripp:

Your Petition to Vacate a portion of public rights-of-way generally located at the northeast corner of Iron Mountain Road and Leon Avenue, Ward 6 (Ross), was considered by the Planning Commission on February 28, 2008.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

1. The limits of this Petition of Vacation shall be described as the western most 10 feet of Bradley Road between Sheleheda Avenue and Honeycreek Avenue and the northern most 10 feet of Iron Mountain Road between Leon Avenue and Bradley Road, retaining any area necessary for radius corners.

2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-25908 may be used to satisfy this requirement provided that it addresses the area to be vacated.

3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

5. All development shall be in conformance with code requirements and design standards of all City Departments.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

7. Dedicate the necessary right-of-way for a 20-foot radius corner on the northeast corner of Leon Avenue and Iron Mountain Road prior to recordation of the Order of Vacation.

8. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

This item will be considered by the City Council on ***April 2, 2008***, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Andrew P. Reed

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Karamali Pastmforoosh
Farrokhtala Farm Marital Trust
9505 West Olympic Boulevard
Beverly Hills, California 90212-4241

Mr. Bob Genzer
Genzer Consulting
9612 Hawksbill Court
Las Vegas, Nevada 89117

Ms. Katherine Logan
GC Wallace, Inc. – Summerlin
10000 West Charleston Boulevard, Suite #130
Las Vegas, Nevada 89135

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

February 15, 2008

Mr. Bruce Tripp
KB Home Nevada, Inc.
5655 Badura Avenue
Las Vegas, Nevada 89118

RE: ABEYANCE - VAC-25907 - VACATION

Dear Mr. Tripp:

Please be advised the City Planning Commission at its regular meeting on ***February 28, 2008*** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the ***final agenda*** will available on-line on ***Friday, February 22, 2008*** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Andrew P. Reed

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Karamali Pastmforoosh
Farrokhtala Farm Marital Trust
9505 West Olympic Boulevard
Beverly Hills, California 90212-4241

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GC Wallace, Inc. – Summerlin
10000 West Charleston Boulevard, Suite #130
Las Vegas, Nevada 89135

Mr. Bob Genzer
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9612 Hawksbill Court
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City Manager
Douglas A. Selby

07101-001-06-07

PLANNING & DEVELOPMENT

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TTY 702-386-9108
www.lasvegasnevada.gov

January 25, 2008

Mr. Bruce Tripp
KB Home Nevada, Inc.
5655 Badura Avenue
Las Vegas, Nevada 89118

RE: VAC-25907 - VACATION

Dear Mr. Tripp:

Your Petition to Vacate a portion of public rights-of-way generally located at the northeast corner of Iron Mountain Road and Leon Avenue, Ward 6 (Ross), was considered by the Planning Commission on January 24, 2008.

The Planning Commission voted to hold this item in ***ABEYANCE*** in an effort to allow the opportunity to address the concerns of the Planning Commission.

This item is scheduled to be heard again at the ***February 28, 2008*** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Andrew P. Reed

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Karamali Pastmforoosh
Farrokhtala Farm Marital Trust
9505 West Olympic Boulevard
Beverly Hills, California 90212-4241

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Genzer Consulting
9612 Hawksbill Court
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Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

07101-001-06-07

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

January 11, 2008

Mr. Bruce Tripp
KB Home Nevada, Inc.
5655 Badura Avenue
Las Vegas, Nevada 89118

RE: VAC-25907 - VACATION

Dear Mr. Tripp:

Please be advised the City Planning Commission at its regular meeting on ***January 24, 2008*** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the ***final agenda*** will available on-line on ***Friday, January 18, 2008*** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Andrew P. Reed

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Karamali Pastmforoosh
Farrokhtala Farm Marital Trust
9505 West Olympic Boulevard
Beverly Hills, California 90212-4241

Mr. Bob Genzer
Genzer Consulting
9612 Hawksbill Court
Las Vegas, Nevada 89117

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City Council
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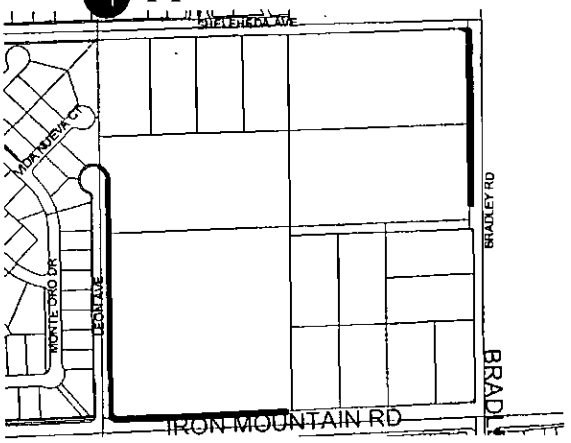
Larry Brown
Steve Walfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

Application Information

VAC-25907 - VACATION RELATED TO GPA-25905 AND ZON-25906 - PUBLIC HEARING - APPLICANT/OWNER: FARROKHTALA FAMILY MARITAL TRUST ET AL - Petition to Vacate a portion of public rights-of-way generally located at the northeast corner of Iron Mountain Road and Leon Avenue, Ward 6 (Ross)

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***January 24, 2008***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov.

Application Information

VAC-25907 - VACATION RELATED TO GPA-25905 AND ZON-25906 - PUBLIC HEARING - APPLICANT/OWNER: FARROKHTALA FAMILY MARITAL TRUST ET AL - Petition to Vacate a portion of public rights-of-way generally located at the northeast corner of Iron Mountain Road and Leon Avenue, Ward 6 (Ross)

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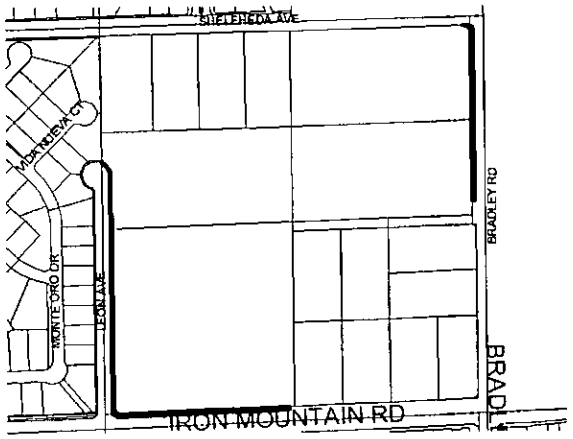

The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***January 24, 2008***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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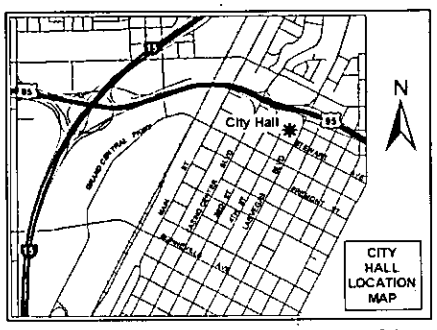
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



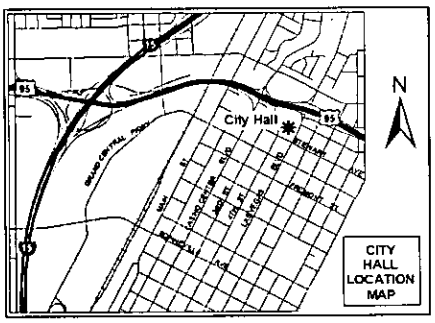
If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

VAC-25907

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

VAC-25907

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	DATE: 12/14/07

TO:	OFFICE OF BUSINESS DEVELOPMENT	BILL ARENT
	CCSD	GUY CORRADO
	FIRE ENGINEERING	OZZIE MIRKHAH
	FIRE SERVICES, COMMUNICATIONS	
	NEIGHBORHOOD SERVICES	ANNE KILPONEN
	METRO	SGT. ROBERT ROSHACK

SUBJECT:	PETITION OF VACATION
APPLICANT:	FARROKHTALA FAMILY MARITAL TRUST, ET AL
FILE NUMBER:	VAC-25907

A REQUEST HAS BEEN SUBMITTED BY FARROKHTALA FAMILY MARITAL TRUST, ET AL TO VACATE PORTIONS OF PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND BRADLEY ROAD.

THE ABOVE PROPERTIES ARE LEGALLY DESCRIBED AS PORTIONS OF THE SOUTHEAST QUARTER (SE¼) OF THE SOTHWEST QUARTER (SW¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M

COMMENTS DUE BY: DECEMBER 21, 2007

PLANNING COMMISSION MEETING: JANUARY 24, 2008

ATTACHMENT:
All others: location map

(Revised 3/02)

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 12/14/07
TO:	DEVELOPMENT COORDINATION	GARY REID
	TEFO	TOM WILKING
	FLOOD CONTROL	RAUL CRUZ
	LAND DEVELOPMENT	JEFF GALAMBAS
	RIGHT-OF-WAY	CAROLYN CAVINESS
	ROADWAY PLANNING	
	SANITARY SEWERS	TIM PARKS
	SID	TIM McDANIEL
	SURVEY	ALAN RIEKKI
	TRAFFIC ENGINEERING	RICK SCHROEDER

SUBJECT: PETITION OF VACATION

APPLICANT: FARROKHTALA FAMILY MARITAL TRUST, ET AL

FILE NUMBER: VAC-25907

A REQUEST HAS BEEN SUBMITTED BY FARROKHTALA FAMILY MARITAL TRUST, ET AL TO VACATE PORTIONS OF PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND BRADLEY ROAD.

THE ABOVE PROPERTIES ARE LEGALLY DESCRIBED AS PORTIONS OF THE SOUTHEAST QUARTER (SE¼) OF THE SOTHWEST QUARTER (SW¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M

COMMENTS DUE TO BART ANDERSON BY: DECEMBER 21, 2007

PLANNING COMMISSION MEETING: JANUARY 24, 2008

ATTACHMENT:

1. Right-of-way & Devco (Map, Petition, Justification Letter, Deed)
2. All others (Map)

(Revised 1/02)

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		**DATE: 12/14/07**
TO:	**COX COMMUNICATIONS**	**DAN DeFIESTA**
	NEVADA POWER COMPANY	
	SOUTHWEST GAS CORPORATION	
	SOUTHERN NEVADA WATER AUTHORITY	**MEGHAN O'NEAL**
	EMBARQ	
	LAS VEGAS VALLEY WATER DISTRICT	**SUE MULANAX**

SUBJECT: **PETITION OF VACATION**

APPLICANT: **FARROKHTALA FAMILY MARITAL TRUST, ET AL**

FILE NUMBER: **VAC-25907**

A REQUEST HAS BEEN SUBMITTED BY FARROKHTALA FAMILY MARITAL TRUST, ET AL TO VACATE PORTIONS OF PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND BRADLEY ROAD.

THE ABOVE PROPERTIES ARE LEGALLY DESCRIBED AS PORTIONS OF THE SOUTHEAST QUARTER (SE¼) OF THE SOTHWEST QUARTER (SW¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M

COMMENTS DUE BY: DECEMBER 21, 2007

PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
ATTN: CAROLYN CAVINESS

PLANNING COMMISSION MEETING: JANUARY 24, 2008

ATTACHMENT:
Embarq & Nevada Power: (Map, Petition, Justification Letter, Deed)
All others: location map

A/P # 25907 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/06/2007 15:28	984890	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAC-25907 - VACATION RELATED TO GPA-25905, ZON-25906 AND SDR-25908 - PUBLIC HEARING - APPLICANT: G.C. WALLACE - SUMMERLIN - OWNER: FARROKHTALA FAMILY MARITAL TRUST ET AL - Petition to Vacate a portion of public rights-of-way generally located on the northwest corner of Iron Mountain Road and Bradley Road, Ward 6 (Ross)

Parent A/P # 25905
Project # 25907 Project/Phase Name IRON MOUNTAIN AND BRADLEY VACA Phase #
Size/Area 30.20 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12501402005

Location

Owner/Tenant

Contact ID AC1466569 Name FARROKHTALA FAM MARITAL TRUST ET
Mailing Address 9505 WEST OLYMPIC BLVD. Organization
City BEVERLY HILLS State/Province CA
ZIP/PC 90212 Country ☐ Foreign
Day Phone (310)801-3204 x Evening Phone
Fax (310)329-2009 Mobile #

Contact ID AC1071626 Name KB HOME NEVADA INC
Mailing Address 5655 W BADURA AVE Organization
City LAS VEGAS State/Province NV
ZIP/PC 89118-4705 Country ☐ Foreign
Day Phone (702)266-8533 x Evening Phone
Fax (702)266-8627 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12501402001
12501402002

A/P Linked Parcels

12501402003
12501402004
12501402005
12501402006
12501402007
12501402008

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1466569 ☐ **Foreign**
Effective **Expire**
Name FARROKHTALA FAM MARITAL TRUST ET
Day Phone (310)801-3204 x **Eve Phone** **Drganization**
Pager **PIN #** **Position**
Fax (310)329-2009 **Mobile** **Profession**
E-Mail
Address 9505 WEST OLYMPIC BLVD.
BEVERLY HILLS, CA 90212
Seasonal Addr

Valid From **To**
Comments
contact karamali pashmforoosh

Primary N **Capacity** OTHER **Other** REP **Contact ID** AC1353000 ☐ **Foreign**
Effective **Expire**
Name GENZER CONSULTING
Day Phone (702)256-6022 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)254-4733 **Mobile** **Profession**
E-Mail
Address 9612 HAWKSBILL CT
LAS VEGAS, NV 89117
Seasonal Addr

Valid From **To**
Comments
No Comments

Primary N **Capacity** OWNER **Contact ID** AC1071626 ☐ **Foreign**
Effective **Expire**
Name KB HOME NEVADA INC
Day Phone (702)266-8533 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)266-8627 **Mobile** **Profession**
E-Mail
Address 5655 W BADURA AVE
LAS VEGAS, NV 89118-4705
Seasonal Addr

Valid From **To**
Comments
No Comments

Applicants/Contacts

Primary Y **Capacity** APPL **Contact ID** AC1061943 ☐ **Foreign**
Effective **Expire**
Name G.C. WALLACE, INC.
Day Phone (702)804-2154 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)804-2295 **Mobile** **Profession**
E-Mail
Address 10000 W. CHARLESTON BLVD. SUITE 130
LAS VEGAS, NV 89135
Seasonal Addr

Valid From **To**
Comments
contact katherine logan

Contractors

No Contractors

Item Description	Item Status

Fees

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	12/06/2007 15:46	300.00
PROCESSING FEE	P	12/06/2007 15:46	500.00
	Total Unpaid	0.00 **Total Paid**	800.00

Review Activities

Act #	Act Type	Status	Waived	Issued	Started	Completed	Comp By	Comments

There are no Review Activities for this Report

Activity Review Details

Detail PLANNING LEGAL DESCRIPTION **Modified By** EDUVALL **Modified Date/Time** 12/10/2007 16:40
Comments
No Comments

PLANNING LEGAL

Enter legal description
VAC-25907

A REQUEST HAS BEEN SUBMITTED BY G.C. WALLACE - SUMMERLIN ON BEHALF OF FARROKHTALA FAMILY MARITAL TRUST, ET AL TO VACATE PORTIONS OF PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND BRADLEY ROAD.

THE ABOVE PROPERTIES ARE LEGALLY DESCRIBED AS PORTIONS OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y **Application/Petition Form**
- Y **Deed and Legal Description**
- Y **Assessors Parcel Map**
- Y **Patent Reservation Document (for Patent Res. Vacations only)**
- Y **Vacation Exhibit (3 Folded/ 1 Rolled)**
- N **Statement of Financial interest**
- Y **Justification Letter**

Check Conditions

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

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.

VACATION

Y **Parent Project link required?**

External (Utility) Comments required?

Vacation Routing Process after City Council

Final City Council letter received

Annotated minutes received

Staff Recommendation

Meeting Information

Meeting Information

Meeting Date	Meeting Type	Meeting Status		YES Votes	NO Votes	ABSTENTIONS
Comments						
Added By	Add Date	Modified By	Modified Date			
01/24/2008	PC	SCHEDULED		0	0	0
CLOPEZ	12/06/2007	CLOPEZ	12/06/2007			

Vacation Final Review Process

CC	Expiration Date	Request for Legal	Devco Received Legal	Legal sent back to ROW	
Planning Received Legal		Request for Order	Order Received	Request for Recordation	Recorded Date
Recorded Doc Number		Comments			

There are no items in this list

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	985229	12/06/2007 15:51		0.00
Megan from CSFFT chk#20070381//804-2154					
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED		12/06/2007 15:27		0.00
SOFI original signatures needed, applicant will have in by EOB 12-07-07					

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

RECEIVED
CITY CLERK
2007 DEC 11 A 11:09

Application/Petition For: Vacation

Project Address (Location) NW corner of Iron Mountain and Bradley

Project Name Iron Mountain and Bradley **Proposed Use** R-PD4

Assessor's Parcel #(s) 125-01-402-001 to 004 **Ward #** 6

General Plan: existing DR proposed Low **Zoning:** existing R-E proposed R-PD4

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 30.2 Acres **Lots/Units** 126 **Density** 4.17 DU per gross acre

Additional Information

PROPERTY OWNER KB Home Nevada, Inc. **Contact** Bruce Tripp

Address 5655 Badura Avenue **Phone:** (702) 266-8533 **Fax:**

City Las Vegas **State** NV **Zip** 89118

APPLICANT G.C. Wallace - Summerlin **Contact** Kathrine Logan

Address 10000 W. Charleston Blvd. #130 **Phone:** (702) 804-2154 **Fax:** (702) 804-2295

City Las Vegas **State** NV **Zip** 89135

REPRESENTATIVE Genzer Consulting **Contact** Bob Genzer

Address 9612 Hawksbill Ct. **Phone:** (702) 256-6022 **Fax:**

City Las Vegas **State** NV **Zip** 89117

Property Owner Signature* [signature]

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

Print Name Bruce Tripp

Subscribed and sworn before me

This 6th day of December, 2007.

Kathleen Seckinger

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN SECKINGER
Appt. No. 04-91410-1
My Appt. Expires Sept. 1, 2008

FOR DEPARTMENT USE ONLY

Case #	VAC-25907
Meeting Date:	1/24/08
Total Fee:	1000
Date Received:*	12/6/07
Received By:	[signature]

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

COPY

Revised 04/26/05

f:\depot\Application Packet\Application Form.pdf

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

RECEIVED
CITY CLERK
2007 DEC 11 A 11:09

Application/Petition For: Vacation

Project Address (Location) NW corner of Iron Mountain and Bradley

Project Name Iron Mountain and Bradley **Proposed Use** R-PD4

Assessor's Parcel #(s) 125-01-402-005 to 008 **Ward #** 6

General Plan: existing DR proposed Low **Zoning:** existing R-E proposed R-PD4

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 24.8 **Lots/Units** 99 **Density** 4 DU/Acre

Additional Information

KARAMALI

PROPERTY OWNER Farrokhtala Fam Marital Trust ET **Contact** ~~Mohammed~~ Pashmforoosh

Address 9505 West Olympic Blvd. **Phone:** (310) 843-0503 **Fax:** (310) ~~881-3204~~ 329-2029

City Beverly Hills **State** CA **Zip** 90212-4241

APPLICANT G.C. Wallace - Summerlin **Contact** Kathrine Logan

Address 10000 W. Charleston Blvd. #130 **Phone:** (702) 804-2154 **Fax:** (702) 804-2295

City Las Vegas **State** NV **Zip** 89135

REPRESENTATIVE Genzer Consulting **Contact** Bob Genzer

Address 9612 Hawksbill Ct. **Phone:** (702) 256-6022 **Fax:**

City Las Vegas **State** NV **Zip** 89117

Property Owner Signature* K. Pashmforoosh

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

Print Name KARAMALI- PASHMFOROOSH

Subscribed and sworn before me

This 24 day of October, 20 07.

Raj Thakur

Notary Public in and for said County and State

RAJ THAKUR
COMM. #1502135
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires July 20, 2008

GBP1

FOR DEPARTMENT USE ONLY

Case #	VAC- 25907
Meeting Date:	1/24/08
Total Fee:	1000
Date Received:*	12/06/07
Received By:	

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

COPY

Revised 04/26/05

f:\depot\Application Packet\Application Form.pdf

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

G. C. WALLACE, INC.
G. C. WALLACE OF CALIFORNIA, INC.
G. C. WALLACE HOLDINGS, INC.

Writer's Contact Information:

Josh Johnson, PE
Vice President
702.804.2157 direct
702.804.2295 fax
jjohnson@gcwallace.com

398-A204A

December 3, 2007

Ms. Margo Wheeler, Director
City of Las Vegas
Planning and Development Department
731 S. Fourth St.
Las Vegas, NV 89101

Re: Iron Mountain and Bradley Residential Development
Justification Letter for Vacation of Right-of-Way
APNs: 125-01-402-001 through 008

Dear Ms. Wheeler:

This letter is submitted as justification for vacation of right-of-way for the above-listed properties. The parcels are located in Ward 6, on the north side of Iron Mountain Road, and on the west side of Bradley Road. The surrounding area is primarily single-family residential to the west and south, with property designated for public facilities to the north and east.

Currently the right-of-way for Bradley Road from Honeycreek Avenue to Sheleheda Avenue has been dedicated 40 feet west of the centerline alignment of Bradley Road. The right-of-way for the roadway section of Bradley Road from Honeycreek Avenue to Iron Mountain Road has been dedicated 30 feet west of the centerline alignment of Bradley Road. The existing section of Bradley Road extending south from Iron Mountain Road has also been dedicated as 30 feet on each side of the centerline alignment of Bradley Road. This section of Bradley Road has been constructed and has residential development on both sides. In addition, due to the public facility located to the north of the extension of Bradley Road and the low expected traffic volume, we feel that a continuation of the right-of-way of 30 feet on the west side of the centerline alignment of Bradley from Honeycreek Avenue to Sheleheda Avenue would best serve this community and the surrounding area.

Currently the right-of-way for Iron Mountain Road from Leon Avenue to the eastern edge of the development along Iron Mountain has been dedicated 50 feet north of the centerline alignment of Iron Mountain Road. The right-of-way for the roadway section of Iron Mountain Road from Leon Avenue to Bradley Road has been dedicated 40 feet south of the centerline alignment of Iron Mountain Road. The existing section of Iron Mountain Road extending west from Leon Avenue has also been dedicated as 40 feet on each side of the centerline alignment of Iron Mountain Road. This section of Iron Mountain Road has been constructed and has residential development on both sides. In addition, due to the public facility located to the east of the extension of Iron Mountain Road and the low expected traffic volume, we feel that a continuation of the right-of-way of 40 feet on the north side of the centerline alignment of Iron

RECEIVED
DEC - 6 2007

VAC-25907
01/24/08 PC

Mountain Road from Leon Avenue to the eastern edge of the development along Iron Mountain Road would best serve this community and the surrounding area.

As the applicant's representative on these applications, we will be happy to provide any additional information you may require or respond to any questions you may have. Thank you for your consideration.

Very truly yours,

G. C. WALLACE, INC.

for Josh Johnson, PE
Project Manager

JJ/kal

Enclosures

c: Mohammed Pashmforoosh, Javad Enterprises
Bob Genzer, Genzer Consulting

RECEIVED
DEC - 6 2007

VAC-25907
01/24/08 PC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-25907** APN: 125-01-402-001 to 004

Name of Property Owner: KB Home Nevada, Inc.

Name of Applicant: G. C. Wallace - Summerlin

Name of Representative: Bob Genzer of Genzer Consulting

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Bruce Tripp

Subscribed and sworn before me

This 10th day of December, 2007

Kathleen Seckinger

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN SECKINGER
Appt. No. 04-91410-1
My Appt. Expires Sept. 1, 2008

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHLEEN SECKINGER
Appt. No. 04-91410-1
My Appt. Expires Sept. 1, 2006

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-25907** APN: 125-01-402-005 to 008

Name of Property Owner: Farrokhtala Fam Marital Trust ETAL & Farrokhtala Katy TRS ETAL

Name of Applicant: G. C. Wallace - Summerlin

Name of Representative: Bob Genzer of Genzer Consulting

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Karamali Pashmforoosh K. Pashmforoosh

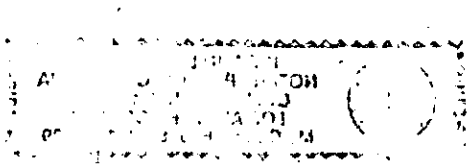
Subscribed and sworn before me

This 10TH day of DEC., 2007

Katalin Langianese

Notary Public in and for said County and State

KATALIN LANGIANESE
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 1606006
LOS ANGELES COUNTY
My Comm. Exp. Sept. 12, 2009



20070614-0004392

Fee: $23.00 RPTT: EX#003
NTC Fee: $0.00

06/14/2007 14:40:37
T20070108256
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA

Debbie Conway ADF
Clark County Recorder Pgs: 14

APN# 125-13-511-090-091 etal (C)

Recording Requested by:
Name: First American Title Insurance Company
Address: 3960 Howard Hughes Pkwy, Suite 380
City/State/Zip: Las Vegas, NV 89169
Order Number: 2141232

RE-RECORDED

Rerecorded Grant Bargain Sale Deed, being rerecorded to correct legal description originalrecorded 20040604-5063, rerecorded 20040804-5055
(Title of Document)

(for Recorder's use only)

Recorder Affirmation Statement

Please complete Affirmation Statement below:

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

-OR-

☐ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: _____
(State specific law)

Signature **Title**

Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

(Additional recording fee applies)

ASSESSOR'S COPY
COPY

20040804-0005055
Fee: $24.00 RPTT: EX#003
08/04/2004 16:02:32 T20040076008
Rec: FIRST AMERICAN TITLE COMPANY OF
Frances Deane N/C: $0.00
Clark County Recorder Pgs: 11

APN# 125-13-511-049 049 etal

Recording Requested by and Return to:

Name: First American Title

Address: 180 Cassia Dr #502

City/State/Zip: Henderson Nevada 89015

GBS Deed
(Title on Document)

RE-RECORDED

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

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

Rerecorded to correct Grantee's Name

Original Recorded 6-4-04

Book 20040604 Doc 05063

ASSESSOR COPY

COPY

[redacted]
20040604-0005063
Fee: $22.00 RPTT: $18,010.66
06/04/2004 14:12:25 T20040034804
Rec: FIRST AMERICAN TITLE COMPANY OF
Frances Deane
Clark County Recorder Pgs: 9

A.P.N.: 125-13-511-090 & 091, 125-13-512-001, 125-13-512-068, 021 & 022, 125-12-101-006 125-12-101-001, 002, 003, 004, 125-12-601-001, 125-12-501-003, 125-12-701-007, 125-12-401-002, 125-13-115-001,004-008 125-13-117-001,125-12-501-007, 125-12-601-001,003,004,005,007, 125-12-602-003, 124-07-401-001, 125-01-402-001,002,003,004

File No: 108-2141232 (CD)

R.P.T.T.: $18,010.13

When Recorded, Mail Tax Statements To:
KB HOMES Nevada Inc.
750 Pilot Road, Suite F
Las Vegas, NV 89119

39

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Trail Mountain Ranch Alliance, LLC, a Nevada Limited Liability Company

do(es) hereby *GRANT, BARGAIN and SELL* to

KB HOME Nevada Inc. a Nevada Corporation

the real property situate in the County of Clark, State of Nevada, described as follows:

See Exhibit "A" attached hereto

Subject to

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Being Recorded to Correct Vesting

ASSESSOR COPY

COPY

Iron Mountain Ranch Alliance, LLC, a Nevada Limited Liability Company

By: By: Russell E. Warthen,, Manager

By: By: Joseph DeBellis,, Manager

STATE OF **NEVADA**)
: ss.
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 6/1/04 by **Russell E. Warthen and Joseph DeBellis, Managers of Iron Mountain Ranch Alliance, LLC, a Nevada Limited Liability Company.**

Notary Public

(My commission expires: 5/3/07)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMY KLINZING
Appt. No. 99-55215-1
My Appt. Expires May 3, 2007

The Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 28, 2004** under Escrow No. **108-2141232.**

Assessor's Copy

COPY

File Number: 108-2141232

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

Lot 365 in Block D; Lot 366 in Block E of Iron Mountain Ranch - Village 2 - Unit 2, as shown by map thereof on file in book 102 of plats, page 84, in the office of the county recorder of Clark County, Nevada.

Parcel 2:

Lot 359 in Block D; Lot 385 in Block E; Lot 313 in Block B; Lot 314 in Block C of Iron Mountain Ranch - Village 2 - Unit 3, as shown by map thereof on file in Book 104 of Plats, Page 16, in the Office of the County Recorder of Clark County, Nevada.

Parcel 3:

Lots 1563 - 1570 in Block C; Lots 1571 - 1577, Lots 1611, 1616 - 1618 in Block E; Lots 1621 - 1634 in Block B of Iron Mountain Ranch - Village 10 - Unit 1, as shown by map thereof on file in Book 111 of Plats, Page 11, in the Office of the County Recorder of Clark County, Nevada.

Parcel 4:

Lots 1503 - 1526 in Block A; Lots 1527 - 1546 in Block D; Lots 1547 - 1562 in Block C; Lots 1578 - 1606 in Block E of Iron Mountain Ranch - Village 10 - Unit 2, as shown by map thereof on file in Book 114 of Plats, Page 99, in the Office of the County Recorder of Clark County, Nevada.

Parcel 5:

Lots 180 - 191 in Block A; Lots 196 - 215 in Block B; Lots 240 and 241 in Block D; Lots 269 - 304 in Block C of Iron Mountain Ranch - Village 11 - Unit 1, as shown by map thereof on file in Book 114 of Plats, Page 82, in the Office of the County Recorder of Clark County, Nevada.

COPY

Parcel 6:

Lots 171 - 179 in Block F; Lots 228 - 239, 242 - 247 in Block D; Lots 265 - 268 in Block C; Lots 161 - 170 in Block E; Lot 216 in Block B; Lots 257 - 264 in Block C; Lots 217 - 227, 248 - 256 in Block D; and Common Lots 2A - 2L of Iron Mountain Ranch - Village 11 - Unit 2, as shown by map thereof on file in Book 116 of Plats, Page 99, in the Office of the County Recorder of Clark County, Nevada.

Parcel 7:

Lots 1252 - 1266 in Block A; Lots 1279 - 1282 in Block B; Lots 1415 - 1439 in Block F; Lots 1455 - 1461 in Block C of Iron Mountain Ranch - Village 9 - Unit 1, as shown by map thereof on file in Book 111 of Plats, Page 38, in the Office of the County Recorder of Clark County, Nevada.

Parcel 8:

Lots 1220 - 1251 in Block A; Lots 1345 - 1414 in Block E of Iron Mountain Ranch - Village 9 - Unit 2, as shown by map thereof on file in Book 114 of Plats, Page 78, in the Office of the County Recorder of Clark County, Nevada.

Parcel 9:

Lots 98 - 113 in Block A of Iron Mountain Ranch - Village 12B, as shown by map thereof on file in Book 115 of Plats, Page 20, in the Office of the County Recorder of Clark County, Nevada.

Parcel 10:

Lots 9 - 18, 24 - 32 in Block A; Lots 33 - 34, 38 - 52 in Block B of Iron Mountain Ranch Village 3, as shown by map thereof on file in Book 113 of Plats, Page 17, in the Office of the County Recorder of Clark County, Nevada.

Parcel 11:

Lots 161 and 164 - 168 in Block A of Iron Mountain Ranch Village 1 Unit 5, as shown by map thereof on file in Book 106 of Plats, Page 47, in the Office of the County Recorder of Clark County, Nevada.

Lot 169 in Block A of Amended Iron Mountain Ranch Village 1 Unit 5, as shown by map thereof on file in Book 111 of Plats, Page 10, in the Office of the County Recorder of Clark County, Nevada.

Parcel 12:

COPY

The North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 1, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada, being more particularly described as follows:

Lots One through Four as shown by the map in File 32 of Parcel Maps, Page 74, together with a portion of vacated Leon Ave. as described in Book 20030319, Instrument Numeber 796, all on file in the Office of the County Recorder, Clark County Nevada.

Parcel 13:

The North Half (N 1/2) of the North West (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) Section 7, Township 19 South, Range 61 East, M.D.M.,

Parcel 14:

IRON MOUNTAIN RANCH VILLAGE 12A

BEING A MERGER AND RE-SUBDIVISION OF LOT 1 OF PARCEL MAP: FILE 103, PAGE 73, TOGETHER WITH LOTS 1 AND 3 OF PARCEL MAP: FILE 21, PAGE 80, TOGETHER WITH LOTS 1 AND 2 OF PARCEL MAP: FILE 33, PAGE 96, TOGETHER WITH LOTS 2, AND A PORTION OF LOT 3 OF PARCEL MAP: FILE 05, PAGE 20, TOGETHER WITH THOSE PORTIONS OF VACATED UNICORN STREET, BRADLEY ROAD, BRENT LANE, AND THOM BOULEVARD, AS DESCRIBED IN BOOK 20031106 INSTRUMENT NUMBER 01447 LOCATED WITHIN 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST CENTER SIXTEENTH CORNER OF SAID SECTION 12, SAME BEING THE CENTERLINE INTERSECTION OF THOM BOULEVARD AND HORSE DRIVE, THENCE SOUTH 86°10'40" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) AND ALONG THE CENTERLINE OF SAID HORSE DRIVE, 42.21 FEET; THENCE NORTH 03°49'20" WEST, DEPARTING SAID SOUTH LINE AND SAID CENTERLINE, 40.00 TO THE NORTHERLY RIGHT-OF-WAY OF HORSE DRIVE, SAME BEING THE POINT OF BEGINNING;

THENCE SOUTH 86°10'40" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, 546.81 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY, DEPARTING SAID NORTHERLY RIGHT-OF-WAY, 32.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°54'43" TO THE EASTERLY RIGHT-OF-WAY OF UNICORN STREET; THENCE NORTH 00°54'38" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, 355.94 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 14.50 FEET; THENCE NORTHEASTERLY, 12.20 FEET ALONG SAID CURVE THROUGH

COPY

A CENTRAL ANGLE OF 48°11'23" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 45.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 42°43'15" EAST; THENCE WESTERLY, 219.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 276°22'46" TO THE WESTERLY RIGHT-OF-WAY OF SAID UNICORN STREET, SAME BEING THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 14.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 40°53'59" WEST; THENCE SOUTHEASTERLY, 12.20 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°11'23"; THENCE SOUTH 86°35'00" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY, 289.26 FEET TO THE EAST BOUNDARY OF LOT 1 OF SAID PARCEL MAP :FILE 05, PAGE 20; THENCE NORTH 01°03'22" WEST, ALONG SAID EAST BOUNDARY, 257.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 86°34'59" WEST, ALONG THE NORTH BOUNDARY OF SAID LOT 1, A DISTANCE OF 295.44 FEET TO THE EASTERLY RIGHT-OF-WAY OF BRADLEY ROAD; THENCE NORTH 01°12'11" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, 640.85 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY, DEPARTING SAID EASTERLY RIGHT-OF-WAY, 23.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°11'14" TO THE SOUTHERLY RIGHT-OF-WAY OF BRENT LANE; THENCE NORTH 86°59'02 EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, 282.49 FEET TO THE WEST BOUNDARY LINE OF LOT 2 OF PARCEL MAP: FILE 21, PAGE 80; THENCE SOUTH 01°03'28" EAST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SAID WEST BOUNDARY, 328.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 86°47'05" EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 2, A DISTANCE OF 316.22 FEET; THENCE SOUTH 00°54'38" EAST, 344.38 FEET; THENCE NORTH 86°58'56" EAST ALONG THE WESTERLY PROLONGATION OF THE SOUTH BOUNDARY OF LOT 2 OF SAID PARCEL MAP: FILE 103, PAGE 73, A DISTANCE OF 615.06 FEET TO THE WESTERLY RIGHT-OF-WAY OF THOM BOULEVARD; THENCE SOUTH 00°36'51" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY, 588.26 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY, DEPARTING SAID WESTERLY RIGHT-OF-WAY, 30.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'30" TO THE POINT OF BEGINNING;

Parcel 15:

IRON MOUNTAIN RANCH - VILLAGE 9 - UNIT 3

BEING A SUBDIVISION OF A PORTION OF LOT 3 OF THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 101 OF PARCEL MAPS, PAGE 71, LOCATED WITHIN THE NORTHWEST QUARTER (NW 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

COPY

QUARTER (NW 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:

BEGINNING AT THE QUARTER SECTION CORNER COMMON TO SECTION 1 AND SECTION 12, SAID TOWNSHIP AND RANGE, SAME BEING THE CENTERLINE INTERSECTION OF BRADLEY ROAD AND IRON MOUNTAIN ROAD; THENCE NORTH 87°46'13" EAST, ALONG THE NORTH LINE OF SAID SECTION 12 AND ALONO THE CENTERLINE OF SAID IRON MOUNTAIN ROAD, 184.00 FEET; THENCE CONTINUING NORTH 87°46'13" EAST, DEPARTINO SAID CENTERLINE, AND ALONO SAID NORTH LINE, 1052.73 FEET TO THE WESTERLY RIGHT-OF-WAY OF THOM BOULEVARD, AS DEDICATED PER BOOK _____, INST. NO. ___, SAME BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 678.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 60°10'16" WEST; THENCE SOUTHERLY, 300.72 FEET ALONG SAID WESTERLY RIGHT-OF-WAY AND ALONG SAID CURVE THROUOH A CENTRAL ANGLE OF 25°23'40"; THENCE NORTH 85°33'57" WEST, DEPARTINO SAID WESTERLY RIOHT-OF-WAY, 115.00 FEET RADIALLY TO A POINT ON A NON-TANOENT CURVE CONCAVE EASTERLY HAVINO A RADIUS OF 793.50 FEET; THENCE NORTHERLY, 15.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°09'00"; THENCE NORTH 84°24'56" WEST, 46.00 FEET; THENCE SOUTH 87°46'13" WEST, 260.01 FEET; THENCE SOUTH 00°36'51" EAST, 104.91 FEET; THENCE SOUTH 89°23'09" WEST, 13.00 FEET; THENCE SOUTH 00°36'51" EAST, 58.00 FEET RADIALLY TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVINO A RADIUS OF 10.00 FEET; THENCE SOUTHEASTERLY, 15.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 00°36'51" EAST, 142.66 FEET; (2) SOUTH 86°59'02" WEST, 312.99 FEET; (3) SOUTH 89°23'09" WEST, 109.28 FEET; (4) SOUTH 01°12'11" EAST, 115.00 FEET; (5) SOUTH 88°47'49" WEST, 100.00 FEET; (6) NORTH 01°12'11" WEST, 14.12 FEET; (7) SOUTH 88°47'49" WEST, 46.00 FEET RADIALLY TO THE BEGINNING OF A NON-TANOENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY, 23.56 FEET ALONO SAID CURVE THROUOH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 88°47'49" WEST, 85.00 FEET TO THE BEOINNING OF A CURVE CONCAVE NORTHEASTERLY HAVINO A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY, 31.42 FEET ALONO SAID CURVE THROUGH A CENTRAL ANOLE OF 90°00'00"; THENCE SOUTH 88°47'49" WEST, 30.00 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 12; THENCE NORTH 01°12'11" WEST, ALONG SAID WEST LINE, 653.24 FEET TO THE POINT OF BEGINNING.

108-2141232

2004 AUG -4 P 3:54

27

COPY

Assessor's Copy

CERTIFIED COPY. THIS DOCUMENT IS A TRUE AND CORRECT COPY OF THE RECORDED DOCUMENT MINUS ANY REDACTED PORTIONS

JUN. 04. 2007

Debbie Conway
RECORDER

COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 125-13-511-090 & 091, 125-13-512-001, 125-13-115-001,004-008
b) 125-13-512-068, 021, 022, 125-12-101-006 ,125-13-117-001,
c) 125-12-101-001, 002, 003, 004, 125-12-601-001 125- 12-501-007, 125-12-601-001,003,004,005,007
d) 125-12-501-003, 125-12-701-007, 125-12-401-002 125-12-602-003, 124-07-401-001,

2. Type of Property 125-01-402-001,002,003,004

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

34

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # _____
Book _____ Page: _____
Date of Recording:
Notes:

3. Total Value/Sales Price of Property: $3,531,398.40
Deed In Lieu of Foreclosure Only (value of property) ($)
Transfer Tax Value: $3,531,398.40
Real Property Transfer Tax Due: $18,010.65

4. If Exemption Claimed:
a. Transfer Tax Exemption, per 375.090, Section:
b. Explain reason for exemption:

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____ Capacity: Manager
Signature: _____ Capacity:

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Iron Mountain Ranch Alliance, LLC	Print Name:	KB HOMES Inc.
Address:	44 Quail Hollow Drive	Address:	750 Pilot Road, Suite F
City:	Henderson	City:	Las Vegas
State:	NV Zip: 89014	State:	NV Zip: 89119

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

Print Name: First American Title Company of Nevada File Number: 108-2141232 CD/ra
Address 3960 Howard Hughes Pkwy, Suite 380
City: Las Vegas State: NV Zip: 89109

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

Reproduced by First American Title Insurance Rev10/2001

RE-RECORDED

ASSESSOR'S COPY

COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 125-13-511-090 & 091, 125-13-512-001, 125-13-115-001,004-008
b) 125-13-512-068, 021, 022, 125-12-101-006 ,125-13-117-001,
c) 125-12-101-001, 002, 003, 004, 125-12-801-001 125- 12-501-007, 125-12-601-001,003,004,005,007
d) 125-12-501-003, 125-12-701-007, 125-12-401-002 125-12-602-003, 124-07-401-001,

2. Type of Property 125-01-402-001,002,003,004

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

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # _____
Book _____ Page: _____
Date of Recording:
Notes:

3. Total Value/Sales Price of Property: $3,531,398.40
Deed in Lieu of Foreclosure Only (value of property) ($)
Transfer Tax Value: $3,531,398.40
Real Property Transfer Tax Due $18,010.65

4. If Exemption Claimed:
a. Transfer Tax Exemption, per 375.090, Section:
b. Explain reason for exemption:

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____ Capacity: Manager
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Iron Mountain Ranch Alliance, LLC	Print Name:	KB HOMES Inc.
Address:	44 Quail Hollow Drive	Address:	750 Pilot Road, Suite F
City:	Henderson	City:	Las Vegas
State:	NV Zip: 89014	State:	NV Zip: 89119

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

Print Name: First American Title Company of Nevada File Number: 108-2141232 CD/rs
Address 3960 Howard Hughes Pkwy, Suite 380
City: Las Vegas State: NV Zip: 89109

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

Reproduced by First American Title Insurance Rev10/2001

ASSESSOR'S COPY
REFERENCE COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 125-13-311-090 & 091 etal
   b)
   c)
   d)
2. Type of Property:
   a) [x] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   [ ] Other

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #:
Book: Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property $
   Deed In Lieu of Foreclosure Only (value of property) ( )
   Transfer Tax Value: $
   Real Property Transfer Tax Due $

4. If Exemption Claimed:
   a. Transfer Tax Exemption per NRS 375.090, Section
   b. Explain Reason for Exemption: Re Record of 20040604-05063 to Correct Grantee
5. Partial Interest: Percentage being transferred: %

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

Signature [signature] Capacity Escrow Agent
Signature Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Iron Mint Road	Print Name: KB Home
Address: 750 Pilot F	Address: 750 Pilot F
City: LV	City: LV
State: NV Zip: 89119	State: NV Zip: 89119

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Fatco Escrow # 214 1232
Address: 180 Cussin Way # 502
City: Idaho State: NV Zip: 89014

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

RE-RECORDED

COPY

ASSESSOR'S COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 125-13-511-090 & 091, 125-13-512-001,
   b) 125-13-512-068, 021,022, 125-12-101-006,
   c)
   d)

2. Type of Property
   a) [x] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg. f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   i) [ ] Other

FOR RECORDERS OPTIONAL USE
Book _____ Page: _____
Date of Recording: _____
Notes: M

3. Total Value/Sales Price of Property: $3,531,398.40
   Deed in Lieu of Foreclosure Only (value of property) ($)
   Transfer Tax Value: $3,531,398.40
   Real Property Transfer Tax Due $18,010.65

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section: 3
   b. Explain reason for exemption: Rerecorded to correct legal description original recorded 20040604-5063 and rerecorded 20040604-5055

5. Partial Interest: Percentage being transferred: _____ %

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

Signature: _____ Capacity: _____
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: Iron Mountain Ranch Alliance	Print Name: KB HOME Nevada Inc.
Address: 3626 Pecos Mcleod #14	Address: 750 Pilot Road #F
City: Las Vegas	City: Las Vegas
State: Nevada Zip: Nevada	State: 89121 Zip: 89119

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: First American Title Insurance Company File Number: 108-2103585 CD/JS
Address 3960 Howard Hughes Pkwy, Suite 380
City: Las Vegas State: NV Zip: 89169

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

ASSESSOR'S COPY
COPY 4390

20040108
02041

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 125-01-402-005, -006, -007, -008
   b)
   c)
   d)
2. Type of Property:
   a) [X] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   [ ] Other

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #:
Book: Page:
Date of Recording:
Notes: (M)

3. Total Value/Sales Price of Property $ Not sold
   Deed in Lieu of Foreclosure Only (value of property) (not applicable)
   Transfer Tax Value: $ not sold. correction of title
   Real Property Transfer Tax Due $ none

4. If Exemption Claimed:
   a. Transfer Tax Exemption per NRS 375.090, Section 6 without consideration
   b. Explain Reason for Exemption: Transfer from Trustees to Successor Trustees of Children's Share of Marital Trust & Survivor's Trust of Farrokhtala Family Trust
5. Partial Interest: Percentage being transferred: 100 % of entire 50% interest Property not sold

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

Signature [signature] Capacity Trustee
Signature [signature] Capacity Trustee

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Terrance C. Murray	Print Name: Matt Nassiri
Address: 3377 Silver Springs Ct	Address: 15 Home Place Court
City: Lafayette	City: Hillsborough
State: CA Zip: 94549	State: CA Zip: 94010

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Foley McIntosh Frey & Claytor Escrow #
Address: 3675 Mt Diablo Blvd, Ste 250, Laf
City: Lafayette State: CA Zip: 94549-3775

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

COPY

20040108
02041

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:
M NASSIRI

01-08-2004 11:2 CDO
OFFICIAL RECORDS
BOOK/INSTR:20040108-02041
PAGE COUNT: 5
FEE: 18.00
RPTT: Ex#006

RECORDING REQUESTED BY

Matt Nassiri
APN: 125-01-402-005, -006, -007, -008

WHEN RECORDED MAIL TO

David L. Frey, Esq.
Foley McIntosh Frey & Claytor, P.C.
3675 Mt Diablo Blvd., Ste 250
Lafayette, CA 94549-3775

SPACE A

TRUST TRANSFER DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) under penalty of perjury that the following is true and correct:
THERE IS NO CONSIDERATION FOR THIS TRANSFER,
This is a Trust Transfer under § 62 of the Revenue and Taxation Code as a transfer for the purpose of perfecting title
DOCUMENTARY TRANSFER TAX is **$0.00** CITY TAX is **$0.00**
☒ Unincorporated Area of Clark County ☐ City of _____, and

the persons and entities shown on Exhibit 'A' hereto and made a part hereof

hereby GRANT to

the persons and entities shown on Exhibit 'B' hereto and made a part hereof

in the percentages shown on **Exhibit 'B'** hereto and made a part hereof the real property in the County of **Clark**, State of **Nevada**, described and shown in **Exhibit 'C'** hereto and made a part hereof.

APN: 125-01-402-005, -006, -007, -008

Dated: September 29, 2003

Children's Share of the Marital Trust, and
Survivor's Trust of the Farrokhtala Family Trust

By _____
Mike Mahmoudian, Trustee

Children's Share of the Marital Trust, and
Survivor's Trust of the Farrokhtala Family Trust

By _____
Terrance C. Murray, Trustee

STATE OF CALIFORNIA)
COUNTY OF San Mateo) ss

On Oct. 16, 2003, before me,
Ellen T. Chuang,
Notary Public, personally appeared
Mike Mahmoudian,

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.

Ellen T. Chuang
Notary Signature

ELLEN T. CHUANG
Commission # 1235917
Notary Public — California
San Mateo County
My Comm. Expires Oct 25, 2003

Grantees' Address: Matt Nassiri, 15 Home Place Ct
Hillsborough, CA 94010
Katy Farrokhtala
955 Macadamia Wy
Hillsborough, CA 994010

Mail Tax Statements to: 955 Macadamia Wy, Hillsborough, CA 94010 Attn Katy Farrokhtala

COPY

COPY

20040108
02041

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF CONTRA COSTA)

On Sept 29, 2003, before me, Karen Ogden, Notary Public, personally appeared **Terrance C. Murray**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Karen Ogden

KAREN OGDEN
Commission # 1296148
Notary Public - California
Contra Costa County
My Comm. Expires Apr 1, 2005

Assessor's Copy

COPY

20040108
02041

Exhibit 'A'

GRANTORS

MIKE MAHMOUDIAN, also known as MAHMOUD MAHMOUDIAN, and TERRANCE C. MURRAY, Trustees of the CHILDREN'S SHARE of the MARITAL TRUST of the FARROKHTALA FAMILY TRUST as to an undivided Fifty percent (50%) interest, and MIKE MAHMOUDIAN, also known as MAHMOUD MAHMOUDIAN, and TERRANCE C. MURRAY, Trustees of the SURVIVOR'S TRUST of the FARROKHTALA FAMILY TRUST as to an undivided Fifty percent (50%) interest.

Assessor's Copy

(Nevada)

COPY

20040108
02041

Exhibit 'B'

GRANTEES

MATT NASSIRI, also known as MAHDAD NASSIRI, and KATY FARROKHTALA, also known as KAFIEH FARROKHTALA, Successor Trustees of the CHILDREN'S SHARE of the MARITAL TRUST of the FARROKHTALA FAMILY TRUST as to an undivided Fifty percent (50%) interest, and MATT NASSIRI, also known as MAHDAD NASSIRI, and KATY FARROKHTALA, also known as KAFIEH FARROKHTALA, Successor Trustees of the SURVIVOR'S TRUST of the FARROKHTALA FAMILY TRUST as to an undivided Fifty percent (50%) interest.

Assessor's Copy

(Nevada)

COPY

20040108
02041

Exhibit 'C'
LEGAL DESCRIPTION

Undivided 50% interest (i.e., all of Grantors' interest) in 22.95 acres of unimproved real property located in an unincorporated area of Clark County, State of Nevada, more particularly described as follows:

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

PARCEL A:

PARCEL TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 20 OF PARCEL MAPS, PAGE 35, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA. EXCEPTING THEREFROM ALL OIL, GAS, HYDROCARBON AND MINERALS IN AND UNDER THE HEREINABOVE DESCRIBED PROPERTY, WITHOUT THE RIGHT, HOWEVER, OF SURFACE ENTRY UPON SAID LAND FOR THE PURPOSE OF MINING, DRILLING AND/OR EXPLORING FOR SAID OIL, GAS, HYDROCARBONS AND MINERALS, AS RESERVED IN THE DEED EXECUTED BY ABRAHAM OLSHAM AND MAX LUCKOW, RECORDED MARCH 20, 1962 AS DOCUMENT NO. 281611 OF OFFICIAL RECORDS.

PARCEL B:

PARCELS TWO (2), THREE (3), AND FOUR (4) AS SHOWN BY MAP THEREOF IN FILE 25 OF PARCEL MAPS, PAGE 55 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA. EXCEPTING THEREFROM ALL OIL, GAS, HYDROCARBON AND MINERALS IN AND UNDER THE HEREINABOVE DESCRIBED PROPERTY, WITHOUT THE RIGHT, HOWEVER, OF SURFACE ENTRY UPON SAID LAND FOR THE PURPOSE OF MINING, DRILLING, AND/OR EXPLORING FOR SAID OIL, GAS, HYDROCARBONS AND MINERALS, AS RESERVED IN THE DEED EXECUTED BY ABRAHAM OLSHAM AND MAX LUCKOW, RECORDED MARCH 20, 1962, AS DOCUMENT NO. 281611 OF OFFICIAL RECORDS.

APN: 125-01-402-005
125-01-402-006
125-01-402-007
125-01-402-008

Assessor's Copy

COPY

VAC-25907

A REQUEST HAS BEEN SUBMITTED BY G.C. WALLACE – SUMMERLIN ON BEHALF OF FARROKHTALA FAMILY MARITAL TRUST, ET AL TO VACATE PORTIONS OF PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND BRADLEY ROAD.

THE ABOVE PROPERTIES ARE LEGALLY DESCRIBED AS PORTIONS OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M

COPY

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PORTION OF LEON AVENUE TO BE DEDICATED IN SUPPORT OF THE "IRON MOUNTAIN/BRADLEY" PROJECT.

DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG THE SOUTH LINE THEREOF, NORTH 87°44'37" EAST, 26.97 FEET; THENCE NORTH 02°15'23" WEST, 50.00 FEET TO THE **POINT OF BEGINNING** ON THE EAST LINE OF THE WEST 25.5 FEET OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG SAID EAST LINE, NORTH 00°35'01" WEST, 819.90 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF 45.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 63°55'27", A DISTANCE OF 50.76 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG SAID WEST LINE, NORTH 00°35'01" WEST, 5.50 FEET; THENCE FROM A TANGENT BEARING SOUTH 67°15'10" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF 50.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 58°36'00", A DISTANCE OF 51.65 FEET TO A POINT ON THE EAST LINE OF THE WEST 30.00 FEET OF SAID SOUTHEAST QUARTER (SE 1/4), TO WHICH A RADIAL LINE BEARS NORTH 81°20'50" EAST; THENCE ALONG SAID EAST LINE, SOUTH 00°35'01" EAST, 826.86 FEET TO THE NORTH LINE OF THE SOUTH 50.00 FEET OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG SAID NORTH LINE, SOUTH 87°44'37" WEST, 4.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,961 SQ FT

END OF DESCRIPTION

BASIS OF BEARINGS:
NORTH 87°44'37" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY MAP THEREOF, RECORDED IN FILE 165, PAGE 48 OF SURVEYS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

KURT F. ORBAN, PLS
NEVADA LICENSE NO.: 17828
EXPIRES: 12/31/09

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
KURT F. ORBAN
Exp. 12/31/09
No. 17828

NOVEMBER 1, 2007

Q:\055\398\a204\legals\DED-desc.doc
11/1/2007 By: KFO Ckd. By: KFO

6655 SOUTH CIMARRON ROAD. / LAS VEGAS, NEVADA 89113 / TELEPHONE: (702) 804-2000 / FAX: (702) 804-4379
SUMMERLIN OFFICE FAX: (702) 804-2295 • RAINBOW OFFICE FAX: (702) 804-2299

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PORTION OF BRADLEY ROAD AND IRON MOUNTAIN ROAD TO BE VACATED IN SUPPORT OF THE "IRON MOUNTAIN/BRADLEY" PROJECT.

DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

VACATION AREA "1"

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG THE NORTH LINE THEREOF, SOUTH 88°29'35" WEST, 56.07 FEET; THENCE SOUTH 01°30'25" EAST, 30.00 TO THE **POINT OF BEGINNIN**G; THENCE FROM A TANGENT BEARING, NORTH 88°29'35" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 91°06'31", A DISTANCE OF 39.75 FEET TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG SAID WEST LINE, SOUTH 00°23'54" EAST, 570.69 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 53°07'48", A DISTANCE OF 23.18 FEET TO THE WEST LINE OF THE EAST 40.00 FEET OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG SAID WEST LINE, NORTH 00°23'54" WEST, 600.69 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF A CURVE, HAVING A RADIUS OF 15.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 91°06'31", A DISTANCE OF 23.85 FEET TO THE SOUTH LINE OF THE NORTH 30.00 FEET OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG SAID SOUTH LINE, SOUTH 88°29'35" WEST, 0.19 FEET TO THE **POINT OF BEGINNING.**

CONTAINING: 6,011 SQ.FT.

VACATION AREA "2"

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG THE SOUTH LINE THEREOF, NORTH 87°44'37" EAST, 652.03 FEET; THENCE NORTH 02°15'23" WEST, 40.00 FEET TO THE **POINT OF BEGINNIN**G ON THE NORTH LINE OF THE SOUTH 40.00 FEET OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG SAID NORTH LINE, SOUTH 87°44'37" WEST, 595.11 FEET; THENCE CURVING TO THE RIGHT, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 91°40'22", A DISTANCE OF 40.00 FEET TO THE EAST LINE OF THE WEST 30.00 FEET OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG SAID EAST LINE, NORTH 00°35'01" WEST, 4.86 FEET; THENCE FROM A TANGENT BEARING, SOUTH 00°35'01" EAST, CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 91°40'22", A DISTANCE OF 32.00 FEET TO THE NORTH LINE OF THE SOUTH 50.00 FEET OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG SAID NORTH LINE, NORTH 87°44'37" EAST, 600.28 FEET TO THE SOUTHEAST CORNER OF LOT 2 PER MAP THEREOF RECORDED IN FILE 20, PAGE 35 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER; THENCE SOUTHERLY ALONG THE PROLONGATION OF THE EAST LINE THEREOF, SOUTH 00°29'30" EAST, 10.00 FEET TO THE **POINT OF BEGINNIN**G.

CONTAINING: 6,157 SQ.FT.

END OF DESCRIPTION

BASIS OF BEARINGS:
NORTH 87°44'37" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY MAP THEREOF, RECORDED IN FILE 165, PAGE 48 OF SURVEYS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

KURT F. ORBAN, PLS
NEVADA LICENSE NO.: 17828
EXPIRES: 12/31/09

PROFESSIONAL LAND SURVEYOR, STATE OF NEVADA
KURT F. ORBAN
Exp. 12/31/09
No. 17828

NOVEMBER 1, 2007

6655 SOUTH CIMARRON ROAD. / LAS VEGAS, NEVADA 89113 / TELEPHONE: (702) 804-2000 / FAX: (702) 804-4379
SUMMERLIN OFFICE FAX: (702) 804-2295 • RAINBOW OFFICE FAX: (702) 804-2299

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Parcel name: DEDICATIDN

   North: 14999.7898          East : 8724.3877
Line  Course: N 00-35-01 W  Length: 638.64
        North: 15638.3967           East : 8717.8826
Line  Course: N 00-35-01 W  Length: 181.26
        North: 15819.6473           East : 8716.0363
Curve  Length: 50.76                Radius: 45.50
        Delta: 63-55-27            Tangent: 28.39
        Chord: 48.17                Course: N 32-32-44 W
    Course In: S 89-24-59 W     Course Out: N 25-29-32 E
    RP  North: 15819.1839           East : 8670.5387
    End North: 15860.2541           East : 8690.1214
Line  Course: N 00-35-01 W  Length: 5.50
        North: 15865.7539           East : 8690.0654
Curve  Length: 51.65                Radius: 50.50
        Delta: 58-36-00            Tangent: 28.34
        Chord: 49.43                Course: S 37-57-10 E
    Course In: S 22-44-50 W     Course Out: N 81-20-50 E
    RP  North: 15819.1818           East : 8670.5387
    End North: 15826.7793           East : 8720.4639
Line  Course: S 00-35-01 E  Length: 826.86
        North: 14999.9622           East : 8728.8861
Line  Course: S 87-44-37 W  Length: 4.50
        North: 14999.7850           East : 8724.3896

   Perimeter: 1759.19   Area: 3,961 sq. ft. 0.09 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0052               Course: S 22-15-00 E
  Error North: -0.00483              East : 0.00197
Precision  1: 338,301.92
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Parcel name: 1

        North: 16329.2290            East : 9935.2716
Curve  Length: 39.75                Radius: 25.00
        Delta: 91-06-31            Tangent: 25.49
        Chord: 35.70                Course: S 45-57-10 E
    Course In: S 01-30-25 E     Course Out: N 89-36-06 E
    RP  North: 16304.2376            East : 9935.9290
    End North: 16304.4114            East : 9960.9284
Line  Course: S 00-23-54 E  Length: 570.69
        North: 15733.7352            East : 9964.8960
Curve  Length: 23.18                Radius: 25.00
        Delta: 53-07-48            Tangent: 12.50
        Chord: 22.36                Course: S 26-10-00 W
    Course In: S 89-36-06 W     Course Out: S 37-16-06 E
    RP  North: 15733.5614            East : 9939.8966
    End North: 15713.6662            East : 9955.0353
Line  Course: N 00-23-54 W  Length: 600.69
        North: 16314.3417            East : 9950.8592
Curve  Length: 23.85                Radius: 15.00
        Delta: 91-06-31            Tangent: 15.29
        Chord: 21.42                Course: N 45-57-10 W
    Course In: S 89-36-06 W     Course Out: N 01-30-25 W
    RP  North: 16314.2374            East : 9935.8595
    End North: 16329.2322            East : 9935.4651
Line  Course: S 88-29-35 W  Length: 0.19
        North: 16329.2272            East : 9935.2751

   Perimeter: 1258.36   Area: 6,011 sq. ft. 0.14 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0040               Course: S 63-47-29 E
  Error North: -0.00175              East : 0.00356
Precision  1: 314,587.50


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Parcel name: 2

   North: 15014.4071          East : 9349.3594
Line  Course: S 87-44-37 W  Length: 595.11
        North: 14990.9769            East : 8754.7109
Curve  Length: 40.00                Radius: 25.00
        Delta: 91-40-22            Tangent: 25.74
        Chord: 35.87                Course: N 46-25-12 W
    Course In: N 02-15-23 W     Course Out: S 89-24-59 W
    RP  North: 15015.9575            East : 8753.7266
    End North: 15015.7028            East : 8728.7279
Line  Course: N 00-35-01 W  Length: 4.86
        North: 15020.5626            East : 8728.6784
Curve  Length: 32.00                Radius: 20.00
        Delta: 91-40-22            Tangent: 20.59
        Chord: 28.69                Course: S 46-25-12 E
    Course In: N 89-24-59 E     Course Out: S 02-15-23 E
    RP  North: 15020.7663            East : 8748.6773
    End North: 15000.7818            East : 8749.4648
Line  Course: N 87-44-37 E  Length: 600.28
        North: 15024.4156            East : 9349.2793
Line  Course: S 00-29-30 E  Length: 10.00
        North: 15014.4159            East : 9349.3651

   Perimeter: 1282.25   Area: 6,157 sq. ft. 0.14 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0105               Course: N 32-46-06 E
  Error North: 0.00886               East : 0.00570
Precision  1: 122,119.05
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PARCELS 7

LABELS 4

Report of All Selected Parcels

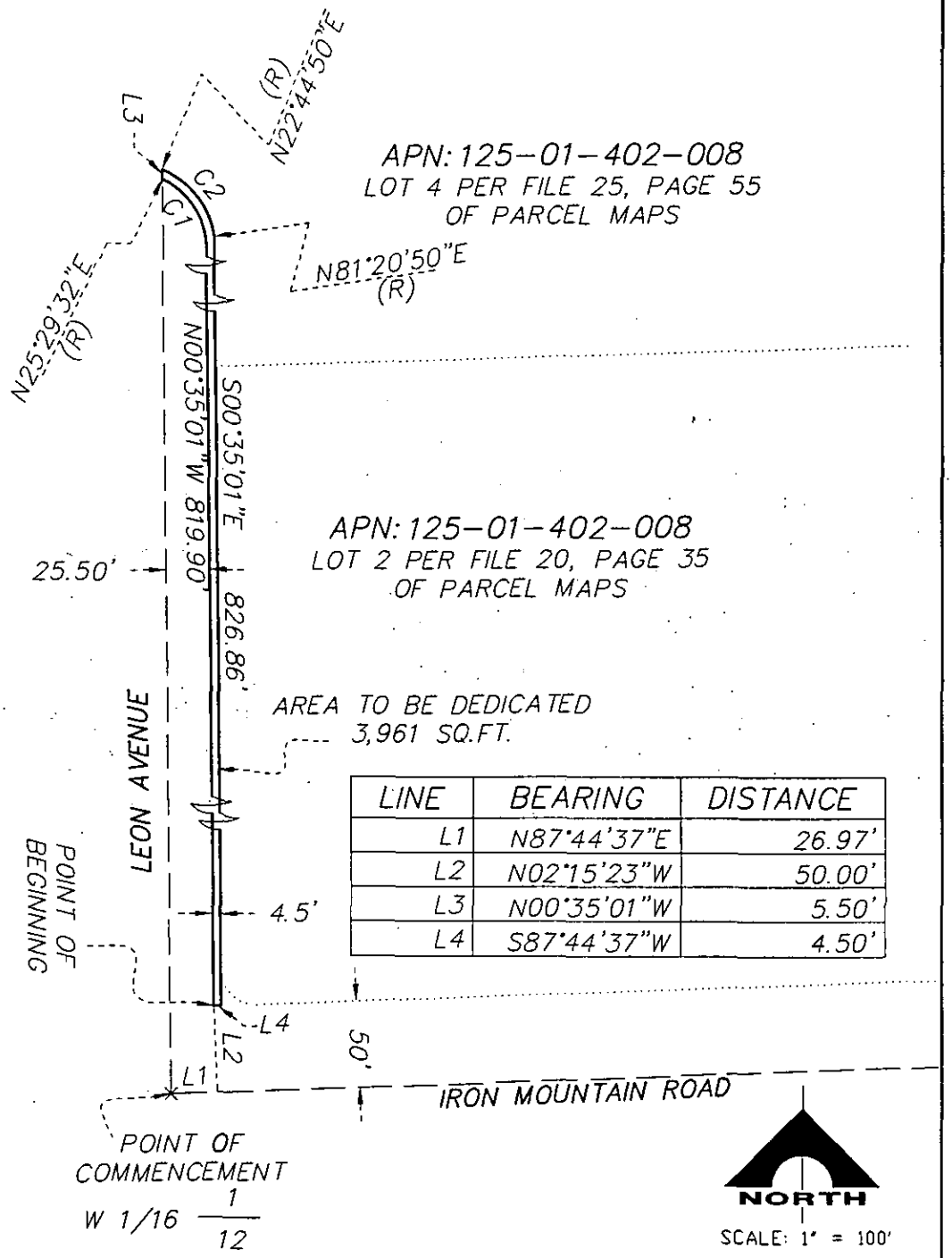
Case Number: VAC-25907

Printed On: Tue: January 8, 2008

Owner	Address	Parcel Numbe
FARROKHTALA FAM MARITAL TR ETAL	955 MADADAMIA WY HILLSBOROUGH CA	12501402008
FARROKHTALA FAM MARITAL TR ETAL	955 MADADAMIA WY HILLSBOROUGH CA	12501402007
FARROKHTALA FAM MARITAL TR ETAL	955 MADADAMIA WY HILLSBOROUGH CA	12501402005
LAME DUCK L L C	%J RITTER 3455 CLIFF SHADOWS #220 LAS VEGAS NV	12501402015
LAME DUCK L L C	%J RITTER 3455 CLIFF SHADOWS #220 LAS VEGAS NV	12501402016
SCHEMBARI FAMILY TRUST	3617 SILVER BROOK ST LAS VEGAS NV	12501402014
SCHEMBARI JULIO JR	3617 SILVER BROOK ST LAS VEGAS NV	12501402013

DEDICATION

PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	63°55'27"	45.50'	50.76'	28.39'
C2	58°36'00"	50.50'	51.65'	28.34'

LINE	BEARING	DISTANCE
L1	N87°44'37"E	26.97'
L2	N02°15'23"W	50.00'
L3	N00°35'01"W	5.50'
L4	S87°44'37"W	4.50'

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DEC 06 2007

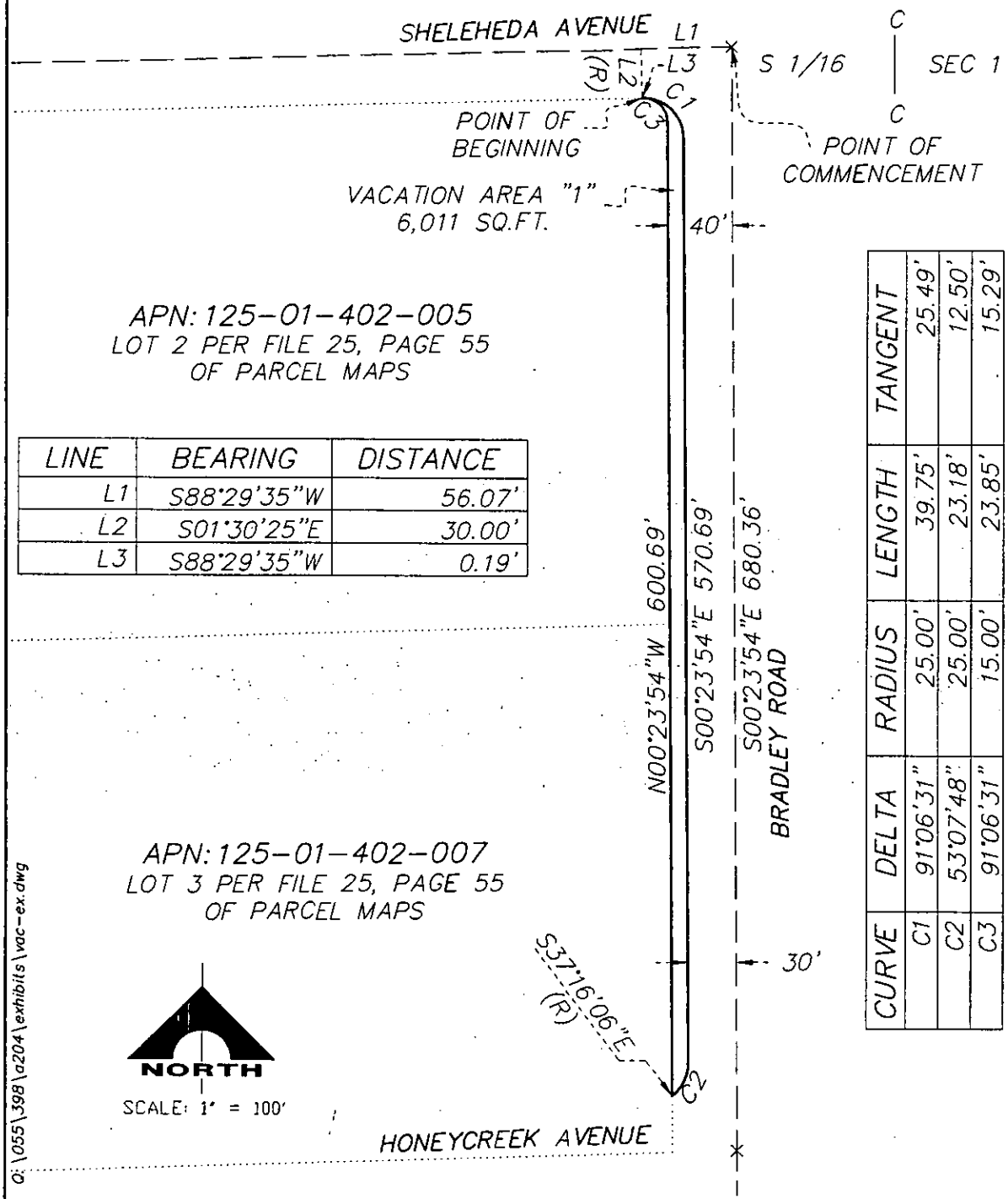
G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD · LAS VEGAS, NV 89146
T: 702.804.2000 · F: 702.804.2299 · GCWALLACE.COM

EXHIBIT "A"
PAGE 2 OF 2

VAC-25907
01/24/08 PC

VACATION

PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



LINE	BEARING	DISTANCE
L1	S88°29'35"W	56.07'
L2	S01°30'25"E	30.00'
L3	S88°29'35"W	0.19'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	91°06'31"	25.00'	39.75'	25.49'
C2	53°07'48"	25.00'	23.18'	12.50'
C3	91°06'31"	15.00'	23.85'	15.29'

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EXHIBIT "A"
PAGE 3 OF 4

VAC-25907

01/24/08 PC

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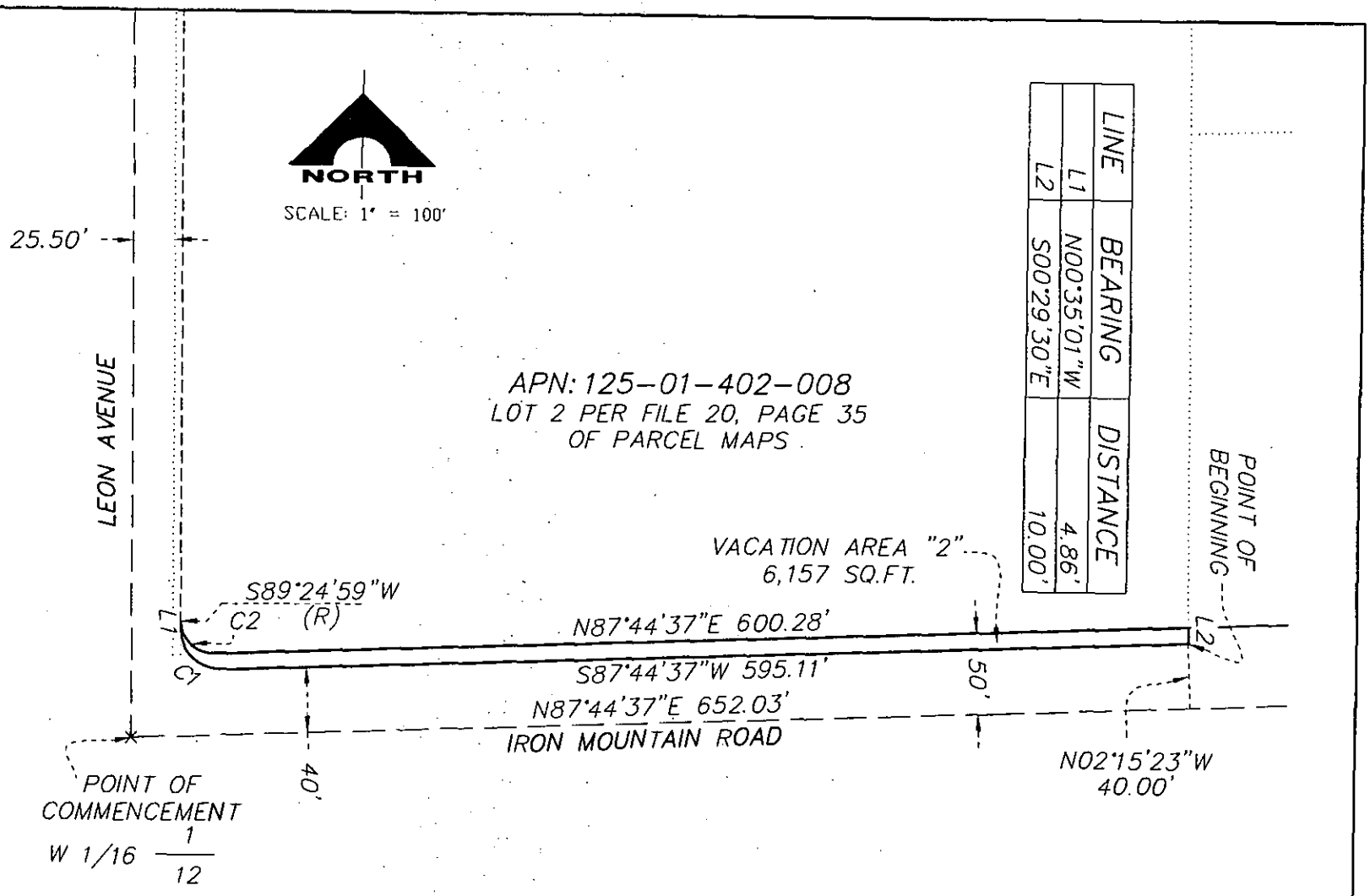
DEC 06 2007



LINE	BEARING	DISTANCE
L1	N00°35'01"W	4.86'
L2	S00°29'30"E	10.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	91°40'22"	25.00'	40.00'	25.74'
C2	91°40'22"	20.00'	32.00'	20.59'

G.C. WALLACE COMPANIES
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1555 S. RAINBOW BOULEVARD · LAS VEGAS, NV 89146
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EXHIBIT "A"
PAGE 4 OF 4

VAC-25907
01/24/08 PC

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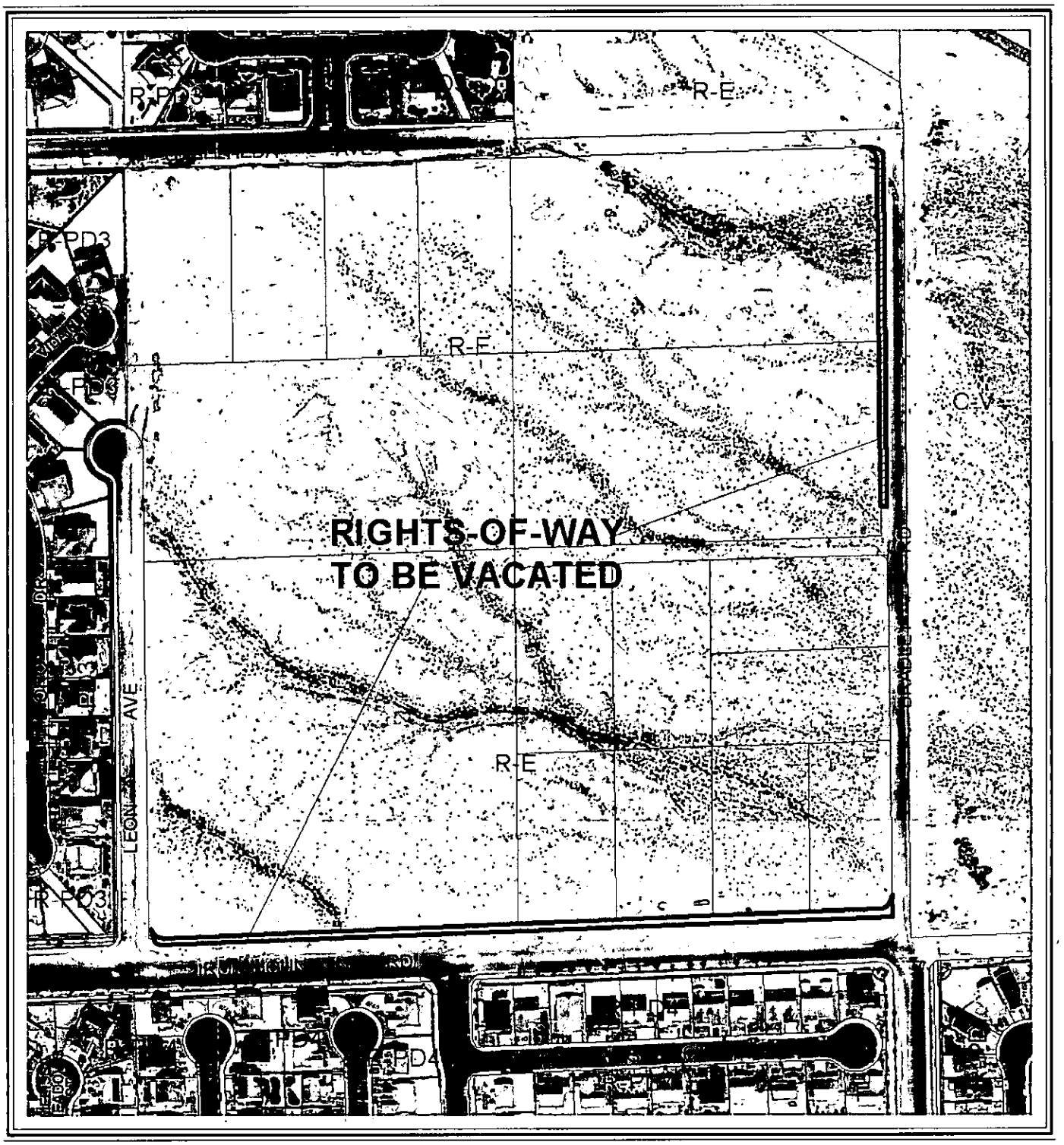
DEC 06 2007



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CASE: VAC-25907

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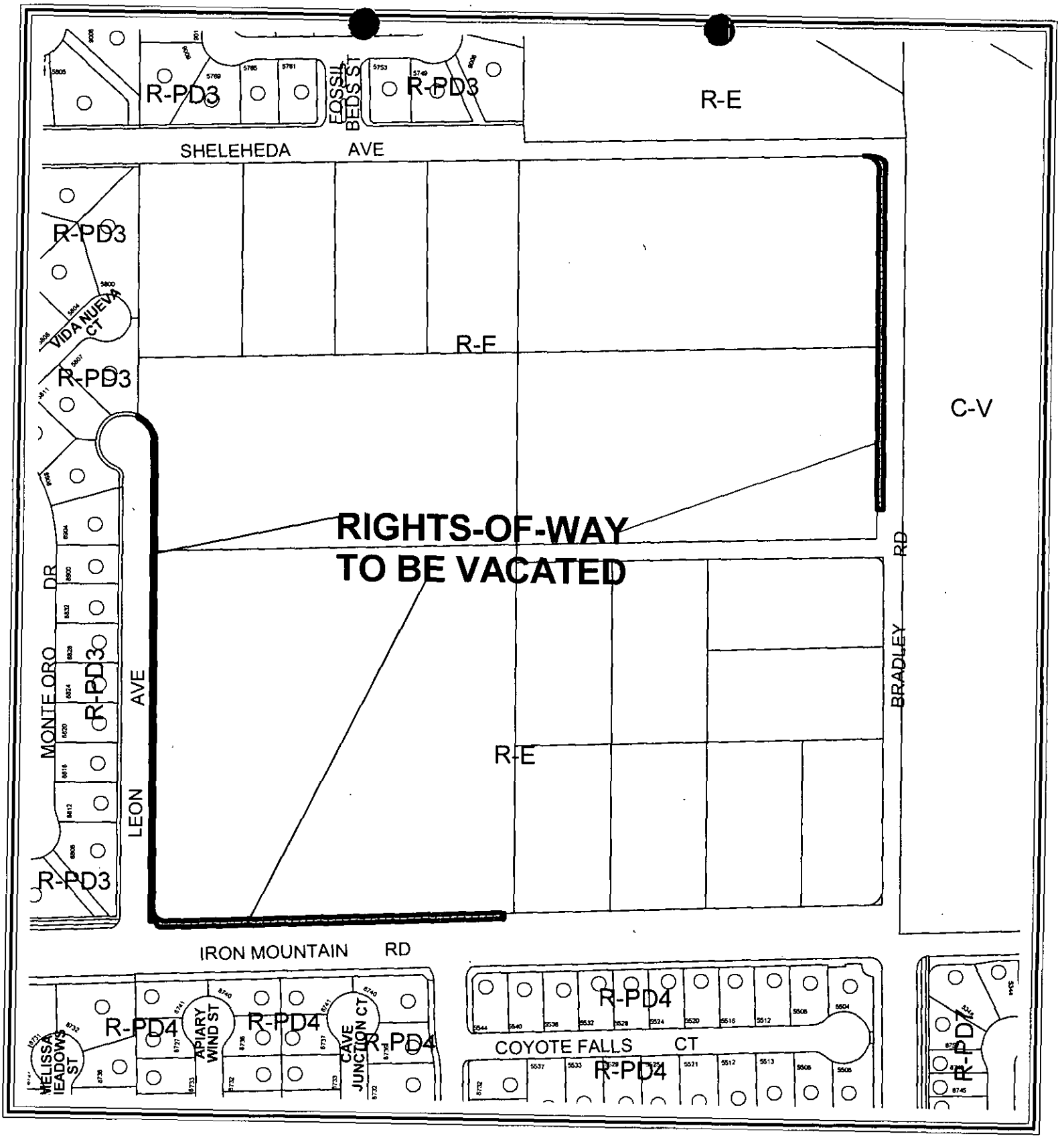

CASE: **VAC-25907**

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