

(9)

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

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

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 TO A 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

CURVE HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF $91^{\circ}40'22''$, 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 $87^{\circ}44'37''$ EAST, 1,216.62 FEET; THENCE FROM A TANGENT BEARING SOUTH $34^{\circ}36'49''$ 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 $53^{\circ}07'48''$, 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 $87^{\circ}44'37''$ 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.

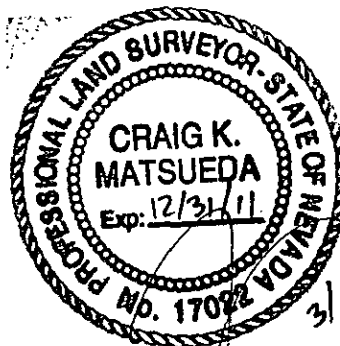
ALSO RESERVING THEREFROM AN EASEMENT TO THE SOUTHWEST GAS CORPORATION, OVER, ACROSS AND UNDER THE ABOVE DESCRIBED PARCEL 2, TOGETHER WITH REASONABLE RIGHTS OF INGRESS THERETO AND EGRESS THEREFROM.

END OF DESCRIPTION.

BASIS OF BEARINGS:

NORTH $87^{\circ}44'37''$ 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.

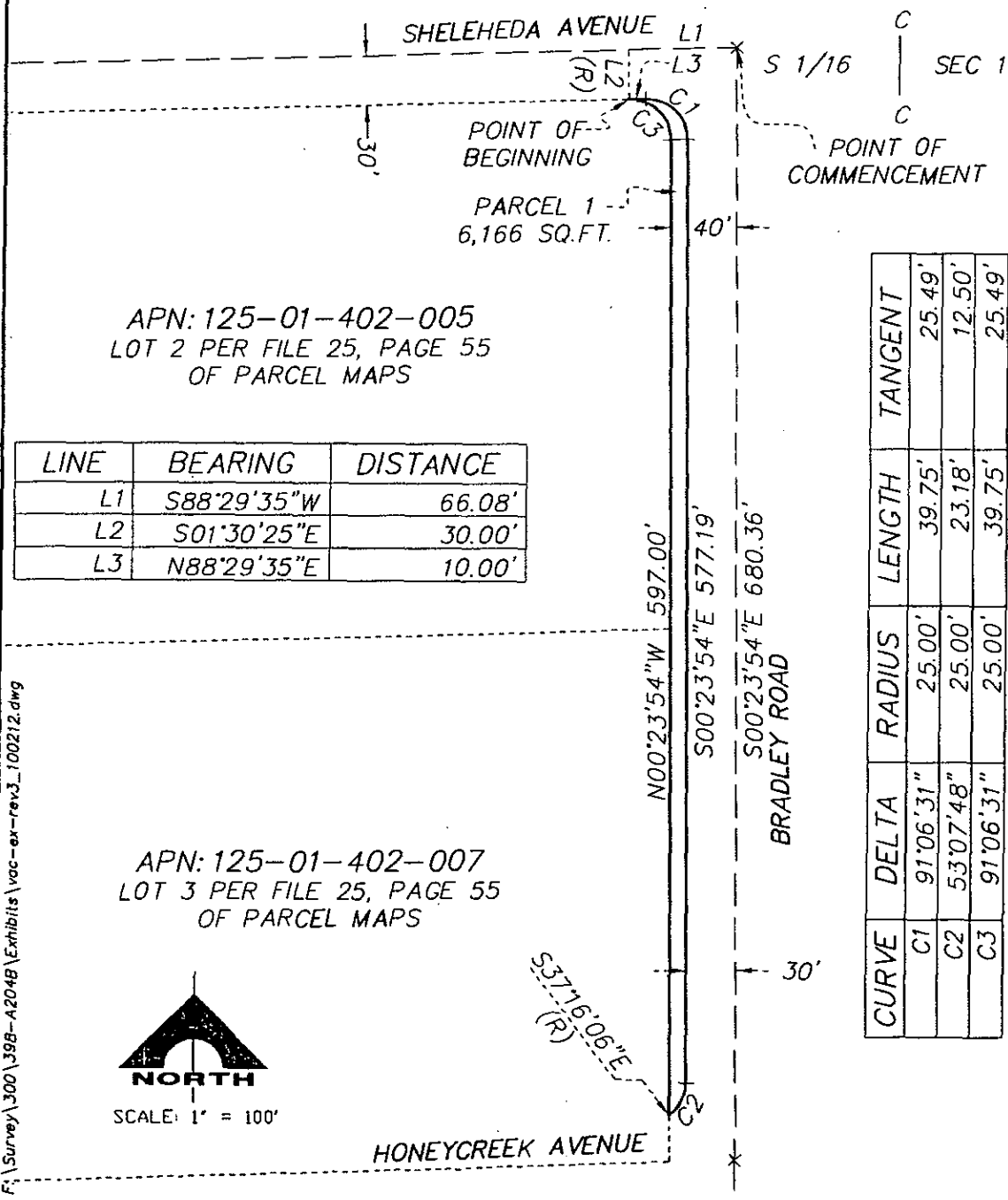
CRAIG K. MATSUEDA, PLS
NEVADA LICENSE NO.: 17022
EXPIRES: 12/31/2011



PAGE 2 OF 5

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.



APN: 125-01-402-005
 LOT 2 PER FILE 25, PAGE 55
 OF PARCEL MAPS

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

APN: 125-01-402-007
 LOT 3 PER FILE 25, PAGE 55
 OF PARCEL MAPS



SCALE: 1" = 100'

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
 1535 S. RAINBOW BOULEVARD - LAS VEGAS, NV 89146
 T: 702.804.2000 F: 702.804.2299 GCWALLACE.COM

EXHIBIT "A"
 PAGE 3 OF 5



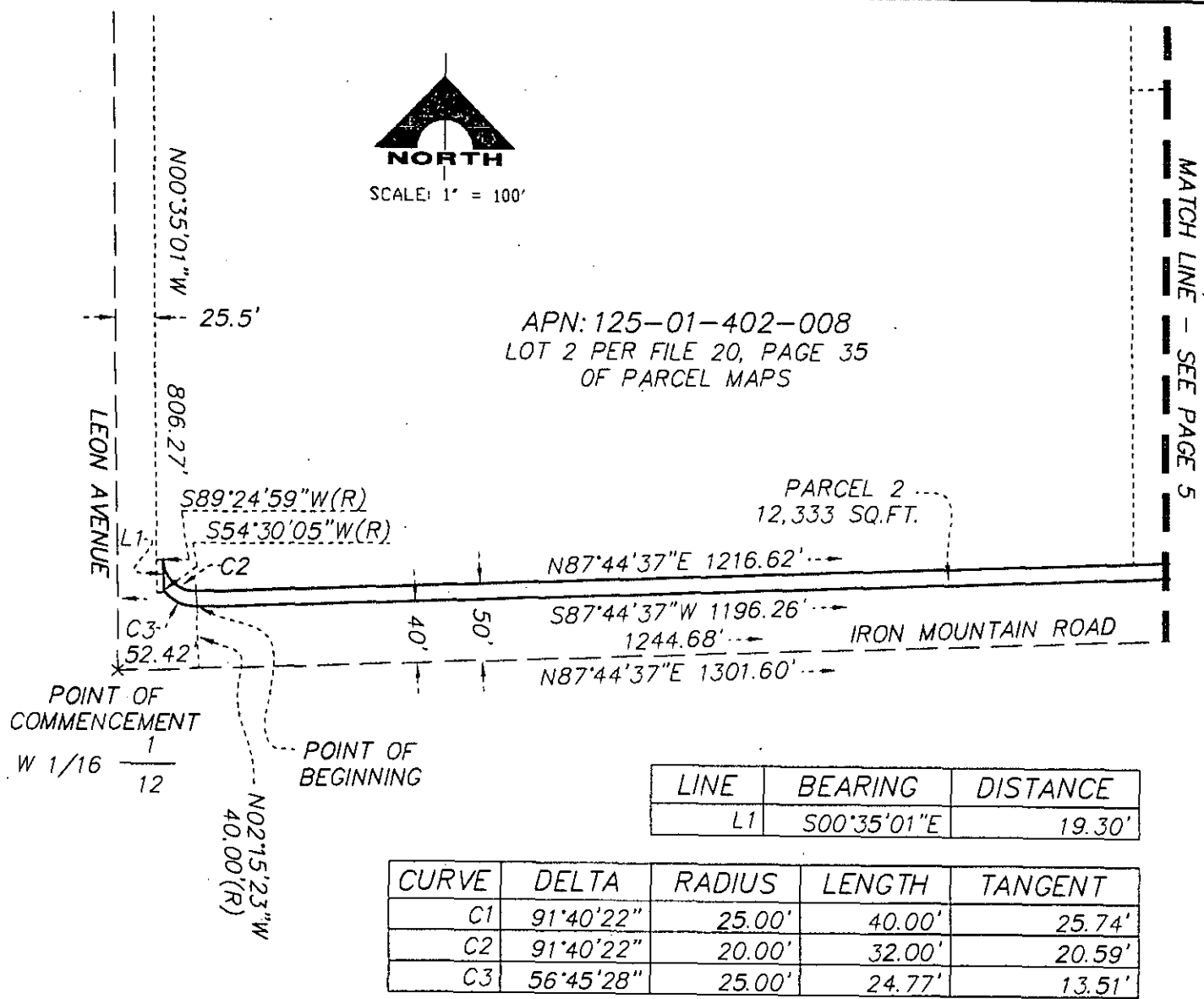
G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146
TEL: 702.894.2000 FAX: 702.894.1229 GCWALLACE.COM

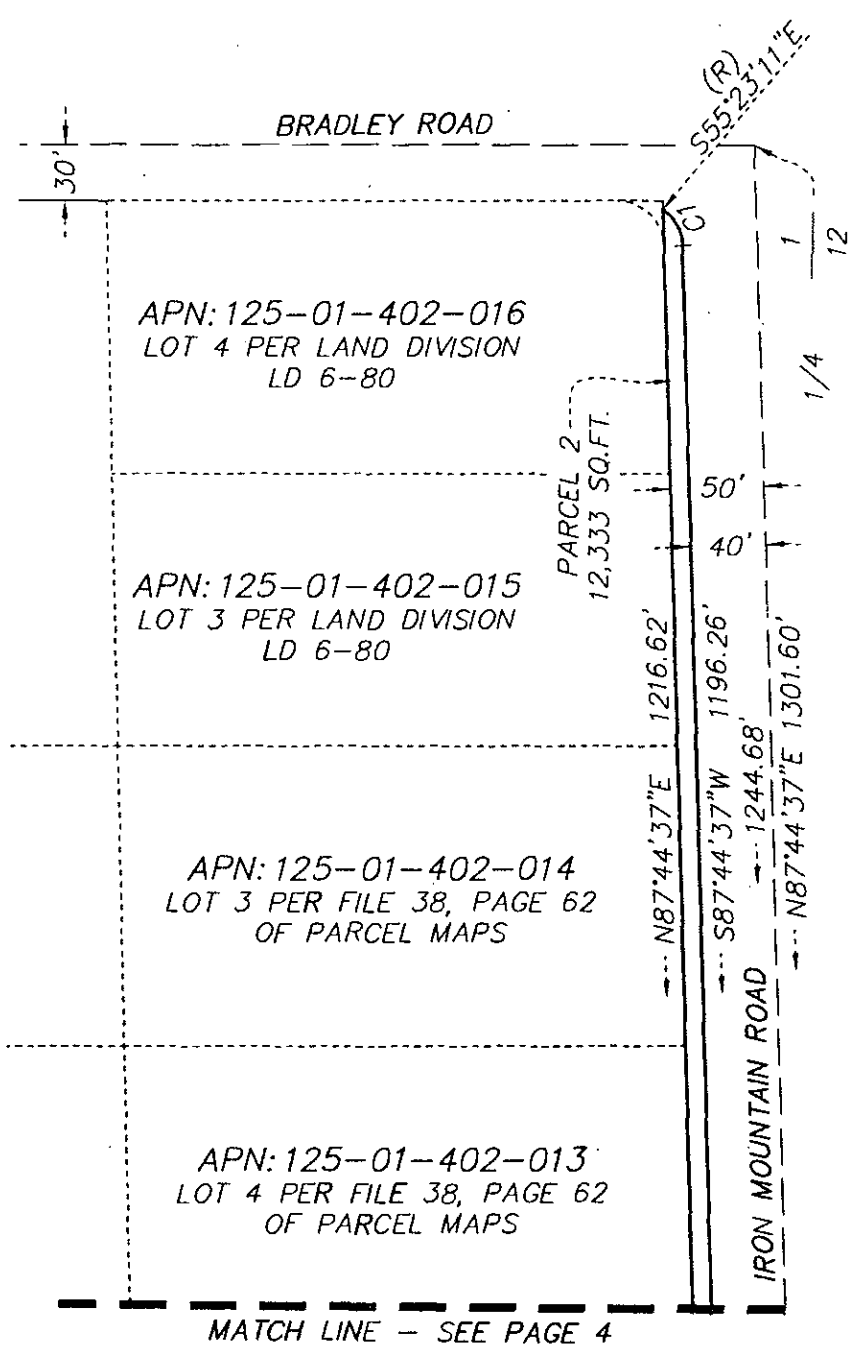
EXHIBIT "A"
PAGE 4 OF 5



SCALE: 1" = 100'

APN: 125-01-402-008
LOT 2 PER FILE 20, PAGE 35
OF PARCEL MAPS





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

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.

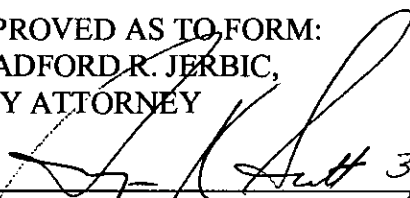
DATED this 5TH day of MARCH, 2010.


OSCAR B. GOODMAN, MAYOR

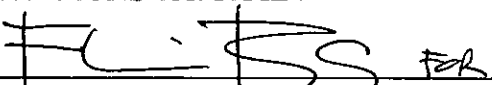
ATTEST:

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 
PLANNING AND DEVELOPMENT DEPARTMENT
~~M. MARGO WHEELER, DIRECTOR~~ *FLINN FABB, 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 } Record
Map second } concurrent
Mayor signed 3/5/10 - } Per Bart

Handwritten text, likely bleed-through from the reverse side of the page. The text is illegible due to the quality of the scan and the angle of the handwriting.



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,

A handwritten signature in cursive script that reads "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



**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

EDT-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
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 - Regd.

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

Reference: VAC 25907
NPC# RV 07-445

NV PD
Esmnt-yes

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, 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 NEVADA POWER COMPANY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY EMBARQ LAS VEGAS VALLEY WATER DISTRICT	DAN DeFIESTA MEGHAN O'NEAL 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 (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M

SOUTHWEST GAS CORPORATION
NO OBJECTION

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

**SOUTHWEST GAS CORPORATION
NO OBJECTION**

Wickie L. Denny

EMRS 12/20/07

**SOUTHWEST GAS CORPORATION
NO OBJECTION**

*No objection
js*

**SOUTHWEST GAS CORPORATION
NO OBJECTION**

**SOUTHWEST GAS CORPORATION
NO OBJECTION**

*x6061572
no oh*





**LAS VEGAS VALLEY
WATER DISTRICT**

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

JDF:PMB:ieb

*LVVWD
Esmat-ND*

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





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.

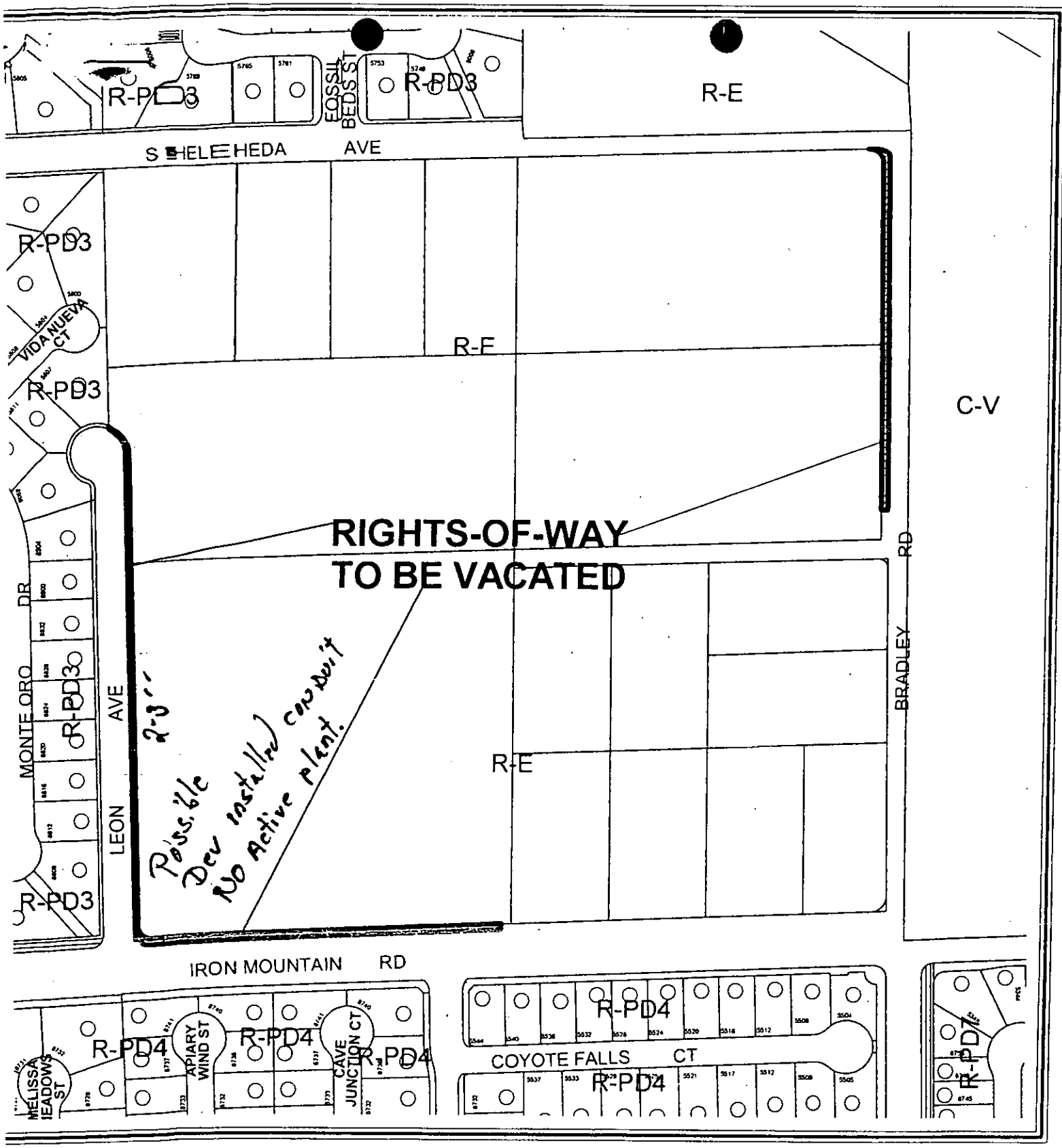
Sincerely,

Terry Sovey
Supervisor, Right-of-Way

4/2/08

COX
NO FACILITIES
WANT ESMAN
NO!





CASE: VAC-25907

0 50100 Feet







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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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,

A handwritten signature in black ink, appearing to read "Peter Lowenstein".

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



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

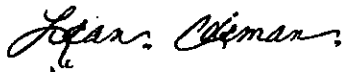
1. The limits of this Petition of Vacation shall be described as the western most 10 feet of Bradley Road between Sheleheda Avenue and Honeycreek Avenue and the northern most 10 feet of Iron Mountain Road between Leon Avenue and Bradley Road, retaining any area necessary for radius corners.
2. A Drainage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



Mr. Bruce Tripp
VAC-25907 – Page Two
April 4, 2008

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
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

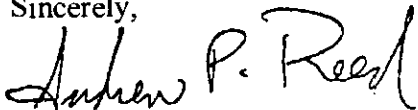


Mr. Bruce Tripp
VAC-25907 - Page Two
February 29, 2008

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, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Karamali Pastmforoosh	Mr. Bob Genzer
Farrokhtala Farm Marital Trust	Genzer Consulting
9505 West Olympic Boulevard	9612 Hawksbill Court
Beverly Hills, California 90212-4241	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 be 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, AICP
Planning Supervisor
Current Planning Division

AR:clb

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

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

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

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



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

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, 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
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City Manager
Douglas A. Selby



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

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 be 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, 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

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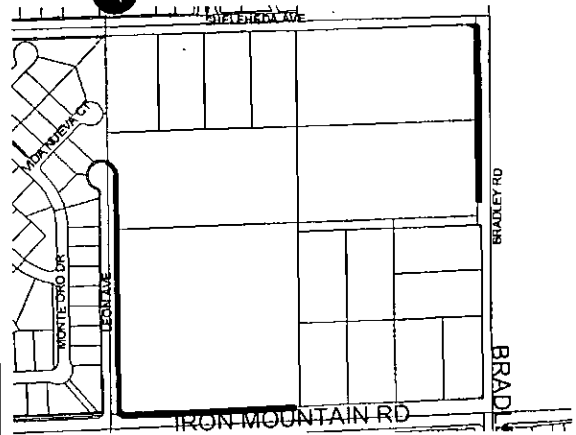
City Manager
Douglas A. Selby



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

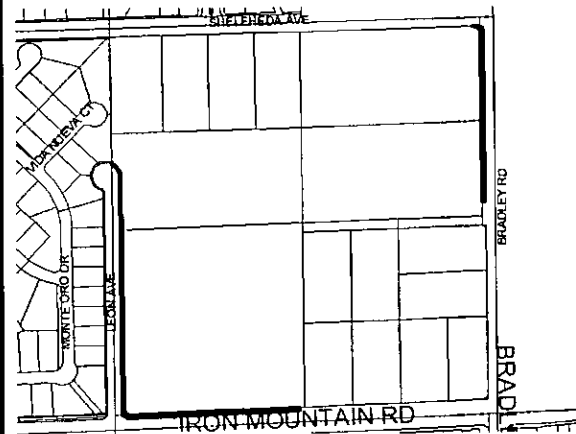
Meeting: Planning Commission
Date: January 24, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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)

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

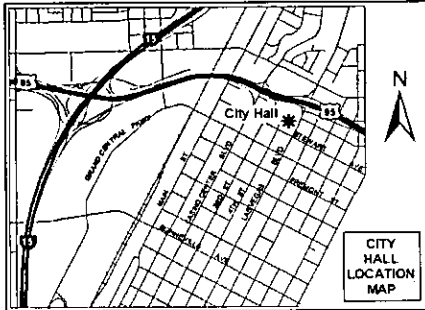
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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>.



10-10-10

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

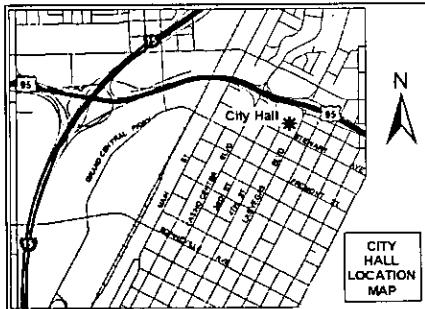
☐

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 CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO	BILL ARENT GUY CORRADO OZZIE MIRKHAH ANNE KILPONEN 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 (SE $\frac{1}{4}$) OF THE SOTHWEST QUARTER (SW $\frac{1}{4}$) 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

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 12/14/07
TO:	DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING GARY REID TOM WILKING RAUL CRUZ JEFF GALAMBAS CAROLYN CAVINESS TIM PARKS TIM McDANIEL ALAN RIEKKI 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 NEVADA POWER COMPANY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY EMBARQ LAS VEGAS VALLEY WATER DISTRICT	DAN DeFIESTA MEGHAN O'NEAL 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



City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAC Application****Report Date** 12/11/2007 08:19 AM**Submitted By**

Page 1

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	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Biii Group	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 Parcels12501402001
12501402002

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAC Application

Report Date 12/11/2007 08:19 AM

Submitted By

Page 2

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		Organization		
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	

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAC Application

Report Date 12/11/2007 08:19 AM

Submitted By

Page 3

Applicants/Contacts

Primary Y Capacity APPL Contact ID AC1061943 ☐ Foreign
Effective Expire
Name G.C. WALLACE, INC.
Day Phone (702)804-2154 x 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	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

Report Date 12/11/2007 08:19 AM

Submitted By

Page 4

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 Foiled/ 1 Rolled)
- N Statement of Financial interest
- Y Justification Letter

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

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? Vacation Routing Process after City Council

External (Utility) Comments required?

Final City Council letter received

Annotated minutes received

Staff Recommendation

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
---	--------------------------	-------------------------------	---------------	-----------	----------	-------------

01/24/2008	PC	SCHEDULED		0	0	0
CLOPEZ	12/06/2007	CLOPEZ	12/06/2007			

Vacation Final Review Process CC Expiration Date Planning Received Legal Recorded Doc Number	Request for Legal Request for Order Comments	Devco Received Legal Order Received	Legal sent back to ROW Request for Recordation	Recorded Date
---	--	--	---	---------------

There are no items in this list

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

No children exist for this project

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAC Application****Report Date** 12/11/2007 08:19 AM**Submitted By**

Page 5

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

No Employee Entries

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]

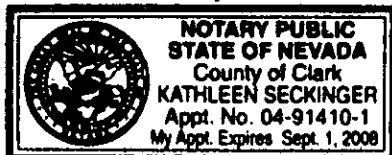
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

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



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

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

COPY

APPLICATION / PETITION FORM

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 _____

RECEIVED
CITY CLERK

2007 DEC 11 A 11:09
KARAMALI

PROPERTY OWNER Farrokhtala Fam Marital Trust ET al Contact Mohammed Pashmforoosh
 Address 9505 West Olympic Blvd. Phone: (310) 843-0503 Fax: (310) 891-3294
 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- PASHMEFOROOSH
 Subscribed and sworn before me
 This 24 day of October, 20 07
Raj Thakur

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAC-25907</u>
Meeting Date:	<u>1/24/08</u>
Total Fee:	<u>1000</u>
Date Received:*	<u>12/06/07</u>
Received By:	<u>[Signature]</u>

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

COPY

10/10/10

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

Applied to the court

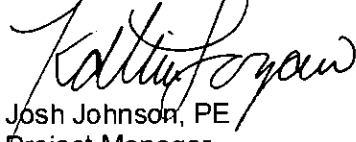
398-A204A
December 3, 2007
Page 2

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 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: _____

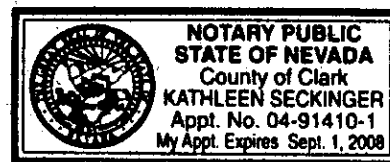
Signature of Property Owner: 

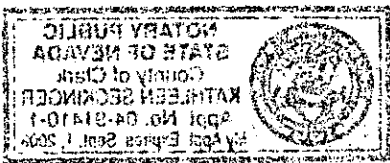
Print Name: Bruce Tripp

Subscribed and sworn before me

This 10th day of December, 2007

Kathleen Seckinger
Notary Public in and for said County and State







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

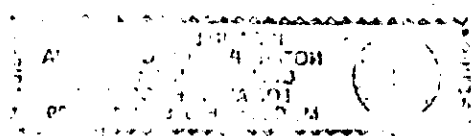
Subscribed and sworn before me

This 10TH day of Dec., 2007

Katalin Langianese

Notary Public in and for said County and State





20070614-0004392

Fee: \$23.00 RPTT: EX#003

NAC 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

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

RE-RECORDED

(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)

COPY

20040804-0005055
Feb. 174.00 PPTT. EX0003
08/04/2004 16:02:32 T20040076008
R/S FIRST AMERICAN TITLE COMPANY OF I
Frances Deane N/C: \$0.00
Clark County Recorder Pg: 11

APN# 125-13-511-0404041 ctul

Recording Requested by and Return to:

Name: First American Title

Address: 180 Cassia Ave #502

City/State/Zip: Hamden Conn 06415

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.

Re-recorded to correct Grantor's Name

Original Recorded 6-4-04

Book 20040604 Doc 05063

COPY

20040604-0005063

Pay: \$22.00 RPTT: \$18,010.66
06/04/2014 14:12:25 T20040034804
Reg 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

GRANT, BARGAIN and SALE DEED

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

Ten 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.

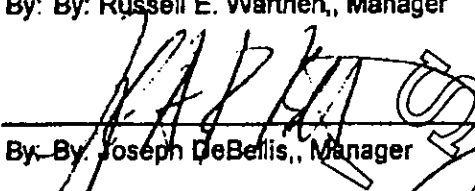
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Being Recorded to
Correct Vesting

COPY

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


By: By: Russell E. Warthen,, Manager

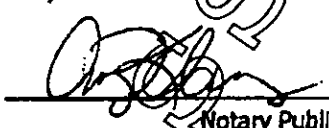

By: By: Joseph DeBellis,, Manager

STATE OF NEVADA

COUNTY OF CLARK

: ss.

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.


(My commission expires: 5/3/07)



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

COPY



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 101 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.

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:

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1861. It is a very important document, as it sets out the President's policy for the new year. The letter is written in a very formal and dignified style, and it is a very good example of the President's power and authority.

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 Number 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 $86^{\circ}10'40''$ 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 $03^{\circ}49'20''$ 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 $86^{\circ}10'40''$ 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 $92^{\circ}54'43''$ TO THE EASTERLY RIGHT-OF-WAY OF UNICORN STREET; THENCE NORTH $00^{\circ}54'38''$ 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



10/10/10

10/10/10

A CENTRAL ANGLE OF $48^{\circ}11'23''$ TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 45.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH $42^{\circ}43'15''$ EAST; THENCE WESTERLY, 219.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $276^{\circ}22'46''$ 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 $40^{\circ}53'59''$ WEST; THENCE SOUTHEASTERLY, 12.20 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $48^{\circ}11'23''$; THENCE SOUTH $86^{\circ}35'00''$ 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 $01^{\circ}03'22''$ WEST, ALONG SAID EAST BOUNDARY, 257.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH $86^{\circ}34'59''$ 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 $01^{\circ}12'11''$ 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 $88^{\circ}11'14''$ TO THE SOUTHERLY RIGHT-OF-WAY OF BRENT LANE; THENCE NORTH $86^{\circ}59'02''$ 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 $01^{\circ}03'28''$ 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 $86^{\circ}47'05''$ EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 2, A DISTANCE OF 316.22 FEET; THENCE SOUTH $00^{\circ}54'38''$ EAST, 344.38 FEET; THENCE NORTH $86^{\circ}58'56''$ 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 $00^{\circ}36'51''$ 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 $86^{\circ}47'30''$ 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

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 ALONG THE
CENTERLINE OF SAID IRON MOUNTAIN ROAD, 184.00 FEET; THENCE CONTINUING
NORTH 87°46'13" EAST, DEPARTING SAID CENTERLINE, AND ALONG 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
THROUGH A CENTRAL ANGLE OF 25°23'40"; THENCE NORTH 85°33'57" WEST,
DEPARTING SAID WESTERLY RIGHT-OF-WAY, 115.00 FEET RADIALLY TO A POINT
ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 793.50
FEET; THENCE NORTHERLY, 5.99 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 HAVING 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-TANGENT CURVE CONCAVE
NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY,
23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00";
THENCE SOUTH 88°47'49" WEST, 85.00 FEET TO THE BEGINNING OF A CURVE
CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET; THENCE
NORTHWESTERLY, 31.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE
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.

100-2141232

2004 AUG -4 27 3:54

Reece

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



10-10-10

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) 125-13-512-088, 021, 022, 125-12-101-008, 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, 125-12-601-003, 124-07-401-001,

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

- a) ☒ Vacant Land b) ☐ Single Fam. Res
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Indl
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 NRS 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 376.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation 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 376.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: Manager

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Iron Mountain Ranch Alliance, LLC

Address: 44 Quail Hollow Drive

City: Henderson

State: NV Zip: 89014

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: KB HOMES, Inc.

Address: 750 Pilot Road, Suite F

City: Las Vegas

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 Rev10200

RE-RECORDED

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) 125-13-512-088, 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) ☒ Vacant Land b) ☐ Single Fam. Res
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm/Indl
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 NRS 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, by 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 375.036, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: MANAGER

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Iron Mountain Ranch Alliance, LLC

Address: 44 Quail Hollow Drive

City: Henderson

State: NV Zip: 89014

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: KB HOMES, Inc.

Address: 750 Pilot Road, Suite F

City: Las Vegas

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 Rev 10/2001

RECORDED

COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 125-13-311-090K091 et al
b) _____
c) _____
d) _____

2. Type of Property:

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

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Iron print bond
Address: 750 Pilot F
City: LV
State: NV Zip: 89119

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: LB Home
Address: 750 Pilot F
City: LV
State: NV Zip: 89119

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

Print Name: Fazio Escrow # 2641232
Address: 180 Cassin Hwy # 302
City: Las Vegas State: NV Zip: 89014

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

RE-RECORDED

COPY



11/11/11

11

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

FOR RECORDERS OPTIONAL USE

Book _____ Page _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$3,531,398.40
Transfer Tax Value: \$
Real Property Transfer Tax Due \$3,531,398.40
\$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 20040804-5055

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: _____
Signature: _____

Capacity: Buyer
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Iron Mountain Ranch Alliance
Address: 3626 Pecos Mcleod #14
City: Las Vegas
State: Nevada Zip: Nevada

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: KB HOME Nevada Inc.
Address: 750 Pilot Road #F
City: Las Vegas
State: 89121 Zip: 89119

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

First American Title Insurance
Print Name: Company
Address: 3960 Howard Hughes Pkwy, Suite 380
City: Las Vegas

File Number: 108-2103585 CD/JJS
State: NV Zip: 89169

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

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) ☒ 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 _____

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

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # _____
Book _____ Page _____
Date of Recording: _____
Notes: M
\$ Not sold
(not applicable)
\$ not sold. correction of title
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 Property not sold
50% interest

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)**

Print Name: Terrance J. Murray
Address: 3377 Silver Springs Ct
City: Lafayette
State: CA Zip: 94549

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Matt Nassiri
Address: 15 Home Place Court
City: Hillsborough
State: CA Zip: 94010

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

Print Name: Foley McIntosh Frey & Claytor Escrow #
Address: 4675 Mt Diablo Blvd, Ste 250, Laf
City: Lafayette State: CA Zip: 94549-3775

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

COPY

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

20040106
02041

CLARK COUNTY, NEVADA
FRANCES DEARE, RECORDER

RECORDED AT THE REQUEST OF:

M. NASSIRI

01-06-2003

11:17

CDG

OFFICIAL RECORDS

BOOK NUMBER: 20040108-02041

PAGE COUNT:

5

FILE:
RPTT:

18.00
EX#006

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

STATE OF CALIFORNIA

COUNTY OF San Mateo) ss

On Oct. 16, 2003, before me,

Ellen T. Chuang

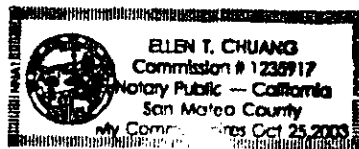
Notary Public, personally appeared

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 as 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.

Notary Signature



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

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

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.



ASSessor's COPY

COPY

COPY

20040106
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.

(Nevada)

Farrokhtala Probate Deeds Ex-A-Trust Trust Deeds-9-03

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

(Nevada)

Farrokht Probate Deeds Ex-B-Trust Trust Deeds 9-03

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:

PARCELA:

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: 25-01-402-005
125-01-402-006
125-01-402-007
125-01-402-008

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 SOUTHWEST 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



Q:\055\398\204\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

PAGE 1 OF 2

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 BEGINNING**; 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 BEGINNING** 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 BEGINNING**.

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



NOVEMBER 1, 2007



DEDICATION.txt

Parcel name: DEDICATION

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: 51.63 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



VACATION.txt

Parcel name: 1

Curve North: 16329.2290 East : 9935.2716
 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

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



PARCELS 7

LABELS 4

Report of All Selected Parcels

Case Number: VAC-25907

Printed On: Tue: January 8, 2008

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
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.

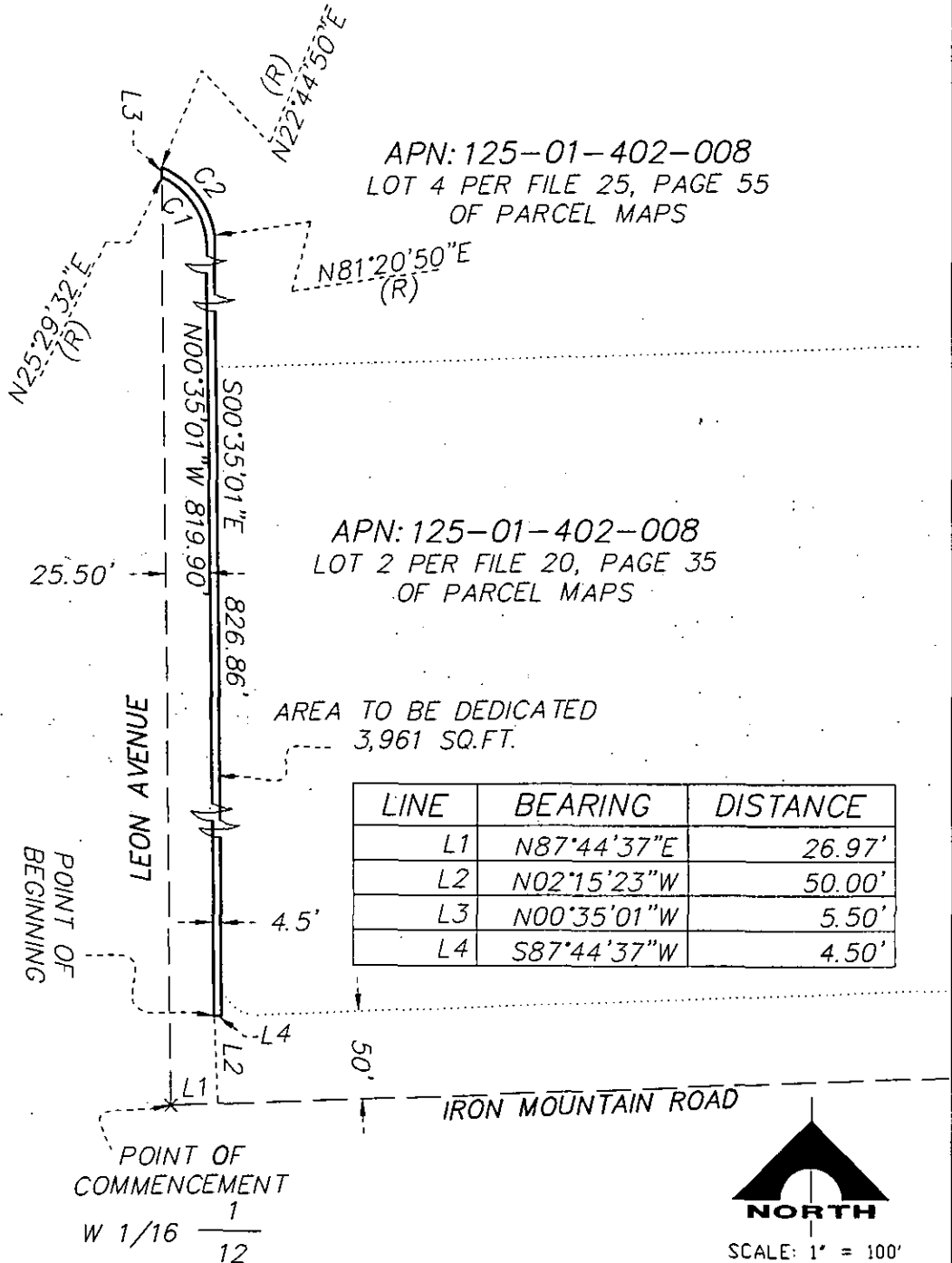
APN: 125-01-402-008
LOT 4 PER FILE 25, PAGE 55
OF PARCEL MAPS

APN: 125-01-402-008
LOT 2 PER FILE 20, PAGE 35
OF PARCEL MAPS

AREA TO BE DEDICATED
3,961 SQ.FT.

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'



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

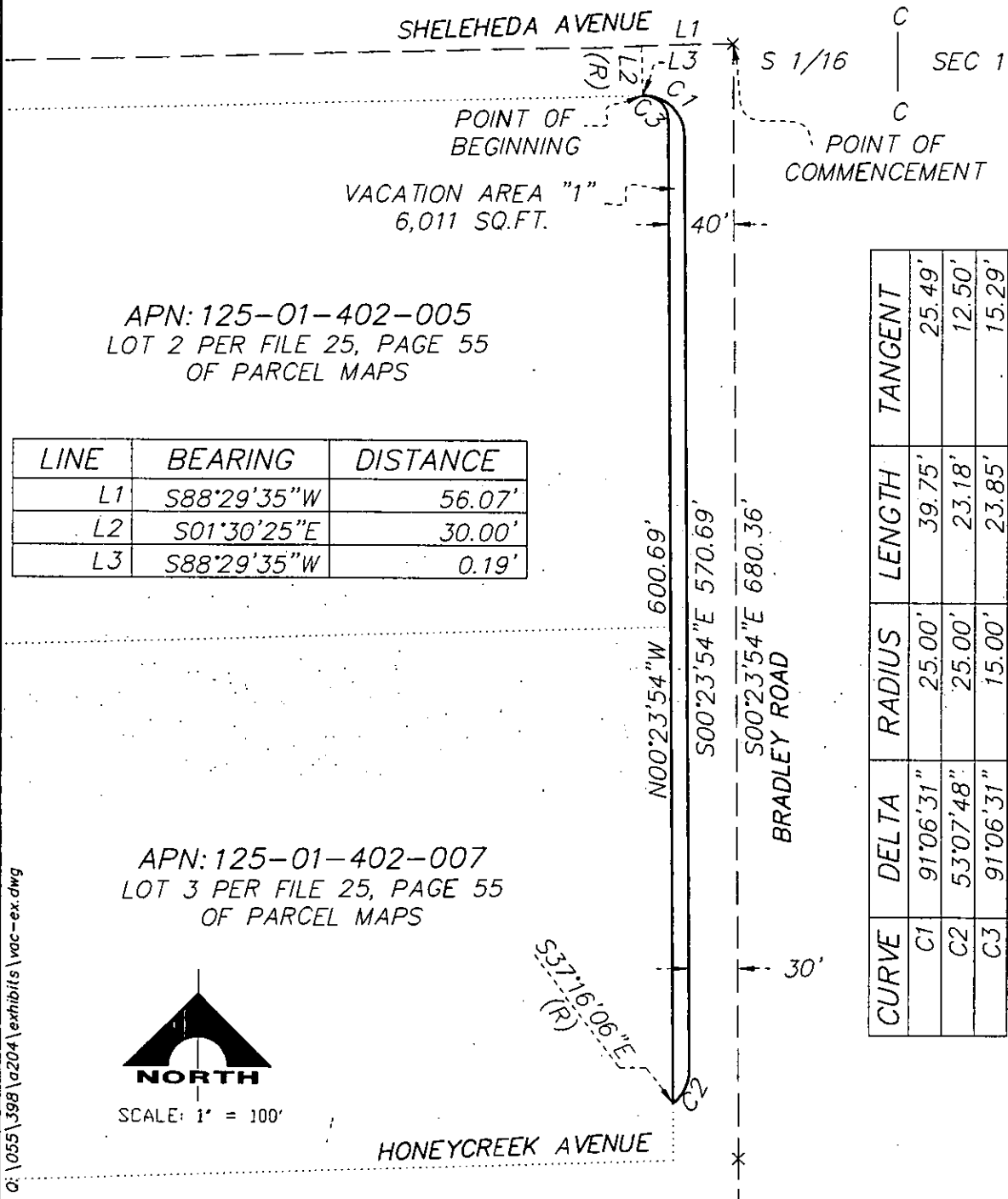
VAC-25907
01/24/08 PC

DEC 06 2007

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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.



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EXHIBIT "A"
PAGE 3 OF 4

VAC-25907

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EXHIBIT "A"
PAGE 4 OF 4

VAC-25907

01/24/08 PC



SCALE: 1" = 100'

APN: 125-01-402-008
LOT 2 PER FILE 20, PAGE 35
OF PARCEL MAPS

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

25.50'

LEON AVENUE

VACATION AREA "2"
6,157 SQ.FT.

S89°24'59"W
C2 (R)

N87°44'37"E 600.28'

S87°44'37"W 595.11'

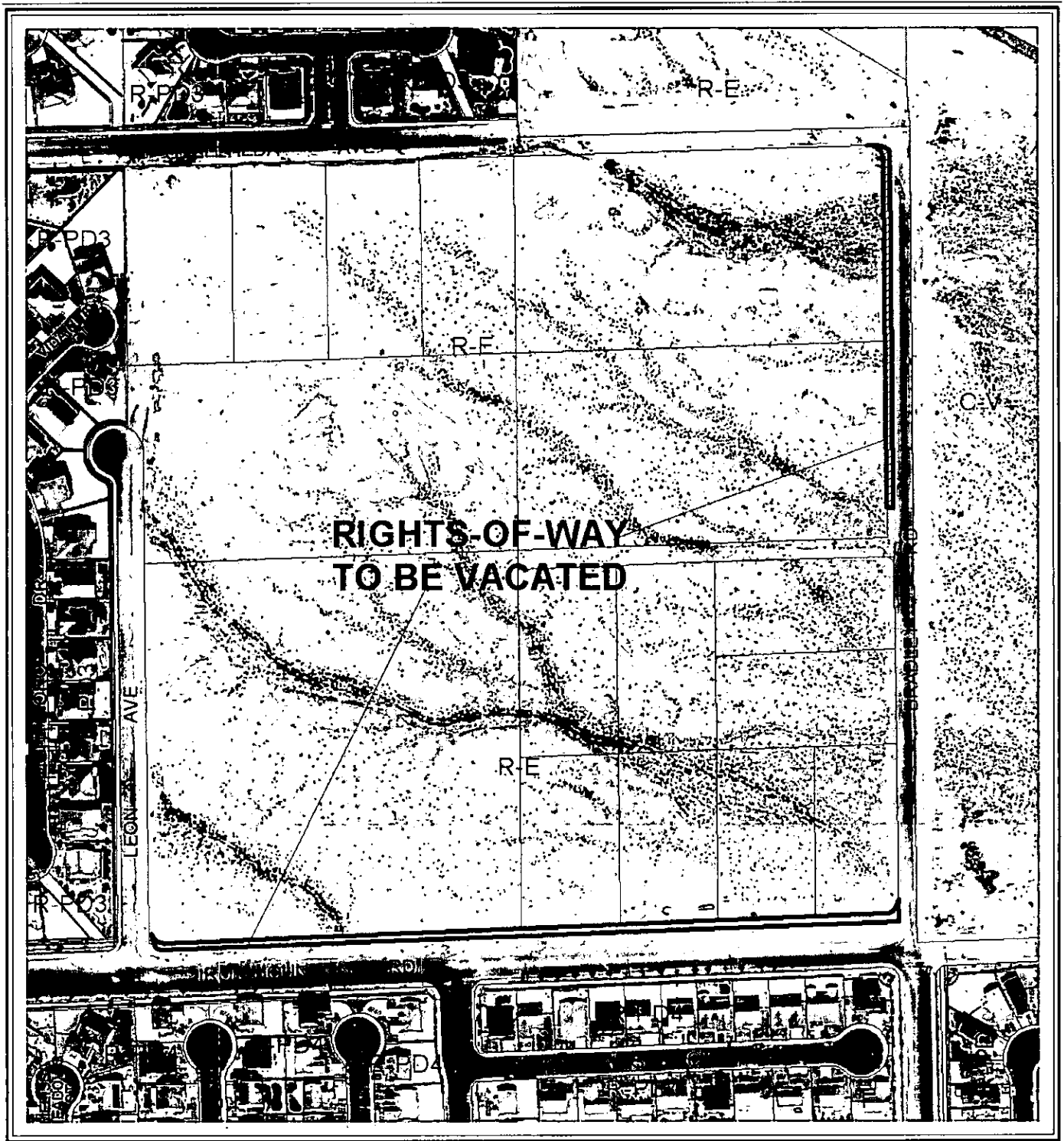
N87°44'37"E 652.03'
IRON MOUNTAIN ROAD

N02°15'23"W
40.00'

POINT OF
COMMENCEMENT
W 1/16 $\frac{1}{12}$

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'

RECEIVED
DEC 06 2007

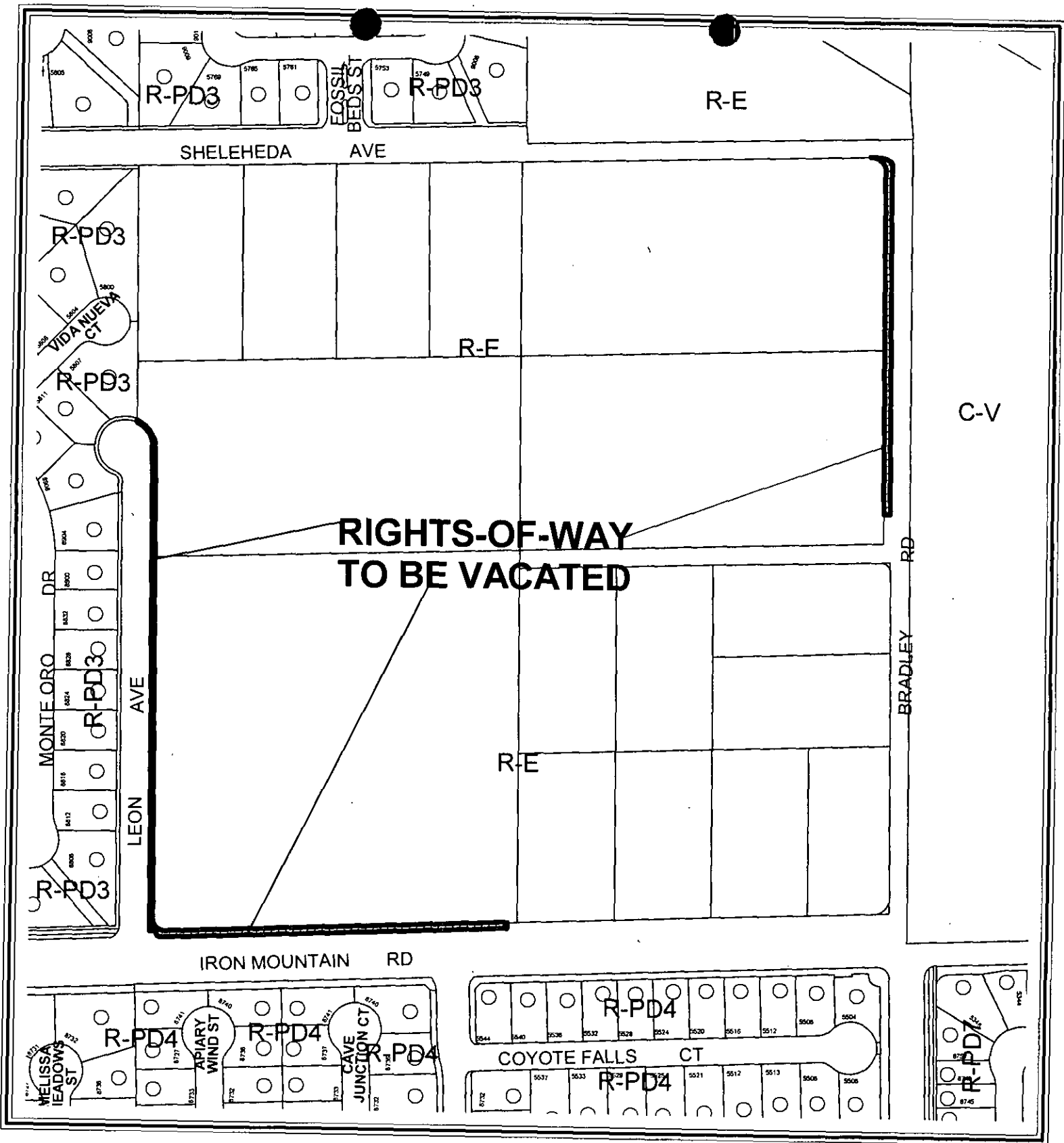


CASE: VAC-25907

0 50100 Feet







CASE: VAC-25907

