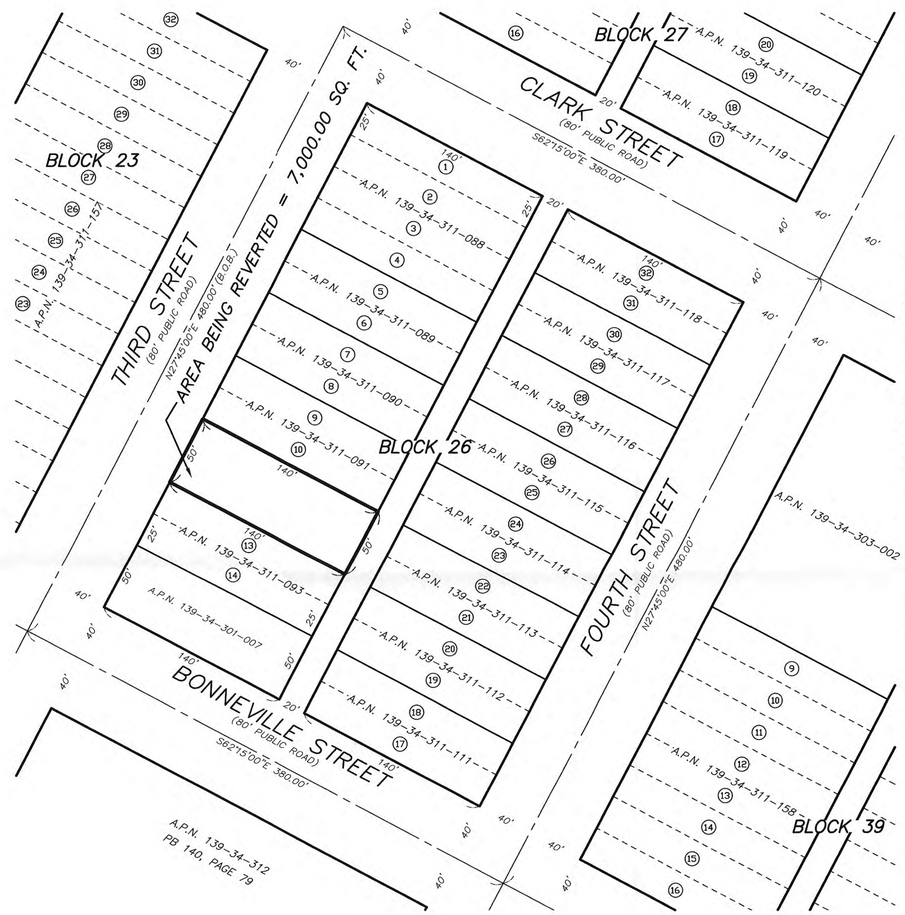
REVERSIONARY FINAL MAP

REVERTING TO ACREAGE OF LOTS 11 AND 12, BLOCK 26 OF CLARK'S LAS VEGAS TOWNSITE, RECORDED IN BOOK 1 OF PLATS AT PAGE 37 OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN THE WEST HALF (W 1/2) OF SECTION 34 TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.M., CLARK COUNTY, NEVADA

AREA MAP
NO SCALE



1" = 50'

GRAPHIC SCALE
50 0 50 100 150

REFERENCE DOCUMENTS

R1. BOOK 1, PAGE 37 OF PLATS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP OF REVERSION IS N27° 45' E ALONG THE CENTERLINE OF THIRD STREET PER THE FINAL MAP OF CLARK'S LAS VEGAS TOWNSITE PER BOOK 1, PAGE 37 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LEGEND

————	PROPERTY BOUNDARY
- - - - - -	PLATTED LOT LINE
————	RIGHT OF WAY LINE
—— - ——	STREET CENTERLINE
————	ASSESSORS PARCEL BOUNDARY LINE
A.P.N.	ASSESSOR PARCEL NUMBER
R1	REFERENCE DOCUMENT
(B.O.B.)	BASIS OF BEARINGS

LEGAL DESCRIPTION

LOTS 11 AND 12, BLOCK 26 OF CLARK'S LAS VEGAS TOWNSITE, RECORDED IN BOOK 1 OF PLATS AT PAGE 37 OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN THE WEST HALF (W 1/2) AND THE WEST HALF OF THE NORTHEAST QUARTER (W 1/2 OF NE 1/4), OF SECTION 34, AND THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 OF SW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.M., CLARK COUNTY, NEVADA

DIVISION OF WATER RESOURCES CERTIFICATE

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

DATE

DIVISION OF WATER RESOURCES

DISTRICT BOARD OF HEALTH CERTIFICATE

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

DATE

RECORDER'S NOTE

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

OWNERS CERTIFICATE AND DEDICATION

WE, 521 SOUTH THIRD LLC., A NEVADA LIMITED LIABILITY CORPORATION, BEING THE OWNER OF THE WITHIN PLATTED LANDS, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS REVERSION TO ACREAGE MAP FOR THE PURPOSES OF REVERTING TO ACREAGE THE PARCELS DELINEATED HEREON.

BY: JAMES DEAN LEAVITT, MANAGING MEMBER DATE
521 SOUTH THIRD, LLC

ACKNOWLEDGMENT

STATE OF _____ } SS.
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY _____
AS _____
OF _____

BY: DATE

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES _____ 20_____

SURVEYORS CERTIFICATE

I, THOMAS L. PREWITT, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF 521 SOUTH THIRD, LLC.

2. THE LANDS SHOWN HEREON LIE WITHIN THE WEST HALF (W 1/2) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. THIS MAP HAS BEEN PREPARED FROM INFORMATION AS SHOWN IN BOOK 1, PAGE 37 OF PLATS AS FILED IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA. NO RESPONSIBILITY IS ASSUMED FOR THE EXISTENCE OF THE MONUMENTS OR FOR THE CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM SAID PLAT.

3. THIS MAP COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

THOMAS L. PREWITT
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE No. 13000

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
12-31-09
THOMAS L. PREWITT
No. 13000
Oct 30, 2009

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 200___, I HAVE EXAMINED THIS REVERSION TO ACREAGE MAP AND THAT IS IT TECHNICALLY CORRECT.

ALAN R. RIEKKI, P.L.S. 12469 DATE
CITY OF LAS VEGAS SURVEYOR
LAS VEGAS, NEVADA

PLANNING AND DEVELOPMENT APPROVAL

THIS IS TO CERTIFY THAT THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF LAS VEGAS, ON THE_____DAY OF _____ , 2009, DID APPROVE FOR THE PURPOSES OF REVERTING TO ACREAGE THIS MAP IN CONFORMANCE WITH N.R.S. 278.010 THROUGH 278.630 INCLUSIVE.

M. MARGO WHEELER, DIRECTOR DATE
DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

RECEIVED
NOV 03 2009

REVERSIONARY MAP

REVERTING TO ACREAGE OF LOTS 11 AND 12, BLOCK 26 OF CLARK'S LAS VEGAS TOWNSITE, RECORDED IN BOOK 1 OF PLATS AT PAGE 37 OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN THE WEST HALF (W 1/2) AND THE WEST HALF OF THE NORTHEAST QUARTER (W 1/2 OF NE 1/4), OF SECTION 34, AND THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 OF SW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.M., CLARK COUNTY, NEVADA

PLS PREWITT LAND SURVEYING
PROFESSIONAL LAND SURVEYING SERVICES
5892 TAYLOR VALLEY AVE., LAS VEGAS, NV 89131
(702) 649-8790 FAX:(702) 399-9881

JOB NO.
DATE:
DRAWN BY:
CHECKED BY:

NO.
FILED AT THE REQUEST OF
PREWITT LAND SURVEYING
DATED _____ AT _____
BOOK _____ , PAGE _____
OF PLATS
OFFICIAL RECORDS
BOOK NO. _____
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE $_____ DEPUTY _____

SHEET 1 OF 1

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

December 01, 2009

Mr. Eckley Keach
521 SOUTH 3RD STREET LLC
520 South Fourth Street
Las Vegas, Nevada 89101

RE: FMP-36563 - 521 SOUTH 3RD STREET LLC

Dear Mr. Keach:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on December 01, 2009. The departments have administratively ***APPROVED*** your request, subject to the conditions noted below, which shall be incorporated into the Final Map Mylar when submitted for signature by the City.

Planning and Development

1. The Final Map shall be revised in accordance with the corrections noted below and on the provided redlined map. Such corrections shall include the following:
   a. On the cover sheet, insert the file number "FMP-36563" above the signature block in the lower right-hand corner.
   b. Replace "PLANNING AND DEVELOPMENT APPROVAL" with "CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL".
   c. The "CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL" should read as follows:

      I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development on the ____ day of _____, 200___.

      _____
      M. Margo Wheeler, AICP Date
      Director of Planning and Development
      City of Las Vegas, Nevada

Public Works

2. Include the Final Map number, FMP-36563, above the Recorder's Block on the cover sheet.

If you have any questions concerning this matter, please contact me.

Sincerely,

Nathan Goldberg
Senior Planner
Planning and Development Department

NG:clb

cc: Mr. Eckley Keach
520 South Fourth Street
Las Vegas, Nevada 89101

ndep
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION
protecting the future for generations

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

Jim Gibbons, Governor
Allen Biaggi, Director
Leo M. Drozdoff, P.E., Administrator

January 27, 2010

WALTER B. ROSS
P.O. Box 3902/625 Shadow Lane
Las Vegas, NV 89127

Dear Mr. ROSS:

Re: Reversionary Map
OF A PORTION OF A PORTION OF CLARK'S LAS VEGAS TOWNSITE REVERTING TO ACREAGE OF LOTS 11 AND 12, BLOCK 26 OF CLARK'S LAS VEGAS TOWNSITE, RECORDED IN BOOK 1 OF PLATS AT PAGE 37 OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN THE WEST HALF (W ½) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

The Division of Environmental Protection has reviewed the above referenced subdivision and approves said subdivision's reversion to acreage with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

Sincerely,

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

cc: Linda Hartman-Maynard City of Las Vegas, Planning and Development, 731 S. 4th St Las Vegas, NV 89101
Tracy Geter Water Resources, Southern Nevada Branch
Prewitt Land Surveying 5892 Taylor Valley Ave, Las Vegas, NV 89131
521 South Third, LLC 520 S 4th St Las Vegas, NV 89101

Control No. 16127 FMP-36563

C I T Y O F L A S V E G A S

INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*	**FMP-36563**

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
FIRE COMMUNICATIONS		500 CASINO CENTER
*SID (DPW)	PATRICK MURPHY	4th FLOOR CITY HALL
*STREETS & SANITATION	JERRY WALKER	2009 RONEMUS
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT	WALTER ROSS
LAS VEGAS VALLEY WATER DISTRICT	ENGINEERING SERVICE DEPT
UNITED STATES POSTAL SERVICE	CHRIS BUSH

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

FINAL MAPS
11/03/2009

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM

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

11/03/09

FMP-36563 - 521 SOUTH 3RD STREET LLC - APPLICANT/OWNER: 521 SOUTH 3RD STREET LLC *- Request for Final Map technical review for a REVERSION TO ACERAGE of approximately 0.16 acres at 521 South 3rd Street (APN 139-34-311-092), C-2 (General Commercial) Zone, Ward 3 (Reese)*

CASE PLANNER: ***NATHAN GOLDBERG*** ***229-5447***

☒ ***ADMINISTRATIVE***

Comments Due: ***NOVEMBER 13, 2009***

NOTE: *Final Maps (including Amended and Reversionary) are now being reviewed administratively and no longer go to the Planning Commission. As a part of this review, the Planning and Development Department will include a Condition of approval that required the applicant to submit this map for Final Map Technical Review (if necessary) prior to the Mylar being submitted for recordation. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to* ***NATHAN GOLDBERG (ngoldberg@lasvegasnevada.gov)****, the Case Planner responsible for this case.*

LIST COMMENTS BELOW:

A/P # 36563 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/03/2009 10:19	983953	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

FMP-36563 - 521 SOUTH 3RD STREET LLC - APPLICANT/OWNER: 521 SOUTH 3RD STREET LLC - Request for Final Map technical review for a REVERSION TO ACERAGE of approximately 0.16 acres located at 521 South 3rd Street (APN 139-34-311-092), C-2 (General Commercial) Zone, Ward 3 (Reese)

Parent A/P #
Project # 36563 Project/Phase Name 521 SOUTH 3RD STREET LLC Phase #
Size/Area 0.16 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934311092

Location

Owner/Tenant

Contact ID AC1195605 Name 521 SOUTH THIRD L L C
Mailing Address 520 S 4TH ST Organization
City LAS VEGAS State/Province NV
ZIP/PC 89101-6520 Country ☐ Foreign
Day Phone (702)384-5563 x Evening Phone
Fax (702)383-5960 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

521 S 3RD ST
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934311092

Applicants/Contacts

Primary Y
Capacity OWNER
Contact ID AC1195605 ☐ Foreign
Effective
Expire
Name 521 SOUTH THIRD L L C
Day Phone (702)384-5563 x
Eve Phone
Organization
Pager
PIN #
Position
Fax (702)383-5960
Mobile
Profession
E-Mail
Address 520 S 4TH ST
LAS VEGAS, NV 89101-6520
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Project #	A/P Type	Status	Stage	Relation
No children exist for this project				

Planning Condition	Description	Effective	Expire	Comments
There is no planning condition for this project.				

FINAL MAP

Technical Review Process

1 # of Residential/Commercial Lots

0 # of Common Element Lots

11/03/2009 Blueline Submitted

11/03/2009 Blueline Accepted for Processing

Action Letter Sent

Mylar Process

0 # of Residential/Commercial Lots

0 # of Common Element Lots

Mylar Submitted

Mylar Accepted for Processing

Mylar Comments Sent

Mylar Released for Recordation

Type of Map REVERSIONARY

N Parent Project link required?

Flood Study required?

Street Name Has Been Changed

N Is this a Residential Subdivision?

Traffic Study required?

Recordation Information

Date At 00:00

Subdivision Code (Book and Page)

CLV Drawing #

Legal Subdivision Name
521 SOUTH 3RD STREET LLC

Template Type	A/P #	A/P Type	Status	Stage
No children exist for this project				

Employee EmployeeID	Last	First	MI	Comments
983953	GOLDBERG	NATHAN	B	

Employee ID	Last	First	MI	Comments

Log Action	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	11/03/2009 10:32		0.00
SANDY ONOFRE; WESTPOINT DEV GROUP; CK #3765 ECKLEY M KEACH, CHTD; 702-739-9033					

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Final Map

Project Address (Location) 521 S 3rd Street Las Vegas, NV 89101

Project Name 521 S. 3rd Street LLC **Proposed Use** Office

Assessor's Parcel #(s) 139-34-311-092 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres .16 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 521 South Third LLC **Contact** Eckley Keach
Address 520 S. 4th St. **Phone:** 384-5563 **Fax:** 383-5960
City Las Vegas **State** NV **Zip** 89101
E-mail Address emkeach@yahoo.com

APPLICANT 521 South Third LLC **Contact** Eckley Keach
Address 520 S. 4th St. **Phone:** 384-5563 **Fax:** 383-5960
City Las Vegas **State** NV **Zip** 89101
E-mail Address emkeach@yahoo.com

REPRESENTATIVE Eckley Keach **Contact** Same
Address 520 S. 4th St **Phone:** 384-5563 **Fax:** 383-5960
City Las Vegas **State** NV **Zip** 89101
E-mail Address emkeach@yahoo.com

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 Eckley M. Keach

Subscribed and sworn before me,

This 2nd day of November, 2009

Notary Public in and for said County and State

NOTARY PUBLIC
ROSEMARY REYES
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 12, 2013
No: 05-97235-1

FOR DEPARTMENT USE ONLY

Case #	FMP-36563
Meeting Date:	N/A
Total Fee:	$750.00
Date Accepted:	11/03/09
Accepted By:	

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 139-34-311-092

Name of Property Owner: 521 South Third LLC

Name of Applicant: 521 South Third LLC

Name of Representative: Eckley M. Keach, manager

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: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature], manager

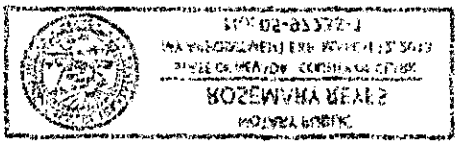
Print Name: Eckley M. Keach

Subscribed and sworn before me

This 2nd day of November, 2009

NOTARY PUBLIC
ROSEMARY REYES
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MARCH 12, 2013
No: 05-97235-1

Notary Public in and for said County and State



20060522-0001206

Fee: $15.00 RPTT: $5,100.00
N/C Fee: $0.00

05/22/2006 09:48:16
T20060090007
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVI

Frances Deane KGP
Clark County Recorder Pgs: 4

A.P.N.: 139-34-311-092

File No: NCS-234417-WCLV (tl)

R.P.T.T.: $5,100.00

(4) - 2

When Recorded Mail To: Mail Tax Statements To:
521 SOUTH THIRD LLC
520 South Fourth Street
Las Vegas, NV 89101

A

GRANT, BARGAIN and SALE DEED

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

Justice Center Parking, LLC, a Nevada Limited Liability Company

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

521 SOUTH THIRD LLC, a Nevada Limited Liability Company

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

LOTS ELEVEN (11) AND TWELVE (12) IN BLOCK TWENTY SIX (26) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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.

Date: 05/18/2006

Justice Center Parking, LLC, a Nevada Limited Liability Company

By: James Dean Leavitt, Manager

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

This instrument was acknowledged before me on 5/18/06 by **James Dean Leavitt, Manager of Justice Center Parking, LLC.**

Kathryn M. Wetzel
Notary Public
(My commission expires: 12/16/09)

KATHRYN M. WETZEL
Notary Public
State of Nevada
Date Appointment Exp: 12-16-2009
Certificate No: 05-102050-1

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 139-34-311-092
   b)
   c)
   d)

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

4.

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

3. Total Value/Sales Price of Property: $1,000,000.00
   Deed in Lieu of Foreclosure Only (value of property) ($)
   Transfer Tax Value: $1,000,000.00
   Real Property Transfer Tax Due $5,100.00

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

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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: Manager/Grantor
Signature: Capacity:

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Justice Center Parking, LLC	Print Name: 521 SOUTH THIRD LLC
Address: 330 E. Charleston, Suite 200	Address: 520 South Fourth Street
City: Las Vegas	City: Las Vegas
State: NV Zip: 89104	State: NV Zip: 89101

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

Print Name: First American Title Insurance Company National Commercial Services
File Number: NCS-234417-WCLV tl/dt
Address 9960 West Cheyenne Avenue, Suite 240
City: Las Vegas State: NV Zip: 89129

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

1206

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 139-34-311-092
b)
c)
d)

2. Type of Property

A

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

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

3. Total Value/Sales Price of Property: $1,000,000.00
Deed in Lieu of Foreclosure Only (value of property) ($)
Transfer Tax Value: $1,000,000.00
Real Property Transfer Tax Due $5,100.00

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

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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: Manager / Grantee
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: Justice Center Parking, LLC	Print Name: 521 SOUTH THIRD LLC
Address: 330 E. Charleston, Suite 200	Address: 520 South Fourth Street
City: Las Vegas	City: Las Vegas
State: NV Zip: 89104	State: NV Zip: 89101

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

Print Name: First American Title Insurance Company National Commercial Services
File Number: NCS-234417-WCLV tl/dt
Address 9960 West Cheyenne Avenue, Suite 240
City: Las Vegas State: NV Zip: 89129

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

1206

LAS VEGAS VALLEY
WATER DISTRICT

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

November 24, 2009

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

Gentlemen:

SUBJECT: WATER AVAILABILITY – FMP- 3656~~3~~, REVERSIONARY FINAL MAP OF 521 SOUTH 3RD STREET, A.P.N. 139-34-311-092

The Las Vegas Valley Water District (District) has reviewed the subject reversionary map. The District has confirmed the subject parcel is included within a subdivision map filed in Book 1, Page 37, of the Recorded Subdivision Maps.

In accordance with the District's Service Rules, any water commitment provided through the mapping process for the subject area will terminate with the recording of this reversionary map.

If you have any questions, please contact Marie Denison at 822-8404.

Sincerely,

Original signed by:
[illegible] J. MEADE, P.E.

Doa J. Meade, P.E., Manager
Engineering Services Division

DJM/mgd

cc: Southern Nevada Health District
City of Las Vegas Planning Dept.
Prewitt Land Surveying

Ref 12933

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM

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

11/03/09

FMP-36563 - 521 SOUTH 3RD STREET LLC - APPLICANT/OWNER: 521 SOUTH 3RD STREET LLC *- Request for Final Map technical review for a REVERSION TO ACERAGE of approximately 0.16 acres at 521 South 3rd Street (APN 139-34-311-092), C-2 (General Commercial) Zone, Ward 3 (Reese)*

CASE PLANNER: ***NATHAN GOLDBERG*** ***229-5447***

☒ ***ADMINISTRATIVE***

Comments Due: ***NOVEMBER 13, 2009***

NOTE: *Final Maps (including Amended and Reversionary) are now being reviewed administratively and no longer go to the Planning Commission. As a part of this review, the Planning and Development Department will include a Condition of approval that required the applicant to submit this map for Final Map Technical Review (if necessary) prior to the Mylar being submitted for recordation. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to* ***NATHAN GOLDBERG*** *(ngoldberg@lasvegasnevada.gov), the Case Planner responsible for this case.*

LIST COMMENTS BELOW:

no comment

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works BA
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: November 18, 2009
Re: **FMP-36563** Clark's Las Vegas Townsite 521 S. 3rd St.
Request for a Reversionary Final Map Technical Review

COMMENTS:

We have no objection to this Reversionary Final Map Technical Review application for the purpose of reverting to acreage Lots 11 and 12, Block 26 of the Clark's Las Vegas Townsite Subdivision of Las Vegas as shown on file in Book 01, Page 37 of plats. No bonds, improvements nor drainage plans/studies are required prior to the recordation of this reversionary Final Map.

CONDITIONS OF APPROVAL:

1. Include the Final Map number, FMP-36563, above the Recorder's Block on the cover sheet.

Memorandum

Department of Public Works
City Engineer Division
Survey Section
Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: THOMAS L PREWITT
PREWITT LAND SURVEYING

From: **Alan R. Riekki, PLS**
City Surveyor

CC: **Nathan Goldberg**
Planning and Development

Date: November 19, 2009

RE: 36563 FINAL MAP 521 SOUTH 3RD STREET LLC

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

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

COMMENTS:

364339 SURVEY

We believe the map should be re-titled to read "Reversionary Final Map of a Portion of Clarks Las Vegas Townsite".

We believe the legal description under the title is more correct and suggest changing the legal description on the page to match as well as the title block.

Please add the note, "this reversionary map does not revert, relinquish or vacate any existing easements".