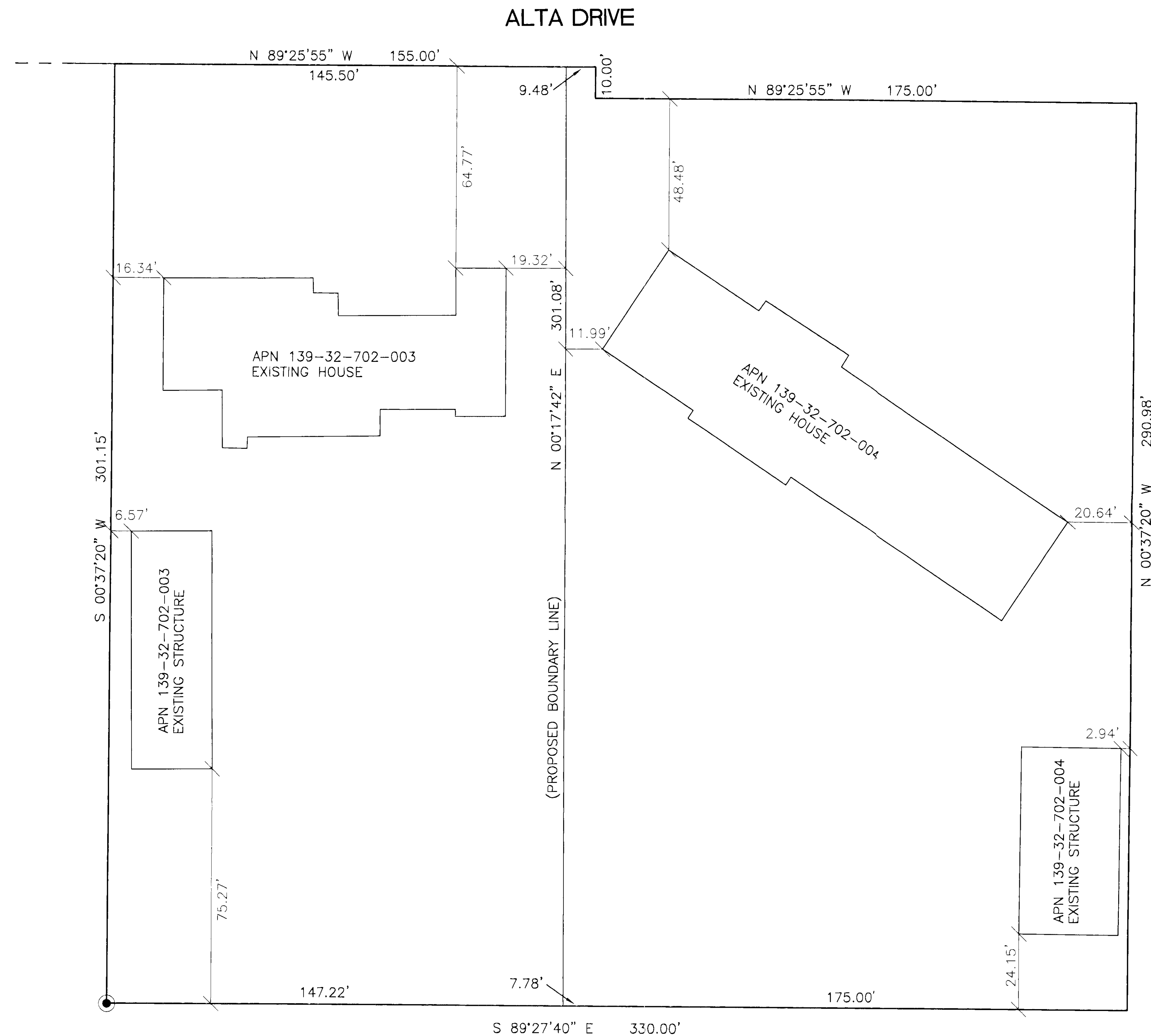




**BUILDING TIE REFERENCES
FOR
BOUNDARY LINE ADJUSTMENT
OF**

A PORTION OF THE NORTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61
EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LEGEND

- FOUND AS NOTED
- SET NAIL & TAG UNLESS
UNLESS OTHERWISE NOTED
- NOTHING FOUND
- CENTER LINE
- BOUNDARY LINE
- EXISTING PARCEL LINE
- PROPOSED ADJUSTMENT LINE

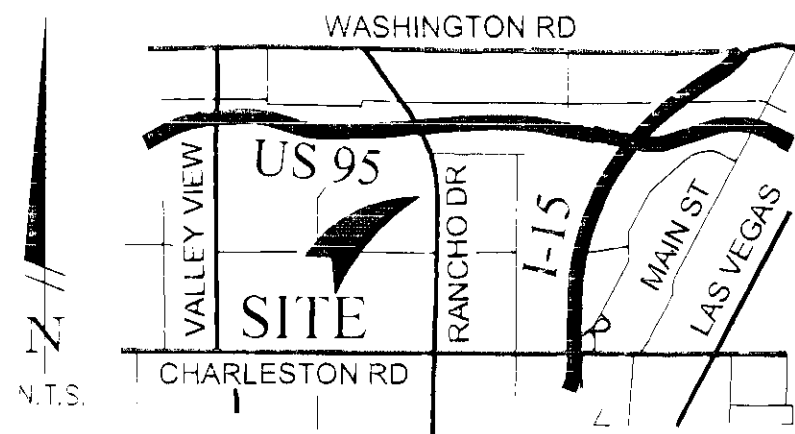
APR 27 2010

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT OF A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.		
NORTH 2 SOUTH, INC. 4525 S. SANDHILL ROAD, SUITE 115 LAS VEGAS, NV, 89121 (702) 685-6200 // (702) 685-6202 FAX		
DESIGNED BY: PBB	DWG: HAM	CHK: PBB
SCALE: NOT TO SCALE	DATE: 12 MAR 2010	
JOB NO: 10002	SHEET: 3	OF 3

RECORD OF SURVEY
FOR
BOUNDARY LINE ADJUSTMENT
OF

A PORTION OF THE NORTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61
EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

VICINITY MAP CITY OF LAS VEGAS



OWNER'S CERTIFICATE AND DEDICATION

WE, ALTA RANCHO, LLC., A NEVADA LIMITED LIABILITY COMPANY AND ANA CHIU,
AN UNMARRIED WOMAN,

DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS SHOWN HEREON,
THAT WE HAVE CAUSED A BOUNDARY LINE ADJUSTMENT SURVEY TO BE
PERFORMED AS INDICATED HEREON, AND THAT WE HAVE EXAMINED AND
APPROVED THIS MAP AND CONSENT TO AUTHORIZE ITS RECORDATION. FURTHER
WE AGREE:

-TO PREPARE AND EXECUTE THE REQUIRED DOCUMENTS CREATING ANY AND
ALL EASEMENTS AS SHOWN HEREON AND TO EXECUTE ALL REQUIRED
DOCUMENTATION ABANDONING ANY EASEMENTS AFFECTING THE LANDS
SHOWN PURSUANT TO THE PROVISIONS OF N.R.S. 278.010 TO 278.630,
INCLUSIVE, AND

-THAT ALL TAXES ON THE LANDS SHOWN HEREON HAVE BEEN PAID, AND
ALL LENDERS, IMPOUND ACCOUNT HOLDERS FOR PAYMENT OF TAXES, OR
BOTH, HAVE BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE
OR THE TRANSFER OF THE LANDS SHOWN HEREON.

DATED THIS ____ DAY OF _____, 2010.

AS MANAGING MEMBER OF ALTA RANCHO, LLC.,
A NEVADA LIMITED LIABILITY COMPANY

ANA CHIU, AN UNMARRIED WOMAN

ACKNOWLEDGEMENT

STATE OF NEVADA } S.S.
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
____ BY _____

AS MANAGING MEMBER OF ALTA RANCHO, LLC.,
A NEVADA LIMITED LIABILITY COMPANY

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

ACKNOWLEDGEMENT

STATE OF NEVADA } S.S.
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
____ BY ANA CHIU, AN UNMARRIED WOMAN.

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

BASIS OF BEARING

SOUTH 89°25'55" EAST

BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP
20 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN BY THAT CERTAIN RECORD OF
SURVEY IN FILE 177, PAGE 12 OF SURVEYS IN THE OFFICE OF THE CLARK
COUNTY RECORDER.

LEGAL DESCRIPTION

ADJUSTED LEGAL FOR APN 139-32-702-003

A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF SHETLAND DRIVE AND ALTA ROAD, AS SHOWN BY THAT CERTAIN
RECORD OF SURVEY RECORDED IN FILE 177, PAGE 12 OF SURVEYS, OFFICE OF THE COUNTY RECORDER,
CLARK COUNTY, NEVADA; THENCE SOUTH 89°25'55" EAST, ALONG THE CENTERLINE OF ALTA DRIVE, A
DISTANCE OF 605.87 FEET; THENCE SOUTH 00°34'05" WEST, A DISTANCE OF 30.00 FEET TO A POINT
ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID ALTA DRIVE; SAID POINT BEING THE POINT OF
BEGINNING; THENCE SOUTH 00°17'42" WEST, A DISTANCE OF 301.08 FEET; THENCE NORTH 89°27'40"
WEST, A DISTANCE OF 147.22 FEET; THENCE SOUTH 00°37'20" WEST, A DISTANCE OF 301.15 FEET TO
A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AFORESAID ALTA DRIVE; THENCE SOUTH 89°25'55"
EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 145.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.01 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

TRANSFER AREA
(TRANSFERS FROM APN 139-32-702-003 TO APN 139-32-702-004)

A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF SHETLAND DRIVE AND ALTA ROAD, AS SHOWN BY THAT CERTAIN
RECORD OF SURVEY RECORDED IN FILE 177, PAGE 12 OF SURVEYS, OFFICE OF THE COUNTY RECORDER,
CLARK COUNTY, NEVADA; THENCE SOUTH 89°25'55" EAST, ALONG THE CENTERLINE OF ALTA DRIVE, A
DISTANCE OF 605.87 FEET; THENCE SOUTH 00°34'05" WEST, A DISTANCE OF 30.00 FEET TO A POINT
ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID ALTA DRIVE AS SHOWN BY SAID RECORD OF SURVEY;
SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89°25'55" EAST, ALONG SAID RIGHT OF
WAY LINE, A DISTANCE OF 9.50 FEET; THENCE SOUTH 00°37'20" WEST, A DISTANCE OF 301.07 FEET;
THENCE NORTH 89°27'40" WEST, A DISTANCE OF 7.78 FEET; THENCE NORTH 00°17'42" EAST, A
DISTANCE OF 301.08 FEET TO THE AFORESAID RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.06 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

ADJUSTED LEGAL FOR APN 139-32-702-004

A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF SHETLAND DRIVE AND ALTA ROAD, AS SHOWN BY THAT CERTAIN
RECORD OF SURVEY RECORDED IN FILE 177, PAGE 12 OF SURVEYS, OFFICE OF THE COUNTY RECORDER,
CLARK COUNTY, NEVADA; THENCE SOUTH 89°25'55" EAST, ALONG THE CENTERLINE OF ALTA DRIVE, A
DISTANCE OF 605.87 FEET; THENCE SOUTH 00°34'05" WEST, A DISTANCE OF 30.00 FEET TO A POINT
ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID ALTA DRIVE; SAID POINT BEING THE POINT OF
BEGINNING; THENCE SOUTH 89°25'55" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 9.50
FEET; THENCE SOUTH 00°37'20" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°25'55" EAST, A
DISTANCE OF 175.00 FEET; THENCE SOUTH 00°37'20" WEST, A DISTANCE OF 290.98 FEET; THENCE
NORTH 89°27'40" WEST, A DISTANCE OF 182.78 FEET; THENCE NORTH 00°17'42" EAST, A DISTANCE OF
301.08 FEET TO THE AFORESAID RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

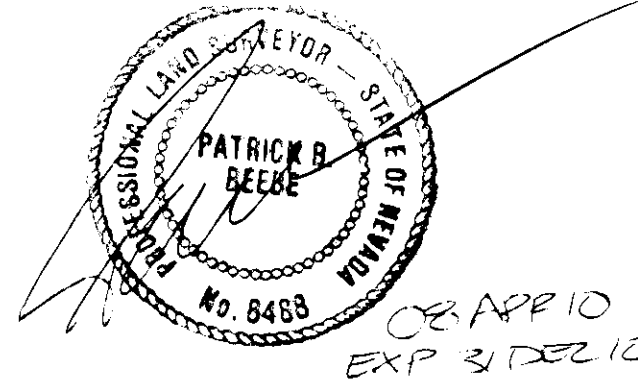
SAID PARCEL CONTAINS 1.23 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, PATRICK B. BEEBE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE
OF NEVADA AS AGENT FOR "NORTH 2 SOUTH, INC.", CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY
DIRECT SUPERVISION AT THE INSTANCE OF ALTA RANCHO, LLC., A NEVADA
LIMITED LIABILITY COMPANY AND ANA CHIU, AN UNMARRIED WOMAN.
- THE LANDS SURVEYED LIE WITHIN SECTION 32, TOWNSHIP 20 SOUTH, RANGE
61 EAST, M.D.M., CLARK COUNTY NEVADA, AND WAS COMPLETED ON 04 FEB
2010.
- THIS MAP IS COMPLIANT WITH THE PROVISIONS OF N.R.S. 278.010 TO
278.630, INCLUSIVE, OR ANY LOCAL ORDINANCES IN EFFECT ON THE DATE
THAT THE LOCAL GOVERNMENT GAVE ITS FINAL APPROVAL.
- ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE
BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A
DOCUMENT DOCUMENT OF RECORD AS REQUIRED BY N.R.S. 625.340.

PATRICK B. BEEBE, P.L.S.
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 8488



CITY OF LAS VEGAS APPROVAL

THIS MAP HAS BEEN APPROVED FOR THE PURPOSE OF ACHIEVING A BOUNDARY
LINE ADJUSTMENT IN ACCORDANCE WITH THE PROVISIONS OF N.R.S. 278.010 TO
278.630, INCLUSIVE, ON THIS ____ DAY OF _____, 2010.

ALAN REIKKI, P.L.S.
CITY SURVEYOR
CITY OF LAS VEGAS

RECORDER'S NOTE

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

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT OF A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.		NO. _____ FILED AT THE REQUEST OF NORTH 2 SOUTH, INC. DATE _____ AT _____ BOOK _____ PAGE _____ OF _____ SURVEYS OFFICIAL RECORDS BOOK NO. _____	
NORTH 2 SOUTH, INC. 4525 S. SANDHILL ROAD, SUITE 115 LAS VEGAS, NV. 89121 (702) 685-6200 // (702) 685-6202 FAX		CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER FEE _____ DEPUTY _____	
DESIGNED BY: PBB	DWG: HAM	CHK: PBB	
SCALE: NONE	DATE: 12 MAR 2010		
JOB NO: 10002	SHEET: 1 OF 3		

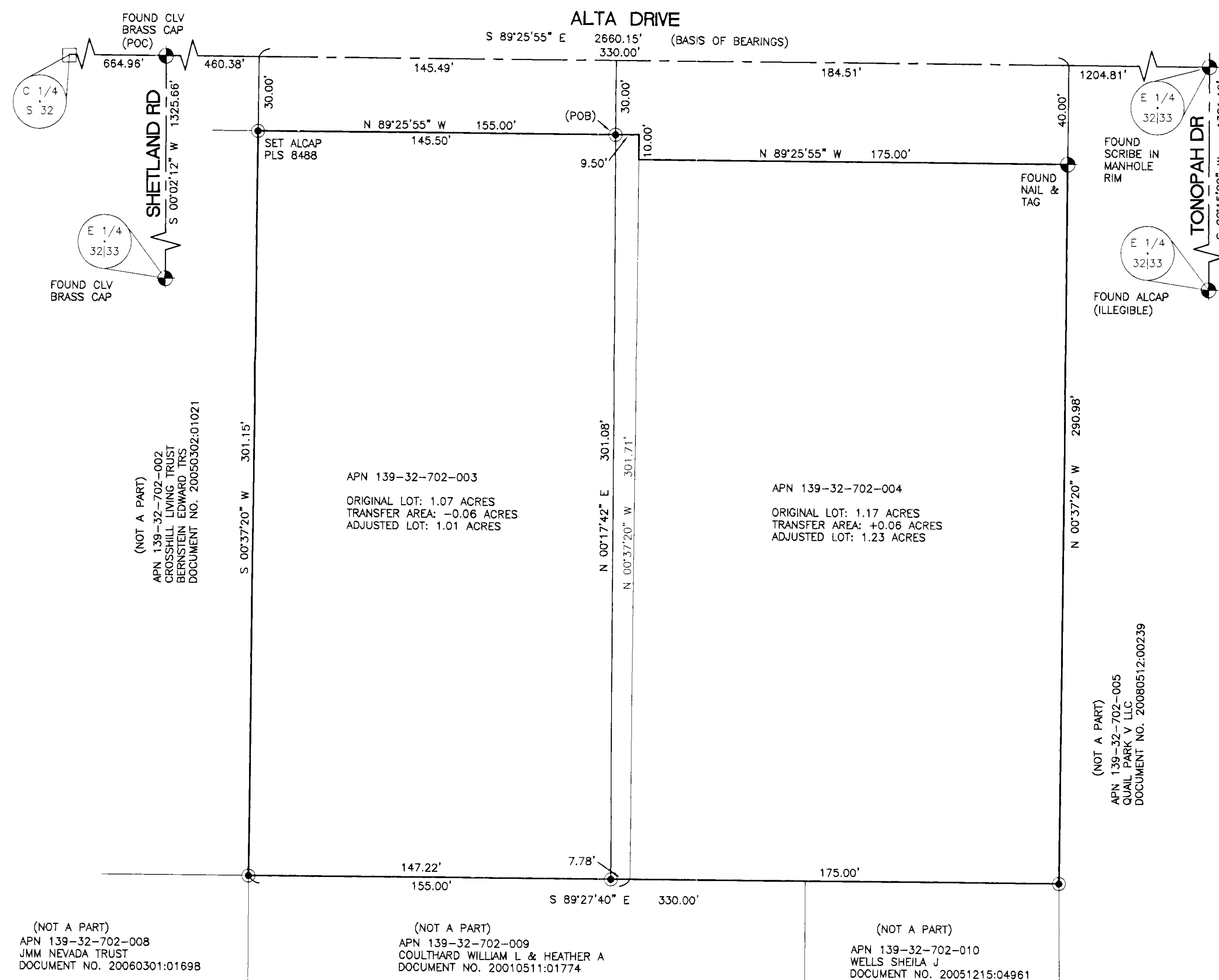
 FOUND AS NOTED
 SET NAIL & TAG UNLESS
 UNLESS OTHERWISE NOTED
 NOTHING FOUND

 CENTER LINE
 BOUNDARY LINE
 EXISTING PARCEL LINE
 PROPOSED ADJUSTMENT LINE

ROS FILE 113, PAGE 83
ROS FILE 127, PAGE 31
ROS FILE 128, PAGE 72
ROS FILE 151, PAGE 1
ROS FILE 161, PAGE 15

SOUTH 89°25'55" EAST

BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP
20 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN BY THAT CERTAIN RECORD OF
SURVEY IN FILE 177, PAGE 12 OF SURVEYS IN THE OFFICE OF THE CLARK
COUNTY RECORDER.



APR 27 2010

RECORD OF SURVEY
FOR BOUNDARY LINE ADJUSTMENT OF A PORTION OF
THE NORTH HALF OF THE SOUTHEAST QUARTER OF
SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
M.D.B.& M., CITY OF LAS VEGAS, CLARK COUNTY,
NEVADA.

NORTH 2 SOUTH, INC.
4525 S. SANDHILL ROAD, SUITE 115
LAS VEGAS, NV. 89121
(702) 685-6200 // (702) 685-6202 FAX

DESIGNED BY: PBB	DWG: HAM	CHK: PBB
SCALE: 1" = 30'	DATE: 12 MAR 2010	
JOB NO: 10002	SHEET: 2 OF 3	

[Home](#) | [About Ross](#) | [Calend](#)[Home](#)[Information
Center](#)[Election
Center](#)[Business
Center](#)[Licensing
Center](#)[My Data Reports](#) [Business Entity Search](#) 1**ALTA RANCHO, LLC**[New Search](#)[Printer Friendly](#)**Business Entity Information**

Status:	Active	File Date:	6/05/
Type:	Domestic Limited-Liability Company	Entity Number:	E030
Qualifying State:	NV	List of Officers Due:	6/30/
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20091035098	Business License Exp:	

Additional Information

Series LLC (YES if applicable):	YES
--	-----

Registered Agent Information

Name:	GHASSEM YOUSEFI	Address 1:	2700
Address 2:	#1611	City:	LAS
State:	NV	Zip Code:	8910
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

[View all business entities under this registered agent](#)

APR 27 2010

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
----------------------------	---	------------------------	------

No stock records found for this company**Officers****Manager - GHASSEM YOUSEFI**

Address 1:	2700 S. LAS VEGAS #1611	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89109	Country:	USA
Status:	Active	Email:	

Actions\Amendments**[Click here to view 3 actions\amendments associated with this company](#)**

Important Notice: Entities with a January 2010 annual list due date whose lists were received by January due to processing backlog, may show as in "Default" in the Business Entity Search until all January filings of these filings by March 22nd.

Data in this system may be up to fifteen minutes behind actual filings in the Secretary of State's office. In experience for all our customers, the automated and/or systematic collection of data from this w

Information Center | Election Center | Business Center | Licensing Center | Securities Center | Online

101 N Carson Street Suite 3 Carson City, NV 89701 | (775) 684-5708
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Memorandum Planning and Development

To: Patrick Beebe
From: Jim Marshall, Senior Planner
Date: December 17, 2010
Re: BLA-38093 – 2315 and 2325 Alta Drive

The Planning and Development Department staff has administratively approved your request for a Boundary Line Adjustment, subject to the change noted below to be addressed in the original Mylar submitted for signatures.

1. On the cover sheet, enter the file number "BLA-38093" above the signature block in the lower right-hand corner.

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

Jim Marshall, Senior Planner
229-5274

Pc: Alan Riecki, City Surveyor

Memorandum

City of Las Vegas
Planning and Development Department

To: Alan Reikki

From: Carman L. Burrey *CLB*

Date: May 5, 2010

Re: BLA-38093

Attached please find the documentation for a request for a Boundary Line Adjustment.

Thank you.

/clb

Report Date 05/05/2010 02:46 PM

Submitted By

Page 1

A/P # 38093 BOUNDARY LINE ADJUSTMENT

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	04/26/2010 13:54	983052	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

<u>Type of Work</u>	<u># Plans</u>	0	<u>Declared Valuation</u>	0.00
<u>Dept of Commerce</u>	<u># Plans</u>	0	<u>Calculated Valuation</u>	0.00
<u>Priority</u>	☒ <u>Auto Reviews</u>	<u>Bill Group</u>	<u>Actual Valuation</u>	0.00

Description of Work

BLA-38093 - Request for Boundary Line Adjustment for APN's 139-32-702-003 and 139-32-702-004, R-A(Ranch Acres) Zone, Ward 1 (Tarkanian)

Parent A/P #

<u>Project #</u>	38093	<u>Project/Phase Name</u>	CHIU LINE ADJUSTMENT	<u>Phase #</u>	
<u>Size/Area</u>	0.00	<u>Size Description</u>		<u>Subdivision Code</u>	
<u>Proposed Start</u>		<u>Proposed Stop</u>		<u>% Completed</u>	0.00
<u>% Complete Formula</u>					

Property/Site Information

Parcel 13932702003

Location

Owner/Tenant

<u>Contact ID</u> AC975481	<u>Name</u> CHIU ANA	<u>Organization</u>	
<u>Mailing Address</u> 2833 QUEEN'S COURTYARD DR		<u>State/Province</u> NV	
<u>City</u> LAS VEGAS		<u>Country</u>	☐ <u>Foreign</u>
<u>ZIP/PC</u> 89109-1562		<u>Evening Phone</u>	
<u>Day Phone</u>		<u>Mobile #</u>	
<u>Fax</u>			

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2325 ALTA DR
LAS VEGAS, 89107-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13932702003
13932702004

Report Date 05/05/2010 02:46 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC975481 ☐ Foreign
Effective
Name CHIU ANA Expire
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 2833 QUEEN'S COURTYARD DR
LAS VEGAS, NV 89109-1562
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity APPL Contact ID AC1769938 ☐ Foreign
Effective
Name NORTH 2 SOUTH, INC Expire
Day Phone (702)685-6200 x Eve Phone Organization
Pager PIN # Position
Fax (702)685-6202 Mobile Profession
E-Mail
Address 4525 S SANDHILL RD, STE 115
LAS VEGAS, NV 89121
Seasonal Addr
Valid From To
Comments patrick beebe - 685-6200

Contractors

No Contractors

<u>Project #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>	<u>Relation</u>
------------------	-----------------	---------------	--------------	-----------------

No children exist for this project

<u>Planning Condition</u>	<u>Description</u>	<u>Effective</u>	<u>Expire</u>	<u>Comments</u>
---------------------------	--------------------	------------------	---------------	-----------------

There is no planning condition for this project.

BOUNDARY LINE ADJUST

N Parent Project link required?

CLV Drawing #

BlueLine Process

Mylar Process

2 Number of Lots

0 Number of Lots

04/26/2010 BlueLine Submitted

Mylar Submitted

04/27/2010 BlueLine Accepted for Processing

Mylar Accepted for Processing

Mylar Comments Sent

Mylar Released for Recordation

Recordation Information

Street Name Has Been Changed

Date Recorded At 00:00

Recorded Document Number

Report Date 05/05/2010 02:46 PM

Submitted By

Page 3

<u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>Mi</u>	<u>Comments</u>
--------------------	-------------	--------------	-----------	-----------------

982998	MARSHALL	JAMES	F	
--------	----------	-------	---	--

<u>Log Action</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
-------------------	--------------------	-------------------	--------------	-------------	--------------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	04/26/2010 13:57		0.00
	holly MERKOW, NORTH 2 SOUTH CK 1463, 702.685.6200				

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Boundary Line Adjustment
 Project Address (Location) 2315 Alta Dr. LV NV 89107
 Project Name Chin line Adjustment Proposed Use Residential
 Assessor's Parcel #(s) 139-32-702-004 Ward #
 General Plan: existing X proposed Zoning: existing X proposed
 Commercial Square Footage Floor Area Ratio
 Gross Acres Lots/Units Density
 Additional Information

PROPERTY OWNER Alta Rancho LLC Contact Pat Beebe
 Address 4525 S. Sandhill St 115 Phone: 685-6200 Fax:
 City Las Vegas State NV Zip 89121
 E-mail Address

APPLICANT North to South Contact Pat Beebe
 Address 4525 S. Sandhill St 115 Phone: 685-6200 Fax:
 City Las Vegas State NV Zip 89121
 E-mail Address

REPRESENTATIVE North to South Contact Pat Beebe
 Address 4525 S. Sandhill St 115 Phone: 685-6200 Fax:
 City Las Vegas State NV Zip 89121
 E-mail Address

Property Owner Signature* G. HASSEN GUSEFI

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

Print Name G. HASSEN GUSEFI

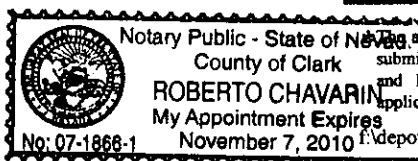
Subscribed and sworn before me

This 26th day of March, 20 10

FOR DEPARTMENT USE ONLY

Case #	<u>BLA-38093</u>
Meeting Date:	<u> </u>
Total Fee:	<u> </u>
Date Received:*	<u>4-26-10</u>
Received By:	<u>4.5</u>

Notary Public in and for said County and State



PLANNING &
DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Boundary Line Adjustment
 Project Address (Location) 2325 Alta Drive, Las Vegas, NV 89107
 Project Name Chiv Line Adjustment Proposed Use Residential
 Assessor's Parcel #(s) 139-32-702-003/004 Ward #
 General Plan: existing ☒ proposed ☐ Zoning: existing ☒ proposed ☐
 Commercial Square Footage N/A Floor Area Ratio
 Gross Acres Lots/Units Density
 Additional Information

PROPERTY OWNER Ana Chiu Contact Patrick B. Beebe
 Address 4525 S. Sandhill Road Suite 115 Phone (702) 685-6200 Fax (702) 685-6202
 City Las Vegas, State NV Zip 89121
 E-mail Address

APPLICANT North 2 South, Inc. Contact Patrick B. Beebe
 Address 4525 S. Sandhill Road, Suite 115 Phone: (702) 685-6200 Fax: (702) 685-6202
 City Las Vegas State NV Zip 89121
 E-mail Address PBeebeN2S@lvcoxmail.com

REPRESENTATIVE North 2 South, Inc. Contact Patrick B. Beebe
 Address 4525 S. Sandhill Road, Suite 115 Phone: (702) 685-6200 Fax: (702) 685-6202
 City Las Vegas State NV Zip 89121
 E-mail Address PBeebeN2S@lvcoxmail.com

Property Owner Signature* Ana Chiu

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

Print Name Ana Chiu

Subscribed and sworn before me

This 16th day of March, 2010

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



LILLIAN JORDAN
 Notary Public
 State of Nevada
 Appt. No. 07-1814-1
 My Appt. Expires Feb. 1, 2011

FOR DEPARTMENT USE ONLY

Case #	<u>PLA-38093</u>
Meeting Date:	<u> </u>
Total Fee:	<u>300.00</u>
Date Received:	<u>4-26-10</u>
Received By:	<u>FIS</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.

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

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**Case Number: **BLA-38093** APN: 139-32-702-003Name of Property Owner: Ana ChiuName of Applicant: North 2 South, Inc. BeebeName of Representative: Patrick B.

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.

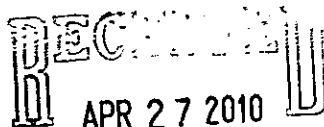
City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Ana ChiuPrint Name: Ana Chiu

Subscribed and sworn before me

This 16th day of March, 2010[Signature]
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **BLA-38093** APN: 139-32-702-004

Name of Property Owner: Alta Rancho LLC

Name of Applicant: Alta Rancho LLC

Name of Representative: Ghassem Yousefi

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

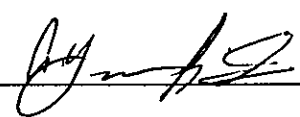
☒ No

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): N/A N/A

APN: N/A

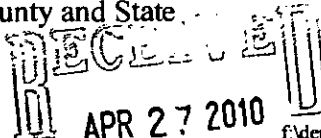
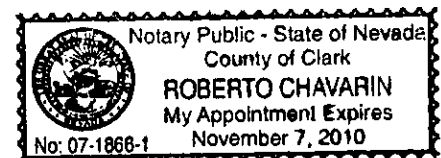
Signature of Property Owner: 

Print Name: Ghassem Yousefi

Subscribed and sworn before me

This 26th day of March, 2010


Notary Public in and for said County and State





April 8, 2010

City of Las Vegas
Planning and Development

Re: Justification Letter

To Whom it may concern;

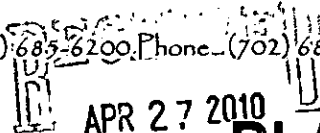
We are requesting that the attached Boundary Line Adjustment be reviewed and subsequently recorded to resolve the existing wall placement on APN's 139-32-702-003/004. The adjustment of the lot line does not affect zoning on either property, and will ultimately resolve the current setback issue with 139-32-702-004.

Should you require any additional information or have any questions please feel free to contact me at any time.

Sincerely,

Patrick B. Beebe, PLS
President
North 2 South, Inc.

4525 S. Sandhill Rd, Suite 115, Las Vegas, NV 89121 (702) 685-6200 Phone (702) 685-6202 Fax



BLA-38093

20050517-0005885

Fee: \$19.00 RPTT: EX#003
N/C Fee: \$0.00

05/17/2005 14:18:49
T20050091792

Requestor:
NATIONAL TITLE COMPANY

Frances Deane
Clark County Recorder

CAE
Pgs: 6

10
APN# 139-32-702-003

Recording Requested by and Return to:

Name National Title Company

Address 714 E. Sahara Ave.

City/State/Zip Las Vegas, NV 89104

Re-record

Grant Deed
(Title on Document)

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.

RECEIVED
APR 27 2010

BLA-38093

20050510-0004496

Fee: \$17.00 RPTT: \$3,315.00
N/C Fee: \$0.00

05/10/2005 14:24:31
T20050086468

Requestor:
NATIONAL TITLE COMPANY

Frances Deane PUN
Clark County Recorder Pgs: 4

Order No.: 256026-ML
APN No.: 139-32-702-003
R.P.T.T.:
WHEN RECORDED MAIL TO: ANA CHIU
2833 Queen's Courtyard Dr.
Las Vegas, NV 89109

RETURN TAX STMTS. TO:
SAME

53

GRANT, BARGAIN & SALE DEED

4

THIS INDENTURE WITNESSETH: That OFELIA TIU AND ALEXANDER Y. TIU, WIFE AND HUSBAND

in consideration of \$10.00, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to ANA CHIU, AN UNMARRIED WOMAN

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

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION AND BY THIS REFERENCE MADE A PART HEREOF.

This Document is being recorded to Correct Section
SUBJECT TO: 1. Taxes for the fiscal year.
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 31st day of MARCH 2005

N/A
OFELIA TIU

ALEXANDER Y. TIU

SIGNED IN COUNTERPARTS

CANADA
Province of Quebec
City of Montreal
Consulate General of the
United States of America
STATE OF
COUNTY OF

This instrument was acknowledged before me on MARCH 31 2005
by: TIU, ALEXANDER YAP who presented a Quebec DRIVER'S Lic

#10001-120659-06
iss May 22, 2003
exp. June 6, 2007

Notary Public in and for said County and State

Nell G. Krost
Vice Consul of the United States of America

RECEIVED
APR 27 2010

Order No.: 256026-ML

APN No.: 139-32-702-003

R.P.T.T.:

WHEN RECORDED MAIL TO:

ANA CHIU

2833 Queen's Courtyard Dr.

Las Vegas, NV 89109

RETURN TAX STMTS. TO:

SAME

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That OFELIA TIU AND ALEXANDER Y. TIU, WIFE AND HUSBAND

in consideration of \$10.00, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to ANA CHIU, AN UNMARRIED WOMAN

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

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: 1. Taxes for the fiscal year.
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 28th day of April, 2005.

[Signature]
OFELIA TIU

[Signature]
ALEXANDER Y. TIU

SIGNED IN COUNTERPARTS.

STATE OF NEVADA

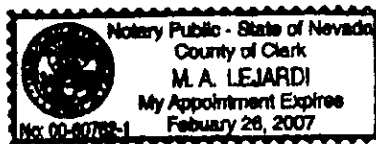
COUNTY OF CLARK

} SS

This instrument was acknowledged before me on April 28, 2005

by: OFELIA TIU

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



RECEIVED
APR 27 2010

EXHIBIT 'A'

THAT PORTION OF THE NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION ~~32~~³³, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B & M., MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 32;
THENCE SOUTH 0° 01' 40" EAST A DISTANCE OF 30 FEET TO A POINT;
THENCE SOUTH 89° 25' 55" EAST A DISTANCE OF 1125.02 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°37'20" WEST A DISTANCE OF 301.15 FEET TO A POINT; THENCE SOUTH 89°27'40" EAST A DISTANCE OF 330.00 FEET TO A POINT; THENCE NORTH 0°37'20" EAST A DISTANCE OF 300.98 FEET TO A POINT; THENCE NORTH 89° 25' 55" WEST A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EAST 175.00 FEET.

FRANK
CLARK
RECEIVED
MAY 17 2005

2005 MAY 17 A 8:32

Rehane

RECEIVED
APR 27 2010

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)

53 a) 139-32-702-003
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: _____

FOR RECORDER'S OPTIONAL USE ONLY

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

3. Total Value/Sales Price of Property \$ 650,000.00
Deed in Lieu of Foreclosure Only (value of property) 0
Transfer Tax Value \$ 650,000.00
Real Property Transfer Tax Due \$ 3,315.00

4. IF EXEMPTION CLAIMED:

a. Transfer Tax Exempt 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 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: CO-OWNER / SELLER

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: MEKHADON Y. TICI
Address: 1050 BUCKLEY AVE, #20
City: MONTREAL
State: QUEBEC, CANADA
Zip: H3H 2S5
Telephone: (514) 240-7229

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Ana Tici
Address: _____
City: SAME
State: _____
Zip: _____
Telephone: _____

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

Print Name: NATIONAL TITLE CO. Escrow #: 256026-ML
Address: 714 E. SARASO AVE
City: Las Vegas State: NV Zip: 89104

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION
OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

RECEIVED
APR 27 2010

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 139-32-702-003
b) _____
10 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 _____

FOR RECORDER'S OPTIONAL USE ONLY

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 3
b. Explain Reason for Exemption: Depreciation (Correct)
200.50510 - 4496 EXHIBIT N

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 REAL ESTATE MANAGER

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: National title
Address: 714 E. Sahara
City: LV
State: NV Zip: 89104

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: National title
Address: _____
City: SAME
State: _____ Zip: _____

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

Print Name: National title
Address: 714 E. Sahara
City: LV

Escrow #: _____
State: NV Zip: 89104

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

RECEIVED
APR 27 2010

585

7-2

Inst #: 201003170001410
Fees: \$18.00 N/C Fee: \$0.00
RPTT: \$0.00 Ex: #003
03/17/2010 11:01:25 AM
Receipt #: 273487
Requestor:
GERRARD & COX (LEGAL WINGS)
Recorded By: CDE Pgs: 7
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN# 139-32-702-004 139-32-702-003
11-digit parcel number may be obtained at:
<http://redrock.co.clark.nv.us/assrrealprop/owner.aspx>

Grant, Bargain, Sale Deed (to re-record Deed to correct

Grantee's name)

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

ASSESSOR'S
RE-RECORDED
COPY

Recording Requested by:

Gerrard Cox Larsen

Return To:

Name Gerrard Cox Larsen, Attn: Jennifer Hanks

Address 2450 St. Rose Parkway, Suite 200

City/State/Zip Henderson, Nevada 89074

This page added to provide additional information required by NRS 111.312 Section 1-2
(An additional recording fee of \$1.00 will apply)

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

CS 02/07

RECEIVED
APR 27 2010

A.P.N.: 139-32-702-004 + 139-32-702-003
File No: LV1014
R.P.T.T.: \$2,919.75

When Recorded Mail To: Mail Tax Statements To:
Ghassem Yousefi
2700 Las Vegas, Unit 1611
Las Vegas, NV 89109

Inst #: 201001250000391
Fees: \$16.00 N/C Fee: \$0.00
RPTT: \$2919.75 Ex: #
01/25/2010 08:53:30 AM
Receipt #: 205562
Requestor:
DOCUMENT PROCESSING SOLUTIONS
Recorded By: ARO Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN and SALE DEED

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

Aurora Loan Services, LLC

do(es) hereby GRANT, BARGAIN and SELL to

~~ALTA RANCHO, LLC, SERIES "A"~~
~~Alta Rancho, LLC, a Nevada Limited Liability Corporation~~

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

See Exhibit "A" attached hereto and made a part hereof.

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.

RECEIVED
APR 27 2010

Date: May 15, 2009

Aurora Loan Services, LLC

BY: [Signature] US Real Estate, as Agent and Attorney in Fact

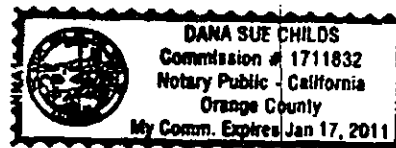
STATE OF ~~NEW YORK~~ CALIFORNIA)

COUNTY OF ~~CLARK~~ ORANGE)

This instrument was acknowledged before me on 5/18/09 by Rida Sharaf.

[Signature]
Notary Public

(My commission expires: Jan 17, 2011)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated May 15, 2009 under Escrow No. LV1014.

RECEIVED
APR 27 2010

EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Clark, State of Nevada and is described as follows:

PARCEL I

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.O.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 32, THENCE SOUTH 0°01'40" EAST A DISTANCE OF 30 FEET TO A POINT; THENCE SOUTH 89°25'55" EAST A DISTANCE OF 1,125.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°37'20" WEST A DISTANCE OF 301.15 FEET TO A POINT; THENCE SOUTH 89°27'40" EAST A DISTANCE OF 330.00 FEET TO A POINT; THENCE NORTH 0°37'20" EAST A DISTANCE OF 300.98 FEET TO A POINT; THENCE NORTH 89°25'55" WEST A DISTANCE OF 330.00 FEET OF THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

ONE-SIXTH (1/6) INTEREST IN AND TO THAT CERTAIN WELL, PIPE CASING AND OTHER MATERIAL AND PROPERTY USED IN CONJUNCTION WITH AND UNDER PERMIT NO. 12031, ON FILE WITH THE OFFICE OF THE STATE ENGINEER OF THE STATE OF NEVADA, AT CARSON CITY, NEVADA, FOR WATER OF AN UNDERGROUND SOURCE APPURTENANT TO CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA.

EXCEPTING THEREFROM THE WEST 155.00 FEET;

FURTHER EXCEPTING THEREFROM THE INTEREST IN AND TO THE NORTH 10 FEET OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS, BY DEED RECORDED AUGUST 1, 1973 IN BOOK 351, AS DOCUMENT NO. 310046, OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 05, 2007, IN BOOK 20070705, AS INSTRUMENT NO. 02574.

PARCEL II

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED BY METES AND BOUNDOS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 32; THENCE SOUTH 0°01'40" EAST A DISTANCE OF 30 FEET TO A POINT; THENCE SOUTH 89°25'55" EAST A DISTANCE OF 1125.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°37'20" WEST A DISTANCE OF 301.15 FEET TO A POINT; THENCE SOUTH 89°27'40" EAST A DISTANCE OF 330.00 FEET TO A POINT; THENCE NORTH 0°37'20" EAST A DISTANCE OF 300.98 FEET TO A POINT; THENCE NORTH 89°25'55" WEST A DISTANCE OF 330.00 FEET OF THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 17, 2005, IN BOOK 20050517, AS INSTRUMENT NO. 05885.

RECEIVED
APR 27 2010

ASSESSOR'S COPY

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

FEB. 25. 2010

Debbie Conway
RECORDER

RECEIVED
APR 27 2010

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 139-32-702-004
b) 139-32-702-003
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE ONLY

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

3. Total Value/Sales Price of Property:

\$572,250.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$572,250.00

Real Property Transfer Tax Due

\$2,919.75

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: Seller

Signature: _____

Capacity: Buyer

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Aurora Loan Services, LLC
Address: by US Real Estate, as Agent & Attorney in Fact
City: _____
State: _____ Zip: _____

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

Print Name: Ghassem Yousefi
Address: 2700 Las Vegas Unit 1611
City: Las Vegas
State: NV Zip: 89109

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

Print Name: First American Title
Address 200 Commerce
City: Irvine

File Number: 3268542

State: CA

Zip: 92602

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

RECEIVED
APR 27 2010

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a. 138-16-215-044 139-32-702-003

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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: 3

Date of Recording: 11/11/09

Notes: 2nd

3. a. Total Value/Sales Price of Property

\$ 0.00

b. Deed in Lieu of Foreclosure Only (value of property)

()

c. Transfer Tax Value:

\$ 0.00

d. Real Property Transfer Tax Due

\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 3

b. Explain Reason for Exemption: Re-recording to correct Grantee's name. 201001250000391

5. Partial Interest: Percentage being transferred: 100.00 %

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

Jennifer Hank

Capacity Legal Secretary

Signature

Capacity

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Alta Rancho, LLC

Address: 3420 Westwind Road

City: Las Vegas

State: Nevada Zip: 89146

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

Print Name: Alta Rancho, LLC, Series "A"

Address: 3420 Westwind Road

City: Las Vegas

State: Nevada Zip: 89148

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

Print Name: Gerrard Cox Larsen

Escrow #: _____

Address: 2450 St. Rose Parkway, Suite 200

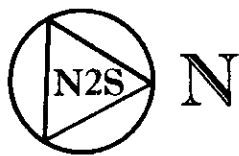
City: Henderson

State: Nevada

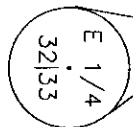
Zip: 89074

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

RECEIVED
APR 27 2010



FOUND CLV
BRASS CAP



SHETLAND RD

S 00°02'12" W 1325.66'

FOUND CLV
BRASS CAP
(POC)

460.38'

S 00°37'20" W 301.15'

30.00'

145.49'

APN 139-32-702-003

ORIGINAL LOT: 1.07 ACRES
TRANSFER AREA: -0.06 ACRES
ADJUSTED LOT: 1.01 ACRES

N 89°25'55" W 155.00'

145.50'

9.50'

(POB)

(ADJUSTMENT LINE)

N 00°17'42" E 301.08'

0.06 ACRES +/-

N 00°37'20" W 301.71'

(ORIGINAL LOT LINE)

147.22'

S 89°27'40" E 155.00'

330.00'

7.78'

175.00'

APN 139-32-702-004

ORIGINAL LOT: 1.17 ACRES
TRANSFER AREA: +0.06 ACRES
ADJUSTED LOT: 1.23 ACRES

10.00'

N 89°25'55" W 175.00'

40.00'

184.51'

1204.81'

FOUND
NAIL &
TAG

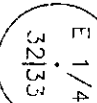
FOUND
SCRIBE IN
MANHOLE
RIM

FOUND ALCAP
(ILLEGIBLE)

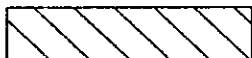


TONOPAH DR

S 00°15'20" W 1321.19'



LEGEND



TRANSFER AREA

LOCATION: SHETLAND / ALTA

JOB NO: 10002

DESCRIPTION: BOUNDARY LINE
ADJUSTMENT EXHIBIT

NORTH 2 SOUTH, INC.
4525 S. SANDHILL RD, SUITE 115
LAS VEGAS, NV. 89121
PH: (702) 685-6200 FAX: 685-6202

DATE: 02 MAR 2010 DWG: HAM CHK: PBB

2
S

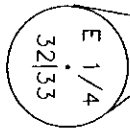
1
SHEETS
NOT TO
SCALE

APR 27 2010



N

FOUND CLV
BRASS CAP



SHETLAND RD

S 00°02'12" W 1325.66'

FOUND CLV
BRASS CAP
(POC)

460.38'

S 00°37'20" W 301.15'

30.00'

145.49'

APN 139-32-702-003

ORIGINAL LOT: 1.07 ACRES
TRANSFER AREA: -0.06 ACRES
ADJUSTED LOT: 1.01 ACRES

N 89°25'55" W 155.00'

145.50'

9.50'

(POB)

330.00'

(ADJUSTMENT LINE)

N 00°17'42" E 301.08'

0.06 ACRES +/-

N 00°37'20" W 301.71'

(ORIGINAL LOT LINE)

147.22'

155.00'

S 89°27'40" E

330.00'

7.78'

175.00'

APN 139-32-702-004

ORIGINAL LOT: 1.17 ACRES
TRANSFER AREA: +0.06 ACRES
ADJUSTED LOT: 1.23 ACRES

10.00'

N 89°25'55" W

175.00'

FOUND
NAIL &
TAG

40.00'

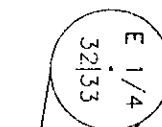
N 00°37'20" W 290.98'

184.51'

1204.81'

FOUND
SCRIBE IN
MANHOLE
RIM

FOUND ALCAP
(ILLEGIBLE)



TONOPAH DR

S 00°15'20" W 1321.19'



LEGEND



TRANSFER AREA

LOCATION: SHETLAND / ALTA

JOB NO: 10002

DESCRIPTION: BOUNDARY LINE
ADJUSTMENT EXHIBIT

NORTH 2 SOUTH, INC.
4525 S. SANDHILL RD, SUITE 115
LAS VEGAS, NV. 89121
PH: (702) 685-6200 FAX: 685-6202

DATE: 02 MAR 2010 DWG: HAM CHK: PBB

2

1
SHEETS
NOT TO
SCALE

RECEIVED
APR 27 2010

NOTES

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
USE THIS SCALE (FEET) WHEN MAP REDUCED FROM TITL ORIGINAL

MAP LEGEND

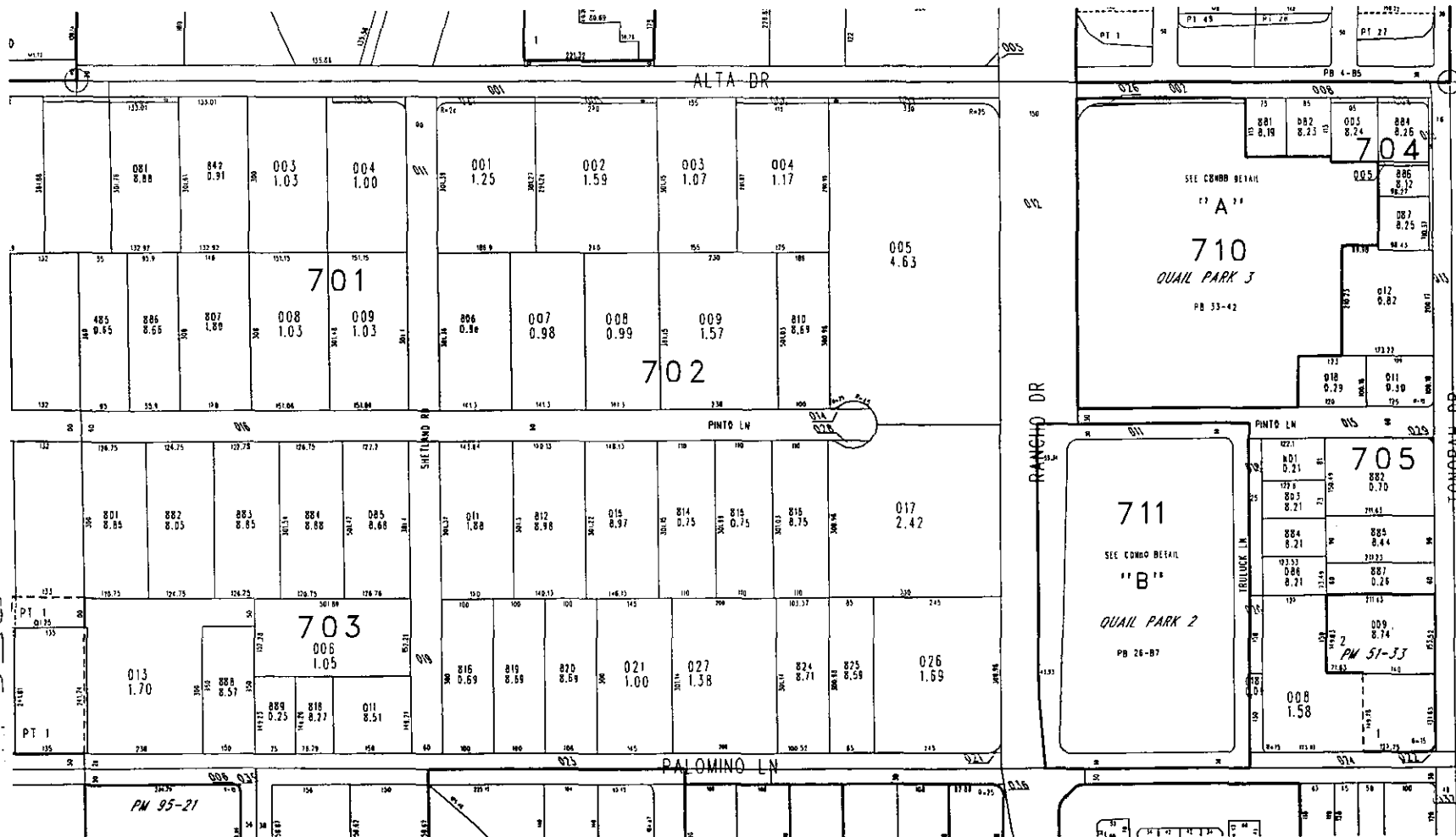
AVERAGE 4A VALUE 35

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T20S R61E 32 N 2 SE 4 139-32-7

PARCEL BOUNDARY 001 PARCEL NUMBER
SUBD BOUNDARY 202 ACREAGE
ROAD EASEMENT 5 PARCEL SUB/SEO NUMBER
PW/LD BOUNDARY 5 PLAT RECORDING NUMBER
NON-PARCEL LOT LINE 5 BLOCK NUMBER
WATCH LINE / LEADER LINE 5 LOT NUMBER
ROAD ID NUMBER GLS GOV. LOT NUMBER

Scale: 1"=200' Rev: 07/10/08



APR 27 2010

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USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL

0 50 100 200 400 600 800 500

MAP LEGEND:

- Solid line: PARCEL BOUNDARY
- Dashed line: SUBD BOUNDARY
- Dotted line: ROAD EASEMENT
- Long dashed line: PM/D BOUNDARY
- Short dashed line: NON-PARCEL LOT LINE
- Thin solid line: WATCH LINE / LEADER LINE
- Thick solid line: ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

AVERAGE SA VALUE: 35

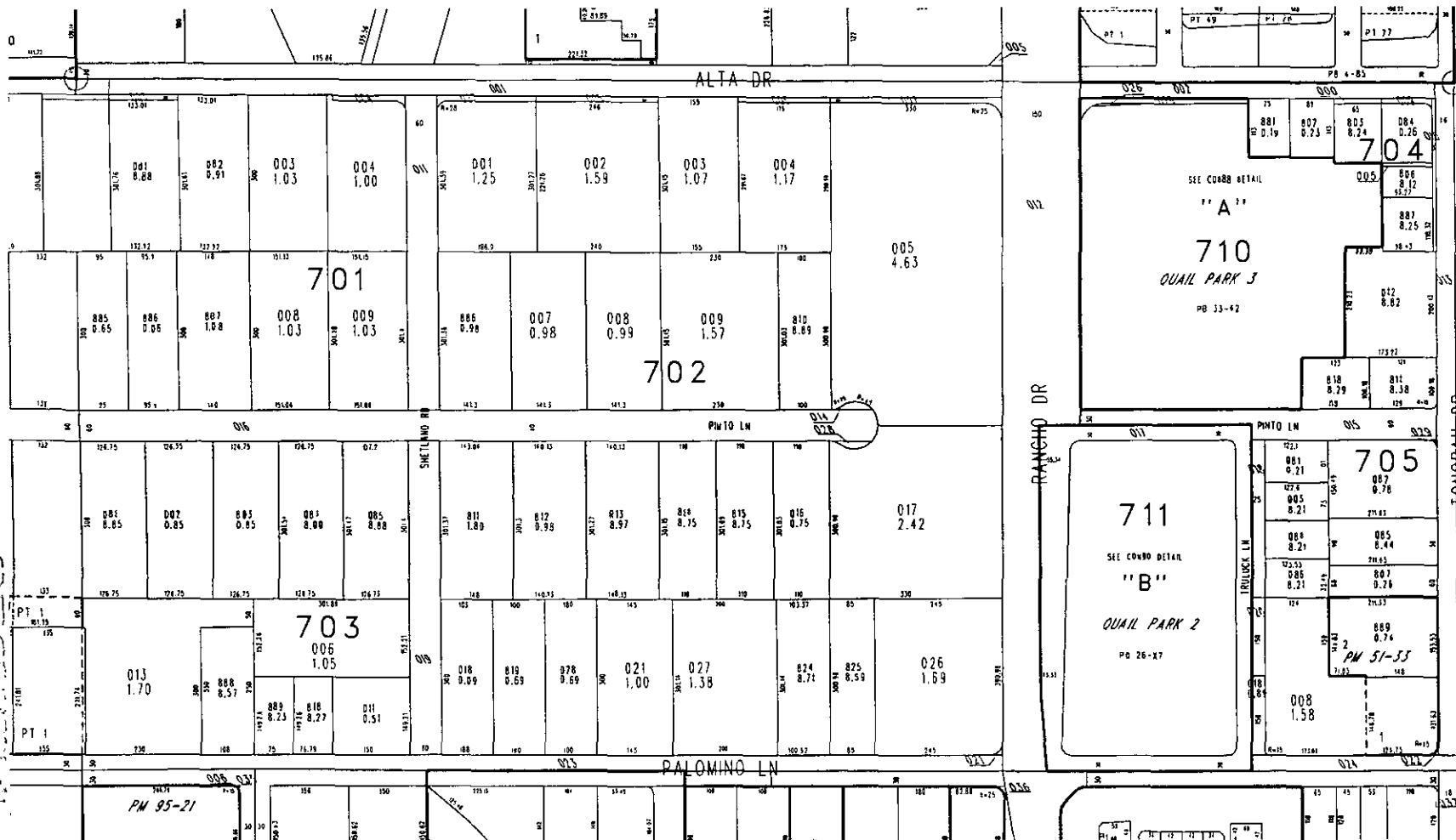
PARCEL NUMBER ACREAGE: 001 1.00
PARCEL SUB/SEQ NUMBER: 202
PLAT RECORDING NUMBER: 23-15
BLOCK NUMBER: 5
LOT NUMBER: 5
GOV. LOT NUMBER: GL5

T20S R61E
R50E R61E R62E
T20S T19S 125 124 123
T20S T19S 138 139 140
T20S T19S 155 152 151

32
R 4 8 4
5 1 5 1
6 2 6 2
7 3 7 3
8 4 8 0
5 1 5 1

N 2 SE 4
139-32-7

Scale: 1"=200' Rev: 07/10/08



APR 27 2010