



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

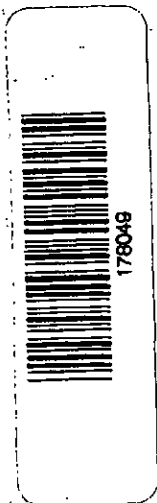
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

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

FM-0044-06-09

June 17, 2010

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza Road
Las Vegas, Nevada 89106

RE: EOT-38131 - EXTENSION OF TIME
CITY COUNCIL MEETING OF JUNE 16, 2010

Dear Mr. Bilyeu:

The City Council at a regular meeting held June 16, 2010, APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-26639) FOR A 14-FOOT BY 48-FOOT (672 SQUARE FOOT) OFF-PREMISE DIGITAL SIGN FLUSH WITH THE WALL OF A PARKING STRUCTURE on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 17, 2010. This approval is subject to:

Planning and Development

1. This Site Development Plan Review (SDR-26639) shall expire on May 7, 2012 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-26639) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

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

cc: Ms. Kristen Neuman
APTUS Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

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

June 3, 2010

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza Road
Las Vegas, Nevada 89106

RE: EOT-38131 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Bilyeu:

Please be advised the City Council at its regular meeting on *June 16, 2010* as referred to above, will consider your request. This meeting will be held at 1:00 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, June 11, 2010* 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 Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

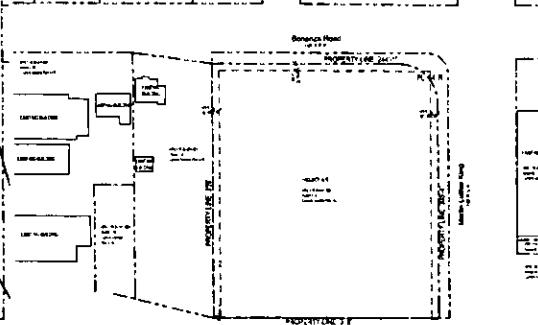
MMW:clb

cc: Ms. Kristen Neuman
APTUS Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell

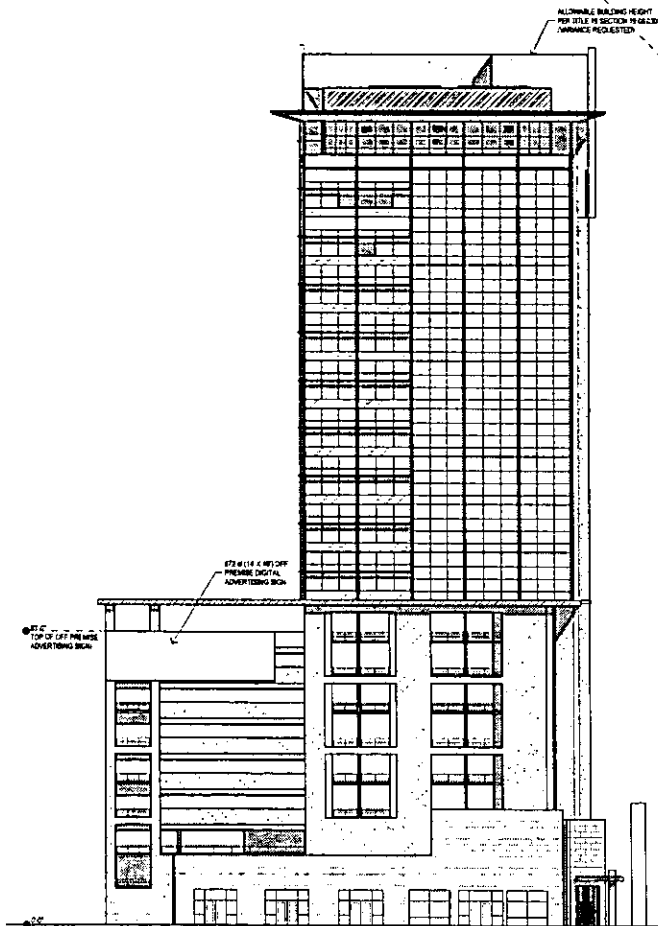




Zoning Map

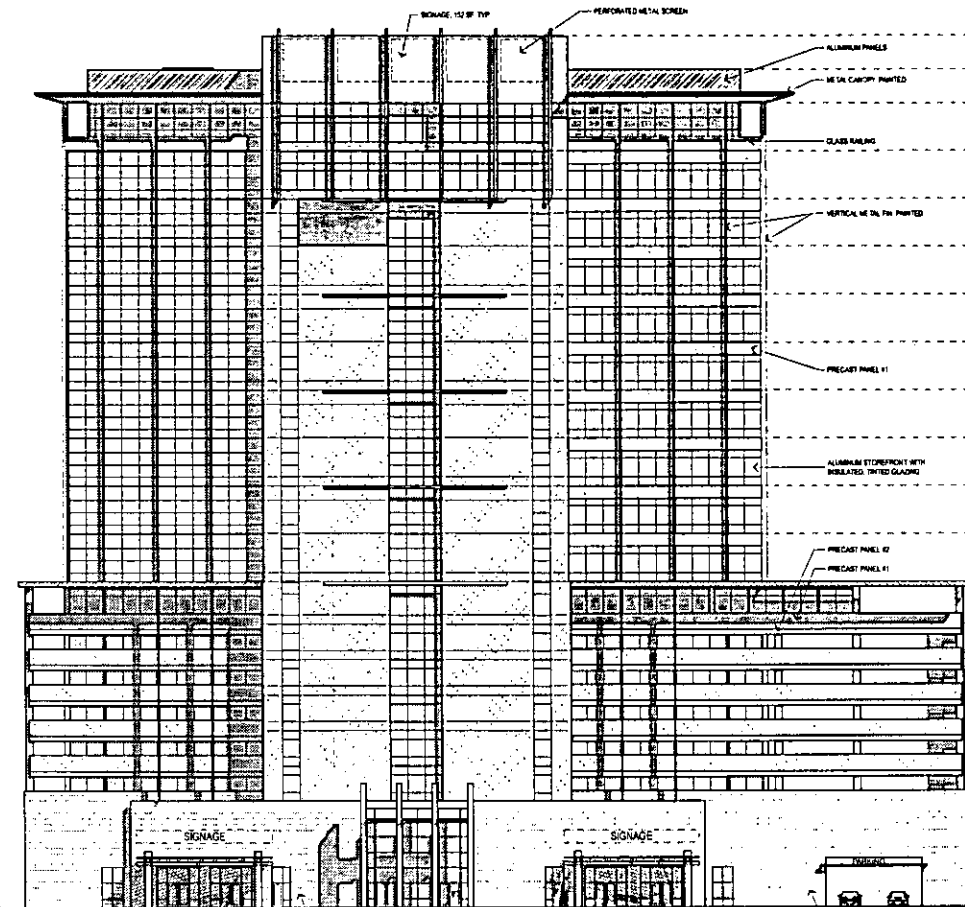
City of Las Vegas

AS100



D1 EAST ELEVATION

1/4" = 1'-0"



D2 NORTH ELEVATION

1/4" = 1'-0"

Ahern Corporate Center
Special Use Permit
525 North Martin L. King Boulevard
Las Vegas, Nevada 89106

APTUS Architecture

1200 South Main Street
Suite 200
Las Vegas, Nevada 89101
P: 702.439.1200
F: 702.439.1213
info@aptusarch.com

APTUS PROJECT NO. 06.011

ARCHITECT

ENGINEER

NOTES

COPYRIGHT 2006 BY APTUS ARCHITECTURE

1	City of Las Vegas	03.04.08
2	SUP. VAIL. Submitted (Rev.)	
3	City of Las Vegas	11.15.08
4	SUP. VAIL. Submitted	
5	DESCRIPTION	DATE

ISSUED

TITLE
BUILDING
ELEVATIONS

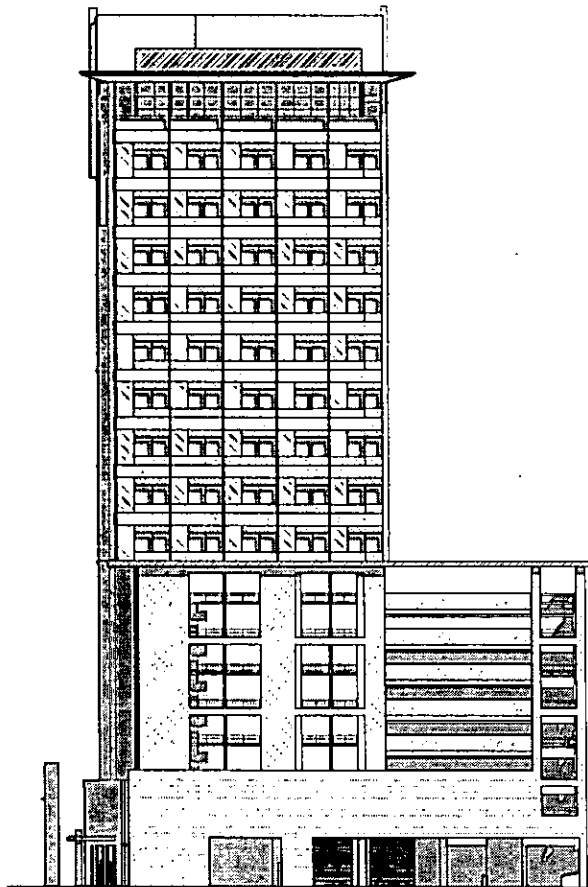
DRAWING NO.

A200

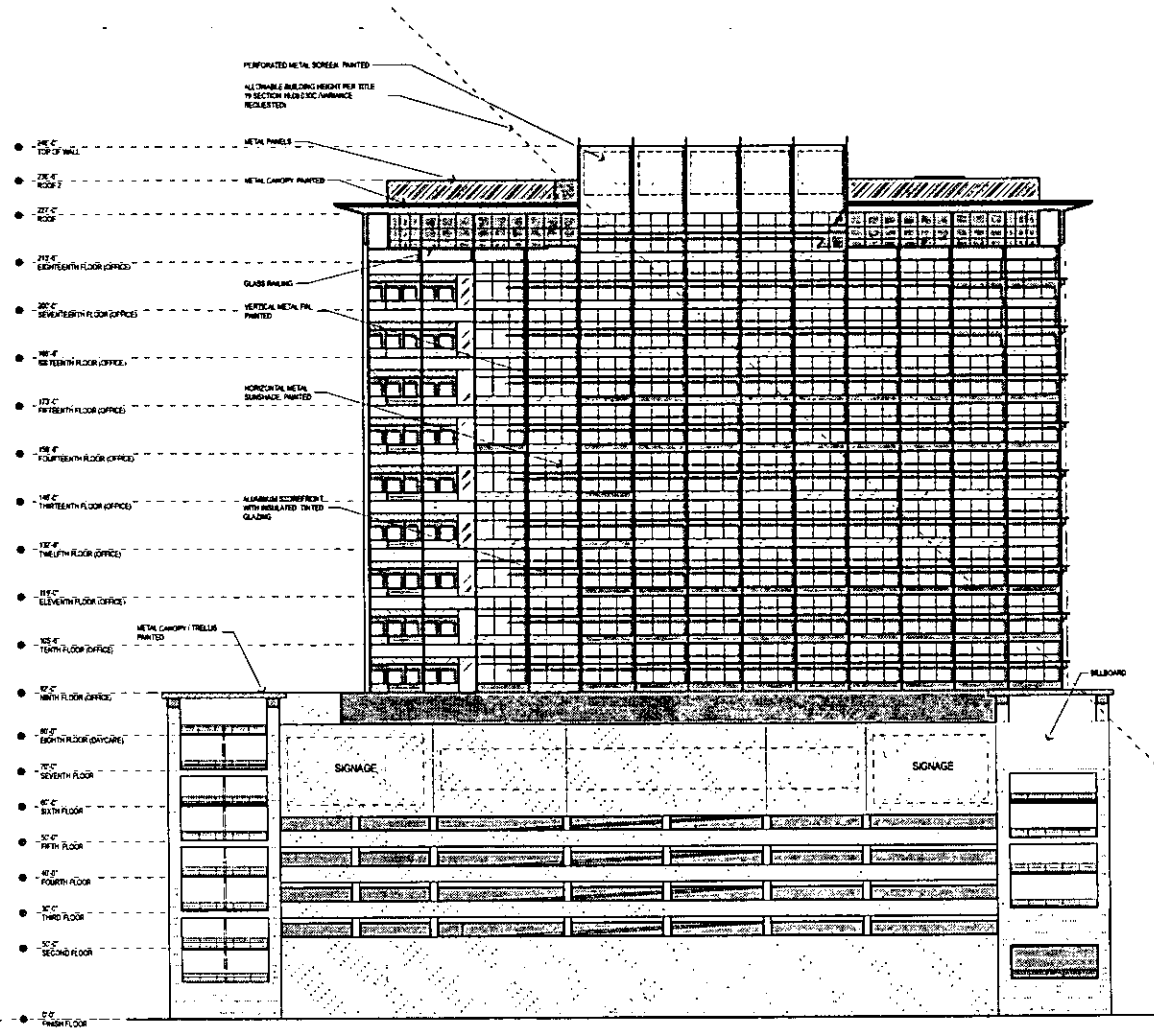
Ahern Corporate Center

RECEIVED
EOT-38131 APR 28 2010

City of Las Vegas



D1 WEST ELEVATION
1/8" = 1'-0"



D2 SOUTH ELEVATION
1/8" = 1'-0"

Ahern Corporate Center
Special Use Permit
525 North Martin L. King Boulevard
Las Vegas, Nevada 89106

APTUS Architecture

1380 South 4th Street
Suite 200
Las Vegas, Nevada 89106
P: 702.571.1888
F: 702.571.1815
info@aptusarchitecture.com

APTUS PROJECT NO. 06.011
ARCHITECT

ENGINEER

NOTES

COPYRIGHT 2008 BY APTUS ARCHITECTURE

1	City of Las Vegas	1/15/08
NO	DESCRIPTION	DATE
ISSUED		

TITLE
BUILDING
ELEVATIONS

DRAWING NO.

EOT-38131

RECEIVED A201

APR 28 2010

City of Las Vegas

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

EOT-38131 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-26639) FOR A 14-FOOT BY 48-FOOT (672 SQUARE FOOT) OFF-PREMISE DIGITAL SIGN FLUSH WITH THE WALL OF A PARKING STRUCTURE on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), C-2 (General Commercial) Zone, Ward 5 (Barlow).

CITY COUNCIL: **JUNE 16, 2010**

CASE PLANNER: **DEBBIE SULLIVAN**



CONSENT

Comments Due: **MAY 12, 2010**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney (cburney@lasvegasnevada.gov)**, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Report Date 05/04/2010 09:53 AM

Submitted By

Page 1

A/P # 38131 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/28/2010 13:52	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

EOT-38131 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-26639) FOR A 14-FOOT BY 48-FOOT (672 SQUARE FOOT) OFF-PREMISE DIGITAL SIGN (BILLBOARD) FLUSH WITH THE WALL OF A PARKING STRUCTURE located at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Parent A/P # 26639
Project # 38131 Project/Phase Name AHERN CORPORATE CENTER Phase #
Size/Area 2.61 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13928401033

Location

Owner/Tenant

Contact ID AC3845 Name DFALLC
Mailing Address 4241 S ARVILLE Organization
City LAS VEGAS State/Province NV
ZIP/PC 89103-3713 Country ☐ Foreign
Day Phone (702)631-4250 x Evening Phone
Fax (702)636-1345 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1505 W BONANZA RD
LAS VEGAS, 89106-

1531 W BONANZA RD
LAS VEGAS, 89106-

525 N MARTIN L KING BLVD
LAS VEGAS, 89106-

Report Date 05/04/2010 09:53 AM

Submitted By

Page 2

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13928401033

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC3845 ☐ Foreign
Effective Expire
Name D F A L L C
Day Phone (702)631-4250 x Eve Phone Organization
Pager PIN # Position
Fax (702)636-1345 Mobile Profession
E-Mail
Address 4241 S ARVILLE
LAS VEGAS, NV 89103-3713
Seasonal Addr

Valid From To
Comments No Comments

Primary N Capacity APPL Contact ID AC459479 ☐ Foreign
Effective Expire
Name AHERN RENTALS
Day Phone (702)858-2025 x Eve Phone Organization
Pager PIN # Position
Fax (702)636-1345 Mobile Profession
E-Mail
Address 1611 W. BONANZA RD
LAS VEGAS, NV 89106
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC817940 ☐ Foreign
Effective Expire
Name APTUS ARCHITECTURE
Day Phone (702)839-1200 x Eve Phone Organization
Pager PIN # Position
Fax (702)839-1213 Mobile Profession
E-Mail
Address 1200 S 4TH ST
SUITE 206
LAS VEGAS, NV 89104
Seasonal Addr

Valid From To
Comments Kristen Neuman

Report Date 05/04/2010 09:53 AM

Submitted By

Page 3

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.

EXTENSION OF TIME

Y Will this go to the City Council?

Final City Council letter received

Y Will this go DIRECTLY to City Council?

Annotated minutes received

Parent Application Type SDR

Hearing Type

Parent Project # 26639

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

<u>Meeting Grid</u> <u>Meeting Date</u> <u>Comments</u> <u>Added By</u>	<u>Meeting Type</u> <u>Add Date</u>	<u>Meeting Status</u> <u>Modified by</u>	<u>Modified Date</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
06/16/2010	CC	SCHEDULED		0	0	0
FSOLIS	04/28/2010					

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

No children exist for this project

Employee
Employee ID Last First MI Comments

984478 SULLIVAN DEBDRAH J Planning x6895

Log
Action Description Entered By Start Stop Hours
Comments

PAYMNT CO NAME WHO PICKED UP CONTACT# 983657 04/28/2010 14:50 0.00
Bruce Bilyeu pd mc cc / id ok / 858-2025



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: EXTENSION OF TIME FOR SDR 26639
Project Address (Location): 525 N. MARTIN WITHER KING BLVD
Project Name: AHERN CORPORATE CENTER Proposed Use: OFFICE
Assessor's Parcel #(s): 131-28-401-033 Ward #: 5-BARLOW
General Plan: existing — proposed — Zoning: existing C2 proposed —
Commercial Square Footage: BILLBOARD ONLY Floor Area Ratio: —
Gross Acres: 2.61 Lots/Units: — Density: —
Additional Information: —

PROPERTY OWNER <u>DEALUC</u>	Contact <u>BRUCE BILYEU</u>
Address <u>1611 W. BONANZA</u>	Phone: <u>702 858 2025</u> Fax: <u>702 636 1345</u>
City <u>LAS VEGAS</u>	State <u>NV</u> Zip <u>89106</u>

APPLICANT <u>AHERN RENTALS</u>	Contact <u>BRUCE BILYEU</u>
Address <u>1611 W. BONANZA</u>	Phone: <u>702 858 2025</u> Fax: <u>702 636 1345</u>
City <u>LAS VEGAS</u>	State <u>NV</u> Zip <u>89106</u>

REPRESENTATIVE <u>APTUS Architecture</u>	Contact <u>Kristen Neuman</u>
Address <u>1200 S. 4th St. Ste 200</u>	Phone: <u>702 839 1200</u> Fax: <u>702 839 1213</u>
City <u>LAS VEGAS</u>	State <u>NV</u> Zip <u>89104</u>

Property Owner Signature* [Signature]

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

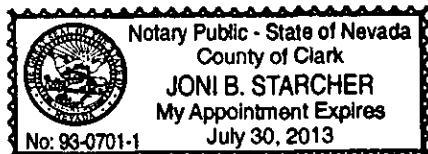
Print Name Don F. Ahern

Subscribed and sworn before me

This 12th day of April, 20 10

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # <u>EOT-38131</u>
Meeting Date: <u>6-16-10</u>
Total Fee: <u>300</u>
Date Received: <u>4-28-10</u>
Received By: <u>F.S.</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.

April 27, 2010

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

APN: 139-28-401-033

Re:

Extension of Time for Site Development Review and Variance

To Whom It May Concern:

We respectfully submit this request for an Extension of Time for a Site Development Review and a Variance for an off-premise advertising sign located on the new parking structure of the proposed eighteen-story Ahern Corporate Center located on the southwest corner of Bonanza and Martin Luther King Dr. This parcel was recently zoned C-2, application ZON-13896. We are requesting an extension of time for a period of two years.

The off-premise advertising sign will be 1200 sf (20' x 60') and will be located on the east side of the parking structure. The top of the sign will be 83'-0" above the finish grade. We are requesting a variance of Title 19 section 19.40.100 C to allow a 1200 sf sign where 672sf is the maximum size and to allow the top of the sign to be +/- 58'-0" above the elevated roadway where 30' above the elevated roadway is the maximum. This sign will be digital and will be mounted on side of the parking structure at angle facing southeast.

In our opinion, this request will not negatively impact the design of the proposed project. We have made every attempt to follow City of Las Vegas Title 19 as closely as possible in the design and layout of this site. Please join us in our attempt to bring a much-needed high caliber project into this area.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

EOT-38131



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

June 5, 2008

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza Road
Las Vegas, Nevada 89106

RE: SDR-26639 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 7, 2008
RELATED TO VAR-26447

Dear Mr. Bilyeu:

The City Council at a regular meeting held May 7, 2008 considered the Appeal filed from the approval by the Planning Commission of a request for a Site Development Plan Review FOR A PROPOSED 20-FOOT BY 60-FOOT OFF-PREMISE DIGITAL (BILLBOARD) SIGN FLUSH WITH THE WALL OF THE PARKING STRUCTURE at the southwest corner of Bonanza Road and Martin L King Boulevard on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone.

The City Council APPROVED the Appeal, thereby approving the Site Development Plan Review. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2008. This approval is subject to:

Planning & Development

1. The sign shall be a maximum of 672 square feet.
2. Conformance to the Conditions of Approval for Rezoning (ZON-13896), Variance (VAR-13900), Variance (VAR-18250), Special Use Permit (SUP-13903) and Site Development Plan Review (SDR-13904) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan dated 2/5/08 and sign elevations date stamped 5/7/08, except as amended by conditions herein.

EOT-38131

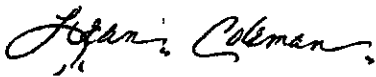
Mr. Bruce Bilyeu
SDR-26639 – Page Two
June 5, 2008

5. The Off-Premise Digital (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Digital (Billboard) Sign.
6. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
7. If the existing off-premise sign is voluntarily demolished, this Site Development Plan Review shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Site Development Plan Review is approved for the new structure by the City Council.

Public Works

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-13896, Site Development Plan Review SDR-13904 and all other site-related actions.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Ms. Kristen Neuman
APTUS Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

EOT-38131

Affix R.P.T.T. \$687.50

Escrow Number: 98-11-2273-036-AG

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Kermit R. Booker, Jr. aka Kermit J. Booker, Jr. and Jerald Payne Booker, as their interests may appear

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

DFA, LLC, a Nevada Limited Liability Company

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

Commencing at the South Quarter (S 1/4) corner of Section 28, Township 20 South, Range 61 East, M.D.B. & M.; Thence North along the East line of the Southwest Quarter (SW 1/4) of said Section 28 to a point on the South boundary line of Clark Avenue (now known as Bonanza Road); Thence North 89°36' West a distance of 223 feet along the South boundary of said Clark Avenue to the True Point of Beginning; Thence continuing North 89°36' West a distance of 111 feet along the South boundary line of said Clark Avenue; Thence South 0°26' West a distance of 374 feet; Thence South 89°36' East a distance of 111 feet; Thence North 0°26' East and parallel to the East line of the Southwest Quarter (SW 1/4) of said Section 28 to the True Point of Beginning.

APN 139-28-401-022

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 19th day of August, 1998.

Kermit R. Booker Jr.
Kermit R. Booker Jr.
Quendelin J. Booker
Quendelin J. Booker

STATE OF NEVADA)

) ss.

COUNTY OF Clark)

On this 19th day of August, 1998

appeared before me, a Notary Public,

Kermit R. Booker Jr. and
Quendelin J. Booker

personally known (or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Notary Public

My commission expires: 11-13-99

Jerald Payne Booker
Jerald Payne Booker By Kermit R. Booker
his Attorney-in-Fact.

Escrow No. 98112273-036-AG

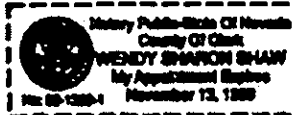
When recorded, mail to:

DFA, LLC
c/o Ahern Rentals
2221 South Arville
Las Vegas, Nevada 89103



980821.01743

STATE OF NEVADA
COUNTY OF Clark



On this 19th day of August, A.D. 1998, personally appeared before me, a notary public, in and for Clark County, James R. Barker, Jr., known (or proved) to me to be the person whose name is subscribed to the within instrument as the attorney in fact of James R. Barker, Jr. and acknowledged to me that he subscribed the name of James R. Barker, Jr. thereto as principal, and in his own name as attorney in fact, freely and voluntarily and for the uses and purposes therein mentioned.

Wendy Sharon Shaw
Notary Public in and for said County and State

FORM 75
FORD PUBLISHING, INC. (702) 679-3024

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE OF NEVADA
88-21-98 15:32 TML 2
OFFICIAL RECORDS
BOOK: 980821 INST: 01743
FEE: 8.00 RPT: 687.50

GENERAL INFORMATION	
PARCEL NO.	139-28-401-033
OWNER AND MAILING ADDRESS	D F A L L C 4241 S ARVILLE LAS VEGAS NV 89103-3713
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	525 N MARTIN L KING BLVD LAS VEGAS
ASSESSOR DESCRIPTION	PT SE4 SW4 SEC 28 20 61 SEC 28 TWP 20 RNG 61
RECORDED DOCUMENT NO.	* 19980821:01743
RECORDED DATE	08/21/1998
VESTING	NO STATUS
COMMENTS	CF 14-2006; .37A TO RD 20070315:3963

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	212
APPRAISAL YEAR	2009
FISCAL YEAR	09-10
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2009-10	2010-11
LAND	662192	331097
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	662192	331097
TAXABLE LAND+IMP (SUBTOTAL)	1891977	945991
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	662192	331097
TOTAL TAXABLE VALUE	1891977	945991

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	2.54 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR	0
LAND USE	0-00 VACANT
DWELLING UNITS	0

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF

A.P.N.: 139-28-401-005 & 026
File No: NCS-38512-WCLV (H)

10-13-2003 14:15 JSB

BOOK/ INSTR: 20031013-02597
DEED

PAGE COUNT: 2

When Recorded, Mail To:
Simon, Inc./Shimon Peress
3029 Crib Point Drive
Las Vegas, NV 89134

FEE: 15.00
RPTT: EX#003

RECEIPT/COPY - HAS NOT BEEN COMPARED TO THE ORIGINAL

R.P.T.T.: \$Exempt 3 -- *trust not on title releasing any interest they may have transfer between Shimon Peress and Simon Inc. to add legal descriptions from*
THIS DOCUMENT IS BEING RECORDED TO CORRECT THAT CERTAIN DOCUMENT RECORDED JANUARY 5, 1993 IN BOOK 930105 AS INSTRUMENT NO. 00701 AND ALSO RECORDED ON JULY 27, 1993 IN BOOK 930727 AS INSTRUMENT NO. 00744 AND ALSO TO CLEAR CLOUD FROM DOCUMENT RECORDED NOVEMBER 2, 2001 IN BOOK 20011102 AS INSTRUMENT NO. 02568 *docs record book 930105 instr-701 and Book 930727 instr-744*

QUIT CLAIM DEED

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

Shimon Peress and Hannah Peress, Husband and Wife as joint tenants and Shimon Peress and Hannah K. Peress, Co-Trustees of The Shimon Peress and Hannah K. Peress Revocable Trust dated April 17, 2001

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Simon Inc., a Nevada Corporation

all the right, title, and interest of the undersigned in and to the real property situate in the County of Clark, State of Nevada, described as follows:

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D. & M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SECTION 28 TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.; THENCE THE SOUTH QUARTER (S 1/4) SECTION CORNER OF SAID SECTION 28 BEARS SOUTH 0°43' WEST 929.48 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 0°43' EAST 374 FEET ALONG SAID NORTH AND SOUTH CENTERLINE OF SAID SECTION 28 TO THE SOUTH BOUNDARY LINE OF CLARK AVENUE, CITY OF LAS VEGAS, NEVADA; THENCE NORTH 89°36' WEST 222 FEET ALONG THE SAID SOUTH BOUNDARY LINE OF CLARK AVENUE;

THENCE SOUTH 0°26' WEST 374 FEET;
THENCE SOUTH 89°36' EAST 222 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN AND TO THAT CERTAIN SPANDREL AREA IN THE NORTHEASTERLY CORNER OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JUNE 8, 1962 IN BOOK 366 OF OFFICIAL RECORDS AS DOCUMENT NO. 295269, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED JULY 8, 1992 IN BOOK 920708, AS INSTRUMENT NO. 00882.

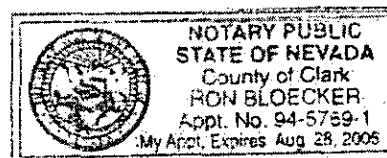
Shimon Peress 10/12/03
Shimon Peress Date

Hannah Peress 10/12/03
Hannah Peress Date

STATE OF NEVADA)
COUNTY OF Clark) ss.

This instrument was acknowledged before me on
October 15, 2003 by
Shimon Peress and
Hannah Peress

[Signature]
Notary Public
(My commission expires: _____)



Affix R.P.T.T. \$687.50

Escrow Number: 98-11-2273-036-AG

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Kermit R. Booker, Jr. aka Kermit J. Booker, Jr. and Jerald Payne Booker, as their interests may appear

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

DFA, LLC, a Nevada Limited Liability Company

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

Commencing at the South Quarter (S 1/4) corner of Section 28, Township 20 South, Range 61 East, M.D.B. & M.; Thence North along the East line of the Southwest Quarter (SW 1/4) of said Section 28 to a point on the South boundary line of Clark Avenue (now known as Bonanza Road); Thence North 89°36' West a distance of 222 feet along the South boundary of said Clark Avenue to the True Point of Beginning; Thence continuing North 89°36' West a distance of 111 feet along the South boundary line of said Clark Avenue; Thence South 0°26' West a distance of 374 feet; Thence South 89°36' East a distance of 111 feet; Thence North 0°26' East and parallel to the East line of the Southwest Quarter (SW 1/4) of said Section 28 to the True Point of Beginning.

APN 139-28-401-022

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 19th day of August, 1998.

Kermit R. Booker Jr.
Kermit R. Booker Jr.
Jerald Payne Booker
Jerald Payne Booker
STATE OF NEVADA)

Jerald Payne Booker
Jerald Payne Booker By Kermit R. Booker HIS ATTORNEY-IN-FACT
Escrow No. 98112273-036-AG

COUNTY OF Clark)

On this 19th day of August, 1998

appeared before me, a Notary Public,

Kermit R. Booker Jr. and
Jerald Payne Booker

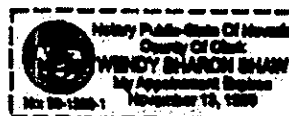
personally known (or proves to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Notary Public

My commission expires: 11-13-99

When recorded, mail to:

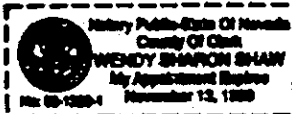
DFA, LLC
c/o Ahern Rentals
2221 South Arville
Las Vegas, Nevada 89103



980821.01743

STATE OF NEVADA

COUNTY OF Clark



On this 19th day of August, 1998, personally appeared before me, a notary public, in and for Clark County, Garret R. Booker, Jr., known (or proved) to me to be the person whose name is subscribed to the within instrument as the attorney in fact of TERESA PRINCE BOOKER and acknowledged to me that he subscribed the name of TERESA PRINCE BOOKER thereto as principal, and his own name as attorney in fact, freely and voluntarily and for the uses and purposes therein mentioned.

Wendy Sharon Shaw
Notary Public in and for said County and State

FORM 75
PSD PRINTING, INC. (702) 876-3333

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE OF NEVADA
88-21-98 15:32 TML 2
OFFICIAL RECORDS
BOOK: 980821 INST: 01743
FEE: 8.00 RPTT: 687.50