

VAC-38252
06/24/10 PC



VAC-38252
06/24/10 PC

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 11x17 ORIGINAL

0

50

100

200

400

500

600

AVERAGE
CAL VALUE
34

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

MAP LEGEND

PARCEL BOUNDARY

SUBD BOUNDARY

ROAD EASEMENT

PM/LD BOUNDARY

NON-PARCEL LOT LINE

MATCH LINE / LEADER LINE

ROAD ID NUMBER

90%

202

100%

5

5

34

PARCEL NUMBER

ACREAGE

PARCEL SUB/SEQ NUMBER

PLAT RECORDING NUMBER

BLOCK NUMBER

LOT NUMBER

GOV. LOT NUMBER

20S R6E

34

4 2 NW 4

39-34-1

119S 125 124 123

120S 138 139 140

121S 163 162 161

6 5 4 3 2 1

7 8 9 10 11 12

13 14 15 16 17 18

19 20 21 22 23 24

25 26 27 28 29 30

31 32 33 34 35 36

8 4 8 4

5 1 5 1

6 2 6 2

7 3 7 3

8 4 8 4

5 1 5 1

Scale: 1"=200'

Rev: 12/07/09



VAC-38252
06/24/10 PC
TAX DIST 203

RECEIVED
MAY 11 2010

VAC-38252

APN: 139-34-111-037

APN: 139-34-111-038

B
C8.01

CONSTRUCT SDMH
RIM=20.7±
18" INV(W)=14.54
18" INV(S)=14.54
18" INV(E)=14.34

APPROVED BUT NOT
CONSTRUCTED
(RELOCATED)

EX. 12" SD:
PLUG EX. SDMH
& ABANDON
IN PLACE

EX. SDMH
RIM=(20.05)
12" INV(S)=(14.33)
18" INV(S)=15.40
12" INV(N) OUT=(14.15)
DEPTH=4.90'

EXISTING STAGE
TO BE RELOCATED

PRIVATE STORM DRAIN TO BE
RELOCATED (SEE BLDG PLUMBING
PLANS) & TO BE PRIVATELY
MAINTAINED

CONNECT
EX. 6" SD
EX SDMH
RIM=(2020.25)
EX 6" INV(W)=(2016.55)
EX 12" INV(S)=(2016.27)

EXISTING STRUCTURE
TO BE DEMOLISHED

FIRST STREET
R/W VACATION

LIMITS OF EXISTING
AC PAVEMENT TO BE
REMOVED

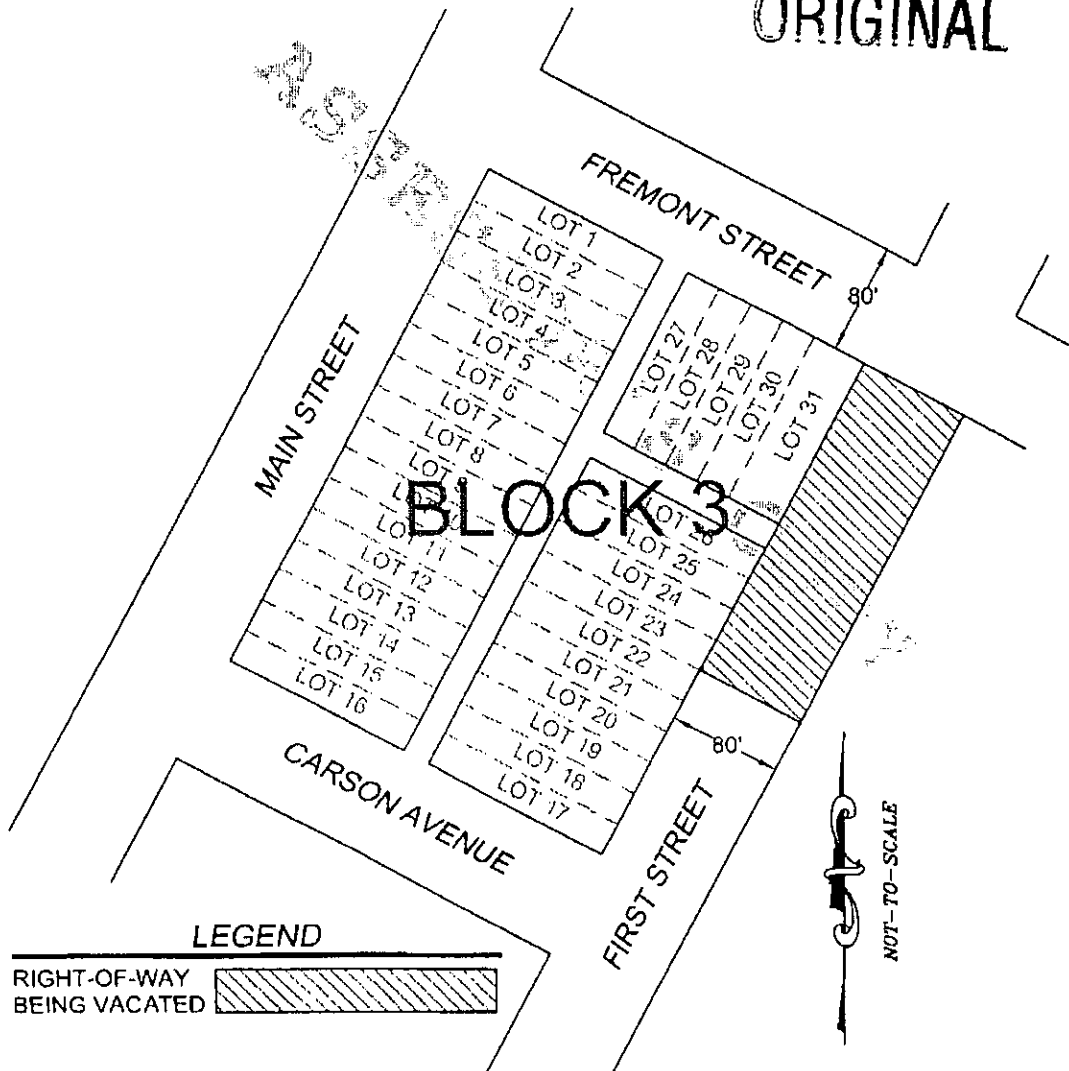
GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 INCH = 30 FT

MAY 11 2010

VAC-38252

VAC-8589
NE 1/4, NW 1/4, SEC 34, T20S, R61E, MDM
BOOK 1 OF PLATS, PAGE 37
VACATE PORTION OF FIRST STREET
SOUTH OF FREMONT STREET

ORIGINAL



RECEIVED
MAY 11 2010

VAC-38252

APN: 139-34-111-037

APN: 139-34-111-038

LANDSCAPE &/OR CONCRETE 10.00' PUBLIC DRAINAGE ESMT TO BE PRIVATELY MAINTAINED 74LF 18" PUBLIC CLASS III SD @ 1.51%

2'x2' AREA DRAIN GRATE=20.13 INV THRU=16.16

69LF 18" PUBLIC CLASS III SD @ 1.51%

EX. DRAINAGE EASEMENT (TO BE VACATED)

APPROVED BUT NOT CONSTRUCTED (RELOCATED)

LANDSCAPE &/OR CONCRETE (2) 2'x3' AREA DRAIN GRATE=19.30 6" SD TO BE CONNECTED 6" INV=17.29± 18" INV=16.70

STALL 10" CLEANOUT W/ TRAFFIC-RATED LID; INV=2015.03 END OF PUBLIC LINE; PRIVATE LATERAL TO CONTINUE)

10'x5' LVVWD UTILITY ESMT

CONSTRUCT SDM H RIM=20.7± 18" INV(W)=14.54 18" INV(S)=14.54 18" INV(E)=14.34

APPROVED BUT NOT CONSTRUCTED (RELOCATED)

EX. 12" SD: PLUG & ABANDON IN PLACE

EX. 12" SD: RIM=(20.05) 12" INV(S)=(14.33) 18" INV(S)=15.40 12" INV(N) OUT=(14.15) DEPTH=4.90'

EXISTING STAGE TO BE RELOCATED

PRIVATE STORM DRAIN TO BE RELOCATED (SEE BLDG PLUMBING PLANS) & TO BE PRIVATELY MAINTAINED

CONNECT EX. 6" SD EX SDM H RIM=(2020.25) EX 6" INV(W)=(2016.55) EX 12" INV(S)=(2016.27)

EXISTING STRUCTURE TO BE DEMOLISHED

FIRST STREET R/W VACATION

EX SSMH RIM=(2020.26) EX INV=(2009.84)

LIMITS OF EXISTING AC PAVEMENT TO BE REMOVED

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 INCH = 30 FT

RECEIVED
MAY 11 2010

VAC-38252

APN: 139-34-111-037

APN: 139-34-111-038

CONSTRUCT SDMH
RIM=20.75
18" INV(W)=14.54
18" INV(S)=14.54
18" INV(E)=14.34

APPROVED BUT NOT
CONSTRUCTED
(RELOCATED)

EX. 12" SD:
PLUG & EX. SDMH
& ABANDON
IN PLACE

EX. SDMH
RIM=(20.05)
12" INV(S)=(14.33)
18" INV(S)=15.40
12" INV(N) OUT=(14.15)
DEPTH=4.90'

EXISTING STAGE
TO BE RELOCATED

PRIVATE STORM DRAIN TO BE
RELOCATED (SEE BLDG PLUMBING
PLANS) & TO BE PRIVATELY
MAINTAINED

CONNECT
EX. 6" SD

EX SDMH
RIM=(20.25)
EX 6" INV(W)=(2016.55)
EX 12" INV(S)=(2016.27)

EXISTING STRUCTURE
TO BE DEMOLISHED

LANDSCAPE
& OR CONCRETE
10.00' PUBLIC
DRAINAGE ESMT
TO BE PRIVATELY
MAINTAINED
74LF 18"
PUBLIC CLASS III
SD @ 1.51%

2'x2' AREA DRAIN
GRATE=20.13
INV THRU=16.16

69LF 18"
PUBLIC CLASS III
SD @ 1.51%

EX. DRAINAGE EASEMENT
(TO BE VACATED)

APPROVED BUT NOT
CONSTRUCTED
(RELOCATED)

LANDSCAPE & OR
CONCRETE
(2) 2'x3' AREA DRAIN
GRATE=19.30
6" SD TO BE
CONNECTED
6" INV=17.29±
18" INV=16.70

4 LATERALS
EX. SEWER TO
SED SEWER

STALL 10" CLEANOUT W/
TRAFFIC-RATED LID; INV=2015.03
END OF PUBLIC LINE; PRIVATE
LATERAL TO CONTINUE)

10'x5' LVWD
UTILITY ESMT

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 INCH = 30 FT

RECEIVED

VAC-38252

9/3

PARCELS Z
LABELS Z

Report of All Selected Parcels

Case Number: VAC-38252

Printed On: Thu: May 13, 2010

Owner

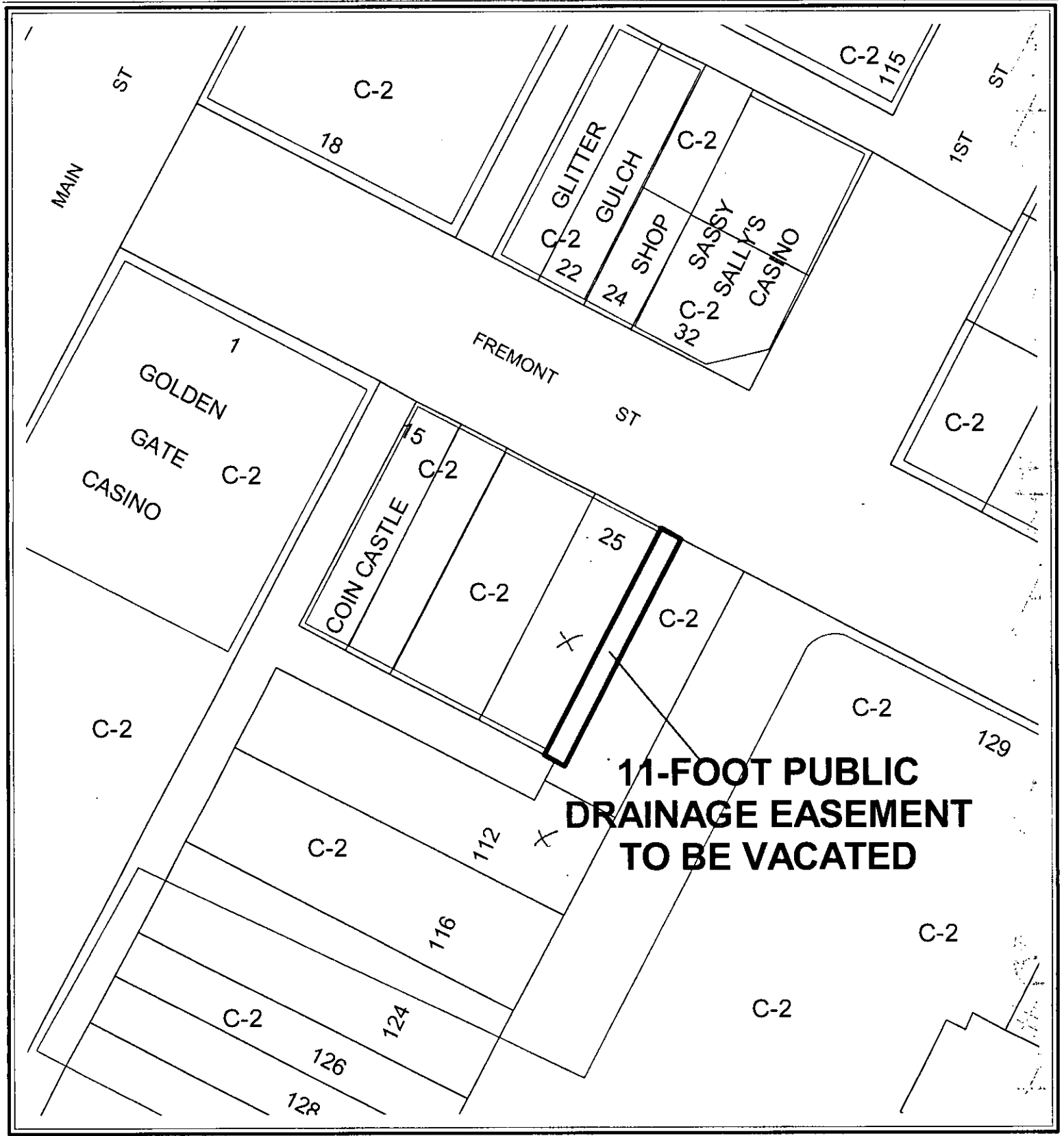
G N L V CORP
SCHIFF ABRAHAM

Address

%GENERAL COUNSEL 129 E FREMONT ST LAS VEGAS NV
25 E FREMONT 1ST FLOOR LAS VEGAS NV

Parcel Numbe

13934111039
13934111038



CASE: VAC-38252



APN: 139-34-111-038

When Recorded Mail To:

ATTN: City Clerk
City of Las Vegas
400 Stewart Ave
Las Vegas, Nevada 89101

4

Inst #: 201108160002889
Fees: \$17.00
N/C Fee: \$0.00
08/16/2011 01:39:38 PM
Receipt #: 881191
Requestor:
CLERK LAS VEGAS CITY
Recorded By: CHR Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

ORDER OF VACATION

WHEREAS, a petition dated June 11, 2010, signed by a property owner(s) abutting the area affected thereby, was filed with the City Clerk of the City Council of the City of Las Vegas, Nevada ("City Clerk" and "City Council" respectively), applying for the vacation of certain real property, hereinafter described. The petition having been in order, the City Council referred it to the City's Planning Commission ("Planning Commission") for its recommendation, and the Planning Commission having filed its report with the City Council approved and recommended such vacation; and

WHEREAS, the Planning Commission hearing referenced in the previous paragraph was held on June 24, 2010 at 6:00 p.m. in the City Council Chambers of Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, Nevada, notice of which was provided to each owner of property abutting the area proposed for vacation and a notice published at least once in a newspaper of general circulation in the City setting forth the date, time and place of the public hearing and the extent of the proposed vacation; and

WHEREAS, the notices were mailed and a notice of hearing was published on June 11, 2010, and

WHEREAS, the City Council having held a hearing on the July 21, 2010, on the petition for vacation and the recommendation of the Planning Commission thereon, and the City Council having heard evidence in support of and against the petition; and

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

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

This legal description describes a parcel of land, generally located on a vacated portion of First Street, south of Fremont Street, for public drainage easement vacation purposes.

LEGAL DESCRIPTION

That portion of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being that parcel of land reserved for public drainage purposes by that ORDER OF VACATION, recorded September 1, 2006 in Book 20060901 as Instrument Number 03376 of Clark County, Nevada, Records, also being that portion of FIRST STREET as shown on the plat of CLARK'S LAS VEGAS TOWNSITE, on file in Book 1 of Plats, Page 37, of Clark County, Nevada Records, described as follows:

That portion of said FIRST STREET, bounded as follows: bounded on the northeast by the southwesterly line of said FREMONT STREET (80 feet wide); bounded on the southwest by the southeasterly projection of the southwesterly line of LOT 31 in said BLOCK 3; bounded on the northwest by the southeasterly line of said LOT 31; and bounded on the southeast by a line parallel with and lying 11.00 feet southeasterly of the southeasterly line of said LOT 31.

The MAP EXHIBIT accompanying this land description is attached hereto and made a part hereof.

END OF DESCRIPTION

The real property described above shall be vacated subject to the following conditions:

1. The limits of this Petition of Vacation shall be an eleven-foot wide by one hundred twenty foot long Public Drainage Easement generally located south of Fremont Street, east of Main Street;
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Order of Vacation. Appropriate drainage easements shall be granted as recommended by the approved Drainage Plan/Study including an easement along the east edge of Assessor's Parcel Number #139-34-111-038. The drainage study required by SDR-36936 may be used to satisfy this requirement provided that it addresses the area to be vacated;
3. All development shall be in conformance with code requirements and design standards of all City Departments;
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation

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

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

DATED this 15th day of August, 2011

CITY OF LAS VEGAS

By: Carolyn G. Goodman
Carolyn G. Goodman, Mayor

ATTEST:

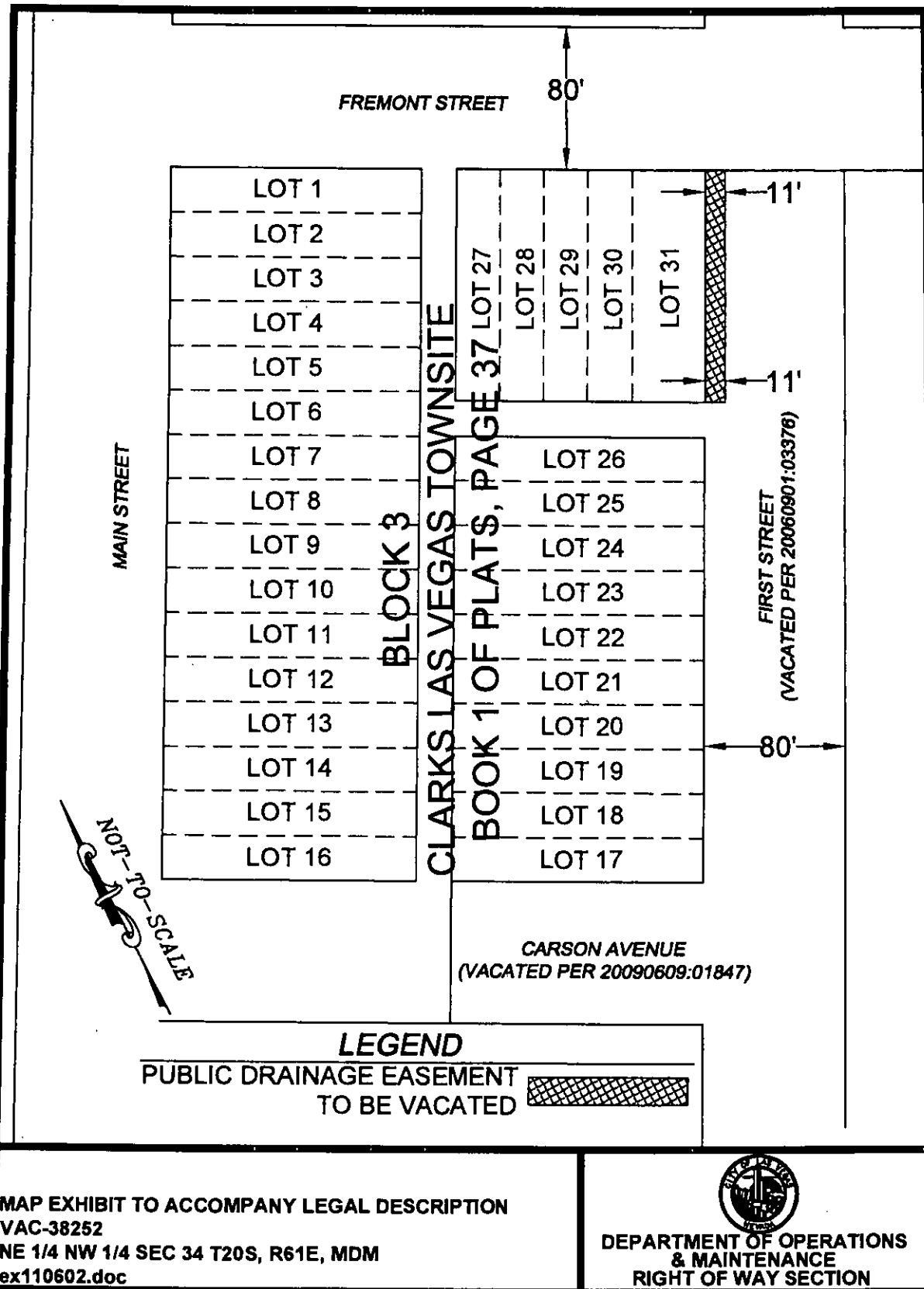
By: Beverly K. Bridges 8/15/11
Beverly K. Bridges, MMC, City Clerk Date

APPROVED AS TO FORM:

By: John S. Ridilla 8/11/11
Deputy City Attorney Date
John S. Ridilla
Deputy City Attorney

CONDITIONS SATISFIED:

By: Flinn Fagg 8/15/11
Flinn Fagg Date
Director, Department of Planning





RIGHT-OF-WAY
AUG 01 2011
RECEIVED

July 21, 2011

CITY OF LAS VEGAS
Department of Public Works
Right-of-Way Division
731 S. Fourth Street
Las Vegas, Nevada 89101
Attention: Mary Wulff

Reference: CLV EOT-42536 (VAC-38252)
NV Energy# RV 0086-2011

Nevada Power Company d/b/a NV Energy has **no objection** to the vacation of the drainage easement as described in CLV EOT-42536.

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

Sincerely,

Sharon McShea

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

38252



SOUTHWEST GAS CORPORATION

Date August 8, 2011

Department of Public Works
Right of Way Division
333 N. Rancho Drive 8th floor
Las Vegas, NV 89106 Attn: Mary Wulff

Re: Vacation Number EOT-42536

Extension of Time-Vacation to vacate an 11 foot public drainage easement 120 feet south of Fremont Street and app. 300 feet east of Main Street.

To Whom It May Concern:

Southwest Gas Corporation (SWG) has reviewed City of Las Vegas's request from John R. Erickson, Attorney on behalf of Abraham Schiff to vacate and abandon a public drainage easement referenced above.

After review, SWG has determined:

SWG does not have existing or proposed facilities within the area proposed to be vacated.

If SWG facilities are within the area to be vacated, the Applicant may request that the facilities be relocated at the Applicant's expense and in accordance with SWG's approved Nevada Gas Tariff.

It is the intent and understanding of Southwest Gas Corporation that this Vacation shall not affect, reduce, or diminish any other existing property rights or easements it may have on this site or in the area. SWG retains the right to use any other reservations, easements, licenses or other property rights in which it may have an interest or that otherwise may be located within the area being vacated.

Subject to the above STIPULATIONS and CONDITIONS, Southwest Gas Corporation does not have an objection to City of Las Vegas's release of City of Las Vegas's interest in the area to be vacated.

If you or the applicant has any questions; or if the applicant wishes to discuss this matter further, please contact SWG's Right-of-Way Department at 702-365-2027.

Respectfully,

James Dufault, SR/WA
Supervisor/Right-of-Way/Engineering
Southern Nevada Division



**LAS VEGAS VALLEY
WATER DISTRICT**

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

August 10, 2011

RECEIVED

AUG 15 2011

RIGHT-OF-WAY

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

Attention: Mary Wulff

SUBJECT: VACATION AND ABANDONMENT OF DRAINAGE EASEMENT
WITHIN VAC-38252-2010

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Drainage Easement as described in VAC-38252-2010 received by the District on July 21, 2011. However, the District retains the right to use any patent reservations, easements or other property rights in which it may have an interest or interests that may be located within the area being vacated and abandoned.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph D. Freeman".

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

JDF:PMB



July 29, 2011

CenturyLink
6700 Via Austi Parkway
Las Vegas, Nevada 89119
(702) 244-7055

EOT-42536/VAC-38252
No Reservations

RECEIVED

JUL 28 2011

RIGHT-OF-WAY

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

RE: EOT-42536/VAC-38252 Request for extension of time related to VAC-38252 being a request by Abraham Schiff to vacate a public drainage easement extending 120 feet south of Fremont Street, approximately 300 feet east of Main Street lying in Lot 31 of Block 3 of Clark's Las Vegas Township, in the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada
APN: 139-34-111-038

Dear Ms. Wulff:

CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK has reviewed the request for the vacation of the above referenced rights-of-way or easement, and finds that we have no facilities within the area proposed for vacation and require no reservations.

It is the intent and understanding of Embarq that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted **WITH THE STIPULATION** that if Embarq facilities are found within the vacated area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by Embarq and all regulating entities. All relocations will be done under the supervision of an Embarq Inspector.

If the applicant desires to meet to discuss this action, they are welcome to contact the CenturyLink Right-of-Way Department at (702) 244-7055 to set up an appointment.

Sincerely yours,

Ricky Naugle
Manager of Plant Facilities
CENTURYLINK
PRN: 469785
Main WCE LBellows



EO

38 25 2

City of Las Vegas
Development Service Center
Department of Planning
333 N. Rancho Drive, 3rd floor
Las Vegas, Nevada 89106
Attn: Carolyn Caviness / Mary Wulff

7/21/11

Subject: EOT- 42536
Applicant/Owner: Abraham Schiff

We currently have **_no CATV facilities** installed in this location; We have no objection to your request, We do, however, request consideration for a reservation of rights within the proposed utility corridor & Proposed Public R.O.W. over the subject parent property for the installation of future facilities.

Please feel free to contact me should you have any questions. Please call 702-545-1674

Sincerely,

Dan DeFiesta ,P.P.II
702-545-1674
Right of Way Dept.
Cox Communications Las Vegas, Inc.



May 18, 2010

CITY OF LAS VEGAS
Department of Public Works
Right-of-Way Division
731 S. Fourth Street
Las Vegas, Nevada 89101
Attention: Mary Wulff

Reference: CLV VAC-38252
NV Energy # RV 10-062

Dear Ms. Wulff:

Nevada Power Company d/b/a NV Energy has **no objection** to the vacation of the drainage easement as described in CLV VAC-38252.

It is the intent and understanding of NV Energy that this Vacation shall not reduce our rights to any other existing easements we have on this site or in the area.

Sincerely,

A handwritten signature in cursive script that reads "Sharon McShea".

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

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

RECEIVED

MAY 17 2010

DIV. ENG.

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 05/14/10
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE COMPANY d/b/a EMBARQ LAS VEGAS VALLEY WATER DISTRICT	YANCY GREEN MEGHAN O'NEAL SUE MULANAX
SUBJECT:	PETITION OF VACATION	
APPLICANT:	ABRAHAM SCHIFF	
FILE NUMBER:	VAC-38252	SOUTHWEST GAS CORPORATION NO OBJECTION

A REQUEST HAS BEEN SUBMITTED BY ABRAHAM SCHIFF TO VACATE A PUBLIC DRAINAGE EASEMENT EXTENDING 120 FEET SOUTH OF FREMONT STREET, APPROXIMATELY 300 FEET EAST OF MAIN STREET, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A 1,320 SQUARE-FOOT PORTION OF PUBLIC DRAINAGE EASEMENT BOUNDED ON THE NORTHEAST BY THE SOUTHEASTERLY LINE OF SAID FREMONT STREET (80 FEET WIDE); BOUNDED ON THE SOUTHWEST BY THE SOUTHEASTERLY PROJECTION OF THE SOUTHWESTERLY LINE OF LOT 31 IN SAID BLOCK 3; BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF SAID LOT 31; AND BOUNDED ON THE SOUTHEAST BY A LINE PARALLEL WITH AND LYING 11.00 FEET SOUTHEASTERLY LINE OF SAID LOT 31.

COMMENTS DUE BY: MAY 25, 2010

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

6-11-10 No objections. No existing
facilities w/ area to be
vacated. Paet Heller

SOUTHWEST GAS ENGINEERING
NO OBJECTION
Vickie L. Denny
EMRS

PLANNING COMMISSION MEETING: JUNE 24, 2010

ATTACHMENT:

Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)
All others: Location Map

X627y 516

Wp 5-19-2010

#49681 - Golden Nugget Pool Relocation - Relocated Main & Riser on First St
for Golden Nugget Tower expansion. Atnd. 4" st/ in ground. Tower now over old mains.



**LAS VEGAS VALLEY
WATER DISTRICT**

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

June 2, 2010

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

Attention: Carolyn Caviness

SUBJECT: VACATION AND ABANDONMENT OF DRAINAGE EASEMENT
WITHIN VAC-38252-2010

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Drainage Easement as described in VAC-38252-2010 received by the District on May 18, 2010. However, the District retains the right to use any patent reservations, easements or other property rights in which it may have an interest or interests that may be located within the area being vacated and abandoned.

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

Sincerely,

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

JDF:PMB



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

June 8, 2010

VAC- 38252
No Reservations

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

Attn: Mary Wulff

**RE: VAC-38252 Request by Abraham Schiff to vacate a public drainage easement extending 120 feet south of Fremont Street, approximately 300 feet east of Main Street lying in Lot 31 of Block 3 of Clark's Las Vegas Townsite, in the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada
APN: 139-34-111-038**

Dear Ms. Wulff:

CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK has reviewed the request for the vacation of the above referenced rights-of-way or easement, and finds that we have no facilities within the area proposed for vacation and require no reservations.

Sincerely,

Ricky Naugle
Manager Engineering
CENTURYLINK

PRN 454423
Main WCE LBellows



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

June 8, 2010

VAC- 38252
No Reservations

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

Attn: Mary Wulff

**RE: VAC-38252 Request by Abraham Schiff to vacate a public drainage easement extending 120 feet south of Fremont Street, approximately 300 feet east of Main Street lying in Lot 31 of Block 3 of Clark's Las Vegas Townsite, in the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada
APN: 139-34-111-038**

Dear Ms. Wulff:

CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK has reviewed the request for the vacation of the above referenced rights-of-way or easement, and finds that we have no facilities within the area proposed for vacation and require no reservations.

Sincerely,

Ricky Naugle
Manager Engineering
CENTURYLINK

PRN 454423
Main WCE LBellows



May 25, 2010

Department of Public Works
Right-of-Way Division
731 South 4th Street
Las Vegas, Nevada 89101
Attn: Mary Wulff

Subject: VAC-38252: Vacation of Public Drainage Easement extending 120' South of Fremont Street, approximately 300' East of Main Street.

We have reviewed your request to vacate a public drainage easement extending 120 feet south of Fremont Street, approximately 300 feet east of Main Street, Ward 3 (Reese) as shown on the attached exhibit and legally described as:

A 1,320 Square-Foot portion of Public Drainage Easement bounded on the Northeast by the Southeasterly line of said Fremont Street (80 Feet wide); bounded on the Southwest by the Southeasterly projection of the Southwesterly line of Lot 31 in said Block 3; bounded on the Northwest by the Southeasterly line of said Lot 31; and bounded on the Southeast by a line parallel with and lying 11.00 Feet Southeasterly line of said Lot 31.

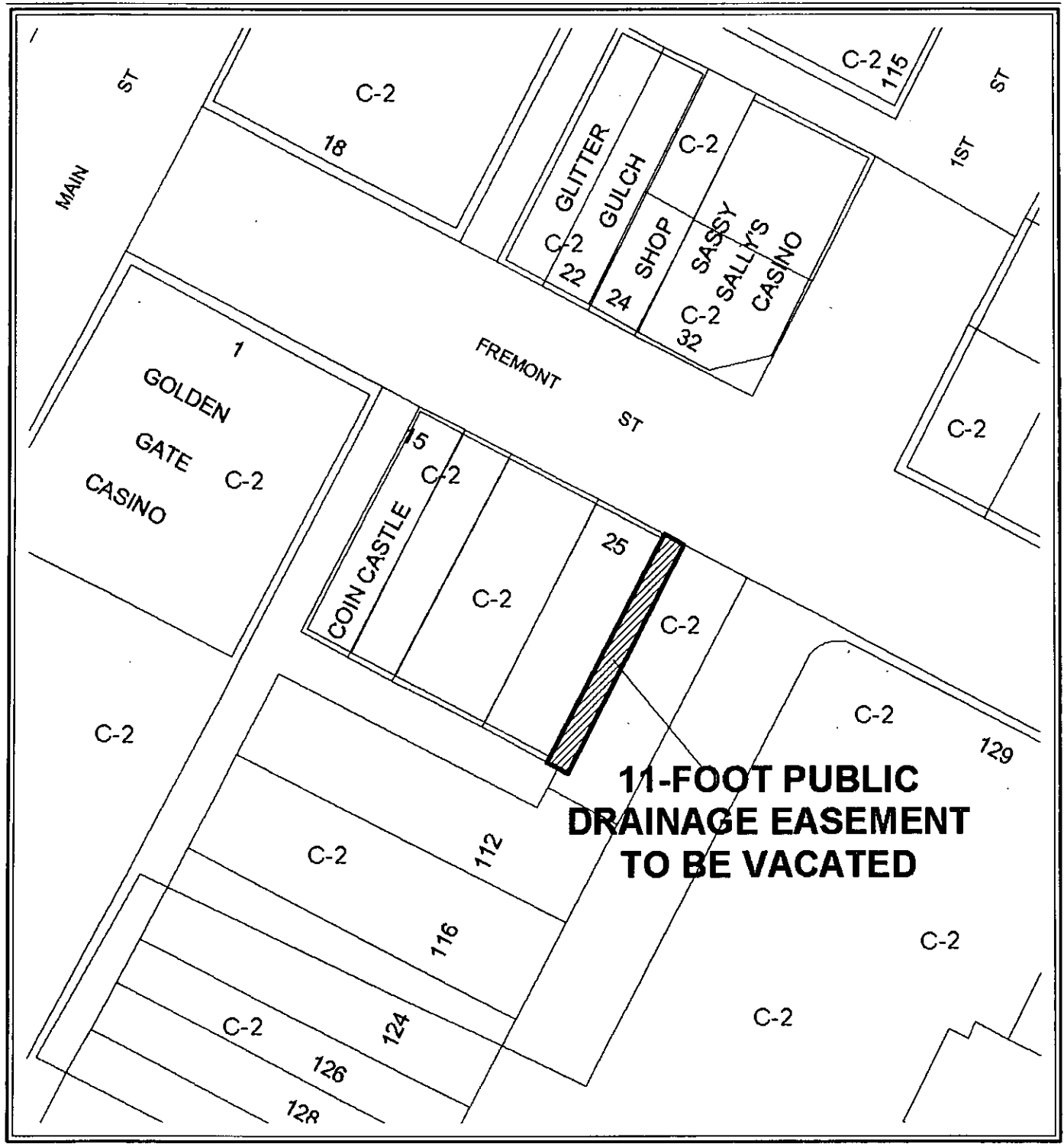
We currently have **no overhead or underground CATV facilities** installed in this location; therefore have no objection to your request. We do, however, request consideration for a reservation of rights over the subject parent property for the installation of future facilities, particularly along the road rights of way.

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

Sincerely,

A handwritten signature in cursive script that reads "Elton Toll".

Elton Toll
Manager, Right-of-Way



CASE: VAC-38252

0 100 200 Feet



Recording Cover Page

46

APNs:

139-34-111-038

139-34-210-032

Recording is requested by:

Woods Erickson Whitaker & Maurice LLLP
1349 Galleria Drive, Suite 200
Henderson, Nevada 89014

Inst #: 201108160002887

Fees: \$0.00

N/C Fee: \$0.00

08/16/2011 01:39:38 PM

Receipt #: 881191

Requestor:

CLERK LAS VEGAS CITY

Recorded By: CHR Pgs: 46

DEBBIE CONWAY

CLARK COUNTY RECORDER

Right of Way Grant for Drainage Purposes

This instrument references a separate maintenance agreement between GNLV Corp. and Abraham Schiff. In the interest of clarity, in addition to independent recordation of the referenced maintenance agreement, an executed copy of the Storm Water Drainage Easement Maintenance Agreement dated May 31, 2011 is attached hereto.

When Recorded mail to
AH City Clerk
City of Las Vegas
400 STEWART AVE
LAS VEGAS, NV 89101

APN (s): 139-34-111-038
139-34-210-032

WHEN RECORDED MAIL AND
SEND TAX STATEMENTS TO:
CITY OF LAS VEGAS - CITY CLERK
400 STEWART AVENUE
LAS VEGAS, NV 89101

RIGHT OF WAY GRANT FOR DRAINAGE PURPOSES

RECITALS

1. Abraham Schiff, an individual ("Schiff"), is the owner of that certain real property described in Exhibits A, C-1 and D-1 attached hereto ("Schiff Property").
2. GNLV Corporation, a Nevada corporation ("GNLV"), is the owner of that certain real property described in Exhibits B, C-2, D-2 and D-3 attached hereto ("GNLV Property").
3. Schiff and GNLV desire to grant to City an easement over the Schiff Property and the GNLV Property, respectively, upon the terms and conditions set forth in this Right of Way Grant for Drainage Purposes. The Schiff Property and the GNLV Property, collectively, shall be the area upon which such easement shall be granted described as "Easement Area 1", as more particularly described in Exhibit C, which consists of Exhibits C-1 and C-2 attached hereto).
4. In addition, Schiff and GNLV desire to grant to City an easement over the Schiff Property and the GNLV Property, respectively, upon the terms and conditions set forth in this Right of Way Grant for Drainage Purposes. The Schiff Property and the GNLV Property, collectively, shall be the area upon which such easement shall be granted described as "Easement Area 2", as more particularly described in Exhibit D, which consists of Exhibits D-1, D-2 and D-3 attached hereto).

GRANT OF EASEMENT

A. **Easement.** Schiff and GNLV, each of them, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to the other (Schiff and/or GNLV, as the case may be) and to the City of Las Vegas, a political subdivision of the State of Nevada (the "City"), and their successors and assigns, a nonexclusive easement in and to Schiff's and GNLV's respective interests in Easement Area 1 and Easement Area 2 for all rights necessary by any party for the construction, operation, maintenance, repair and renewal of surface and subsurface drainage channels, pipes, conduits and attached appurtenances, including the right of ingress and egress for such purposes to, over, upon, under and across their respective interests in the Easement Area 1 and Easement Area 2.

B. **Further Limitations.** The parties further agree that neither Schiff, GNLV or the City will construct or erect any walls, fences or barriers of any sort or kind within any portion of Easement Area 1

or Easement Area 2 which will prevent or impede the use or exercise of either Easement Area 1 or Easement Area 2 without the express written consent of the parties which such consent shall not be unreasonable withheld, conditioned or delayed. Notwithstanding the foregoing limitation, Schiff, GNLV and the City agree that Schiff or GNLV may be permitted to erect or construct gates or barriers upon, in, or across portions of Easement 1 or Easement Area 2 in order to prevent unauthorized access; provided, that any such gates and barriers that may be located upon, in, or across portions of Easement 1 or Easement Area 2 are at mutually acceptable locations and that both Schiff and GNLV have keys to any such gates or barriers.

Both Easement Area 1 and Easement Area 2 shall be a public easement that shall be privately maintained pursuant to a separate maintenance agreement between Schiff and GNLV and shall be subject to the terms of this Agreement. Each of Schiff and GNLV retain the right to maintain and to use their respective interests in Easement Area 1 and Easement Area 2 for their own purpose so long as such use is consistent with standard safety factors and does not interfere with the rights herein granted.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Schiff, GNLV and City have executed this Agreement as of May ____, 2011.

SCHIFF:

Abraham Schiff
Abraham Schiff, an Individual

STATE OF NEW JERSEY
COUNTY OF ATLANTIC } ss.

The foregoing instrument was acknowledged before me this 23 day of May, 2011, by Abraham Schiff, an individual.

Jamie Lynn Conde-Rodriguez
Notary Public

My commission expires:

December 17, 2014

JAMIE LYNN CONDE-RODRIGUEZ
Notary Public
State of New Jersey
My Commission Expires Dec 17, 2014

GNLV:

GNLV CORPORATION,
a Nevada corporation

By: _____

Steven L. Scheinthal

Its: _____

V.P.

STATE OF Texas
COUNTY OF Harris

} ss.

The foregoing instrument was acknowledged before me this 31 day of May ____, 2011, by
Steven L. Scheinthal the Vice President of GNLV CORP., a
Nevada corporation, on behalf of the company.

Melissa Turner

Notary Public



My commission expires: _____

[Signature]

CITY OF LAS VEGAS:

CAROLYN G Goodman

By:

CAROLYN G Goodman

Its:

MAYOR, City of LAS VEGAS

Approved as to form

John S. Ridilla

8/11/11

Date

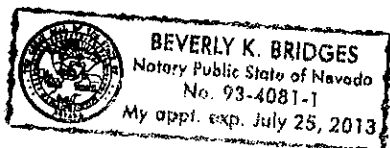
John S. Ridilla

Deputy City Attorney

STATE OF NEVADA
COUNTY OF CLARK

} ss.

The foregoing instrument was acknowledged before me this 15th day of AUGUST, 2011, by CAROLYN GOODMAN the MAYOR of the City of Las Vegas, a political subdivision of the State of Nevada, on behalf of the City.



Beverly K Bridges
Notary Public

My commission expires:

7/25/2013

November 17, 2009
R. Wonders/S. Bazar
APN: 139-34-111-038

**Schiff Property
Exhibit 'A'**

Explanation

This legal describes a 5' wide easement in favor of the City of Las Vegas for storm drain purposes, generally located south of Fremont Street and east of Main Street.

Legal Description

A portion of land as described in that certain Order of Vacation recorded September 1, 2006 in Book 20060901, Inst. No. 03376 on file at the Clark County, Nevada Recorder's Office, lying within the Northwest Quarter (NW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Commencing at the centerline intersection of Main Street and Fremont Street; thence along the centerline of said Fremont Street South 62°04'40" East, 383.26 feet to the centerline intersection of Fremont Street and First Street; thence departing the centerline of said Fremont Street and along the centerline of said First Street South 27°54'09" West, 40.00 feet to the southerly right-of-way of said Fremont Street, being the **Point of Beginning**; thence departing said southerly right-of-way South 27°54'09" West, 116.77 feet; thence North 62°04'40" West, 5.00 feet; thence North 27°54'09" East, 116.77 feet to the southerly right-of-way of said Fremont Street; thence along said southerly right-of-way South 62°04'40" East, 5.00 feet to the **Point of Beginning**.

Contains 584 square feet, more or less.

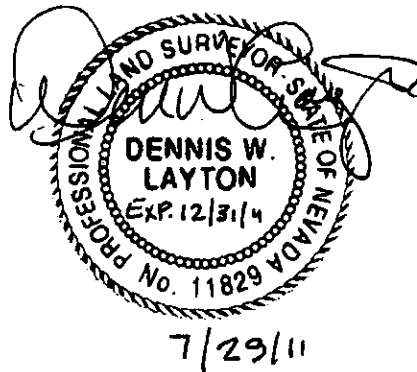
Basis of Bearing

South 62°04'40" East, being the bearing of the centerline of Fremont Street between Main Street and First Street as shown in File 67, Page 79 of Surveys on file at the Clark County, Nevada Recorder's Office.

(See Page 2 of Exhibit 'A' attached hereto and by this reference made a part hereof)

End of description.

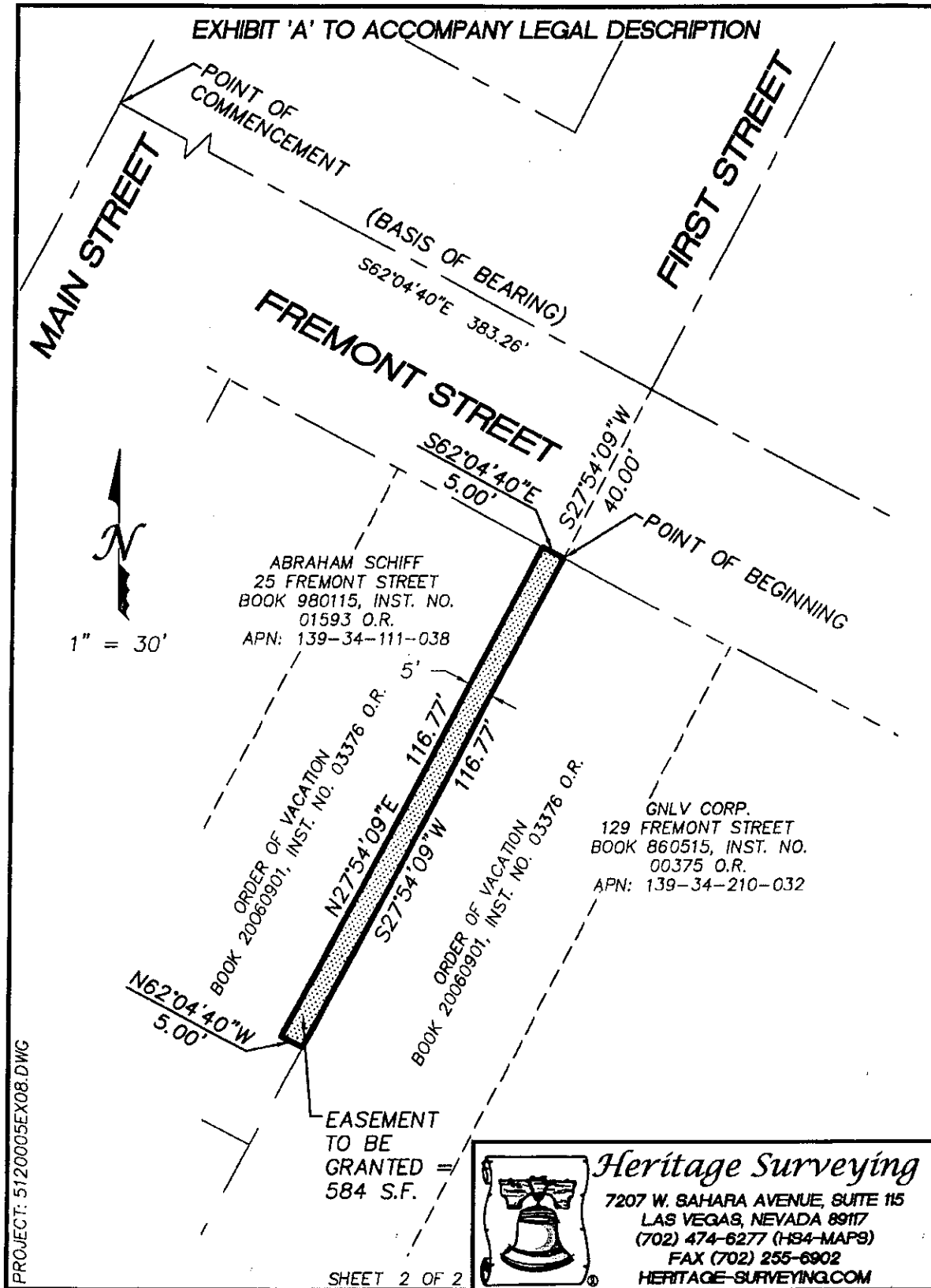
Dennis W. Layton, PLS
Professional Land Surveyor
Nevada License No. 11829



Heritage Surveying

7207 W. Sahara Avenue, Suite 115 • Las Vegas, NV 89117 • (702)474-6277 (HS4-MAPS) • (702)255-6902 - Fax,
www.Heritage-Surveying.com

EXHIBIT 'A' TO ACCOMPANY LEGAL DESCRIPTION



Heritage Surveying

7207 W. SAHARA AVENUE, SUITE 115
LAS VEGAS, NEVADA 89117
(702) 474-6277 (HS4-MAP9)
FAX (702) 255-6902
HERITAGE-SURVEYING.COM

November 17, 2009
R. Wonders/S. Bazar
APN: 139-34-210-032

**GNLV Property
Exhibit 'B'**

Explanation

This legal describes a 3' wide easement in favor of the City of Las Vegas for storm drain purposes, generally located south of Fremont Street and east of Main Street.

Legal Description

A portion of land as described in that certain Order of Vacation recorded September 1, 2006 in Book 20060901, Inst. No. 03376 on file at the Clark County, Nevada Recorder's Office, lying within the Northwest Quarter (NW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Commencing at the centerline intersection of Main Street and Fremont Street; thence along the centerline of said Fremont Street South 62°04'40" East, 383.26 feet to the centerline intersection of Fremont Street and First Street; thence departing the centerline of said Fremont Street and along the centerline of said First Street South 27°54'09" West, 40.00 feet to the southerly right-of-way of said Fremont Street, being the **Point of Beginning**; thence along said southerly right-of-way South 62°04'40" East, 3.00 feet; thence departing said southerly right-of-way South 27°54'09" West, 116.77 feet; thence North 62°04'40" West, 3.00 feet; thence North 27°54'09" East, 116.77 feet to the southerly right-of-way of said Fremont Street and the **Point of Beginning**.

Contains 350 square feet, more or less.

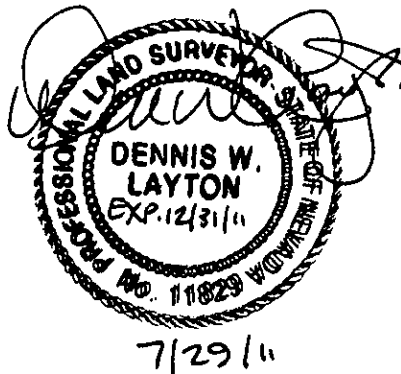
Basis of Bearing

South 62°04'40" East, being the bearing of the centerline of Fremont Street between Main Street and First Street as shown in File 67, Page 79 of Surveys on file at the Clark County, Nevada Recorder's Office.

(See Page 2 of Exhibit 'B' attached hereto and by this reference made a part hereof)

End of description.

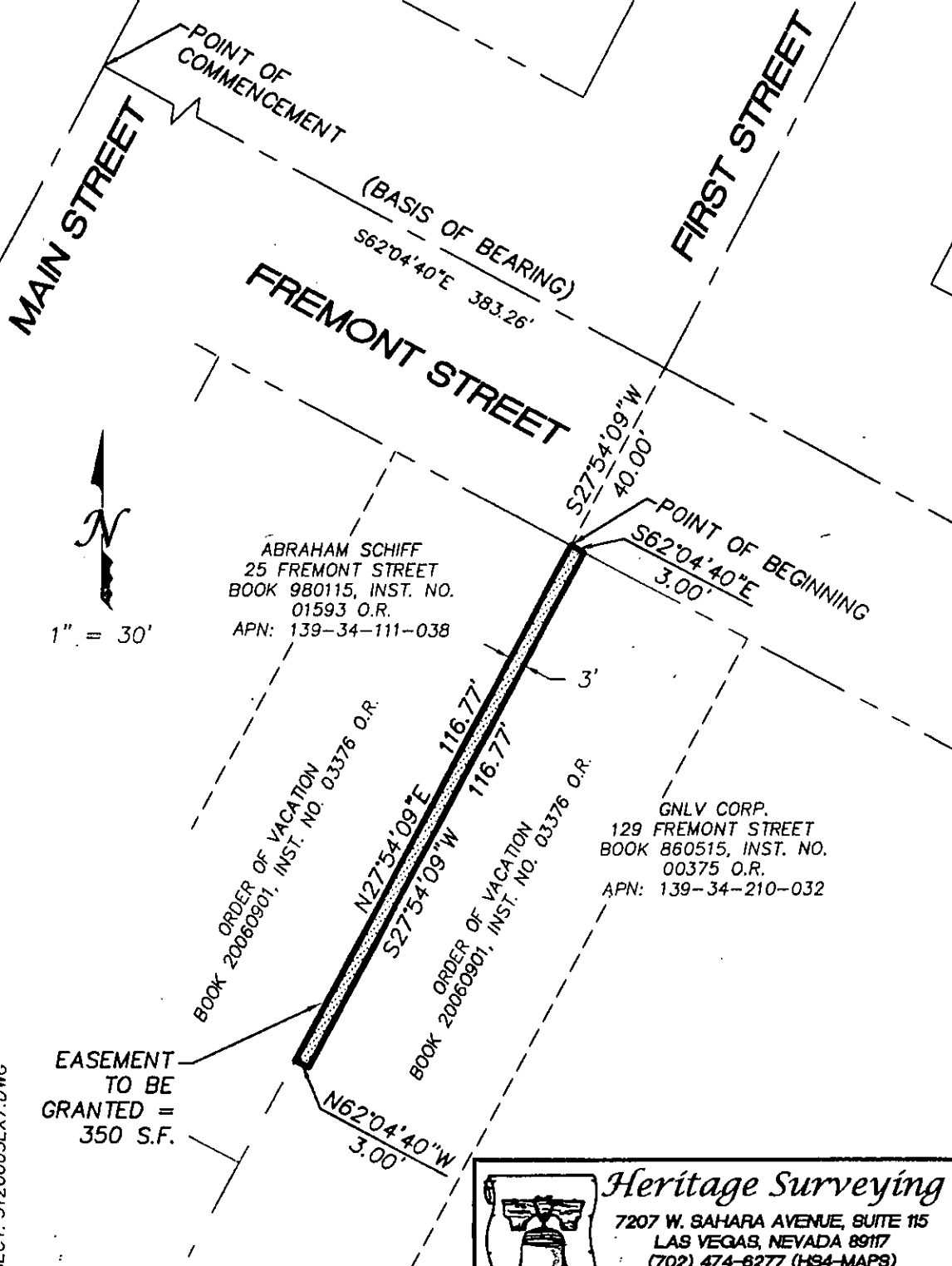
Dennis W. Layton, PLS
Professional Land Surveyor
Nevada License No. 11829



Heritage Surveying

7207 W. Sahara Avenue, Suite 115 • Las Vegas, NV 89117 • (702)474-6277 (HS4-MAPS) • (702)255-6902 - Fax
www.Heritage-Surveying.com

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



PROJECT: 5120005EX7.DWG

SHEET 2 OF 2



Heritage Surveying

7207 W. SAHARA AVENUE, SUITE 115
LAS VEGAS, NEVADA 89117
(702) 474-6277 (HSA-MAPS)
FAX (702) 255-6902
HERITAGE-SURVEYING.COM

November 18, 2009
R. Wonders/S. Bazar

Easement Area Exhibit 'C'

Explanation

This legal describes an 8' wide easement in favor of the City of Las Vegas for storm drain purposes, generally located south of Fremont Street and east of Main Street.

Legal Description

A portion of land as described in that certain Order of Vacation recorded September 1, 2006 in Book 20060901, Inst. No. 03376 on file at the Clark County, Nevada Recorder's Office, lying within the Northwest Quarter (NW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Commencing at the centerline intersection of Main Street and Fremont Street; thence along the centerline of said Fremont Street South $62^{\circ}04'40''$ East, 383.26 feet to the centerline intersection of Fremont Street and First Street; thence departing the centerline of said Fremont Street and along the centerline of said First Street South $27^{\circ}54'09''$ West, 40.00 feet to the southerly right-of-way of said Fremont Street, being the **Point of Beginning**; thence along said southerly right-of-way South $62^{\circ}04'40''$ East, 3.00 feet; thence departing said southerly right-of-way South $27^{\circ}54'09''$ West, 116.77 feet; thence North $62^{\circ}04'40''$ West, 8.00 feet; thence North $27^{\circ}54'09''$ East, 116.77 feet to the southerly right-of-way of said Fremont Street; thence along said southerly right-of-way South $62^{\circ}04'40''$ East, 5.00 feet to the **Point of Beginning**.

Contains 934 square feet, more or less.

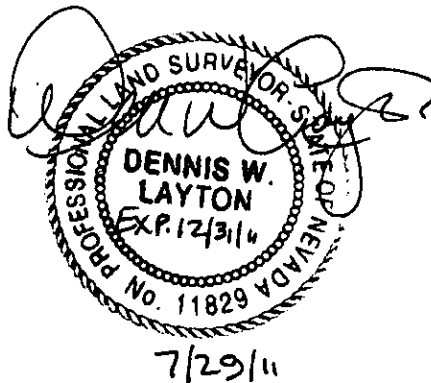
Basis of Bearing

South $62^{\circ}04'40''$ East, being the bearing of the centerline of Fremont Street between Main Street and First Street as shown in File 67, Page 79 of Surveys on file at the Clark County, Nevada Recorder's Office.

(See Page 2 of Exhibit 'C' attached hereto and by this reference made a part hereof)

End of description.

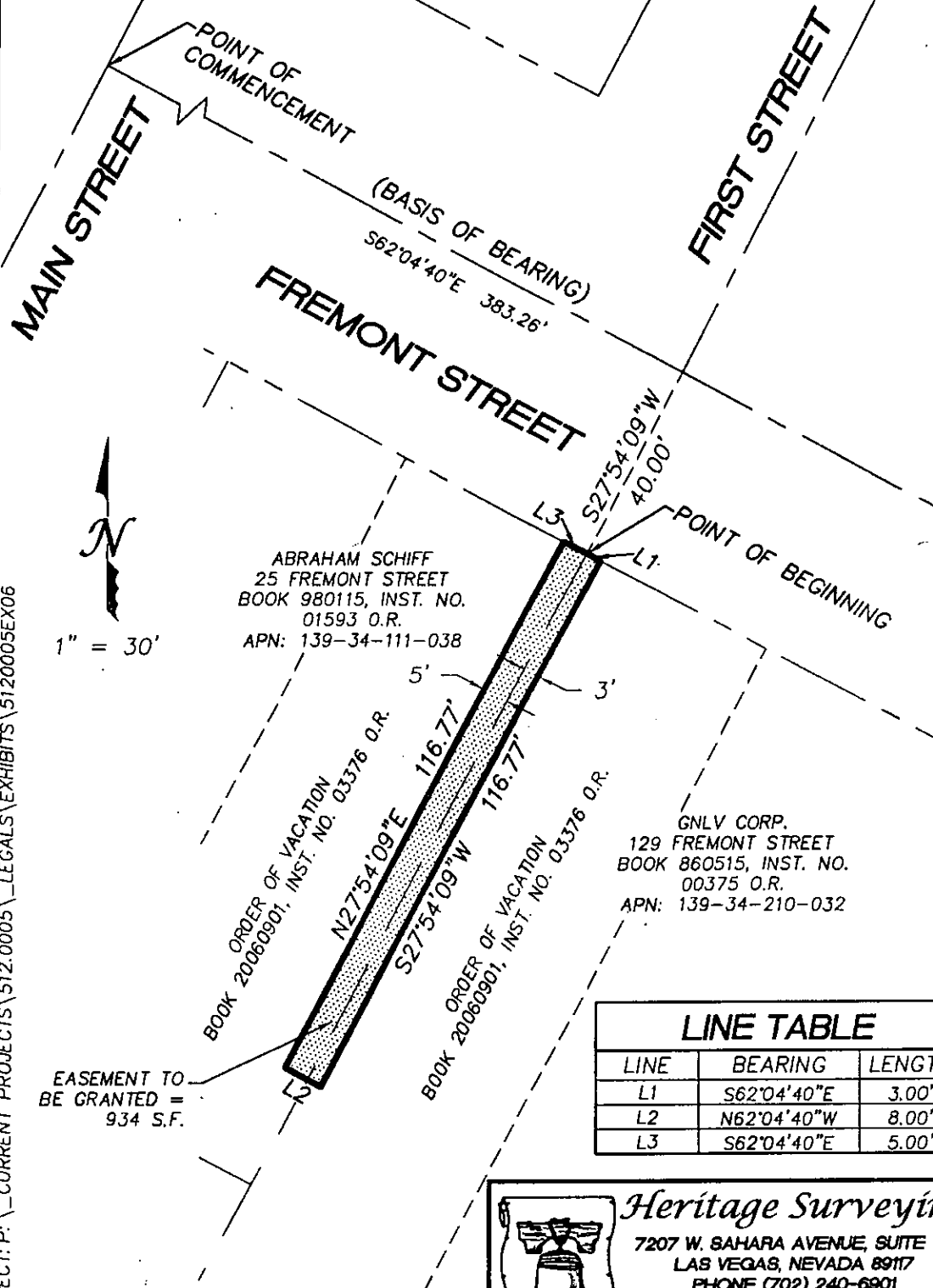
Dennis W. Layton, PLS
Professional Land Surveyor
Nevada License No. 11829



Heritage Surveying

7207 W. Sahara Avenue, Suite 115 • Las Vegas, NV 89117 • (702)474-6277 (HS4-MAPS) • (702)255-6902 - Fax
www.Heritage-Surveying.com

EXHIBIT 'C-1' TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°04'40"E	3.00'
L2	N62°04'40"W	8.00'
L3	S62°04'40"E	5.00'

PROJECT: P: _CURRENT PROJECTS\512.0005_LEGALS\EXHIBITS\5120005EX06



Heritage Surveying
 7207 W. SAHARA AVENUE, SUITE 115
 LAS VEGAS, NEVADA 89117
 PHONE (702) 240-6901
 FAX (702) 255-6902
 HERITAGE-SURVEYING.COM

Exhibit 'D' - 'Easement Area 2'

Explanation

This legal describes a Public Drainage easement for Flood Control Purposes to be privately maintained. This legal is for convenience only and is not intended to subdivide land not in conformance with the Nevada Revised Statutes.

Legal Description

Being a portion of that vacated First Street recorded in Book 20060901 as Instrument Number 03376, Official Records of Clark County, Nevada, lying within the Northwest Quarter (NW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, acquired by Abraham Schiff and GNLV Corporation, described as follows:

Commencing at the intersection of the centerline of said vacated First Street and the Southerly right-of-way of Fremont Street as recorded in Book 1 of Plats, at Page 37, Official Records of Clark County, Nevada; thence along said centerline, South 27°54'09" West, 116.77 feet to the **Point of Beginning**; thence departing said centerline, South 62°05'51" East, 3.00 feet; thence South 27°54'09" West, 16.29 feet; thence North 62°03'03" West 30.20 feet; thence South 26°36'52" West, 8.20 feet; thence North 62°04'40" West, 12.98 feet to the westerly line of said vacated First Street; thence along said westerly line North 27°54'09" East, 1.27 feet to said southerly line; thence continuing along said westerly line North 27°54'09" East, 10.00 feet; thence departing said westerly line South 65°58'14" East, 23.55 feet; thence South 62°05'31" East, 11.50 feet; thence North 27°54'09" East, 11.61 feet; thence South 62°04'40" East, 5.00 feet to the **Point of Beginning**.

Containing 381 square feet, more or less.

Basis of Bearings

South 62°04'36" East, being the bearing of the centerline of Ogden Avenue, between First Street and Third Street as shown in File 67 of Surveys, at Page 79, Official Records of Clark County, Nevada.

(See Exhibit Easement Area 2' attached hereto and by this reference made a part hereof)

End of description.

Michael G. Smith, PLS
Professional Land Surveyor
Nevada License No. 16201

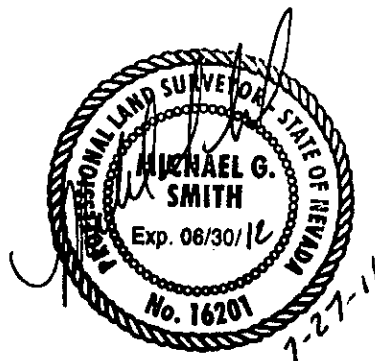
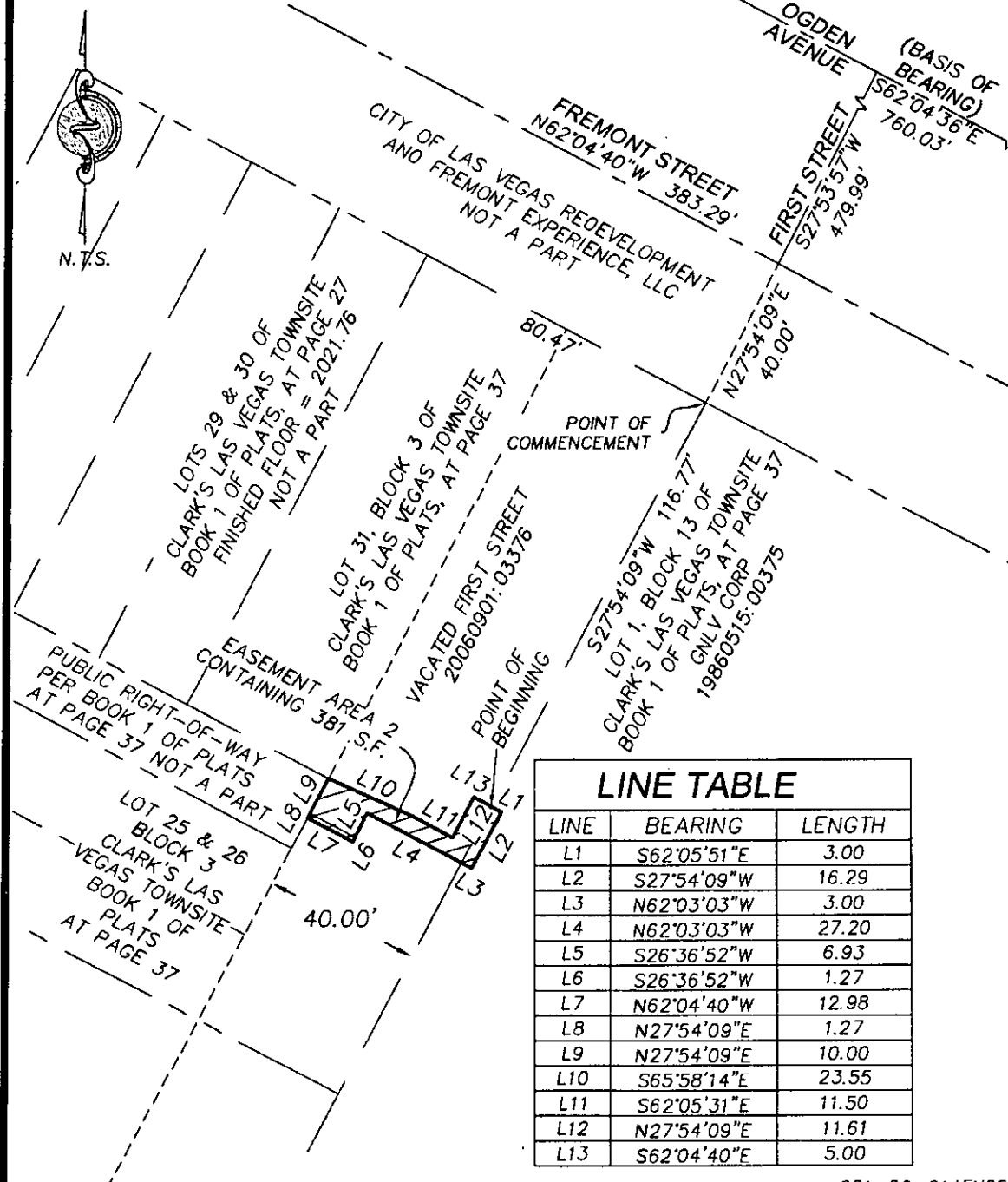


EXHIBIT 'D' - 'EASEMENT AREA 2'



001-09-014EX05

JOB NO: 001-09-014
 DRAWN BY: M. SMITH
 APN NUMBER: 139-34-111-038
 GRANTOR: _____
 SHEET _____ OF _____



MSG Surveying

3277 E. WARM SPRINGS RD., SUITE 400
 LAS VEGAS, NEVADA 89120
 PHONE: (702) 932-2695
 FAX: (702) 932-5599
[HTTP://WWW.MSGSURVEYING.COM](http://WWW.MSGSURVEYING.COM)

APN: 139-34-111-067
Grantor: Schiff, Abraham

Exhibit 'D-1'

Explanation

This legal describes a Public Drainage easement for Flood Control Purposes to be privately maintained. This legal is for convenience only and is not intended to subdivide land not in conformance with the Nevada Revised Statutes.

Legal Description

Being a portion of that vacated First Street recorded in Book 20060901 as Instrument Number 03376, Official Records of Clark County, Nevada, lying within the Northwest Quarter (NW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, acquired by Abraham Schiff, described as follows:

Commencing at the intersection of the centerline of said vacated First Street and the Southerly right-of-way of Fremont Street as recorded in Book 1 of Plats, at Page 37, Official Records of Clark County, Nevada; thence along said centerline, South 27°54'09" West, 116.77 feet to the **Point of Beginning**; thence continuing South 27°54'09" West, 16.29 feet to the southerly line of said land acquired by Abraham Schiff; thence along said southerly line North 62°03'03" West, 27.20 feet; thence continuing along said southerly line South 26°36'52" West, 6.93 feet; thence continuing along said southerly line North 62°04'40" West, 12.96 feet to the Westerly line of said vacated First Street; thence along said Westerly line, North 27°54'09" East, 10.00 feet; thence departing said Westerly line, South 65°58'14" East, 23.55 feet; thence South 62°05'31" East, 11.50 feet; thence North 27°54'09" East, 11.61 feet; thence South 62°04'40" East, 5.00 feet to the **Point of Beginning**.

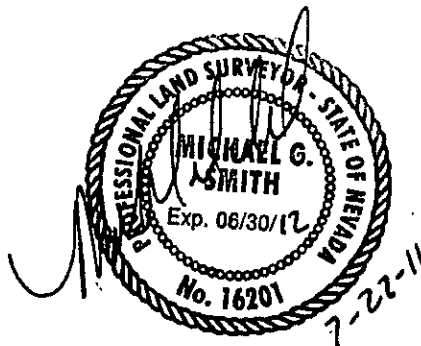
Containing 315 square feet, more or less.

Basis of Bearings

South 62°04'36" East, being the bearing of the centerline of Ogden Avenue, between First Street and Third Street as shown in File 67 of Surveys, at Page 79, Official Records of Clark County, Nevada.

(See Exhibit 'D-1' attached hereto and by this reference made a part hereof)

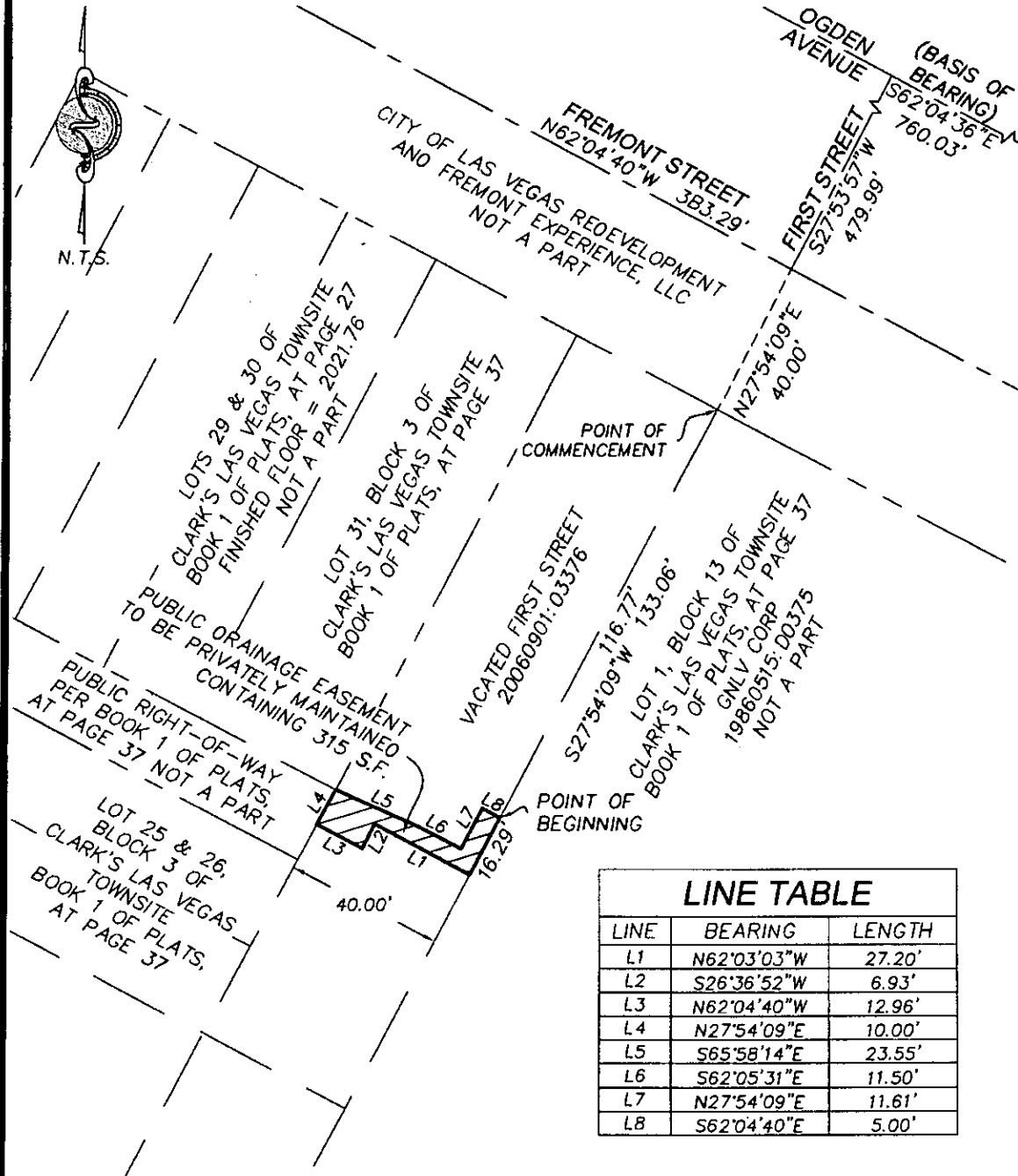
End of description.



Michael G. Smith, PLS
Professional Land Surveyor
Nevada License No. 16201



EXHIBIT 'D-1' TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE

LINE	BEARING	LENGTH
L1	N62°03'03\"W	27.20'
L2	S26°36'52\"W	6.93'
L3	N62°04'40\"W	12.96'
L4	N27°54'09\"E	10.00'
L5	S65°58'14\"E	23.55'
L6	S62°05'31\"E	11.50'
L7	N27°54'09\"E	11.61'
L8	S62°04'40\"E	5.00'

001-09-014EX03

JOB NO: 001-09-014
 DRAWN BY: J. COLVIN
 APN NUMBER: 139-34-111-067
 GRANTOR: SCHIFF, ABRAHAM
 SHEET --- OF ---



MSG Surveying

3277 E. WARM SPRINGS RD., SUITE 400
 LAS VEGAS, NEVADA 89120

PHONE: (702) 932-2695

FAX: (702) 932-5599

HTTP://WWW.MSGSURVEYING.COM

APN: 139-34-210-032
Grantor: GNLV Corporation

Exhibit 'D-2'

Explanation

This legal describes a Public Drainage easement for Flood Control Purposes to be privately maintained. This legal is for convenience only and is not intended to subdivide land not in conformance with the Nevada Revised Statutes.

Legal Description

Being a portion of that vacated First Street recorded in Book 20060901 as Instrument Number 03376, Official Records of Clark County, Nevada, lying within the Northwest Quarter (NW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, acquired by GNLV Corp, described as follows

***Commencing** at the intersection of the centerline of said vacated First Street and the Southerly right-of-way of Fremont Street as recorded in Book 1 of Plats, at Page 37, Official Records of Clark County, Nevada; thence along said centerline, South 27°54'09" West, 116.77 feet to the **Point of Beginning**; thence departing said centerline South 62°05'51" East, 3.00 feet; thence South 27°54'09" West, 16.29 feet; thence North 62°03'03" West to said centerline; thence along said centerline, North 27°54'09" East, 16.29 feet to the **Point of Beginning**.*

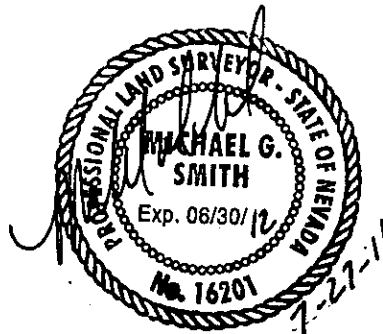
Containing 49 square feet, more or less.

Basis of Bearings

South 62°04'36" East, being the bearing of the centerline of Ogden Avenue, between First Street and Third Street as shown in File 67 of Surveys, at Page 79, Official Records of Clark County, Nevada.

(See Exhibit 'D-2' attached hereto and by this reference made a part hereof)

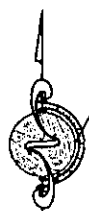
End of description.



Michael G. Smith, PLS
Professional Land Surveyor
Nevada License No. 16201



EXHIBIT 'D-2' TO ACCOMPANY LEGAL DESCRIPTION



N.T.S.

LOT 31, BLOCK 3 OF
CLARK'S LAS VEGAS
TOWNSITE
BOOK 1 OF PLATS,
AT PAGE 37

PUBLIC RIGHT-OF-WAY PER
BOOK 1 OF PLATS, AT PAGE 37
NOT A PART

LOT 25 & 26, BLOCK 3 OF
CLARK'S LAS VEGAS
TOWNSITE
BOOK 1 OF PLATS, AT
PAGE 37

VACATED FIRST
STREET
20060901: 03376

PUBLIC DRAINAGE
EASEMENT
TO BE PRIVATELY
MAINTAINED
CONTAINING 48 S.F.

POINT OF
COMMENCEMENT

POINT OF
BEGINNING

FREMONT STREET
N62°04'40"W 383.29'

FIRST STREET
S27°53'57"W
479.99'

UGDEN
AVENUE
(BASIS OF
BEARING)
S62°04'36"E
760.03'

LOT 1, BLOCK 13 OF
CLARK'S LAS VEGAS TOWNSITE
BOOK 1 OF PLATS, AT PAGE 37
GNLV CORP
19860515: 00375

LINE TABLE

LINE	BEARING	LENGTH
L1	S62°05'51"E	3.00
L2	S27°54'09"W	16.29
L3	N62°03'03"W	3.00
L4	N27°54'09"E	16.29

001-09-014EX02

JOB NO:
DRAWN BY:
APN NUMBER:
GRANTOR:
SHEET

001-09-014
J. COLVIN
139-34-210-032

-- OF --



MSG Surveying

3277 E. WARM SPRINGS RD., SUITE 400
LAS VEGAS, NEVADA 89120
PHONE: (702) 932-2965
FAX: (702) 932-5599
HTTP://WWW.MSGSURVEYING.COM

APN: 139-34-111-069
Grantor: GNLV Corporation

Exhibit 'D-3'

Explanation

This legal describes a Public Drainage easement for Flood Control Purposes to be privately maintained. This legal is for convenience only and is not intended to subdivide land not in conformance with the Nevada Revised Statutes.

Legal Description

Being a portion of that vacated First Street recorded in Book 20060901 as Instrument Number 03376, Official Records of Clark County, Nevada, lying within the Northwest Quarter (NW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, acquired by and GNLV Corporation, described as follows:

Commencing at the intersection of the centerline of said vacated First Street and the Southerly right-of-way of Fremont Street as recorded in Book 1 of Plats, at Page 37, Official Records of Clark County, Nevada; thence along said centerline, South 27°54'09" West, 133.06 feet to the northerly line of said property acquired by GNLV Corporation; thence along the northerly line North 62°03'03" West, 27.20 feet; thence continuing along said northerly line South 26°36'52" West, 6.93 feet the **Point of Beginning**; thence departing said Northerly line South 26°36'52" West, 1.27 feet; thence North 62°04'40" West, 12.98 feet westerly line of said vacated First Street; thence along said westerly line North 27°54'09" East, 1.27 feet to said Northerly line; thence along said Northerly line South 62°04'40" East, 12.96 feet to the **Point of Beginning**.

Containing 16 square feet, more or less.

Basis of Bearings

South 62°04'36" East, being the bearing of the centerline of Ogden Avenue, between First Street and Third Street as shown in File 67 of Surveys, at Page 79, Official Records of Clark County, Nevada.

(See Exhibit 'D-3' attached hereto and by this reference made a part hereof)

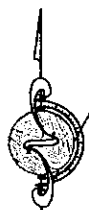
End of description.



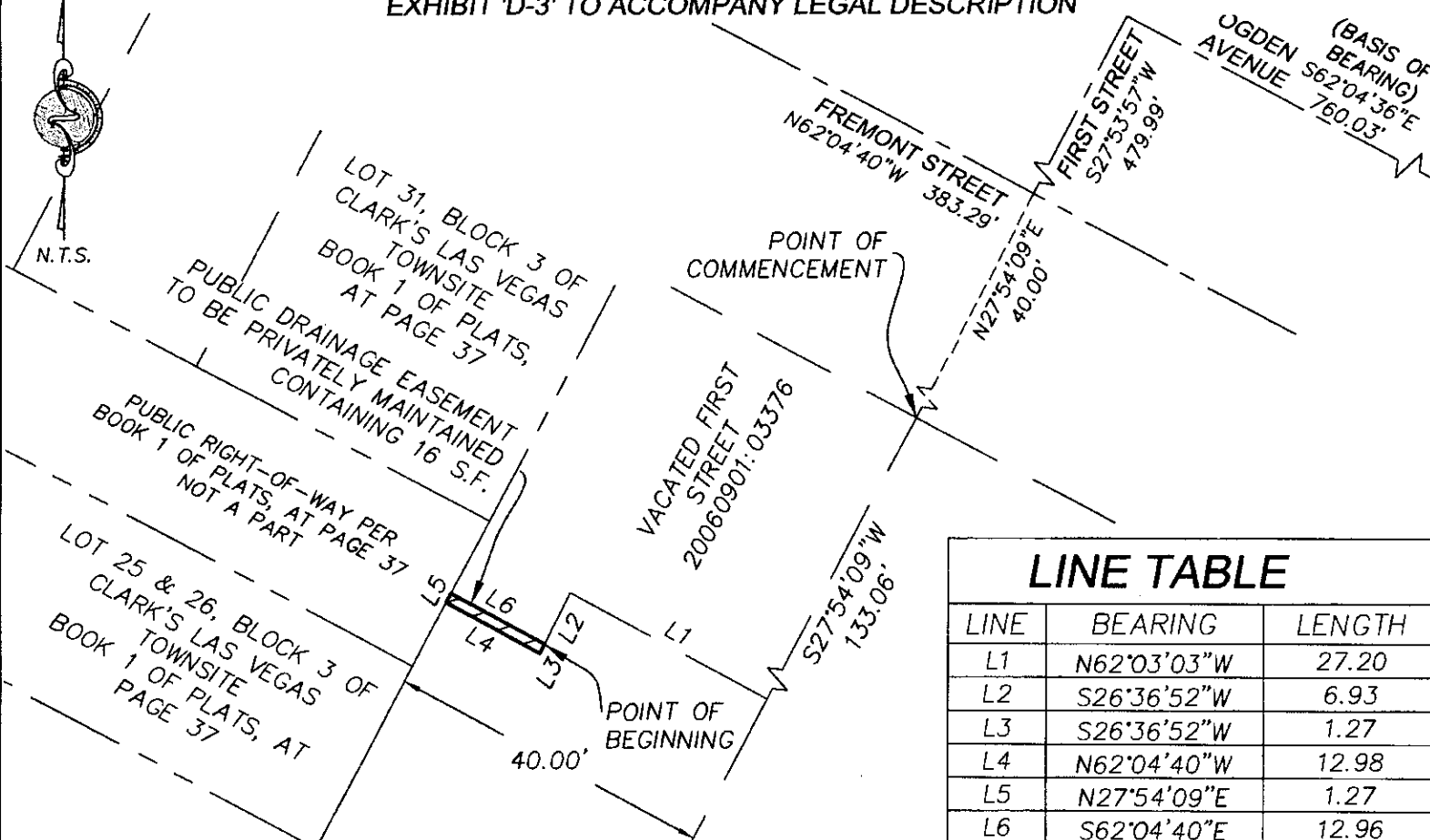
Michael G. Smith, PLS
Professional Land Surveyor
Nevada License No. 16201



EXHIBIT 'D-3' TO ACCOMPANY LEGAL DESCRIPTION



N.T.S.



LINE TABLE

LINE	BEARING	LENGTH
L1	N62°03'03"W	27.20
L2	S26°36'52"W	6.93
L3	S26°36'52"W	1.27
L4	N62°04'40"W	12.98
L5	N27°54'09"E	1.27
L6	S62°04'40"E	12.96

001-09-014EX01

JOB NO:
DRAWN BY:
APN NUMBER:
GRANTOR:
SHEET

001-09-014
J. COLVIN
139-34-111-069

OF



MSG Surveying

3277 E. WARM SPRINGS RD., SUITE 400
LAS VEGAS, NEVADA 89120
PHONE: (702) 932-2965
FAX: (702) 932-5599
[HTTP://WWW.MSGSURVEYING.COM](http://www.msgsurveying.com)

MAINTENANCE AGREEMENT

When Recorded Return To:
GNLV Corporation
1510 West Loop South
Houston, Texas 77027
Attn: Steven L. Scheinthal
APN: 139-34-210-032
139-34-111-038

STORM WATER DRAINAGE EASEMENT MAINTENANCE AGREEMENT

THIS STORM WATER DRAINAGE EASEMENT MAINTENANCE AGREEMENT (this "Agreement") is made as of this 31 day of May 2011 (the "Effective Date"), by and between GNLV Corp., a Nevada corporation ("GNLV"), and Abraham Schiff, an individual ("Schiff"). GNLV and Schiff may be referred to herein individually as "Owner" or collectively as "the Owners."

RECITALS

A. Schiff, is the owner of that certain real property located in the City of Las Vegas, Clark County, Nevada, and more particularly described in Exhibits A and A-1 attached hereto and made a part hereof ("Schiff Property").

B. GNLV is the owner of that certain real property located in the City of Las Vegas, Clark County, Nevada, and more particularly described in Exhibits B, B-1 and B-2 attached hereto and made a part hereof ("GNLV Property").

C. Schiff and GNLV have granted to each other and to the City of Las Vegas, a political subdivision of the state of Nevada, a non-exclusive easement over, upon, under, and across the Schiff Property and the GNLV Property, respectively, upon the terms and conditions set forth in that certain Right of Way Grant for Drainage Purposes (the "Easement"), recorded on _____, 2011 as Book No. _____, Instrument No. _____, in the official records, Clark County, Nevada. The portion of the Schiff Property and the GNLV Property that comprise the Easement are described in Exhibit(s) C (Easement Area 1) and D (Easement Area 2) attached hereto and made a part hereof (the "Easement Area").

D. As a condition to Schiff's consent to grant the Easement, GNLV relocated the storm water drainage facilities to Easement Area 1 and agreed to pay all associated costs for the

redesign and construction of the relocated storm water drainage facilities in Easement Area 1 for the mutual benefit of the GNLV Property and the Schiff Property.

E. As a condition to GNLV's consent to grant the Easement, Schiff has agreed that in the event that it becomes necessary to relocate, redesign, add, modify or amend any of the existing storm water drainage facilities located or to be located in the future within Easement Area 2 due to Schiff's planned construction that Schiff will pay all associated costs for the redesign and construction of the storm water drainage facilities located or to be located in Easement Area 2 for the mutual benefit of the GNLV Property and the Schiff Property.

F. GNLV and Schiff now desire to enter into this Agreement for the purpose of further defining the rights and obligations of the Owners with respect to maintenance of the Easement.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements of GNLV and Schiff contained herein, together with other good and valuable consideration, the receipt of which is hereby acknowledged, GNLV and Schiff agree as follows:

1. Incorporation of Recitals. GNLV and Schiff acknowledge the accuracy of the foregoing Recitals. Each of the foregoing Recitals are hereby incorporated into this Agreement by this reference and are made a part hereof.

2. Easement Maintenance. GNLV shall repair, replace and maintain all of the storm drain facilities located in Easement Area 1. GNLV shall repair, replace and maintain all of the storm drain facilities located in Easement Area 2 after Schiff construction of any such storm drain facilities to the extent such repairs, replacements or maintenance are not due to defective construction of such storm drain facilities, in which case the Owners will look to the warranties described in Section 3. All such repairs, replacements and maintenance shall be made in accordance with standards for the initial installation of the storm drain facilities. GNLV and Schiff shall share equally the cost of all repairs, replacements or maintenance of the storm drain facilities (the "Maintenance Costs," as more fully described in Section 2.1 below). Schiff shall, within twenty (20) days after receipt of a bill from GNLV, pay GNLV all amounts owed by Schiff in connection with the Maintenance Costs. If Schiff fails to make such payment in said twenty (20) day period, GNLV shall have a lien upon the Schiff Property in the amount thereof, together with interest thereon until paid at the rate of 12% per annum. If GNLV at any time fails to discharge any of its obligations under this Section 2 Schiff may perform such obligations which are not cured within thirty (30) days after written notice by Schiff to GNLV specifying such default, and GNLV shall, within twenty (20) days after receipt of a bill from Schiff to GNLV, pay Schiff one-half of the cost and expense of such performance. If GNLV fails to make such payment in said twenty (20) day period, Schiff shall have a lien upon the GNLV Property in the amount thereof, together with interest thereon until paid at the rate of 12% per annum. Except as otherwise expressly set forth herein, each respective Owner of any portion of the Easement Area shall repair and maintain that portion of its property affected by the Easement. The repairs and maintenance to be undertaken and performed pursuant to this Agreement include only such maintenance and repairs as are necessary to the use of easements granted in this

Agreement. Notwithstanding the foregoing, each Owner shall keep its respective property located within the Easement Area in a safe, sightly, good and functional condition to the standards of comparable facilities in Las Vegas, Nevada.

2.1 Maintenance Costs. For purposes hereof, the term "Maintenance Costs" shall mean all hard and soft costs incurred in connection with the maintenance, design, construction and installation of any storm drain facilities, and all repair or replacement work, after the initial construction, within the Easement Area after the Effective Date including, without limitation, the reasonable and actually incurred costs of labor, materials and supplies, all reasonable and actually incurred costs relating to the preparation, amendment or modification of the improvement plans and approved improvement plans, all reasonable engineering, consultant and legal fees incurred in connection with obtaining approval of the approved improvement plans (or any amendment or modification thereto) by the City and/or other approving authorities, construction staking, demolition, soil extraction or compaction, storm water pollution prevention plans, costs of all dust control permitting and compliance, costs of all bonds required by the City or any authority with respect to the storm drain facilities, any processing, plan check or permit fees, any utility or other deposits, all legal and engineering services required to obtain any permit for the construction of the storm drain facilities, cost of causing the City or other approving authorities to accept the storm drain facilities, costs of any insurance obtained and/or maintained in connection with the construction of the storm drain facilities, any corrections, changes or additions required by the City or other approving authorities, any corrections, changes or additions necessitated by site conditions, sales tax, any contractor's fees, all other matters referenced in this Agreement as Maintenance Costs, and any costs which are incurred by Schiff for correction or repair of any storm drain facilities.

2.2 Insurance. GNLV shall obtain and maintain comprehensive general liability insurance (or will cause the contractor performing such work to obtain and maintain comprehensive general liability insurance) to protect the interests of Schiff and GNLV in at least the amount of \$1,500,000 combined single limit coverage in a form reasonably satisfactory to Schiff for any maintenance associated with the Easement. During Schiff's construction in Easement Area 2, Schiff will obtain maintain comprehensive general liability insurance (or will cause the contractor performing such work to obtain and maintain comprehensive general liability insurance) to protect the interests of Schiff and GNLV in at least the amount of \$1,500,000 combined single limit coverage in a form reasonably satisfactory to GNLV for any construction associated with the Easement Area 2.

2.3 Restoration. After the completion by either Owner of any construction, repair, replacement or maintenance activity which damages or disturbs any part of the other Owner's property or any improvements thereon, such Owner performing the work shall restore the other Owner's property as soon as practical to the condition it was in prior to such construction, repair, replacement or maintenance or as close thereto as may be practical.

3. Warranty and Liability. Schiff acknowledges and agrees that, except as specifically set forth in this Agreement, GNLV shall have no liability or obligation to Schiff with respect to any defect in the design, materials or workmanship pertaining to the storm drain facilities, and that Schiff shall look solely to any of the service providers engaged by GNLV with

respect to the construction of the storm drain facilities for any warranty or guaranty of materials or workmanship. GNLV acknowledges and agrees that, except as specifically set forth in this Agreement, Schiff shall have no liability or obligation to GNLV with respect to any defect in the design, materials or workmanship pertaining to the storm drain facilities constructed by Schiff, and that GNLV shall look solely to any of the service providers engaged by Schiff with respect to the construction of the storm drain facilities for any warranty or guaranty of materials or workmanship. Except as otherwise specifically set forth in this Section 3, Schiff and GNLV hereby releases the other from any liability relating to any claim by the other or any of its successors in interest or assigns relating to the Easement Area or any defect in the storm drain facilities and agrees that the sole and exclusive rights and remedies of Schiff or GNLV, as the case may be, and the sole and exclusive obligations of Schiff or GNLV, as the case may be, in connection with any such defect relating to the Easement Area or the storm drain facilities or any component thereof for which Schiff or GNLV has made payment are set forth in this Section 3. Schiff and GNLV do not make, and neither Schiff or GNLV receive any warranty, either express or implied, from Schiff or GNLV with respect to the storm drain facilities (including, but not limited to, any warranty of merchantability or fitness for any particular purpose), and such warranties are hereby expressly excluded and disclaimed by Schiff and GNLV.

4. Indemnification. Each of the Owners shall indemnify, defend and hold harmless the other and their respective, members, affiliates and its and their respective employees, officers, directors, members, shareholders, agents and representatives, and their respective successors and assigns (collectively, "Indemnitees") from and against any and all claims, damages, losses, liabilities, liens, demands and expenses, including, but not limited to, reasonable attorneys' fees and costs, arising out of or resulting from or in any way related to, in whole or in part, any act or omission of them or their respective officers, directors, members, shareholders or agents in connection with the construction and installation or maintenance of the storm drain facilities, except that neither Owner shall have any obligations under this Section 4 with respect to liabilities that are caused by the negligence or intentional wrongful acts of Indemnitees.

5. Alternative Dispute Resolution.

5.1 Negotiation. The Owners will attempt in good faith to resolve through negotiation any dispute, claim or controversy arising out of or relating to this Agreement (a "Dispute"). Either Owner may initiate negotiations by providing written notice in letter form to the other Owner, setting forth the subject of the Dispute and the relief requested. The recipient of such notice will respond in writing within seven (7) Business Days with a statement of its position on and recommended solution to the Dispute. If the Dispute is not resolved by this exchange of correspondence, then representatives of each party with full settlement authority will meet at a mutually agreeable time and place within fifteen (15) Business Days of the date of the initial notice in order to exchange relevant information and perspectives, and to attempt to resolve the Dispute prior to the commencement of any litigation.

5.2 Representatives. Each Owner designates the respective individual named below as its representatives (each a "Representative") to act on its behalf in all matters covered by this Agreement. All bills, inquiries, requests, instructions, authorizations, and other communications with respect to the matters covered by this Agreement shall be made to such

representatives. Any Owner may without further or independent inquiry, assume and rely at all times that the other Owner's representative designated hereunder has the power and authority to make decisions on behalf of such Owner, to communicate such decisions to the other Owner and to bind such party by his acts and deeds, unless otherwise notified in writing by the Owner designating the representative. Any Owner may change its representative under this Agreement at any time by written notice to the other Owner. Neither individual listed below shall have any personal liability whatsoever in connection with actions taken in their capacity as a representative under this Section 5.2. The initial representative of each Owner for the purpose of this Section shall be as follows:

GNLV: Steven L. Scheinthal
Vice-President & General Counsel
GNLV Corporation
1510 West Loop South
Houston, Texas 77027

Schiff: John Erickson, Esq.
Woods Erickson Whitaker & Maurice, LLP
1349 Galleria Drive, #200
Henderson, NV 89014
Fax: 702-434-0615

6. Notices and Communications. All notices and other communications required or permitted hereunder shall be in writing and shall be given by personal delivery, overnight courier or facsimile transmission, or sent by registered or certified mail, postage prepaid, correctly addressed to the intended Representative at the address set forth in Section 5.2 above, with a copy to:

GNLV: Steven L. Scheinthal
Vice-President & General Counsel
GNLV Corporation
1510 West Loop South
Houston, Texas 77027

Schiff: John Erickson, Esq.
Woods Erickson Whitaker & Maurice, LLP
1349 Galleria Drive, #200
Henderson, NV 89014

Such notices and other communications shall be deemed to be given and received as follows: (i) upon actual receipt, if delivered personally on a Business Day between 8:30 a.m. and 5:00 p.m. (Las Vegas time), otherwise on the next Business Day; (ii) upon transmittal, if transmitted by facsimile on a Business Day between 8:30 a.m. and 5:00 p.m. (Las Vegas time); (iii) upon the

facsimile on a Business Day between 8:30 a.m. and 5:00 p.m. (Las Vegas time); (iii) upon the next Business Day following transmission if transmitted by facsimile on a day which is not a Business Day or after 5:00 p.m. (Las Vegas time) on a Business Day; (iv) upon actual delivery, if delivered by overnight courier; or (v) three (3) Business Days following deposit in the mail, if delivered by mail. The Owners may, from time to time, designate a different address by written notice given in the manner provided for above, not less than five (5) Business Days prior to the effective date of the change.

7. Negation of Fiduciary Relationship. Neither anything contained in this Agreement, nor any act of any Owner, shall be deemed or construed by the Owners, or by any third person, to create the relationship of principal and agent, partnership, or joint venture, or of any association between or among the Owners. GNLV and Schiff acknowledge that there is no fiduciary or special relationship between them.

8. Enforcement. Enforcement of this Agreement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any provisions hereof, either to restrain or prevent such violation or proposed violation by an injunction, either prohibitive or mandatory, or to obtain any other relief authorized by law, including monetary damages as a result of any breach of this Agreement by any either Owner. Such enforcement may be by the Owners (or any one or more of them) or any tenant of all or any part of the Easement Area. In addition to any other remedies and rights provided herein or at law or in equity, in the event of any violation or attempted or threatened violation by any Owner of a portion of the Easement Area of any obligation of such Owner under this Agreement, any other Owner shall be entitled to injunctive relief mandating compliance and may obtain a decree specifically enforcing the performance of such obligation. GNLV and Schiff do hereby acknowledge and stipulate the inadequacy of legal remedies and the irreparable harm which would be caused by any such breach. Any costs and expenses of any proceeding seeking to enforce compliance with the terms of this Agreement or for money damages resulting from a breach hereof, including attorneys' fees in a reasonable amount, shall be paid by the defaulting Owner.

9. Waiver of Consequential and Certain Other Damages. Except as otherwise expressly set forth in this Agreement, Schiff and GNLV each hereby waive all claims against each other for consequential, incidental, special, exemplary and punitive damages arising out of or relating to this Agreement. This mutual waiver includes, but is not limited to: (a) damages incurred for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and (b) damages incurred for principal office expenses (including the compensation of personnel stationed there).

10. Limitation on Liability. GNLV and each successor owner of the GNLV Property shall be liable only for such obligations under this Agreement relating to the GNLV Property as arise during GNLV's period of ownership of the GNLV Property. Schiff and each successor owner of the Schiff Property shall be liable only for such obligations under this Agreement relating to the Schiff Property as arise during Schiff's period of ownership of the Schiff Property. In no way does this Section relieve any successor of either Owner from liability for any violation of any term of this Agreement.

11. Waiver. No failure of any Owner to exercise any power given to such Owner, or to insist upon strict compliance by any other Owner to its obligations hereunder, and no custom or practice of the Owners in variance with the terms hereof shall constitute a waiver of an Owner's right to demand full compliance with the terms hereof.

12. Cumulative Remedies. Except as otherwise provided herein, all rights and remedies set forth in this Agreement are cumulative and shall be deemed to be in addition to any and all other rights and remedies which may exist at law or in equity.

13. Validity and Governing Law. The invalidity or unenforceability or any one or more of the provisions set forth herein or any part or parts of any such provisions in any instance or as applied to any particular situation shall in no way affect or invalidate any other provision or other parts of such provisions or the application thereof to other circumstances. All provisions herein contained shall remain in force and effect during the term herein specified to the full extent and to all circumstances which may be legally enforceable. If any provision of this Agreement is declared void or unenforceable, such provision shall be severed from this Agreement and shall not affect the enforceability of the remaining provisions of this Agreement. This Agreement shall be governed, construed and interpreted according to the laws of the State of Nevada without giving effect to principles of conflicts of law.

14. Attorneys' Fees. In the event either Owner finds it necessary to bring any action, or other legal proceeding against the other Owner to enforce any of the terms, covenants or conditions hereof, the Owner prevailing in any such action or other legal proceeding shall be paid all reasonable costs and reasonable attorneys' fees by the non-prevailing Owner, and in the event any judgment is secured by said prevailing Owner, all such costs and attorneys' fees shall be included therein, such fees to be set by the judge and not a jury.

15. Covenants Running With Land. The covenants, obligations and restrictions contained in this Agreement shall run with the land, it being the intention of the parties hereto that the GNLV Property and the Schiff Property be encumbered with the covenants, obligations and restrictions set out in this Agreement insofar as they are applicable to their properties or any portion thereof.

16. Amendment. This Agreement may be rescinded or modified in any respect only by a written instrument duly executed and acknowledged by the owners of the GNLV Property and the Schiff Property affected by such rescission or modification at the time of such rescission or modification, duly recorded in the Official Public Records of Clark County, Nevada.

17. Further Acts. Each of the Owners shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

18. No Third Party Relationships. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

19. Entire Agreement. This Agreement constitutes the entire, integrated agreement between the Owners pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the Owners, oral or written, are hereby superseded and merged herein.

20. Estoppel Certificates. Each Owner agrees that upon the request of the other Owner to execute and deliver an estoppel certificate, addressed to such requesting Owner and such other parties as the requesting party may specify, stating whether this Agreement is in effect, whether it has been amended (and if so, identifying the amendments) and whether, to the knowledge of the certifying Owner, either of the Owners is in default hereunder (and if so, identifying the defaults).

21. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signatures of all parties may be physically attached to a single document.

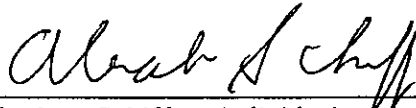
22. Time of the Essence. Time is of the essence for performance or satisfaction of all requirements, conditions, or other provisions of this Agreement, subject to any specific time extensions set forth herein.

23. Business Day. The term "Business Day" shall mean any day that is not a Saturday, Sunday or legal holiday in the State of Nevada. If the time period for a party's performance under this Agreement falls on a non-Business Day, such time period shall be extended to the next Business Day.

{Signature Pages Follow}

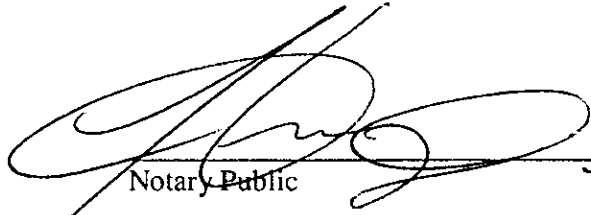
IN WITNESS WHEREOF, Schiff and GNLV have executed this Agreement as of the date first set forth above.

SCHIFF:


Abraham Schiff, an individual

STATE OF New Jersey } ss.
COUNTY OF Atlantic

The foregoing instrument was acknowledged before me this 20 day of May, 2011, by Abraham Schiff.

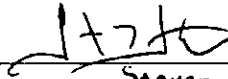

Notary Public

My commission expires: Oct 11, 2011

HERNAN A. PRADO
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 11, 2011

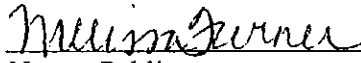
GNLV:

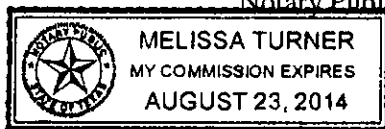
GNLV CORPORATION,
a Nevada corporation

By: 
Its: V.P. Steven L. Scheinthal

STATE OF Texas }
COUNTY OF Harris } ss.

The foregoing instrument was acknowledged before me this 31 day of May, 2011, by Steven L. Scheinthal, the Vice President of GNLV CORP., a Nevada corporation, on behalf of the company.


Notary Public



My commission expires: _____



**List of Exhibits
to
Storm Water Drainage Easement Maintenance Agreement**

Exhibit A	Legal Description of Schiff Property
Exhibit A-1	Legal Description of Schiff Property
Exhibit B	Legal Description of GNLV Property
Exhibit B-1	Legal Description of GNLV Property
Exhibit B-2	Legal Description of GNLV Property
Exhibit C	Easement Area 1
Exhibit D	Easement Area 2

Exhibit A
Legal Description of Schiff Property

November 17, 2009
R. Wondra/S. Bazer
APN: 138-34-111-038

Schiff Property
Exhibit 'A'

Explanation

This legal describes a 5' wide easement in favor of the City of Las Vegas for storm drain purposes, generally located south of Fremont Street and east of Main Street.

Legal Description

A portion of land as described in that certain Order of Vacation recorded September 1, 2006 in Book 20060801, Inst. No. 03376 on file at the Clark County, Nevada Recorder's Office, lying within the Northwest Quarter (NW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Commencing at the centerline intersection of Main Street and Fremont Street; thence along the centerline of said Fremont Street South 62°04'40" East, 383.26 feet to the centerline intersection of Fremont Street and First Street; thence departing the centerline of said Fremont Street and along the centerline of said First Street South 27°54'09" West, 40.00 feet to the southerly right-of-way of said Fremont Street, being the Point of Beginning; thence departing said southerly right-of-way South 27°54'09" West, 116.77 feet; thence North 62°04'40" West, 5.00 feet; thence North 27°54'09" East, 116.77 feet to the southerly right-of-way of said Fremont Street; thence along said southerly right-of-way South 62°04'40" East, 5.00 feet to the Point of Beginning.

Contains 684 square feet, more or less.

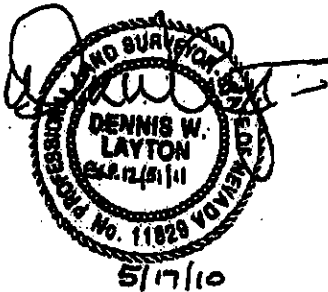
Basis of Bearing

South 62°04'40" East, being the bearing of the centerline of Fremont Street between Main Street and First Street as shown in File 67, Page 79 of Surveys on file at the Clark County, Nevada Recorder's Office.

(See Page 2 of Exhibit 'A' attached hereto and by this reference made a part hereof)

End of description.

Dennis W. Layton, PLS
Professional Land Surveyor
Nevada License No. 11829



P:\Current Projects\512.0006_Legal\5120006LE02.doc - Page 1 of 2



Heritage Surveying

7207 W. Sahara Avenue, Suite 115 • Las Vegas, NV 89117 • (702) 474-6277 (HS+MAPS) • (702) 253-6002 - Fax
www.Heritage-Surveying.com

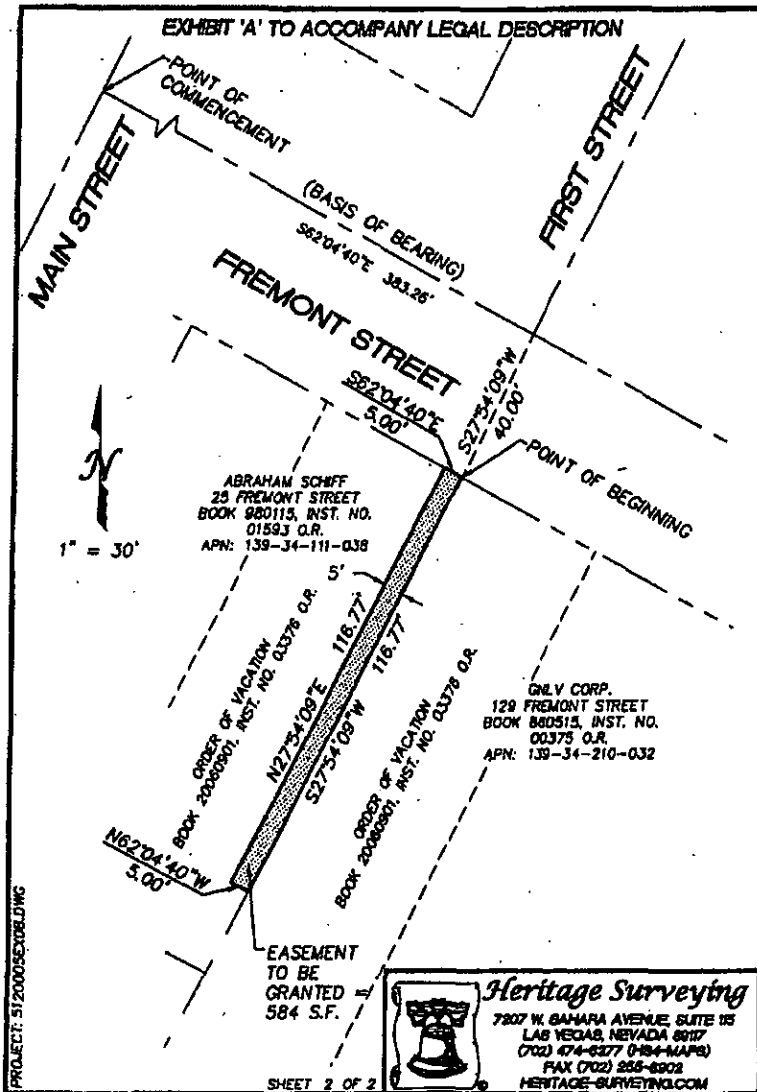


Exhibit A-1
Legal Description of Schiff Property

APN: 139-341-11-038
Grantor: Schiff, Abraham

Exhibit 'A-1'

Explanation

This legal describes a Public Drainage easement for Flood Control Purposes to be privately maintained. This legal is for convenience only and is not intended to subdivide land not in conformance with the Nevada Revised Statutes.

Legal Description

Commencing at the northeast corner of Lot 31, Block 3 of Clarks Las Vegas Townsite as recorded in Book 1 of Plats, at Page 37, Official Records of Clark County Nevada; thence along the easterly line thereof South 27°54'09" West, 116.77 feet to the Point of Beginning; thence continuing South 27°54'09" West, 18.29 feet; thence departing said easterly line North 62°03'03" West, 27.20 feet; thence South 26°36'52" West, 6.93 feet to the southerly line of said Lot 31; thence along said southerly line North 62°04'40" West, 12.97 feet to the easterly right-of-way as recorded in said Book 1 of Plats, at Page 37; thence departing said southerly line and along said easterly right-of-way North 27°54'29" East, 10.00 feet; thence departing said easterly right-of-way South 65°58'14" East, 23.55 feet; thence South 62°05'31" East, 11.52 feet; thence North 27°54'09" East, 11.61 feet; thence South 62°04'40" East, 5.00 feet to the Point of Beginning.

Containing 315 square feet, more or less.

Basis of Bearings

South 62°04'36" East, being the bearing of the centerline of Ogden Avenue, between First Street and Third Street as shown in File 67 of Surveys, at Page 79, Official Records of Clark County, Nevada.

(See Exhibit 'A-1' attached hereto and by this reference made a part hereof)

End of description.



Michael G. Smith, PLS
Professional Land Surveyor
Nevada License No. 16201



• 001-09-0141e03-1.doc • Page ___ of ___ •
• 3277 E. Warm Springs Road • Suite 300 • Las Vegas, Nevada • 89120 •
• Phone: (702) 932-2985 • Fax: (702) 932-5599 • <http://www.msgsurveying.com> •

EXHIBIT 'A-1' TO ACCOMPANY LEGAL DESCRIPTION

N.T.S.

CITY OF LAS VEGAS REDEVELOPMENT
AND FREMONT EXPERIENCE, LLC
NOT A PART

FREMONT STREET
N62°04'40"W 383.29'

OGDEN AVENUE
(BASIS OF BEARING)
S62°04'36"E 760.03'

FIRST STREET
S27°53'57"W 479.99'

N27°54'09"E 40.00'

80.47'

POINT OF COMMENCEMENT

LOTS 28 & 30 OF
CLARK'S LAS VEGAS TOWNSITE
BOOK 1 OF PLATS, AT PAGE 27
NOT A PART
FINISHED FLOOR = 2021.76

LOT 31, BLOCK 3 OF
CLARK'S LAS VEGAS TOWNSITE
BOOK 1 OF PLATS, AT PAGE 37

116.77'

S27°34'09"W 134.87'

LOT 1, BLOCK 11 OF
CLARK'S LAS VEGAS TOWNSITE
BOOK 1 OF PLATS, AT PAGE 37
GNLV CORP
19880315:00375
NOT A PART

PUBLIC DRAINAGE EASEMENT
TO BE PRIVATELY MAINTAINED
CONTAINING 315 S.F.
40.47'

N62°04'40"W

POINT OF BEGINNING

PUBLIC RIGHT-OF-WAY PER
BOOK 1 OF PLATS, AT PAGE 37
NOT A PART
LOT 25, BLOCK 3 OF
CLARK'S LAS VEGAS TOWNSITE
BOOK 1 OF PLATS, AT PAGE 37
GNLV CORP
20040831:00841
NOT A PART

LINE TABLE

LINE	BEARING	LENGTH
L1	N62°03'03"W	27.20
L2	S26°36'52"W	6.93
L3	N62°04'40"W	12.97
L4	N27°54'29"E	10.00
L5	N85°58'14"W	23.55
L6	S62°05'31"E	11.50
L7	N27°54'09"E	11.61
L8	S62°04'40"E	5.00

001-09-014EX03

JOB NO:

001-09-014

DRAWN BY:

M. ENGEN

APN NUMBER:

139-34-111-038

GRANTOR:

SCHIFF, ABRAHAM

SHEET

OF

MSG Surveying

3277 E. WARM SPRINGS RD., SUITE 400

LAS VEGAS, NEVADA 89120

PHONE: (702) 932-2695

FAX: (702) 932-6599

HTTP://WWW.MSGSURVEYING.COM

Exhibit B
Legal Description of GNLV Property

November 17, 2009
R. Wonders/S. Bazar
APN: 139-34-210-032

GNLV Property
Exhibit 'B'

Explanation

This legal describes a 3' wide easement in favor of the City of Las Vegas for storm drain purposes, generally located south of Fremont Street and east of Main Street.

Legal Description

A portion of land as described in that certain Order of Vacation recorded September 1, 2006 in Book 20060901, Inst. No. 03376 on file at the Clark County, Nevada Recorder's Office, lying within the Northwest Quarter (NW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Commencing at the centerline intersection of Main Street and Fremont Street; thence along the centerline of said Fremont Street South 62°04'40" East, 383.28 feet to the centerline intersection of Fremont Street and First Street; thence departing the centerline of said Fremont Street and along the centerline of said First Street South 27°54'09" West, 40.00 feet to the southerly right-of-way of said Fremont Street, being the Point of Beginning; thence along said southerly right-of-way South 62°04'40" East, 3.00 feet; thence departing said southerly right-of-way South 27°54'09" West, 116.77 feet; thence North 62°04'40" West, 3.00 feet; thence North 27°54'09" East, 116.77 feet to the southerly right-of-way of said Fremont Street and the Point of Beginning.

Contains 350 square feet, more or less.

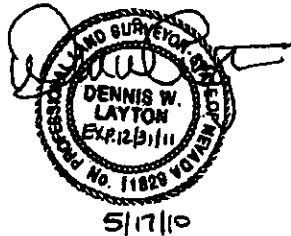
Basis of Bearing

South 62°04'40" East, being the bearing of the centerline of Fremont Street between Main Street and First Street as shown in File 67, Page 79 of Surveys on file at the Clark County, Nevada Recorder's Office.

(See Page 2 of Exhibit 'B' attached hereto and by this reference made a part hereof)

End of description.

Dennis W. Layton, PLS
Professional Land Surveyor
Nevada License No. 11829



P:\Current Projects\612.0006_Legal\6120005LE07.doc • Page 1 of 2



Heritage Surveying

7207 W. Sahara Avenue, Suite 118 • Las Vegas, NV 89117 • (702)474-6277 (HSA-MAPS) • (702)258-8902 - Fax
www.Heritage-Surveying.com

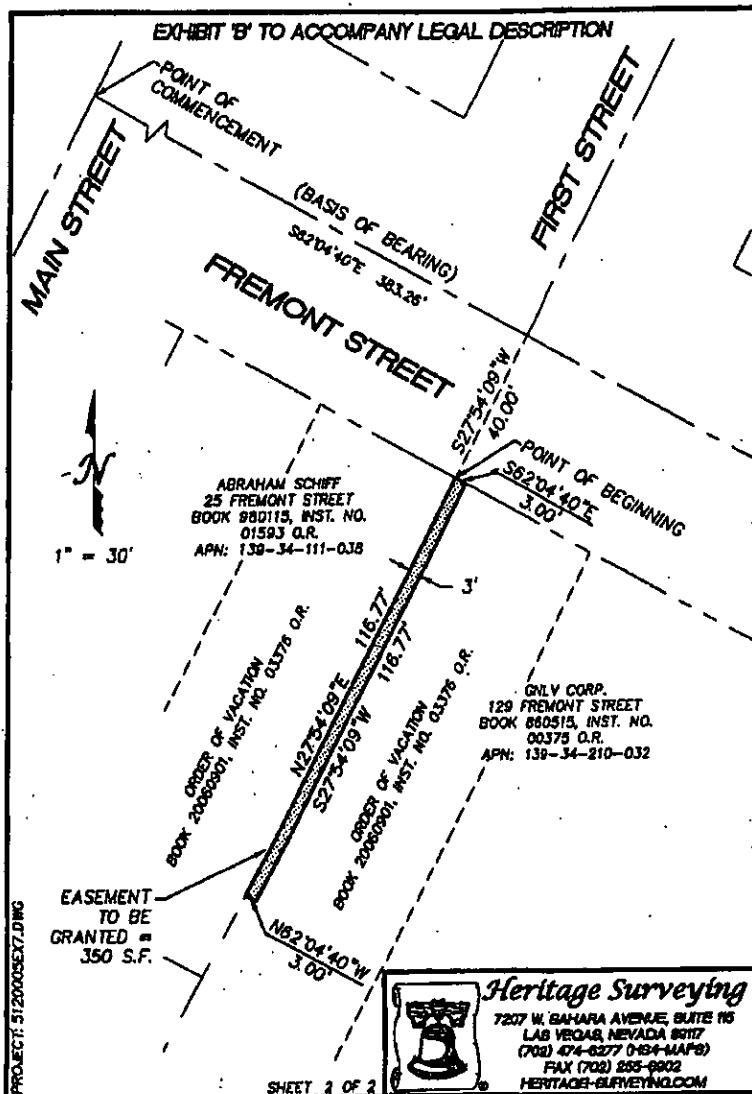


Exhibit B-1
Legal Description of GNLV Property

APN: 139-34-111-032
Grantor: GNLV Corporation

Exhibit 'B-1'

Explanation

This legal describes a Public Drainage easement for Flood Control Purposes to be privately maintained. This legal is for convenience only and is not intended to subdivide land not in conformance with the Nevada Revised Statutes.

Legal Description

Commencing at the southeast corner of lot 31, Block 3 of Clarks Las Vegas Townsite as recorded in Book 1 of Plats, at Page 37, Official Records of Clark County Nevada; thence along the easterly line thereof North 27°54'09" East, 6.92 feet to the Point of Beginning; thence continuing North 27°54'09" East, 16.29 feet; thence departing said east line South 62°05'51" East, 3.00 feet; thence South 27°54'09" West, 16.29 feet; thence North 62°03'03" West, 3.07 feet to the Point of Beginning.

Containing 48 square feet, more or less.

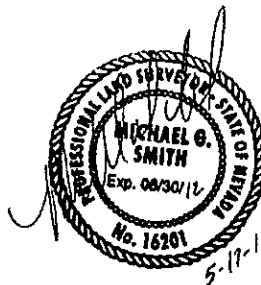
Basis of Bearings

South 62°04'36" East, being the bearing of the centerline of Ogden Avenue, between First Street and Third Street as shown in File 67 of Surveys, at Page 79, Official Records of Clark County, Nevada.

(See Exhibit 'B-1' attached hereto and by this reference made a part hereof)

End of description.

Michael G. Smith, PLS
Professional Land Surveyor
Nevada License No. 16201



• 001-09-0141e02-1.doc • Page ___ of ___ •
• 3277 E. Warm Springs Road • Suite 300 • Las Vegas, Nevada • 89120 •
• Phone: (702) 932-2965 • Fax: (702) 932-5599 • <http://www.msgsurveying.com> •

EXHIBIT 'B-1' TO ACCOMPANY LEGAL DESCRIPTION

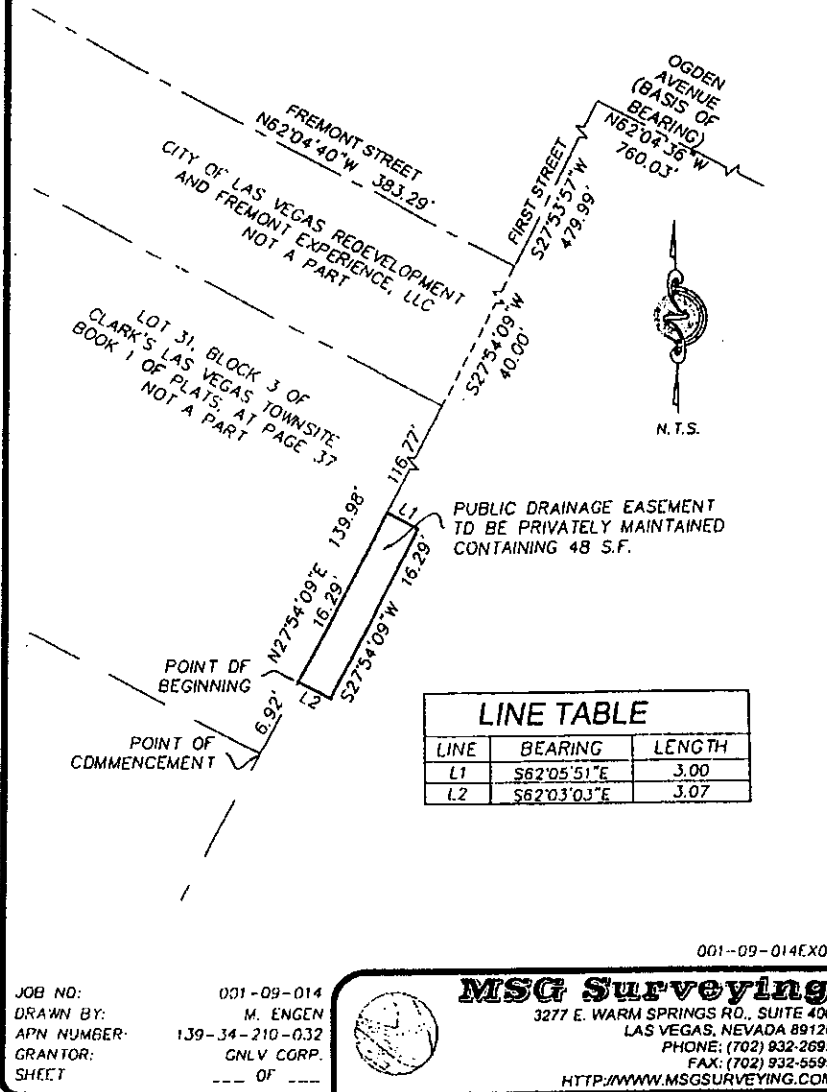


Exhibit B-2
Legal Description of GNLV Property

APN: 139-34-111-039
Grantor: GNLV Corporation

Exhibit 'B-2'

Explanation

This legal describes a Public Drainage easement for Flood Control Purposes to be privately maintained. This legal is for convenience only and is not intended to subdivide land not in conformance with the Nevada Revised Statutes.

Legal Description

Commencing at the northeast corner of lot 25, Block 3 of Clarks Las Vegas Townsite as recorded in Book 1 of Plats, at Page 37, Official Records of Clark County Nevada; thence along the northerly line thereof North 62°04'40" West, 27.04 feet to the Point of Beginning; thence departing said North line South 26°36'52" West, 1.27 feet; thence North 62°04'40" West, 12.89 feet to the southeasterly right-of-way as recorded in said Book 1 of Plats, at Page 37; thence along said right-of-way North 27°55'20" East, 1.27 feet to said northerly line of said Lot 25; Thence departing said right-of-way and along said North line South 62°04'40" East, 12.96 feet to the Point of Beginning.

Containing 16 square feet, more or less.

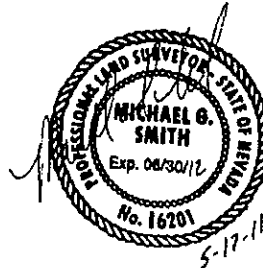
Basis of Bearings

South 62°04'36" East, being the bearing of the centerline of Ogden Avenue, between First Street and Third Street as shown in File 67 of Surveys, at Page 79, Official Records of Clark County, Nevada.

(See Exhibit 'B-2' attached hereto and by this reference made a part hereof)

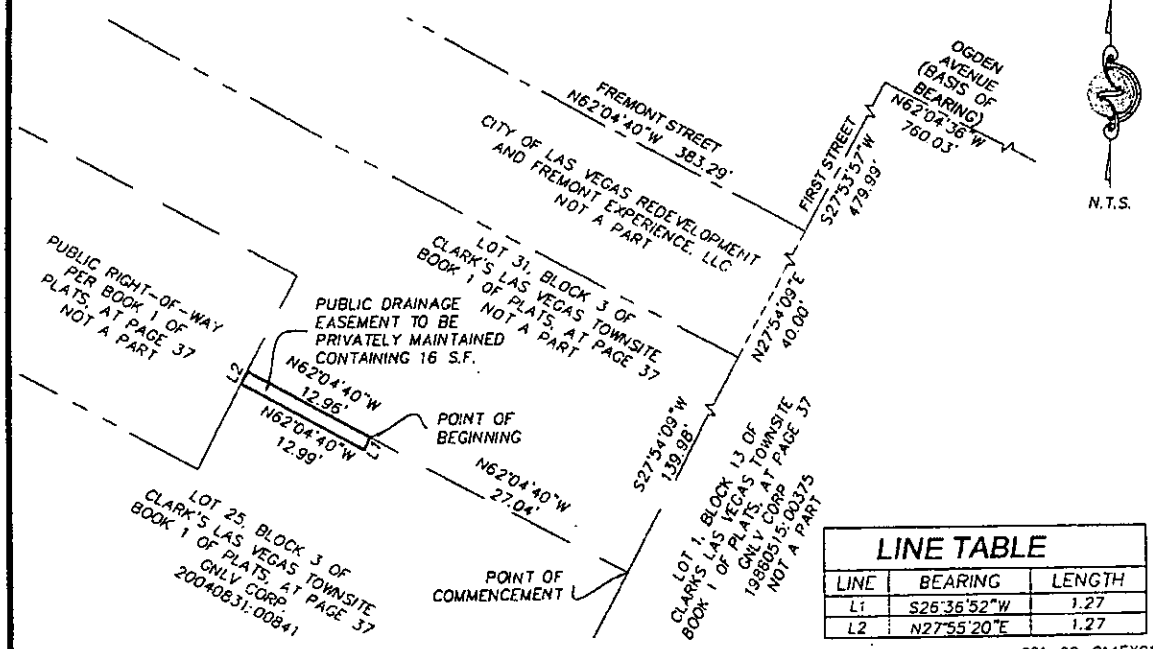
End of description.

Michael G. Smith, PLS
Professional Land Surveyor
Nevada License No. 16201



• 001-09-0141e01-1 doc • Page ___ of ___ •
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EXHIBIT 'B-2' TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE		
LINE	BEARING	LENGTH
L1	S26°36'52"W	1.27
L2	N27°55'20"E	1.27

001-09-014EX01

JOB NO:
DRAWN BY:
APN NUMBER:
GRANTOR:
SHEET

001-09-014
M. ENGEN
139-34-111-039
GNLV CORP.
OF



MSG Surveying
3277 E. WARM SPRINGS RD., SUITE 400
LAS VEGAS, NEVADA 89120
PHONE: (702) 932-2965
FAX: (702) 932-5599
HTTP://WWW.MSGSURVEYING.COM

Exhibit C
Legal Description of Easement Area 1

November 18, 2009
R. Wonders/S. Bazar

EASEMENT AREA 1
Exhibit 'C'

Explanation

This legal describes an 8' wide easement in favor of the City of Las Vegas for storm drain purposes, generally located south of Fremont Street and east of Main Street.

Legal Description

A portion of land as described in that certain Order of Vacation recorded September 1, 2008 in Book 20080901, Inst. No. 03376 on file at the Clark County, Nevada Recorder's Office, lying within the Northwest Quarter (NW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Commencing at the centerline intersection of Main Street and Fremont Street; thence along the centerline of said Fremont Street South 62°04'40" East, 383.28 feet to the centerline intersection of Fremont Street and First Street; thence departing the centerline of said Fremont Street and along the centerline of said First Street South 27°54'09" West, 40.00 feet to the southerly right-of-way of said Fremont Street, being the Point of Beginning; thence along said southerly right-of-way South 62°04'40" East, 3.00 feet; thence departing said southerly right-of-way South 27°54'09" West, 116.77 feet; thence North 62°04'40" West, 8.00 feet; thence North 27°54'09" East, 116.77 feet to the southerly right-of-way of said Fremont Street; thence along said southerly right-of-way South 62°04'40" East, 8.00 feet to the Point of Beginning.

Contains 934 square feet, more or less.

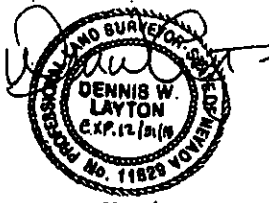
Basis of Bearing

South 62°04'48" East, being the bearing of the centerline of Fremont Street between Main Street and First Street as shown in File 67, Page 79 of Surveys on file at the Clark County, Nevada Recorder's Office.

(See Page 2 of Exhibit 'C' attached hereto and by this reference made a part hereof)

End of description.

Dennis W. Layton, PLS
Professional Land Surveyor
Nevada License No. 11829



5/17/10

P:\Current Projects\512.0005\Legals\512005LE08.doc - Page 1 of 2



Heritage Surveying

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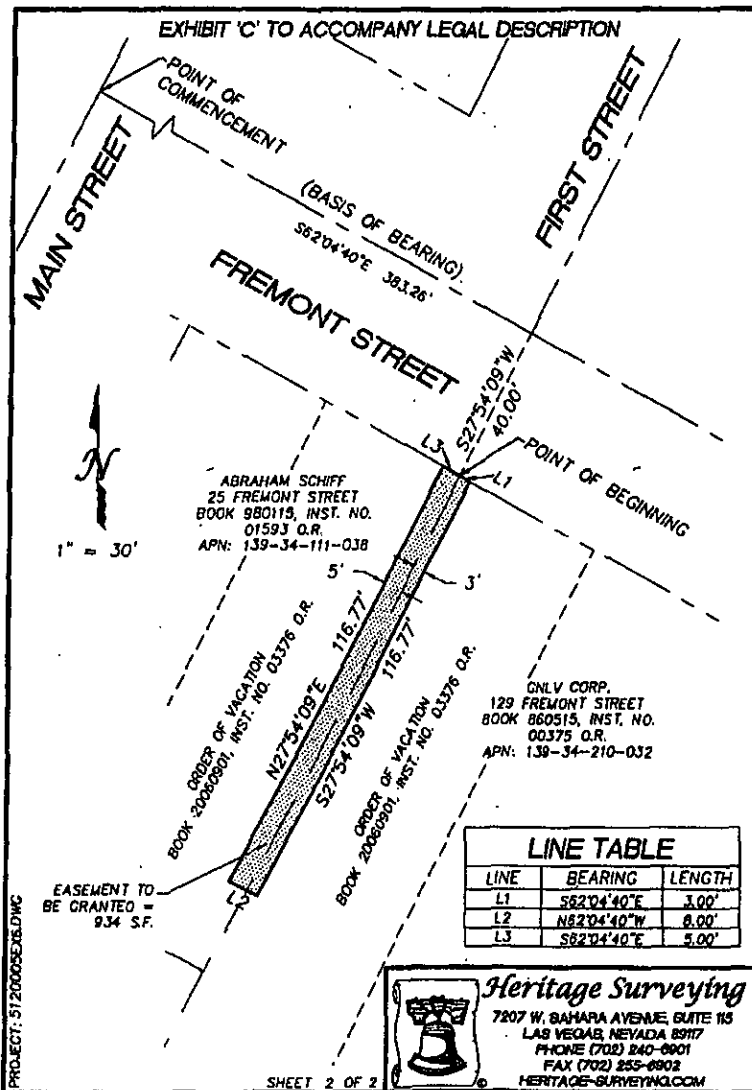


Exhibit D
Legal Description of Easement Area 2

Exhibit 'Easement Area 2'

Explanation

This legal describes a Public Drainage easement for Flood Control Purposes to be privately maintained. This legal is for convenience only and is not intended to subdivide land not in conformance with the Nevada Revised Statutes.

Legal Description

Commencing at the northeast corner of Lot 31, Block 3 of Clarks Las Vegas Townsite as recorded in Book 1 of Plats, at Page 37, Official Records of Clark County Nevada; thence along the easterly line thereof South 27°54'09" West, 116.77 feet to the Point of Beginning; thence departing said easterly line South 62°05'51" East, 3.00 feet; thence South 27°54'09" West, 16.29 feet; thence North 62°03'03" West 3.07 feet to said easterly line; thence continuing North 62°03'03" West 27.20 feet; thence South 26°36'52" West, 6.93 feet to the southerly line of said Lot 31; thence continuing South 26°36'52" West, 1.27 feet; thence North 62°04'40" West, 12.99 feet to the easterly right-of-way as recorded in said Book 1 of Plats, at Page 37; thence along said easterly right-of-way North 27°54'29" East, 1.27 feet to the southerly line of said Lot 31; thence continuing along said easterly right-of-way North 27°54'29" East, 10.00 feet; thence departing said easterly right-of-way South 65°58'14" East, 23.55 feet; thence South 62°05'31" East, 11.52 feet; thence North 27°54'09" East, 11.61 feet; thence South 62°04'40" East, 5.00 feet to the Point of Beginning.

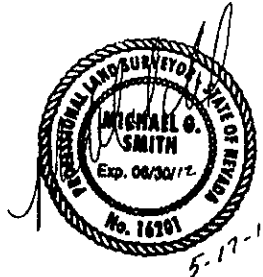
Containing 455 square feet, more or less.

Basis of Bearings

South 62°04'36" East, being the bearing of the centerline of Ogden Avenue, between First Street and Third Street as shown in File 67 of Surveys, at Page 79, Official Records of Clark County, Nevada.

(See Exhibit Easement Area 2' attached hereto and by this reference made a part hereof)

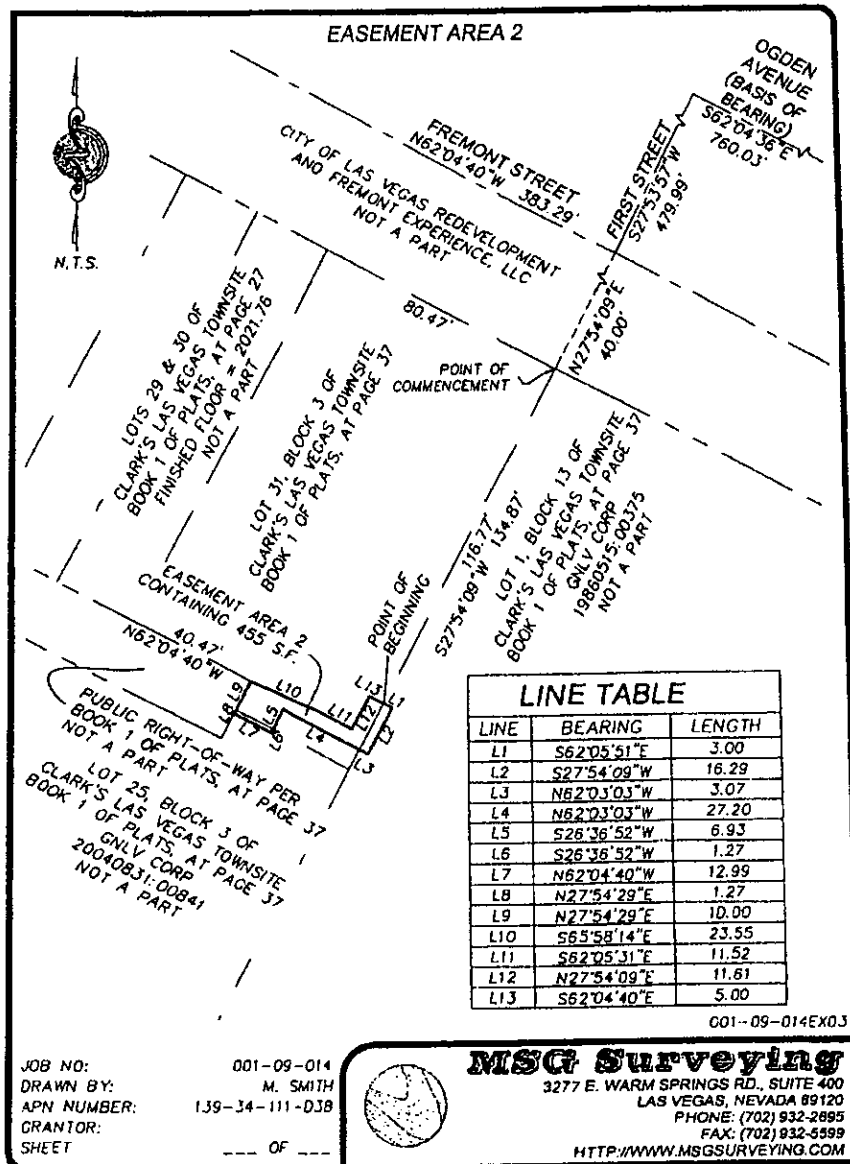
End of description.



Michael G. Smith, PLS
Professional Land Surveyor
Nevada License No. 16201



• 001-09-014le05.doc • Page ___ of ___ •
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Roger Bailey

From: Neil Wacaser
Sent: Thursday, June 23, 2011 11:53 AM
To: Roger Bailey
Cc: Bart Anderson; Bill L. Snyder; Brian Yu; Mary A. Wulff; Nancy Almanzan
Subject: FW: VAC-38252
Attachments: Id110602.pdf

Hello All,

Please see the attached file for a corrected version of the map exhibit for VAC-38252. I had Carson Avenue incorrectly labeled as First Street. All other info in the original message is correct. Sorry for the confusion.

Thanks,
Neil

From: Neil Wacaser
Sent: Thursday, June 23, 2011 11:21 AM
To: Roger Bailey
Cc: Bart Anderson; Bill L. Snyder; Brian Yu; Mary A. Wulff; Nancy Almanzan
Subject: VAC-38252

Roger,

Please see the attached file (Id110602.pdf) for the legal description and map exhibit to be used to vacate an eleven foot wide public drainage easement on the west side of what used to be First Street, south of Fremont Street.

Regarding condition #2 of the City's July 22, 2010 approval letter, the new drainage easement has not recorded yet. We are going to continue processing the vac, but then hold off on recording until the easement issue has been settled to the City's satisfaction.

If you need anymore information, please let me know.

Thanks,
Neil

Neil Wacaser
City of Las Vegas, Dept. of Operations & Maintenance
333 N. Rancho Drive
Las Vegas, NV, 89106
(702) 229-2475
nwacaser@lasvegasnevada.gov

4384

*D.S. cond. app'd per Oh-Sang.
Waiting on easement & agreement.
Legal looks good,
RB 6/23/11*

*Okay to process, but HOLD
recording 'til we have the
new easement either recorded
or ready to record
(Simultaneous w/ vac).
BA 6/27/11*

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

JUNE 7, 2010

TO: LAS VEGAS REVIEW JOURNAL AND LAS VEGAS SUN
FROM: PLANNING AND DEVELOPMENT DEPARTMENT
SUBJECT: PUBLICATION OF PUBLIC HEARING NOTICES

PLEASE PUBLISH THE ATTACHED NOTICES OF PUBLIC HEARING

RE: VAC-37529 AND VAC-38252 (VACATION REQUESTS)

DATE TO BE PUBLISHED: FRIDAY, JUNE 11, 2010

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

PLANNING AND DEVELOPMENT DEPARTMENT

CARMAN L BURNEY, AGENDA TECHNICIAN
CASE PLANNING DIVISION

/CLB

ATTACHMENT



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

July 22, 2010

Mr. Abraham Schiff
1004 New Road
Northfield, New Jersey 08225

RE: VAC-38252 - VACATION
CITY COUNCIL MEETING OF JULY 21, 2010

Dear Mr. Schiff:

The City Council at a regular meeting held July 21, 2010 APPROVED the request for Petition to Vacate a 11-foot public drainage easement extending 120 feet south of Fremont Street, approximately 300 feet east of Main Street. The Notice of Final Action was filed with the Las Vegas City Clerk on July 22, 2010. This approval is subject to:

Planning and Development

1. The limits of this Petition of Vacation shall be an eleven-foot wide by one hundred twenty foot long Public Drainage Easement generally located south of Fremont Street, east of Main Street.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Order of Vacation. Appropriate drainage easements shall be granted as recommended by the approved Drainage Plan/Study including an easement along the east edge of Assessor's Parcel Number #139-34-111-038. The drainage study required by SDR-36936 may be used to satisfy this requirement provided that it addresses the area to be vacated.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Abraham Schiff
VAC-38252 – Page Two
July 22, 2010

easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

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

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. John Erickson
1349 West Galleria Drive, Suite #200
Henderson, Nevada 89014

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 25, 2010

Mr. Abraham Schiff
1004 New Road
Northfield, New Jersey 08225

**RE: VAC-38252 - VACATION
PLANNING COMMISSION MEETING OF JUNE 24, 2010**

Dear Mr. Schiff:

Your Petition to Vacate a 11-foot public drainage easement extending 120 feet south of Fremont Street, approximately 300 feet east of Main Street, Ward 3 (Reese), was considered by the Planning Commission on June 24, 2010.

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

1. The limits of this Petition of Vacation shall be an eleven-foot wide by one hundred twenty foot long Public Drainage Easement generally located south of Fremont Street, east of Main Street.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Order of Vacation. Appropriate drainage easements shall be granted as recommended by the approved Drainage Plan/Study including an easement along the east edge of Assessor's Parcel Number #139-34-111-038. The drainage study required by SDR-36936 may be used to satisfy this requirement provided that it addresses the area to be vacated.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as

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



Mr. Abraham Schiff
VAC-38252 - Page Two
June 25, 2010

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

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

This item will be considered by the City Council on July 21, 2010, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. John Erickson
1349 West Galleria Drive, Suite #200
Henderson, Nevada 89014

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE



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

SUBJECT: VAC-38252 - APPLICANT/OWNER: ABRAHAM SCHIFF

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **JUNE 24, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at (702) 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **JUNE 23, 2010**.


Signature

06.22.10

Date

John R. Erickson

Please Print Name

Woods Erickson Whitaker & Maurice LLP

Company Name

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

RECEIVED

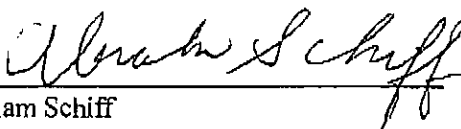
JUN 23 2010

SPECIAL AUTHORIZATION AND WAIVER

ABRAHAM SCHIFF, the undersigned, hereby makes, constitutes, and appoints the law firm of Woods Erickson Whitaker & Maurice LLP and John R. Erickson as his true and lawful Attorneys for him in his name, place, and stead to take any action necessary to effectuate the vacation of that certain storm drainage easement for the benefit of the City of Las Vegas on 25 Fremont Street, Las Vegas Nevada, APN 139-34-111-038.

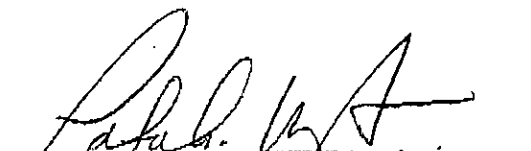
GIVING AND GRANTING unto his said Attorneys full power and authority to do and perform every act, receive every notice or information, and execute any document necessary or appropriate in connection with the foregoing purpose as the undersigned might or could do if personally present, hereby ratifying all that our said Attorneys shall lawfully do or cause to be done by virtue of these presents.

WITNESS my hand this 12th day of May, 2010


Abraham Schiff

STATE OF NEW JERSEY)
) :ss
COUNTY OF ATLANTIC)

The foregoing instrument was duly acknowledged before me, a notary public, by Abraham Schiff, this 12th day of May, 2010.


NOTARY PUBLIC 5/12/10
PATRICIA A. WASHINGTON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 20, 2010

R. Glen Woods*†
John R. Erickson*
Brian C. Whitaker†
Aaron R. Maurice
Jason M. Wiley††
Bryan D. Dixon
Scott R. Taylor*
Justin Hepworth
Andrew B. Platt†

*Also Admitted in Utah
†Also Admitted in California
‡Also Admitted in Arizona
††Also Admitted in Iowa
**Also Admitted in Nebraska

 WOODS ERICKSON
WHITAKER & MAURICE LLP

ATTORNEYS AT LAW

1349 West Galleria Drive
Suite 200
Henderson, Nevada 89014
Telephone:
702.433.9696
Fax:
702.434.0615
Website:
WoodsErickson.com
aplatt@woodserickson.com

May 13, 2010

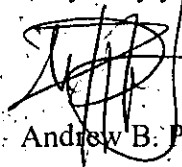
Steve Gebeke
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: VAC-38252

Mr. Gebeke

On May 11, we filed on behalf of Mr. Schiff, an application to vacate a storm drainage easement across 25 Fremont Street. That application has been labeled VAC-38252. The materials were signed by John Erickson of the firm without a power of attorney signed by Mr. Schiff. Please find attached a power of attorney authorizing John Erickson to act on behalf of Mr. Schiff in all matters relating to the easement.

Very truly yours,



Andrew B. Platt

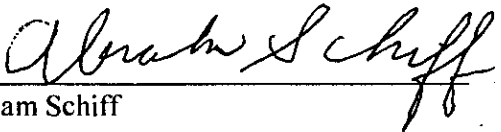
RECEIVED
MAY 13 2010

SPECIAL AUTHORIZATION AND WAIVER

ABRAHAM SCHIFF, the undersigned, hereby makes, constitutes, and appoints the law firm of Woods Erickson Whitaker & Maurice LLP and John R. Erickson as his true and lawful Attorneys for him in his name, place, and stead to take any action necessary to effectuate the vacation of that certain storm drainage easement for the benefit of the City of Las Vegas on 25 Fremont Street, Las Vegas Nevada, APN 139-34-111-038.

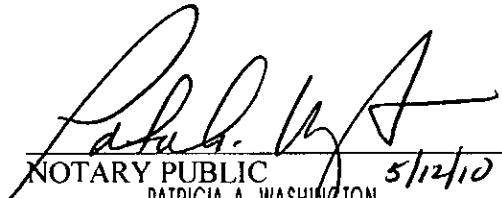
GIVING AND GRANTING unto his said Attorneys full power and authority to do and perform every act, receive every notice or information, and execute any document necessary or appropriate in connection with the foregoing purpose as the undersigned might or could do if personally present, hereby ratifying all that our said Attorneys shall lawfully do or cause to be done by virtue of these presents.

WITNESS my hand this 12th day of May, 2010


Abraham Schiff

STATE OF NEW JERSEY)
):ss
COUNTY OF ATLANTIC)

The foregoing instrument was duly acknowledged before me, a notary public, by Abraham Schiff, this 12th day of May, 2010.


NOTARY PUBLIC 5/12/10
PATRICIA A. WASHINGTON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 20, 2010

RECEIVED
MAY 13 2010

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 05/14/10
TO:	OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO DETENTION & ENFORCEMENT	TOM BURKART LINDA PERRI OZZIE MIRKHAH ANNE KILPONEN BRIAN O'CALLAGHAN KATHY SHEPHERD
SUBJECT: PETITION OF VACATION		
APPLICANT: ABRAHAM SCHIFF		
FILE NUMBER: VAC-38252		

A REQUEST HAS BEEN SUBMITTED BY ABRAHAM SCHIFF TO VACATE A PUBLIC DRAINAGE EASEMENT EXTENDING 120 FEET SOUTH OF FREMONT STREET, APPROXIMATELY 300 FEET EAST OF MAIN STREET, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A 1,320 SQUARE-FOOT PORTION OF PUBLIC DRAINAGE EASEMENT BOUNDED ON THE NORTHEAST BY THE SOUTHEASTERLY LINE OF SAID FREMONT STREET (80 FEET WIDE); BOUNDED ON THE SOUTHWEST BY THE SOUTHEASTERLY PROJECTION OF THE SOUTHWESTERLY LINE OF LOT 31 IN SAID BLOCK 3; BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF SAID LOT 31; AND BOUNDED ON THE SOUTHEAST BY A LINE PARALLEL WITH AND LYING 11.00 FEET SOUTHEASTERLY LINE OF SAID LOT 31.

COMMENTS DUE BY: MAY 25, 2010

PLANNING COMMISSION MEETING: JUNE 24, 2010

ATTACHMENT:

All others: location map

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 05/14/10
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE COMPANY d/b/a EMBARQ LAS VEGAS VALLEY WATER DISTRICT	YANCY GREEN MEGHAN O'NEAL SUE MULANAX
SUBJECT:	PETITION OF VACATION	
APPLICANT:	ABRAHAM SCHIFF	
FILE NUMBER:	VAC-38252	

A REQUEST HAS BEEN SUBMITTED BY ABRAHAM SCHIFF TO VACATE A PUBLIC DRAINAGE EASEMENT EXTENDING 120 FEET SOUTH OF FREMONT STREET, APPROXIMATELY 300 FEET EAST OF MAIN STREET, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A 1,320 SQUARE-FOOT PORTION OF PUBLIC DRAINAGE EASEMENT BOUNDED ON THE NORTHEAST BY THE SOUTHEASTERLY LINE OF SAID FREMONT STREET (80 FEET WIDE); BOUNDED ON THE SOUTHWEST BY THE SOUTHEASTERLY PROJECTION OF THE SOUTHWESTERLY LINE OF LOT 31 IN SAID BLOCK 3; BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF SAID LOT 31; AND BOUNDED ON THE SOUTHEAST BY A LINE PARALLEL WITH AND LYING 11.00 FEET SOUTHEASTERLY LINE OF SAID LOT 31.

COMMENTS DUE BY: MAY 25, 2010

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

PLANNING COMMISSION MEETING: JUNE 24, 2010

ATTACHMENT:

Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)
All others: Location Map

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 05/14/10
TO:	DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID (420 N. FOURTH STREET) SURVEY TRAFFIC ENGINEERING	ROGER BAILEY REBECCA WHITLOCK RAUL CRUZ DAVID GUERRA MARY WULFF JOE PEÑA PATRICK MURPHY ALAN RIEKKI RICK SCHROEDER
SUBJECT: PETITION OF VACATION		
APPLICANT: ABRAHAM SCHIFF		
FILE NUMBER: VAC-38252		

A REQUEST HAS BEEN SUBMITTED BY ABRAHAM SCHIFF TO VACATE A PUBLIC DRAINAGE EASEMENT EXTENDING 120 FEET SOUTH OF FREMONT STREET, APPROXIMATELY 300 FEET EAST OF MAIN STREET, WARD 3 (REESE).

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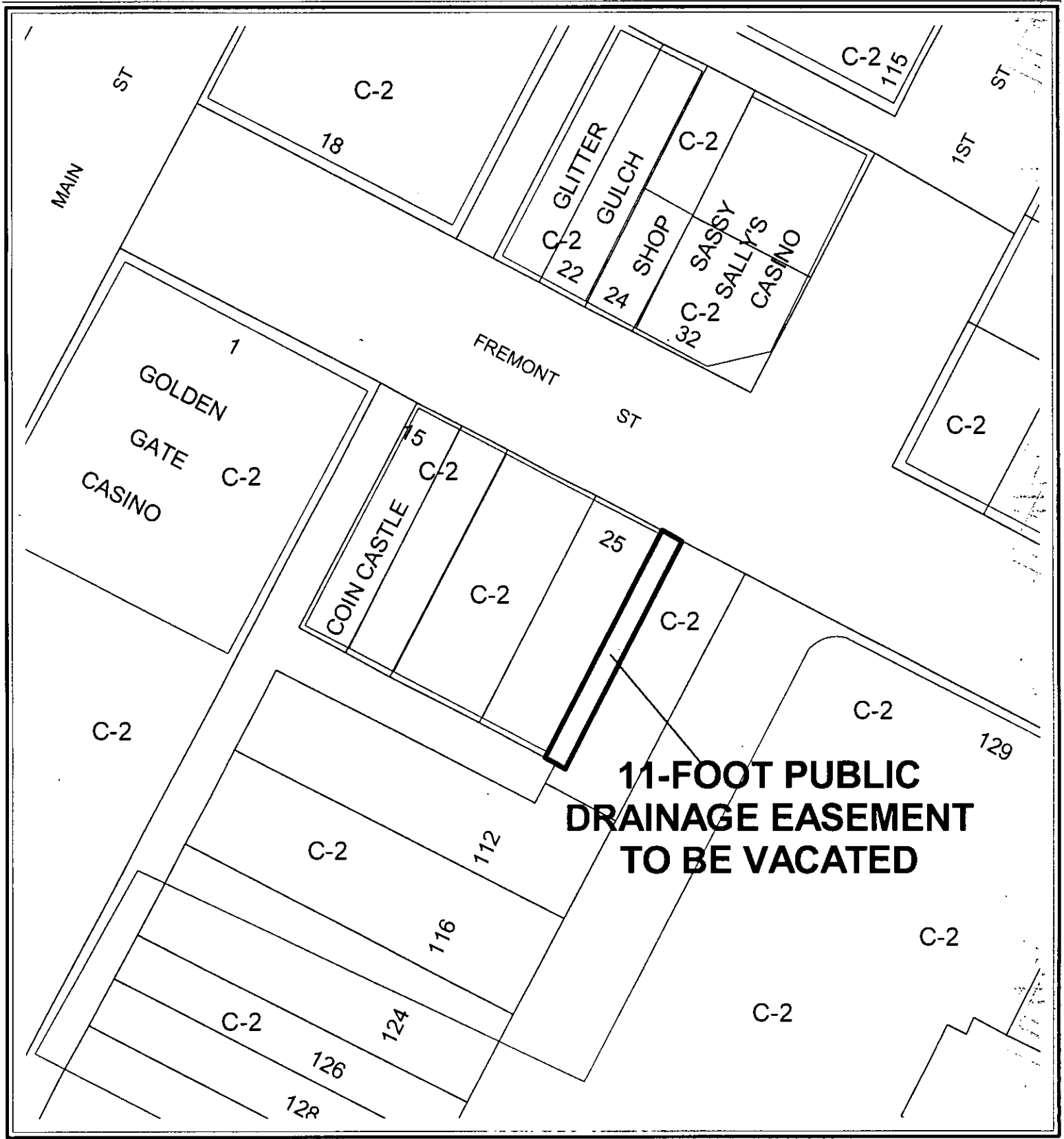
COMMENTS DUE TO BART ANDERSON BY: MAY 25, 2010

PLANNING COMMISSION MEETING: JUNE 24, 2010

ATTACHMENT:

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

(Revised 1/02)



CASE: VAC-38252



Planner Assigned This Case~

The representative John Ericson (the property owners' attorney) signed the application and SOFI. He is going to produce a letter / power of attorney documentation which allows him to sign the application and SOFI. He said it should be in within a week (5 days). I spoke with Steve G. and he OK'd to take in.

Jonathan B.

Jonathan B. 05/11/10

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAC Application

VAC-38252/PC-6/24/10-A

Report Date 05/12/2010 07:38 AM

Submitted By

Page 1

A/P # 38252 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/11/2010 14:21	984757	Temp COD		
Approved			CDO 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

Valuation

Description of Work

VAC-38252 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ABRAHAM SCHIFF - Petition to Vacate a public drainage easement extending 120 feet south of Fremont Street, approximately 300 feet east of Main Street, Ward 3 (Reese)

Parent A/P

Project #	38252	Project/Phase Name	VACATION OF 1ST STREET & FREMO	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel
Location

Owner/Tenant

Contact ID	AC1722220	Name	ABRAHAM SCHIFF	Organization	
Mailing Address	1004 NEW ROAD			State/Province	NEW JERSEY
City	NORTHFIELD			Country	☐ Foreign
ZIP/PC	08225			Evening Phone	
Day Phone	(702)433-9696 x			Mobile #	
Fax	(702)434-0615				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

No Parcels are linked to this Application

Applicants/Contacts

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAC Application****Report Date** 05/12/2010 07:38 AM**Submitted By**

Page 2

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1722220 ☐ **Foreign**
Effective **Expire**
Name ABRAHAM SCHIFF
Day Phone (702)433-9696 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)434-0615 **Mobile** **Profession**
E-Mail
Address 1004 NEW ROAD
NORTHFIELD, NEW JERSEY 08225
Seasonal Addr

Valid From **To**
Comments No Comments

Primary N **Capacity** OTHER **Contact ID** AC1774293 ☐ **Foreign**
Effective **Expire**
Name JOHN R. ERICSON
Day Phone (702)433-9696 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)434-0615 **Mobile** **Profession**
E-Mail
Address 1349 W. GALLERIA DR. #200
HENDERSON, NV 89014
Seasonal Addr

Valid From **To**
Comments No Comments

Primary Y **Capacity** APPL **Contact ID** AC1774291 ☐ **Foreign**
Effective **Expire**
Name ABRAHAM SCHIFF
Day Phone (702)433-9696 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)434-0615 **Mobile** **Profession**
E-Mail
Address 1004 NEW ROAD
NORTHFIELD, NJ 08225
Seasonal Addr

Valid From **To**
Comments No Comments

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
391634 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
391635 FIRE COMM #1 (FIRE COMMUNICATION)	Incomplete
391645 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAC Application

Report Date 05/12/2010 07:38 AM

Submitted By

Page 3

Item Description	Item Status
391639 FLOOD #1 (FLOOD CONTROL)	Incomplete
391638 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
391636 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
391640 ROW #1 (RIGHT-OF-WAY)	Incomplete
391637 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
391641 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
391642 SURVEY #1 (SURVEY)	Incomplete
391643 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
391644 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(PT-NOTIFICATION MAP DATE)	
(PT-SIZE OF NOTIFICATION AREA)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Review Activities Review # Comments	Review Type	#	Status	Valued	Issued	Started	Completed	Comp By
391634	DEVCO	1	Incomplete	☐	05/12/2010 07:31			
391635	FIRE COMM	1	Incomplete	☐	05/12/2010 07:31			
391636	NEIGH P&S	1	Incomplete	☐	05/12/2010 07:31			
391637	SEWER	1	Incomplete	☐	05/12/2010 07:31			
391638	LAND DEV	1	Incomplete	☐	05/12/2010 07:31			
391639	FLOOD	1	Incomplete	☐	05/12/2010 07:31			
391640	ROW	1	Incomplete	☐	05/12/2010 07:31			
391641	SID	1	Incomplete	☐	05/12/2010 07:31			
391642	SURVEY	1	Incomplete	☐	05/12/2010 07:31			
391643	TEFO	1	Incomplete	☐	05/12/2010 07:31			
391644	TRAFFIC	1	Incomplete	☐	05/12/2010 07:31			
391645	FIRE ENG	1	Incomplete	☐	05/12/2010 07:31			

Activity Review Details

Detail AGENDA TECH ITEMS (VAC)

Modified By CBURNEY

Modified Date/Time 05/11/2010 14:45

Comments

No Comments

Report Date 05/12/2010 07:38 AM

Submitted By

Page 4

AGENDA TECH ITEMS

Before Planning Commission Items

DRT Process Complete 05/25/2010

Plans Routed for Review 05/14/2010

Sent to Review Journal 06/08/2010

Public Hearing Notice Sent 06/11/2010

After Planning Commission Items

Action Letter Completed 06/25/2010

Notice of Final Action Form Completed 06/25/2010

Detail SUBMITTAL CHECKLIST (VAC)

Modified By JBOYLES

Modified Date/Time 05/11/2010 14:26

Comments

The representative John Ericson (the property owners attorney) signed the application and SOFI. He is going to produce a letter / power of attorney documentation which allows him to sign the application and SOFI. He said it should be in within a week (5 days)

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- N Application/Petition Form
- Y Deed and Legal Description
- Y Assessors Parcel Map
- N Patent Reservation Document (for Patent Res. Vacations only)
- Y Vacation Exhibit (3 Folded/ 1 Rolled)
- N Statement of Financial Interest
- Y Justification Letter
- Y Business Licensing Requirements Met
- N Business License Exempt

Detail PLANNING LEGAL DESCRIPTION

Modified By JGRIDER

Modified Date/Time 05/12/2010 07:38

Comments

No Comments

Report Date 05/12/2010 07:38 AM

Submitted By

Page 5

PLANNING LEGAL

Enter legal description

RESERVING THEREFROM AN EASEMENT TO THE CITY OF LAS VEGAS FOR PUBLIC DRAINAGE PURPOSES AND APPURTENANCES THERETO, OVER, ACROSS AND UNDER THAT PORTION OF SAID FIRST STREET, BOUNDED AS FOLLOWS: BOUNDED ON THE NORTHEAST BY THE SOUTHEASTERLY LINE OF SAID FREMONT STREET (80 FEET WIDE); BOUNDED ON THE SOUTHWEST BY THE SOUTHEASTERLY PROJECTION OF THE SOUTHWESTERLY LINE OF LOT 31 IN SAID BLOCK 3; BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF SAID LOT 31; AND BOUNDED ON THE SOUTHEAST BY A LINE PARALLEL WITH AND LYING 11.00 FEET SOUTHEASTERLY LINE OF SAID LOT 31, TOGETHER WITH REASONABLE RIGHTS OF INGRESS THERETO AND EGRESS THEREFROM.

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

No Conditions

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

VACATION

N Parent Project link required? Vacation Routing Process after City Council

External (Utility) Comments required?

Final City Council letter received

Annotated minutes received

Staff Recommendation

Meeting information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
06/24/2010	PC	SCHEDULED		0	0	0
JBOYLES	05/11/2010					

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

There are no items in this list

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

Report Date 05/12/2010 07:38 AM

Submitted By

Page 6

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

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	05/11/2010 14:24		0.00
	ANDREW PLATT, 702.433.9696, WOODS ERICKSON WHITAKER & MAURICE LLP CK 34884				

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation of storm drainage easement
 Project Address (Location) 25 Fremont Street
 Project Name Vacation of 1st Street & Fremont easment Proposed Use Commercial/retail
 Assessor's Parcel #(s) 139-34-111-038 Ward # 3
 General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed C-2
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Easement to be replaced by alternate easement on the east boundary
of subject parcel

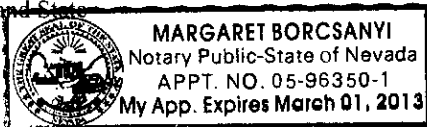
PROPERTY OWNER Abraham Schiff Contact _____
 Address 1004 New Road Phone: (702) 433-9696 Fax: (702) 434-0615
 City Northfield State NJ Zip 08225
 E-mail Address _____

APPLICANT Abraham Schiff Contact _____
 Address 1004 New Road Phone: (702) 433-9696 Fax: (702) 434-0615
 City Northfield State NJ Zip 08225
 E-mail Address _____

REPRESENTATIVE John R. Erickson Contact _____
 Address 1349 W. Galleria Drive, Suite 200 Phone: (702) 433-9696 Fax: (702) 434-0615
 City Henderson State NV Zip 89014
 E-mail Address jerickson@woodserickson.com

Property Owner Signature* John Erickson, Council
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name John R. Erickson
 Subscribed and sworn before me
 This 11th day of May, 2010
Margaret Borcsanyi

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAC-38252</u>
Meeting Date:	<u>06/24/10</u>
Total Fee:	<u>1000.00</u>
Date Received:	<u>05/11/10</u>
Received By:	<u>Jonathan B.</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: **VAC-38252** APN: 139-34-111-038

Name of Property Owner: Abraham Schiff

Name of Applicant: Abraham Schiff

Name of Representative: John Erickson

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: _____

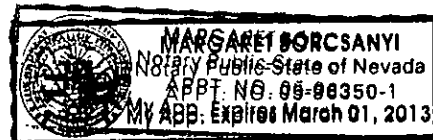
Signature of Property Owner: *John Erickson*

Print Name: John Erickson

Subscribed and sworn before me

This 11th day of May, 2010

Margaret Borcsanyi
Notary Public in and for said County and State



R. Glen Woods**
John R. Erickson*
Brian C. Whitaker†
Aaron R. Maurice
Jason M. Wiley††
Travis J. Wright**
Bryan D. Dixon
Scott R. Taylor
Ammon E. Chase
Justin S. Hepworth
Andrew B. Platt
*Also Admitted in Utah
†Also Admitted in California
†Also Admitted in Arizona
††Also Admitted in Iowa
**Also Admitted in Nebraska

 WOODS ERICKSON
WHITAKER & MAURICE LLP

ATTORNEYS AT LAW

1349 West Galleria Drive,
Suite 200
Henderson, NV 89014

Telephone:
702.433.9696

Telefax:
702.434.0615

Web site:
www.wnnderickson.com

May 11, 2010

Planning & Development Department
City of Las Vegas
731 S. 4th Street
Las Vegas, Nevada 89101

Re: Justification Letter to Accompany a Vacation of storm drainage easement
generally located vacated First Street and Fremont Street
APN: 139-34-111-038

Dear Sir or Madam:

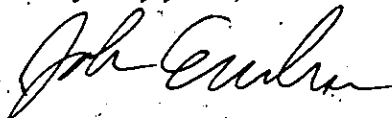
Woods Erickson, Whitaker & Maurice LLP on behalf of our client Abraham Schiff and Schiff Enterprises LLC, respectfully requests your consideration and approval of the subject application to allow for the vacation of a disused storm drainage easement allowing redevelopment along the Fremont Street Experience.

The purpose of the vacation is to eliminate the encumbrance on the subject parcel. The easement is not currently in use. Moreover, the easement will not serve any purpose in the future by virtue of its being isolated and by its replacement with an alternative storm drainage easement at the edge of the subject parcel and parcel 139-34-210-032.

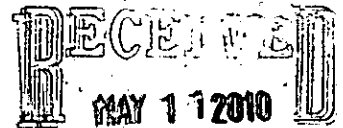
Approval of this action will not harm the public because the easement is not currently in use and future storm drainage needs will be met with another easement which will be maintained at private expense.

We appreciate your consideration of this application. Please schedule these items for the next available meeting date. Should you have any questions, or require additional information, please call.

Very truly yours,



John R. Erickson



VAC-38252

18
Affix R.P.T.T. \$ 5,750.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Robert S. Richardson, Trustee of the Robert S. Richardson Family Trust; William A. Richardson, Trustee of the William A. Richardson Family Trust; Robert Beckley and Karen K. Beckley, Trustees of the Beckley Family Trust; and Douglas Beckley, Trustee of the Doug Beckley Trust in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby, Grant, Bargain, Sell and Convey to ABRAHAM SCHIFF, whose address is 418 E. Fremont Street, Las Vegas, Nevada 89101 all that real property situate in the City of Las Vegas County of Clark, State of Nevada, bounded and described as follows:

LOT THIRTY-ONE (31) IN BLOCK THREE (3) 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.

APN 139-34-111-038

SUBJECT TO: 1. ALL GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1997-1998;
2. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY, AND EASEMENTS NOW OF RECORD.

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

Witness our hands this 9th day of JANUARY, 1998.

Beckley Family Trust

By: Robert Beckley
Its: Trustee

Robert S. Richardson
Family Trust

By: Robert S. Richardson
Its: Trustee

Doug Beckley Trust

By: Doug Beckley
Its: Trustee

By: Karen K. Beckley
Its: Trustee

William A. Richardson
Family Trust

By: William A. Richardson
Its: Trustee

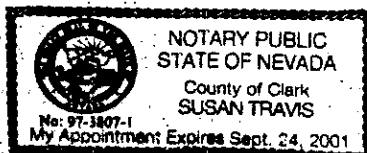
Robert S. Richardson Family Trust

By: Saundra F. Richardson
Its: Trustee

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on the 9 day of January, 1998, by Robert Beckley and Karen Beckley as Trustees of the Beckley Family Trust.



Notary Public

My commission expires: Sept 24, 2001

RECEIVED
MAY 1 2001

980115.01593

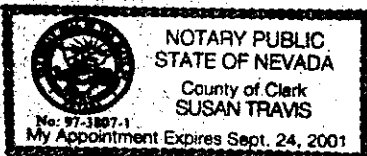
GRANT, BARGAIN, SALE DEED FOR LOT THIRTY-ONE IN BLOCK 3
PAGE 2 OF 2

STATE OF NEVADA)

) ss:

COUNTY OF CLARK)

This instrument was acknowledged before me on the 9 day of January, 1998, by Robert S. Richardson as Trustee of the Robert S. Richardson Family Trust



Susan Travis
Notary Public

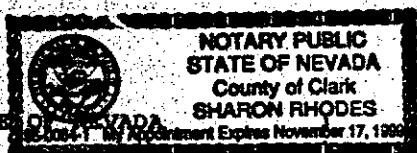
My commission expires: Sept 24, 2001

STATE OF NEVADA)

) ss:

COUNTY OF CLARK)

This instrument was acknowledged before me on the 13th day of January, 1998, by Sandra F. Richardson as Trustee of the Robert S. Richardson Family Trust.



Sharon Rhodes
Notary Public

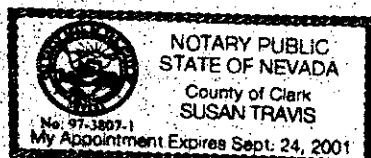
My commission expires: _____

STATE OF NEVADA)

) ss:

COUNTY OF CLARK)

This instrument was acknowledged before me on the 9 day of January, 1998, by William A. Richardson as Trustee of the William A. Richardson Family Trust.



Susan Travis
Notary Public

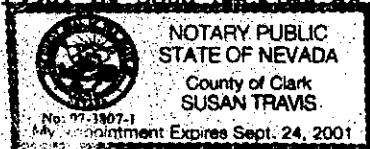
My commission expires: Sept 24, 2001

STATE OF NEVADA)

) ss:

COUNTY OF CLARK)

This instrument was acknowledged before me on the 9 day of January, 1998, by Doug Beckley as Trustee of the Doug Beckley Trust.



Susan Travis
Notary Public

My commission expires: Sept 24, 2001

ORDER NO: _____

WHEN RECORDED MAIL TO:

Abraham Schiff

418 E. Fremont St.

Las Vegas, NV 89101

FOR RECORDER'S USE ONLY

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

UNITED TITLE OF NEVADA

01-15-98 15:05 CPD 2

BOOK: 980115 INST: 01593

FEE: 8.00 RPTT: 5,750.00

MAILED
MAY 1 2001

20060901-0003376

Fee: \$19.00
N/C Fee: \$0.00

09/01/2006 12:07:20
T20060153130

Requestor:
LAS VEGAS CITY

Frances Deane GWC
Clark County Recorder Pgs: 6

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APN: 139-34-199-003, -111-064

ORDER OF VACATION

WHEREAS a petition dated the 8th day of August, 2005 signed by a property owner(s) abutting the area affected thereby, was filed with the City Clerk of the City Council of the City of Las Vegas, Nevada (hereinafter the "City Clerk" and the "City Council" respectively), applying for the vacation of certain real property, hereinafter described. The petition having been in order, the City Council referred it to the City's Planning Commission (hereinafter the "Planning Commission") for its recommendation, and the Planning Commission having filed its report with the Council approved and recommended such vacation; and

WHEREAS, The City Council, by an order made at its regular meeting held on the 5th day of October, 2005, having set the 19th day of October, 2005, at the hour of 1:00 p.m. in the City Council Chambers of Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, Nevada, as the date, time and place for a public hearing on the petition and recommendation, and having ordered the City Clerk to notify, by registered mail, each owner of property abutting the area proposed for vacation and to cause a notice to be published at least once in a newspaper of general circulation in the City setting forth the date, time and place of the public hearing and the extent of the proposed vacation; and

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WHEREAS, the notices provided for in the Order, were mailed by certified mail by the City Clerk on the 4th day of October, 2005, and that a notice of hearing was published on the 7th day of October, 2005, in the manner prescribed in the Order; and

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WHEREAS, The City Council having held a public hearing on the 2nd day of November, 2005, on the petition for vacation and the recommendation of the Planning Commission thereon, and the City Council having heard evidence in support of and against the petition; and

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

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

That portion of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being that portion of FIRST STREET as shown on the plat of CLARK'S LAS VEGAS TOWNSITE, on file in Book 1 of Plats, Page 37, of Clark County, Nevada Records, described as follows:

That portion of said FIRST STREET (80 feet wide), bounded as follows: bounded on the northeast by the southwesterly line of FREMONT STREET (80 feet wide), said southwesterly line also being the

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southeasterly projection of the northeasterly line of BLOCK 3 of said CLARK'S LAS VEGAS TOWNSITE plat; bounded on the southwest by the southeasterly projection of the southwesterly line of LOT 23 in said BLOCK 3; bounded on the southeast by the southeasterly line of said FIRST STREET (80 feet wide), and bounded on the northwest by the northwesterly line of said FIRST STREET.

RESERVING THEREFROM an easement to the CITY OF LAS VEGAS for public drainage purposes and appurtenances thereto, over, across and under that portion of said FIRST STREET, bounded as follows: bounded on the northeast by the southwesterly line of said FREMONT STREET (80 feet wide); bounded on the southwest by the southeasterly projection of the southwesterly line of LOT 31 in said BLOCK 3; bounded on the northwest by the southeasterly line of said LOT 31; and bounded on the southeast by a line parallel with and lying 11.00 feet southeasterly of the southeasterly line of said LOT 31, together with reasonable rights of ingress thereto and egress therefrom.

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ALSO RESERVING THEREFROM an easement to the CITY OF LAS VEGAS for public sewer purposes and appurtenances thereto, over, across and under the northwesterly 20 feet of the southeasterly 34.75 feet of the southwesterly 122.5 feet; the northeasterly 20 feet of the southwesterly 90 feet of the southeasterly 14.75 feet; and the northeasterly 20 feet of the southwesterly 122.5 feet of the above described parcel of land, together with reasonable rights of ingress thereto and egress therefrom.

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

1. Submit an encroachment agreement prior to submittal of construction drawings for this site to allow design and construction of a portion of a building within existing public right-of-way. This Order of Vacation shall not record until permits for construction of a structure overlying the area to be vacated have been issued and appropriate bond secured. However, the Order of Vacation shall record prior to issuance of a Certificate of Occupancy for this site. In addition, prior to the issuance of building permits, provide proof acceptable to the City Attorney's office that this owner will control all such vacated right-of-way needed for the building;
2. The limits of this Vacation shall be the full width of First Street extending from Fremont Street approximately 250 feet south;
3. Prior to the recordation this Order of Vacation, provide proof acceptable to the City Attorney's Office that the Fremont Street Experience LLC consents to the vacation;
4. Prior to the recordation of this Order of Vacation, the applicant shall completely reimburse the City of Las Vegas for the City's contributions to the First Street stage that lies within the area proposed for vacation; alternatively, the applicant may relocate the stage, at their sole cost, if acceptable to the Fremont Street Experience LLC and the City;

5. This Petition of Vacation shall be modified as necessary to provide a turnaround for 1st Street acceptable to the City Engineer. Additional dedication may be required to provide such turnaround; if so, such right-of-way must be provided prior to recordation of the Order of Vacation;

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6. Prior to recordation of this Order of Vacation, provide a plan acceptable to the City Engineer showing how the vacated street will be incorporated into the adjoining parcels;
7. A sanitary sewer relocation/abandonment plan must be approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation. Alternatively, public sewer easements shall be retained through this Petition of Vacation;
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study;
9. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation;
10. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required;
11. Prior to recordation of this Order of Vacation, the applicant shall submit a plan depicting public pedestrian access connectivity from Fremont Street to First Street through the Golden Nugget property, subject to approval of the Public Works and Planning and Development departments;
12. The applicant shall work with Nevada Power to prepare an underground plan for utilities within the alley between First Street and Main Street from Carson Avenue to the east/west alley parallel to Fremont Street;
13. An application for a Site Development Plan Review shall be approved prior to recordation of the Order of Vacation;
14. All development shall be in conformance with code requirements and design standards of all City Departments;
15. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right of way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable

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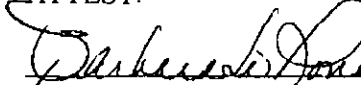
and where needed, public easement corridors and sight visibility or other easements that would/should cross any right of way or easement being vacated must be retained; and

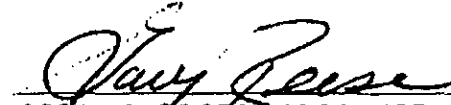
16. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

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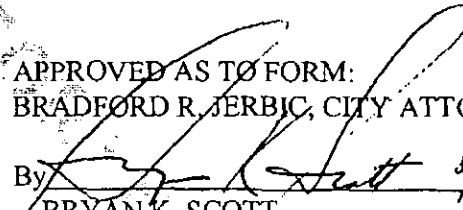
DATED this 30TH day of August, 2006.

ATTEST:

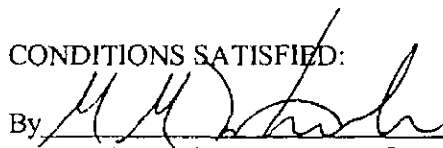

BARBARA JO RONEMUS
CITY CLERK


~~OSCAR B. GOODMAN, MAYOR~~
Gary Reese, Mayor Pro-Tem

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

By  8/28/06
BRYAN K. SCOTT
ASSISTANT CITY ATTORNEY

CONDITIONS SATISFIED:

By 
PLANNING AND DEVELOPMENT DEPARTMENT
M. MARGO WHEELER, DIRECTOR

When recorded mail to:

City Clerk-City Hall
400 Stewart Ave
Las Vegas, Nevada 89101

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