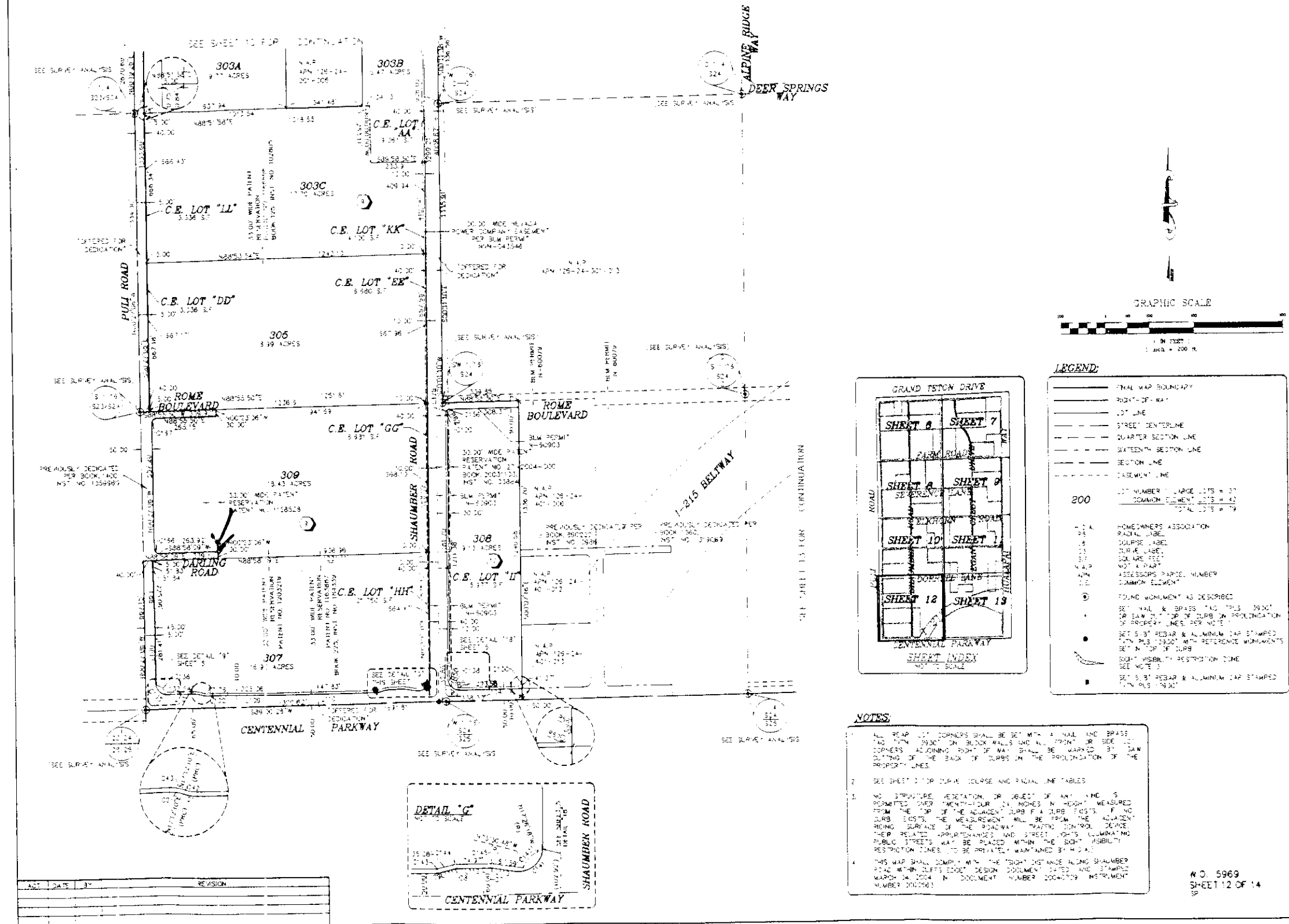


CLIFFS EDGE PARENT

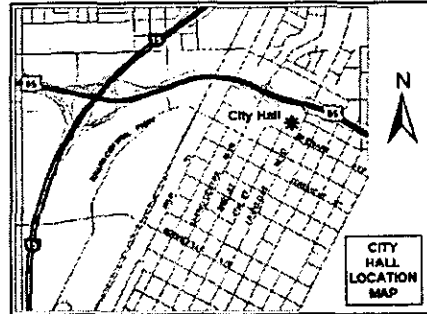
(COMMON INTEREST COMMUNITY)

BEING PORTIONS OF SECTION 13 AND SECTION 24, TOWNSHIP 19 SOUTH, RANGE 39 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAC-39118

Planning Commission Meeting of 9/23/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M \$ 00.414
0004279218 SEP 10 2010
MAILED FROM ZIP CODE 89101

RECEIVED
SEP. 20 2010

13812110040
JOHNSON FAMILY TRUST
5401 W ALEXANDER RD
LAS VEGAS NV 89130-2805

Case: VAC-39118

GAUS11 89100

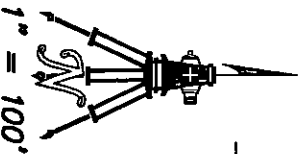
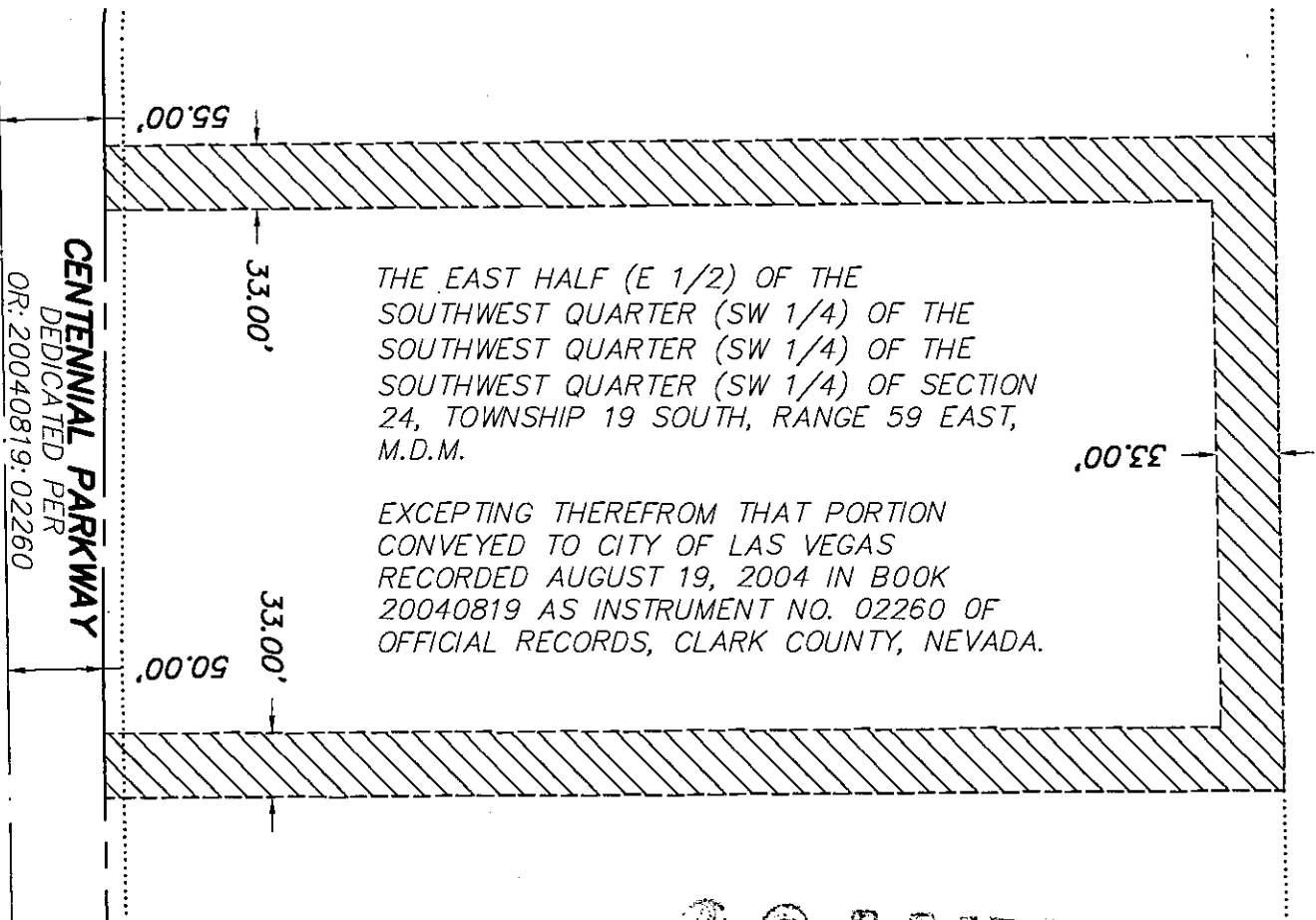


10A

SCANNED

THE EAST HALF (E 1/2) OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION
24, TOWNSHIP 19 SOUTH, RANGE 59 EAST,
M.D.M.

EXCEPTING THEREFROM THAT PORTION
CONVEYED TO CITY OF LAS VEGAS
RECORDED AUGUST 19, 2004 IN BOOK
20040819 AS INSTRUMENT NO. 02260 OF
OFFICIAL RECORDS, CLARK COUNTY, NEVADA.



"EASEMENT 1"
PAGE 3 OF 4

WALLACE-MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING
5740 S. ARVILLE BLVD. #206-L
LAS VEGAS, NEVADA 89118

VAC-39018

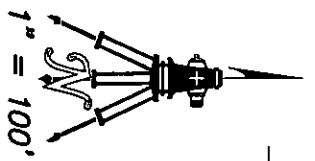
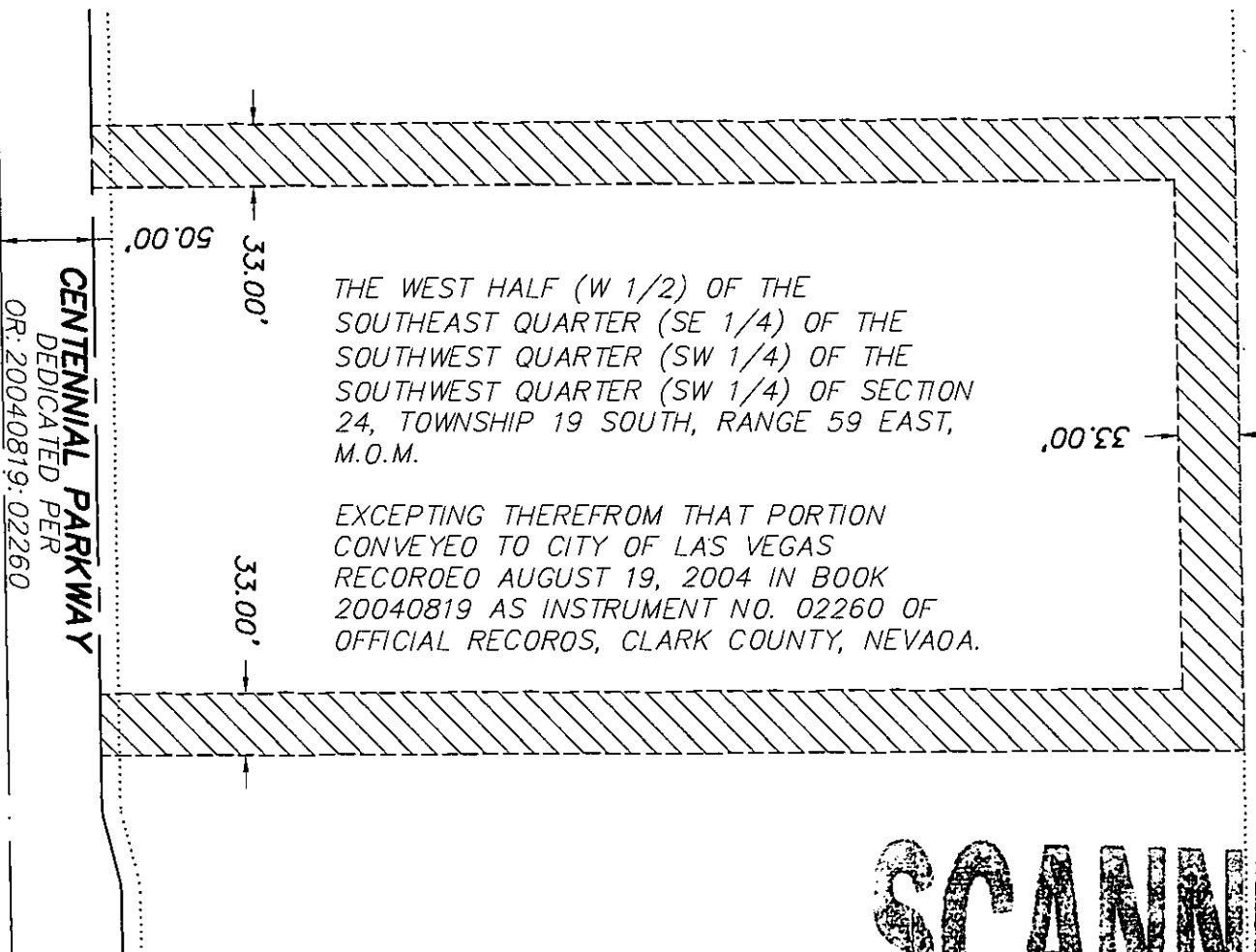
JUL 29 2010

09/23/10 PC

SCANNED

THE WEST HALF (W 1/2) OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION
24, TOWNSHIP 19 SOUTH, RANGE 59 EAST,
M.O.M.

EXCEPTING THEREFROM THAT PORTION
CONVEYED TO CITY OF LAS VEGAS
RECORDED AUGUST 19, 2004 IN BOOK
20040819 AS INSTRUMENT NO. 02260 OF
OFFICIAL RECORDS, CLARK COUNTY, NEVADA.



"EASEMENT 2"
PAGE 4 OF 4

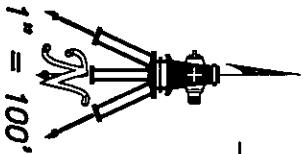
WALLACE-MORRIS

SURVEYING, INC.
LAND SURVEY ENGINEERING

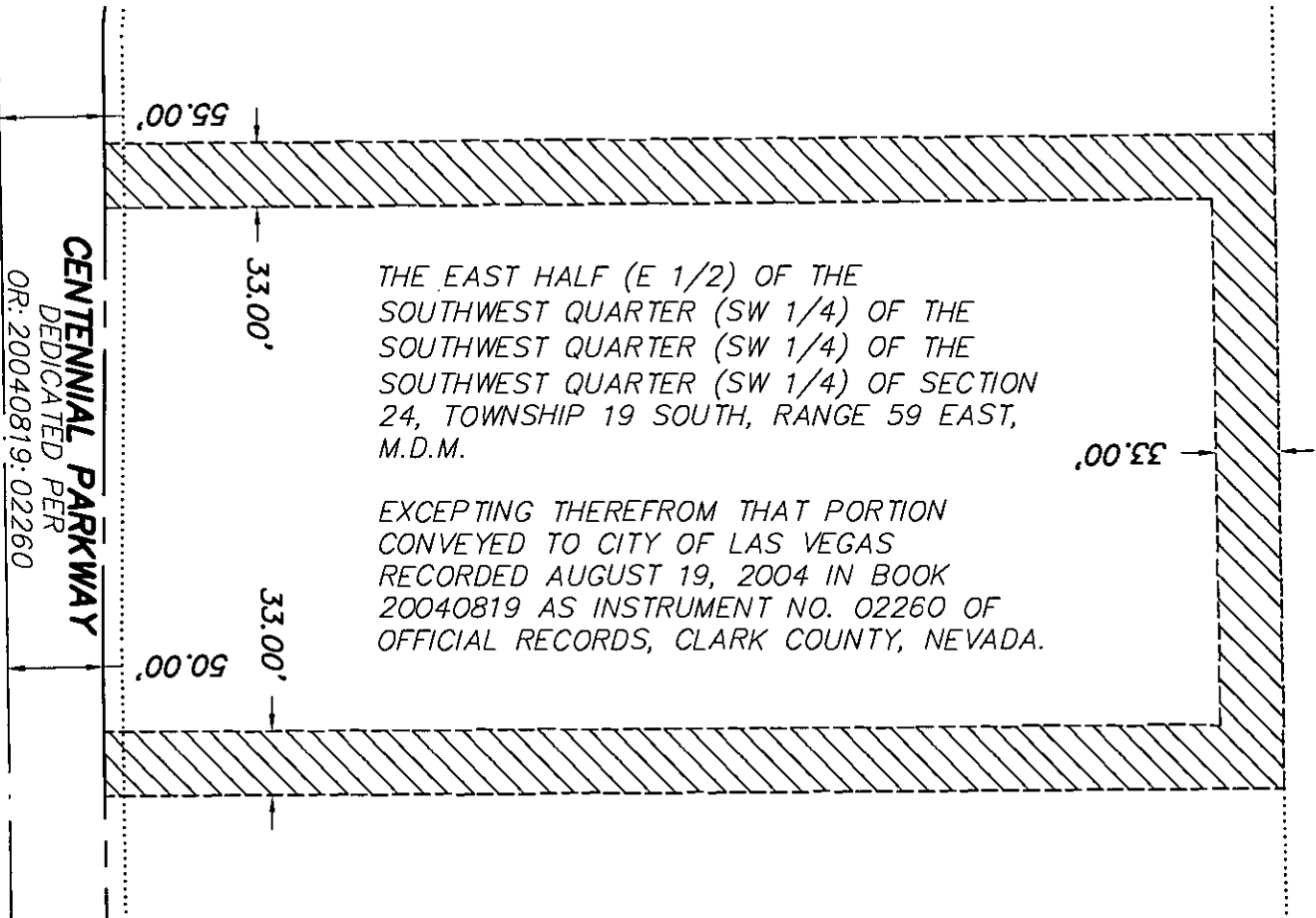
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118-2006

VAC-39018

09/23/10 PC



"EASEMENT 1"
PAGE 3 OF 4



THE EAST HALF (E 1/2) OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION
24, TOWNSHIP 19 SOUTH, RANGE 59 EAST,
M.D.M.

EXCEPTING THEREFROM THAT PORTION
CONVEYED TO CITY OF LAS VEGAS
RECORDED AUGUST 19, 2004 IN BOOK
20040819 AS INSTRUMENT NO. 02260 OF
OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

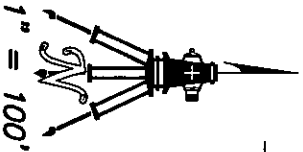
CENTENNIAL PARKWAY

DEDICATED PER
OR: 20040819: 02260

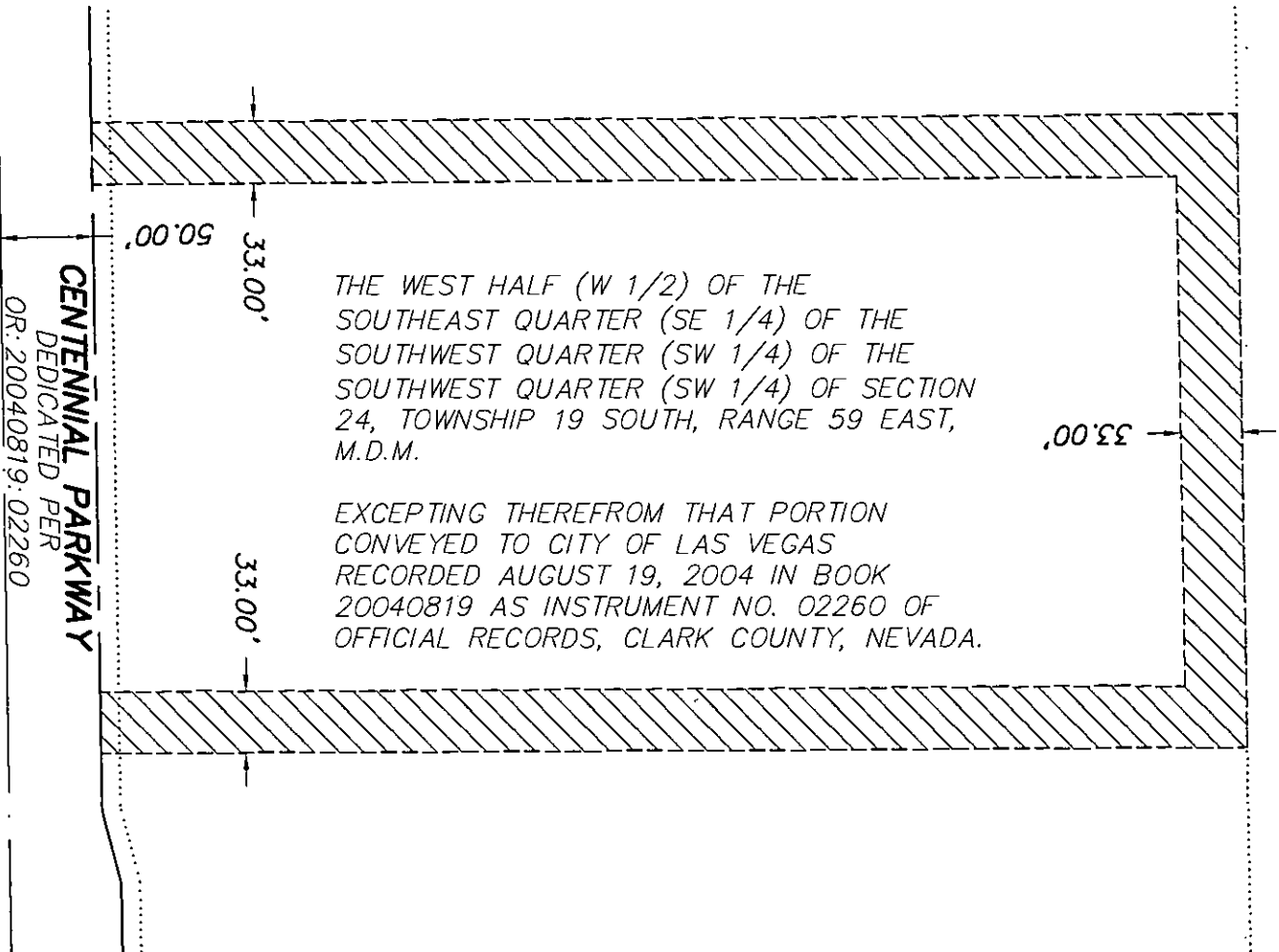
**WALLACE-MORRIS
SURVEYING, INC.**
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #200
LAS VEGAS, NEVADA 89118

VAC-39018

JUL 29 2010



"EASEMENT 2"
PAGE 4 OF 4



THE WEST HALF (W 1/2) OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION
24, TOWNSHIP 19 SOUTH, RANGE 59 EAST,
M.D.M.

EXCEPTING THEREFROM THAT PORTION
CONVEYED TO CITY OF LAS VEGAS
RECORDED AUGUST 19, 2004 IN BOOK
20040819 AS INSTRUMENT NO. 02260 OF
OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

WALLACE-MORRIS
SURVEYING, INC.

LAND SURVEYING

5740 S. ARVILLER ST. #206
LAS VEGAS, NEVADA 89118

JUL 29 2010

VAC-39018

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/13/10
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 ALBERT SUNG DAVID GUERRA MARY WULFF JOE PEÑA PATRICK MURPHY ALAN RIEKKI RICK SCHROEDER
SUBJECT: PETITION OF VACATION		
APPLICANT: PARDEE HOMES OF NEVADA, INC.		
FILE NUMBER: VAC-39018		

A REQUEST HAS BEEN SUBMITTED BY PARDEE HOMES OF NEVADA, INC. TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED APPROXIMATELY 300 FEET NORTHWEST OF THE INTERSECTION OF SHAUMBER ROAD AND CENTENNIAL PARKWAY, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS FOLLOWS:

THE WEST, NORTH AND EAST 33.00 FEET OF THE EAST HALF (E½) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THE PATENT RECORDED IN BOOK 20040819, INSTRUMENT NO. 02260, CLARK COUNTY OFFICIAL RECORDS.

TOGETHER WITH:

THE WEST, NORTH AND EAST 33.00 FEET OF THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THE PATENT RECORDED IN BOOK 20040819, INSTRUMENT NO. 02260, CLARK COUNTY OFFICIAL RECORDS.

COMMENTS DUE TO BART ANDERSON BY: AUGUST 24, 2010

PLANNING COMMISSION MEETING: SEPTEMBER 23, 2010

ATTACHMENT:

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

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/13/10		
TO:	<table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top;">OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO DETENTION & ENFORCEMENT</td><td style="width: 50%; vertical-align: top;">TOM BURKART LINDA PERRI OZZIE MIRKHAH ANNE KILPONEN BRIAN O'CALLAGHAN KATHY SHEPHERD</td></tr></table>		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
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: PARDEE HOMES OF NEVADA, INC.				
FILE NUMBER: VAC-39018				

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TOGETHER WITH:

THE WEST, NORTH AND EAST 33.00 FEET OF THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THE PATENT RECORDED IN BOOK 20040819, INSTRUMENT NO. 02260, CLARK COUNTY OFFICIAL RECORDS.

COMMENTS DUE BY: AUGUST 24, 2010

PLANNING COMMISSION MEETING: SEPTEMBER 23, 2010

ATTACHMENT:

All others: location map

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/13/10
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:	PARDEE HOMES OF NEVADA, INC.	
FILE NUMBER:	VAC-39018	

A REQUEST HAS BEEN SUBMITTED BY PARDEE HOMES OF NEVADA, INC. TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED APPROXIMATELY 300 FEET NORTHWEST OF THE INTERSECTION OF SHAUMBER ROAD AND CENTENNIAL PARKWAY, WARD 6 (ROSS).

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COMMENTS DUE BY: AUGUST 24, 2010

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

PLANNING COMMISSION MEETING: SEPTEMBER 23, 2010

ATTACHMENT:

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

Mary A. Wulff

From: Mary A. Wulff
Sent: Monday, December 06, 2010 1:57 PM
To: Cissy Green
Subject: vac 39018



vac 39018.DOC

Cissy, here is a copy and you can make any changes, mary

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

APN: 126-24-410-002

RELINQUISHMENT OF INTEREST OF GOVERNMENT PATENT RESERVATION

WHEREAS, pursuant to Chapter 18.20.10 of the Municipal Code of the City of Las Vegas, Nevada ("City"), a Petition for the vacation of a government patent reservation ("Patent Reservation Area"), depicted and legally described in Exhibit A, attached hereto and incorporated herein by this reference, dated July 29, 2010, signed by the property owner(s) abutting the affected area, was filed with the Secretary of the City's Planning Commission. The Petition was determined to be in order and was referred by the Secretary to the Planning Commission for its consideration and final action; and

WHEREAS, not less than ten business days before consideration by the Planning Commission, notice of the Planning Commission public hearing, setting forth the extent of the proposed government patent reservation vacation and setting the date for the public hearing was sent by mail on September 9, 2010, sufficient to meet the requirements of NRS 278.480, to each owner of property abutting the proposed Patent Reservation Area. Notice was published in Las Vegas Review Journal and Las Vegas Sun, a newspaper of general circulation in the City, on September 10, 2010; and

WHEREAS, the Planning Commission public hearing to consider the Petition was held on September 23, 2010, at the hour of 6:00 p.m. in the City Council Chamber at Las Vegas City Hall located at 400 Stewart Avenue, Las Vegas, County of Clark, Nevada; and

WHEREAS, the Planning Commission determined that the public will not be materially injured by the proposed government patent reservation vacation, and pursuant to Chapter 18.20.060 of the Municipal Code of the City, the Planning Commission's action shall be final, subject to fulfillment of the conditions of approval letter in Exhibit B, attached hereto and incorporated herein by this reference.

This Relinquishment of Interest vacates the City's interest in the Patent Reservation Area. Any property interests held by others over the Patent Reservation Area shall remain in place and this Relinquishment of Interest shall not be deemed to affect the property interest therein of any other public utility, governmental or business entity, or person.

DATED this ____ day of _____, 20____.

CITY OF LAS VEGAS

By: _____
Oscar B. Goodman, Mayor

ATTEST:

By _____
Beverly K. Bridges, MMC, City Clerk Date

APPROVED AS TO FORM:

By _____
Assistant City Attorney Date

CONDITIONS SATISFIED:

By _____
M. Margo Wheeler, Director Date
Planning and Development Department

EXHIBIT A

VACATION AREA DESCRIPTION

EXHIBIT B

CONDITIONS OF APPROVAL LETTER

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

APN: 126-24-410-002

C9

Inst #: 201012210003529
Fees: \$22.00
N/C Fee: \$25.00
12/21/2010 04:09:44 PM
Receipt #: 620176
Requestor:
LAS VEGAS CITY
Recorded By: TAH Pgs: 9
DEBBIE CONWAY
CLARK COUNTY RECORDER

RELINQUISHMENT OF INTEREST OF GOVERNMENT PATENT RESERVATION

WHEREAS, pursuant to Chapter 18.20.10 of the Municipal Code of the City of Las Vegas, Nevada ("City"), a Petition for the vacation of a government patent reservation ("Patent Reservation Area"), depicted and legally described in Exhibit A, attached hereto and incorporated herein by this reference, dated July 29, 2010, signed by the property owner(s) abutting the affected area, was filed with the Secretary of the City's Planning Commission. The Petition was determined to be in order and was referred by the Secretary to the Planning Commission for its consideration and final action; and

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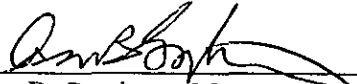
WHEREAS, the Planning Commission public hearing to consider the Petition was held on September 23, 2010, at the hour of 6:00 p.m. in the City Council Chamber at Las Vegas City Hall located at 400 Stewart Avenue, Las Vegas, County of Clark, Nevada; and

WHEREAS, the Planning Commission determined that the public will not be materially injured by the proposed government patent reservation vacation, and pursuant to Chapter 18.20.060 of the Municipal Code of the City, the Planning Commission's action shall be final, subject to fulfillment of the conditions of approval letter in Exhibit B, attached hereto and incorporated herein by this reference.

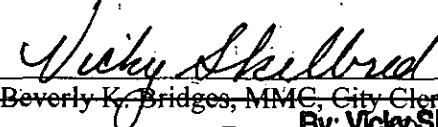
This Relinquishment of Interest vacates the City's interest in the Patent Reservation Area. Any property interests held by others over the Patent Reservation Area shall remain in place and this Relinquishment of Interest shall not be deemed to affect the property interest therein of any other public utility, governmental or business entity, or person.

DATED this 13TH day of December, 2010.

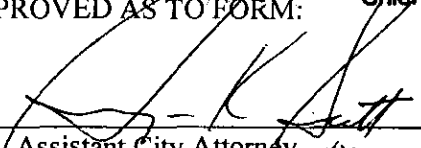
CITY OF LAS VEGAS

By: 
Oscar B. Goodman, Mayor

ATTEST:

By  12/17/10
~~Beverly K. Bridges, MMC, City Clerk~~ Date
By Vicky Skilbred
Chief Deputy City Clerk

APPROVED AS TO FORM:

By  12/6/10
Assistant City Attorney BRYAN K SCOTT Date

CONDITIONS SATISFIED:

By  12/21/10
M. Margo Wheeler, Director Date
Planning and Development Department

EXHIBIT A

VACATION AREA DESCRIPTION

EXPLANATION:

This legal description describes 2 parcels of land, generally located north of Centennial Parkway and east of Puli Road, for U.S. Government patent easement relinquishment purposes.

LEGAL DESCRIPTION:

Those portions of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 24, Township 19 South, Range 59 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being those CITY OF LAS VEGAS interests in those portions of those certain patent easements as reserved by the United States Government by Patent Number 1163887, recorded April 21, 1972 in Book 225 as Document Number 184339, and Patent Number 1203219, recorded March 7, 1960 in Book 234 as Document Number 190358, all of Clark County, Nevada Records, but exclusive of any other public or private easements that may exist now of record, and also exclusive of all easement interests granted to the City of Las Vegas by the plat of CLIFFS EDGE PARENT, on file in Book 118 of Plats, Page 88, of Clark County, Nevada Records, all lying within those parcels of land described as follows:

PARCEL 1

The north 33 feet, the east 33 feet, and the west 33 feet of the West Half (W1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 24.

EXCEPT THEREFROM that portion of said east 33 feet and that portion of said west 33 feet that lie within that portion of CENTENNIAL PARKWAY (width varies) as dedicated to the City of Las Vegas by said CLIFFS EDGE PARENT plat.

PARCEL 2

The north 33 feet, the east 33 feet, and the west 33 feet of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 24.

EXCEPT THEREFROM that portion of said east 33 feet and that portion of said west 33 feet that lie within that portion of CENTENNIAL PARKWAY (width varies) as dedicated to the City of Las Vegas by said CLIFFS EDGE PARENT plat.

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

END OF DESCRIPTION

Written by:

Neil Wacaser

City of Las Vegas, Department of Public Works

731 South Fourth Street

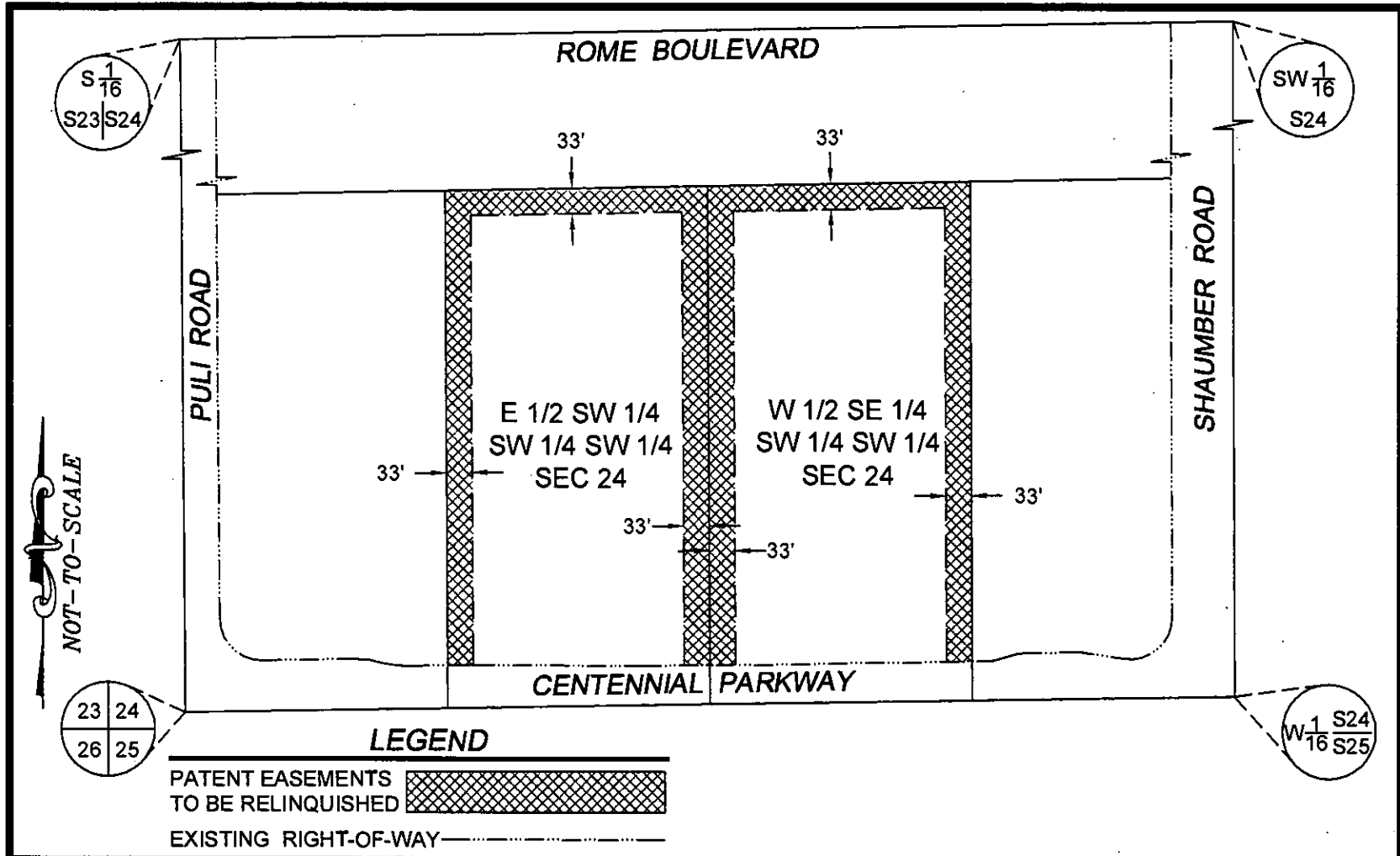
Las Vegas, NV., 89101

(702) 229-2475

nwacaser@lasvegasnevada.gov

VAC-39018

A.P.N. 126-24-410-002



MAP EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
 SW 1/4 SW 1/4 SECTION 24, T19S, R59E, M.D.M.
 APN 126-24-410-002
 VAC-39018
 RELINQUISHMENT OF U.S. GOVERNMENT PATENT EASEMENTS



DEPARTMENT OF PUBLIC WORKS
 RIGHT OF WAY SECTION

EXHIBIT B

CONDITIONS OF APPROVAL LETTER

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

September 24, 2010

Mr. Russ Wakeman
HOF Financial I, LLC
3200 Bristol Street, Suite #800
Costa Mesa, California 92626

**RE: VAC-39018 - VACATION
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Mr. Wakeman:

Your Petition to Vacate U.S. Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway, Ward 6 (Ross), was considered by the Planning Commission on September 23, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the 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 being vacated must be retained.

Mayor
Oscar B. Goodman

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



Mr. Russ Wakeman
HOF Financial I, LLC
VAC-39018 - Page Two
September 24, 2010

4. 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 action by the Planning Commission on **September 23, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **October 4, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Dan Hale
Pardee Homes of Nevada, Inc.
650 White Drive, Suite #100
Las Vegas, Nevada 89119

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118



September 23, 2010

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

Reference: CLV VAC-39018
NV Energy# RV 0100-2010

Nevada Power Company d/b/a NV Energy has **no objection** to the vacation of the patent easement as described in CLV VAC-39018.

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.

Nevada Power Company d/b/a NV Energy will prepare and request management approval to record a relinquishment document to release the following patent easement:

Situate in the County of Clark, State of Nevada, in the Southwest Quarter (SW ¼) of Section 24, Township 19 South, Range 59 East, M.D.M., Nevada, described as follows:

PARCEL: Portion 126-24-410-002 Patent 234:190358
The North 33.00 feet, the West 33.00 feet, and the East 33.00 feet of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 24.
EXCEPTING THEREFROM the South 60.00 feet of the said West 33.00 feet and of the said East 33.00 feet.

PARCEL: Portion 126-24-410-002 Patent 225:184339
The North 33.00 feet, the West 33.00 feet, and the East 33.00 feet of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 24.
EXCEPTING THEREFROM the South 60.00 feet of the said West 33.00 feet and of the said East 33.00 feet.

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

AUG 18 2010

DIV. ENG.

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/13/10
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: PARDEE HOMES OF NEVADA, INC.		
FILE NUMBER: VAC-39018		

A REQUEST HAS BEEN SUBMITTED BY PARDEE HOMES OF NEVADA, INC. TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED APPROXIMATELY 300 FEET NORTHWEST OF THE INTERSECTION OF SHAUMBER ROAD AND CENTENNIAL PARKWAY, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS FOLLOWS:

THE WEST, NORTH AND EAST 33.00 FEET OF THE EAST HALF (E $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THE PATENT RECORDED IN BOOK 20040819, INSTRUMENT NO. 02260, CLARK COUNTY OFFICIAL RECORDS.

TOGETHER WITH:

THE WEST, NORTH AND EAST 33.00 FEET OF THE WEST HALF (W $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THE PATENT RECORDED IN BOOK 20040819, INSTRUMENT NO. 02260, CLARK COUNTY OFFICIAL RECORDS.

COMMENTS DUE BY: AUGUST 24, 2010

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

PLANNING COMMISSION MEETING: SEPTEMBER 23, 2010

ATTACHMENT:

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

8-20-2010
SOUTHWEST GAS ENGINEERING
NO OBJECTION
Vickie L. Denny
EMRS

X573Y556
8-25-10 No Objections. No existing
facilities within area being
vacated. Rafter



**LAS VEGAS VALLEY
WATER DISTRICT**

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

September 28, 2010

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

Attention: Mary Wulff

SUBJECT: VACATION AND ABANDONMENT OF U.S. GOVERNMENT
PATENT RESERVATION(S) WITHIN VAC-39018-2010

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the U.S. Government Patent Reservation(s) as described in VAC-39018-2010 received by the District on August 18, 2010. However, the District retains the right to use any 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

RECEIVED
CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY DIVISION
SEP 29 2010
10:00 AM
1001 SOUTH VALLEY VIEW BOULEVARD
LAS VEGAS, NV 89153
(702) 870-2011



CenturyLink
330 South Valley View Boulevard
Las Vegas, Nevada 89107
(702) 244 6987

September 15, 2010

VAC-39018
No Reservations

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

SUBJECT: VAC-39018
Project Name: Shaumber Road/Centennial Parkway
APN: 126-24-410-002

Re: Request from Pardee Homes of Nevada, Inc. to vacate US Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway lying in the Southwest Quarter (SW 1/4) of Section 24, Township 19 South, Range 59 East, MDM, City of Las Vegas, Clark County, Nevada.

Dear Ms. Wulff:

CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation.

It is the intent and understanding of CenturyLink 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 CenturyLink facilities are found within the vacated area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by CenturyLink and all regulating entities. All relocations will be done under the supervision of a CenturyLink Inspector.

Sincerely yours,

Rick Naugle
Manager of Plant Facilities
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK
PRN: 457900
North 5 WCE: D.Jones



August 27, 2010

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

Subject: Review requested Vacate: VAC-39018

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. Please call 702-545-1674

Sincerely,

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

Roger Bailey

From: Neil Wacaser
Sent: Wednesday, December 01, 2010 8:20 AM
To: Roger Bailey
Cc: Bart Anderson; Bill L. Snyder; Brian Yu; Mary A. Wulff; Nancy Almanzan; Lucien Paet
Subject: VAC-39018
Attachments: Id101102.pdf

Roger,

Please see the attached file for the legal description and map exhibit to be used to relinquish U.S. Gov't patent easements for VAC-39018.

If you have any questions or need anything else, please let me know.

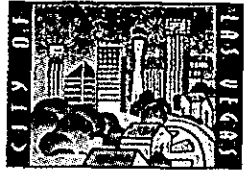
Thanks,
Neil

Neil Wacaser
City of Las Vegas, Dept. of Public Works
731 S. Fourth Street
Las Vegas, NV, 89101
(702) 229-2475
nwacaser@lasvegasnevada.gov

Legal looks good.
BB 12/1/10

okay to Record
BA 12/1/10

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

September 24, 2010

Mr. Russ Wakeman
HOF Financial I, LLC
3200 Bristol Street, Suite #800
Costa Mesa, California 92626

**RE: VAC-39018 - VACATION
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Mr. Wakeman:

Your Petition to Vacate U.S. Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway, Ward 6 (Ross), was considered by the Planning Commission on September 23, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the 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 being vacated must be retained.

Mayor
Oscar B. Goodman

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



Mr. Russ Wakeman
HOF Financial I, LLC
VAC-39018 - Page Two
September 24, 2010

4. 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 action by the Planning Commission on **September 23, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **October 4, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Dan Hale
Pardee Homes of Nevada, Inc.
650 White Drive, Suite #100
Las Vegas, Nevada 89119

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118

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-39018 - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER:
HOF FINANCIAL I, LLC**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **SEPTEMBER 23, 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 **SEPTEMBER 22, 2010**

Dan Hale

Signature

9-21-10

Date

Dan Hale

Please Print Name

Pardee

Company Name

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

RECEIVED

SEP 22 2010

P/L 41/5

Report of All Selected Parcels

Case Number: VAC-39018

Printed On: Fri: August 13, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
		12625111000
		12624497003
		12624497001
		12624497002
		12624410002
H O F FINANCIAL I L L C	%HOUSING CAPITAL CO %D HATCH 3200 BRISTOL ST #800 COSTA MESA CA	12624411011
LARKINS THOMAS & CAROLE	6521 BROOKLYN HEIGHTS ST LAS VEGAS NV	12624411033
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411023
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411024
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411026
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411027
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411028
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411029
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411030
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411031
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411034
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411020
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411145
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411144
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411037
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411146
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411032
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411014
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411035
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411012
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411022
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411036
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411021
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411015
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411016
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411017
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411018

Report of All Selected Parcels**Case Number:** VAC-39018**Printed On:** Fri: August 13, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411019
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411025
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV	12624411013
USA	WASHINGTON DC	12626000001
USA	WASHINGTON DC	12623000001
USA	WASHINGTON DC	12625201013
USA	WASHINGTON DC	12625101009
USA	WASHINGTON DC	12625201010
VRE OXIX LLC	6149 S RAINBOW LAS VEGAS NV	12624410003

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

September 10, 2010

Mr. Russ Wakeman
HOF Financial I, LLC
3200 Bristol Street, Suite #800
Costa Mesa, California 92626

**RE: VAC-39018 - VACATION
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Mr. Wakeman:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **September 23, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will available on-line on **Friday, September 17, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Dan Hale
Pardee Homes of Nevada, Inc.
650 White Drive, Suite #100
Las Vegas, Nevada 89119

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118

Mayor
Oscar B. Goodman

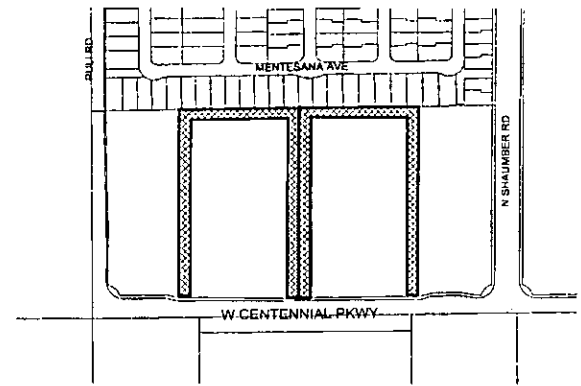
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Luis Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Application Information

VAC-39018 - VACATION - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC - Petition to Vacate U.S. Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway, Ward 6 (Ross).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

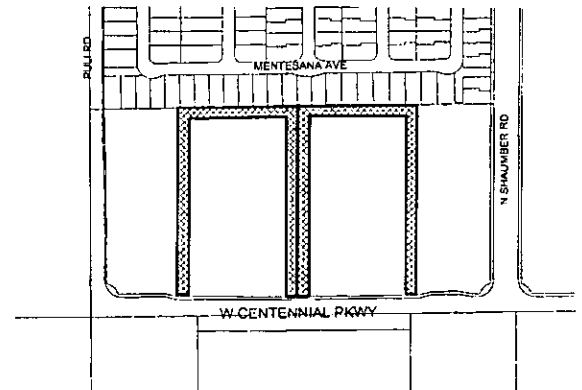
Meeting: Planning Commission
Date: *September 23, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

VAC-39018 - VACATION - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC - Petition to Vacate U.S. Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway, Ward 6 (Ross).

Application Location



The proposed project may not pertain to the entire highlighted project site.

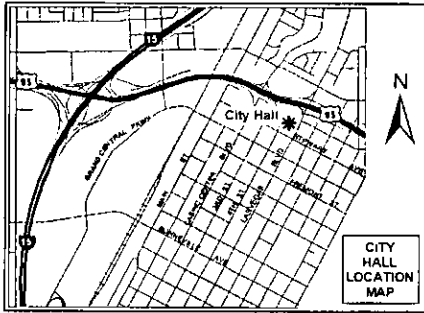
Public Hearing Information

Meeting: Planning Commission
Date: *September 23, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

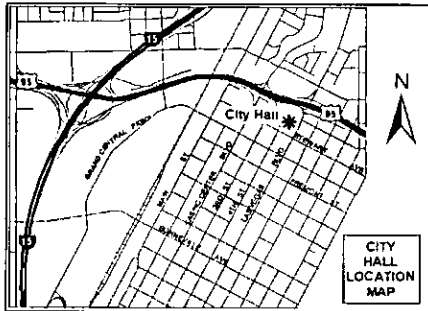
Please use available blank space on card for your comments.

VAC-39018

Planning Commission Meeting of 9/23/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAC-39018

Planning Commission Meeting of 9/23/2010

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: August 26, 2010
Re: **VAC-39018** Pardee Homes of Nevada, Inc. NW C Shaumber Rd. & Centennial Pkwy.
Request for a Petition of Vacation of U.S. Government Patent Easements

COMMENTS:

We have no objection to the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this VAC request to the utility companies and franchise holders, nor wait for their responses. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

CONDITIONS OF APPROVAL:

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway.
2. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the 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 being vacated must be retained.

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: August 26, 2010
Re: **VAC-39018** Pardee Homes of Nevada, Inc. NW C Shaumber Rd. & Centennial Pkwy.
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CONDITIONS OF APPROVAL:

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements generally located approximately 300 feet northwest of the intersection of Shaumber Road and Centennial Parkway.
2. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the 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 being vacated must be retained.

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/13/10
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 ALBERT SUNG DAVID GUERRA MARY WULFF JOE PEÑA PATRICK MURPHY ALAN RIEKKI RICK SCHROEDER
SUBJECT: PETITION OF VACATION		
APPLICANT: PARDEE HOMES OF NEVADA, INC.		
FILE NUMBER: VAC-39018		

A REQUEST HAS BEEN SUBMITTED BY PARDEE HOMES OF NEVADA, INC. TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED APPROXIMATELY 300 FEET NORTHWEST OF THE INTERSECTION OF SHAUMBER ROAD AND CENTENNIAL PARKWAY, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS FOLLOWS:

THE WEST, NORTH AND EAST 33.00 FEET OF THE EAST HALF (E½) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THE PATENT RECORDED IN BOOK 20040819, INSTRUMENT NO. 02260, CLARK COUNTY OFFICIAL RECORDS.

TOGETHER WITH:

THE WEST, NORTH AND EAST 33.00 FEET OF THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THE PATENT RECORDED IN BOOK 20040819, INSTRUMENT NO. 02260, CLARK COUNTY OFFICIAL RECORDS.

COMMENTS DUE TO BART ANDERSON BY: AUGUST 24, 2010

PLANNING COMMISSION MEETING: SEPTEMBER 23, 2010

ATTACHMENT:

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

(Revised 1/02)

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT

DATE: 08/13/10

**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: PARDEE HOMES OF NEVADA, INC.

FILE NUMBER: VAC-39018

A REQUEST HAS BEEN SUBMITTED BY PARDEE HOMES OF NEVADA, INC. TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED APPROXIMATELY 300 FEET NORTHWEST OF THE INTERSECTION OF SHAUMBER ROAD AND CENTENNIAL PARKWAY, WARD 6 (ROSS).

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COMMENTS DUE BY: AUGUST 24, 2010

PLANNING COMMISSION MEETING: SEPTEMBER 23, 2010

ATTACHMENT:

All others: location map

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/13/10
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:	PARDEE HOMES OF NEVADA, INC.	
FILE NUMBER:	VAC-39018	

A REQUEST HAS BEEN SUBMITTED BY PARDEE HOMES OF NEVADA, INC. TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED APPROXIMATELY 300 FEET NORTHWEST OF THE INTERSECTION OF SHAUMBER ROAD AND CENTENNIAL PARKWAY, WARD 6 (ROSS).

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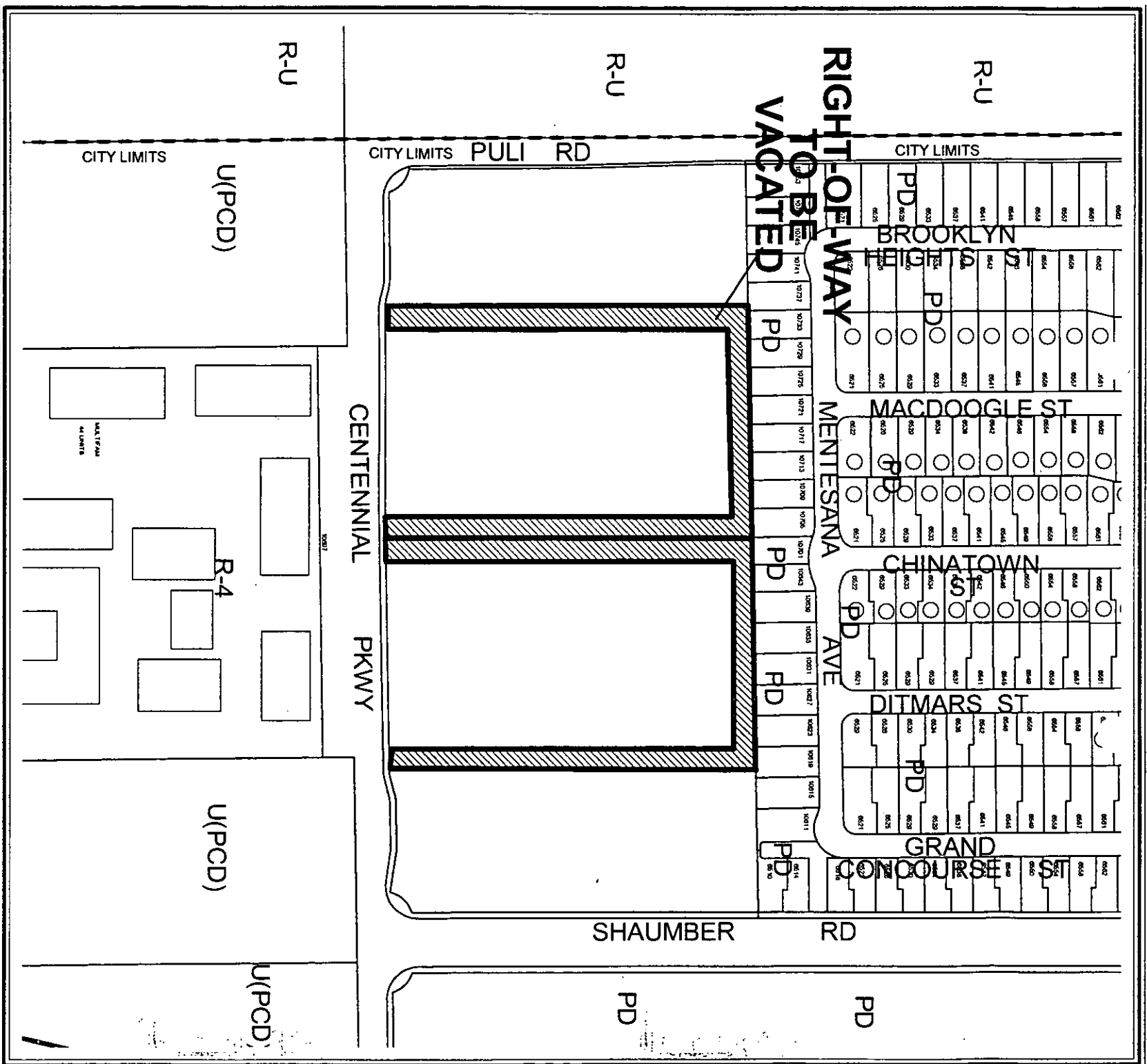
COMMENTS DUE BY: AUGUST 24, 2010

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

PLANNING COMMISSION MEETING: SEPTEMBER 23, 2010

ATTACHMENT:

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



CASE: VAC-39018



Inst #: 200912220001613

Fees: \$16.00 N/C Fee: \$0.00

RPTT: \$10200.00 Ex: #

12/22/2009 09:46:38 AM

Receipt #: 169736

Requestor:

STEWART LAS VEGAS SUNSET

Recorded By: JFK Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN: 126-24-410-002

Recorded at the Request of:
Stewart Title of Nevada- Las Vegas Division
376 E. Warm Springs Road #190
Las Vegas, Nevada 89119

When recorded Mail this document
and Tax Statements to:

HOF Financial I LLC
c/o Housing Capital Company
3200 Bristol Street, Suite 800
Costa Mesa, CA 92626
Attn: Denise Hatch

ORDER NO. 1021825-FCL

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 14th day of December, 2009 by STEWART TITLE OF NEVADA HOLDINGS, INC, a Nevada Corporation, dba Stewart Title of Nevada-Las Vegas Division as duly-appointed Trustee as hereinafter stated, and hereinafter referred to as trustee ("Trustee") in favor of HOF Financial I, LLC, a Delaware limited liability company, herein referred to as grantee ("Grantee").

WITNESSETH:

WHEREAS, Astoria CE 307, LLC, a Nevada limited liability company ("Trustor") by Deed of Trust with Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated March 10, 2005 and recorded in the Official Records of Clark County, Nevada (the "Official Records") on March 25, 2005, in Book No. 20050325, as Document No. 0004351 and modified by that certain Memorandum of Modification Agreement Amending Loan Documents dated as of September 22, 2005 and recorded October 31, 2005 in Book 20051031 as Document No. 0001027 of Official Records and further modified by Modification of and Supplement to, and Deed of Partial Reconveyance From, Deed of Trust dated July 25, 2007 and recorded August 13, 2007 in Book 20070813 as Document No. 000694 of Official Records and further modified by Modification of Deed of Trust dated May 15, 2008 and recorded May 23, 2008 in Book 20080523 as Document No. 0004249 of Official Records (as modified and amended, the "Deed of Trust"), did grant and convey to the original trustee, upon the trusts therein expressed, the real property, personal property and fixtures hereinafter described, among other uses and purposes to secure, among other obligations, the payment of: (i) a Promissory Note Secured by Deed of Trust, dated as of March 10, 2005, payable by Trustor to Housing Capital Company, a Minnesota partnership in the original principal amount of \$8,300,000.00; (ii) a Promissory Note Secured by Deed of Trust, dated as of August 13, 2007, payable by Trustor to Housing Capital Company, a Minnesota partnership in the original principal amount of \$16,015,000.00; and (iii) a

10998991.1

RECEIVED
JUL 29 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

RECEIVED
CITY CLERK
2010 AUG 10 A 11:29
Heidi Schell

Application/Petition For: Vacation and Abandonment
 Project Address (Location) Centennial Parkway / Shaumber Road
 Project Name Providence POD 307 Proposed Use _____
 Assessor's Parcel #(s) 126-24-410-002 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing PD proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER HOF Financial I, LLC Contact Russ Wakeman
 Address 3200 Bristol Street, Suite 800 Phone: (714) 433-2300 Fax: _____
 City Costa Mesa State California Zip 92626
 E-mail Address _____

APPLICANT Pardee Homes of Nevada, Inc. Contact Dan Hale
 Address 650 White Drive, Suite 100 Phone: (702) 614-1400 Fax: (702) 873-6881
 City Las Vegas State Nevada Zip 89119
 E-mail Address _____

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Peltier
 Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399
 City Las Vegas State NV Zip 89118
 E-mail Address cpeltier@shg-inc.com

Property Owner Signature* *[Signature]*
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Russ Wakeman

Subscribed and sworn before me
 This _____ day of _____, 20____

Notary Public in and for said County and State

See attached

FOR DEPARTMENT USE ONLY

Case #	<u>VAC-39018</u>
Meeting Date:	<u>9/23/10 PC</u>
Total Fee:	<u>\$1,000</u>
Date Received:	<u>7/29/10</u>
Received By:	<u><i>[Signature]</i></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

COPY

STATE OF CALIFORNIA

COUNTY OF ORANGE

On July 23, 2010, before me, **Shannon Van Atta, a Notary Public**, personally appeared **Russ Wakeham**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

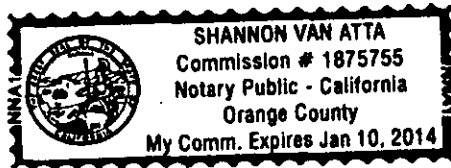
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Shannon Van Atta

[SEAL]



COPY

RECEIVED
JUL 29 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation and Abandonment
Project Address (Location) Centennial Parkway / Shaumber Road
Project Name Providence POD 307 Proposed Use _____
Assessor's Parcel #(s) 126-24-410-002 Ward # _____
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E-mail Address _____

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Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399
City Las Vegas State NV Zip 89118
E-mail Address cpeltier@shg-inc.com

Property Owner Signature* [Signature]

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

Print Name Russ Wakeman, VP
HOF Financial I, LLC

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

Revised 10/27/08

See attached

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

**ACKNOWLEDGMENT FOR VACATION AND ABANDONMENT
APPLICATION/PETITION FORM FOR PROVIDENCE POD 307 APN 126-24-410-002
TO BE FILED WITH THE CITY OF LAS VEGAS**

STATE OF CALIFORNIA

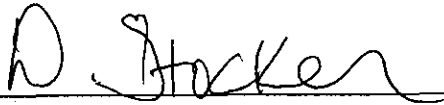
COUNTY OF ORANGE

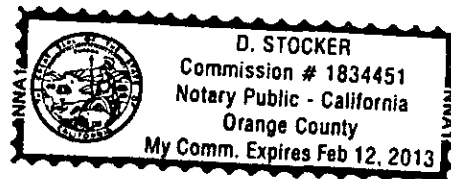
On August 23, 2010, before me, **D. Stocker, a Notary Public**, personally appeared **Russ Wakeham**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]


Signature



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-39018** APN: 126-24-410-002

Name of Property Owner: HOF Financial T, LLC

Name of Applicant: Pardee Homes of Nevada, INC

Name of Representative: Slater Hamifam Group

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

~~X~~ 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:

Authorized Representative - HOF Financial I, LLC

Print Name: Russ Wakeham

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

**ACKNOWLEDGMENT FOR VACATION AND ABANDONMENT STATEMENT OF
FINANCIAL INTEREST FORM FOR PROVIDENCE POD 307 APN 126-24-410-002
TO BE FILED WITH THE CITY OF LAS VEGAS**

STATE OF CALIFORNIA

COUNTY OF ORANGE

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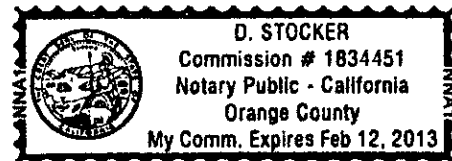
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

D. Stocker

Signature



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-39018** APN: 126-24-410-002

Name of Property Owner: HOF Financial I, LLC

Name of Applicant: Pardee Homes of Nevada Inc.

Name of Representative: Slater Hanifan Group

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: 
Authorized Representative

Print Name: Russ Wakeham

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

See attached

RECEIVED
JUL 29 2010

STATE OF CALIFORNIA

COUNTY OF ORANGE

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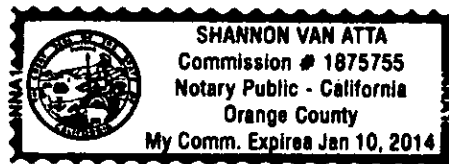
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Shannon Van Atta

[SEAL]



RECEIVED
JUL 29 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation and Abandonment
Project Address (Location) Centennial Parkway / Shaumber Road
Project Name Providence POD 307 Proposed Use _____
Assessor's Parcel #(s) 126-24-410-002 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing PD proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER HOF Financial I, LLC Contact Russ Wakeman
Address 3200 Bristol Street, Suite 800 Phone: (714) 433-2300 Fax: _____
City Costa Mesa State California Zip 92626
E-mail Address _____

APPLICANT Pardee Homes of Nevada, Inc. Contact Dan Hale
Address 650 White Drive, Suite 100 Phone: (702) 614-1400 Fax: (702) 873-6881
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E-mail Address cpeltier@shg-inc.com

Property Owner Signature* [Signature]

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

Print Name Russ Wakeman, VP
HOF Financial I, LLC

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*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.

ACKNOWLEDGMENT FOR APPLICATION / PETITION FORM

STATE OF CALIFORNIA

COUNTY OF ORANGE

On August 17, 2010, before me, **D. Stocker, a Notary Public**, personally appeared **Russ Wakeham**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

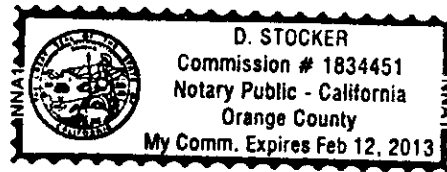
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WITNESS my hand and official seal.

[SEAL]

D. Stocker

Signature





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-39018** APN: 126-24-410-002
Name of Property Owner: Hof Financial I, LLC
Name of Applicant: Pardee Homes of Nevada, Inc.
Name of Representative: Slater Hanifan Group

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

_____ X 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: _____

Authorized Representative Hof Financial I, LLC

Print Name: Russ Wakeham

Subscribed and sworn before me

This _____ day of _____, 20__

Notary Public in and for said County and State

ACKNOWLEDGMENT FOR STATEMENT OF FINANCIAL INTEREST

STATE OF CALIFORNIA

COUNTY OF ORANGE

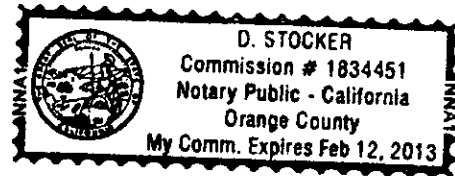
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[SEAL]

D. Stocker
Signature



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation and Abandonment
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 Additional Information _____

PROPERTY OWNER HOE Financial I, LLC Contact Russ Wakeman
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 Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399
 City Las Vegas State NV Zip 89118
 E-mail Address cpeltier@shg-inc.com

Property Owner Signature* [Signature]

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

Print Name Russ WAKEMAN

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

See attached

COPY

FOR DEPARTMENT USE ONLY

Case #	<u>VAC-39018</u>
Meeting Date:	<u>9/23/10 PC</u>
Total Fee:	<u>\$1,000</u>
Date Received:	<u>7/29/10</u>
Received By:	<u>[Signature]</u>

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On July 23, 2010, before me, **Shannon Van Atta, a Notary Public**, personally appeared **Russ Wakeham**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

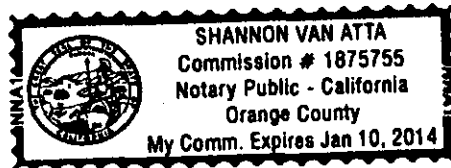
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Shannon Van Atta

[SEAL]



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JUL 29 2010



PAR1002.001

July 20, 2010

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

SUBJECT: Justification Letter for Vacation of Patent Easements in Providence POD 307

Slater Hanifan Group, on behalf of the applicant, Pardee Homes of Nevada, respectfully submits this justification letter in support of the subject Vacation and Abandonment application for the subject development. The purpose of this request is to develop a 106 lot development on approximately 20 gross acres within POD 307 of the Providence Master Development (formerly known as Cliff's Edge). The proposed layout is for all single family detached residences located at Centennial Parkway and Shaumber Road. The Assessor's Parcel Number: 126-24-410-002

Vacation

There are two existing patent easements (No. 1203219 and No. 184339) in Assessor's Parcel Number 126-24-410-002 that need to be vacated. The patent easements will no longer be required for the proposed subdivision. Access to the proposed homes to be built in this parcel is shown on the site plan and Tentative Map included with the previous applications (TMP-38575 and WVR-38578) by Pardee Homes on this property.

Please accept this as our application to vacate the patent easements described herein. Please contact me at 284-5300 if you have any questions regarding this application.

Sincerely,

Slater Hanifan Group, Inc.

James Hackman, P.E.
Project Manager



Promissory Note Secured by Deed of Trust, dated as of May 15, 2008, payable by THOMAS H. MCCORMICK, IV and CRISTEN J. MCCORMICK, as Trustees of the T & C MCCORMICK FAMILY TRUST dated January 22, 2003 to Housing Capital Company, a Minnesota partnership in the original principal amount of \$4,650,000.00 (collectively, the "Notes"), each with interest and fees as therein provided, according to the terms thereof, and other sums of money advanced, with interest thereon and other obligations, to which reference is hereby made; and

WHEREAS, the beneficial interest in the Deed of Trust was assigned by Housing Capital Company, a Minnesota partnership ("Original Lender") to Grantee pursuant to that certain Assignment of Deed of Trust, dated as of December 7, 2009 and recorded in the Official Records on December 8, 2009 in Book No. 20091208, as Document No. 0003032; and

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell Under Deed of Trust hereinafter referred to, to which reference is hereby made; and

WHEREAS, on August 17, 2009, Original Lender, predecessor-in-interest to Grantee, as beneficiary and holder of the Notes did execute and deliver to Trustee, a Notice of such breach and default and election to cause the Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was recorded August 19, 2009 in Book 20090819, as Document No. 0003495 in the Official Records; and

WHEREAS, the Trustee in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes for such cases made and provided, made and published once a week for three consecutive weeks before the date of sale therein fixed, in Clark County, Nevada in which the premises to be sold is situated, a Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would, under the provisions of said Deed of Trust, sell the property therein, and herein described at public auction to the highest bidder for cash, lawful money of the United States of America, on December 14, 2009 at the hour of 10:00 a.m., at the front entrance of the office of the Nevada Legal News, 930 So. Fourth Street, Las Vegas, Nevada 89101.

WHEREAS, three true and correct copies of said Notice were posted in three public places in the County of Clark, State of Nevada, where said sale was noticed to take place and where the property is to be sold and three like notices were posted within the City or Township wherein the property to be sold is located for not less than twenty days before the date of said therein fixed; and

WHEREAS, copies of said notice were mailed by certified mail to the Trustor and/or successors in interest and other parties in accordance with the terms of the Deed of Trust and the applicable statutory provisions of the State of Nevada; and

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been

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JUL 29 2010

made with all statutes and with the Soldier's and Sailors Relief Act of 1940, said Trustee, at the time and place aforesaid, did then and there at public auction sell the property hereinafter described to the Grantee for the sum of \$2,000,000.00 said Grantee being the highest bidder therefor.

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee, receipt of which is hereby acknowledged, and by virtue of these premises, does hereby grant and convey, but without covenant or warranty, express or implied as to title or possession, unto Grantee, all that certain real property situate in the County of Clark, State of Nevada, described as follows:

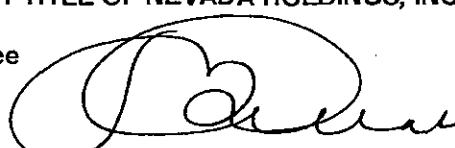
Lot 307 in Block 9 of CLIFFS EDGE PARENT (a Common Interest Community) as shown by map thereon file in Book 118 of Plats, Page 88, in the office of the County Recorder of Clark County, Nevada.

TOGETHER WITH, the improvements, fixtures and personal property located thereon or otherwise described in the Deed of Trust and all and singular tenements, hereditaments and appurtenances thereunto belonging or appertaining, rents, issues and profits thereof.

TOGETHER WITH, all appurtenances in which Trustor has any interest, including any water rights benefiting said realty.

IN WITNESS WHEREOF, the said Stewart Title of Nevada Holdings, Inc, a Nevada Corporation dba Stewart Title of Nevada-Las Vegas Division, as Trustee, has this day caused its corporation name to be hereunto affixed by its Vice President thereunto duly authorized by resolution of it's board of directors.

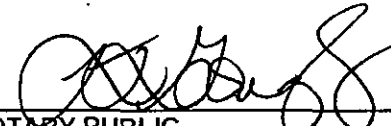
STEWART TITLE OF NEVADA HOLDINGS, INC dba Stewart Title of Nevada- Las Vegas Division,
As Trustee

BY: 
MARY ROGERS HUNT
Authorized Agent

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)



This instrument was acknowledged before me, a notary public on December 14th, 2009 by Mary Rogers Hunt, as Authorized Agent of Stewart Title of Nevada Holdings, Inc


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JUL 29 2010

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a. 124-26-410-002
b. _____
c. _____
d. _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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

3. a. Total Value/Sales Price of Property \$ 2,000,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$ 2,000,000.00
d. Real Property Transfer Tax Due \$ 10200.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Stewart Title of Nevada Holdings
Address: 376 E. Warm Springs Road #190
City: Las Vegas
State: Nevada Zip: 89119

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: HOF Financial I, LLC
Address: 3200 Bristol Street, Suite 800
City: Costa Mesa
State: CA Zip: 92626

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

Print Name: Stewart Title of Nevada Holdings Escrow #: 1021825-FCL
Address: 376 E. Warm Springs Road #190
City: Las Vegas State: NV Zip: 89119

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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JUL 29 2010

Inst #: 200912220001613

Fees: \$16.00 N/C Fee: \$0.00

RPTT: \$10200.00 Ex: #

12/22/2009 09:46:38 AM

Receipt #: 169736

Requestor:

STEWART LAS VEGAS SUNSET

Recorded By: JFK Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN: 126-24-410-002

Recorded at the Request of:
Stewart Title of Nevada- Las Vegas Division
376 E. Warm Springs Road #190
Las Vegas, Nevada 89119

When recorded Mail this document
and Tax Statements to:

HOF Financial I LLC
c/o Housing Capital Company
3200 Bristol Street, Suite 800
Costa Mesa, CA 92626
Attn: Denise Hatch

ORDER NO. 1021825-FCL

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 14th day of December, 2009 by STEWART TITLE OF NEVADA HOLDINGS, INC, a Nevada Corporation, dba Stewart Title of Nevada-Las Vegas Division as duly-appointed Trustee as hereinafter stated, and hereinafter referred to as trustee ("Trustee") in favor of HOF Financial I, LLC, a Delaware limited liability company, herein referred to as grantee ("Grantee").

WITNESSETH:

WHEREAS, Astoria CE 307, LLC, a Nevada limited liability company ("Trustor") by Deed of Trust with Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated March 10, 2005 and recorded in the Official Records of Clark County, Nevada (the "Official Records") on March 25, 2005, in Book No. 20050325, as Document No. 0004351 and modified by that certain Memorandum of Modification Agreement Amending Loan Documents dated as of September 22, 2005 and recorded October 31, 2005 in Book 20051031 as Document No. 0001027 of Official Records and further modified by Modification of and Supplement to, and Deed of Partial Reconveyance From, Deed of Trust dated July 25, 2007 and recorded August 13, 2007 in Book 20070813 as Document No. 000694 of Official Records and further modified by Modification of Deed of Trust dated May 15, 2008 and recorded May 23, 2008 in Book 20080523 as Document No. 0004249 of Official Records (as modified and amended, the "Deed of Trust"), did grant and convey to the original trustee, upon the trusts therein expressed, the real property, personal property and fixtures hereinafter described, among other uses and purposes to secure, among other obligations, the payment of: (i) a Promissory Note Secured by Deed of Trust, dated as of March 10, 2005, payable by Trustor to Housing Capital Company, a Minnesota partnership in the original principal amount of \$8,300,000.00; (ii) a Promissory Note Secured by Deed of Trust, dated as of August 13, 2007, payable by Trustor to Housing Capital Company, a Minnesota partnership in the original principal amount of \$16,015,000.00; and (iii) a

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Promissory Note Secured by Deed of Trust, dated as of May 15, 2008, payable by THOMAS H. MCCORMICK, IV and CRISTEN J. MCCORMICK, as Trustees of the T & C MCCORMICK FAMILY TRUST dated January 22, 2003 to Housing Capital Company, a Minnesota partnership in the original principal amount of \$4,650,000.00 (collectively, the "Notes"), each with interest and fees as therein provided, according to the terms thereof, and other sums of money advanced, with interest thereon and other obligations, to which reference is hereby made; and

WHEREAS, the beneficial interest in the Deed of Trust was assigned by Housing Capital Company, a Minnesota partnership ("Original Lender") to Grantee pursuant to that certain Assignment of Deed of Trust, dated as of December 7, 2009 and recorded in the Official Records on December 8, 2009 in Book No. 20091208, as Document No. 0003032; and

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell Under Deed of Trust hereinafter referred to, to which reference is hereby made; and

WHEREAS, on August 17, 2009, Original Lender, predecessor-in-interest to Grantee, as beneficiary and holder of the Notes did execute and deliver to Trustee, a Notice of such breach and default and election to cause the Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was recorded August 19, 2009 in Book 20090819, as Document No. 0003495 in the Official Records; and

WHEREAS, the Trustee in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes for such cases made and provided, made and published once a week for three consecutive weeks before the date of sale therein fixed, in Clark County, Nevada in which the premises to be sold is situated, a Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would, under the provisions of said Deed of Trust, sell the property therein, and herein described at public auction to the highest bidder for cash, lawful money of the United States of America, on December 14, 2009 at the hour of 10:00 a.m., at the front entrance of the office of the Nevada Legal News, 930 So. Fourth Street, Las Vegas, Nevada 89101.

WHEREAS, three true and correct copies of said Notice were posted in three public places in the County of Clark, State of Nevada, where said sale was noticed to take place and where the property is to be sold and three like notices were posted within the City or Township wherein the property to be sold is located for not less than twenty days before the date of said therein fixed; and

WHEREAS, copies of said notice were mailed by certified mail to the Trustor and/or successors in interest and other parties in accordance with the terms of the Deed of Trust and the applicable statutory provisions of the State of Nevada; and

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been

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made with all statutes and with the Soldier's and Sailors Relief Act of 1940, said Trustee, at the time and place aforesaid, did then and there at public auction sell the property hereinafter described to the Grantee for the sum of \$2,000,000.00 said Grantee being the highest bidder therefor.

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee, receipt of which is hereby acknowledged, and by virtue of these premises, does hereby grant and convey, but without covenant or warranty, express or implied as to title or possession, unto Grantee, all that certain real property situate in the County of Clark, State of Nevada, described as follows:

Lot 307 in Block 9 of CLIFFS EDGE PARENT (a Common Interest Community) as shown by map thereof on file in Book 118 of Plats, Page 88, in the office of the County Recorder of Clark County, Nevada.

TOGETHER WITH, the improvements, fixtures and personal property located thereon or otherwise described in the Deed of Trust and all and singular tenements, hereditaments and appurtenances thereunto belonging or appertaining, rents, issues and profits thereof.

TOGETHER WITH, all appurtenances in which Trustor has any interest, including any water rights benefiting said realty.

IN WITNESS WHEREOF, the said Stewart Title of Nevada Holdings, Inc, a Nevada Corporation dba Stewart Title of Nevada-Las Vegas Division, as Trustee, has this day caused its corporation name to be hereunto affixed by its Vice President thereunto duly authorized by resolution of it's board of directors.

STEWART TITLE OF NEVADA HOLDINGS, INC dba Stewart Title of Nevada- Las Vegas Division,
As Trustee

BY: _____

MARY ROGERS HUNT
Authorized Agent

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)



This instrument was acknowledged before me, a notary public on December 14th, 2009 by Mary Rogers Hunt, as Authorized Agent of Stewart Title of Nevada Holdings, Inc

NOTARY PUBLIC

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JUL 29 2010

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a. 124-26-410-002
b. _____
c. _____
d. _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property \$ 2,000,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$ 2,000,000.00
d. Real Property Transfer Tax Due \$ 10200.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor

Signature _____ Capacity Grantee

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

Print Name: Stewart Title of Nevada Holdings
Address: 376 E. Warm Springs Road #190
City: Las Vegas
State: Nevada Zip: 89119

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

Print Name: HOF Financial I, LLC
Address: 3200 Bristol Street, Suite 800
City: Costa Mesa
State: CA Zip: 92626

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

Print Name: Stewart Title of Nevada Holdings Escrow #: 1021825-FCL
Address: 376 E. Warm Springs Road #190
City: Las Vegas State: NV Zip: 89119

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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JUL 29 2010

BOOK 25

184339

2-1

Nevada Q42310

The United States of America.

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, is now deposited in the Bureau of Land Management, whereby it appears that full payment has been made by the claimant Herman D. Latham,

pursuant to the provisions of the Act of Congress approved June 1, 1938 (50 Stat. 609) entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following described land

Mount Diablo Meridian, Nevada.

T. 16 S., R. 59 E.,

Sec. 21, T26S, R59E.

The area described contains 5.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management.

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described: TO HAVE AND TO HOLD the same, together with all the Rights, Privileges, Immunities, and Appurtenances, of whatsoever nature, thereto belonging, unto the said claimant, not to the heirs and assigns of the said claimant, forever, subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 20 feet in width, for roadway and public utilities purposes, to be located along the boundary of the said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 11, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the THIRTY-FIRST day of AUGUST, in the year of our Lord one thousand nine hundred and FIFTY-SIX and of the Independence of the United States the one hundred and EIGHTY-FIRST.

For the Director, Bureau of Land Management.

By _____
Chief, Patent Section.

Patent Number 117,889

RETURN TO: TITLE INS. & TRUST CO.
LV 133383-BJ

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JUL 29 2010

Nevada 042307

The United States of America,**To all whom these presents shall come, Greeting:**

WHEREAS, a Certificate of the Land Office at Reno, Nevada has been issued showing that full payment has been made by the claimant Meyer Lifson

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada

T. 19 S., R. 59 E.,

Sec. 24, E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$.

The area described contains 5 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described, TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the TWELFTH day of JANUARY in the year of our Lord one thousand nine hundred and SIXTY and of the Independence of the United States the one hundred and EIGHTY-FOURTH.

(SEAL)

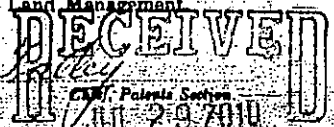


For the Director, Bureau of Land Management

By *Ruth W. [Signature]*

Patent Number **1203219**

Mail to Meyer Lifson
10912 Fairbanks Way
Culver City, California



BOOK 234

190358

(2-2)

NO 190358
RECORDED AT THE REQUEST OF

Meyer Lifson

MAR 7 11 41 AM '60

OFFICIAL RECORDS BOOK NO - 234

CLARK COUNTY, NEVADA
PAUL C. O'HALLOR, RECORDER
FEE \$ 300.00 DEPUTY

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JUL 29 2010

WALLACE • MORRIS SURVEYING, INC.
Land Survey Consulting

EXHIBIT "A"

**ATTACHMENT TO
ORDER OF VACATION**

VS- _____ - _____

PUBLIC WORKS APPROVAL:

DATE

That petition of _____ for Vacation and Abandonment of certain
property being:

 X Easements:

- 1: 33' PATENT EASEMENT RESERVED PER OR:234:190358
- 2: 33' PATENT EASEMENT RESERVED PER OR:225:184339

VAC-39018

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JUL 29 2010

Legally described as follows:

EASEMENT 1

(33' PATENT EASEMENTS RESERVED PER OR: 234:190358)

BEING THE WEST, NORTH AND EAST 33.00' OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS RECORDED AUGUST 19, 2004 IN BOOK 20040819 AS INSTRUMENT NO. 02260 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

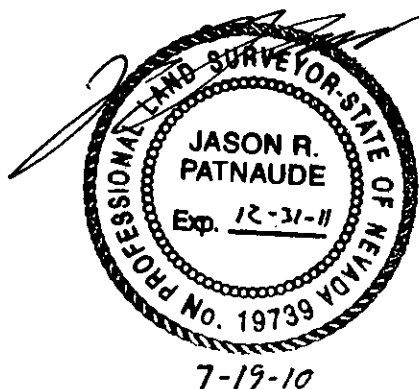
EASEMENT 2

(33' PATENT EASEMENTS RESERVED PER OR: 225:184339)

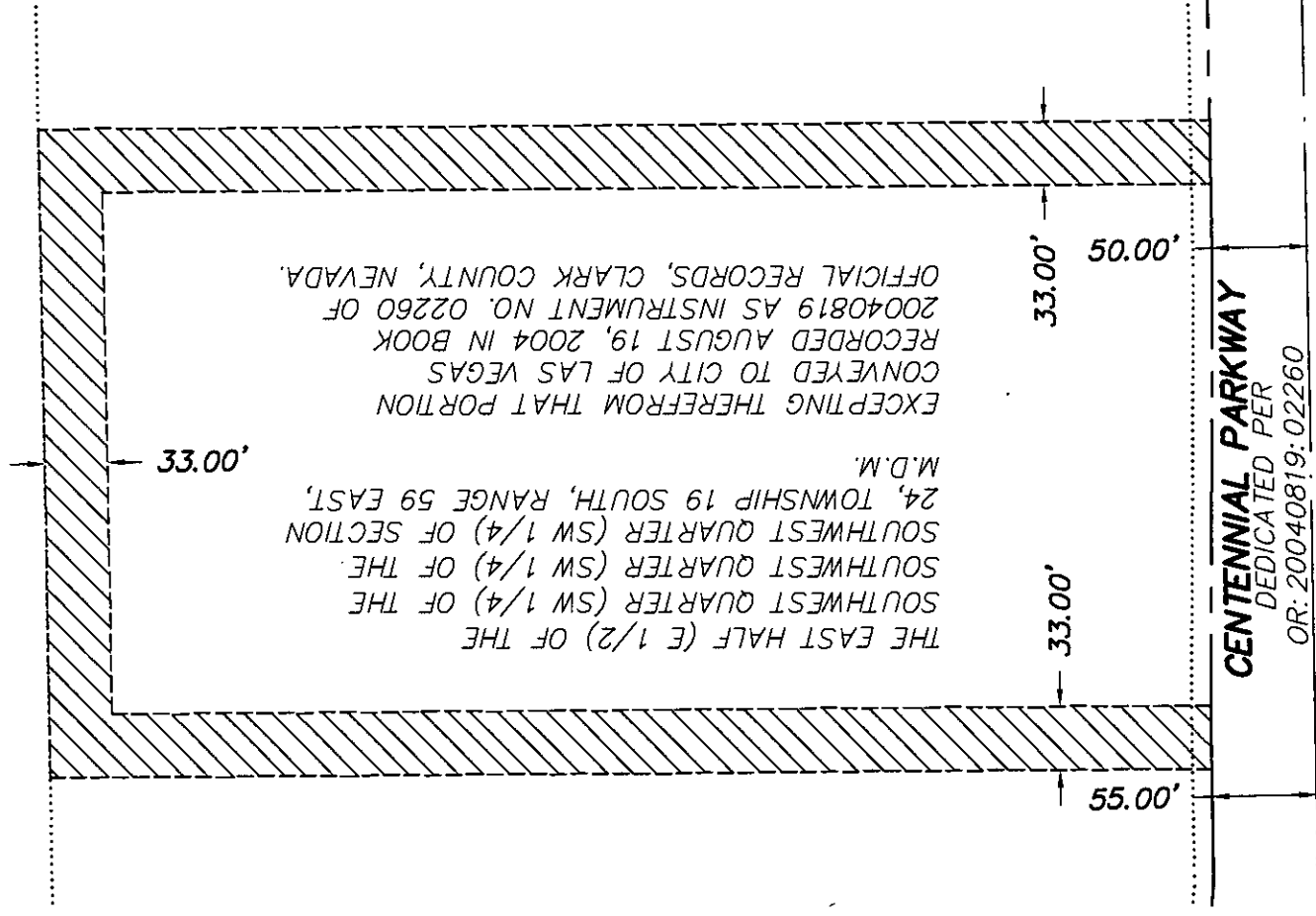
BEING THE WEST, NORTH AND EAST 33.00' OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER 9SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS RECORDED AUGUST 19, 2004 IN BOOK 20040819 AS INSTRUMENT NO. 02260 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

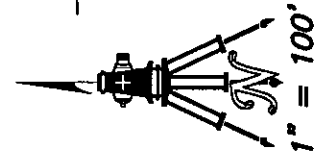
JASON R. PATNAUDE, P.L.S.
NEVADA LICENSE NO. 19739
EXPIRES: DECEMBER 31, 2011



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JUL 29 2010



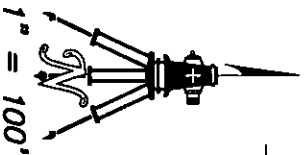
THE EAST HALF (E 1/2) OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION
24, TOWNSHIP 19 SOUTH, RANGE 59 EAST,
M.D.M.
EXCEPTING THEREFROM THAT PORTION
CONVEYED TO CITY OF LAS VEGAS
RECORDED AUGUST 19, 2004 IN BOOK
20040819 AS INSTRUMENT NO. 02260 OF
OFFICIAL RECORDS, CLARK COUNTY, NEVADA.



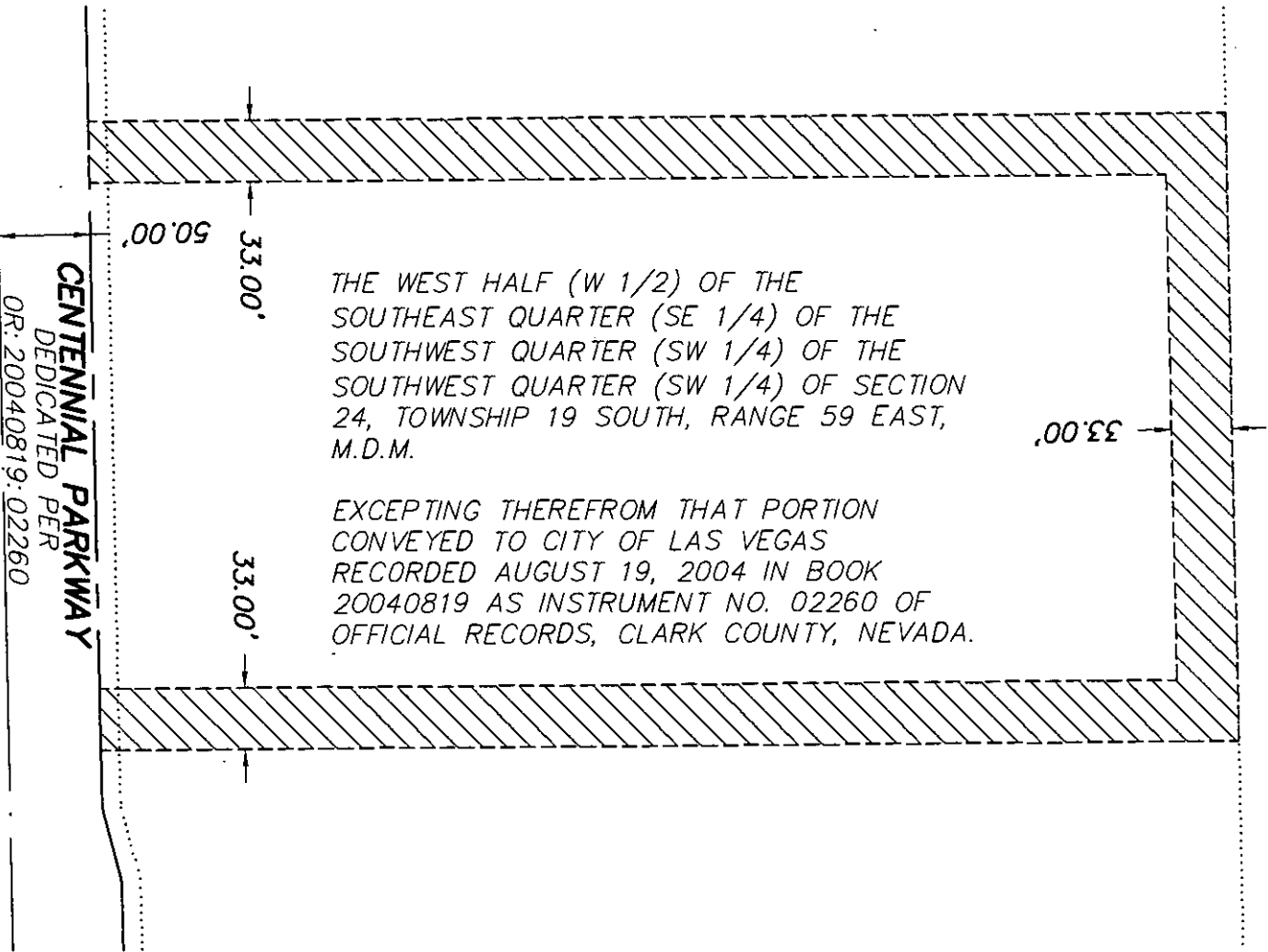
"EASEMENT 1"
PAGE 3 OF 4

WALLACE-MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING
5749 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

JUL 29 2010



"EASEMENT 2"
PAGE 4 OF 4



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WALLACE-MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING
5740 S. ARVILLE
LAS VEGAS, NEVADA 89118
TEL: 702-739-7111
FAX: 702-739-7112

JUL 29 2010

HOF FINANCIAL I, LLC**Business Entity Information**

Status:	Active	File Date:	4/28/2009
Type:	Foreign Limited-Liability Company	Entity Number:	E0225112009-7
Qualifying State:	DE	List of Officers Due:	4/30/2010
Managed By:		Expiration Date:	
NV Business ID:	NV20091073596	Business License Exp:	

Registered Agent Information

Name:	CSC SERVICES OF NEVADA, INC.	Address 1:	502 EAST JOHN STREET
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89706
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

Managing Member - HOUSING CAPITAL COMPANY			
Address 1:	3200 BRISTOL ST	Address 2:	STE 800
City:	COSTA MESA	State:	CA
Zip Code:	92626	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	20090374642-77	# of Pages:	1
File Date:	4/28/2009	Effective Date:	
(No notes for this action)			
Action Type:	Miscellaneous		
Document Number:	20090374643-88	# of Pages:	1
File Date:	4/28/2009	Effective Date:	
(No notes for this action)			
Action Type:	Miscellaneous		
Document Number:	20090374644-99	# of Pages:	1
File Date:	4/28/2009	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20090416289-81	# of Pages:	2
File Date:	5/07/2009	Effective Date:	

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**SECOND AMENDED AND RESTATED
GENERAL PARTNERSHIP AGREEMENT
OF
HOUSING CAPITAL COMPANY**

THIS SECOND AMENDED AND RESTATED GENERAL PARTNERSHIP AGREEMENT is made and entered into as of this 31st day of December 2007, by and between U.S. Bancorp Construction Funding, Inc., a Minnesota corporation ("UCF"), and DFP Financial, Inc., a California corporation ("DFP") (hereinafter UCF and DFP are referred to collectively as the "Partners" and individually as a "Partner");

WITNESSETH THAT:

WHEREAS, the Partners are parties to the Amended and Restated Partnership Agreement of Housing Capital Company dated as of January 29, 1999, as amended by the First Amendment thereto dated June 24, 2002 and by the Second Amendment thereto dated March 21, 2007 (as so amended, the "Existing Partnership Agreement");

WHEREAS, the Partners desire to amend and restate the Existing Partnership Agreement;

NOW, THEREFORE, in consideration of the premises, the mutual covenants and agreements hereinafter set forth, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Partners agree as follows:

**Article 1.
Definitions**

Unless the context otherwise specifies or requires, the terms defined in this Article I shall, for the purposes of this Agreement, have the meanings herein specified (and such meanings shall be equally applicable to both the singular and plural form of the terms defined, as the context may require). Certain other capitalized terms used herein are defined elsewhere in the Agreement.

"Act" means the Minnesota Uniform Partnership Act, as amended from time to time.

"Affiliate" or "Affiliated Person" means, when used with reference to a specified Person, (a) any Person that directly or indirectly through one or more intermediaries controls or is controlled by or is under common control with the specified Person, (b) any Person that is an officer, partner or trustee of, or serves in a similar capacity with respect to, the specified Person or of which the specified Person is an officer, partner or trustee, or with respect to which the specified Person serves in a similar capacity, (c) any Person that, directly or indirectly, is the beneficial owner of ten percent (10%) or more of any class of equity securities of, or otherwise has a substantial beneficial interest in, the specified Person or of which the specified Person has a substantial beneficial interest and (d) any relative or spouse of the specified Person.

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signed by such member. A member, by his attendance at any meeting of the Management Committee, shall be deemed to have waived notice of such meeting, except where the member objects at the beginning of the meeting to the transaction of business because the meeting is not lawfully called or convened and does not participate thereafter in the meeting.

8.8 Quorum. Subject to the provisions of Section 8.9, all of the members of the Management Committee shall constitute a quorum for the transaction of business at such meeting.

8.9 Absent Members. A member may give advance written consent or opposition to a proposal to be acted on at a meeting of the Management Committee. If such member is not present at the meeting, consent or opposition to a proposal shall constitute presence for purposes of determining the existence of a quorum but only with respect to matters which are the subject of such advance written consent or opposition, and such consent or opposition shall be counted as a vote in favor of or against the proposal and shall be entered in the minutes or other record of action at the meeting, if the proposal acted on at the meeting is substantially the same or has substantially the same effect as the proposal to which the member has consented or objected.

8.10 Written Action. Any action which might be taken at a meeting of the Management Committee may be taken without a meeting if done in writing and signed by all of the members of the Management Committee.

8.11 Appointment of the Managing Partner. The Management Committee shall appoint a Managing Partner to manage the day-to-day affairs of the Partnership and to carry out and execute the decisions of the Management Committee in accordance with the purposes set forth in Article 4 of this Agreement. DFP shall be, and hereby is appointed as the initial Managing Partner until removed or replaced pursuant to this Agreement. The Management Committee may also appoint and the Partnership may employ such other Persons as may be necessary to assist the Managing Partner. The Management Committee may remove the Managing Partner for "cause" or in the event of a Change in Control of the Managing Partner. For purposes of this Section 8.11, "cause" shall mean (a) the willful and material failure by the Managing Partner to carry out and execute the decisions of the Management Committee with respect to the management of the Partnership, (b) the willful violation of any material term of this Agreement by the Managing Partner, (c) the willful and material failure of the Managing Partner to exercise reasonable prudence and diligence in the management of the affairs of the Partnership, (d) actions on the part of the Managing Partner that materially adversely affect the business reputation and image of the Partnership or the other Partner and (e) the willful failure of the Managing Partner to materially comply with the terms and conditions of the Loan Documents or the servicing requirements set forth in Exhibit C in any material respect.

8.12 Authority, Duties of the Managing Partner. The Managing Partner shall have the right, power, authority and duty, except as herein otherwise expressly provided, to conduct and manage the day-to-day operations and the business of the Partnership. The Managing Partner shall seek the advice of the Management Committee regarding material Partnership actions and decisions. The Managing Partner shall also keep the Management Committee apprised, involved and informed on a current basis as to all material matters with respect to the Partnership and the Partnership business, will meet and consult with the Management Committee as the Management

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IN WITNESS WHEREOF, this Agreement has been executed as of the date set forth on
page 1.

PARTNERS

DFP FINANCIAL, INC.

By David M. Peterson
Its Chairman

**U.S. BANCORP CONSTRUCTION
FUNDING, INC.**

By Alvin R. Rubin
Its President

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HOUSING CAPITAL COMPANY
DFP FINANCIAL, INC.
Incumbency Certificate

The undersigned, David M. Petrone and Fredrick W. Petri, hereby certify that they are the duly elected, qualified and acting Chairman and President respectively of DFP Financial, Inc., a California corporation (the "Company") and do further certify as follows:

- (1) The Company is the duly appointed and acting Managing Partner of Housing Capital Company, a Minnesota general partnership (the "Partnership"), pursuant to the terms of Section 8.11 of that certain Partnership Agreement of Housing Capital Company dated July 28, 1994, and further amended and restated by that certain Amended and Restated General Partnership Agreement of Housing Capital Company dated January 29, 1999 as amended by the First Amendment to Amended and Restated General Partnership Agreement dated as of June 24, 2002, and by the Second Amendment to Amended and Restated Partnership Agreement dated as of March 21, 2007, and was further amended and restated by that certain Second Amended and Restated General Partnership Agreement of Housing Capital Company dated December 31, 2007 ("Partnership Agreement") as may be amended from time to time.
- (2) Each of the following persons has been duly authorized to execute and deliver and sign Confirmations, Instructions, Certificates and Loan Documents regarding the Working Capital and Construction Funding Loans and the End Loans, as defined in the Amended and Restated Credit Agreement dated January 29, 1999, and further amended and restated by that certain Second Amended and Restated Credit Agreement dated December 31, 2007 as amended by the First Amendment to Second Amended and Restated Credit Agreement and Other Loan Documents dated March 18, 2009 ("Credit Agreement") as may be amended from time to time, and to execute all necessary documents to conduct its business affairs with individuals, agents, corporations, legal entities, or government agencies and to sign and issue directions as to collateral advances and/or releases under the Credit Agreement, and the Amended and Restated Pledge and Security Agreement dated January 29, 1999, as amended from time to time, and further amended and restated by that certain Second Amended and Restated Pledge and Security Agreement dated December 31, 2007 ("Pledge Agreement") as may be amended from time to time each executed by and between the Partnership and US Bank National Association, a national banking association (the "Bank") as may be amended from time to time.

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<u>Name:</u>	<u>Title:</u>
Loni Armaz	Vice President
Norma J. Avery	Senior Vice President
Denise Hatch	Vice President
Norman W. Kallan	Sr. Vice President
Dave Prowse	Vice President
Debra Tearington	Vice President
Roger Craig Wise	Vice President

Signature:

Loni Armaz
Norma J. Avery
Denise Hatch
Norman W. Kallan
Dave Prowse
Debra Tearington
Roger Craig Wise

- (3) Each of the following persons has been duly authorized to execute and deliver and sign Instructions, Certificates, Standby Letters of Credit, Subdivision Maps, Loan Documents regarding the End Loans, and to execute all necessary documents to conduct its business affairs with individuals, agents, corporations, legal entities, or government agencies, and to sign and issue directions as to collateral advances and/or releases under the Credit Agreement and Pledge Agreement as may be amended from time to time.

<u>Name:</u>	<u>Title:</u>
Loni Armaz	Vice President
Norma J. Avery	Senior Vice President
Linda Barretta	Vice President
Naomi Clark	Vice President
Peter Edberg	Vice President
Karen Goodbody	Vice President
Elke Heller	Vice President
Kris Lamson	Vice President
David Prowse	Vice President

Signature:

Loni Armaz
Norma J. Avery
Linda Barretta
Naomi Clark
Peter Edberg
Karen Goodbody
Elke Heller
Kris Lamson
David Prowse

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Jason Subia	Vice President
Carl Swanson	Vice President
Mary Swanson	Assistant Vice President
Russ Wakeham	Vice President
Tom Walker	Senior Vice President
William Wells	Senior Vice President

Jason Subia
Carl Swanson
Mary Swanson
Russ Wakeham
Tom Walker
William Wells

- (4) BE IT FURTHER RESOLVED THAT, each of the following have been given the authority by the Company to sign disbursement authorizations, related payoffs and demands for payment pertaining to End Loans on behalf of Housing Capital Company and the following persons have been given authorization to telephone instructions to Bank using title designated below:

Juan Del Toro	Disbursement Officer
Rhonda Harold	Disbursement Administrator
Dawn McNeil	Assist. Loan Administrator

Juan Del Toro
Rhonda Harold
Dawn McNeil

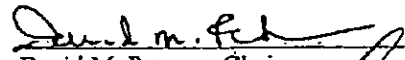
- (5) BE IT FURTHER RESOLVED THAT, each of the following persons has been given the authority by the Company to authorize processing of payments on the End Loans on behalf of Housing Capital Company:

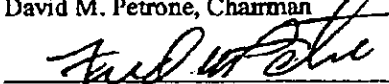
Patricia Bowen	Accounting Officer
Shannon Van Atta	Accounting Officer

Patricia Bowen
Shannon Van Atta

- (6) The Bank may conclusively rely on this Incumbency Certificate until the Bank shall have received a further certification of the Managing Partner canceling or amending this Incumbency Certificate and submitting the names, incumbency and signatures of the persons named in such further certificate.
- (7) This Incumbency Certificate replaces and supersedes all previous Incumbency Certificates issued to the Bank on behalf of the Company.

IN WITNESS WHEREOF, we have hereunto set our hand on the 29th day of May, 2009.

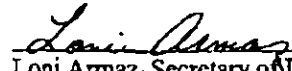

David M. Petrone, Chairman


Fredrick W. Petri, President

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The undersigned, Loni Armaz being the duly elected, qualified and acting Secretary of the Company does hereby certify that David M. Petrone is the elected, qualified and acting Chairman of the Company, Fredrick W. Petri is the duly elected, qualified and acting President of the Company and that the signatures of David M. Petrone and Fredrick W. Petri appearing above are their genuine signatures.

IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of May, 2009.


Loni Armaz, Secretary of DFP Financial, Inc.

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WALLACE • MORRIS SURVEYING, INC.
Land Survey Consulting

EXHIBIT "A"

**ATTACHMENT TO
ORDER OF VACATION**

VS-_____

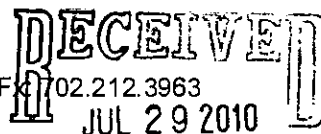
PUBLIC WORKS APPROVAL:

DATE

That petition of _____ for Vacation and Abandonment of certain
property being:

 X Easements:

- 1: 33' PATENT EASEMENT RESERVED PER OR:234:190358
- 2: 33' PATENT EASEMENT RESERVED PER OR:225:184339



VAC-39018

Legally described as follows:

EASEMENT 1

(33' PATENT EASEMENTS RESERVED PER OR: 234:190358)

BEING THE WEST, NORTH AND EAST 33.00' OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS RECORDED AUGUST 19, 2004 IN BOOK 20040819 AS INSTRUMENT NO. 02260 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

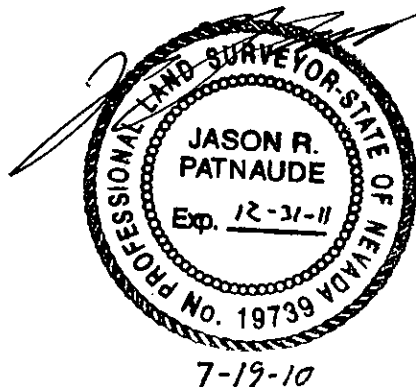
EASEMENT 2

(33' PATENT EASEMENTS RESERVED PER OR: 225:184339)

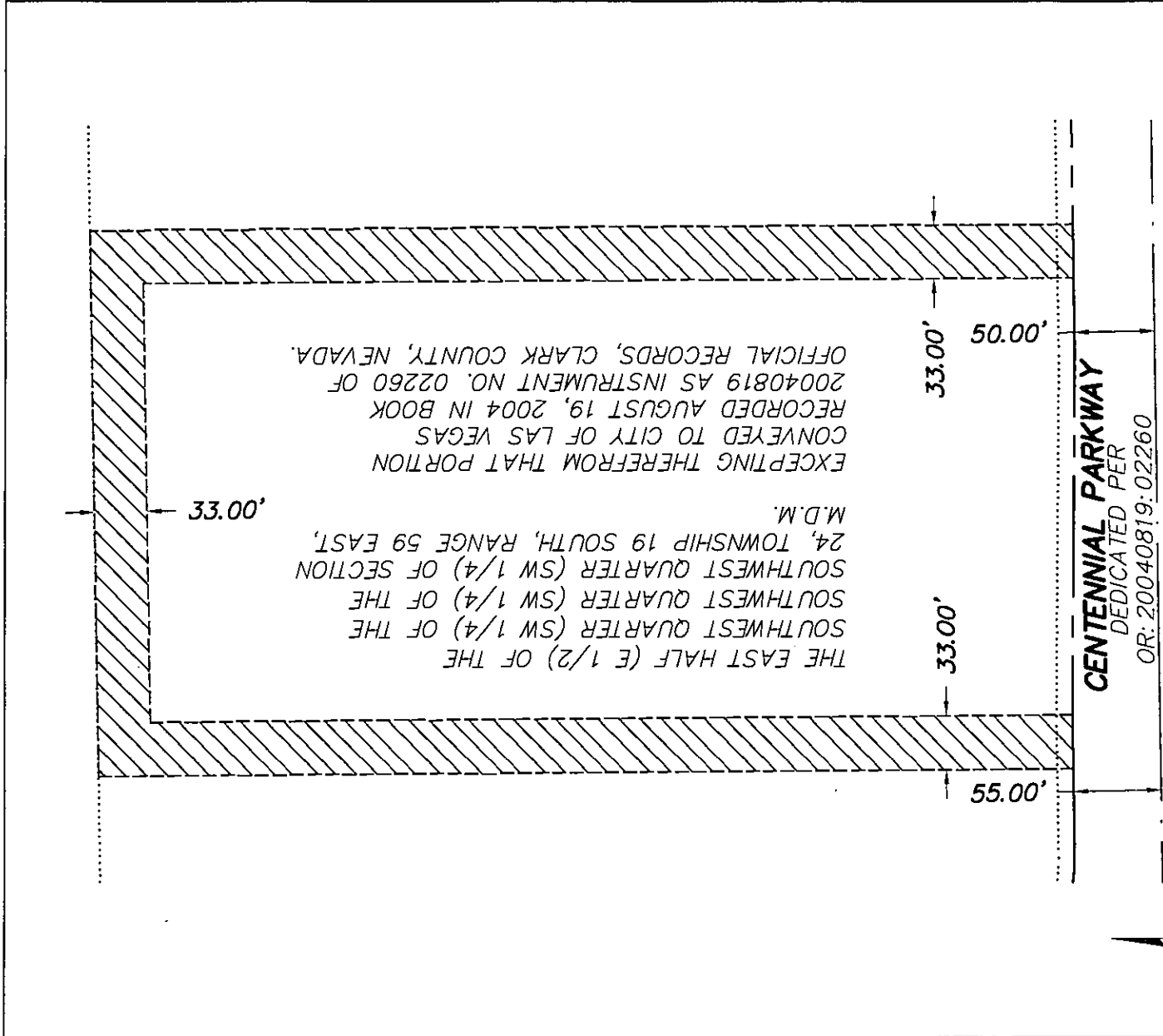
BEING THE WEST, NORTH AND EAST 33.00' OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER 9SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS RECORDED AUGUST 19, 2004 IN BOOK 20040819 AS INSTRUMENT NO. 02260 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

JASON R. PATNAUDE, P.L.S.
NEVADA LICENSE NO. 19739
EXPIRES: DECEMBER 31, 2011



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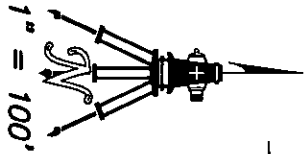


"EASEMENT 1"
PAGE 3 OF 4

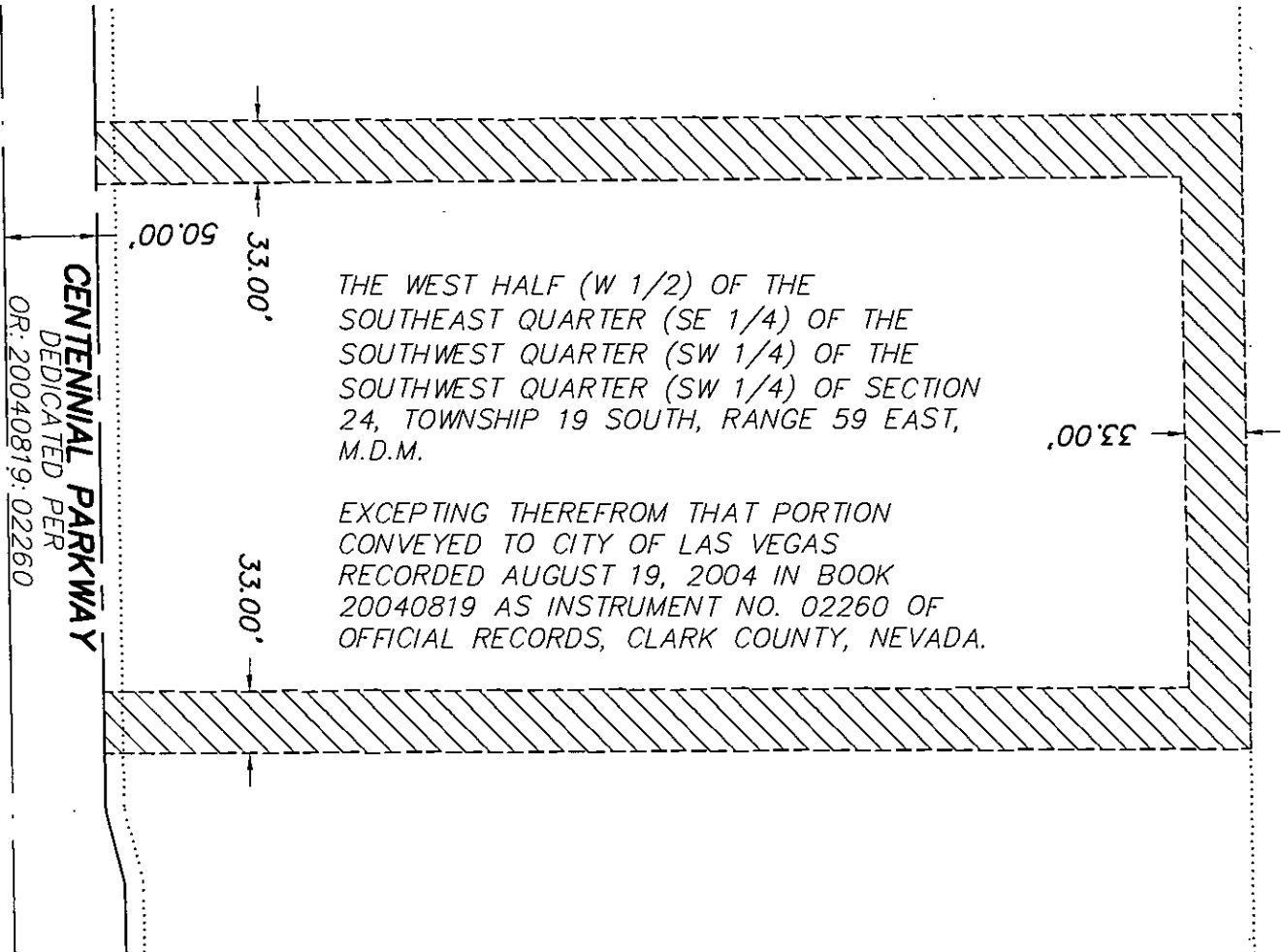
WALLACE-MORRIS
SURVEYING, INC.

LAND SURVEY CONSULTING
5740 S. ARVILL
LAS VEGAS, NEVADA 89118

JUL 29 2010



"EASEMENT 2"
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WALLACE-MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

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