

SITE DATA:

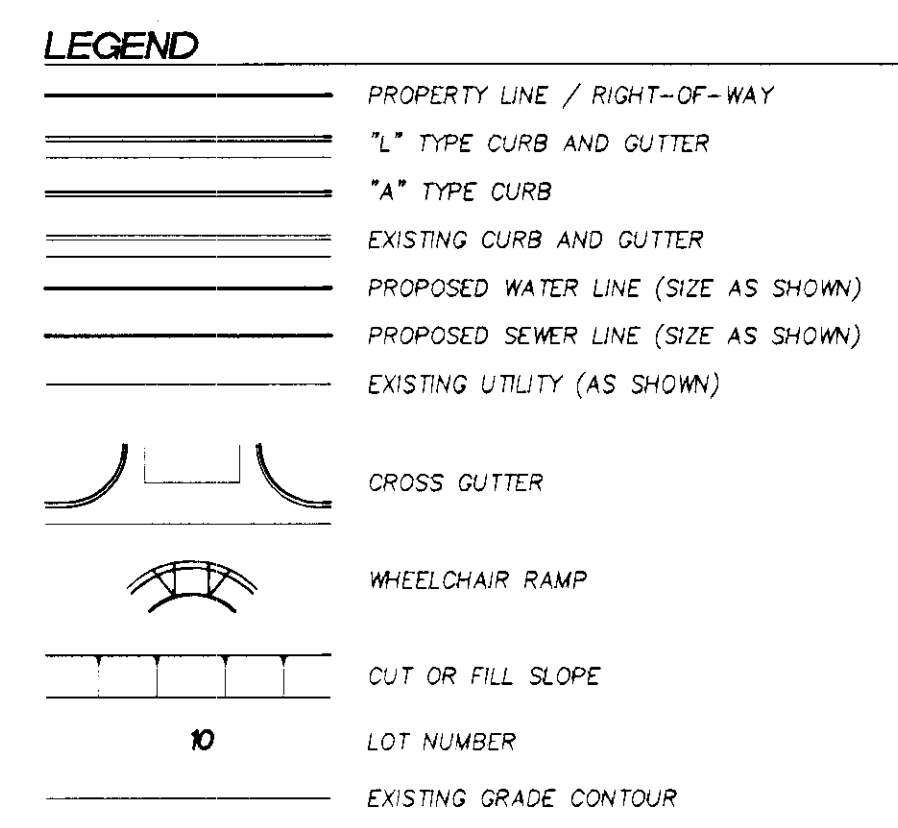
APN #125-26-812-001 THRU 038	R-PD3
CURRENT ZONING:	R-PD3
GROSS AREA:	10.34 AC
NUMBER OF LOTS:	32 LOTS
PROPOSED DENSITY:	3.1 D.U.A.
NUMBER OF COMMON ELEMENTS:	6 EA.
LOT SQUARE FOOTAGE MAXIMUM:	13,358 S.F.
LOT SQUARE FOOTAGE MINIMUM:	7,414 S.F.

PARKING ANALYSIS:

PARKING SPACES REQUIRED	= 96
PARKING SPACES PROVIDED	= 128

OPEN SPACE:

OPEN SPACE REQUIRED	= 23,000 S.F. (0.53 ACRES)
COMMON USABLE PROVIDED	= 24,123 S.F. (0.55 ACRES)

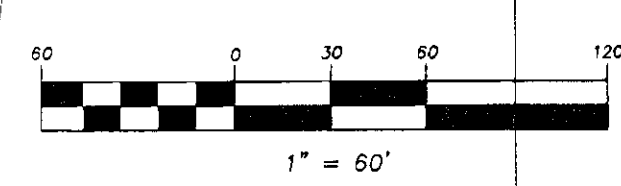


OWNER/DEVELOPER
 RICHMOND AMERICAN HOMES
 7770 SOUTH DEAN MARTIN DRIVE
 SUITE 410
 LAS VEGAS, NV 89139
 (702) 617-8400
 CONTACT: CHRISTINE FRAZZITTA

LEGAL DESCRIPTION
 BEING LOTS 1-31 TOGETHER WITH COMMON LOTS A-H OF THAT CERTAIN FINAL MAP OF "STONEWATER", RECORDED IN BOOK 137 OF PLATS AT PAGE 66, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER (SE ¼) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
 CONTAINING 8.79 ACRES, MORE OR LESS.

BASIS OF BEARINGS
 SOUTH 83°05'03" EAST, BEING THE CENTERLINE OF A PORTION OF EL CAMPO GRANDE AVENUE AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 110, PAGE 34 OF SURVEYS.

BENCHMARK
 CLARK COUNTY STATION "SLV90 2656"
 CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, NORTHWEST CORNER OF TORREY PINES DR. AND EL CAMPO GRANDE AVE.
 ELEVATION:
 FEET = 2312.36' (NAVD88)
 METERS = 704.808 M (NAVD88)



SCALE: 1" = 60'

DRAWN BY: _____
 CHECKED BY: _____
 COMMENTS ADDRESS: _____

PROJECT NO: 00106062
 REV: _____ DATE: _____ BY: _____

THOMASON CONSULTING ENGINEERS

3277 E. WARM SPRINGS ROAD, SUITE 400
 LAS VEGAS, NEVADA 89120
 702-932-6125 FAX: 702-932-6129

RICHMOND AMERICAN HOMES STONEWATER

ZONE CHANGE SITE PLAN

DATE: SEP 07 2010

ZON-39473
VAR-39475
10/21/10 PC

SDR-31474

SHEET 1 OF 1

City of Las Vegas
HANSEN CLAIM FOR REFUND FORM

9-14-10

Date prepared

Invoice # : _____
 (Invoice # assigned by Finance)

DARLINE REEDER, OSII
 Preparer's name

Service Address: _____

Refund Amount: 1,200.00

RICHMOND AMERICAN HOMES of NEVADA, INC.
 Payee Name

CHRISTINE FRAZZITTA
 Attention to:

7770 S. DEAN MARTIN DRIVE, SUITE 140
 Address

LAS VEGAS, NV 89120
 City, State, Zip Code

Return of Cash Bond?
 (click below for "Yes" "No" options)
No

For the following : ZON-39473
 (Application Number and Template Type)

Reason for Refund:
 This application for rezoning is not necessary

 Claimant Signature

 Phone Number

*Original Forms must be submitted - no
 fax copies will be accepted.*

BELOW FOR DEPARTMENT USE ONLY:

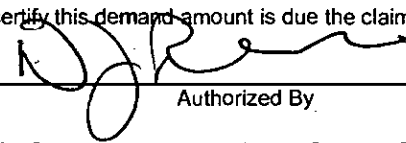
(Refund of a Cash Bond requires two signature approvals)

I certify this demand amount is due the claimant:

 Authorized By

 Title

 Date

I certify this demand amount is due the claimant:


 Authorized By
DOUG RANKIN, AICP, PLANNING MANAGER
 Title
SEPT. 14, 2010
 Date

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee	700.00	100%	700.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning			0.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (PH)	500.00	100%	500.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (NM)			0.00	007301	261100	EE4100	000	000
Mailing Labels Fee			0.00	007301	261100	EE4100	000	000
			0.00					
			0.00					
			0.00					

Total Amount to be Refunded: 1,200.00

Darline Reeder

From: Sonia Macias [smacias@tce-lv.com]
Sent: Monday, September 13, 2010 3:18 PM
To: Darline Reeder
Subject: ZON-39473
Attachments: 20100913151537.pdf

Darline,

Good afternoon. I need to request a refund for ZON-39473 is no longer needed. The application was submitted on 9-07-10.

Amount: \$1200.00
Check NO. 266528
Company: Richmond American Homes
7770 S. Dean Martin Suite #410
Las Vegas, NV 89139
Attn: Christine Frazzitta

Please let me know if you require any additional information. I have attached a copy of the check.

Thank you

Sonia Macias
Project Coordinator
Thomason Consulting Engineers
3277 E. Warm Springs Suite #400
Las Vegas, NV 89120
Telephone - 932-6125
Fax - 932-6129
Cell - 336-4071

CO	BR	DIV	PAYEE CODE	PAYEE NAME	AS: 000	PAGE	CHECK DATE	CHECK NO.
49	01	02	100307	CITY OF LAS VEGAS		1 OF 1	08/26/10	266528

Date	Vouch#	Invoice No.	Job Number	Blk Lot	Address	Subdiv	Invoice Amount	Cost Adj/Discount	Net Amount
8/24/10	002214	zone change	223199-000		Loma Pointe - Land	Loma Pointe	1,200.00		1,200.00
			Cost Code: 1430	Option:	MAP FILING FEES		1,200.00		1,200.00
			Total						

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW. DO NOT CASH IF NOT PRESENT.



Richmond American Homes of Nevada, Inc.
 (Sculli Division)
 7770 S. Dean Martin Drive, Suite 410
 Las Vegas, Nevada 89139

BANK ONE
 JPMorgan Chase Bank, N.A.
 Columbus, OH

55-1544441
 650180680

DATE
 08/26/10

CHECK NO.
 266528

AMOUNT

1,200.00

PAY *** ONE THOUSAND TWO HUNDRED AND NO/100 DOLLARS *****

TO THE CITY OF LAS VEGAS
 ORDER OF

Report Date 09/10/2010 08:51 AM

Submitted By

Page 1

A/P # 39473 REZONING

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	09/07/2010 13:21	700.00
NOTIFICATION & ADVERTISING FEE	P	09/07/2010 13:21	500.00
	Total Unpaid	0.00	Total Paid 1200.00

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

No children exist for this project

Employee Employee ID Last First MI Comments

No Employee Entries

Log Action Description Entered By Start Stop Hours

PAYMNT CO NAME WHD PICKED UP CONTACT# 970040 09/07/2010 13:26 0.00
SONIA MACIAS, RICHMOND AMERICAN HOMES DF NEVCK 266528, 702.617.8400

Darline Reeder

From: Steve Gebeke
Sent: Friday, September 10, 2010 8:04 AM
To: Darline Reeder
Cc: Carman Burney
Subject: Refund - ZON-39473

Please refund all fees for ZON-39473 as the application is not needed.

Steve Gebeke, AICP

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

ZON-39473


HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHRODER	DSC

SENT VIA COURIER/INTER-OFFICE MAIL/ OR US MAIL

CCSD	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

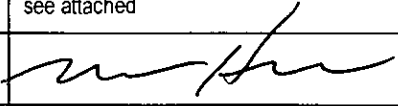
*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY >**

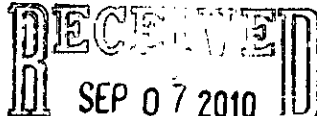
Pre-Application Conference	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	
Item Required		
YES	NO	

APPLICATION PACKET			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application signed and notarized by <i>all</i> property owners or authorized agent(s)	NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." -> "Apply for -> Planning Applications")
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Detailed justification letter	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Original meeting notes and checklist signed by planner	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	One black and white, reduced (8.5" x 11") laser copy of the location map	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ 700.00 (Application) + \$ 500.00 (Notification) = \$ 1200.00 Total	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest (SOFI) signed and notarized by <i>all</i> property owners or authorized agent(s)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of Business Licenses: (Owner: <input type="checkbox"/> Applicant: <input checked="" type="checkbox"/> Representative: <input type="checkbox"/>)	

LOCATION MAP				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	19
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow and vicinity map	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled	Reduced Copy (8-1/2x11):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label existing and proposed zoning designations for subject site and surrounding areas	***NOT A SITE PLAN***	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show <i>all</i> surrounding sites within a 1,000-foot radius of subject site	Provide listing of all relevant APNs	

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Owner / Applicant:	Richmond American Homes Nevada	Application Type:	Rezoning
Representative:	Thomason Consulting Engineers	Application Purpose:	Rezone from R-PD3 to R-PD3
APN:	see attached	Site Location:	northwest and northeast corners of Ann Road and Mustang Street
Planner's Signature:		Pre-App. Meeting Date:	08/20/2010
Planner:	Mike Howe, Planner I 229-6821	Submittal Deadline:	09/07/10 - no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	10/21/10 PC - 11/17/10 CC - Cycle 8


 SEP 07 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM **SEP 07 2010**

Application/Petition For: ReZoning

Project Address (Location) Ann Road / Mustang Road

Project Name Stonewater Proposed Use SFR

Assessor's Parcel #(s) 125-26-812-001 - 032 Ward # 6

General Plan: existing - proposed - Zoning: existing R-PD3 proposed R-PD3

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 10.3 Lots/Units 32 Density 3.1 D.U.A

Additional Information _____

PROPERTY OWNER Richmond American Homes Contact Christine Frazzitta

Address 7770 S. Dean Martin Drive Suite #410 Phone: (702) 617-8400 Fax: (702) 617-8499

City Las Vegas State NV Zip 89139

E-mail Address cfrazzitta@mdch.com

APPLICANT Richmond American Homes Contact Christine Frazzitta

Address 7770 S. Dean Martin Drive Suite #410 Phone: (702) 617-8400 Fax: (702) 617-8499

City Las Vegas State NV Zip 89139

E-mail Address cfrazzitta@mdch.com

REPRESENTATIVE Thomason Consulting Engineers Contact Sonia Macias

Address 3277 E. Warm Springs #400 Phone: (702) 932-6125 Fax: (702) 932-6129

City Las Vegas State NV Zip 89120

E-mail Address smacias@tce-lv.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 LEONARD S. MILLER

Subscribed and sworn before me

This 26 day of August, 2010

[Signature]

FOR DEPARTMENT USE ONLY

Case # 20N-39473

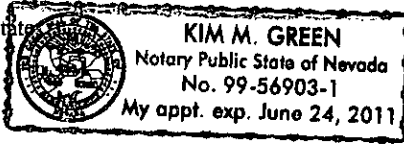
Meeting Date: 10.21.10

Total Fee: \$ 1,200.-

Date Received*: 9.7.10

Received By: [Signature]

Notary Public in and for said County and State

 **KIM M. GREEN**
Notary Public State of Nevada
No. 99-56903-1
My appt. exp. June 24, 2011

Revised 10/27/08

*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

T THOMASON
C CONSULTING
E ENGINEERS

September 7, 2010

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

Reference: Stonewater – Ann Mustang
ZONING
APN 125-26-812-001 thru 038

On behalf of Richmond American Homes, we respectfully request your consideration of the attached Zone Change for the above-listed parcels.

Location: The proposed site is located at Ann Road and Mustang Road within Section 26, Township 19 South, Range 60 East.

Background: A Zone Change (ZON-5174) was previously approved by City Council on November 18, 2004. Based on this entitlement, offsite improvement plans were approved on July 18, 2007 (CLV #H19236), a final map recorded July 30, 2007 (Book 137, Page 66), and construction commenced for the 32 lot subdivision. The project was subsequently suspended by the developer due to market conditions.

Request: At this time, per the request of the CLV Planning Department, we are requesting for a Zone Change to RPD-3 to accompany the new Site Development Plan Review and Wall Height Variance for this recorded subdivision.

Please place this request for a Zone Change on the next available Planning Commission agenda. If you have any questions or need additional information, please call me at 932-6125.

Sincerely,



Sonia Macias
Project Coordinator

RECEIVED
SEP 07 2010

3161 East Warm Springs Road, Suite 200
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

ZON-39473

RECEIVED
SEP 07 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-39473** APN: 125-26-812-001-032

Name of Property Owner: Richmond American Homes

Name of Applicant: Richmond American Homes

Name of Representative: Thomason Consulting Engineers

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: _____

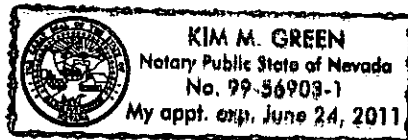
Signature of Property Owner: *Leonard D. Mills*

Print Name: LEONARD D. MILLS

Subscribed and sworn before me

This 26 day of AUGUST, 2010

Kim M. Green
Notary Public in and for said County and State



BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

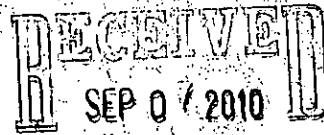
IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: C11-06501-B-034671

DATE ISSUED: 10/08/09

TYPE OF LICENSE: CONTRACTOR

BUSINESS LOCATION: 7770 S DEAN MARTIN DR 410



ISSUE TO: RICHMOND AMERICAN HOMES OF NEV

DBA:
RICHMOND AMERICAN HOMES OF NEV
7770 S DEAN MARTIN DR 410
LAS VEGAS NV 89139

PRINCIPAL(S)
BELAIR, ERNEST J, DIV PRES

A handwritten signature in black ink, appearing to read "Mark R. Vincent". The signature is written in a cursive, flowing style.

Director, Department of Finance and Business Services

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.



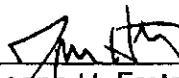
CERTIFICATE OF RESOLUTION

I, Joseph H. Fretz, as Secretary of Richmond American Homes of Nevada, Inc., a Colorado corporation (the "Company"), do hereby certify on behalf of the Company that the following resolution was unanimously adopted by the Board of Directors of the Company pursuant to the Minutes of Action of the Board of Directors dated as of September 1, 2010, and that such resolutions are in full force and effect as of the date of this Certificate of Resolution:

RESOLVED, that the Company hereby appoints Leonard Miller as President (Nevada Division), effective immediately, to serve until his successor is duly appointed or until the earlier of his resignation, retirement, termination of his employment, or death; and it is

FURTHER RESOLVED, that Leonard Miller, as an officer of the Company, is authorized hereby to enter into, execute and deliver, on behalf of the Company, any and all documents necessary or advisable in connection with his position as President (Nevada Division).

RICHMOND AMERICAN HOMES OF
NEVADA, INC., a Colorado corporation

By: 
Joseph H. Fretz, Secretary

Executed at Denver, Colorado this 3rd day of September, 2010.

RECEIVED
SEP 07 2010

RECEIVED
SEP 07 2010

SCHEDULE 1

Legal Description

PARCEL I:

The East Half (E ½) of the West Half (W ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 26, Township 19 South, Range 60 East, M.D.B.&M.

EXCEPTING THEREFROM the Southerly fifty (50.00) feet as conveyed to Clark County by Deed recorded June 23, 1964, Book 549 as Instrument No. 442090, Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM that portion conveyed to Clark County by Deed recorded April 17, 2001 in Book 20010417 as Instrument No. 01500, Official Records, Clark County, Nevada.

PARCEL II:

That portion of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 26, Township 19 South, Range 60 East, M.D.M., described as follows:

Lot Three (3) of that certain Parcel Map on file in File #8 of Parcel Maps, Page 90, in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S COPY

Schedule 2
Permitted Exceptions

1. Taxes and assessments for the year 2006 and subsequent years, a lien not yet due or payable.
2. Special Assessments for improvement purposes:
Roll No. : 7568
City/County: Clark
District No.: 129
Current Balance: \$16,882.84
No. of Installments: Biannual
Payable each year on or before: June 1 and December 1
Status: Active
3. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of Clark County Assessor, per Nevada Statute 361.260.
4. Water rights, claims or title to water, whether or not shown by the public record.
5. Mineral rights, reservations, easements and exclusions in patent from the State of Nevada, recorded January, 1952, Document No. 379210, Official Records.
6. An Easement affecting a portion of said land for the purposes stated herein, and incidental purposes
In Favor of: Nevada Power Company and Central Telephone Company
For: Power and communication lines
Recorded: November 23, 1971 in Book 184
Document No.: 147035, Official Records.
(Affects Parcel I)
7. An Easement affecting a portion of said land for the purposes stated herein, and incidental purposes
In Favor of: Nevada Power Company and Central Telephone Company
For: Power and communication lines
Recorded: February 26, 1976 in Book 598
Document No.: 557025, Official Records.
(Affects Parcel II)
Partial Relinquishment of right-of-way Grant
Recorded: March 30, 2005 in Book 20050330
Document No.: 0000802, Official Records.

8. Dedications and Easements as indicated or delineated on the Plat of said Parcel Map on file in File 18 of Parcel Maps, Page 90, Official Records.
(Affects Parcel II)

9. An Easement affecting said land and for the purposes stated herein, and incidental purposes
In Favor of: Clark County
For: perpetual avigation
Recorded: April 26, 1984 in Book 1912
Document No.: 1871020, Official Records.
(Affects Parcel II)

ASSESSOR'S COPY

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

- a) 125-26-801-012
- b) 125-26-802-014
- c)
- d)

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Resi
- 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	
Documentation/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	<u>MD</u>
Notes:	

3. Total Value/Sales Price of Property:

\$4,100,000.00

Deed in Lieu of Foreclosure Only (value of property):

Transfer Tax Value: \$4,100,000.00

Real Property Transfer Tax Due: \$24,480.00 20,910.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.096, 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 70% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____
Signature: _____

Capacity: President / Grantor
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Matrix Development Corporation
Address: 12755 SW 64th Ave. Ste 100
City: Portland
State: OR Zip: 97223

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: FRANK RICHMOND
Address: 4350 South Monaco St
City: Denver
State: CO Zip: 80237

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

Print Name: Chicago Title
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: _____

2156

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

**State of Nevada
Declaration of Value**

*Clarification
Copy*

1. Assessor's Parcel Number(s)

a) 125-26-801-012

b) 125-26-802-014

c)

d)

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Resi
- 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	
Documentation/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property:

\$4,100,000.00

Deed in Lieu of Foreclosure Only (Value of property): ()

Transfer Tax Value: \$4,100,000.00

Real Property Transfer Tax Due: \$24,480.00 *20,910.00*

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 70% 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: President / Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Matrix Development Corporation

Address: 12755 SW 69th Ave Ste 100

City: Portland

State: OR Zip: 97223

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Elizabeth Richmond

Address: 4350 South Monaco St

City: Denver

State: CO Zip: 80237

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

Print Name: Chicago Title

Escrow #: _____

Address: P.O. Box 70480

City/State/Zip: Las Vegas, Nevada 89170-0480

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

ASSASSIN'S

2156