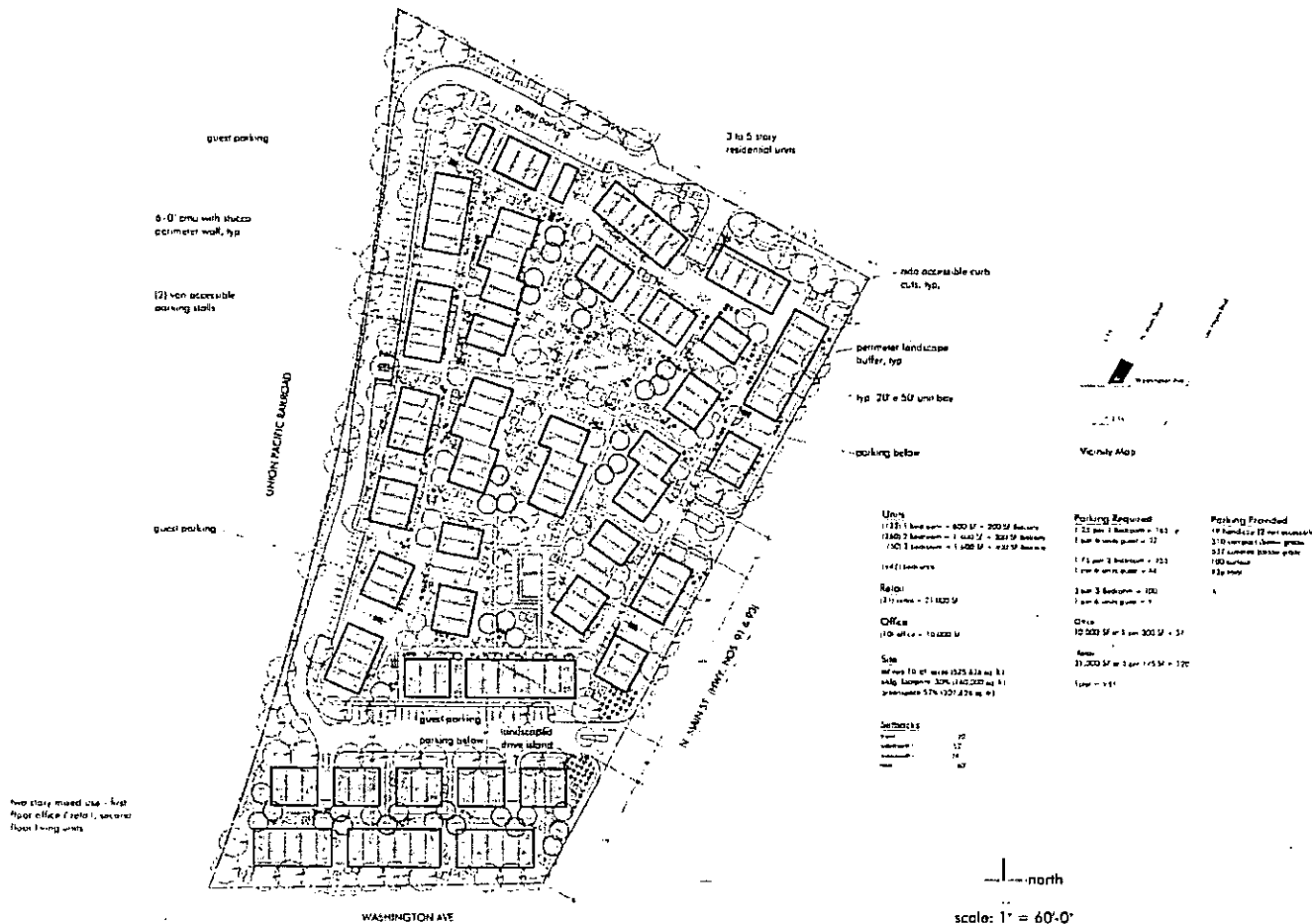




Site/Landscape Plan

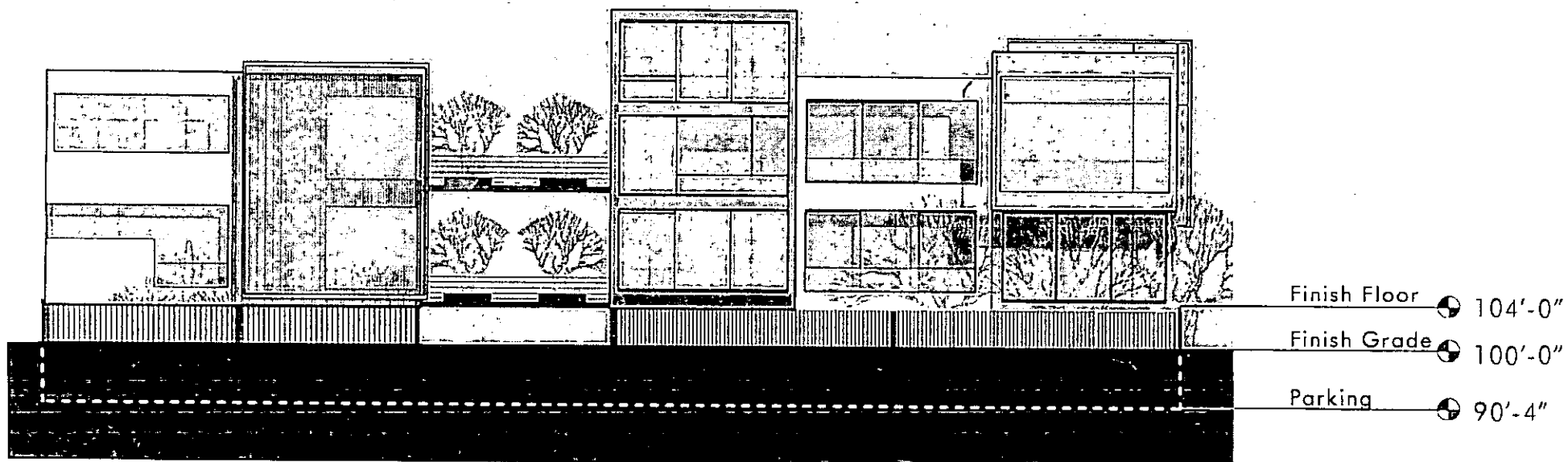
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Main Street
Mixed Use Development

BLOKHAUS

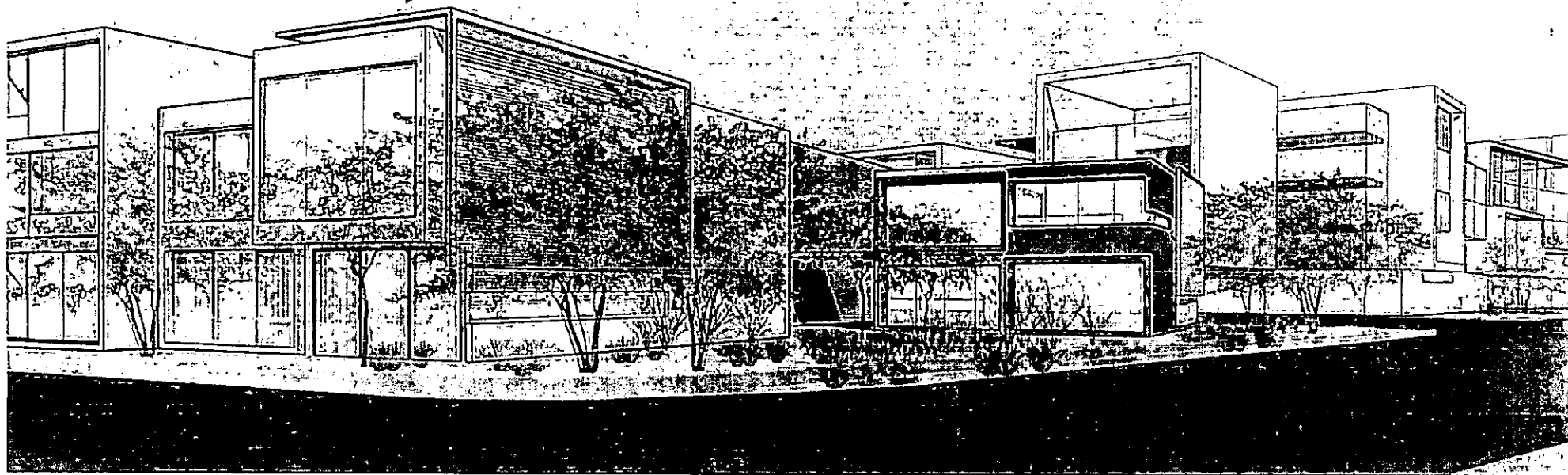
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SEP 15 2010

EOT-39607
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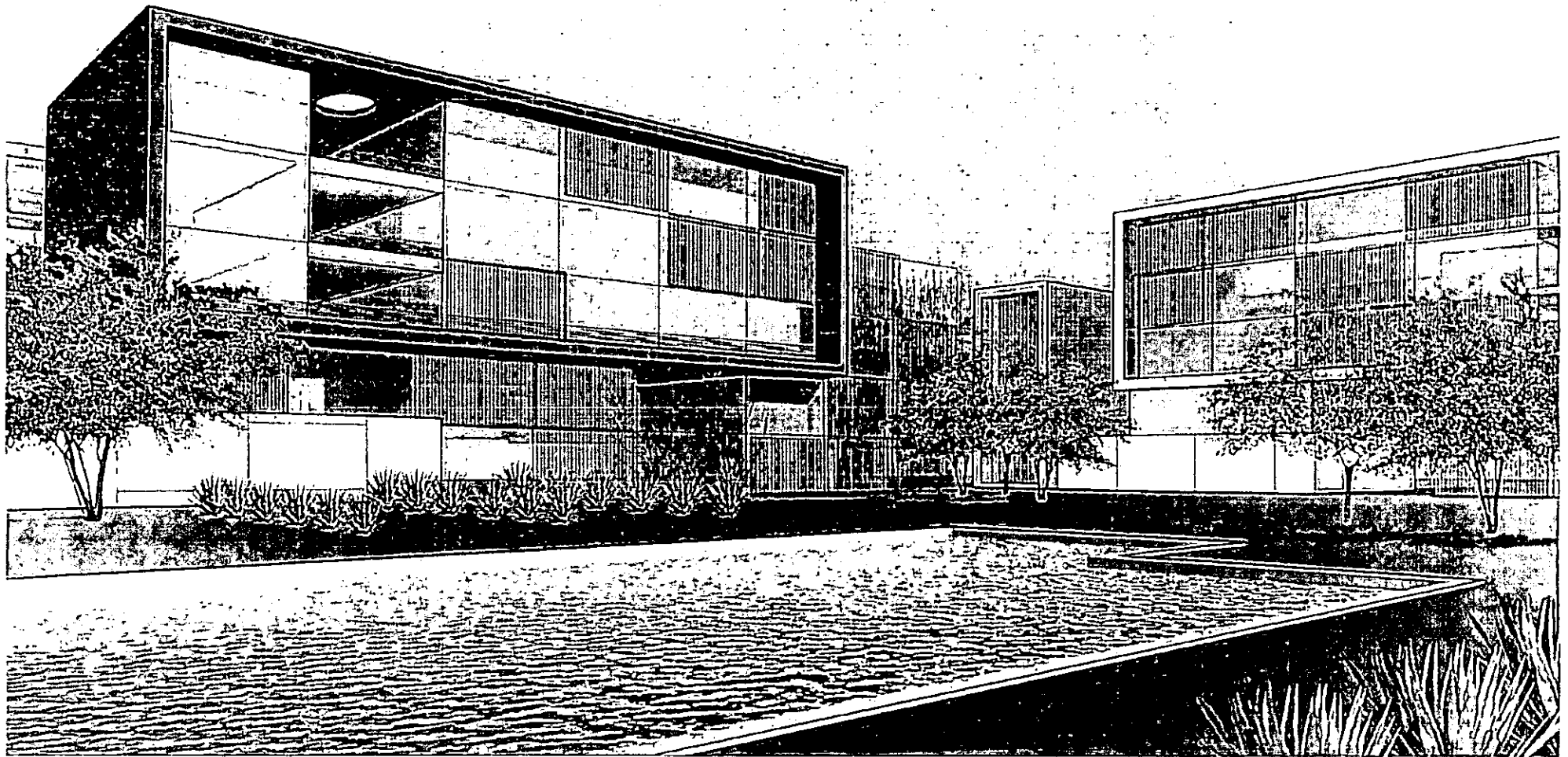


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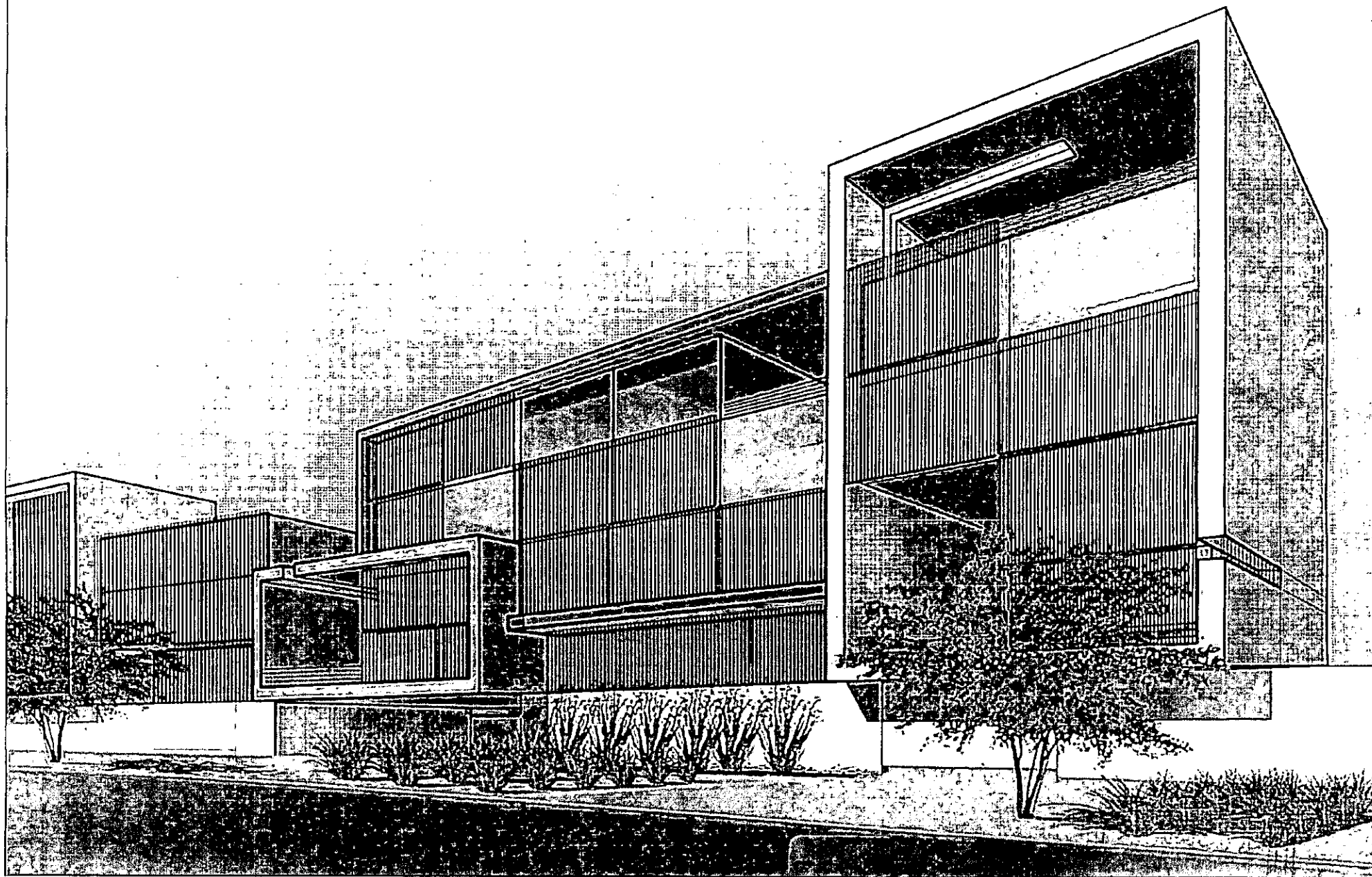


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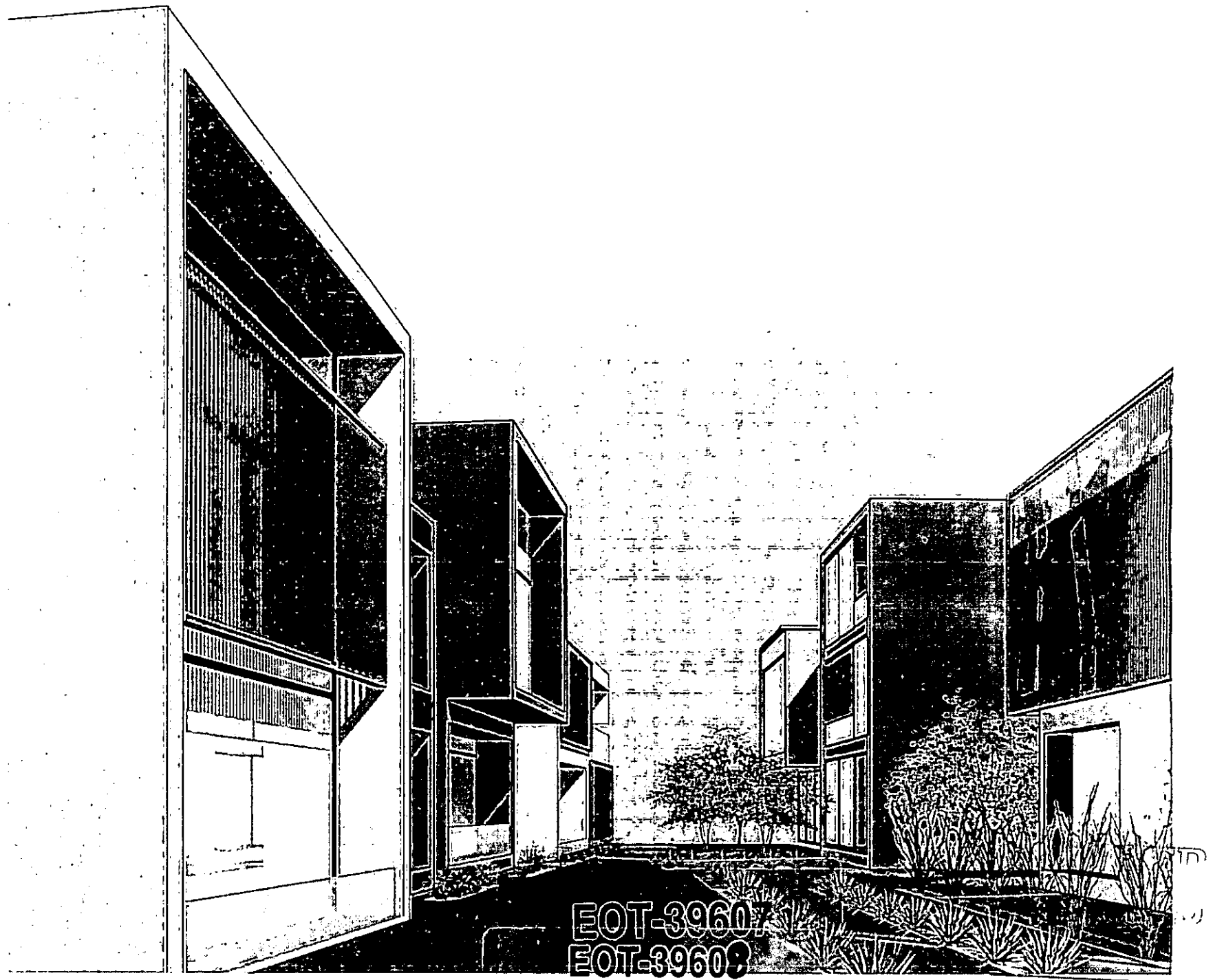
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SEP 15 2010



EOT-39607
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SEP 15 2010 DJ



EOT-39607
EOT-39608



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

November 18, 2010

Mr. Simon Terry-Lloyd
Parkhaus LLC
Vida Entertainment, LLC
1600 National Avenue
San Diego, California 92113

RE: EOT-39608 – EXTENSION OF TIME
CITY COUNCIL MEETING OF NOVEMBER 17, 2010

Dear Mr. Terry-Lloyd:

The City Council at a regular meeting held November 17, 2010 APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-9672) FOR A MIXED-USE DEVELOPMENT CONSISTING OF 442 RESIDENTIAL UNITS AND 31,000 SQUARE FEET OF RETAIL SPACE WITH A WAIVER FOR A REDUCTION OF PERIMETER LANDSCAPING on 11.0 acres at 1001 North Main Street (APNs 139-27-602-003 and 004), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2010. This approval is subject to:

Planning and Development

1. This Site Development Plan Review (SDR-9672) shall expire on September 15, 2011 unless another Extension of Time is approved by City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-9672) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script that reads "Vicky Skilbred".

Vicky Skilbred
Chief Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

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

November 4, 2010

Mr. Simon Terry-Lloyd
Parkhaus LLC
Vida Entertainment, LLC
1600 National Avenue
San Diego, California 92113

**RE: EOT-39608 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF NOVEMBER 17, 2010**

Dear Mr. Terry-Lloyd:

Please be advised the City Council at its regular meeting on **November 17, 2010** as referred to above, will consider your request. This meeting will be held at 1:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, November 12, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

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

MMW:clb

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



CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-39608 - EXTENSION OF TIME - APPLICANT: BLOKHAUS CAPITAL, CORP - OWNER: PARKHAUS LLC., VIDA ENT., LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-9672) FOR A MIXED-USE DEVELOPMENT CONSISTING OF 442 RESIDENTIAL UNITS AND 31,000 SQUARE FEET OF RETAIL SPACE WITH A WAIVER FOR A REDUCTION OF PERIMETER LANDSCAPING on 11.0 acres at 1001 North Main Street (APNs 139-27-602-003 and 004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

CITY COUNCIL: **NOVEMBER 17, 2010**

CASE PLANNER: **DEBBIE SULLIVAN**



CONSENT

Comments Due: **OCTOBER 15, 2010**

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

LIST COMMENTS BELOW:

Report Date 09/20/2010 11:11 AM

Submitted By

Page 1

A/P # 39608 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/16/2010 09:07	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

EOT-39608 - EXTENSION OF TIME - APPLICANT: BLOKHAUS CAPITAL, CORP - OWNER: PARKHAUS LLC., VIDA ENT., LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-9672) FOR A MIXED-USE DEVELOPMENT CONSISTING OF 442 RESIDENTIAL UNITS AND 31,000 SQUARE FEET OF RETAIL SPACE WITH A WAIVER FOR A REDUCTION OF PERIMETER LANDSCAPING on 11.0 acres at 1001 North Main Street (APNs 139-27-602-003 and 004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

Parent A/P # 9673
Project # 39608 Project/Phase Name MAIN-11
Size/Area 10.89 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula

Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 13927602003
Location

Owner/Tenant

Contact ID AC909376 Name PARKHAUS L L C
Mailing Address 1600 NATIONAL AVE
City SAN DIEGO
ZIP/PC 92113-1009
Day Phone (619)234-8371 x
Fax (619)234-2568

Organization SUSTAITA ANTONIO
State/Province CA
Country
Evening Phone
Mobile #

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13927602003
13927602004

Report Date 09/20/2010 11:11 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1737632 ☐ Foreign
Effective Expire
Name BLOKHAUS CAPITAL CORP.
Day Phone (619)234-8371 x Eve Phone Organization
Pager PIN # Position
Fax (619)234-2568 Mobile Profession
E-Mail
Address 1600 NATIONAL AVENUE
SAN DIEGO, CA 92113
Seasonal Addr
Valid From To
Comments No Comments

Primary N Capacity OWNER Contact ID AC909376 ☐ Foreign
Effective Expire
Name PARKHAUS L L C
Day Phone (619)234-8371 x Eve Phone Organization SUSTAITA ANTONIO
Pager PIN # Position
Fax (619)234-2568 Mobile Profession
E-Mail
Address 1600 NATIONAL AVE
SAN DIEGO, CA 92113-1009
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1737632 ☐ Foreign
Effective Expire
Name BLOKHAUS CAPITAL CORP.
Day Phone (619)234-8371 x Eve Phone Organization
Pager PIN # Position
Fax (619)234-2568 Mobile Profession
E-Mail
Address 1600 NATIONAL AVENUE
SAN DIEGO, CA 92113
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

Report Date 09/20/2010 11:11 AM

Submitted By

Page 3

EXTENSION OF TIME

Y Will this go to the City Council?

Y Will this go DIRECTLY to City Council?

Parent Application Type SUP

Hearing Type

Parent Project # 9673

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES/Votes	NO/Votes	ABSTENTIONS
11/17/2010	CC	SCHEDULED		0	0	0
GKAPOVICH	09/16/2010					

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

Employee Employee ID	Last	First	Mi	Comments
984478	SULLIVAN	DEBORAH	J	Planning x6895

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	09/16/2010 09:29		0.00
GREG KAPOVICH, X6137, PLNG; MAIN-ELEVEN CK 210, 619.234.8371					

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time Request
 Project Address (Location) 1001 N. Main Street
 Project Name Main-11 Proposed Use Mixed Use
 Assessor's Parcel #(s) 139-27-602-003/004 Ward # 5
 General Plan: existing X proposed _____ Zoning: existing R-3 proposed C-1
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 10.89 Lots/Units 442 Density Limited Commercial
 Additional Information SDR-9672, SUP-9673

PROPERTY OWNER ParkHaus LLC, Vida Ent. LLC Contact Simon Terry-Lloyd
 Address 1600 National Avenue Phone: (619) 234-8371 Fax: (619) 234-2568
 City San Diego State CA Zip 92113
 E-mail Address sterry-lloyd@blokhaus.com

APPLICANT Blokhaus Capital Corp. Contact Simon Terry-Lloyd
 Address 1600 National Avenue Phone: (619) 234-8371 Fax: (619) 234-2568
 City San Diego State CA Zip 92113
 E-mail Address sterry-lloyd@blokhaus.com

REPRESENTATIVE Blokhaus Capital Corp. Contact Simon Terry-Lloyd
 Address 1600 National Avenue Phone: (619) 234-8371 Fax: (619) 234-2568
 City San Diego State CA Zip 92113
 E-mail Address sterry-lloyd@blokhaus.com

Property Owner Signature*

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

Print Name Graham T. Downes

Subscribed and sworn before me

This 13th day of September, 20 10
R. Fuller

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-39608</u>
Meeting Date:	<u>11/17/10 CC</u>
Total Fee:	<u>\$300</u>
Date Received:*	<u>9/15/10</u>
Received By:	<u>[Signature]</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.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-39608** APN: 139-27-602-003/004

Name of Property Owner: ParkHaus LLC

Name of Applicant: Blokhaus Capital Corporation

Name of Representative: Simon Terry-Lloyd

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: _____

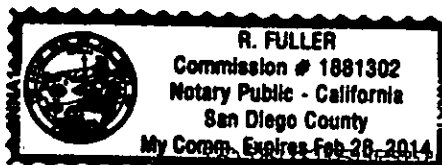
Signature of Property Owner: _____

Print Name: Graham Downes

Subscribed and sworn before me

This 13th day of September, 20 10

R. Fuller
Notary Public in and for said County and State



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SEP 15 2010

BLOKHAUS

February 1, 2010

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

RE: 1001 N. Main Street
Parcel #'s: 139-27-602-003 & 004
Extension of Time & Plan Justification Request

INTRODUCTION

The property is located at 1001 N. Main Street at the northwest corner of Washington and Main Street, just east of US Highway No 91-93, and in close proximity to Interstate 15. The contiguous parcels comprise approximately 474,768 sf or 10.89 acres.

The current owners, Vida Enterprises, LLC and Parkhaus, LLC, having acquired the real estate, continue to envision the area as a future desirable downtown mixed-use residential and retail area.

BLOKHAUS has been retained by the owners to maintain the current entitlements with future development plans for the property's highest and best use contributing to the revitalization of the area. BLOKHAUS is a small, private development company with a focus on urban renewal in redevelopment areas, particularly where blight is imminent. The group is based in San Diego and has a Las Vegas operating division.

REDEVELOPMENT

Main-11 is a proposed five story low-rise development with higher density, mixed-use residential and condominium units, built to address the need for sustainable, design-driven, low-to-middle income housing for the workforce in the downtown area. We believe our extension request can be supported by a shift in the feasibility and financing for a planned development of this size in 2011. We further maintain the project as conceived demonstrates good cause and remains consistent with the future revitalization and area development. Subsequently, this warrants maintaining the current entitlements while seeking opportunities for the future development, sale or partnership.

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EOT-39608

PROPOSALS

Based on our continued internal study and feasibility reviews, we are not seeking a different development plan from our original request and the zoning stays the same as currently entitled to C-1, thus the following development configuration remains as originally planned:

Site Area: ~ 474,768 sf
5-Story, 4 Floors
Type V Construction over 1-level Concrete Podium
442 Total Living Units: Open Plan, Loft Type
443 Total Parking Spaces (At Grade)

For Sale Condominium Units

1/1 Bedroom / Bath	132
2/2 Bedroom / Bath	260
3/2.5 Bedroom / Bath	50

SUMMARY

The proposal will be beneficial to the City of Los Vegas three major areas:

1. Revitalizing o blighted neighborhood;
2. Helping meet the housing needs for the future work force;
3. Providing increased tax-based revenue.

Thank you for considering our Extension of Time application, we greatly appreciate it.

Sincerely,



Simon Terry-Lloyd
BLOKHAUS

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SEP 15 2010
EOT-39608

3/25/10

Attn: Councilman Barlow

City Hall, Tenth Floor
400 Stewart Avenue
Las Vegas, NV 89101

Clean-up Plan for 11 acre piece of vacant land located at
1001 N. Main St LV NV 89101

-The owners of the property; Parkhaus LLC and Vida Enterprises LLC would like to express their continued commitment to the city of Las Vegas and Ward 5.

Obstacles

- large homeless population residing on property
- homeless residing on property leaving a large amount of debris
- homeless residing in the nearby area are leaving a large amount of litter which seems to get attached to the chain-link fence when the winds pick up
- grass and weed growth

Solutions

- Parkhaus LLC and Vida Enterprises LLC have employed a local landscape professional to clean up the property twice a month or as needed
- Parkhaus LLC and Vida Enterprises LLC have employed a local property manager to physically monitor the property on a weekly basis
- Two large 4'x4' No Trespassing signs have been installed on the property.
- Continue working with local police department and empower the officers to free the property from habitual trespassers

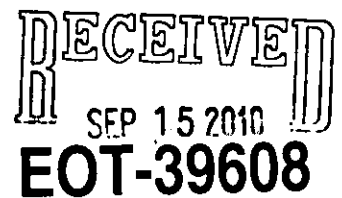
The owners and the management would like to thank Councilman Barlow as well as his staff with their continued support. We are available any time and want Councilman Barlow's office to know that the owners and management are taking a more proactive approach in keeping the property clean.

Thank you,

Jeff Sustaita

4832 Magnolia Blossom Ave Las Vegas NV 89131

(562) 706-7616 cell email: jeffsustaita@hotmail.com





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER



059693

January 6, 2006

Mr. Antonio Sustaita
Vida Enterprises
1001 North Main Street
Las Vegas, Nevada 89101

RE: SDR-9672 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 4, 2006
RELATED TO GPA-9154, ZON-9668 AND SUP-9673

Dear Mr. Sustaita:

The City Council at a regular meeting held January 4, 2006 APPROVED the request for a Site Development Plan Review FOR A MIXED-USE DEVELOPMENT CONSISTING OF 442 RESIDENTIAL UNITS AND 31,000 SQUARE FEET OF RETAIL SPACE AND A WAIVER FOR A REDUCTION OF PERIMETER LANDSCAPING on 11.0 acres at 1001 North Main Street (APNs 139-27-602-003 and 004), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 5, 2006. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-9154), Rezoning (ZON-9668) and Special Use Permit (SUP-9673) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations, date stamped 11/01/05 except as amended by conditions herein.
4. A Waiver to allow no landscape buffer along a portion of the west property line where eight feet is required, and to allow a reduction of the amount of parking lot landscaping is hereby approved.
5. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters along the west and north property lines.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

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EOT-39608

6. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center along Washington Avenue and Main Street.
7. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. All damaged trash enclosures shall be repainted, restuccoed and include a decorative gate, subject to review of the Planning and Development Department.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

EOT-39608

Mr. Antonio Sustaita
SDR-9672 – Page Three
January 6, 2006

15. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. All structures and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. Provide a copy of a recorded Joint Access Agreement between this site and the adjacent parcel to the north prior to the issuance of any permits.
20. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
21. Submit an Encroachment Agreement for the proposed landscaping located in the public rights-of-way adjacent to this site prior to occupancy of this site. No portion of the building may encroach into the right-of-way either at ground level or above.
22. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
23. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-9668 and all other subsequent site-related actions.
24. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

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SEP 15 2010
EOT-39608

Mr. Antonio Sustaita
SDR-9672 – Page Four
January 6, 2006

25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

EOT-39608

20041028-0005971

A.P.N.: 139-27-602-003/004
File No: NCS-123869-HHLV (ak)
R.P.T. \$1,698.30

Fee: \$17.00 RPT: \$1,698.30
N/C Fee: \$25.00

10/28/2004 14:37:48
T20040122170

Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA

When Recorded Mail To: and Mail Tax Statements To:
Graham T. Downes
1630 National Avenue
San Diego, Ca 92113

Frances Deane ARO
Clark County Recorder Pgs: 4

58

GRANT, BARGAIN and SALE DEED

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

Antonio Sustaita, an unmarried man

do(es) hereby **GRANT, BARGAIN and SELL** to

Graham T. Downes, a single man, as to an undivided 33.33% interest and Antonio
Sustaita, an unmarried man, as to an undivided 66.67% interest, as tenants in common

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

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

Subject to

1. All general and special taxes for the current fiscal year.

City notes, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements
now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and
water rights, if any, thereto belonging or appertaining; and any reversions, remainders, rents,
issues or profits thereof.

10/28/2004

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SEP 15 2010

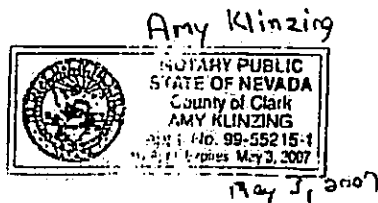
[Handwritten Signature]

10 03 2007

STATE OF NEVADA)
COUNTY OF CLARK) ss.

This instrument was acknowledged before me on 10/27/07 by

[Handwritten Signature]
Notary Public
(My commission expires: 5/3/07)



This acknowledgement is attached to that certain Grant, Bargain Sale Deed dated October 22, 2004 under Escrow No. NCS-123869-HHLV.

RECEIVED
SEP 15 2010

Exhibit A

Legal Description:

That portion of land in the Southwest Quarter (SW 1/4) of the Northeast Quarter Quarter (NE 1/4) of Section 27, Township 20 South, Range 61 East, M.D.M., described as follows:

Commencing at the center quarter of said Section 27, as designated by survey made on file 198-3, Page 22, of Registered Professional Engineer's File in the Office of the County Recorder of Clark County, Nevada;
Thence North 88°55'20" East along the South line of the Northeast Quarter (NE 1/4) of said Section 27, a distance of 338.60 feet to the Easterly right of way line of the Union Pacific Railroad, being a curve concave to the Northwest with a radius of 3869.83 feet;
Thence Northeasterly along said curve through a central angle of 0°47'47" an arc length of 13.79 feet to the true point of beginning;
Thence North 88°55'20" East along the North line of the South 50.00 feet of the the Northeast Quarter (NE 1/4) of said Section 27, a distance of 416.69 feet to a point on a line bearing South 60°56'10" West to the Northwest, having a radius of 30.00 feet;
Thence South 60°56'10" East and Northeasterly along said curve through a central angle of 60°56'10" an arc length of 31.91 feet to a point of tangency with the Northwesterly right of way line of Main Street (86 feet wide);
Thence North 27°59'10" East along said right of way line of Main Street a distance of 490.66 feet to the Northeast corner of that certain parcel of land conveyed to Gomer L. Jones et ux by Deed recorded September 26, 1945 as Document No. 204406 in Clark County, Nevada
Thence South 60°56'10" West along the North line of said parcel 537.89 feet to the Easterly right of way line of the Union Pacific Railroad;
Thence Southwesterly along the curve of said right of way line through a central angle of 6°56'25" an arc length of 468.76 feet to the true point of beginning.

Excepting therefrom that portion as conveyed to the State of Nevada by Deed recorded April 5, 1978 in Book 863 as Document No. 827646, of Official Records.

Parcel 1:

That portion of the Southwest Quarter (SW 1/4) of the Northeast Quarter Quarter (NE 1/4) of Section 27, Township 20 South, Range 61 East, M.D.M., described as follows:

Parcel 2 as shown by map thereof on file in File 74 of Parcel Maps, Page 67, in the Office of the County Recorder, Clark County, Nevada.

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