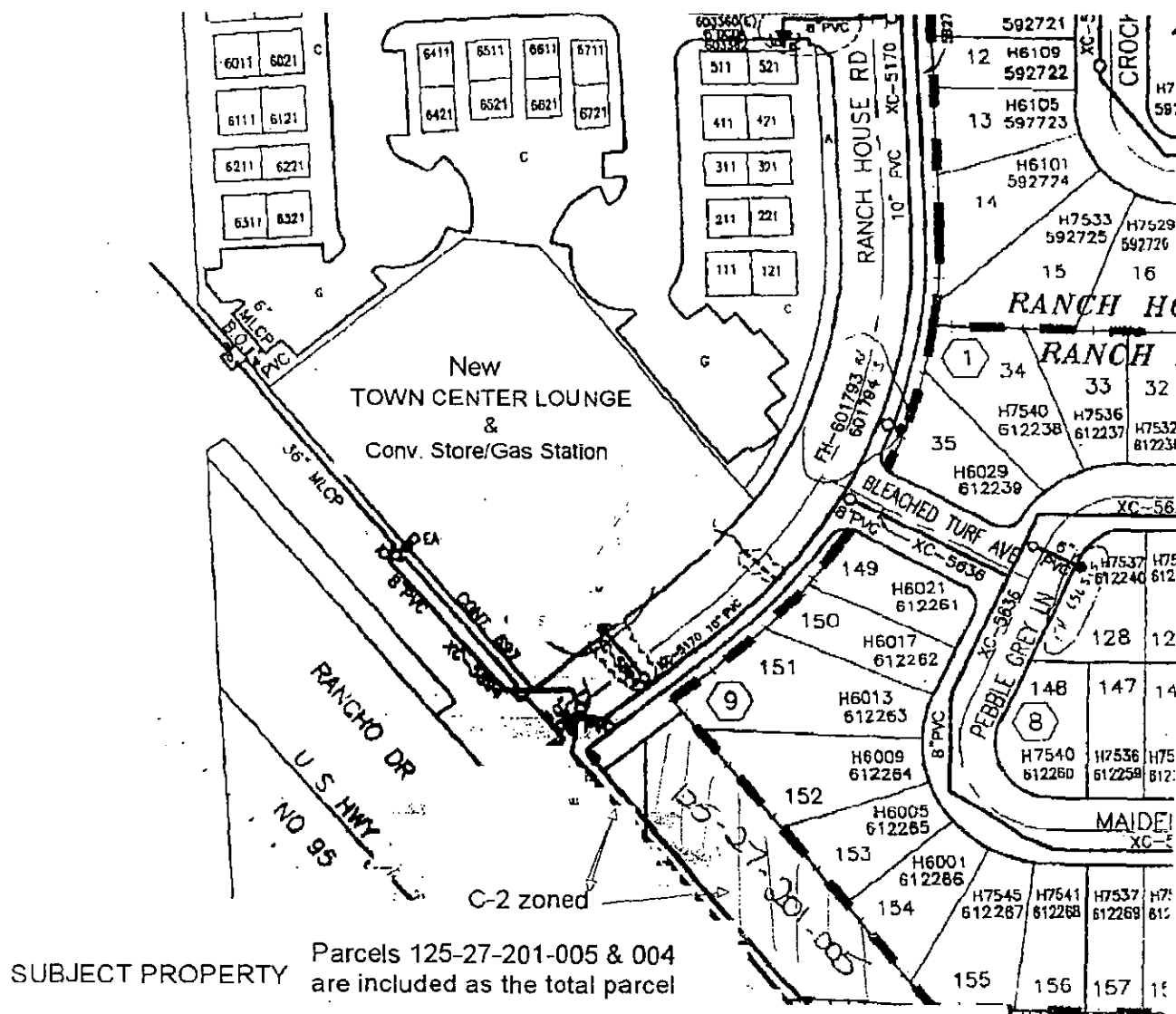
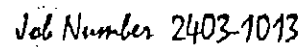




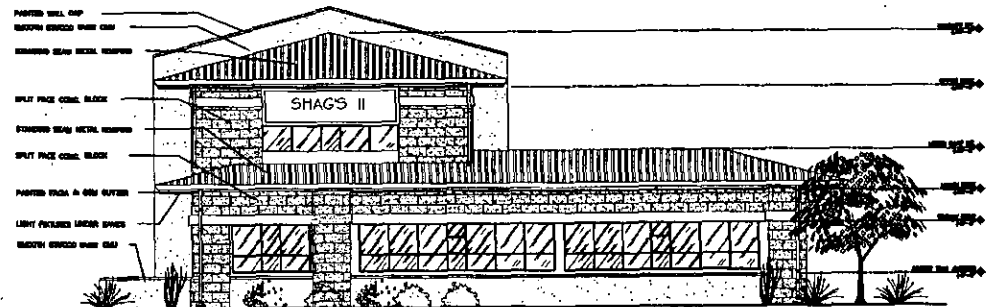
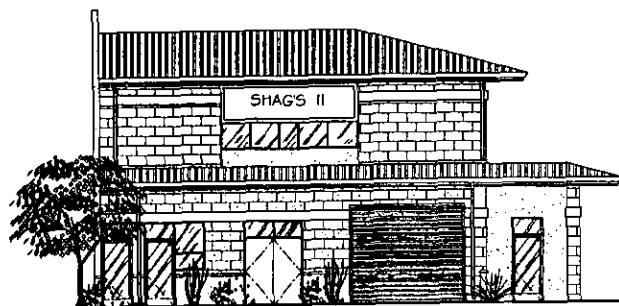
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SEP 23 2010

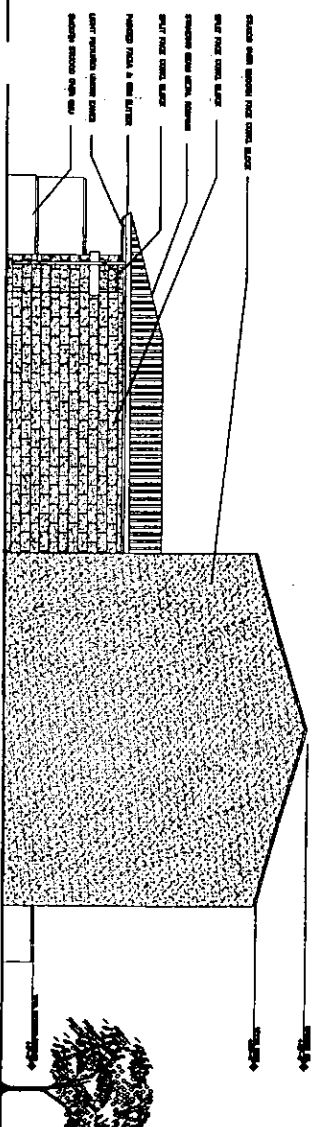
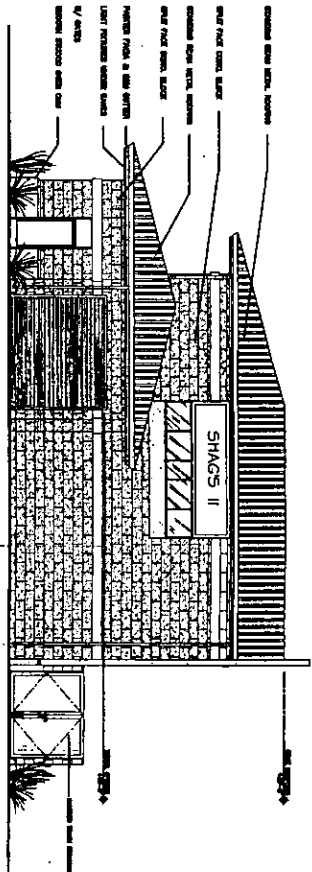
EOT-39701

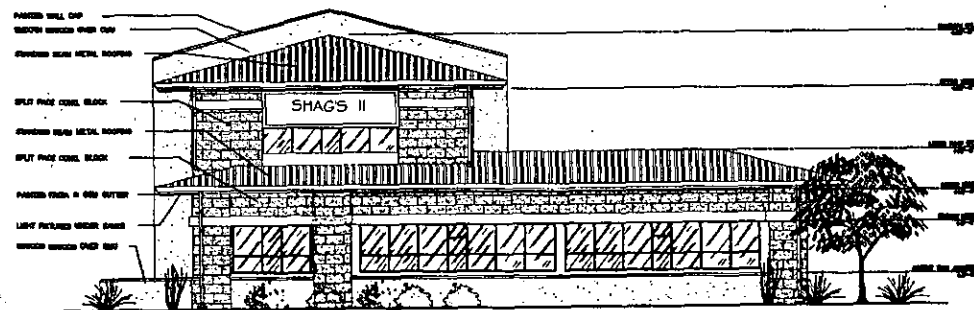
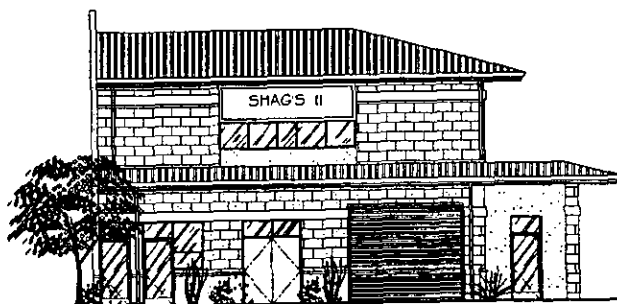


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EOT-39701

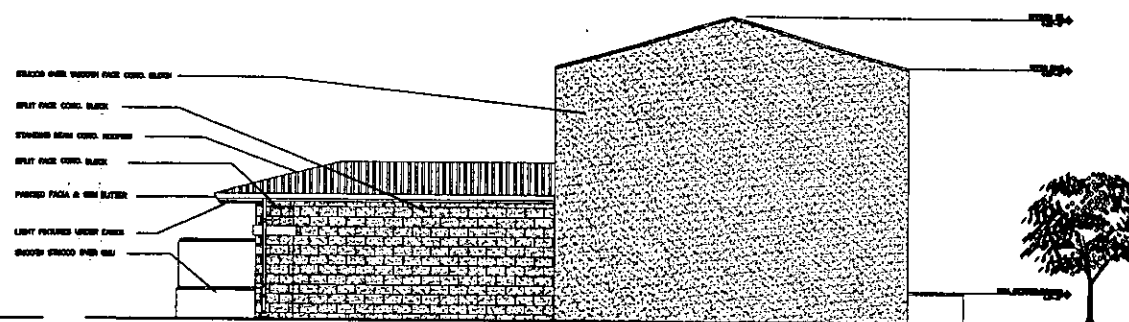




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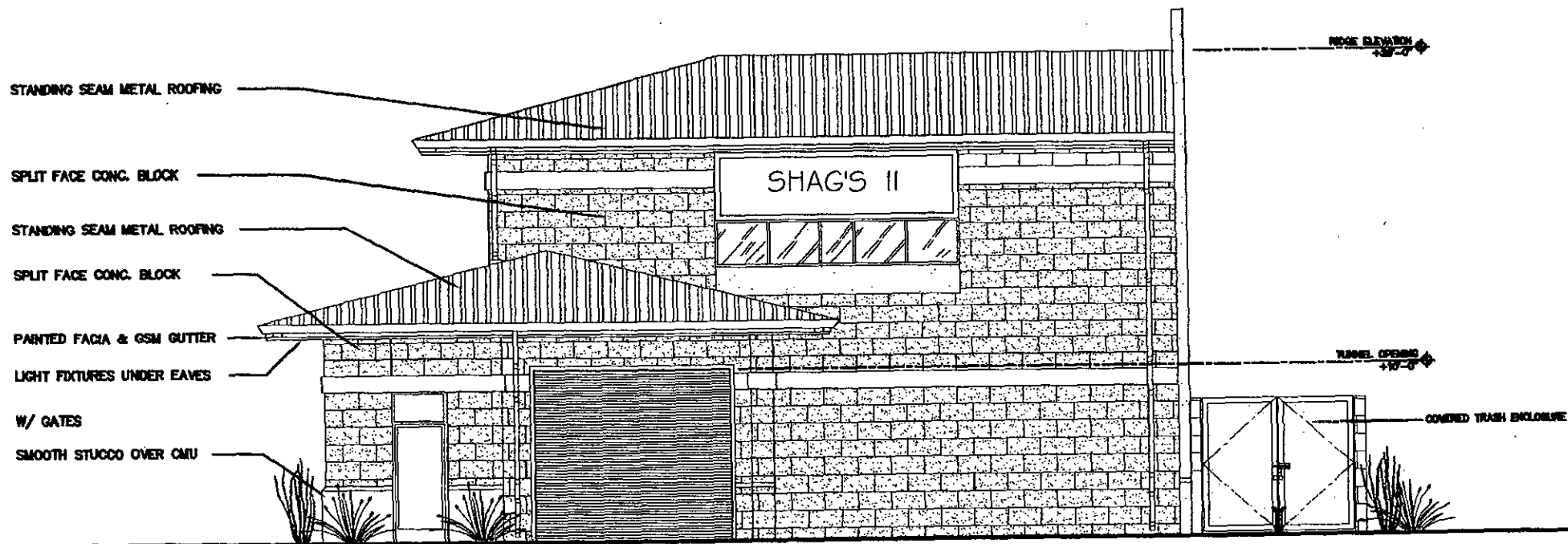
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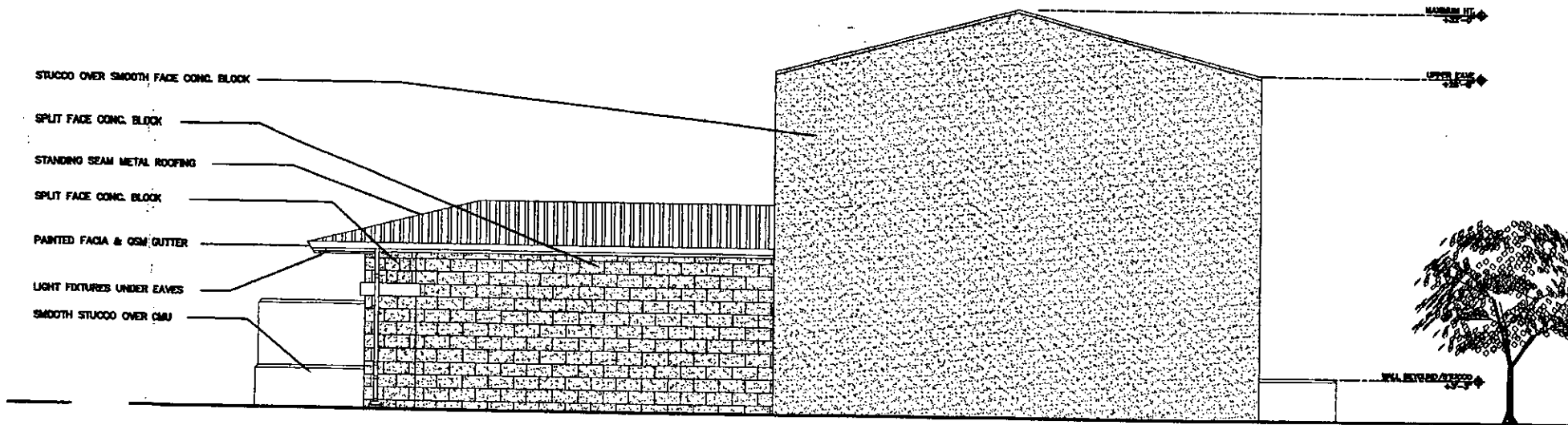
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EOT-39701



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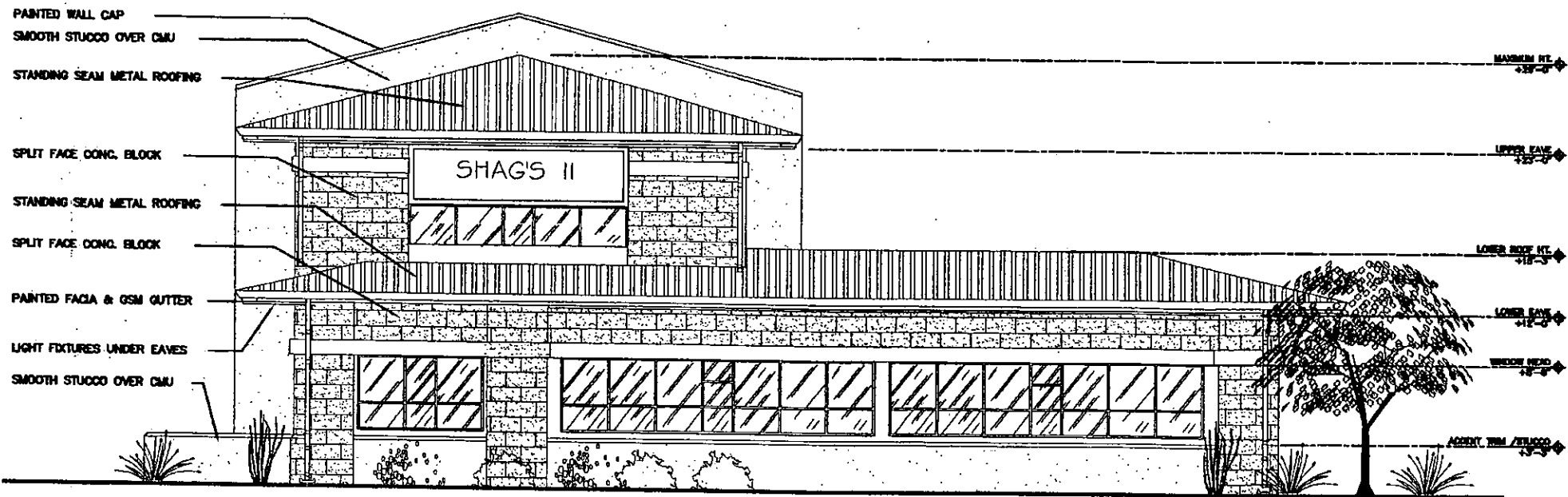
SEP 23 2010



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SEP 23 2010



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SEP 23 2010

EOT-39701

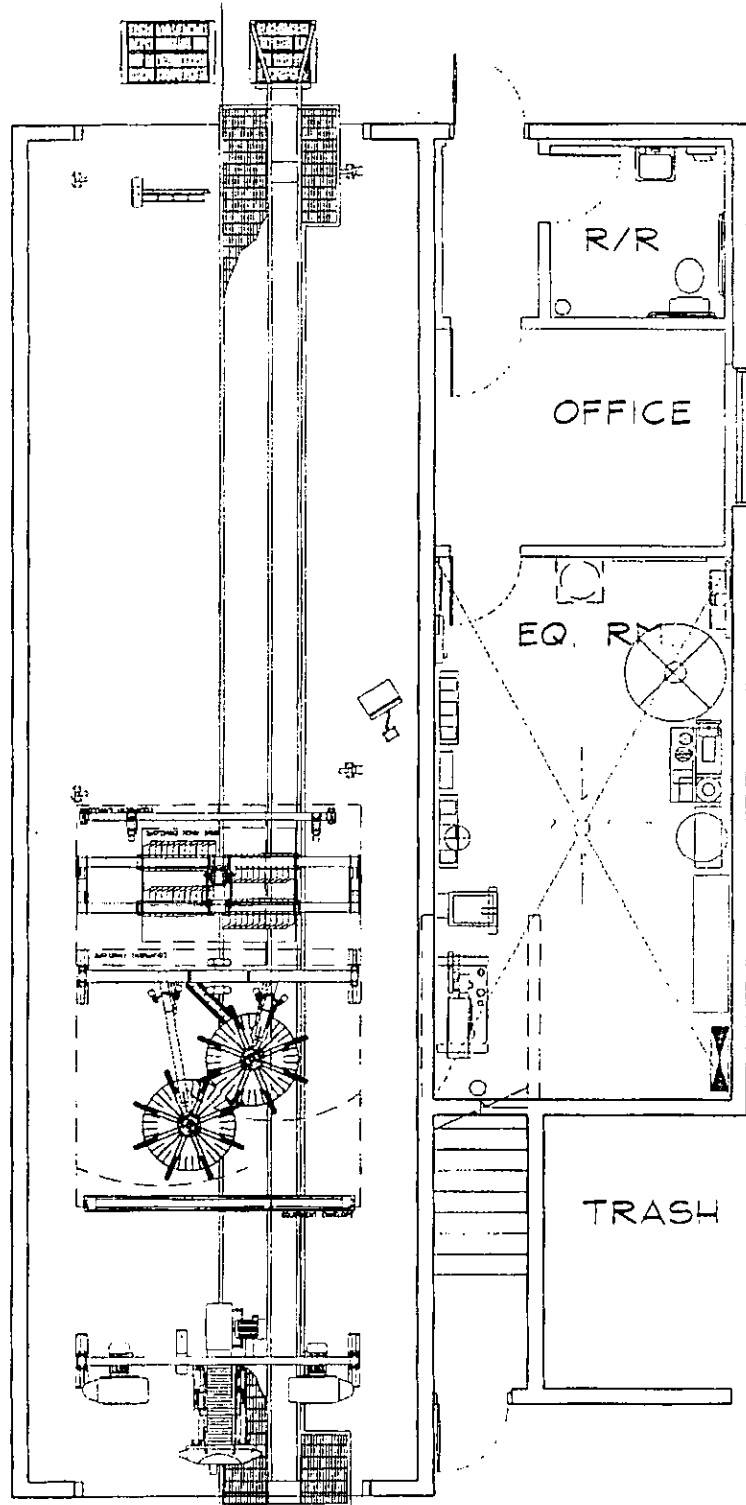
Shag's Car Wash
Las Vegas, Nevada

Conceptual Floor Plan 9

Scale: 1/8" = 1'-0"

Date March 17, 2004

Job Number 2403-1013



DON PHILLIPS AIA, ARCHITECT
1218 K Street Suite 200
Modesto, CA 95354
Phone (209) 577-3548
Fax (209) 577-5726

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SEP 23 2010

EOT-39701

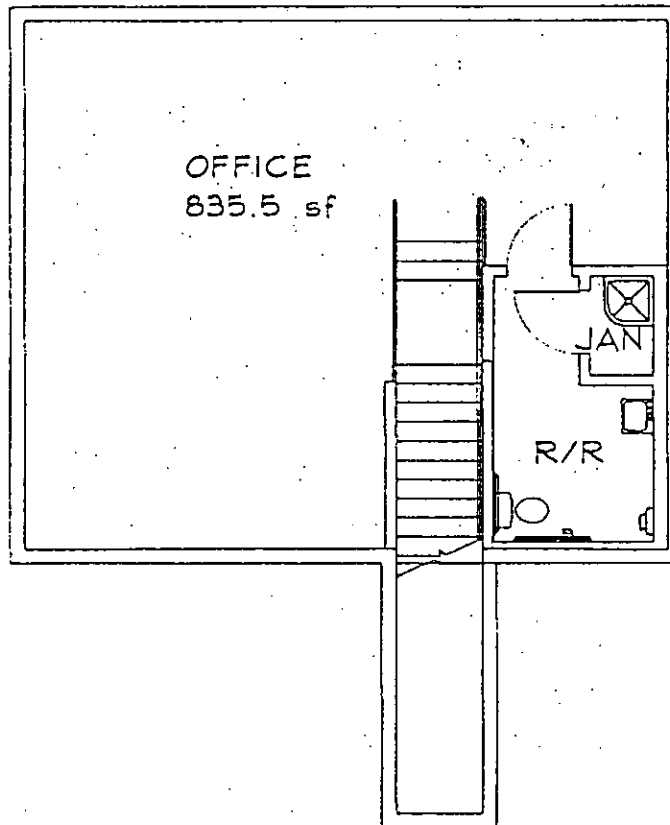
Shag's Car Wash
Las Vegas, Nevada

Conceptual Floor Plan 9C

Scale: 1/8" = 1'-0"

Date March 24, 2004

Job Number 2403-1013



DON PHILLIPS AIA, ARCHITECT
1218 K Street Suite 200
Modesto, CA 95354
Phone (209) 577-3548
Fax (209) 577-5726

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SEP 23 2010

EOT-39701



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 3, 2010

Mr. David Mason
H&GG Limited, David Mason
1137 South Rancho Drive, Suite #120
Las Vegas, Nevada 89102

RE: EOT-39701 – EXTENSION OF TIME
CITY COUNCIL MEETING OF NOVEMBER 3, 2010

Dear Mr. Mason:

The City Council at a regular meeting held November 3, 2010 APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-4606) FOR A SELF SERVE CAR WASH AND PET WASH; A WAIVER OF THE DISTANCE REQUIREMENTS TO ALLOW A TRASH ENCLOSURE TO BE 28 FEET FROM RESIDENTIAL USES WHERE 50 FEET IS REQUIRED AND A WAIVER TO REDUCE PERIMETER LANDSCAPING REQUIREMENTS on 0.43 acres at the northeast corner of Sky Pointe Drive and Ranch House Road (APNs 125-27-201-004 and 005), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 3, 2010. This approval is subject to:

Planning and Development

1. This Site Development Plan Review (SDR-4606) shall expire on October 6, 2012 unless another extension of time is approved by the City Council.
2. Conformance to the conditions of approval of Site Development Plan Review (SDR-4606) 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 "Angela Crolli".

Angela Crolli
Deputy City Clerk II 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



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

October 21, 2010

Mr. David Mason
H&GG Limited, David Mason
1137 South Rancho Drive, Suite #120
Las Vegas, Nevada 89102

**RE: EOT-39701 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF NOVEMBER 3, 2010**

Dear Mr. Mason:

Please be advised the City Council at its regular meeting on **November 3, 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 **Thursday, October 28, 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-39701 - EXTENSION OF TIME - APPLICANT/OWNER: H&GG LTD. & DAVID MASON - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-4606) FOR A SELF SERVE CAR WASH AND PET WASH; A WAIVER OF THE DISTANCE REQUIREMENTS TO ALLOW A TRASH ENCLOSURE TO BE 28 FEET FROM RESIDENTIAL USES WHERE 50 FEET IS REQUIRED AND A WAIVER TO REDUCE PERIMETER LANDSCAPING REQUIREMENTS on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Ross).

CITY COUNCIL: **NOVEMBER 3, 2010**

CASE PLANNER: **DEBBIE SULLIVAN**



CONSENT

Comments Due: **OCTOBER 5, 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 09/27/2010 09:19 AM

Submitted By

Page 1

A/P # 39701 EXTENSION OF TIME

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	09/23/2010 15:44	970634	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

<u>Type of Work</u>	<u># Plans</u>	0
<u>Dept of Commerce</u>	<u># Plans</u>	0
<u>Priority</u>	☒ <u>Auto Reviews</u>	<u>Bill Group</u>

Valuation

<u>Declared Valuation</u>	0.00
<u>Calculated Valuation</u>	0.00
<u>Actual Valuation</u>	0.00

Description of Work

EOT-39701 - EXTENSION OF TIME - APPLICANT/OWNER: H&GG LTD. & DAVID MASON - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-4606) FOR A SELF SERVE CAR WASH AND PET WASH; A WAIVER OF THE DISTANCE REQUIREMENTS TO ALLOW A TRASH ENCLOSURE TO BE 28 FEET FROM RESIDENTIAL USES WHERE 50 FEET IS REQUIRED AND A WAIVER TO REDUCE PERIMETER LANDSCAPING REQUIREMENTS on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Ross).

Parent A/P # 4606
Project # 39701 Project/Phase Name CAR WASH AND PET SPA Phase #
Size/Area 0.52 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12527201004

Location

Owner/Tenant

Contact ID AC1123590 Name H & G G L P
Mailing Address 1137 S RANCHO DR #120 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89102-2259 Country ☐ Foreign
Day Phone (702)386-8686 x Evening Phone
Fax Mobile #

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

12527201004
12527201005

Report Date 09/27/2010 09:19 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1123590 ☐ Foreign
Effective
Name H & G G L P Expire
Day Phone (702)386-8686 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1137 S RANCHO DR #120
MASON DAVID L REVOCABLE LIV TR
LAS VEGAS, NV 89102-2259
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OWNER Contact ID AC1123590 ☐ Foreign
Effective Expire
Name H & G G L P
Day Phone (702)386-8686 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1137 S RANCHO DR #120
MASON DAVID L REVOCABLE LIV TR
LAS VEGAS, NV 89102-2259
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 09/27/2010 09:19 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 SDR

Hearing Type

Parent Project # 4606

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

<u>Meeting Grid</u> <u>Meeting Date</u> <u>Comments</u> <u>Added By</u>	<u>Meeting Type</u> <u>Add Date</u>	<u>Meeting Status</u> <u>Modified by</u> <u>Modified Date</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
11/03/2010	CC	SCHEDULED	0	0	0
LMAYNARD	09/23/2010				

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

No children exist for this project

<u>Employee</u> <u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
984478	SULLIVAN	DEBORAH	J	Planning x6895

<u>Log</u> <u>Action</u> <u>Comments</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	09/23/2010 15:49		0.00
	ROBERT KLAMAN, 702.421.2818, DAVE MASON REALTY INC CK 1331				

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: H&GG Limited Partnership & David Mason
 Project Address (Location) Sky Pointe Drive and Ranch House Road
 Project Name Shag's Car & Pet Wash Proposed Use Car Wash
 Assessor's Parcel #(s) 125-27-201-004 and 005 Ward # 6
 General Plan: existing C-2 proposed C-2 Zoning: existing C-2 proposed C-2
 Commercial Square Footage 38,250 Floor Area Ratio _____
 Gross Acres .52 Lots/Units 2 Density _____
 Additional Information _____

PROPERTY OWNER H&GG Ltd. & David Mason Contact David Mason
 Address 1137 So. Rancho Drive, Ste # 120 Phone: _____ Fax: _____
 City Las Vegas State Nevada Zip 89102
 E-mail Address davemasonrealty@lvcoxmail.com

APPLICANT David Mason Contact David Mason
 Address 1137 So. Rancho Drive, Ste # 120 Phone: (702) 386-8686 Fax: (702) 386-9839
 City Las Vegas State Nevada Zip 89102
 E-mail Address davemasonrealty@lvcoxmail.com

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

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 David L. Mason

Subscribed and sworn before me

This 22nd day of September, 2010

[Signature]

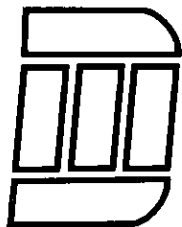
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-39701</u>
Meeting Date:	<u>11/3/10</u>
Total Fee:	<u>300.00</u>
Date Received:	<u>9/23/10</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.



**Dave
Mason
Realty**

Commercial Real Estate

9/22/10

Planning and Development Department

City of Las Vegas, Nevada

Re: Request for extension of time – Site Development Plan

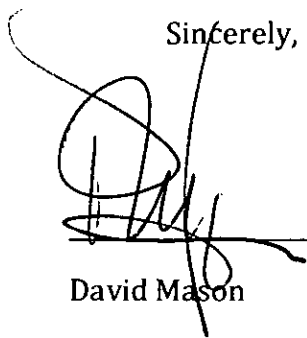
To: Planning Commission

Please consider this request for an extension of time for 6050 Sky Pointe Drive and Ranch House Road for a car wash and pet spa site. (APN: 125-27-201-004 and 005).

This service is needed by the surrounding area and was previously approved by the planning commission and the City Council on October 16, 2008. It will expire in October, 2010.

Due to the prolonged recession and financial funding of the project the owners have not been able to move forward on the project to date. The intent to build the Car Wash and Pet Spa is in the future plans as the economy improves.

Sincerely,



David Mason
Owner

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1137 South Rancho Drive • Suite 120 • Las Vegas, Nevada 89102
Office (702) 386-8686 / Fax (702) 386-9839
davemasonrealty@lvcm.com

SEP 23 2010

EOT-39701



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-39701** APN: 125-27-204-004 And 005

Name of Property Owner: H&GG Limited Partnership & David Mason

Name of Applicant: David Mason

Name of Representative: _____

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): _____

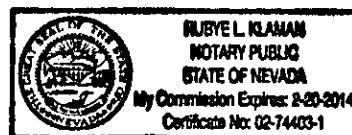
APN: _____

Signature of Property Owner: _____

Print Name: David Mason

Subscribed and sworn before me

This 22nd day of September, 2010
Rubye L. Klamann
Notary Public in and for said County and State



RECEIVED

SEP 23 2010



October 16, 2008

AS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

Mr. David Mason
H&GG Ltd.
1137 South Rancho Drive, Suite #120
Las Vegas, Nevada 89102

RE: EOT-29815 – EXTENSION OF TIME
CITY COUNCIL MEETING OF OCTOBER 15, 2008

Dear Mr. Mason:

The City Council at a regular meeting held October 15, 2008 APPROVED the request for an Extension of Time of an approved Variance (VAR-4671) TO ALLOW A 28.9-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 84.75-FOOT SETBACK IN CONJUNCTION WITH A PROPOSED SELF-SERVICE CAR WASH AND PET WASH on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN 125-27-201-004 and 005), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 16, 2008. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Variance (VAR-4671) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.
2. This Variance (VAR-4671) will expire on 10/06/10 unless another Extension of Time is approved by the City Council.

Sincerely,

A handwritten signature in cursive script, reading "Gabriela Portillo-Brenner".

Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, CMC, City Clerk

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

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TDD 702.386.9108
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EOT-39701





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LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEMLARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSONDOUGLAS A. SELBY
CITY MANAGER

December 16, 2004

Mr. David Mason
Mr. James Shoughro
516 South 6th Street, Suite #400
Las Vegas, Nevada 89101RE: SDR-4606 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 6, 2004
Related to GPA-4609 & VAR-4671

Dear Mr. Mason:

The City Council at a regular meeting held October 6, 2004 APPROVED the request for a Site Development Plan Review FOR A SELF SERVE CAR WASH AND PET WASH; A WAIVER OF DISTANCE REQUIREMENT TO ALLOW A TRASH ENCLOSURE TO BE 28 FEET FROM RESIDENTIAL USES WHERE 50 FEET IS REQUIRED and A WAIVER TO REDUCE PERIMETER LANDSCAPING REQUIREMENTS on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN 125-27-201-004 and 005), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. Location of the trash enclosure and handicap parking space shall be worked out with staff.
2. Twenty-four inch box trees planted 15-feet on center shall be required along the east property line, and 30-inch tall berm shall be incorporated in the landscape area along Sky Pointe Drive and Ranch House Road with 24-inch box trees planted 20-feet on center.
3. Approval of a General Plan Amendment (GPA-4609) and Variance (VAR-4671) by the City Council.
4. All proposed trash enclosures shall have a roof.
5. 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 Council.
6. All development shall be in conformance with the site plan and building elevations, date stamped 06/16/04, except as amended by conditions herein.

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

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov

18112-001-6/04

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EOT-39701

SEP 23 2010

Mr. David Mason
Mr. James Shoughro
SDR-4606 – Page Two
December 16, 2004

7. 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.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. Landscape and maintain the remnant vacant lot adjacent to Sky Pointe Drive concurrent with installation of landscaping on this site, if allowed by adjacent homeowners' association.
13. Increase the height of the wall between the residents and the car wash to a maximum of eight feet.
14. A gate to be approved by the Planning and Development Department will be placed across the driveway when the car wash is closed so there is no access to the site after business hours.
15. An attendant shall be on site at all times during business hours.
16. Trash receptacle shall be brought to the street for trash pick up only and shall remain within the enclosure during all other times.
17. No windows shall be placed on the second floor (office) facing the residences.
18. All City Code requirements and design standards of all City departments must be satisfied.

EOT-39701

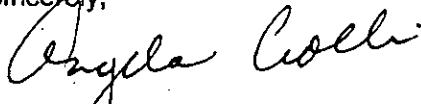
Mr. David Mason
Mr. James Shoughro
SDR-4606 - Page Three
December 16, 2004

19. Hours of operation shall be 7:00 a.m. to 8:00 p.m. during the week and 8:00 a.m. to 8:00 p.m. during the weekends.
20. There shall be no signage allowed on the east side of the building facing residential properties.
21. There shall be an on-site median designed to slow egress and ingress at the entrance approved by the City Traffic Engineer.

Public Works

22. The applicant shall add a median on site at the entrance to the satisfaction of the City Engineer.
23. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
24. The proposed driveways, accessing Sky Pointe Drive, shall be designed, located and constructed in accordance with Standard Drawing #222A.
25. The developer of this site shall be responsible to connect to public sewer. Coordinate with the Collection Systems Planning Section of the Department of Public Works to connect to public sewer at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
26. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to the issuance of grading permits. Provide and improve all drainageways as recommended.

Sincerely,



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



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

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

Mr. Chad Vellinga
3445 South Valley View Boulevard
Las Vegas, Nevada 89102

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EOT-39701

SEP 23 2010

FIRST AMERICAN TITLE COMPANY

A.P.N.: 125-27-201-004, 125-27-201-005
File No: 160-2084201 (TL)

08-07-2003 14:29 I

When Recorded, Mail Tax Statements To:
David L. Mason
516 So. 6th Street
Las Vegas, NV 89101

OFFICIAL RECORDS
BOOK/INSTR: 20030807-03015

PAGE COUNT:

FEE: 16.00
RPT: 512.50

R.P.T.T.: \$512.50

GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, (S)

Abe Fox, Successor Trustee of the Abe Fox Family Trust dated December 10, 1974 and Abe Fox, a widower

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

H&GG Limited Partnership, a Nevada Limited Partnership as to an undivided 90% interest and David L. Mason, Trustee of the David L. Mason Revocable Living Trust dated 1989 as to an undivided 10% interest

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

PARCEL 1:

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D. B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE NW 1/4 OF SAID SECTION 27; THENCE EASTERLY ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 27 A DISTANCE OF 120.67 FEET TO A POINT ON THE EAST LINE OF U.S. HIGHWAY NO. 95; THENCE NORTH 36°26' WEST ALONG THE SAID EAST LINE A DISTANCE OF 40.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 36°26' EAST A DISTANCE OF 40.43 FEET TO A POINT ON THE SAID SOUTH LINE; THENCE EASTERLY ALONG THE SAID SOUTH LINE A DISTANCE OF 175 FEET TO A POINT; THENCE NORTHERLY AT A RIGHT ANGLE TO THE SAID SOUTH LINE, A DISTANCE OF 200 FEET, MORE OR LESS, TO A POINT DISTANT NORTH S3°34' EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 53°34' WEST TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO THE STATE OF NEVADA BY THOSE CERTAIN DEEDS RECORDED FEBRUARY 8, 1943, IN BOOK 32 OF DEEDS, PAGES 235-237 AS INSTRUMENT NO. 160499, JUNE 27, 1963 IN BOOK 456 AS INSTRUMENT NO. 367480 OF OFFICIAL RECORDS, JULY 5, 1963 IN BOOK 458 AS INSTRUMENT NO. 369124 OF OFFICIAL RECORDS, DECEMBER 7, 1973, IN BOOK 386 AS INSTRUMENT NO. 345143 OF OFFICIAL RECORDS AND MARCH 20, 1990 IN BOOK 900320 AS INSTRUMENT NO. 00090 OF OFFICIAL RECORDS.

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A.P.N. 125-27-201-004

Grant, Bargain and Sale Deed -
continued

File No.: 160-2084201 (TL)

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 3, 1958 IN BOOK 157 AS INSTRUMENT NO. 128338 OF OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 27;
THENCE SOUTH 86°19'48" EAST ALONG THE SOUTH LINE THEREOF A
DISTANCE OF 282.74 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 03°40'12" EAST A DISTANCE OF 188.92 FEET TO A POINT;
THENCE NORTH 54°36'38" EAST A DISTANCE OF 50.00 FEET TO A POINT;
THENCE SOUTH 35°23'22" EAST TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 27;
THENCE NORTH 86°19'48" WEST ALONG THE SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO THE STATE OF NEVADA BY THOSE CERTAIN DEEDS RECORDED JUNE 27, 1963 IN BOOK 456 AS INSTRUMENT NO. 367480 OF OFFICIAL RECORDS, JULY 5, 1963 IN BOOK 458 AS INSTRUMENT NO. 369124 OF OFFICIAL RECORDS, DECEMBER 7, 1973, IN BOOK 386 AS INSTRUMENT NO. 345143 OF OFFICIAL RECORDS AND MARCH 20, 1990 IN BOOK 900320 AS INSTRUMENT NOS. 00089 AND 00090 OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 4, 1975 IN BOOK 523 AS INSTRUMENT NO. 482640 OF OFFICIAL RECORDS.

Subject to:

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

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Date:

8-6-03

Abe Fox Family Trust dated December 10,
1974 and Ellena Fox as their interests may
appear as to Parcel 2

Abe Fox Trustee
Abe Fox, Successor Trustee

Abe Fox individually
Abe Fox

STATE OF Nevada

: ss.

COUNTY OF CLARK)

This instrument was acknowledged before me on

8/16/03

by

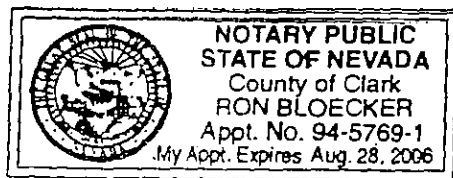
Abe Fox, individually
of and Trustee for
for

Abe Fox Family Trust dated December 10,
1974



Notary Public

(My commission expires: _____)



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