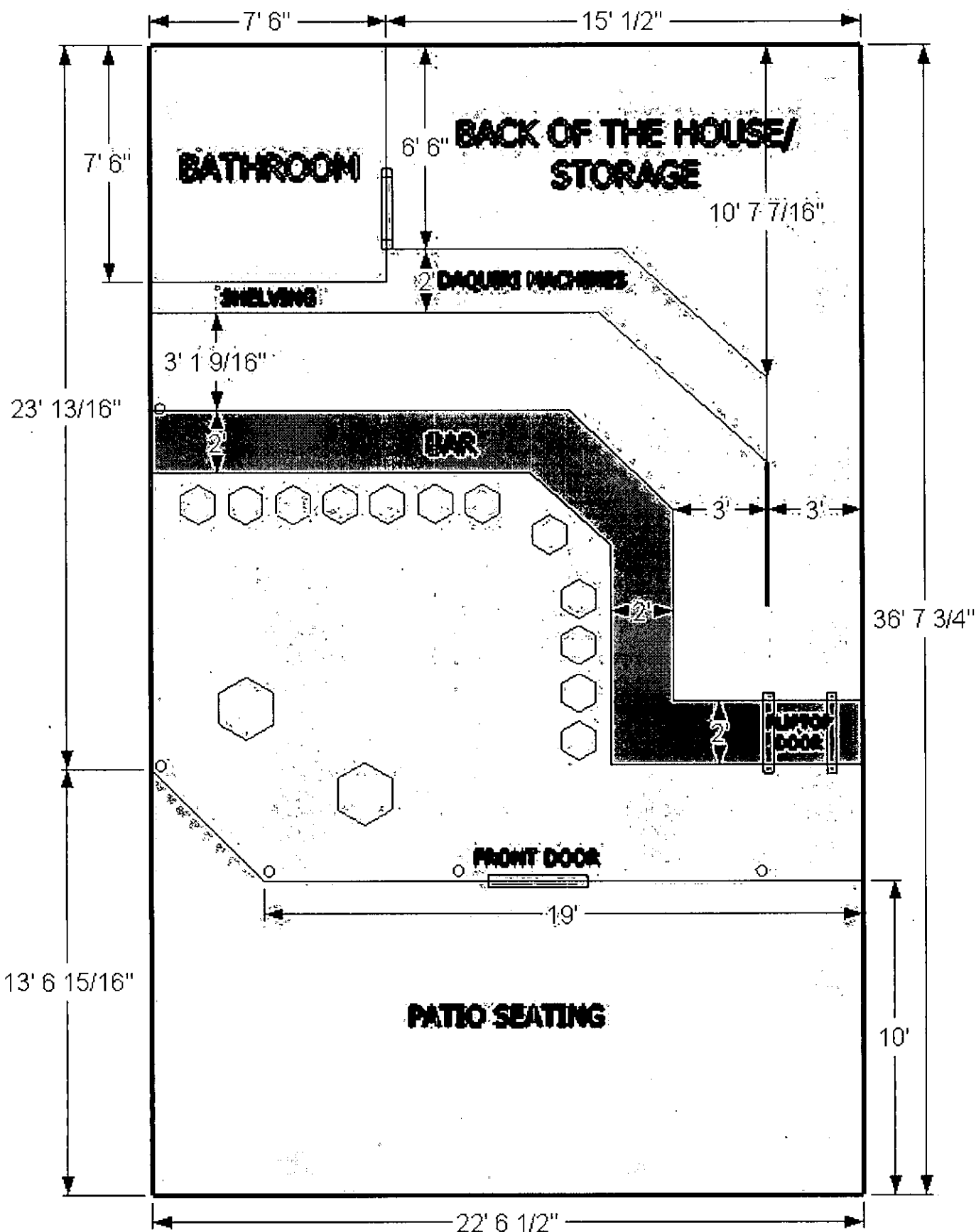
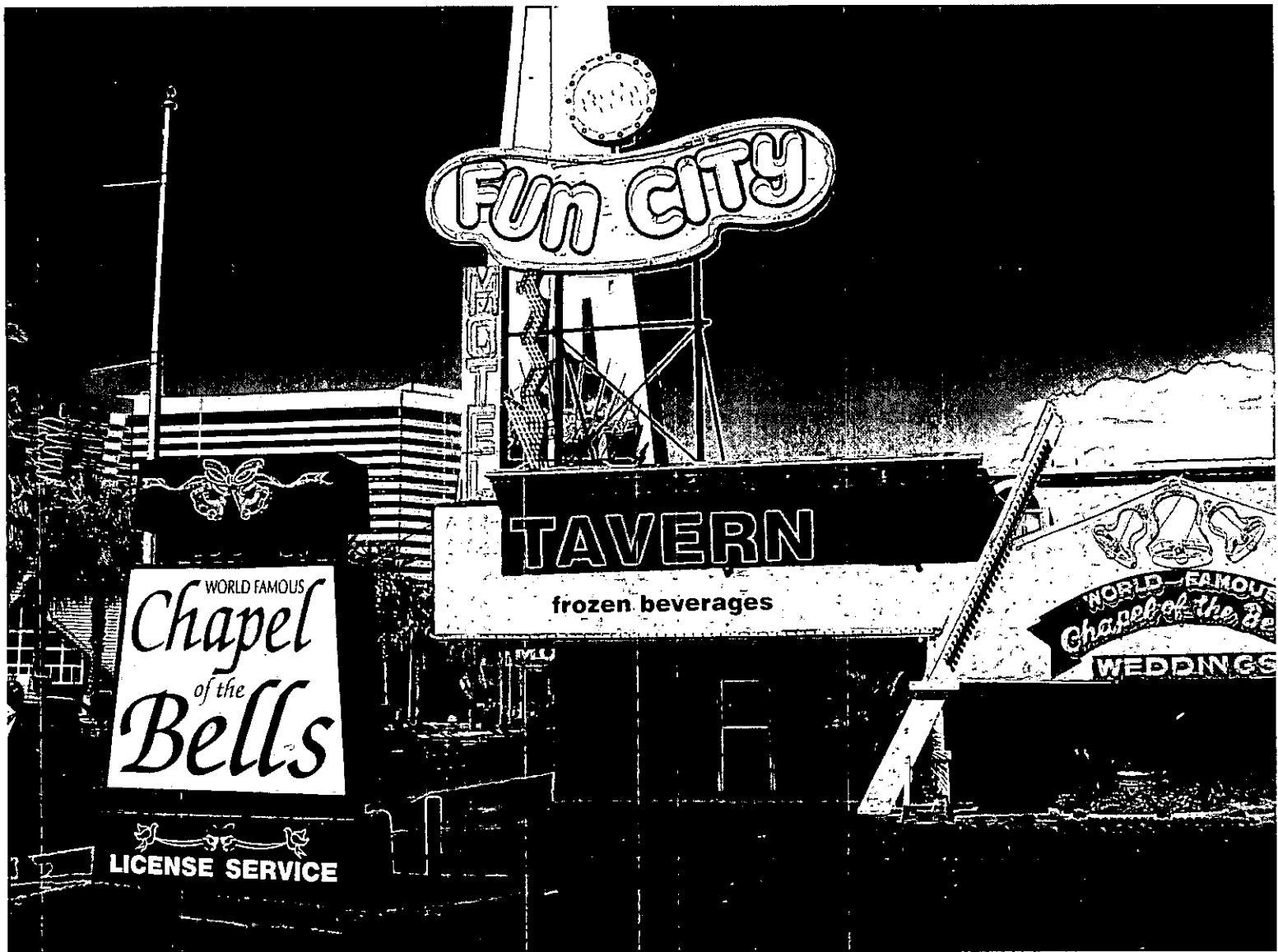


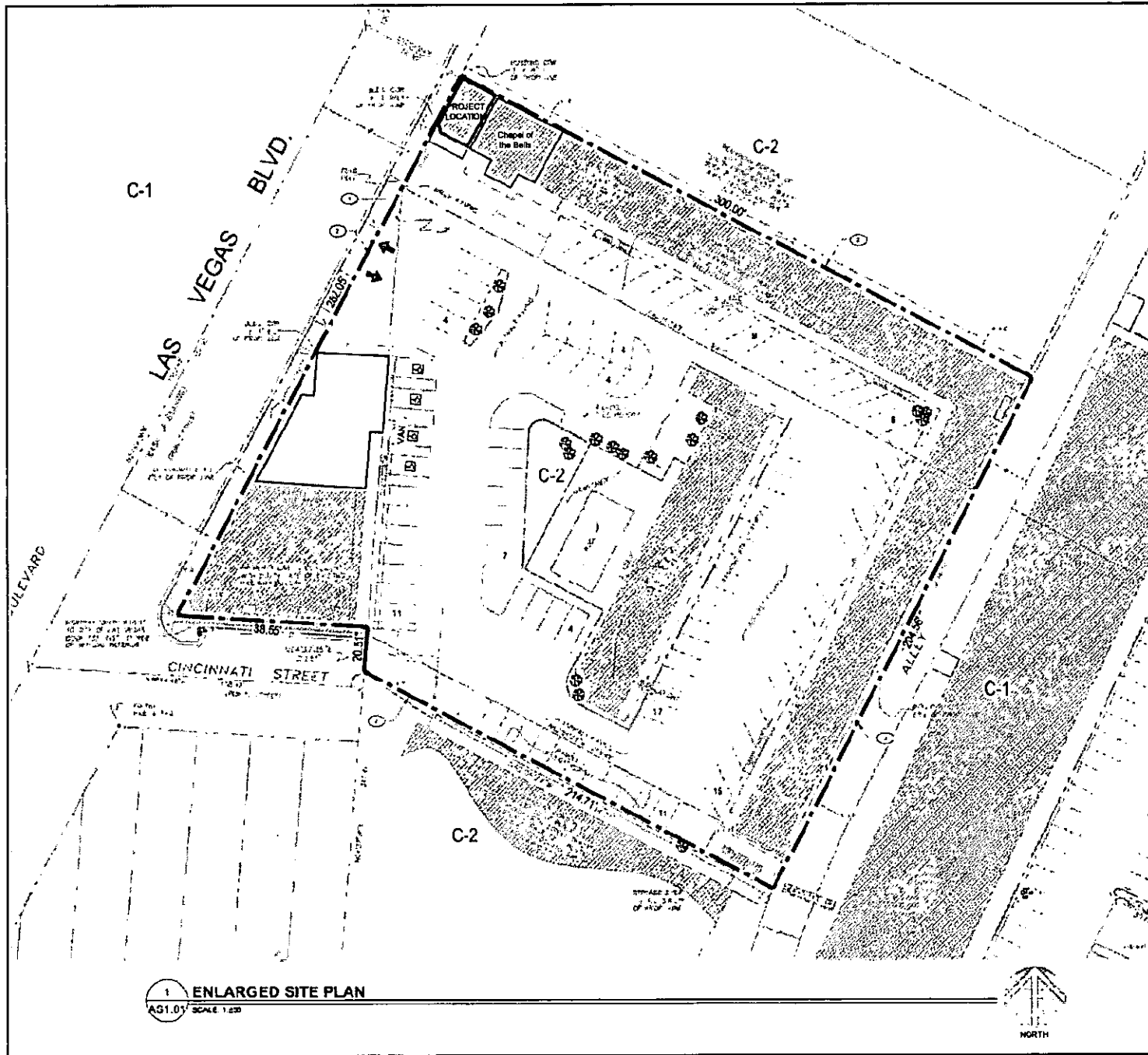


Fun City Tavern
2233 S. Las Vegas Blvd.

RECEIVED
 OCT 07 2010
EOT-39839



RECEIVED
OCT 07 2010
EOT-39839



1 ENLARGED SITE PLAN
AS1.01 SCALE 1:250



VICINITY MAP
LOCATION MAP
KEYNOTES
① PROPERTY LINE ② 12' 6" LONG x 7' 6" WIDE x 32' 4" HIGH FREE STANDING STORAGE

RECEIVED
OCT 07 2010

EOT-39839



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. Will Kemp
Chetak Development Corporation
Cornerstone Company
9901 Covington Cross Drive, Suite #170
Las Vegas, Nevada 89144

RE: EOT-39839 – EXTENSION OF TIME
CITY COUNCIL MEETING OF NOVEMBER 17, 2010

Dear Mr. Kemp:

The City Council at a regular meeting held November 17, 2010 APPROVED the request for an Extension of Time of Time of a previously approved Special Use Permit (SUP-34859) FOR A PROPOSED TAVERN WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 20 FEET WHERE 1,500 FEET IS REQUIRED FROM A SIMILAR USE at 2233 Las Vegas Boulevard (APN 162-03-410-007), C-2 (General 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 Special Use Permit (SUP-34859) shall expire on October 7, 2012 unless another Extension of Time is approved by City Council.
2. Conformance to the conditions of approval of Special Use Permit (SUP-34859) 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

cc: Mr. Justin Michaels
Fun City Motel
9901 Covington Cross Drive, Suite #170
Las Vegas, Nevada 89144

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



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. Will Kemp
Chetak Development Corporation
Cornerstone Company
9901 Covington Cross Drive, Suite #170
Las Vegas, Nevada 89144

**RE: EOT-39839 - EXTENSION OF TIME - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF NOVEMBER 17, 2010**

Dear Mr. Kemp:

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

cc: Mr. Justin Michaels
Fun City Motel
9901 Covington Cross Drive, Suite #170
Las Vegas, Nevada 89144

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



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: October 15, 2010
Re: **EOT-39839** Fun City Motel 2233 Las Vegas Blvd. So.
Request for an Extension of Time for an approved Special Use Permit (SUP-34859)

COMMENTS:

We have no comment on the Request for an Extension of Time application of an approved Special Use Permit which allowed a proposed tavern with a Waiver to allow a distance separation of 20 feet where 1,500 feet is required from a similar use for property located at 2233 Las Vegas Boulevard South as long as all previously imposed conditions of approval for SUP-34859 and all other subsequent site-related actions are ultimately complied with.

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-39839 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: FUN CITY MOTEL - OWNER: CHETAK DEVELOPMENT CORPORATION - Request for an Extension of Time of a previously approved Special Use Permit (SUP-34859) FOR A PROPOSED TAVERN WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 20 FEET WHERE 1,500 FEET IS REQUIRED FROM A SIMILAR USE at 2233 Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese).

CITY COUNCIL: NOVEMBER 17, 2010

CASE PLANNER: DEBBIE SULLIVAN



CONSENT

Comments Due: OCTOBER 18, 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 10/11/2010 07:58 AM

Submitted By

Page 1

A/P # 39839 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/07/2010 11:30	984224	Temp COO		
Approved			COD Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-39839 - EXTENSION OF TIME - APPLICANT: FUN CITY MOTEL - OWNER: CHETAK DEVELOPMENT CORPORATION - Request for an Extension of Time of a previously approved Special Use Permit (SUP-34859) FOR A PROPOSED TAVERN WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 20 FEET WHERE 1,500 FEET IS REQUIRED FROM A SIMILAR USE at 2233 Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese).

Parent A/P # 34859
Project # 39839 Project/Phase Name FUN CITY MOTEL TAVERN Phase #
Size/Area 1.90 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16203410007

Location

Owner/Tenant

Contact ID AC1828169 Name CHETAK DEVELOPMENT CORPORATION
Mailing Address 9901 COVINGTON CROSS DR #170 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89144 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2233 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2301 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2303 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2305 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2315 S LAS VEGAS BLVD 6

LAS VEGAS, 89104-

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

EOT Application

Report Date 10/11/2010 07:58 AM

Submitted By

Page 2

Address

Parcel Link

A/P Link

2309 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2315 S LAS VEGAS BLVD
LAS VEGAS, 89104-

2233 S LAS VEGAS BLVD 100
LAS VEGAS, 89104-

2315 S LAS VEGAS BLVD 7
LAS VEGAS, 89104-

2307 S LAS VEGAS BLVD
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16203410007

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1828168 ☐ Foreign

Effective Expire

Name FUN CITY MDTL

Day Phone Eve Phone

Pager PIN #

Fax Mobile

E-Mail Organization

Address 9901 COVINGTON CROSS DR #170

LAS VEGAS, NV 89144

Seasonal Addr

Valid From To

Comments No Comments

Primary N Capacity OWNER Contact ID AC1828169 ☐ Foreign

Effective Expire

Name CHETAK DEVELOPMENT CORPORATION

Day Phone Eve Phone

Pager PIN #

Fax Mobile

E-Mail Organization

Address 9901 COVINGTON CROSS DR #170

LAS VEGAS, NV 89144

Seasonal Addr

Valid From To

Comments No Comments

Report Date 10/11/2010 07:58 AM

Submitted By

Page 3

Applicants/Contacts

Primary Y Capacity OTHER Other REP Contact ID AC1350666 ☐ Foreign
Effective Expire
Name CORNERSTONE COMPANY
Day Phone (702)383-3033 x110 Eve Phone Organization
Pager PIN # Position
Fax (702)383-8576 Mobile Profession
E-Mail
Address 9901 COVINGTON CROSS DR #170
LAS VEGAS, NV 89144-6595
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.

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 # 34859

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

<u>Meeting Grid</u>	<u>Meeting Type</u>	<u>Meeting Status</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
<u>Meeting Date</u>	<u>Add Date</u>	<u>Modified by</u>			
<u>Comments</u>		<u>Modified Date</u>			
<u>Added By</u>					
11/17/2010	CC	SCHEDULED	0	0	0
GKAPOVICH	10/07/2010				

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

Report Date 10/11/2010 07:58 AM

Submitted By

Page 4

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

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

PAYMNT	CO NAME WHO PICKED UP CONTACT# JUSTIN MICHAELS; FUN CITY LAS VEGAS; CK#4370; 702-383-3033;	890381	10/07/2010 11:57		0.00
--------	---	--------	------------------	--	------

FEE	FEE Notification fee removed as this is a non-public consent item and does not require public notification.	982721	10/07/2010 11:35	10/07/2010 11:35	0.00
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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 2233 Las Vegas Blvd., South, Las Vegas, NV

Project Name Fun City Motel Tavern

Proposed Use Tavern

Assessor's Parcel #(s) 162-03-410-007

Ward # Three (3)

General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 1.9 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Chetak Development Corp.

Contact Will Kemp

c/o Cornerstone Company

Address 9901 Covington Cross Dr., #170

Phone: _____ Fax: _____

City Las Vegas

State NV

Zip 89144

E-mail Address _____

APPLICANT Fun City Motel

Contact Justin Michaels

c/o Cornerstone Company

Address 9901 Covington Cross Dr., #170

Phone: _____ Fax: _____

City Las Vegas

State NV

Zip 89144

E-mail Address _____

REPRESENTATIVE Cornerstone Company

Contact Justin Michaels

Address 9901 Covington Cross Dr., #170

Phone: _____ Fax: _____

City Las Vegas

State NV

Zip 89144

E-mail Address _____

Property Owner Signature* Will Kemp

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

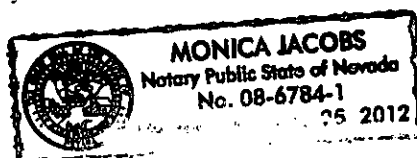
Print Name Will Kemp, Pres., Chetak Development

Subscribed and sworn before me

This 6th day of October, 20 10

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-39839</u>
Meeting Date:	<u>11/17/10 CC</u>
Total Fee:	<u>\$ 500 300</u>
Date Received:*	<u>10/7/10</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.

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-39839** APN: 162-03-410-007

Name of Property Owner: Chetak Development Corp.

Name of Applicant: Fun City Motel

Name of Representative: Justin Michaels, Cornerstone Company

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?

X 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: Richard W. Truesdell, Planning Commissioner

Partner(s): Will Kemp

APN: same as above

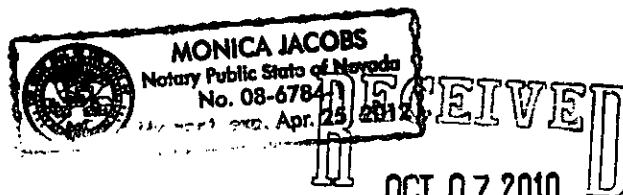
Signature of Property Owner: *Will Kemp*

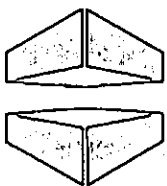
Print Name: Will Kemp, Pres. Chetak Devel.,
Managing Partner

Subscribed and sworn before me

This 16 day of October, 2010

[Signature]
Notary Public in and for said County and State





Cornerstone Company

Commercial Real Estate Services

October 6, 2010

City of Las Vegas
Planning and Development
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter – Special Use Permit – APN: 162-03-410-007

Dear Planning and Development Department,

Enclosed is an application for a Special Use Permit for a proposed Liquor Establishment (Tavern) with a waiver of the distance separation of 1500 feet and a waiver of the parking requirement for that property located at the northeast corner of Cincinnati Avenue and Las Vegas Blvd., more specifically described as APN: 162-03-410-007 (the "Property") by Cornerstone Company.

The Property consists of 1.9 acres of land zoned C-2 (General Commercial). Cornerstone Company proposes to develop an approximately 900 square foot Tavern for the sale of alcoholic beverages for consumption on premises. The proposed Tavern Establishment will be located in an existing building on the Property.

The proposed use is appropriate because the property is zoned C-2 which permits the use when accompanied with a Special Use Permit.

The proposed Tavern Establishment will provide a first rate operation to serve the tourists in the area.

Therefore, we respectfully request the approval of the Special Use Permit. If you have any questions, please contact me at (702) 383-3033.

Thank you,

Justin M. Michaels
Cornerstone Company

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OCT 07 2010
EOT-39839



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

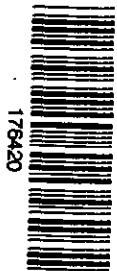
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

October 27, 2009

Mr. Will Kemp
Chetak Development Corp.
c/o Cornerstone Company
9901 Covington Cross Drive, #170
Las Vegas, Nevada 89144

RE: SUP-34859 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF OCTOBER 7, 2009

Dear Mr. Kemp:

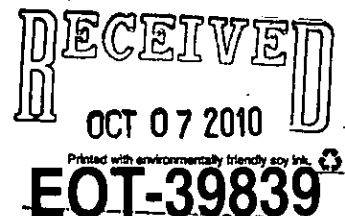
The City Council at a regular meeting held October 7, 2009, APPROVED the request for a Special Use Permit FOR A PROPOSED TAVERN WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 20 FEET WHERE 1,500 FEET IS REQUIRED FROM A SIMILAR USE at 2233 Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 8, 2009. This approval is subject to:

Added Conditions

- A. The tavern special use permit is limited to the service of beer and wine, and all other alcohol must be served in conjunction with drinks served from a frozen cocktail machine.
- B. The hours of operation shall be from 10:00 a.m. to midnight daily.
- C. There shall be a three-month review after the issuance of liquor license at this location at a public hearing of the City Council.

Planning and Development

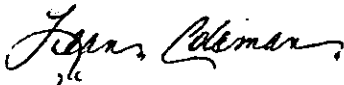
1. The applicant shall work with the Department of Building and Safety to comply with all requirements of the Building Code, including, but not limited to, the provision of exiting and restrooms as required, prior to the issuance of a Certificate of Occupancy for the site.
2. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Liquor Establishment (Tavern) use.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



Mr. Will Kemp
SUP-34859 – Page Two
October 27, 2009

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Justin Michaels
Fun City Motel
c/o Cornerstone Company
9901 Covington Cross Drive, #170
Las Vegas, Nevada 89144

Mr. Justin Michaels
Cornerstone Company
9901 Covington Cross Drive, #170
Las Vegas, Nevada 89144

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EOT-39839

State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

a) 162-03-410-007

b)

c)

d)

2. Type of Property:

a) ☐ Vacant Land

c) ☐ Condo/Townhouse

e) ☐ Apt. Bldg.

g) ☐ Agricultural

i) ☐ Other

b) ☐ Single Fam. Resi

d) ☐ 2-4 Plex

f) ☒ Comm./Ind'l

h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #:

Book: Page:

Date of Recording:

Notes:

3. Total Value/Sales Price of Property:

\$7,600,000.00

Deed in Lieu of Foreclosure Only (value of property): (0.00)

Transfer Tax Value: \$7,600,000.00

Real Property Transfer Tax Due: \$19,500.00

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: _____

Escrow Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ken Galtier
Address: 2016 S. 320th Street
City: Federal Way
State: WA Zip: 98003

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Cheak Development
Address: 3800 Howard Hughes Pkwy. 17th Fl
City: Las Vegas
State: Nevada Zip: 89109

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

Print Name: United Title of Nevada

Escrow #: 01140344-036

Address: P.O. Box 70480

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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

RECEIVED
OCT 07 2010

20020716
02283

APN: 162-03-410-007
APR 16 P.T.T. \$19,500.00
WHEN RECORDED MAIL TO:
and mail tax statements to:
Chetak Development Corporation
Attn: Will Kemp
3800 Howard Hughes Pkwy., 17th Floor
Las Vegas, NV 89109

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That

Kenneth R. Galster, a single man

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Chetak Development Corporation, a Nevada Corporation

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my/our hand(s) this 6th day of July, 2002.

SELLERS:

Kenneth R. Galster
Kenneth R. Galster

STATE OF NV) ss.

COUNTY OF King)

On this 6th day of July, 2002.

appeared before me, a Notary Public,

KENNETH R. GALSTER

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Angel D. Chénaur
Notary Public
My commission expires 7-9-03

Eactow No. 01140344-036-AG

ANGEL D CHÉNAUR
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 8 2003

RECEIVED
OCT 07 2010

20020716
02283

Exhibit A

Parcel I:

That portion of Lots Nine (9) and Ten (10) in Block Two (2) of SOUTH FIFTH STREET TRACT, as shown by map thereof on file in Book 2 of Plats, Page 72, in the Office of the County Recorder of Clark County, Nevada, described as follows:

Beginning at a point on the West line of said Lot Nine (9) distant thereon South $27^{\circ}54'36''$ West, 100.00 feet from the Northwest (NW) corner thereof; thence continuing South $27^{\circ}54'36''$ West along the West line of said Lot Nine (9), a distance of 88.07 feet to the Southwest (SW) corner of said Lot Nine (9), being also the Northwest (NW) corner of Lot Ten (10);
Thence South $04^{\circ}37'36''$ West along the West line of said Lot Ten (10), a distance of 207.15 feet to its intersection with the North line of Cincinnati Avenue (50.00 feet wide);
Thence South $62^{\circ}05'24''$ East, a distance of 219.98 feet to a point in the East boundary line of Lot Ten (10), said point being on a non-tangent curve concave to the Southeast having a radius of 514.81 feet, a radial line to said point bears North $66^{\circ}58'10''$ West;
Thence Northeasterly along the arc of said curve and the East boundary of Lot Ten (10) through a central angle of $04^{\circ}52'46''$, an arc length of 43.84 feet;
Thence North $27^{\circ}54'36''$ East along said East line of Lots Ten (10) and Nine (9), a distance of 204.56 feet;
Thence North $62^{\circ}05'24''$ West parallel to the North line of Lot Ten (10), a distance of 300.00 feet to the True Point of Beginning.

Parcel II:

A strip of land 16.00 feet in width, being a portion of Lot Ten (10) in Block Two (2) of SOUTH FIFTH STREET TRACT, as shown by map on file in Book 2 of Plats, Page 72, in the Office of the County Recorder of Clark County, Nevada described as follows:

Beginning at the intersection of the West line of Lot Ten (10) with the North line of Cincinnati Avenue;
Thence South $04^{\circ}37'36''$ West along said West line of Lot Ten (10), a distance of 17.42 feet;
Thence South $62^{\circ}05'24''$ East, a distance of 214.71 feet to a point in the East line of Lot Ten (10) said point being on a non tangent curve concave to the Southeast having a radius of 514.81 feet, a radial line to said point bears North $66^{\circ}45'34''$ West;
Thence Northeasterly along the arc of said curve and the East boundary of Lot Ten (10) through a central angle of $04^{\circ}47'24''$ an arc length of 16.08 feet;
Thence North $62^{\circ}05'24''$ West, a distance of 219.88 feet to the True Point of Beginning.

Parcel III:

That portion of Block Two (2) of THE MEADOWS ADDITION as shown by map thereof on file in Book 1 of Plats, Page 43, in the Office of the County Recorder of Clark County, Nevada, described as follows:

Beginning at the intersection of the East line of Lot Eighteen (18) in Block Two (2) of said MEADOWS ADDITION with the Southeasterly right of way line of Las Vegas Boulevard (100.00 feet wide);
Thence South $12^{\circ}37'36''$ West along the East line of Lot Eighteen (18) and Lot Nineteen (19), a distance of 207.15 feet to the Southeast (SE) corner of Lot Nineteen (19);

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Thence North 86°14'48" West along the South line of Lots Nineteen (19), Twenty (20), Twenty (21) and Twenty Two (22) of said Block Two (2), a distance of 80.73 feet to a point in the Southeasterly line of Las Vegas Boulevard (100.00 feet wide);
Thence North 27°54'36" East along said Southeasterly line, a distance of 227.00 feet to the True Point of Beginning.

Excepting therefrom that portion described in Deed to the City of Las Vegas, recorded July 19, 1957 in Book 135 as Document No. 110968, Official Records.

(Deed reference for Legal Description Book 910416, Document No. 01232)

ASSESSOR'S

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

UNITED TITLE OF NEVADA
87-16-2002 14126 BLDG
OFFICIAL RECORDS
BOOK 8820716 INST. 02283
FEE: 16.00 INST: 19,500.00

COPY

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