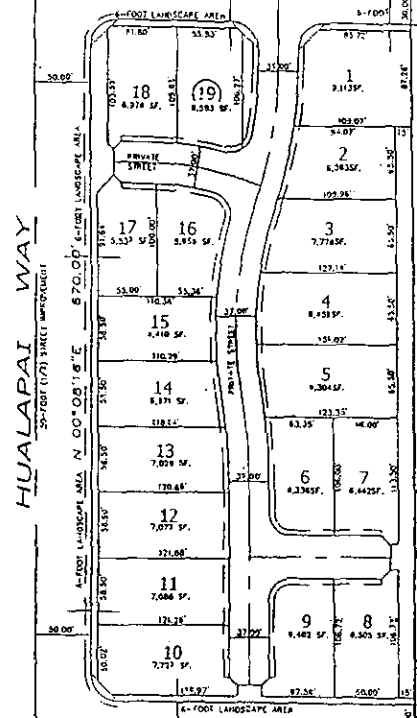
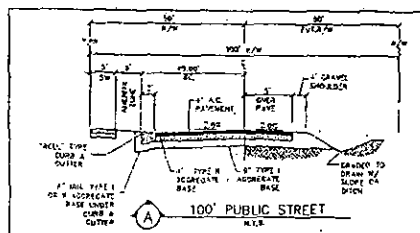


DORRELL LANE
S 89° 23' 25" E 347.44'

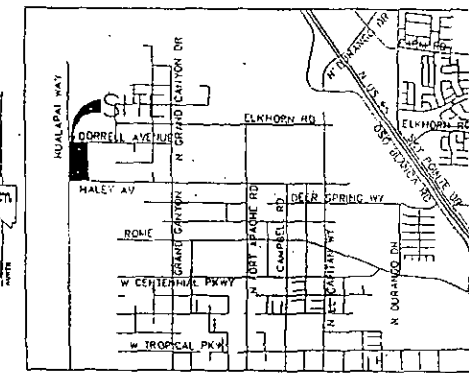


N 89° 25' 41" W 349.60'
HALEY AVENUE

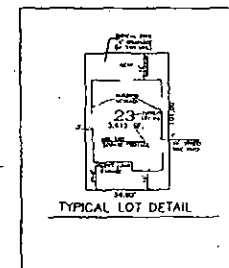
APN#125-19-201-006

GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "21 record information".
The record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.



LOCATION MAP

[illegible]

34.16
TYPICAL LOT DETAIL

GRAPHIC SCALE

SETBACKS

FRONT (GARAGE) : 20
FRONT (HOUSE) : 15
SIDE : 5
CORNER/SIDE : 10
REAR : 15

OWNER/DEVELOPER

MEVADA HOMES GROUP
8895 W. SARAH AVE., SUITE 1201
LAS VEGAS, NEVADA 89117
(702) 720-6200
CONTACT: PAUL WAGNER

NEVADA HOMES GROUP
1400 WEST WASHINGTON AVENUE, SUITE 100
LAS VEGAS, NEVADA 89102

HUALAPAI/DORRELL

ORIGIN BY:	1/17/04
DATE	
ISSUED BY:	

PROJECT NO:	SCALE:	BY	DATE:
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1

1941-1942
1943-1944

[illegible]

7/7/74	ALL	ORDERED 10 1/2 LOTS / CHANGED LUMP SPACE
8/1/74	ALL	ORDERED 33-FOOT FROM PUBLIC TO PRIVATE STREET.

RECEIVED

JAN 19 2011

EOT-40742

DORRELL LANE
S 89°23'25"E 347.44'

\$ 89° 23' 25" E 347.44'

HUALAPAI WAY

50-FOUO (1/1) STATE: INDO-CHINA

N 89° 25' 41" W 349.60'
HALEY AVENUE

APN#125-19-201-006

APN#125-19-201-004 APN#125-19-201-003

March

LOCATION MAP

[illegible]

TYPICAL LOT DETAIL

GRAPHIC SCALE

SETBACKS
FRONT (GARAGE) : 20'
FRONT (HOUSE) : 15'
SIDE : 5'
CORNER/SIDE : 10'
REAR : 15'

OWNER/DEVELOPER
NEVADA HOMES GROUP
8635 W. SANGRA AVENUE, SUITE
LAS VEGAS, NEVADA 89117
(702) 270-8700
CONTACT: PAUL WAGNER

GENERAL NOTES

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

RECEIVED

JAN 19 2011

EOT-40742

NEVADA HOMES GROUP
1940 WEST SUMMIT AVENUE, SUITE 400
LAS VEGAS, NV 89102
702.735.1111
WWW.NVHOMESGROUP.COM

DEVELOPMENT PLAN
FOR

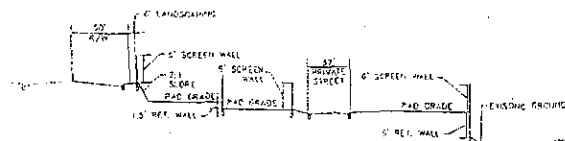
HUALAPAI/DORRELL

DEATH BY: _____ \$2700

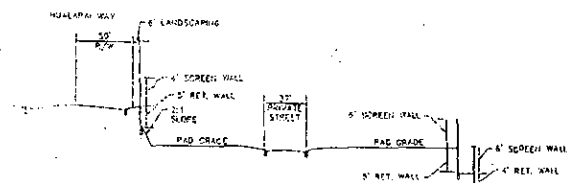
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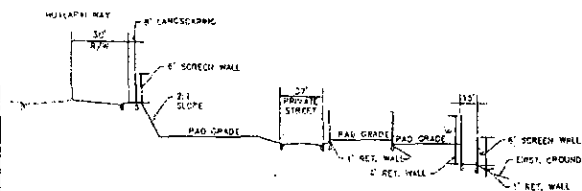
6.4



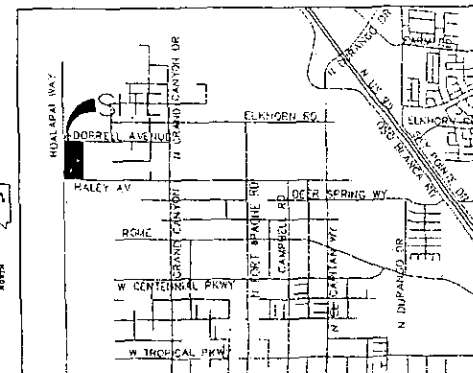
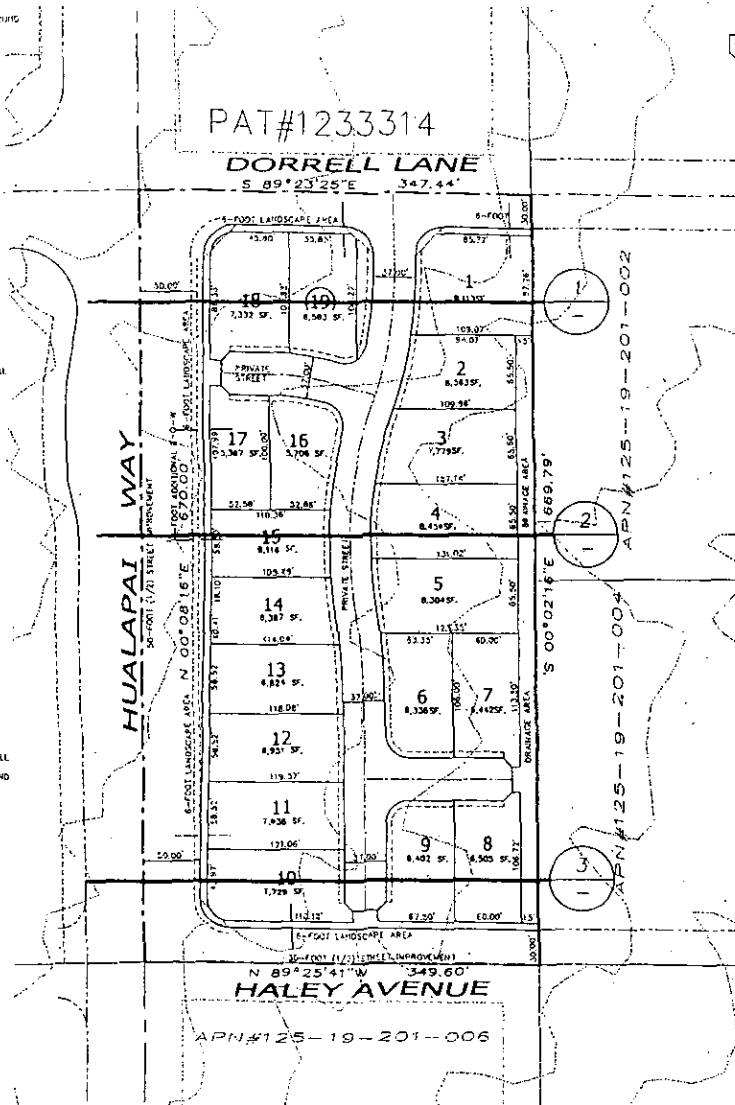
1 CROSS SECTION DETAIL
N.T.S.



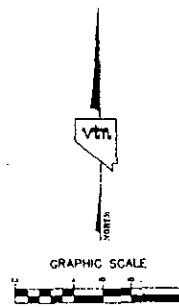
2 CROSS SECTION DETAIL
N.T.S.



3 CROSS SECTION DETAIL
N.T.S.



LOCATION MAP



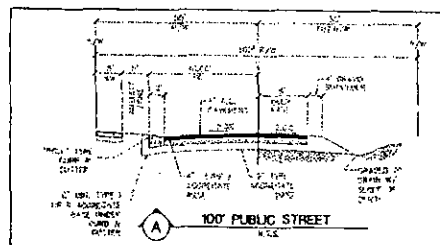
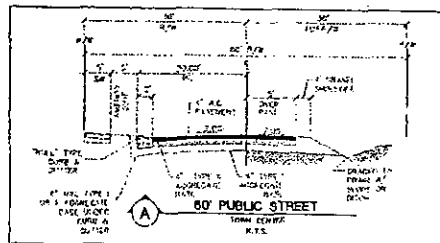
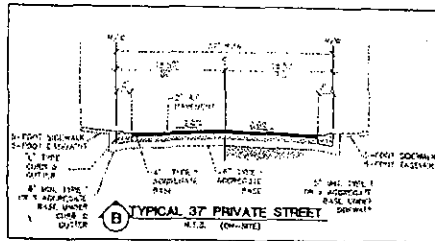
OWNER/DEVELOPER
NEVADA HOMES GROUP
4585 W. SAMARA AVENUE, SUITE 201
LAS VEGAS, NEVADA 89117
(702) 770-6200
CONTACT: PAUL WAGNER

NEVADA HOMES GROUP		CITY OF LAS VEGAS	
RETAINING WALL EXHIBIT		HUALAPAI/DORRELL	
DESIGNED BY:	DATE:	CHECKED BY:	DATE:
DRAWN BY:	DATE:	PROJECT NO:	SCALE:
SHEET WALL-1		2 OF 3 SHEETS	
DRAWING NO.		6438-CLV	

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JAN 19 2011

EOT-40742

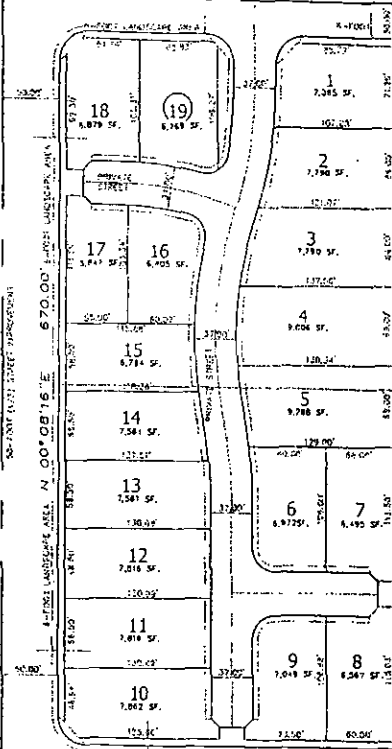


HUALAPAI WAY

PA1#1233314

DORRELL LANE

S 89°23'25"E 347.44'

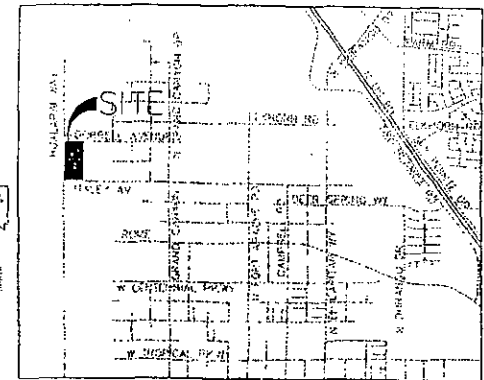


HALEY AVENUE

APN#125-19-201-006

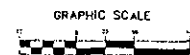
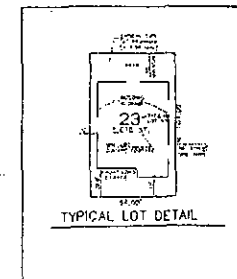
GENERAL NOTES:

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The "of record" boundary will meet the "of record" boundary.
4. Some lot lines and dimensions may change during the final mapping process.



LOCATION MAP

PROJECT SUMMARY	
PROJECT NAME	NEVADA HOMES GROUP
PROJECT ADDRESS	6000 W. GARDEN AVENUE, SUITE 201, LAS VEGAS, NV 89103
PROJECT TYPE	RESIDENTIAL
PROJECT SIZE	1.25 ACRES
PROJECT VALUE	\$1,250,000
PROJECT STATUS	PENDING
PROJECT OWNER	NEVADA HOMES GROUP
PROJECT DEVELOPER	NEVADA HOMES GROUP
PROJECT ARCHITECT	NEVADA HOMES GROUP
PROJECT ENGINEER	NEVADA HOMES GROUP
PROJECT SURVEYOR	NEVADA HOMES GROUP
PROJECT DATE	12/15/2010
PROJECT SCALE	1" = 100'



SETBACKS

FRONT (GARAGE) : 20'
FRONT (HOUSE) : 15'
SIDE : 5'
CORNER/REAR : 10'
REAR : 15'

OWNER/DEVELOPER

NEVADA HOMES GROUP
6000 W. GARDEN AVENUE, SUITE 201
LAS VEGAS, NEVADA 89103
702.210.1234
DORRELL, DON WICKER

SITE DEVELOPMENT PLAN FOR

NEVADA HOMES GROUP

12/15/2010

6438-C

RECEIVED

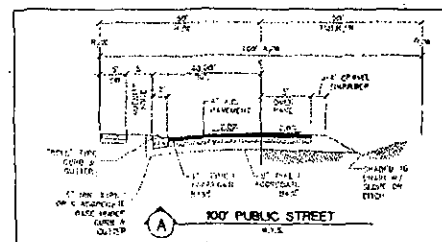
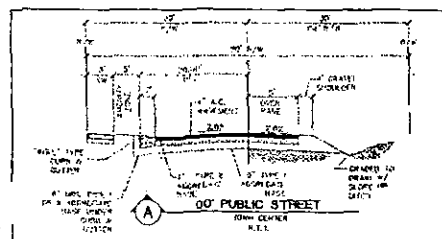
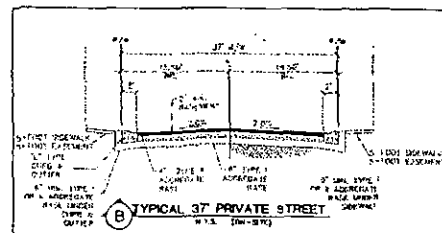
JAN 19 2011

EOT-40742

TREE/PLANT SCHEDULE

SYM.	QTY.	SITE	SPACING	NAME
19	24"	BOX	VARIABLE	MODISTO ASH
12	24"	BOX	VARIABLE	MONDEL PINE
21	VARIABLE	N/A	N/A	DATE PALM
13	GALLON	VARIABLE	VARIABLE	PHOTINIA
32	15 GALLON	VARIABLE	VARIABLE	FLOWERING PLUM
2	GALLON	VARIABLE	VARIABLE	GROUND SHRUBS

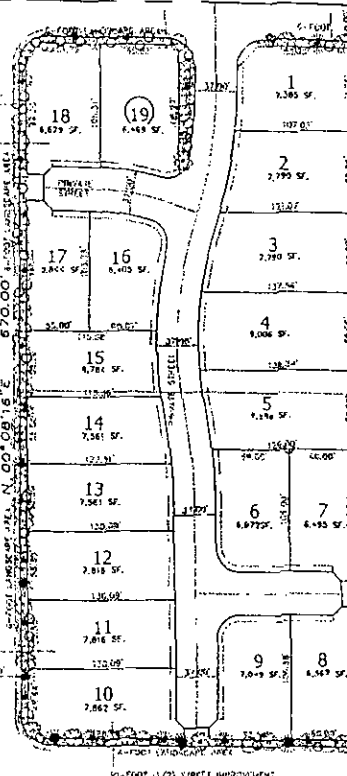
GENERAL NOTES:
 1. Landscaping shall conform to requirements of Title 19, Chapter 1 of the City of Las Vegas.
 2. Ground cover shall be designed to cover more than 50% of the landscaped area.
 3. The proposed landscaping and plants are shown on this plan as a conceptual landscape plan, and are not intended to be a final landscape architectural plan. The number and type of plants may vary from the proposed conceptual plan.
 4. The applicant reserves the right to change the plants shown on this plan, and after the approval shown on the final landscape plan.



PAT#1233314

DORRELL LANE
 S 89°23'25"E 347.44'

HUALAPAI WAY
 24'-00" (1/2) STREET IMPROVEMENT



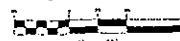
HALEY AVENUE
 N 89°25'41"W 349.60'

APN#123-19-201-005

GENERAL NOTES:

- There are no existing structures located within the property boundary.
- The lot dimensions are preliminary and may vary with the mapping process.
- The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
- Some lot lines and dimensions may change during the final mapping process.

GRAPHIC SCALE

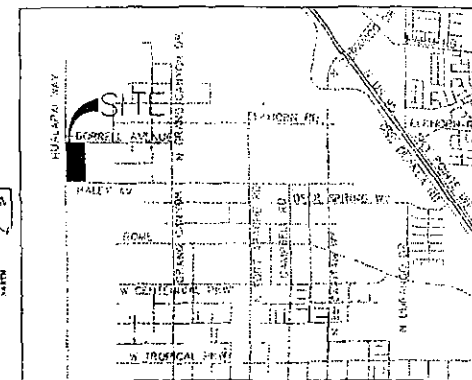


SETBACKS

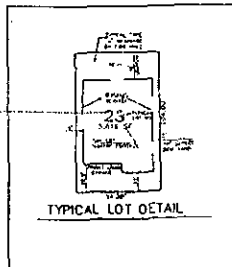
FRONT (GARAGE) : 20'
 FRONT (HOUSE) : 15'
 SIDE : 5'
 CORNER/SIDE : 10'
 REAR : 15'

OWNER/DEVELOPER

NEVADA HOMES GROUP
 8000 W. SANDHURST AVENUE, SUITE 200
 LAS VEGAS, NEVADA 89115
 (702) 735-1000
 DONALD W. HALL, MANAGER



LOCATION MAP



PROJECT SUMMARY	
PROJECT NAME	NEVADA HOMES GROUP
PROJECT ADDRESS	8000 W. SANDHURST AVENUE, SUITE 200
PROJECT CITY	LAS VEGAS, NEVADA
PROJECT STATE	NEVADA
PROJECT ZIP	89115
PROJECT PHONE	(702) 735-1000
PROJECT FAX	(702) 735-1000
PROJECT EMAIL	donald.hall@nvahomes.com
PROJECT WEBSITE	www.nvahomes.com
PROJECT CONTACT	DONALD W. HALL, MANAGER
PROJECT DATE	10/1/2010
PROJECT STATUS	CONCEPTUAL
PROJECT TYPE	RESIDENTIAL
PROJECT SIZE	19 LOTS
PROJECT AREA	19.00 AC
PROJECT PERMIT	1233314
PROJECT PLAN	1233314-19-201-005
PROJECT SHEET	02
PROJECT TOTAL	2 OF 2 SHEETS
PROJECT SCALE	AS SHOWN
PROJECT DRAWN	6438-CLV

CONCEPTUAL LANDSCAPE PLAN
 FOR
 HUALAPAI/DORRELL

NEVADA HOMES GROUP

CITY OF LAS VEGAS

APN#123-19-201-005

10/1/2010

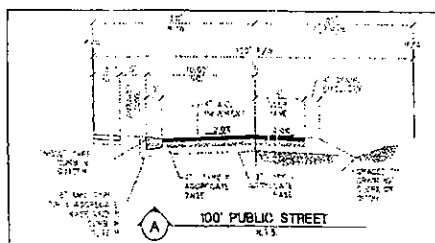
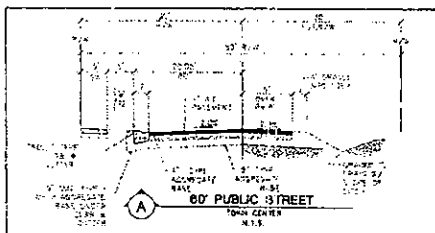
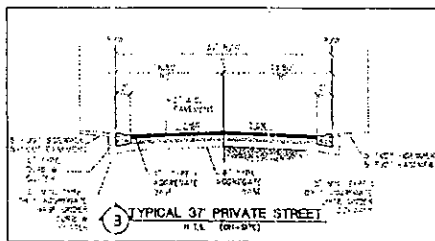
02

2 OF 2 SHEETS

6438-CLV

RECEIVED

JAN 19 2011



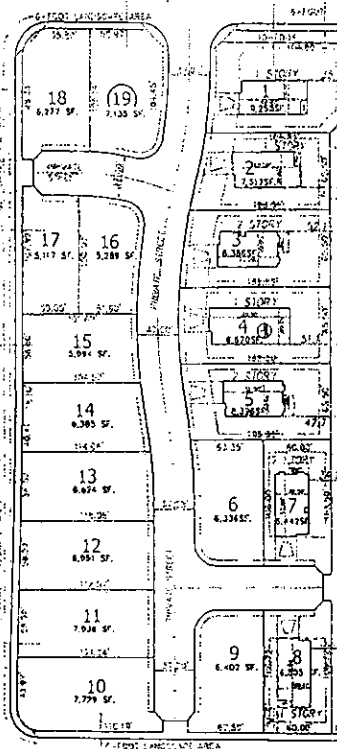
HUALAPAI WAY

PAT#1233314

DORRELL LANE

S 89°23'25"E 347.44'

CL to CL = 209.41'

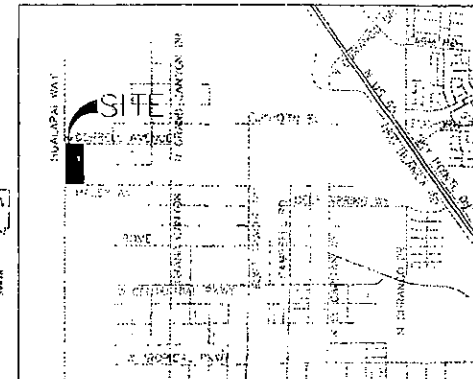


N 89°25'41"W 349.60'

APN#125-19-201-006

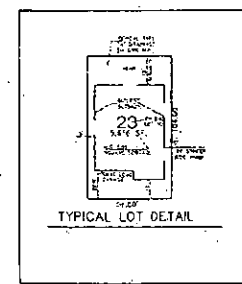
GENERAL NOTES:

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from 'as record' information. The 'as record' boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.



LOCATION MAP

PROJECT SUMMARY	
PROJECT NAME:	NEVADA HOMES GROUP
PROJECT ADDRESS:	6895 N. SAHARA AVENUE, SUITE 200, LAS VEGAS, NV 89113
PROJECT TYPE:	RESIDENTIAL DEVELOPMENT
PROJECT SIZE:	19 LOTS, TOTAL AREA 125,000 SF
PROJECT OWNER:	NEVADA HOMES GROUP
PROJECT DEVELOPER:	NEVADA HOMES GROUP
PROJECT ARCHITECT:	NEVADA HOMES GROUP
PROJECT ENGINEER:	NEVADA HOMES GROUP
PROJECT SURVEYOR:	NEVADA HOMES GROUP
PROJECT DATE:	2011
PROJECT SCALE:	1" = 40'
PROJECT SHEET:	1 OF 2



TYPICAL LOT DETAIL



SETBACKS

FRONT (GARAGE) : 20'
FRONT (HOUSE) : 15'
SIDE : 5'
CORNER/SIDE : 10'
REAR : 15'

OWNER/DEVELOPER

NEVADA HOMES GROUP
6895 N. SAHARA AVENUE, SUITE 200
LAS VEGAS, NEVADA 89113
(702) 250-4000
CONTACT : PAUL WHEELER

SITE DEVELOPMENT PLAN
FOR
HUALAPAI/DORRELL

OWNER: NVH
DESIGNED BY: NVH
CHECKED BY: NVH
PROJECT NO.: 1233314
SCALE: 1" = 40'

SHEET
1 OF 2 SHEETS
DRAWING NO.
9438-CLV

RECEIVED

JAN 19 2011

EOT-40742

SYM.	QTY.	SIZE	SPACING	NAMES
	20	2" BOX	VARIABLES	MODESTO ASH
	17	2" BOX	VARIABLES	MONDEL POLE
	20	VARIABLES	N/A	DATE PNM
	11	1.5 GALLON	VARIABLES	PHOTOSIA
	4.5	1.5 GALLON	VARIABLES	FI OVERSUNG PLUM
	1	GALLON	VARIABLES	GROUND SHRUBS

1. APRA - APRA is a financial institution that provides financial services to businesses and individuals. It is a public company listed on the London Stock Exchange.

2. APRA is a financial institution that provides financial services to businesses and individuals. It is a public company listed on the London Stock Exchange.

3. APRA is a financial institution that provides financial services to businesses and individuals. It is a public company listed on the London Stock Exchange.

4. APRA is a financial institution that provides financial services to businesses and individuals. It is a public company listed on the London Stock Exchange.

5. APRA is a financial institution that provides financial services to businesses and individuals. It is a public company listed on the London Stock Exchange.

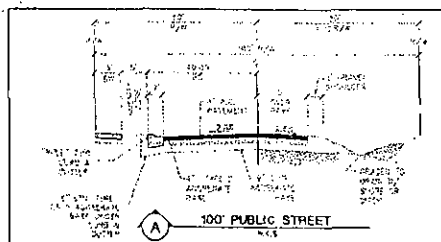
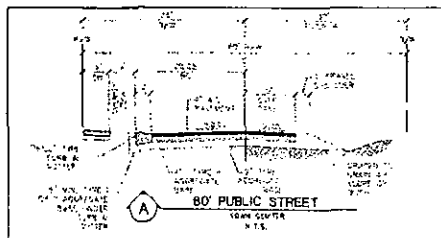
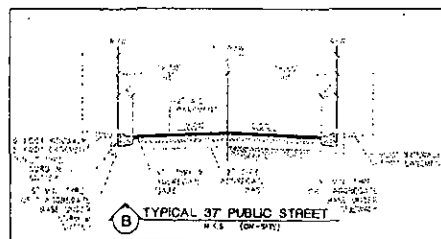
6. APRA is a financial institution that provides financial services to businesses and individuals. It is a public company listed on the London Stock Exchange.

7. APRA is a financial institution that provides financial services to businesses and individuals. It is a public company listed on the London Stock Exchange.

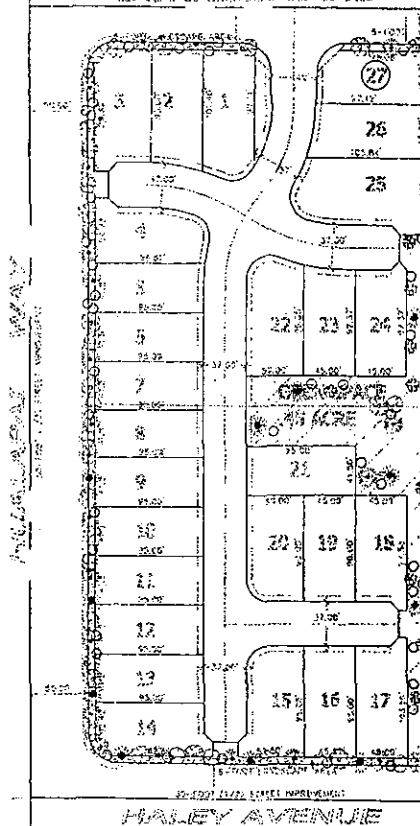
8. APRA is a financial institution that provides financial services to businesses and individuals. It is a public company listed on the London Stock Exchange.

9. APRA is a financial institution that provides financial services to businesses and individuals. It is a public company listed on the London Stock Exchange.

10. APRA is a financial institution that provides financial services to businesses and individuals. It is a public company listed on the London Stock Exchange.



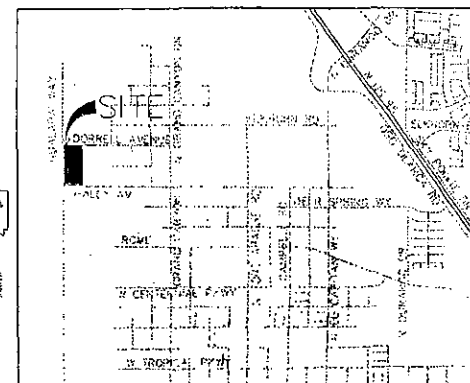
DORRILL, LANE



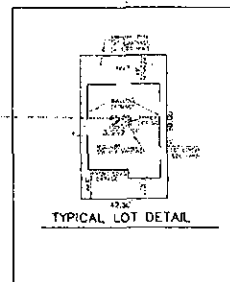
A51167 25-10-201-005

GENERAL NOTES :

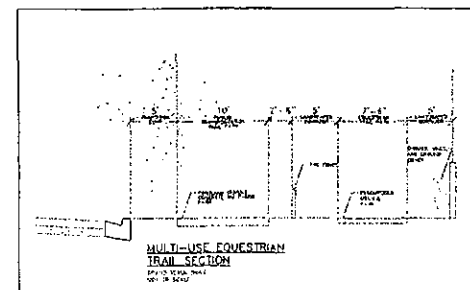
1. There are no existing structures located within the property boundary.
 2. The lot dimensions are preliminary and may vary with the mapping process.
 3. The boundary for this project is from 'as record information'.
- The as record boundary will most likely differ from the surveyed boundary.
- a. Same lot lines and dimensions may change during the final mapping process.



LOCATION MAP



42.30
TYPICAL LOT DETAIL

[illegible]

MULTI-USE EQUESTRIAN
TRAIL SECTION

1971-72 V. H. B. 706.4
1971-72 B. 36.1

SETBACKS

FRONT (GARAGE) : 20
FRONT (HOUSE) : 15
SIDE : 5
CORNER/SIDE : 10
REAR : 15

OWNER/DEVELOPER	
-----------------	--

NEWADA HOMES GROUP
 9445 N. SAMARA AVENUE, SUITE # 200
 LAS VEGAS, NEVADA 89119
 (702) 726-0000
 CONTACT: GARY WAGNER

NEVADA HOMES GROUP
4425 WEST SARAH AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89115

CONCEPTUAL LANDSCAPE PLAN
FOR

ORIGIN BY:	3/12/04
DESIGNED BY:	

02
2 of 2 pages
BRANFORD 40
8438-CLV

RECEIVED

JAN 19 2011

EOT-40742



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

March 3, 2011

Mr. Paul Wagner
Day Star Ventures, LLC
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

RE: EOT-40742 – EXTENSION OF TIME
CITY COUNCIL MEETING OF MARCH 2, 2011

Dear Mr. Wagner:

The City Council at a regular meeting held March 2, 2011, APPROVED the request for an Extension of Time of a previously approved Rezoning (ZON-4623) FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 5.35 acres at the southeast corner of Hualapai Way and Dorrell Lane (APNs 125-19-201-001 and 003). The Notice of Final Action was filed with the Las Vegas City Clerk on March 3, 2011.

Sincerely,

A handwritten signature in black ink, appearing to read "Beverly K. Bridges".

Beverly K. Bridges, MMC, City Clerk

cc: Mr. Paul Wagner
Wagner Homes, Inc.
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



February 17, 2011

Mr. Paul Wagner
Day Star Ventures, LLC
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

**RE: EOT-40742 - EXTENSION OF TIME - REZONING
CITY COUNCIL MEETING OF MARCH 2, 2011**

Dear Mr. Wagner:

Please be advised the City Council at its regular meeting on **March 2, 2011** 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, February 24, 2011** 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 Department of Planning, Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Flinn Fagg".

Flinn Fagg, AICP
Acting Director
Department of Planning

FF:clb

cc: Mr. Paul Wagner
Wagner Homes, Inc.
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

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

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-40742 - EXTENSION OF TIME - REZONING - APPLICANT: WAGNER HOMES, INC. - OWNER: DAY STAR VENTURES, LLC - Request for an Extension of Time of a previously approved Rezoning (ZON-4623) FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 5.35 acres at the southeast corner of Hualapai Way and Dorrell Lane (APNs 125-19-201-001 and 003), Ward 6 (Ross).

CITY COUNCIL: MARCH 2, 2011

CASE PLANNER: DEBBIE SULLIVAN



PUBLIC HEARING

Comments Due: FEBRUARY 7, 2011

*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:

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

EOT Application

Report Date 01/19/2011 02:48 PM

Submitted By

Page 1

A/P # 40742 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
<u>Processed</u>	01/19/2011 11:49	982786	<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>Declared Valuation</u>	0.00
<u>Dept of Commerce</u>	<u># Plans</u>	0	<u>Calculated Valuation</u>	0.00
<u>Priority</u>	☒ <u>Auto Reviews</u>	<u>Bill Group</u>	<u>Actual Valuation</u>	0.00

Description of Work

EOT-40742 - EXTENSION OF TIME - APPLICANT: WAGNER HOMES, INC. - OWNER: DAY STAR VENTURES, LLC - Request for an Extension of Time of a previously approved Rezoning (ZON-4623) FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), Ward 6 (Ross).

<u>Parent A/P #</u>	4623	<u>Project/Phase Name</u>	DAY DAWN RIDGE	<u>Phase #</u>	
<u>Project #</u>	40742	<u>Size/Description</u>	5.35 ACRE	<u>Subdivision Code</u>	
<u>Proposed Start</u>		<u>Proposed Stop</u>		<u>% Completed</u>	0.00
<u>% Complete Formula</u>					

Property/Site Information

Parcel 12519201001

Location

Owner/Tenant

<u>Contact ID</u> AC504814	<u>Name</u>	DAY STAR VENTURES L L C	<u>Organization</u>	
<u>Mailing Address</u> 6985 W SAHARA #201			<u>State/Province</u> NV	
<u>City</u> LAS VEGAS			<u>Country</u>	☐ Foreign
<u>ZIP/PC</u> 89117-2822			<u>Evening Phone</u>	
<u>Day Phone</u> (702)220-6200 x			<u>Mobile #</u>	
<u>Fax</u> (702)257-7715				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

10075 W DORRELL LN
LAS VEGAS, 89149-

6980 N HUALAPAI WAY
LAS VEGAS, 89149-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 01/19/2011 02:48 PM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12519201001
12519201003

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1324478 ☐ Foreign
Effective
Name WAGNER HOMES INC.
Day Phone (702)220-6200 x Eve Phone Organization
Pager PIN # Position
Fax (702)257-7715 Mobile Profession
E-Mail
Address 6985 W. SAHARA AVE., STE 201
LAS VEGAS, NEVADA 89117-2822
Seasonal Addr

Valid From To
Comments Frank Navarrete (702) 220-6200

Primary N Capacity OTHER Contact ID AC428335 ☐ Foreign
Effective
Name VTN NEVADA
Day Phone (702)253-2438 x Eve Phone Organization
Pager PIN # Position
Fax (702)362-2597 Mobile Profession
E-Mail
Address 2727 S RAINBOW BLVD
LAS VEGAS, NV 89146-5148
Seasonal Addr

Valid From To
Comments Kathy Dancho (702) 253-2469

Primary Y Capacity OWNER Contact ID AC504814 ☐ Foreign
Effective
Name DAY STAR VENTURES L L C
Day Phone (702)220-6200 x Eve Phone Organization
Pager PIN # Position
Fax (702)257-7715 Mobile Profession
E-Mail
Address 6985 W SAHARA #201
LAS VEGAS, NV 89117-2822
Seasonal Addr

Valid From To
Comments Frank Navarrete (702) 220-6200

Report Date 01/19/2011 02:48 PM

Submitted By

Page 3

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?

Hearing Type

Y Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type ZON

Parent Project # 4623

Staff Recommendation

Entitlement Exercised?

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>
03/02/2011	CC	SCHEDULED	0	0	0
DDONLEY	01/19/2011				

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	01/19/2011 12:52		0.00
	PAUL WAGNER, 702.220.6200, NEVADA HOMES GROUP INC VISA CC (AP 40742, 40744, 40745, 40746)				



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-40742** APN: 125-19-201-001,003

Name of Property Owner: Day Star Ventures, LLC

Name of Applicant: Wagner Homes, Inc.

Name of Representative: Paul Wagner

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: _____

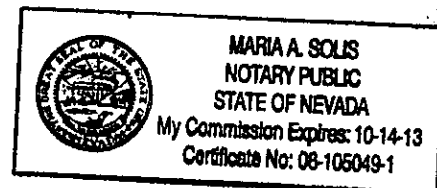
Signature of Property Owner: 

Print Name: Paul Wagner

Subscribed and sworn before me

This 19 day of January, 20 11


Notary Public in and for said County and State



**WAGNER HOMES, INC.
6985 W. SAHARA AVE., SUITE 201
LAS VEGAS, NV 89117**

**702-220-6200
702-257-7715 (fax)**

January 18, 2011

City Of Las Vegas Planning & Development Department
Current Planning Division
731 S. 4th Street
Las Vegas, NV 89101

Re: Extension of Time regarding Zone Change ZON-4623
Day Dawn Ridge
APN #125-19-201-001,003

Wagner Homes, Inc. respectfully submits this letter and application for a four (4) year Extension of Time for the above Zone Change. The additional time is necessary to allow for the housing market to recover for this project and process our final maps to recordation.

This site will be developed as a single family residential subdivision located at the corner of Hualapai Way and Dorrell Lane. An Extension of Time application is also being filed on related Variance VAR-5377 for this project.

We appreciate your consideration of this application. Should you have any questions please don't hesitate to contact me by phone at 702-220-6200 or e-mail nhg.paul@yahoo.com.

Sincerely,



Paul Wagner
President

RECEIVED

JAN 19 2011

EOT-40742



051932

January 21, 2005

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

Mr. Joseph Bonifatto
Hualapai Nevada, Limited Liability Company
8350 West Sahara Avenue, Suite #290
Las Vegas, Nevada 89117

RE: ZON-4623 - REZONING
CITY COUNCIL MEETING OF JANUARY 19, 2005
Related to VAR-5377 and SDR-4626

Dear Mr. Bonifatto:

The City Council at a regular meeting held January 19, 2005 APPROVED the request RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003). The Notice of Final Action was filed with the Las Vegas City Clerk on January 20, 2005. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review (SDR-4626) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. A Variance (VAR-5377) for a reduction in required open space approved by the Planning Commission and City Council.

Public Works

4. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary. Comply with the recommendations of the City Surveyor.
5. Construct half-street improvements including appropriate overpaving on Dorrell Lane, Hualapai Way and Haley Avenue adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

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

VOICE 702.229.6011

TDD 702.386.9108

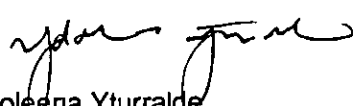
www.lasvegasnevada.gov
18112-001-6/04

EOT-40742

Mr. Joseph Bonifatto
ZON-4623 – Page Two
January 21, 2005

6. If not already constructed at the time of development provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
7. Extend public sewer in Haley Avenue to the west edge of this site at a location and to a 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.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
9. Grant a Traffic Signal Chord Easement at the southeast corner of Hualapai Way and Dorrell Lane.
10. Dedicate 5-feet of additional right-of-way along Hualapai Way adjacent to this site in accordance with Standard Drawing #201.1, unless otherwise allowed by the City Traffic Engineer.

Sincerely,


Ydoleena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

EOT-40742

Mr. Joseph Bonifatto
ZON-4623 – Page Three
January 21, 2005

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

Mr. Paul Wagner
Nevada Homes Group
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

Mr. Jeffery Armstrong
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

GENERAL INFORMATION	
PARCEL NO.	125-19-201-001
OWNER AND MAILING ADDRESS	DAY STAR VENTURES L L C 6985 W SAHARA #201 LAS VEGAS NV 89117-2822.
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	10075 W DORRELL LN LAS VEGAS
ASSESSOR DESCRIPTION	LAND DIVISION 56-83 LOT 1 1767:1726893 SEC 19 TWP 19 RNG 60
RECORDED DOCUMENT NO.	* 20041007:01371
RECORDED DATE	10/07/2004
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2008
FISCAL YEAR	08-09
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2008-09	2009-10
LAND	398475	289800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED	398475	289800
TAXABLE VALUE LAND+IMP	1138500	828000

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	2.07 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR	1750000 10/04
LAND USE	0-00 VACANT
DWELLING UNITS	0

GENERAL INFORMATION	
PARCEL NO.	125-19-201-003
OWNER AND MAILING ADDRESS	DAY STAR VENTURES L L C 6985 W SAHARA #201 LAS VEGAS NV 89117-2822
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	6916 N HUALAPAI WY LAS VEGAS
ASSESSOR DESCRIPTION	LAND DIVISION 56-83 LOT 2 1767:1726893 SEC 19 TWP 19 RNG 60
RECORDED DOCUMENT NO.	* 20041007:01371
RECORDED DATE	10/07/2004
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2008
FISCAL YEAR	08-09
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2008-09	2009-10
LAND	398475	289800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED	398475	289800
TAXABLE VALUE LAND+IMP	1138500	828000

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	2.07 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR	1750000 10/04
LAND USE	0-00 VACANT
DWELLING UNITS	0

20041007-0001371

APN: 125-19-201-001 & 003
Affix R.P.T.T. \$8,925.00
ESCROW NO. 14041834-PE
WHEN RECORDED MAIL DEED
AND TAX STATEMENTS TO:
Day Star Ventures, LLC
6985 W. Sahara #201
Las Vegas, NV 89146

Fee: \$18.00 RPTT: \$8,925.00
N/C Fee: \$25.00

10/07/2004 09:49:09
T20040109925

Requestor:
LAND TITLE OF NEVADA

Frances Deane
Clark County Recorder

PUN
Pgs: 5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: Humalpai Nevada, LLC, in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Day Star Ventures, LLC, a Nevada Limited Liability Company

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

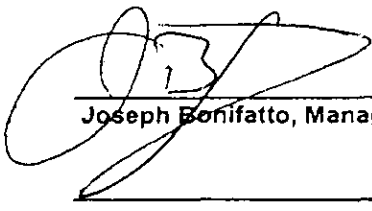
For legal description, see Exhibit "A" attached hereto

SUBJECT TO:

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Rights of way, reservations, restrictions, easements and conditions of record.
3. Deeds of Trust to record concurrently herewith.

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

Witness my/our hand(s) this 4th day of October, 2004.



Joseph Bonifatto, Managing Member

STATE OF NEVADA
COUNTY OF Clark

On Oct 4, 2004, personally appeared before me, a Notary Public, Joseph Bonifatto, Managing Member for Hualapai Nevada, LLC, personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the within instrument who acknowledged that he/she/they executed the instrument.

David Giordano

Notary Public in and for said County and State



DAVID GIORDANO
12-1-04

ASSESSOR

14041834-PE

EXHIBIT "A"

Legal Description

PARCEL I:

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

FURTHER DESCRIBED AS LOT ONE (1) AS THE SAME IS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION RECORDED JULY 7, 1983 IN BOOK 1767 OF OFFICIAL RECORDS AS DOCUMENT NO. 1726893, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JULY 7, 1983 IN BOOK 1767 OF OFFICIAL RECORDS AS DOCUMENT NO. 1726894.

PARCEL II:

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

FURTHER DESCRIBED AS LOT TWO (2) AS THE SAME IS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION RECORDED JULY 7, 1983 IN BOOK 1767 OF OFFICIAL RECORDS AS DOCUMENT NO. 1726893, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JULY 7, 1983 IN BOOK 1767 OF OFFICIAL RECORDS AS DOCUMENT NO. 1726894.

APP: 125-19-201-001 & 003

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor's Parcel Number(s)

a) 125-19-201-001 & 003

b)

c)

d)

2. Type of Property:

a) ☒ Vacant Land

b) ☐ Single Fam. Res.

c) ☐ Condo/Twnhse

d) ☐ 2-4 Plex

e) ☐ Apt. Bldg

f) ☐ Comm'l/Ind'l

g) ☐ Agricultural

h) ☐ Mobile Home

☐ Other

**FOR RECORDER'S OPTIONAL USE
ONLY**

Book: _____

Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$1,750,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$

Transfer Tax Value:

\$1,750,000.00

Real Property Transfer Tax Due

\$8,925.00

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: Seller

Signature: _____

Capacity: Buyer

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Joseph Bonifatto, Managing
Member

Address:

City:

State:

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Paul A. Wagner, IV, Manager

Address: 6985 W. Sahara #201

City: Las Vegas

State: NV 89146

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

Print Name: LAND TITLE OF NEVADA, INC.

Escrow #: 14041834-PE

Address: 720 S Seventh Street

City: Las Vegas, Nevada 89101

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

Cont
1371

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor's Parcel Number(s)

a) 125-19-201-001 & 003

b) _____

c) _____

d) _____

2. Type of Property:

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

**FOR RECORDER'S OPTIONAL USE
ONLY**

Book: _____

Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property \$1,750,000.00
Deed in Lieu of Foreclosure Only (value of property) \$
Transfer Tax Value: \$1,750,000.00
Real Property Transfer Tax Due \$8,925.00

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: Seller

Signature: _____

Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Joseph Bonifatto, Managing Member

Address: 8734 Snodgrass Ave.

City: Las Vegas, NV 89147

State: NV

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Paul A. Wagner, IV, Manager

Address: 6985 W. Sahara #201

City: Las Vegas

State: NV 89146

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

Print Name: LAND TITLE OF NEVADA, INC.

Escrow #: 14041834-PE

Address: 720 S Seventh Street

City: Las Vegas, Nevada 89101

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

1371

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:1000 ORIGINAL

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

MAP LEGEND

- PARCEL BOUNDARY 001
- SUBD BOUNDARY 202
- ROAD EASEMENT 5
- PW/LD BOUNDARY 5
- NON-PARCEL LOT LINE 5
- MATCH LINE / LEADER LINE 5
- ROAD ID NUMBER 001

PARCEL DATA

PARCEL NUMBER	001	002	003
ACREAGE	1.00	2.06	2.07
PARCEL SUB/SEQ NUMBER	202	203	204
PLAT RECORDING NUMBER	5	5	5
BLOCK NUMBER	5	5	5
LOT NUMBER	5	5	5
CD# LOT NUMBER	5	5	5

T19S R60E

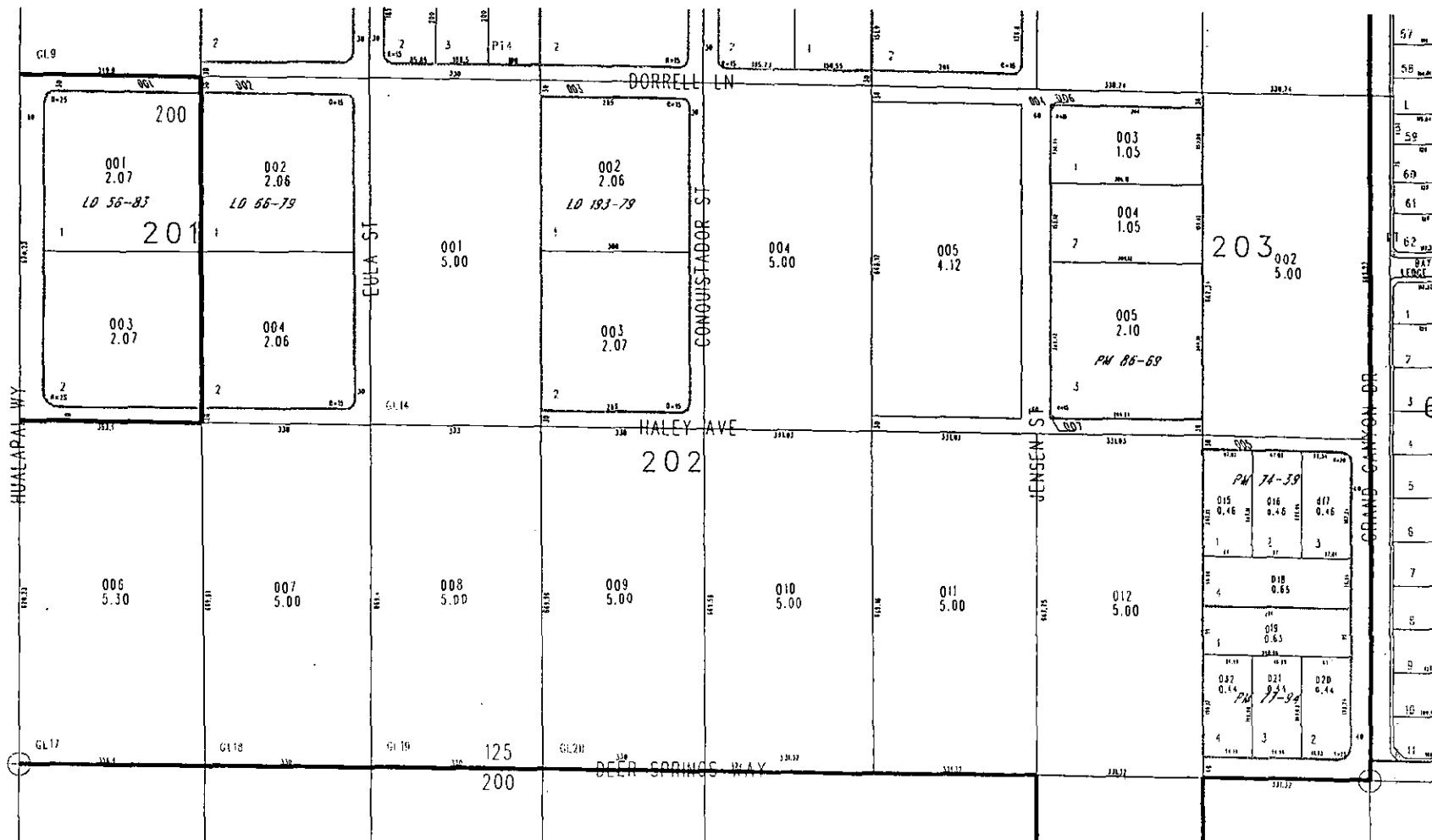
R55E	R60E	R65E
99	100	101
125	125	124
137	138	139

19

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32

125-19-2

Scale: 1"=200' Rev: 11/02/07



Day Star Ventures

ARTICLES OF ORGANIZATION

FILED # LLC1767-03

OF

FEB 07 2003

DAY STAR VENTURES, LLC

IN THE OFFICE OF
DEAN HOLLER, SECRETARY OF STATE

A Nevada Limited Liability Company

The undersigned person hereby organizes and establishes a limited liability company pursuant to the provisions of Chapter 86, Nevada Revised Statutes, and adopts the following Articles of Organization:

I

Name of Limited Liability Company

The name of the limited liability company governed by these Articles of Organization is **DAY STAR VENTURES, LLC** (herein sometimes referred to as the "Company").

II

Resident Agent and Registered Office

The name of the initial resident agent and street address and mailing address of the Company's initial registered office is:

Street Address:

Mark E. Tichenor, CPA
590 W. Mesquite Blvd. Suite 201
Mesquite, NV 89027

Mailing Address:

Mark E. Tichenor, CPA
P.O. Box 3575
Mesquite, NV 89024

III

Name and Address of Organizer

The name and address of the organizer executing these Articles of Organization is:

Paul A. Wagner
8400 Gordo Way
Las Vegas, NV 89117

IV

Day Star Ventures, LLC
Articles of Organization
Page 1

A large, bold, black stamp with the word "COPY" in all caps, preceded by a small square icon.

Management of the Company

The Company is to be managed by one or more managers and management is not reserved to members. The name and address of the initial manager is as follows:

Paul A. Wagner
8400 Gordo Way
Las Vegas, NV 89117

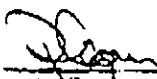
V

Purpose for Organization

The Company is organized to engage in lawful purposes, as permitted under the Nevada Revised Statutes, Chapter 86.

IN WITNESS WHEREOF, the undersigned organizer and manager declares that he has executed and acknowledged these Articles of Organization.

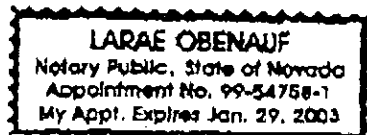
Dated this 20th day of January, 2003.

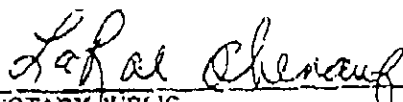


PAULA A. WAGNER

STATE OF NEVADA)
)
COUNTY OF CLARK)

On this 20th day of January, 2003, before me personally appeared PAUL A. WAGNER, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding document, and acknowledged before me that he signed it voluntarily for its stated purpose, and that the facts stated in the foregoing Articles of Organization are true.





NOTARY PUBLIC

(Witness/Notary Public - Nevada Name: Larae Obenauf)

Dry Star Ventures, LLC
Articles of Organization
Page 2

03/20/03 03:53pm P, 006